THE CITY OF STONECREST GEORGIA

3120 Stonecrest Blvd. • Stonecrest, Georgia 30038 • (770) 224-0200 • www.stonecrestga.gov

ENTERED 4-2-19 S
V19-0.00003

Application V-19-002

Type

Type of Request:
☐ Zoning ☒ Administrative Variances ☐ Stream Buffer ☐ Sign ☐ Other _____

Project

Applicable Zoning/Sign Code Section:

Nature of Request:	Required:	Proposed:	Minimum Setback Requirements	Proposed Setback Requirements
☒ Setback	(See Chart to the Right)		Front	Front
☐ Sign			Side	Side
☐ # Parking Spaces			Rear	Rear Deck 7 feet
☐ Other_____			Other	Other Encroachment

Name of Project/Subdivision: Stoney Creek / Deck | Present Zoning:

Property Address/Location: 3595 River Rock Rd

District: | Land Lot: 66 | Block: | Property ID: 16 173 02 079

Is this development and/or request seeking any incentives or tax abatement through the City of Stonecrest or any entity that can grant such waivers, incentives, and/or abatements?
☐ Yes ☒ No

Owner Information

Name: Calvin E Jones
Address: 3595 River Rock Rd
Phone: 678-330-7019 | Fax:
Cell: 678-330-7019 | Email: Calvinejones01@yahoo.com

Affidavit

Name:
Address:
Phone: | Fax:
Cell: | Email:

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 Stonecrest Zoning Ordinance. I understand that failure to supply all required information (per the relevant Applicant Checklists and Requirements of the Stonecrest 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

Applicant's Name: Calvin E Jones
Applicant's Signature: _____ Date: 4/2/2019

Notary

Sworn to and subscribed before me this April Day of 02 20 19

Notary Public: Sonya D. Isom
Signature: Sonya D. Isom
Date: 4/2/19

SONYA D ISOM NOTARY PUBLIC DEKALB CO., GEORGIA MY COMMISSION EXPIRES FEB 3 2020

Office Use

Application Received By: Calvin Jones | Project Name: | Project Number:

☐ Application Fee ☐ Sign Fee ☐ Legal Fee

Fee: $ | Payment: ☐ Cash ☐ Check ☐ CC | Date:

☐ Approved ☐ Approved with Conditions ☐ Denied | Date:

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Campaign Disclosure Statement

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 Stonecrest City Council or a member of the City of Stonecrest Planning Commission?

☐ YES
☒ NO

Applicant / Owner

Signature:

Address: 3585 River Rock Rd Stonecrest GA 30038

Date: 4/2/2019

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

Date	Government Official	Official Position	Description	Amount

Proposal letter to The City of Stonecrest Zoning Department, requesting a Special Expectance Variance.

City of Stonecrest Zoning Department: 3120 Stonecrest Blvd, Stonecrest, GA 30038

March 31, 2019

Dear City of Stonecrest Zoning Department,

This proposal letter is to request a special expectance variance for an additional 7-foot encroachment into the rear setback of my property allowing a deck and proposed fence to be built for privacy at 3585 River Rock Road, Stonecrest, GA 30038. The Variance requested is relatively minor, and has had a certified survey conducted by Survey Systems & Associates validating my property line and boundaries. I have built a deck on my property and was not aware of the rules and regulations sanctioned for building a deck in The City of Stonecrest. My reasoning for this request goes as follows:

Exceptional topographic conditions:

I built the deck under the circumstances of having limited space and trying to maximize the utilization in my backyard. The yard usage is further hindered by the extreme slope of the hill. The only solution to maximize space was to build up. Thus, the deck was built to resolve these issues.

Safety:

I did my research and built the deck with the highest grade of materials using the strongest support post available for purchase from Lowes. The deck is safe and free of any hazards. The granting of such Variance will not be materially detrimental to the public welfare..." the proposed Variance does no harm to either public or private interests, and is not injurious to any property or interest. In fact, granting the proposed Variance will serve only to create a more pleasing visual harmony, by virtue of the careful architectural design to make the deck and fence lines blend visually.

No Special privilege:

There are at least two other houses on the same street with fences on the property line. My intended fence is specifically proposed to use the identical materials, design, and finish as neighboring fences in the subdivision. In addition, my HOA requests that I construct an 8ft privacy fence upon receiving building permits and variance in conjunction to completing the deck.

The HOA requests this fence to be built around my property, generally following the property line, which is extended slightly so to encroach into the City's right of way. This encroachment would occur in primarily one area in the rear side of the property in the backyard. The reason for following the proposed fence line is primarily to bring the property into visual harmony with the existing landscape and trees, allowing the fence to better blend in and visually "disappear" into the landscape. This fence is to ensure harmony and peaceful coexistence with the neighbors. A proposed fence of 8 ft height is requested in order to provide both a sound barrier and for increased home security. It is the absolute intent for my own personal architectural preferences as well as the needs of the Zoning

Administrator/Planning Commission to create a fence that specifically blends in with not only the existing landscape and vegetation, but is also in complete harmony with the neighboring fence types and appearances.

- The proposed fence shall be constructed of "Severe Weather" wood in an identical manner as several neighboring properties' fences

- The proposed fence shall be finished in the identical manner (paint/stain/varnish, etc.) as several neighboring properties' fences

- The fence shall not incorporate any "standout" features such as concrete pillars or visually attention-getting decorative protrusions

- The proposed fence is desired, intended, and shall be built specifically to be unobtrusive and "low key", blending in with the neighborhood.

Hardship:

My intent and desire are to be a good neighbor by creating a positive environment and accommodate the neighborhood's goal to have a more peaceful community. I have been working on beautifying my home with anticipation of increasing its value. To date I have spent upwards of $10,000 building the deck and paying for surveys.

The justification for this is that the proposed changes are the only way to maximize and utilize my properties backyard and visually for architectural desires and for the fence line to visually blend in with the look and feel of the neighborhood. Granting the proposed Variance allowing the special expectance variance for an additional 7-foot encroachment into the rear setback for the constructed deck and proposed fence on the property line allows the proposed request and the entire property to "fade into" the neighborhood and the landscape in a far more attractive and harmonious manner. Please forgive my ignorance for not following The City of Stonecrest policies and procedures. In no shape or form was my intentions to build the deck malicious. I'm looking for the opportunity to rectify the issue and maintain the integrity of my constructed deck hence my request for the special expectance variance for an additional 7-foot encroachment into the rear setback. In fact, the proposed Variance would allow me to become a quieter neighbor, enjoying greater personal security, and achieve a lower noise level in my home. Photographs and diagrams in support of the requested Variance are attached.

Respectfully submitted,

Calvin E Jones

3585 River Rock Rd. Stonecrest, GA 30038

678-330-7018

calvinejones@yahoo.com

PROPERTY ADDRESS:
3585 River Rock Rd
Lithonia, GA 30038

LAND AREA:
5888 SF = 0.135 AC

IMPERVIOUS AREA:
DW: 354 SF
PORCH: 166 SF
HOUSE: 2174 SF
PATIO: 509 SF
EXIST= 3203 SF=54.3%
PROPOSED:
DECK: 428 SF
PROP= 3631 SF=61.7%

ZONING: RSM

0 20
SCALE 1" = 20'

SITE PLAN PREPARED FOR:
3585 River Rock Rd

LOT 66 SUBDIVISION LEGACY AT STONY CREEK

LAND LOT 173 16th DISTRICT		BY:
DeKALB COUNTY, GEORGIA	FIELD DATE: 2-01-2019	MF
LOCATED IN STONECREST	DRAWN DATE: 2-02-2019	SS
REFERENCE: PLAT BOOK , PAGE REFERENCE: DEED BOOK 196, PAGE 89	ALL MATTERS OF TITLE ARE EXCEPTED ~ NOT FOR RECORDING	

SURVEY SYSTEMS & ASSOC., INC. ASSUMES NO LIABILITY OR RESPONSIBILITY FOR ERRORS OR OMISSIONS ON DEMO OR SITE PLANS. IT IS THE CLIENT'S RESPONSIBILITY TO REVIEW PLANS FOR COMPLETENESS AND ACCURACY. ANY REDLINES, COMMENTS, CORRECTIONS, ALTERATIONS, ETC. (FROM ANYONE EXCEPT THE CLIENT) SHALL BE DEEMED AS BILLABLE AND ADDITIONAL CHARGES SHALL APPLY.

REVISIONS:

24 HR CONTACT:
Calvin Jones
678.330.7018
calvinejones@yahoo.com

SURVEY SYSTEMS ATLANTA
2156 W Park Ct, Ste D, Stone Mtn, GA 30087
COA #LSF000867, Info@SurveySystemsAtlanta.com
Cell 678-591-6064 ~ Office 404-760-0010

GEORGIA PROFESSIONAL LAND SURVEYOR No.3030 CHARLES W. LOVELESS

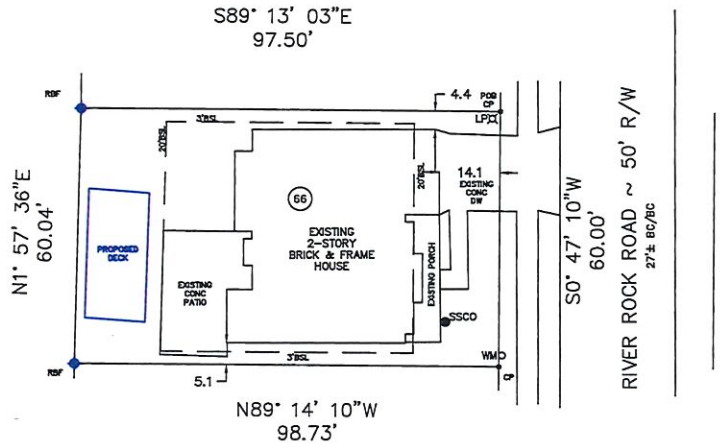
MAGNETIC N

FLOOD HAZARD STATEMENT

I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

PANEL 13089C0186J EFFECTIVE DATE: MAY 16, 2013
PANEL 13247C0086D EFFECTIVE DATE: MAY 16, 2013

ZONE "X"



Calvin E Jones Site Plan Information for 3585 River Rock Rd

Attached is your site plan. The site plan has been plotted to scale and will print correctly if printed at 100% - the paper size is determined by the PDF. We recommend using a professional printing service such as A1 Blue, Decatur Atlanta Printing or LDI.

Please review your plan carefully and advise of any issues. Any revisions due to errors or omission on our part will be done at no charge but revisions requested by permitting agencies, or yourself, may result in additional charges.

If your building permit is issued from this site plan, this comprises your scope of work. Do not change the scope of work without revising the site plan and the building permit. As always, please let us know if you have any questions.

WE OFFER EXPEDITING SERVICES! Eliminate a layer of communication and allow us to submit your plans through permitting!

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3585 River Rock Rd
Lithonia, GA 30038

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0.135 AC

IMPERVIOUS AREA:
DW: 354 SF
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HOUSE: 2174 SF
PATIO: 509 SF
DECK: 428 SF
EXIST= 3631 SF=61.7%

ZONING: RSM

0 20
SCALE 1" = 20'

PLAT PREPARED FOR:
3585 River Rock Rd

LOT 66	SUBDIVISION LEGACY AT STONY CREEK		
LAND LOT 173	16th DISTRICT		BY:
DeKALB COUNTY, GEORGIA		FIELD DATE: 2-01-2019	MF
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REFERENCE: PLAT BOOK , PAGE REFERENCE: DEED BOOK 196, PAGE 89		ALL MATTERS OF TITLE ARE EXCEPTED ~ NOT FOR RECORDING	

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 66,602 FEET. AN ELECTRONIC TOTAL STATION WAS USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

SURVEY SYSTEMS ATLANTA
2156 W Park Ct, Ste D, Stone Mtn, GA 30087
COA #LSF000867, Info@SurveySystemsAtlanta.com
Cell 678-591-6064 ~ Office 404-760-0010

GEORGIA PROFESSIONAL LAND SURVEYOR No. 3030 CHARLES W. LOVELESS

ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY PUBLIC OR PRIVATE.

NOTE: PROPERTY LINES SHOWN ON THIS MAP/PLAT REPRESENT PHYSICAL FIELD CONDITIONS BY EVIDENCE OF APPARENT POSSESSION (IRON PINS FOUND, OLD & ESTABLISHED FENCE LINES, OLD WALL LINES, SHRUB & HEDGE LINE, HOUSE LOCATIONS, ETC.) THEY MAY DIFFER AND BE IN CONTENTION FROM EVIDENCE FOUND AT THE APPLICABLE COUNTY COURTHOUSE. THEY MAY ALSO DIFFER FROM OTHER SURVEYOR OPINIONS AND/OR NEIGHBORS SURVEYS/PLATS. A FULL LAND TITLE REPORT OPINION ON ALL PROPERTIES, INCLUDING ADJACENT AND CONTIGUOUS PROPERTIES MAY BE NEEDED TO RESOLVE ALL POSSIBLE PROPERTY LINE DISPUTES OR DISCREPANCIES.

THIS MAP/PLAT WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY. THIS MAP/PLAT IS SUBJECT TO REVISIONS AND UPDATE UPON RECEIPT OF SAID TITLE COMMITMENT.

BUILDING LINES SHOWN HEREON DERIVED FROM VARIOUS ONLINE SOURCES. THEY MAY BE IN CONTENTION WITH OR DIFFER FROM INTERPRETATIONS OF GOVERNING AUTHORITIES.

MAGNETIC N

NO DETERMINATION OF FLOOD HAZARD HAS BEEN MADE FOR THIS PROPERTY BY THIS SURVEYOR.

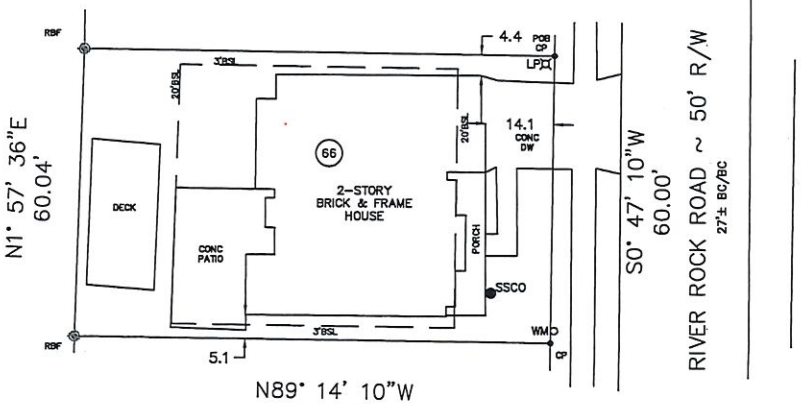
* L E G E N D *

NOTE: ALL ITEMS IN THIS LEGEND MAY NOT APPEAR ON THIS PLAT.

AKA ALSO KNOWN AS
APD AS PER DEED
APP AS PER PLAT
BSL BUILDING (SETBACK) LINE
CP COMPUTED POINT
CTP CRIMP TOP PIPE FOUND
D DEED (BOOK/PAGE)
DW DRIVEWAY
EP EDGE OF PAVEMENT
FFE FINISH FLOOR ELEVATION
FKA FORMERLY KNOWN AS
IPF IRON PIN FOUND
L ARC LENGTH
LL LAND LOT
LLL LAND LOT LINE
N NEIGHBOR'S
N/F NOW OR FORMERLY
NAIL NAIL FOUND
P PLAT (BOOK/PAGE)
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
R RADIUS LENGTH
R/W RIGHT-OF-WAY
RBF REINFORCING BAR FOUND (1/2" UNO)
RBS 1/2" REINFORCING BAR SET
SW SIDEWALK
SSE SANITARY SEWER EASEMENT
SSCO SANITARY SEWER CLEANOUT
-X- FENCE LINE

(65)

S89° 13' 03"E
97.50'



N89° 14' 10"W
98.73'

(67)