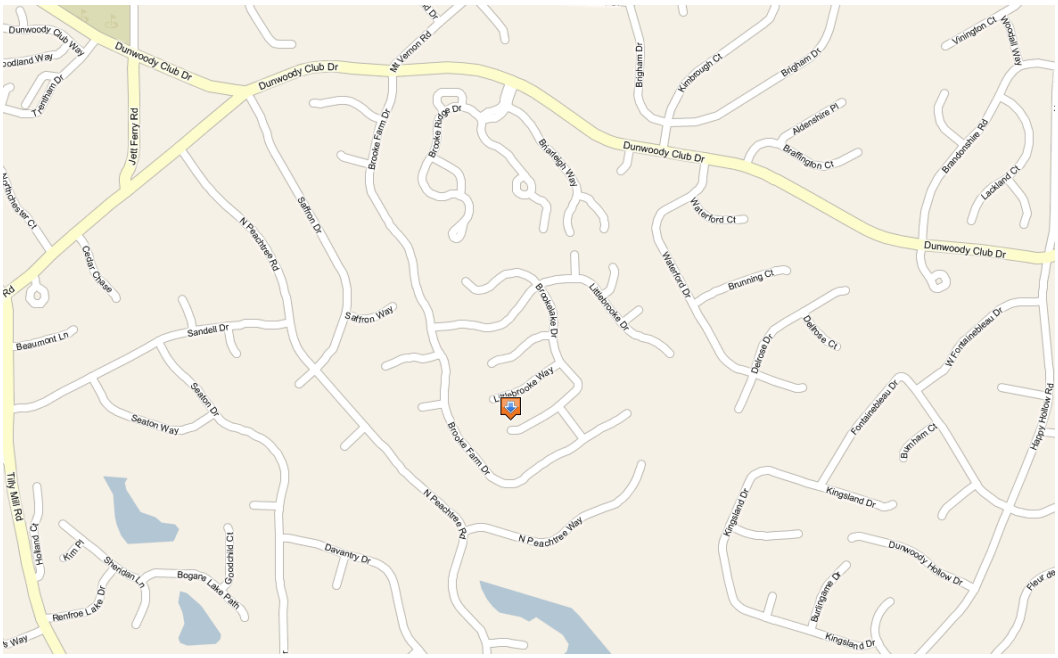
| | |
|---|---|
| **Variance Application Number:** | **09-072** |
| **Property Location** | **2294 Littlebrooke Lane (LL 310)** |
| **Owner/Petitioner** | **Carolyn Halls, Owner**<br>**% Bill Grant, Petitioner**<br>**1711-A Mount Vernon Road**<br>**Dunwoody, Georgia 30338** |
| **Variance Request** | **Rear yard setback variance to allow construction of a home addition** |

## Vicinity Map




The site is an interior lot located in the south central portion of the Brooke Farm subdivision, which itself is on the south side of Dunwoody Club Drive, at its eastern intersection with Mount Vernon Road. The property is currently zoned R-CD (Residential Community Development). The applicant's request is to expand an existing non-conforming building into a required rear yard setback.

## Site Plan Analysis

The site -zoned R-CD- comprises an existing single-family detached home on a roughly 7,000 square foot lot. The property abuts single-family home development on all sides, likewise zoned R-CD. The home as it sits today is non-conforming according to the City of Dunwoody Zoning Ordinance by the fact that is constructed too close to the rear property line. The applicant proposes

to construct an addition that will fill an existing recessed portion of the rear façade. Upon completion, the plans indicate that the addition will not extend beyond the extended lines of the rear façade as it exists today. However, because the entirety of the addition will exist in the required rear yard, the applicant is required to secure a variance from §2I-3 and §5E-5.

## Analysis

Originally the owner's representative approached the Community Development Department seeking a building permit to construct the addition shown on the attached site plan. Staff was unable to approve the request for a building permit because the construction proposed to expand a non-conforming building in a non-conforming manner, namely a home built too close to a rear yard property line was to be expanded toward the rear property line.

This determination that the home was non-conforming was reached by examining §2I-3(c):

> "Minimum rear yard: 30 ft. (40 ft. on exterior lots)"

Therefore the project could not be permitted for construction under §5E-5:

> "Any building or structure with nonconforming characteristics which is occupied by a conforming use shall not be enlarged, expanded, moved, or otherwise altered in any manner that increases the degree of nonconformity."

The applicant responded that §2I-3 did not apply, because the subdivision's final plat was recorded with notes related to required yards, but none restricting rear yard encroachment. It is therefore the applicant's conclusion that there were no rear yard restrictions on construction in Brooke Farm subdivision.

Staff does not agree with this interpretation, pursuant to sound planning practice and the City's own §1-21 which reads "Private restrictive covenants to which the City is not a party shall not be regulated or enforced by the City under to this Chapter." If there was specific documentation of an official zoning action -including conditions that amended the district setback requirements- the situation would be evaluated differently. But in light of there being no such documentation, the City will continue to recognize and enforce the bulk standards and required yards delineated in §2I-3.

It is from §2I-3 and §5E-5 that the applicant seeks relief with this variance request.

## Conditions of the Zoning Ordinance

Article 27, §5D-15 identifies the following criteria for evaluation that should be examined when determining the appropriateness of a variance:

a) Variances from the provisions or requirements of this Chapter shall be authorized only upon making all of the following findings:

    1. By reason of exceptional narrowness, shallowness, or shape of a specific lot, or by reason of exceptional topographic conditions, which were not created by the owner or applicant, the strict application of the requirements of this Chapter would deprive

the property owner of rights and privileges enjoyed by other property owners in the same zoning district; *There are no unique dimensions nor topographical conditions on the site; The site can otherwise continue to be used and enjoyed without need for the variance proposed.*

2. The requested variance does not go beyond the minimum necessary to afford relief, and does not constitute a grant of special privilege inconsistent with the limitations upon other properties in the zoning district in which the subject property is located; *The request does not exceed the minimum required. Affording the applicant the permission to construct this room addition would not necessarily be a special privilege not available to other properties in the zoning district, as following a casual survey of the homes in the neighborhood it would appear several others are non-conforming with regard to required yards as well.*

3. The grant of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the zoning district in which the subject property is located; *Staff cannot identify any public welfare related concerns associated with this request. Further, there is a privacy wall along the rear property line which would attenuate if not eliminate any perceived visual detriment to the adjoining property.*

4. The literal interpretation and strict application of the applicable provisions or requirements of this Chapter would cause undue and unnecessary hardship; *The request is discretionary in nature and not required to avoid any undue or unnecessary hardship*

   and

5. The requested variance would be consistent with the spirit and purpose of this Chapter and the City of Dunwoody Comprehensive Plan text. *The applicant's request is generally not consistent with the spirit and purpose of Chapter 27, effectively because it does not conform to the requirements found in Chapter 27. The request on its face does not appear to impact the Comprehensive Plan at all.*

## Recommendation

Staff **does not support** the requested variance, due to its discretionary nature. If approved by the Zoning Board of Appeals, approval should be conditioned to allow no more of a rear yard encroachment than is required to complete the project as indicated.

## Attachments

1. "Site plan"; received by the Community Development Department on 07/17/09.
2. Bill Grant Homes' application materials.
3. Site photographs taken July 28, 2009.

# Variance Application

City of Dunwoody
400 Northridge Road, Suite 1250
Atlanta, GA 30350
Phone: (678) 382-6800
Fax: (678) 382-6701

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**Type**

Type of Request: ☒ Variance (BZA) ☐ Variance (Administrative)

Concurrent Variance(s)? ☐ Yes ☒ No If yes, please provide rezoning case #:

| | Square Feet | Acre | Minimum Setback Requirements | Proposed Setback Requirements |
|---|---|---|---|---|
| Total Area of Lot | | | Front ~~n/a~~ 5' | Front |
| Building Footprint | | | Side 15' btwn homes. | Front |
| # of Parking Spaces | | | Rear n/a | Front |
| Height | | | Other | Front |

**Project**

Name of Project/Subdivision: Littlebrooke

Property Address/Location: 2294 Littlebrooke Lane

| | | | |
|---|---|---|---|
| Land Lot: 310 | District: 6 | Section: | Property ID: |
| Lot Number: | Block: | Present Zoning: | Proposed Zoning: |

**Applicant Information**

Name: Bill Grant Custom Homes, LLC

Company:

Address: 1711-A Mt. Vernon Rd.

Phone: 770-394-7007 Fax: 770.392-5613

Cell: Email:

**Representative**

Name: Bill Grant

Company:

Address:

Phone: Phone:

Cell: Cell:

**Affidavit**

*To the best of my knowledge, this variance application form is correct and complete. If additional materials are determined to be necessary, I understand that I am responsible for filing additional materials as specified by the City of Dunwoody Zoning Ordinance. I understand that failure to supply all required information (per the relevant Applicant Checklists and Requirements of the Dunwoody Zoning Ordinance) will result in the rejection of this application. I have read the provisions of the Georgia Code Section 36-67A-3 as required regarding Campaign Disclosures. My Signed Campaign Disclosure Statement is included with the Application.*

Applicant's Signature: William D. Grant, Mar Date: 7/17/09

Representative's Signature: Date:

**Notary**

Sworn to and subscribed before me this 17 Day of July 20 09

Notary Public: MEGHAN ELKINS

Signature:

Date: 7/17/09

MEGHAN ELKINS MY COMMISSION EXPIRES NOTARY PUBLIC MAY 16, 2010 FULTON CO., GEORGIA

**Office Use**

Fee: $ 250.00 Payment: ☐ Cash ☐ Check ☒ Cr. – Visa/MC Date: 07/17/09

☐ Approved ☐ Denied By: Date:

# Variance Application

City of Dunwoody
400 Northridge Road, Suite 1250
Atlanta, GA 30350
Phone: (678) 382-6800
Fax: (678) 382-6701

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OCT 17 2009
By

**Request**

Please explain the reason for the request and attach additional information as necessary.

This community was platted with no rear building line. Learned of the later imposition of a rear building line with City of Dunwoody overall zoning. The proposed addition does not extend this 20-year old house any closer to the new building line than was done originally. We did not learn of this problem until we applied for a permit.

**Orientation**

*Prior to the submission of a variance application, the applicant is required to schedule an orientation meeting with the approporate planner in the Planning and Zoning Division of the Community Development Department. The purpose of this meeting is to determine the number and nature of the variances requested, become familiar with the appeals process and obtain preliminary input from staff. A meeting date before the Board of Zoning Appeals will be scheduled upon a determination of completeness and compliance of the application. The applicant or representative must attend the meeting and make the presentation. An Orientation Meeting is NOT required for an Administrative Variance.*

Orientation Meeting Date:

Board Meeting Date:

**Remarks**

Zoning Director Comments:

Planning & Zoning Director: Date:

# Campaign Disclosure Ordinance

City of Dunwoody
400 Northridge Road, Suite 1250
Atlanta, GA 30350
Phone: (678) 382-6800
Fax: (678) 382-6701

Campaign Disclosure Ordinance
**Please read the law and complete the Campaign Disclosure Statement on the following page if you are requesting a Rezoning, Concurrent Variance, or Conditional Use.**

GA Citation/Title
GA Code 36-67A-3, Disclosure of campaign contributions
*38069 Code, 36-67A-3

**CODE OF GEORGIA TITLE 36. LOCAL GOVERNMENT PROVISIONS APPLICABLE TO COUNTIES AND MUNICIPAL CORPORATIONS CHAPTER 67A. CONFLICT OF INTEREST IN ZONING ACTIONS** (Current through 2000 General Assembly)

36-67A-3 Disclosure of campaign contributions.

a) When any applicant for rezoning action has made, within two years immediately preceding the filing of that applicant's application for the rezoning action, campaign contributions aggregating $250.00 or more to a local government official ho will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:

   1) The name and official position of the local government official to whom the campaign contribution was made; and
   2) The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.

b) The disclosures required by subsection (a) of this Code section shall be filed within ten days after the application for the rezoning action is first filed.

c) When any opponent of a rezoning action has made, within two years immediately preceding the filing of the rezoning action being opposed, campaign contributions aggregating $250.00 or more to a local government official of the local government which will consider the application, it shall be the duty of the opponent to file a disclosure with the governing authority respective local government showing:

   1) The name and official position of the local government official to whom the campaign contribution was made; and
   2) The dollar amount and description of each campaign contribution made by the opponent to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.

d) The disclosure required by subsection ( c) of this Code section shall be filed at least five calendar days prior to the first hearing by the local government of any of its agencies on the rezoning application.

(Code 1981, 36-67A-3, enacted by Ga. L. 1986, p. 1269, 1; Ga. L. 1991, p. 1365, 1; Ga. L. 1993, p. 91, 36.)
*Official Code of Georgia* Annotated Copyright 1982 – 2000 State of Georgia.

# Campaign Disclosure Statement

City of Dunwoody
400 Northridge Road, Suite 1250
Atlanta, GA 30350
Phone: (678) 382-6800
Fax: (678) 382-6701

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BY

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating $250.00 or more to a member of the City of Dunwoody City Council or a member of the City of Dunwoody Planning Commission? ❑ YES ❑ NO

| Applicant / Owner | |
|---|---|
| | Signature: |
| | Address: 1711-A Mt. Vernon Rd. Dunwoody 30338 |
| | Date: 7/17/09 |

If the answer above is yes, please complete the following section:

| Date | Government Official | Official Position | Description | Amount |
|---|---|---|---|---|
| | None | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

RECEIVED
JUL 21 2009
By

Ms. Carolyn Halls
2294 Little Brooke Lane
Dunwoody, Ga. 30338

City of Dunwoody
Dunwoody, Ga. 30338

July 17, 2009

**To Whom It May Concern:**

This is my authorization for Bill Grant Custom Homes to act as Applicant for the necessary variances for the remodel of my home.

Sincerely,

Carolyn Halls

Ms. Carolyn Halls

Notary 7/29/09

MEGHAN ELKINS
MY COMMISSION EXPIRES
NOTARY
PUBLIC
MAY 16, 2010
FULTON CO., GEORGIA

William D. Grant
Bill Grant Custom Homes

Notary 7/20/09

MEGHAN ELKINS
MY COMMISSION EXPIRES
NOTARY
PUBLIC
MAY 16, 2010
FULTON CO., GEORGIA

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JUL 21 2009
By

Carolyn Halls
2294 Littlebrooke Lane
Legal Description

Filed and Recorded in Plat Book 88 Page 71 the eighth day of December, 1988, land lot 310, 6th district, Phase III, at 2294 Littlebrooke Lane, lot 48.

planning project #25

RECEIVED
JUL 17 2009
By

**CITY OF DUNWOODY**
**PO BOX 888074**
**ATLANTA, GA 3035600000**
**6783826700**

**Store #1001202750**

**07/17/09 12:48:10 PM**

**MO/TO Sale**

| **Billing Address** | **Shipping Address** |
|---|---|
| Meghan Elkins | Meghan Elkins |
| 1711-A Mount Vernon Rd | 1711-A Mount Vernon Rd |
| Dunwoody, GA 30338 | Dunwoody, 30338 |

**Credit Card Information**

| | |
|---|---|
| CREDIT CARD NUMBER: | Visa ....2452 |
| SWIPE CARD: | No |
| STATUS: | APPROVED - 02740B |
| ORDER NUMBER: | VP 9409 |
| PO NUMBER: | VP 9409 |

| Qty | Unit Cost | Extended Cost |
|---|---|---|
| 1 | 250.00 | 250.00 |
| | **SUBTOTAL:** | **$250.00** |
| | **TOTAL:** | **$250.00** |

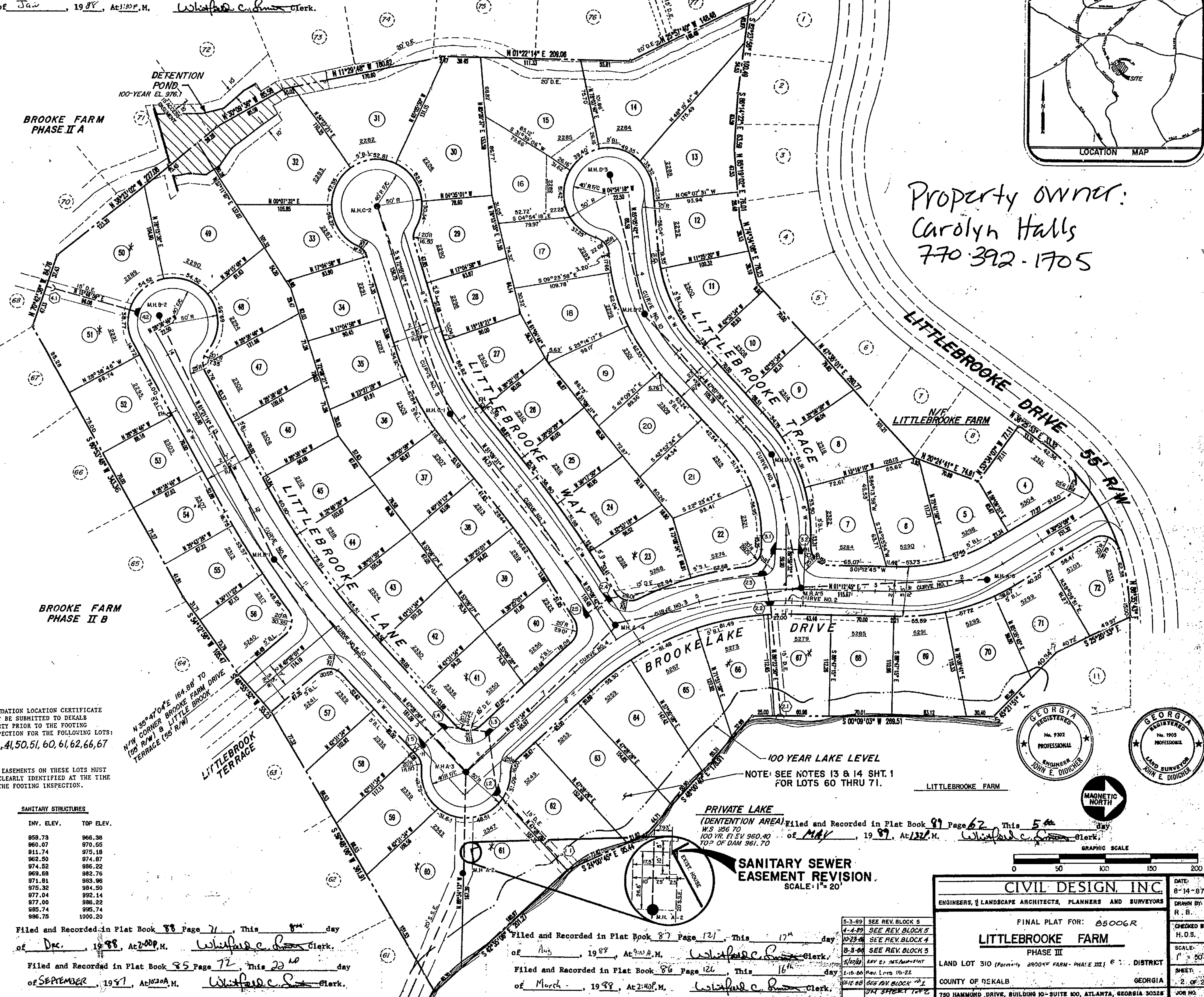
I AGREE TO PAY ABOVE AMOUNT ACCORDING TO CARD ISSUER.

SIGNATURE X_____
Meghan Elkins

Filed and Recorded in Plat Book 56 Page 51, This 13th day of Jan, 1988, At 1:30 P.M. Whitford C. [signature] Clerk.

LOT DATA

| LOT NO | SQ FT | DELTA | RADIUS | ARC | CHORD | CHRD BEARING | TANGENT | DEGREE |
|---|---|---|---|---|---|---|---|---|
| 4 | 7279 | 010 09 20 | 238.99 | 42.36 | 42.31 | N 41 30 33 E | 21.24 | 23.97 |
| | | 102 31 38 | 20.00 | 35.79 | 31.20 | S 82 08 58 E | 24.93 | 286.48 |
| 5 | 6163 | 016 35 08 | 198.45 | 57.45 | 57.25 | S 22 35 35 E | 28.93 | 28.87 |
| 6 | 7057 | 015 30 46 | 198.45 | 53.73 | 53.57 | S 06 32 38 E | 27.03 | 28.87 |
| 7 | 7389 | 088 47 43 | 20.00 | 31.00 | 27.99 | S 45 36 37 W | 19.58 | 286.48 |
| | | 015 16 38 | 200.64 | 53.50 | 53.34 | S 82 22 11 W | 26.91 | 28.56 |
| 8 | 8601 | 017 40 49 | 200.64 | 61.91 | 61.67 | S 65 53 26 W | 31.21 | 28.56 |
| 9 | 6825 | 009 55 35 | 200.64 | 34.76 | 34.72 | S 52 05 11 W | 17.42 | 28.56 |
| 10 | 6483 | | | | | | | |
| 11 | 7195 | 031 27 14 | 170.15 | 93.41 | 92.24 | S 62 51 03 W | 47.91 | 33.67 |
| 12 | 6799 | 006 31 02 | 170.15 | 19.35 | 19.34 | S 81 50 11 W | 9.69 | 33.67 |
| 13 | 10492 | 040 28 42 | 50.00 | 35.32 | 34.59 | S 64 51 21 W | 18.43 | 114.59 |
| 14 | 15102 | 056 33 20 | 50.00 | 49.35 | 47.38 | S 16 20 20 W | 26.90 | 114.59 |
| 15 | 11556 | 046 24 35 | 50.00 | 40.50 | 39.40 | S 35 08 37 W | 21.44 | 114.35 |
| 16 | 7115 | 061 53 17 | 50.00 | 54.00 | 51.42 | S 89 17 33 E | 29.98 | 114.35 |
| 17 | 7118 | 043 44 38 | 50.00 | 38.17 | 37.25 | N 37 53 30 E | 20.07 | 114.35 |
| | | 069 04 31 | 20.00 | 24.11 | 22.68 | N 50 23 26 E | 13.77 | 286.28 |
| | | 004 29 39 | 225.15 | 17.66 | 17.66 | N 82 50 52 E | 8.84 | 25.27 |
| 18 | 8058 | 015 50 20 | 225.15 | 62.24 | 62.04 | N 72 40 53 E | 31.32 | 25.27 |
| 19 | 6902 | 015 55 04 | 225.15 | 62.55 | 62.35 | N 56 48 11 E | 31.48 | 25.27 |
| 20 | 6552 | 001 43 13 | 225.15 | 6.76 | 6.76 | N 47 51 03 E | 3.38 | 25.27 |
| 21 | 7444 | 020 28 47 | 145.64 | 52.06 | 51.78 | N 57 21 48 E | 26.31 | 39.20 |
| 22 | 7014 | 022 24 15 | 20.00 | 56.95 | 56.59 | N 78 48 22 E | 17.73 | 39.20 |
| | | 083 06 58 | 20.00 | 29.01 | 26.54 | S 48 26 03 E | 17.73 | 286.29 |
| | | 009 32 40 | 376.30 | 62.68 | 62.61 | S 11 38 54 E | 31.42 | 15.14 |
| 23 | 7047 | 009 35 01 | 376.30 | 62.94 | 62.87 | S 21 12 45 E | 31.54 | 15.23 |
| | | 083 06 58 | 20.00 | 29.01 | 26.54 | S 15 33 14 W | 17.73 | 286.48 |
| 24 | 6271 | 003 24 32 | 873.68 | 51.98 | 51.97 | S 55 24 26 W | 26.00 | 6.56 |
| 25 | 6004 | 002 32 39 | 873.68 | 38.80 | 38.78 | S 52 25 51 W | 19.40 | 6.56 |
| 26 | 6310 | 000 18 19 | 258.67 | 1.38 | 1.38 | S 51 19 52 W | 0.69 | 22.15 |
| 27 | 6543 | 019 13 49 | 258.67 | 86.82 | 86.41 | S 61 04 44 W | 43.82 | 22.15 |
| 28 | 6048 | 002 13 24 | 258.66 | 10.04 | 10.04 | S 71 48 11 W | 5.02 | 22.15 |
| 29 | 7436 | 047 16 04 | 20.00 | 16.50 | 16.04 | N 83 26 55 W | 8.75 | 286.48 |
| | | 034 46 08 | 50.00 | 30.34 | 29.88 | N 77 11 57 W | 15.65 | 114.59 |
| 30 | 11832 | 060 30 49 | 50.00 | 52.81 | 50.39 | S 55 09 34 W | 29.17 | 114.59 |
| 31 | 11369 | 060 30 49 | 50.00 | 52.81 | 50.39 | S 05 21 14 E | 29.17 | 114.59 |
| 32 | 14269 | 054 15 49 | 50.00 | 47.35 | 45.60 | S 62 44 33 E | 25.62 | 114.59 |
| 33 | 7284 | 064 28 34 | 50.00 | 56.27 | 53.34 | N 57 53 15 E | 31.53 | 114.59 |
| | | 047 16 04 | 20.00 | 16.50 | 16.04 | N 49 17 00 E | 8.75 | 286.48 |
| 34 | 6499 | | | | | | | |
| 35 | 6682 | 006 22 32 | 313.67 | 34.90 | 34.88 | N 69 43 44 E | 17.47 | 18.27 |
| 36 | 7260 | 012 23 29 | 313.67 | 67.84 | 67.71 | N 60 20 46 E | 34.05 | 18.27 |
| 37 | 6701 | 002 59 31 | 313.66 | 16.38 | 16.38 | N 52 39 22 E | 8.19 | 18.27 |
| 38 | 6450 | 001 59 27 | 818.68 | 28.44 | 28.44 | N 52 09 15 E | 14.22 | 7.00 |
| 39 | 6595 | 003 57 45 | 818.68 | 56.62 | 56.61 | N 55 07 50 E | 28.32 | 7.00 |
| 40 | 6315 | 083 06 58 | 20.00 | 29.01 | 26.54 | S 81 19 49 E | 17.73 | 286.48 |
| | | 002 45 14 | 376.30 | 18.09 | 18.09 | S 41 08 57 E | 9.05 | 15.23 |
| 41 | 6623 | 090 00 00 | 20.00 | 31.42 | 28.28 | S 02 28 26 W | 20.00 | 286.48 |
| 42 | 5844 | | | | | | | |
| 43 | 7378 | 004 29 39 | 835.11 | 65.50 | 65.49 | S 49 43 17 W | 32.77 | 6.86 |
| 44 | 7484 | 005 12 29 | 835.11 | 75.91 | 75.88 | S 54 34 19 W | 37.98 | 6.86 |
| 45 | 7139 | 004 10 41 | 835.11 | 60.90 | 60.88 | S 59 15 53 W | 30.46 | 6.86 |
| 46 | 7193 | | | | | | | |
| 47 | 8126 | 019 21 47 | 20.00 | 6.76 | 6.73 | S 71 02 08 W | 3.41 | 286.48 |
| 48 | 7031 | 049 42 43 | 20.00 | 17.35 | 16.81 | N 74 25 36 W | 9.27 | 286.48 |
| | | 079 41 34 | 50.00 | 69.54 | 64.07 | N 89 25 02 W | 41.73 | 114.59 |
| 49 | 12824 | 062 28 35 | 50.00 | 54.52 | 51.86 | S 19 29 54 W | 30.33 | 114.59 |
| 50 | 9905 | 062 28 37 | 50.00 | 54.52 | 51.86 | S 42 58 42 E | 30.33 | 114.59 |
| 51 | 8686 | 044 25 45 | 50.00 | 38.77 | 37.81 | N 83 34 07 E | 20.42 | 114.59 |
| 52 | 6636 | | | | | | | |
| 53 | 6153 | | | | | | | |
| 54 | 6163 | 001 04 41 | 890.11 | 16.75 | 16.75 | N 60 48 50 E | 8.37 | 6.44 |
| 55 | 6012 | 004 05 31 | 890.11 | 63.57 | 63.56 | N 58 13 48 E | 31.80 | 6.44 |
| 56 | 6076 | 003 09 04 | 890.11 | 48.95 | 48.95 | N 54 36 30 E | 24.48 | 6.44 |
| | | 086 56 01 | 20.00 | 30.35 | 27.52 | S 83 30 02 E | 18.96 | 286.48 |
| 57 | 6911 | 087 30 27 | 20.00 | 30.55 | 27.66 | N 03 43 13 E | 19.15 | 286.48 |
| 58 | 7152 | | | | | | | |
| 59 | 7212 | 047 16 04 | 20.00 | 16.50 | 16.04 | N 71 06 28 E | 8.75 | 286.48 |
| | | 057 03 22 | 50.00 | 49.79 | 47.76 | N 66 12 49 E | 27.18 | 114.59 |
| 60 | 13512 | 036 15 21 | 50.00 | 31.64 | 31.11 | N 19 33 28 E | 16.37 | 114.59 |
| 61 | 11911 | 055 35 35 | 50.00 | 48.51 | 46.83 | N 26 22 00 W | 26.36 | 114.59 |
| 62 | 9388 | 035 37 51 | 50.00 | 31.09 | 30.60 | N 71 58 43 W | 16.07 | 114.59 |
| | | 047 16 04 | 20.00 | 16.50 | 16.04 | N 66 09 36 W | 8.75 | 286.48 |
| 63 | 10178 | | | | | | | |
| 64 | 9589 | 009 51 42 | 321.30 | 55.30 | 55.23 | N 37 35 43 W | 27.72 | 17.83 |
| 65 | 8872 | 014 31 51 | 321.30 | 81.48 | 81.27 | N 25 23 56 W | 40.96 | 17.83 |
| 66 | 7721 | 014 31 51 | 321.30 | 81.48 | 81.27 | N 10 52 06 W | 40.96 | 17.83 |
| 67 | 7411 | 004 48 56 | 321.30 | 27.00 | 27.00 | N 01 11 42 W | 13.51 | 17.83 |
| 68 | 7813 | | | | | | | |
| 69 | 7939 | 012 34 04 | 253.45 | 55.59 | 55.48 | N 05 04 17 W | 27.91 | 22.61 |
| 70 | 8165 | 013 02 56 | 253.45 | 57.72 | 57.60 | N 17 52 47 W | 28.99 | 22.61 |
| 71 | 6750 | 006 28 54 | 253.45 | 28.67 | 28.66 | N 27 38 42 W | 14.35 | 22.61 |
| 72 | 6428 | 014 57 15 | 238.99 | 62.38 | 62.20 | N 79 07 07 E | 31.37 | 23.97 |
| | | 102 31 38 | 20.00 | 35.79 | 31.20 | N 20 22 40 E | 24.93 | 286.48 |




*FOUNDATION LOCATION CERTIFICATE MUST BE SUBMITTED TO DEKALB COUNTY PRIOR TO THE FOOTING INSPECTION FOR THE FOLLOWING LOTS:
23, 41, 50, 51, 60, 61, 62, 66, 67

ALL EASEMENTS ON THESE LOTS MUST BE CLEARLY IDENTIFIED AT THE TIME OF THE FOOTING INSPECTION.

CENTERLINE CURVE DATA

| NO. | DELTA | RADIUS | ARC | CHORD BEARING | CHORD | TANGENT | DEGREE |
|---|---|---|---|---|---|---|---|
| 1 | 032 05 54 | 225.95 | 126.58 | S 14 50 12 E | 124.93 | 65.00 | 25.36 |
| 2 | 001 12 17 | 348.80 | 7.33 | S 00 36 38 W | 7.33 | 3.67 | 16.43 |
| 3 | 032 53 45 | 348.80 | 200.26 | S 16 26 25 E | 197.52 | 102.97 | 16.43 |
| 4 | 009 38 17 | 348.80 | 58.67 | S 37 42 26 E | 58.60 | 29.41 | 16.43 |
| 5 | 002 33 49 | 862.61 | 38.60 | S 48 45 22 W | 38.59 | 19.30 | 6.64 |
| 6 | 011 18 59 | 862.61 | 170.38 | S 55 41 44 W | 170.10 | 85.47 | 6.64 |
| 7 | 042 53 02 | 173.14 | 129.59 | S 68 33 57 W | 126.59 | 68.00 | 33.09 |
| 8 | 037 58 16 | 197.65 | 130.99 | S 66 06 34 W | 128.60 | 68.00 | 28.99 |
| 9 | 005 57 12 | 846.18 | 87.92 | S 54 08 07 W | 87.88 | 44.00 | 6.77 |
| 10 | 021 45 32 | 286.17 | 108.67 | S 62 02 17 W | 108.02 | 55.00 | 20.02 |

STORM STRUCTURES

| NO. | TYPE | SIZE | INV. |
|---|---|---|---|
| 1.1 | HEADWALL | 24" | 956.70 |
| 1.2 | CATCH BASIN | 18" | 961.50 (IN) |
| | | | 961.06 (OUT) |
| 1.3 | CATCH BASIN | 18" | 963.13 (IN) |
| | | | 962.86 (OUT) |
| 1.4 | CATCH BASIN | 18" | 964.45 (IN) |
| | | | 964.19 (OUT) |
| 1.5 | CATCH BASIN | 18" | 965.12 |
| 2.1 | HEADWALL | 30" | 956.88 |
| 2.2 | CATCH BASIN | 24" | 964.97 (IN) |
| | | | 960.52 (OUT) |
| 2.3 | CATCH BASIN | 18" | 966.99 (IN) |
| | | | 966.19 (IN) |
| | | | 965.66 (OUT) |
| 2.4 | CATCH BASIN | 18" | 969.62 (IN) |
| | | | 969.22 (OUT) |
| 2.5 | CATCH BASIN | 18" | 970.46 |
| 3.1 | CATCH BASIN | 18" | 968.67 (IN) |
| | | | 968.30 (OUT) |
| 3.2 | CATCH BASIN | 18" | 969.31 |
| 4.1 | HEADWALL | 18" | 965.78 |
| 4.2 | CATCH BASIN | 18" | 972.28 |

SANITARY STRUCTURES

| NO. | INV. ELEV. | TOP ELEV. |
|---|---|---|
| A-2 | 958.73 | 966.38 |
| A-3 | 960.07 | 970.55 |
| A-4 | 911.74 | 975.18 |
| A-5 | 962.50 | 974.87 |
| A-6 | 974.52 | 986.22 |
| B-1 | 969.68 | 982.76 |
| B-2 | 971.81 | 983.96 |
| C-1 | 975.32 | 984.50 |
| C-2 | 977.04 | 992.14 |
| D-1 | 977.00 | 986.22 |
| D-2 | 985.74 | 995.74 |
| D-3 | 986.75 | 1000.20 |

Filed and Recorded in Plat Book 88 Page 71, This 8th day of Dec., 1988, At 2:00 P.M. Whitford C. [signature] Clerk.

Filed and Recorded in Plat Book 85 Page 72, This 22nd day of SEPTEMBER, 1987, At 10:20 A.M. Whitford C. [signature] Clerk.

Filed and Recorded in Plat Book 87 Page 121, This 17th day of Aug, 1988, At 9:10 A.M. Whitford C. [signature] Clerk.

Filed and Recorded in Plat Book 86 Page 126, This 16th day of March, 1988, At 2:40 P.M. Whitford C. [signature] Clerk.

Filed and Recorded in Plat Book 89 Page 62, This 5th day of MAY, 1989, At 1:32 P.M. Whitford C. [signature] Clerk.

DEKALB DEVELOPMENT FILE # 85006R

Property owner:
Carolyn Halls
770-392-1705

GEORGIA REGISTERED No. 9302 PROFESSIONAL ENGINEER JOHN E. DIDICHER

GEORGIA REGISTERED No. 1905 PROFESSIONAL LAND SURVEYOR JOHN E. DIDICHER

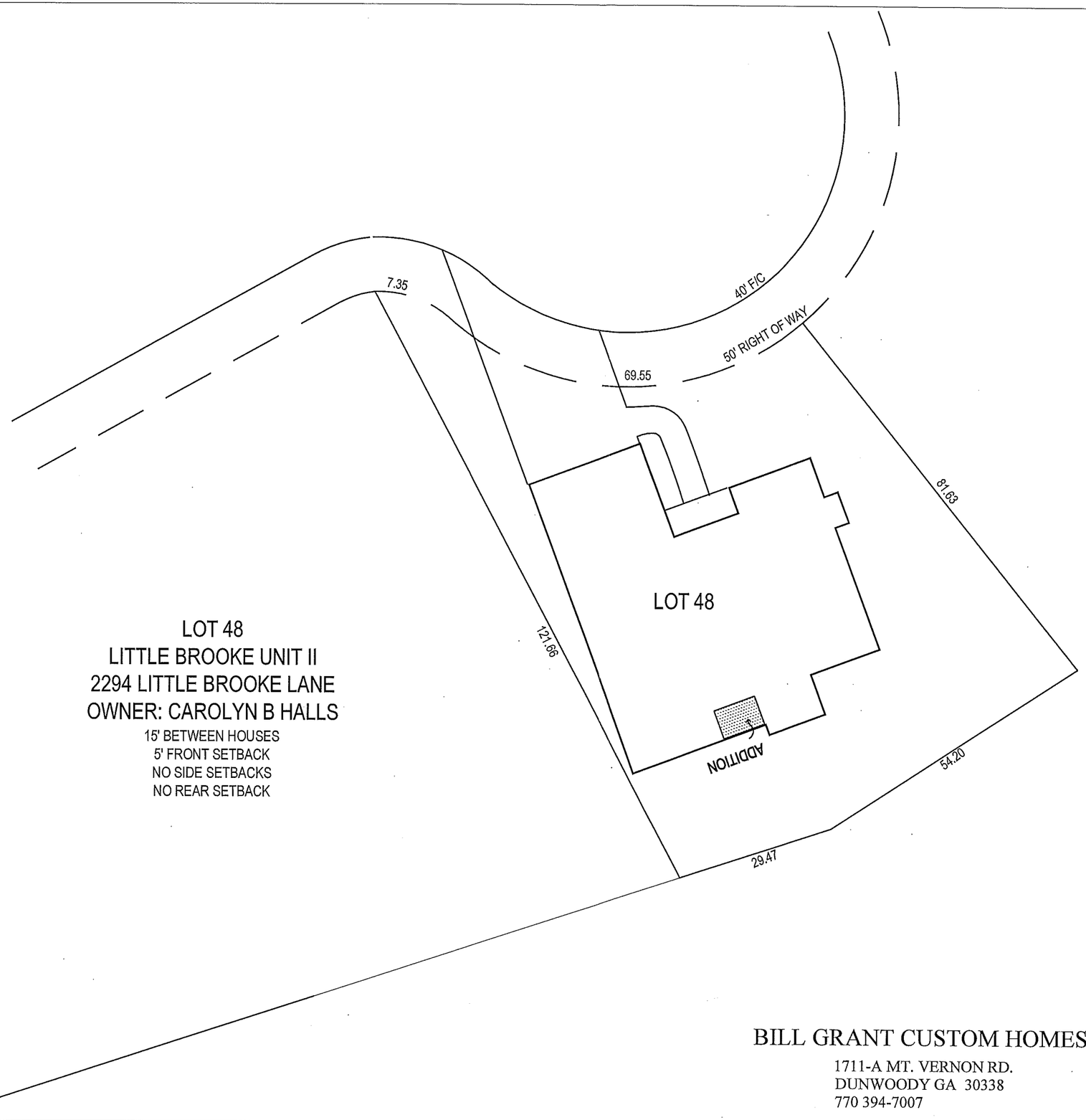
GRAPHIC SCALE 0 50 100 150 200

| DATE | REVISIONS |
|---|---|
| 5-3-89 | SEE REV. BLOCK 5 |
| 4-4-89 | SEE REV. BLOCK 5 |
| 10-23-88 | SEE REV. BLOCK 4 |
| 8-3-88 | SEE REV. BLOCK 3 |
| 5/27/88 | REV. E) DET/ANT-ESMT |
| 2-16-88 | Rev. Lots 15-22 |
| 01-12-88 | SEE REV. BLOCK #1 ON SHEET 1 & 2 |

CIVIL DESIGN, INC.
ENGINEERS, & LANDSCAPE ARCHITECTS, PLANNERS AND SURVEYORS

FINAL PLAT FOR: 85006R
LITTLEBROOKE FARM
PHASE III
LAND LOT 310 (Formerly BROOKE FARM - PHASE III) 6 ... DISTRICT
COUNTY OF DEKALB GEORGIA
750 HAMMOND DRIVE, BUILDING 10 - SUITE 100, ATLANTA, GEORGIA 30328
(404) 252-1334

DATE: 8-14-87
DRAWN BY: R. B.
CHECKED BY: H.D.S.
SCALE: 1" = 50'
SHEET: 2 OF 2
JOB NO. 86285




LOT 48
LITTLE BROOKE UNIT II
2294 LITTLE BROOKE LANE
OWNER: CAROLYN B HALLS
15' BETWEEN HOUSES
5' FRONT SETBACK
NO SIDE SETBACKS
NO REAR SETBACK

BILL GRANT CUSTOM HOMES LLC
1711-A MT. VERNON RD.
DUNWOODY GA 30338
770 394-7007

| LOT # | SUBDIVISION | SCALE |
|---|---|---|
| 48 | LITTLE BROOK UNIT II | 1"=20' |

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BILL GRANT CUSTOM HOMES, LLC (770) 394-7007
1711-A Mt. Vernon Road, Dunwoody, Ga. 30338

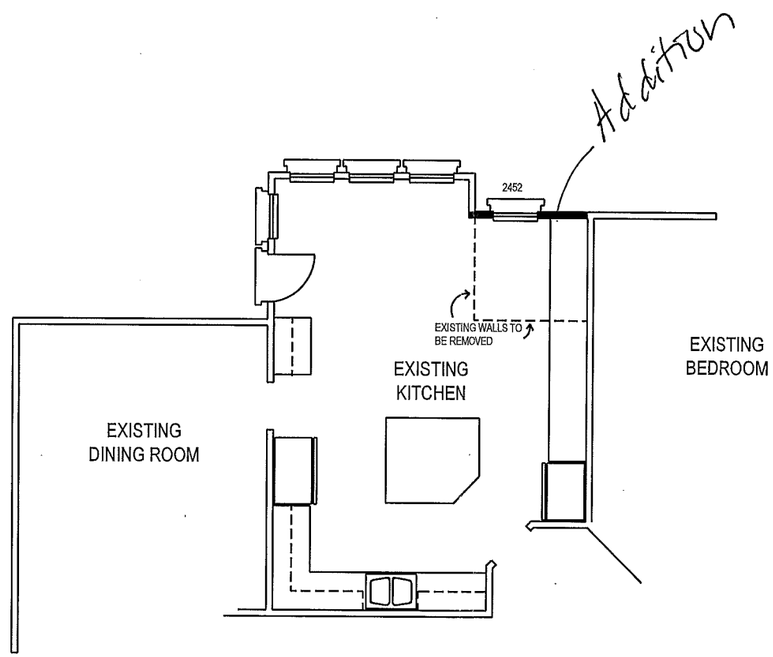
BILL GRANT HOMES

NAME OF CLIENT

DATE | REVISIONS

24 hour contact:

Bill Grant Custom Homes, LLC
1711-A Mt. Vernon Rd.
Dunwoody, GA 30338
www.billgrant.com
(770) 394-7007




| LOT # | SUBDIVISION | SCALE |
|---|---|---|
| HALLS | LITTLE BROOKE | |

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BILL GRANT CUSTOM HOMES, LLC (770) 394-7007
2402 Mt. Vernon Road, Suite 150, Dunwoody, Ga. 30338

SQUARE FOOTAGE

| | |
|---|---|
| 1st | |
| 2nd | |
| TWO STORY | |
| TOTAL, HTD. | |
| GARAGE | |
| PORCH | |

NAME OF CLIENT

| DATE | REVISIONS |
|---|---|
| 6-15-09 | |

07/28/2009 12:19

07/28/2009 12:19

07/28/2009 12:19

07/28/2009 12:20