



**OFFICE OF ZONING AND DEVELOPMENT**

55 Trinity Avenue S.W., Suite 3350  
Atlanta, Georgia 30303  
(404) 330-6145

APPLICATION #: **V-23-186**

DATE ACCEPTED **11/22/2023**

**NOTICE TO APPLICANT**

Address of Property:

**297 Gordon AVE NE**

City Council District: **5** Neighborhood Planning Unit (NPU): **N**

Board of Zoning Adjustment (BZA) Hearing Date:

**Thursday, January 11, 2024 at 12:00 p.m.**

Council Chambers, 2nd Floor, City Hall  
55 Trinity Avenue, S.W.

The contact person for NPU N is:

**Amy Stout**  
**404-392-3422**  
**npunchair@gmail.com**

Contact info for adjacent NPUs is provided below if necessary:

**Additional Contacts:**

Jeannie Tropper (NPU O)  
678-468-4556  
zoning@atlantanpuo.org, chair@atlantanpuo.org

Please contact the person(s) listed above within five days to find out which meetings you will be required to attend before the next NPU meeting. If you are unable to reach the contact person, please call the city's NPU Coordinator at 404-330-6145.

Signed,

*Arianna Blake*

AB, for Director, Office of Zoning and  
Development

Ben Darmer

**V-23-186**



# APPLICATION FOR BOARD OF ZONING ADJUSTMENT

Please mark "X" next to the type of application(s) you are submitting:

Variance	X
Special Exception	
Variance & Special Exception	

Date Filed 11/22/23

Application Number \_\_\_\_\_

Name of Applicant Ben R. Darmer Daytime Phone (404) 695-0690

Company Name (if applicable) \_\_\_\_\_ email bdarmer@bellsouth.net

Address 1877 Ardmore Road NW Atlanta, GA 30309  
street city state zip code

Name of Property Owner Bliss Memorial, LLC Phone (646) 413-8384

Address 297 Gordon Ave. NE Atlanta, GA 30307  
street city state zip code

## Description of Property

Address of Property 297 Gordon Ave. NE Atlanta, GA 30307  
street city state zip code

Area: 11,312 Land Lot: 211 District: 15, DeKalb County, GA.

Property is zoned: R-5, Council District: 5, Neighborhood Planning Unit (NPU): N

TO THE BOARD OF ZONING ADJUSTMENT: Applicant, having received a preliminary plan review from the Office of Zoning and Development prior to seeking a building permit or certificate of occupancy, hereby requests that the Board of Zoning Adjustment grant a Variance or Special Exception.

I hereby authorize the staff of the Office of Zoning and Development to inspect the premises of the above-described property. I understand that it is my responsibility to post a public notice sign on the property according to the instructions given to me by the Office of Zoning and Development upon filing this application. I swear that all statements herein and attached hereto are true and correct to the best of my knowledge and belief.

Ben R. Darmer  
Owner or Agent for Owner (Applicant)

Ben R. Darmer, Applicant

Print Name of Owner

Sworn To And Subscribed Before Me This 22 Day Of November 2023.

[Signature]  
NOTARY PUBLIC



June 2022 - Page 5 of 13





City of Atlanta  
Department of City Planning  
Office of Zoning and Development  
55 Trinity Avenue, Suite 3350  
Atlanta, Georgia 30303  
Phone: 404-330-6145

V-23-186



**BOARD OF ZONING ADJUSTMENT (BZA) REFERRAL FORM**

DATE FILED: November 22, 2023

COUNCIL DISTRICT 5 NPU N APPLICATION NUMBER \_\_\_\_\_

1. \_\_\_\_\_  
**Ben Darmer**  
Name of Applicant

**SCOPE OF WORK**

Construction of duplex(previously permitted).

at 297 Gordon Ave NE 15-211  
Street Address Quadrant District & Land Lot

to be used for **Residential** purposes. The property is zoned R-5

2. Prior to the issuance of a Building Permit, the applicant must seek a variance/special exception for the following reasons:

1. Applicant seeks a variance to reduce the South side yard from 7 feet to 3 feet.

The Applicant has not requested additional variances/special exceptions based on application materials submitted.

**1982 ZONING ORDINANCE, AS AMENDED**

Chapter & Section: Chapter 6 Sec. 16-06.008(2)

Chapter & Section: \_\_\_\_\_

Chapter & Section: \_\_\_\_\_

Andrew Beasley 11/22/2023  
Plan Reviewer Date

Ben Darmer 11/27/23  
Applicant Date

## **LEGAL DESCRIPTION**

ALL THAT TRACT or parcel of land lying and being in Land Lot 211 of the 15<sup>th</sup> Land District, Dekalb County, Georgia, being more particularly described as follows:

BEGINNING at a point on the northeasterly right of way of Gordon Avenue (44 foot right of way) being 172.9 feet northwest from the northwesterly right of way of Dekalb Avenue; thence running along the northeasterly right of way of Gordon Avenue running North 24 degrees 21 minutes 02 seconds West a distance of 59.58 feet to a 1" open top pipe found; thence leaving said right of way running North 62 degrees 49 minutes 23 seconds East a distance of 190.23 feet to a 1" open top pipe found; thence running South 24 degrees 13 minutes 21 seconds East a distance of 59.54 feet to a point; thence running South 62 degrees 48 minutes 29 seconds West a distance of 190.09 feet to a point on the northeasterly right of way of Gordon Avenue, said point being the point of BEGINNING.

SAID PARCEL CONTAINS 0.260 ACRES MORE OR LESS





## SUMMARY & JUSTIFICATION FOR VARIANCES

**Directions:** Complete responses must be provided for ALL questions. Incomplete applications will not be accepted. The space below may be utilized or responses may be submitted as a separate attachment. Specific criteria for Board approval of variances may be found on page 7. **The justification must address the criteria.** Please submit a typewritten or legible justification.

Is the property described in this application subject to a pending application or ordinance for a Rezoning or Special Use Permit? \_\_\_\_\_YES \_\_\_\_\_NO. (If yes, the variance/special exception request will be rescheduled to a hearing following the final approval by City Council & the Mayor). Please provide the relevant zoning application number associated with the subject property: \_\_\_\_\_.

**Summary of proposed construction changes to buildings or site (shall not replace submittal of written criteria).** (Examples: "Convert a 100' x 200' retail space into a restaurant." "Install a 6-foot high opaque wooden wall ('privacy fence' with 6-foot high opaque wall gates.").

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**Proposed Lot Coverage (After Construction):** Calculate total amount of lot coverage on entire property, after completion of proposed construction, including existing and proposed buildings and other structures; sidewalks, driveways, parking pads, patios, gravel, etc.; everything except natural planted or undisturbed areas.

\_\_\_\_\_ covered square feet / \_\_\_\_\_ total lot square feet = \_\_\_\_\_% proposed lot coverage

\_\_\_\_\_ % maximum allowed lot coverage

**Variance Criteria** (see page 6 for detailed criteria):

- 1) What are the extraordinary and exceptional conditions pertaining to the particular piece of property in question (size, shape or topography)? \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- 2) How would the application of the Zoning Ordinance of the City of Atlanta to this particular piece of property create an unnecessary hardship? \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- 3) What conditions are peculiar to this particular piece of property? \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- 4) Submit facts to show that relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the Zoning Ordinance of the City of Atlanta. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



The field data upon which this plat is based has a closure precision of one foot in 15,000+ feet and an angular error of 03: seconds per angle point and was adjusted using the Compass Rule. This plat has been calculated for closure and is found to be accurate within one foot in 100,000+ feet.

Equipment used: Topcon GTS-213 Total Station.

FLOOD HAZARD STATEMENT:

THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA AS PER THE FIRM FLOOD HAZARD MAP OF DEKALB COUNTY, GEORGIA, COMMUNITY PANEL NUMBER 13089C 0064 K, DATED 08/15/19

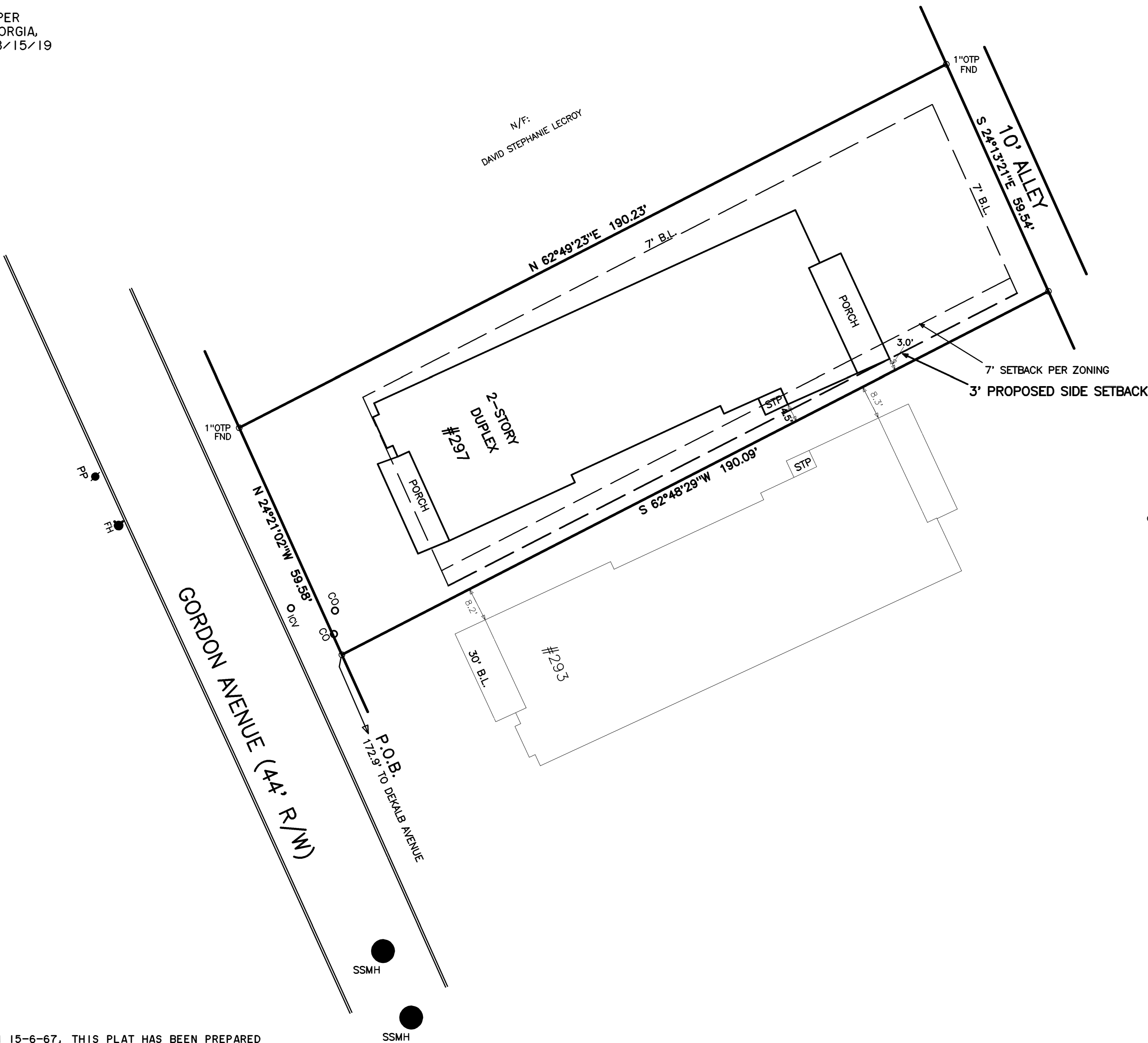
ZONING INFORMATION:

CLASSIFICATION: R-5  
SETBACKS: FRONT - 30 FEET  
          SIDE - 7 FEET  
          REAR - 7 FEET  
MINIMUM LOT AREA - 7500 sf.  
MINIMUM STREET FRONTAGE - 50 FEET  
MAXIMUM LOT COVERAGE - 55%

PROPOSED LOT COVERAGE:

BUILDING = 3990 sf.  
COVERED PORCH = 431 sf.  
PAVERS = 555 sf.  
DRIVEWAY(PAVERS) = 890 sf.  
TOTAL = 5866 sf.  
LOT COVERAGE = 51.86%

TOTAL AREA:  
11,312 sf.  
0.260 ACRES



- LEGEND
- IPF = 1/2" REBAR FOUND
  - IPS = 1/2" REBAR PIN SET
  - L.L. = LAND LOT
  - L.L.L. = LAND LOT LINE
  - P.L. = PROPERTY LINE
  - CL = CENTERLINE
  - B.L. = BUILDING LINE
  - R/W = RIGHT-OF-WAY
  - S.S.E. = SANITARY SEWER EASEMENT
  - D.E. = DRAINAGE EASEMENT
  - MH = MANHOLE
  - C.B. = CATCH BASIN
  - J.B. = JUNCTION BOX
  - HW = HEADWALL
  - D.I. = DROP INLET
  - PP = POWER/UTILITY POLE
  - F.H. = FIRE HYDRANT
  - I.E. = INVERT ELEVATION
  - F.F.E. = FINISHED FLOOR ELEVATION
  - F.F.B. = FINISHED FLOOR BASEMENT
  - F.F.G. = FINISHED FLOOR GARAGE
  - BOC = BACK OF CURB
  - EP = EDGE OF PAVEMENT
  - N/F = NOW OR FORMERLY
  - P.O.B. = POINT OF BEGINNING
  - SS = SANITARY SEWER LINE/PIPE
  - X-X-X- = FENCE LINE
  - O- = FLOOD HAZARD ZONE LINE
  - - - = STORM SEWER LINE/PIPE
  - W- = WATER LINE
  - G- = GAS LINE
  - FW = FLOW WELL
  - C.E. = CONSTRUCTION EASEMENT
  - C&G = CURB AND GUTTER
  - LS = LIGHT STANDARD
  - OTP = OPEN TOP PIPE FOUND
  - CTP = CRIMP TOP PIPE FOUND
  - WD = WOOD DECK
  - CO = CLEAN OUT
  - ICV = IRRIGATION CONTROL VALVE
  - WM = WATER METER
  - GW = GUY WIRE



AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

Signature of Robert W. Richardson

ROBERT W. RICHARDSON, GA RLS #3419

11/21/23  
DATE



20 10 0 20  
GRAPHIC SCALE - 1"=20'

ALPHA LAND SERVICES  
P.O. BOX 1651  
LOGANVILLE, GA. 30052  
CONTACT: ROBERT RICHARDSON  
OFF: 770.696.4054 EMAIL: ROBERT@ALPHASURVEYOR.COM

REVISION: \_\_\_\_\_  
REF. PLAT: PB. \_\_\_\_\_ P. \_\_\_\_\_

VARIANCE PLAN FOR:  
**297 GORDON AVENUE**  
**TAX PARCEL 15-211-01-017**

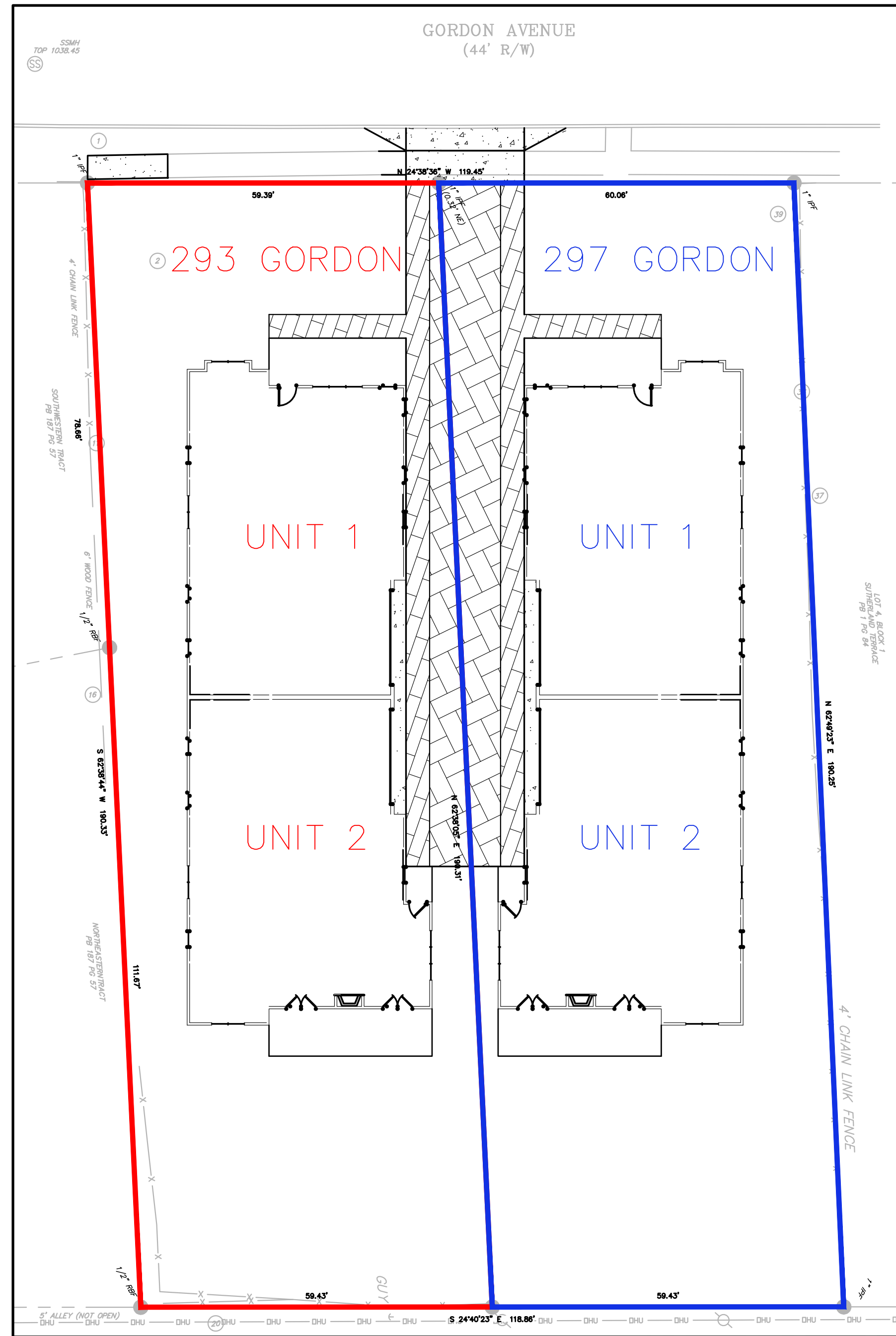
LAND LOT: 211	LOT: _____	BLOCK: _____
DISTRICT: 15TH	SUB: _____	
DEKALB COUNTY		
GEORGIA		
FIELD DATE: 08/31/23	AREA = 23428RP	
PLAT DATE: 11/21/23	JOB No. 0.260 ACRES	



# 297 GORDON AVENUE RESIDENTIAL DEVELOPMENT - NEW CONSTRUCTION

297 GORDON AVE NE, ATLANTA, GA 30307  
BB-202106744

PROJECT NARRATIVE:  
DEMOLITION OF EXISTING HOUSE AND TREES (BB-202106378) FOR THE CONSTRUCTION OF A NEW DUPLEX. THE NEW BUILDING WILL SHARE A DRIVEWAY WITH THE ADJACENT LOT AT 293 GORDON AV. BOTH OF DUPLEX UNITS AT 297 AND 293 WILL BE BUILT AT THE SAME TIME. SEE ARCHITECTURAL ELEVATIONS, INTERIOR LAYOUTS AND UTILITY LOCATIONS.

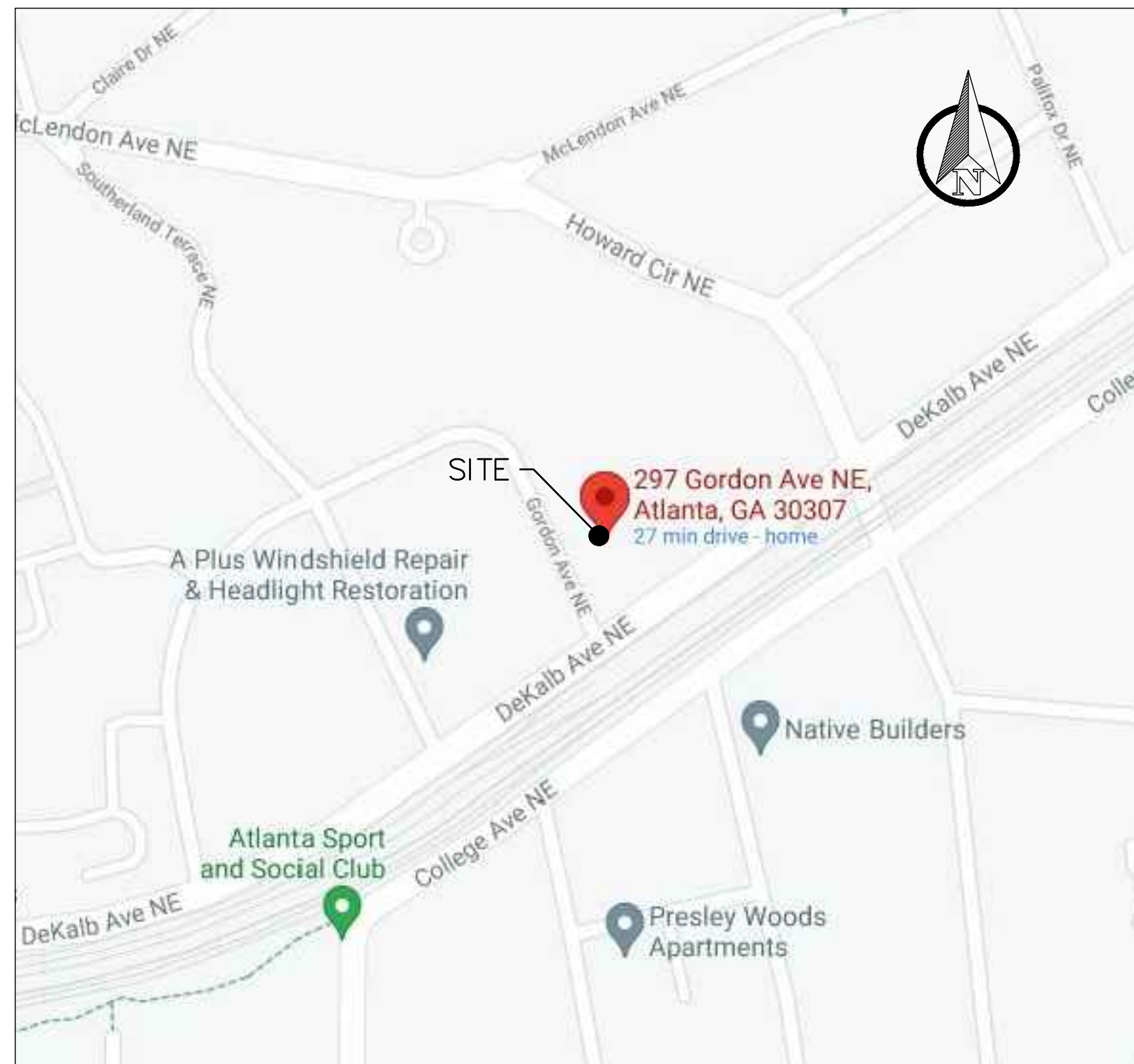


MASTER PLAN VIEW

N.T.S.

## GENERAL NOTES:

- CONTRACTOR'S RESPONSIBILITY TO INCLUDE, BUT NOT LIMITED TO:
  - CAUSE THE WORK TO BE COMPLETED PER FEDERAL, STATE AND LOCAL CODES DURING ALL PHASES OF THE PROJECT.
  - VERIFY THE EXISTING CONDITIONS ON WHICH THE PROJECT DESIGNS (ALL PHASES) ARE BASED AND BECOME FAMILIAR WITH ALL NECESSARY INFORMATION, WHETHER ON THE SUBJECT TRACT OR ADJACENT PROPERTIES. IF UNKNOWN CONDITIONS ARE DISCOVERED WHICH JEOPARDIZES THE SCOPE AND DELIVERY OF THE PROJECT, THE CONTRACTOR IS TO PROVIDE IMMEDIATE WRITTEN NOTIFICATION TO THE ENGINEER.
  - COORDINATE WITH UTILITY PROVIDERS TO CONFIRM THE LOCATION OF EXISTING AND PROPOSED SERVICES WILL BE ADEQUATE FOR THE DEVELOPMENT. THE ENGINEER DOES NOT ACCEPT RESPONSIBILITY FOR THE ACCURACY OF THE EXISTING UTILITY LOCATIONS AND PROPOSED LOCATIONS ARE APPROXIMATE IN NATURE.
  - CONSTRUCTION LIMITS SHALL BE PROPERLY MARKED AND BARRIERS CREATED AS NECESSARY TO PROTECT CONSTRUCTION PERSONNEL, AS WELL AS THE PUBLIC, OSHA AND ALL OTHER GOVERNING STANDARDS.
  - PROVISION OF ALL NECESSARY WORK IN ORDER TO CAUSE THE PROJECT TO BE COMPLETED WHETHER OR NOT THE WORK IS SPECIFICALLY DESCRIBED WITHIN THE PROJECT DESIGNS OR REQUIRED BY REGULATION IN THE COURSE OF WORK.
  - EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES DURING ALL PHASES OF THE PROJECT.
  - DEMOLITION RESPONSIBILITIES:
    - CONSTRUCTION DEBRIS AND REFUSE RESULTING FROM DEMOLITION SHALL BE REMOVED FROM THE CONSTRUCTION LOCATION UNDER MEANS THAT ADHERE TO FEDERAL, STATE AND LOCAL REGULATIONS. UNDER NO CIRCUMSTANCES SHALL REFUSE MANAGEMENT COMPROMISE THE DELIVERY SCHEDULE OR QUALITY OF THE PROJECT.
    - FEDERAL, STATE AND LOCAL REGULATIONS SHALL BE ADHERED TO AT ALL TIMES DURING DEMOLITION.
    - PRIOR TO DEMOLITION COMMENCEMENT, CONTACT LOCAL "CALL DIG" SERVICES.
    - PROPER SHORING AND BRACING SYSTEMS SHALL BE UTILIZED FOR ALL EXCAVATIONS AT THE END OF EACH DAY.
    - BURNING OF MATERIALS IS PROHIBITED EXCEPT BY PROPER PERMIT FROM GOVERNING AGENCY.
    - EXISTING AND REMAINING FACILITIES, WHETHER ON THE PROPERTY OR ON ADJACENT PROPERTIES, WHICH ARE NOT TO BE REMOVED, SHALL BE MAINTAINED AT ALL TIMES DURING ALL PHASES OF THE PROJECT, PER FEDERAL, STATE AND LOCAL CODES. NO EARTHMOVING OR DISTURBANCE SHALL BE CAUSED TO HAPPEN UNTIL ALL APPROPRIATE MEASURES HAVE BEEN PUT INTO PLACE.



VICINITY MAP

N.T.S.

## SITE NOTES:

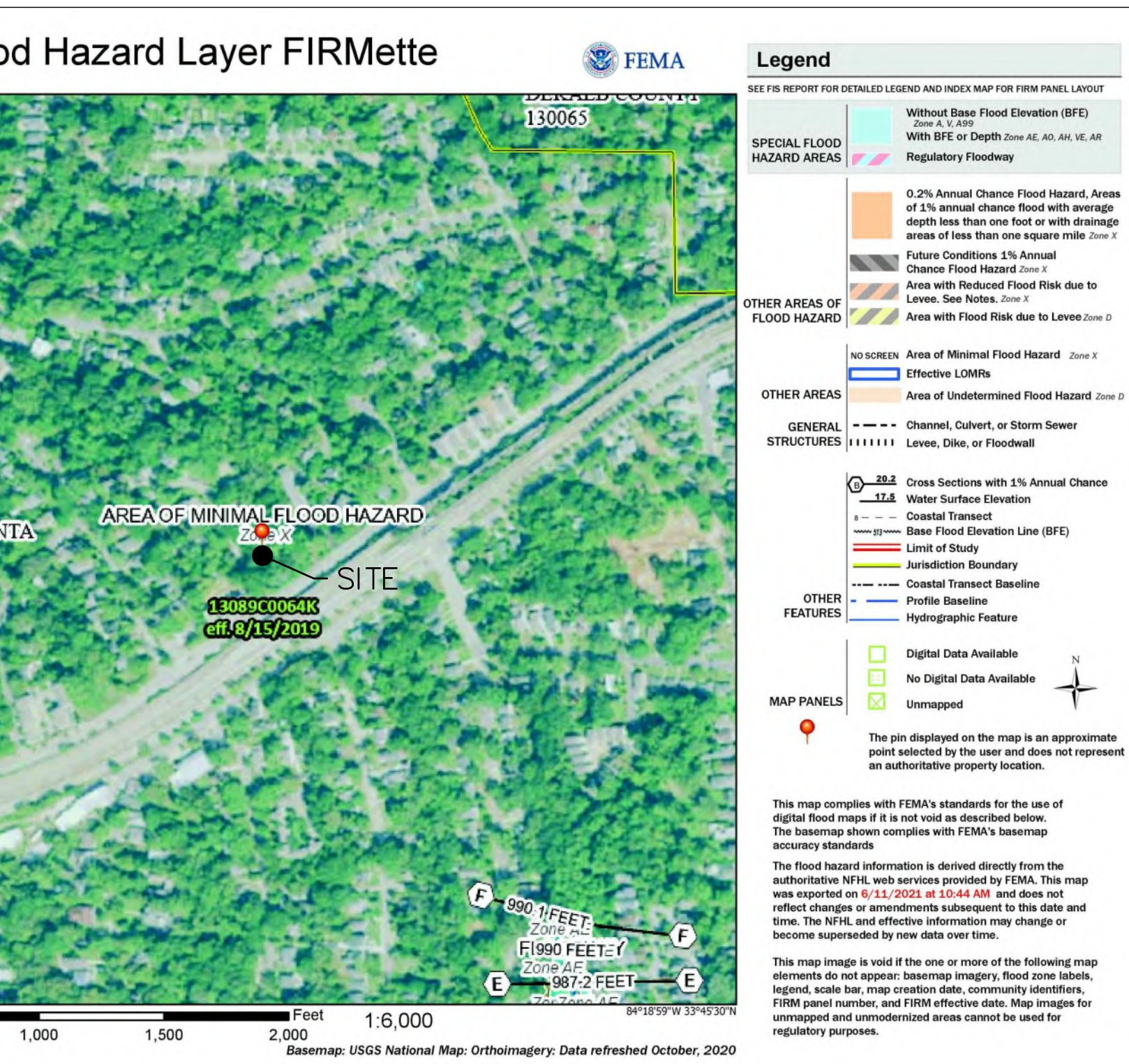
- COMPLETION OF ALL WORK SHALL BE IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS, AS WELL AS, WITH FEDERAL, STATE AND LOCAL REGULATIONS. DEVIATION FROM THESE MAY CAUSE THE PROJECT TO BE UNACCEPTABLE.
- PROJECT TO BE DELIVERED IN ACCORDANCE WITH AMERICANS WITH DISABILITY ACT (ADA) PER FEDERAL, STATE AND LOCAL CODES.
- PROJECT TO BE DELIVERED IN ACCORDANCE WITH THE UNIFORM TRAFFIC CONTROL MANUAL (UTM), ASHTO, AS WELL AS STATE AND LOCAL REGULATIONS.
- ARCHITECTURAL PLANS ARE TO GOVERN IN THE AREA WITHIN 5' OF THE BUILDING ENVELOPE. THIS IS TO INCLUDE BUT NOT LIMITED, TO STEPS, STAIRS, SIDEWALKS, RAMP, HANDRAILS, ETC. SITE CONTRACTOR IS RESPONSIBLE FOR ALL WORK OUTSIDE OF THIS ENVELOPE.
- THE FACE OF CURB AND OUTSIDE FACE OF BUILDING SHALL BE THE DIMENSIONAL REFERENCE FOR ALL SITE MEASUREMENTS AND RADII, UNLESS OTHERWISE NOTED. ALL RADII SHALL BE ASSUMED TO BE 5', WHERE NO DIMENSION IS GIVEN.
- CURB AND GUTTER SHALL BE "8" IN SIZE UNLESS SPECIFIED OTHERWISE.
- EXISTING AND REMAINING FACILITIES, WHETHER ON THE PROPERTY OR ON ADJACENT PROPERTIES, SHALL BE MAINTAINED IN THEIR ORIGINAL CONDITIONS. IF DISTURBED, THESE STRUCTURES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION.
- CONTRACTOR IS RESPONSIBLE TO PROVIDING ALL AS-BUILTS AND OTHER CERTIFICATIONS IN ORDER TO CAUSE THE ACCEPTANCE OF THE PROJECT BY THE CLIENT AND RELEASE OF A CERTIFICATE OF OCCUPANCY.
- CONTRACTOR TO VERIFY THE EXISTING CONDITIONS ON WHICH THE PROJECT DESIGNS (ALL PHASES) ARE BASED AND BECOME FAMILIAR WITH ALL NECESSARY INFORMATION, WHETHER ON THE SUBJECT TRACT OR ADJACENT PROPERTIES. IF UNKNOWN CONDITIONS ARE DISCOVERED WHICH JEOPARDIZES THE SCOPE AND DELIVERY OF THE PROJECT, THE CONTRACTOR IS TO PROVIDE IMMEDIATE WRITTEN NOTIFICATION TO THE ENGINEER.
- THE CONTRACTOR SHALL DELIVER THE CURB AND GUTTER AT A 28-DAY COMPRESSIVE STRENGTH OF 3,000 PSI.
- THE CONTRACTOR SHALL DELIVER THE PARKING LOT PAINTING AND STRIPING WITH A MINIMUM OF TWO COATS OF PAINT PER PROJECT SPECIFICATIONS.
- ALL EASEMENTS REQUIRED TO COMPLETE THE WORK, BUT NOT PROVIDED BY THE CLIENT, ARE THE RESPONSIBILITY OF THE CONTRACTOR.

## GRADING NOTES:

- PRIOR TO WORK COMMENCEMENT, CONTRACTOR IS TO CONTACT LOCAL "CALL DIG" SERVICES FOR LOCATION OF ALL UNDERGROUND UTILITIES. CONTRACTOR SHALL COORDINATE WITH ALL UTILITIES PRIOR TO COMMENCEMENT OF WORK, WHICH INCLUDES, BUT NOT LIMITED TO, RELOCATION OF UTILITIES ALONG ROADWAYS & OFFSITE IMPROVEMENTS IN ORDER TO DELIVER THE PROJECT.
- REFER TO THE GEOTECHNICAL REPORT FOR INFORMATION ON EXISTING SOIL CONDITIONS.
- CONTRACTOR IS TO REMOVE ALL MATERIALS DEEMED UNSUITABLE BY THE OWNER AND/OR ENGINEER.
- POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS SHALL BE MAINTAINED AT ALL TIMES.
- CONTRACTOR SHALL VALIDATE & ACCEPT TOPOGRAPHIC INFORMATION PROVIDED PRIOR TO COMMENCEMENT OF WORK. ANY DEVIATIONS SHALL BE SUBMITTED TO THE ENGINEER & OWNER.
- CONTRACTOR TO PROVIDE CLEAN PAVEMENT AND CURB EDGES, VIA SAW CUTTING OR OTHER METHODS, IF WORK IS WITHIN EXISTING PAVEMENT AREAS.
- REFER TO ARCHITECTURAL PLANS AND SPECIFICATIONS FOR ALL STRUCTURAL FOUNDATIONS, SLABS AND EARTHEN BUILDING PADS.
- EXISTING AND REMAINING FACILITIES, WHETHER ON THE PROPERTY OR ON ADJACENT PROPERTIES, SHALL BE MAINTAINED IN THEIR ORIGINAL CONDITIONS. IF DISTURBED, THESE STRUCTURES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION.
- ALL DISTURBED AREAS WITHOUT PERMANENT HARD SURFACES SHALL BE TREATED WITH PERMANENT STABILIZATION PER THE APPROPRIATE STATE OR LOCAL EROSION CONTROL AND DEVELOPMENT STANDARDS.
- CONTRACTOR SHALL DELIVER THE EARTHWORK FOR THE PROJECT ON AN UNCLASSIFIED BASIS.
- IN THE ABSENCE OF OTHER DIRECTION FROM SOURCES SUCH AS GEOTECHNICAL REPORTS, THE PLACEMENT OF FILL MATERIAL SHALL BE PER THE FOLLOWING:
  - CLEAN, GRANULAR MATERIAL AND SHALL BE VERIFIED BY THE CONTRACTOR FOR SUITABILITY BY PERFORMING A GRADATION TEST, PLACED IN LIFT THICKNESS NOT TO EXCEED EIGHT INCH
  - POSSESS MOISTURE WITHIN 3% OF OPTIMUM
  - COMPACTED TO MEET MINIMUM DENSITY OF THE MAXIMUM DRY DENSITY UTILIZING THE MODIFIED PROCTOR METHOD (ASTM D-1557)
- ALL STORM WATER SYSTEMS ARE TO BE DELIVERED TO THE OWNER CLEAN AND FREE OF DEBRIS.
- PRIOR TO COMMENCEMENT OF CONSTRUCTION THE CONTRACTOR IS TO NOTIFY THE ENGINEER OF ANY POTENTIAL CONFLICTS BETWEEN EXISTING AND PROPOSED GRAVITY UTILITIES.
- ANY RETAINING WALLS DEPICTED WITHIN THESE PLANS ARE TO BE DESIGNED UNDER THE DIRECTION OF THE CONTRACTOR AND ARE SHOWN FOR COORDINATION PURPOSES ONLY. THE CIVIL ENGINEER ACCEPTS NO RESPONSIBILITY FOR THESE WALL.
- ALL PIPES SYSTEMS ARE MEASURED BETWEEN THE CENTERS OF MANHOLES.

## UTILITY NOTES:

- PRIOR TO WORK COMMENCEMENT, CONTRACTOR IS TO CONTACT LOCAL "CALL DIG" SERVICES FOR LOCATION OF ALL UNDERGROUND UTILITIES. CONTRACTOR SHALL COORDINATE WITH ALL UTILITIES PRIOR TO COMMENCEMENT OF WORK, WHICH INCLUDES, BUT NOT LIMITED TO, RELOCATION OF UTILITIES ALONG ROADWAYS & OFFSITE IMPROVEMENTS IN ORDER TO DELIVER THE PROJECT.
- ALL UTILITY WORK SHALL BE IN ACCORDANCE WITH GOVERNING LOCAL STANDARDS, LATEST EDITION.
- CONTRACTOR SHALL UTILIZE SCHEDULE 40 PVC OR DUCTILE IRON PIPE FOR ALL SEWER SYSTEMS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING ANY FINAL AS-BUILTS AND EASEMENT PLATS.
- CONTRACTOR TO DELIVER ALL WATER AND SEWER SYSTEMS WITH A MINIMUM OF 10' HORIZONTAL AND 2' VERTICAL SEPARATIONS.
- BUILDING CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL ELECTRICAL SERVICES TO THE BUILDING, WHICH INCLUDE, BUT NOT LIMITED TO, TRANSFORMERS, TRANSFORMER PADS, METERS, ETC.
- CONTRACTOR SHALL COMPARE ALL CIVIL AND BUILDING PLAN SETS PRIOR TO CONSTRUCTION. THE ENGINEER AND ARCHITECT SHALL BE NOTIFIED OF ANY UTILITY DISCREPANCIES.



FEMA MAP

N.T.S.

## SHEET INDEX

- |     |                             |
|-----|-----------------------------|
| C01 | COVER SHEET                 |
| C02 | EROSION CONTROL & TREE PLAN |
| C03 | SITE/UTILITY/GRADING PLAN   |
| C04 | DETAILS                     |
| S1  | SURVEY (BY OTHERS)          |

## SITE DATA

ZONING DESIGNATION	R-5
OVERLAY DISTRICT	NONE
TOTAL PROPERTY ACREAGE	±0.261 AC
PROPOSED USE	DUPLEX
MIN. PROPERTY FRONTAGE	50'
MIN. PROPERTY AREA	7,500 SF
FRONT SETBACK	30'
SIDE SETBACK	7' OR 0'
REAR SETBACK	7' OR 0'
MAX FLOOR AREA	0.6 OF NET LOT AREA
MAX LOT COVERAGE	55% OF NET LOT AREA
PARKING REQUIRED	1 PER DWELLING

- PROPERTY SUMMARY
- LOT AREA= 11,356 SF
  - MAX FLOOR AREA ALLOWED= 6,814 SF / 2 UNITS = 3,407 SF PER UNIT
  - UNIT 1 FLOOR AREA= 3,288 SF
  - UNIT 2 FLOOR AREA= 3,344 SF
  - MAX LOT COVERAGE ALLOWED= 6,246 SF
  - PROPOSED LOT COVERAGE= 5,866 SF

- Current Mandatory Codes as Adopted by DCA:
- International Building Code, 2018 Edition, with Georgia Amendments (2020)
  - International Residential Code, 2018 Edition, with Georgia Amendments (2020)
  - International Fire Code, 2018 Edition (No Georgia Amendments)
  - International Plumbing Code, 2018 Edition, with Georgia Amendments (2020)
  - International Mechanical Code, 2018 Edition, with Georgia Amendments (2020)
  - International Fuel Gas Code, 2018 Edition, with Georgia Amendments (2020)
  - National Electrical Code, 2017 Edition (No Georgia Amendments)
  - International Energy Conservation Code, 2015 Edition, with Georgia Supplements and Amendments (2020)
  - International Swimming Pool and Spa Code, 2018 Edition, with Georgia Amendments (2020)
- For information and questions regarding the Life Safety Code (NFPA 101) or the Georgia Accessibility Code please contact the State Fire Marshal's Office.
- Current Permissive Codes as Adopted by DCA:
- Disaster Resilient Building Code (IBC Appendix)(2013)
  - Disaster Resilient Building Code IRC Appendix (2013)
  - International Property Maintenance Code, 2012 Edition, with Georgia Amendments (2019)
  - International Existing Building Code, 2012 Edition, with Georgia Amendments (2015)
  - National Green Building Standard, 2008 Edition, with Georgia Amendments (2011)

## 24-HOUR EMERGENCY CONTACT:

DANIELLE JASMINE - 845-401-9439

## OWNER / DEVELOPER

NAME: M2 REAL ESTATE SOLUTIONS TEAM  
ADDRESS: 792 STOKESWOOD AVE SE, ATLANTA GA 30316  
CONTACT: DANIELLE JASMINE  
PHONE: (845) 401-9439  
EMAIL: DANIELLE@M2REST.COM

## ENGINEER

CONTINIO GROUP, LLC  
ADDRESS: 755 COMMERCE DRIVE, SUITE 800, DECATUR, GA 30030  
CONTACT: JUAN DEL RIO  
PHONE: 404-399-5192  
EMAIL: JUAND@THECONTINIOGROUP.COM

## PROPERTY AREA DATA

PROPERTY AREA: 11,356 SF  
ON-SITE AREA OF DISTURBANCE: 9,158 SF  
OFF-SITE AREA OF DISTURBANCE: 328 SF

## GPS LOCATION (DECIMAL DEGREES)

LATITUDE: N 33.762429  
LONGITUDE: W -84.321707

## PROPERTY AREA BREAKDOWN (SF)

HOUSE: 3,390  
COVERED PORCH: 431  
PAVERS: 555  
DRIVEWAY(PAVERS): 880  
TOTAL: 5,866



CONTINIO GROUP  
755 COMMERCE DRIVE  
SUITE 800  
DECATUR, GA 30030  
770.335.9403  
www.fcg.engineer



M2 REAL ESTATE  
SOLUTIONS TEAM

CONTACT: DANIELLE JASMINE  
792 STOKESWOOD AVE SE,  
ATLANTA GA 30316  
TEL: 845-401-9439

297 GORDON AVE  
RESIDENTIAL DEVELOPMENT

ISSUED FOR: CONSTRUCTION  
JURISDICTION: CITY OF ATLANTA  
LOCATION: 297 GORDON AVENUE  
ATLANTA, GA 30307

#	DATE	REVISIONS
1	01/10/22	ZONING COMMENTS
2	03/10/22	ZONING COMMENTS
3	06/11/22	CITY COMMENTS

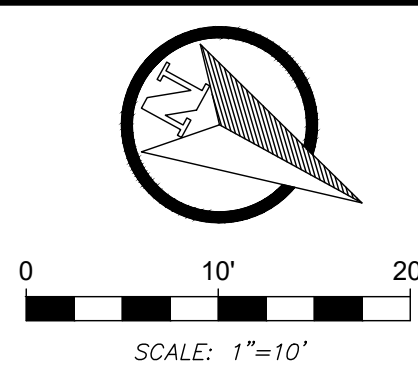
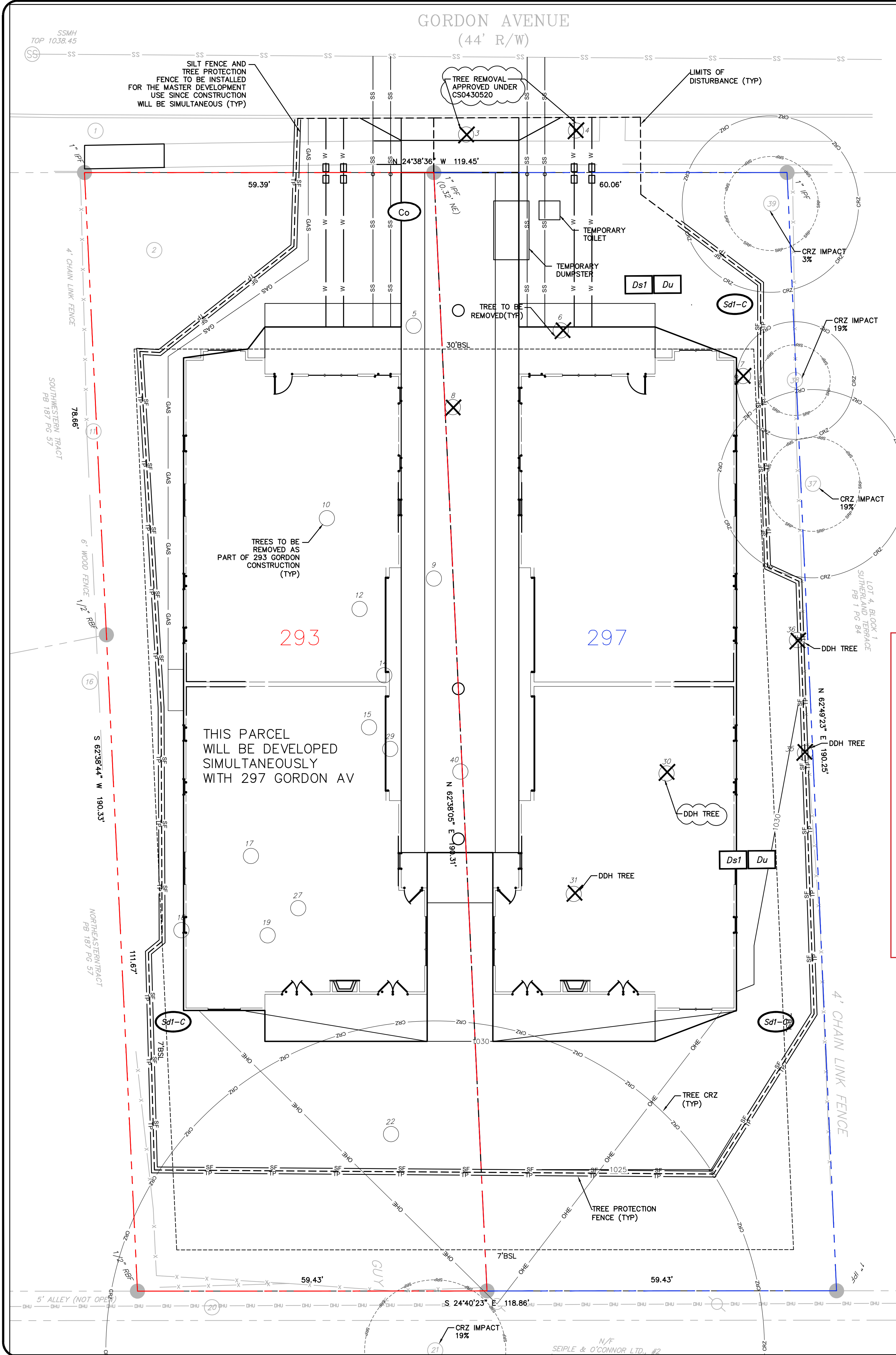
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CHECK: BHR  
JOB NO: 20-421  
DATE: 01/10/22

COVER

SHEET C01





**Du DUST CONTROL ON DISTURBED AREAS**

**DEFINITION**  
Controlling surface and air movement of dust on construction sites, roads, and demolition sites.

**PURPOSE**

- Prevent surface and air movement of dust from exposed soil surfaces.
- Reduce the presence of airborne substances that may be harmful or injurious to human health, welfare, or safety, or to animals or plant life.

**MATERIALS**

- Temporary Methods**
  - Mulches - See Ds1 - Disturbed Area Stabilization (with Mulching only). Refer to specification Tax - Techifiers for the use of synthetic resin to bind mulch material.
  - Vegetative Cover - See Ds2 - Disturbed Area Stabilization (with Temporary Seeding).
  - Spray-on Adhesives - For use on mineral soils, not mulch soils. Refer to specification Tax - Techifiers.
- Permanent Methods**
  - Permanent Vegetation - See Ds3 - Disturbed Area Stabilization (with Permanent Seeding). Existing trees and large shrubs may afford valuable protection if left in place.
  - Topping - See specification Tp - Topping.
  - Slope - Cover surface with crushed stone or coarse gravel. See specification Cr - Construction Road Stabilization.
- Maintenance**
  - Prohibit traffic on surface after spraying.
  - Supplement surface covering as needed.

**OFFICE OF WATERSHED PROTECTION**  
**Site DEVELOPMENT: (404) 330-6249**

This plan was reviewed for compliance with City of Atlanta rules, regulations, and standards, and is approved as to concept, and materials for grading, stormwater mgmt., erosion and sediment control, storm and sanitary sewer, and paving. However, approval does not relieve the property owner, contractor, or designer of responsibility or liability for damage to adjacent or downstream properties, and shall not constitute an assumption of liability by the City of Atlanta for damages caused by construction or grading. Approval does not relieve the obligation to meet all other applicable City, state, or federal requirements.

**Aaron Wright**

Plan Reviewer (Print Name)

**07/06/2022**  
DATE  
NUMBER

NUMBER	TREE SPECIES	DBH INCHES	TREE TO BE REMOVED	DDH
1	WATER OAK	34		
2	WATER OAK	51		
3	DOGWOOD	12	X	X
4	HACKBERRY	8	X	
5	WATER OAK	21		
6	WATER OAK	12	X	
7	WATER OAK	20	X	
8	MULBERRY	7	X	
9	ELM	10		X
10	MULBERRY	9		X
11	PECAN	17		
12	MIMOSA	20		X
14	HARDWOOD	10		X
15	HARDWOOD	16		X
16	TULIP POPLAR	46		
17	PECAN	19		X
18	PECAN	18		
19	PECAN	15		
20	WATER OAK	24		
21	WATER OAK	56		
22	PECAN	17		
27	ELM	10		
29	HARDWOOD	16		
30	CHERRY LAURE	10	X	X
31	TULIP POPLAR	47	X	X
35	BOXELDER	12	X	X
36	BOXELDER	10	X	X
37	CRAPE MYRTLE	16		
38	MIMOSA	10		
39	HACKBERRY	15		
40	MULBERRY	11		
TOTAL		57		5

**TREE RECOMPENSE CALCULATION FOR 297 GORDON:**

\$100 (TREES REMOVED - TREES REPLACED)  
+\$30 (DBH REMOVED - CALIPER INCH REPLACED)  
\$XX TOTAL RECOMPENSE REQUIRED

\$100 (4 - 2)  
+\$30 (47 - 6)  
\$1,430 = TOTAL RECOMPENSE REQUIRED

DDH APPROVAL UNDER BA-202202908

**Ds1 DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)**

**DEFINITION**  
A temporary cover of plant residues or other suitable materials, produced on site if possible, applied to the soil surface.

**PURPOSE**

- Reduce runoff and erosion
- Modify soil temperature
- Conserve moisture
- Prevent surface compaction and crusting
- Control undesirable vegetation
- Increase biological activity in the soil

**INSTALLATION**

- Apply mulch or temporary grassing to all exposed areas within 14 days of disturbance.
- Applicable to graded or cleared areas where seedlings may not have a suitable growing season to produce an erosion resistant cover.
- Mulch can be used as a singular erosion control device for up to 6 months.
- Apply at the appropriate depth. Refer to Table 1 for specific materials.

**Site Preparation**

- Grade to permit the use of equipment for applying and anchoring mulch

**Ds4 DISTURBED AREA STABILIZATION (WITH SODDING)**

**DEFINITION**  
A permanent vegetative cover using sods on highly erodible or critically eroded lands.

**PURPOSE**

- Establish immediate ground cover
- Reduce runoff and erosion
- Improve aesthetics and land value
- Reduce dust and sediments
- Stabilize waterways and critical areas
- Filter sediments, nutrients and bugs
- Reduce downstream complaints
- Reduce likelihood of legal action
- Reduce likelihood of work stoppage due to legal action
- Increase "good neighbor" benefits

**INSTALLATION**

- On slopes steeper than 3:1, sod should be anchored with pins or other approved methods.
- Installed sod should be rolled or tamped to provide good contact between sod and soil.
- Integrate sod and soil to a depth of 4" immediately after installation.
- Sod should not be cut or spread in extremely wet or dry weather.
- Irrigation should be used to supplement rainfall for a minimum of 2-3 weeks.

**MATERIALS**

- Sod selected should be certified. Sod grown in the general area of the project is desirable.
- Sod should be machine cut and contain 3/4" (+ or - 1/4") of soil, not including shoots or thatch.

**Table 1. Fertilizer Requirements for Soil Surface Application**

Fertilizer Type (lbs/acre)	Fertilizer Rate (lbs./sq. ft.)	Fertilizer Rate	Season
10-10-10	1000	.025	Fall

**Table 2. Sod Planting Requirements**

Grass	Varieties	Resource Area	Growing Season
Bermudagrass	Common Three Pigeon Tifdawn	P/C	Warm weather
Bahiagrass	Pensacola	P/C	Warm weather
Centipede	---	P/C	Warm weather
St. Augustine	Common Atlantic Rangoon	C	Warm weather
Zoysia	Emerald Myer	P/C	Warm weather
Tall Fescue	Kentucky 31	M, L, P	Cool weather

**Table 3. Fertilizer Requirements for Sod**

Type of Species	Planting Year	Fertilizer (lb./sq. ft.)	Rate (lb./sq. ft.)	Rate (lb./sq. ft.)
Cool season grasses	First Season	8-12-12	1000	50-100
Warm season grasses	First Season	8-12-12	1000	50-100
	Second Season	15-15-15	400	30

**REFERENCES**

- Ds1 Disturbed Area Stabilization (With Mulching Only)
- Ds2 Disturbed Area Stabilization (With Temporary Seeding)
- Ds3 Disturbed Area Stabilization (With Permanent Vegetation)
- Ss Slope Stabilization

**Co CONSTRUCTION EXIT**

**DEFINITION**  
A stone-stabilized pad located at any point where traffic will be leaving a construction site to a public right-of-way, street, alley, sidewalk, or parking area.

**PURPOSE**

- Reduce or eliminate the transport of mud from the construction area onto public right-of-ways.

**INSTALLATION**

- Install according to the approved plan.
- Use 1.5"-3.5" stone.
- Minimum pad thickness of 6".
- Minimum pad width of 20 ft.
- Minimum pad length of 50 ft.
- When the construction is less than 50 ft from the paved access, the length shall be from the edge of the existing pavement to the permitted building being constructed.
- When washing is required, conduct on an area stabilized with crushed stone and route runoff to an approved sediment trap or sediment basin.
- Place the geotextile liner the full length and width of the entrance.

**Co CRUSHED STONE CONSTRUCTION EXIT**

**DEFINITION**  
A stone-stabilized pad located at any point where traffic will be leaving a construction site to a public right-of-way, street, alley, sidewalk, or parking area.

**PURPOSE**

- Reduce or eliminate the transport of mud from the construction area onto public right-of-ways.

**INSTALLATION**

- Install according to the approved plan.
- Use 1.5"-3.5" stone.
- Minimum pad thickness of 6".
- Minimum pad width of 20 ft.
- Minimum pad length of 50 ft.
- When the construction is less than 50 ft from the paved access, the length shall be from the edge of the existing pavement to the permitted building being constructed.
- When washing is required, conduct on an area stabilized with crushed stone and route runoff to an approved sediment trap or sediment basin.
- Place the geotextile liner the full length and width of the entrance.

**Sd1 SEDIMENT BARRIER**

**DEFINITION**  
A temporary structure made up of porous material typically supported by steel or wood posts. Types include silt fence, brush piles, mulch berms, compost filter socks or other filtering material.

**PURPOSE**

- Minimize and prevent sediment carried by sheet flow from leaving the site.
- Retain the sediment on the disturbed area.
- Filter sediment from runoff.

**INSTALLATION**

- Install according to the approved plan.
- Do not install across streams, ditches, waterways, or other concentrated flow areas.
- The type of sediment barrier depends on whether the area is sensitive or non-sensitive.
- For silt fence, Type C will be classified as sensitive and Type A & B will be classified as non-sensitive.
- Install along the contour.
- Along all state waters and other sensitive areas, 2 rows of Type S shall be used. The 2 rows should be placed a minimum of 30' apart.

**Sd1 STATIC SLICING METHOD**

**DEFINITION**  
A method of installing a sediment barrier by creating a slit in the ground and inserting a barrier material.

**PURPOSE**

- Minimize and prevent sediment carried by sheet flow from leaving the site.
- Retain the sediment on the disturbed area.
- Filter sediment from runoff.

**INSTALLATION**

- Install according to the approved plan.
- Do not install across streams, ditches, waterways, or other concentrated flow areas.
- The type of sediment barrier depends on whether the area is sensitive or non-sensitive.
- For silt fence, Type C will be classified as sensitive and Type A & B will be classified as non-sensitive.
- Install along the contour.
- Along all state waters and other sensitive areas, 2 rows of Type S shall be used. The 2 rows should be placed a minimum of 30' apart.

**Sd1 SENSITIVE AREAS**

**DEFINITION**  
Sediment barriers being used as Type S shall have a support spacing of no greater than 6 ft on center, with each being driven into the ground a minimum of 18".

**Type C Silt Fence**

- 36" wide with wire reinforcement or equivalent backing.
- To be used where runoff velocities are particularly high or where slopes exceed a vertical height of 10 ft.

**Sd1 NON-SENSITIVE AREAS**

**DEFINITION**  
Sediment barriers being used as Type NS shall have a support spacing of no greater than 6 ft on center, with each being driven into the ground a minimum of 18".

**Type A Silt Fence**

- 36" wide fabric.
- To be used where the life of the project is greater than or equal to 6 months.

**Type B Silt Fence**

- 22" wide fabric.
- Limit to use on minor projects, such as residential home sites or small commercial developments where permanent stabilization will be achieved in less than 6 months.
- Same flow rate as Type A.

**Sd1 BRUSH BARRIER SECTION**

**DEFINITION**  
A brush barrier used for sediment control.

**PURPOSE**

- Minimize and prevent sediment carried by sheet flow from leaving the site.
- Retain the sediment on the disturbed area.
- Filter sediment from runoff.

**INSTALLATION**

- Install according to the approved plan.
- Do not install across streams, ditches, waterways, or other concentrated flow areas.
- The type of sediment barrier depends on whether the area is sensitive or non-sensitive.
- For silt fence, Type C will be classified as sensitive and Type A & B will be classified as non-sensitive.
- Install along the contour.
- Along all state waters and other sensitive areas, 2 rows of Type S shall be used. The 2 rows should be placed a minimum of 30' apart.

**Table 1. Criteria for Sediment Barrier Placement**

Land Slope (%)	Maximum Slope Length Behind Fence (ft)
<2	100
2-5	75
5-10	50
10-20	25
>20	15

**MAINTENANCE**

- Remove the sediment once it has accumulated to one-half the original height of the barrier.
- Replace barrier whenever it has deteriorated to such an extent that the effectiveness of the product is reduced (< 6 months) or the height of the product is not maintaining 80% of its properly installed height.
- Remove and dispose of all accumulated sediment at the barrier before it is removed.
- Leave in place until all disturbed areas are permanently stabilized.

**Table 2. Post Size**

Type	Min Length	Type of Post	Size of Post
NS	4'	5' Oak Stake	1.5"x1.5" 1.15lb/ft min 3" or 2"x4"
S	4'	5' Oak Stake	2"x2" 1.15lb/ft min

**BEFORE STARTING ANY LAND-DISTURBING ACTIVITIES, THE CONTRACTOR IS REQUIRED TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH EROSION & SEDIMENT CONTROL.**

**CALL (404) 546-1305**

**FAILURE TO SCHEDULE MAY RESULT IN A STOP WORK ORDER OR PERMIT REVOCATION.**

**Tree Protection-Orange Plastic Fence**

**PLAN VIEW**  
Diagram showing the layout of the tree protection fence around a tree. The fence is 1' per 1" DBH. The tree protection area is 3.5' x 1.5' openings. The fence is 3.5' x 1.5' openings. The fence is 3.5' x 1.5' openings.

**SECTION VIEW**  
Diagram showing the cross-section of the tree protection fence. The fence is 3.5' x 1.5' openings. The fence is 3.5' x 1.5' openings. The fence is 3.5' x 1.5' openings.

**NOTES**

- No construction activity within CRZ, including no storing or stacking materials. Under no circumstances should the fence be breached in.
- Tree Protection Fence (TPF) shall remain in place and maintained by repair or replacement throughout construction period or until landscape operations dictate adjustment or removal.

**GEORGIA REGISTERED PROFESSIONAL ENGINEER**  
**RYAN H. RUSSELL**  
No. 27880

**CONTINO GROUP**  
755 COMMERCE DRIVE  
SUITE 800  
DECATUR, GA 30030  
770.335.9403  
www.fcg.engineer

**M2 REAL ESTATE SOLUTIONS TEAM**  
CONTACT: DANIELLE JASMINE  
792 STOKESWOOD AVE SE,  
ATLANTA, GA 30316  
TEL: 845-401-9439

**297 GORDON AVE RESIDENTIAL DEVELOPMENT**  
ISSUED FOR: CONSTRUCTION  
JURISDICTION: CITY OF ATLANTA  
LOCATION: 297 GORDON AVENUE ATLANTA, GA 30307

**REVISIONS**

#	DATE	REVISIONS
1	01/10/22	ZONING COMMENTS
2	03/10/22	ZONING COMMENTS
3	06/11/22	CITY COMMENTS

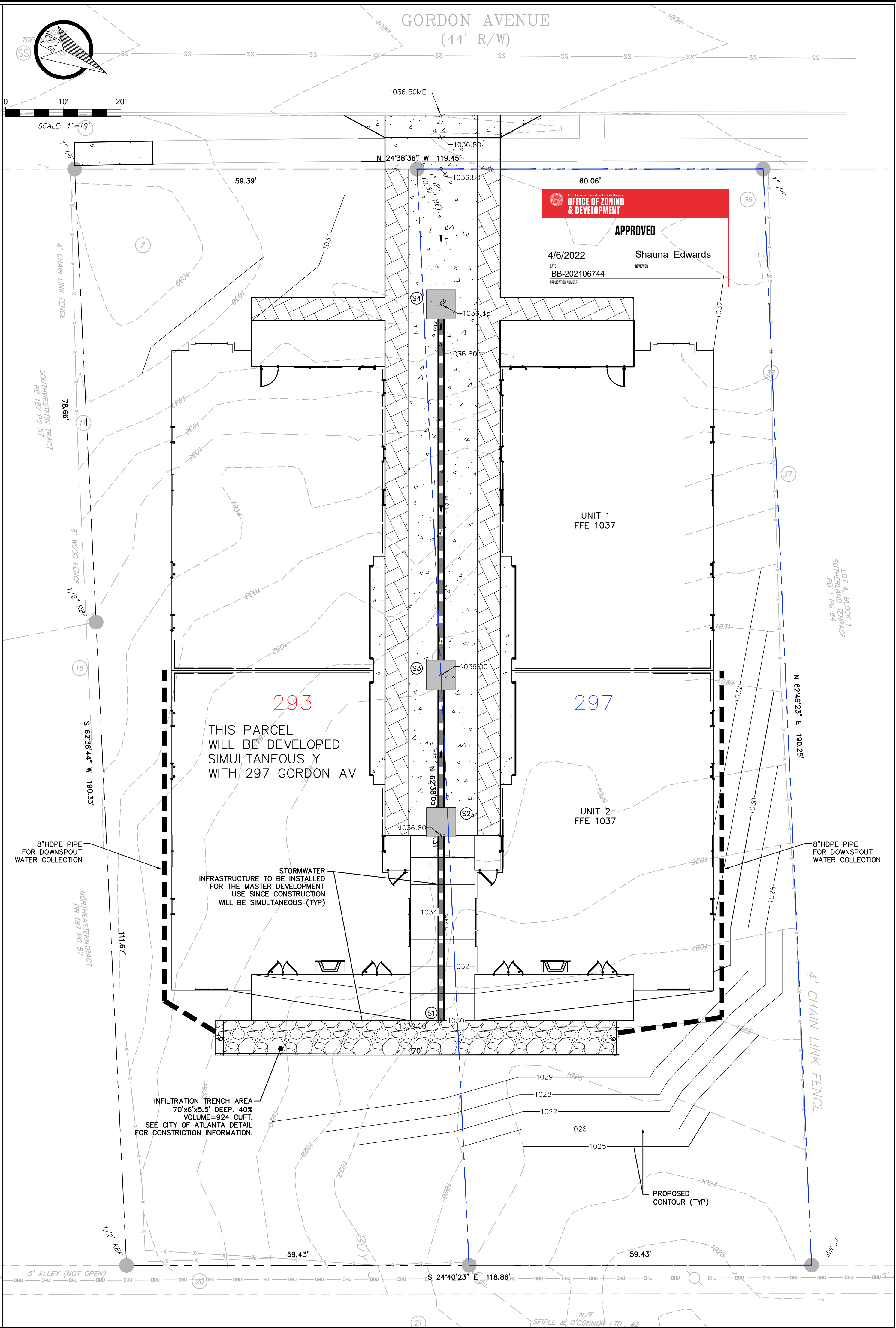
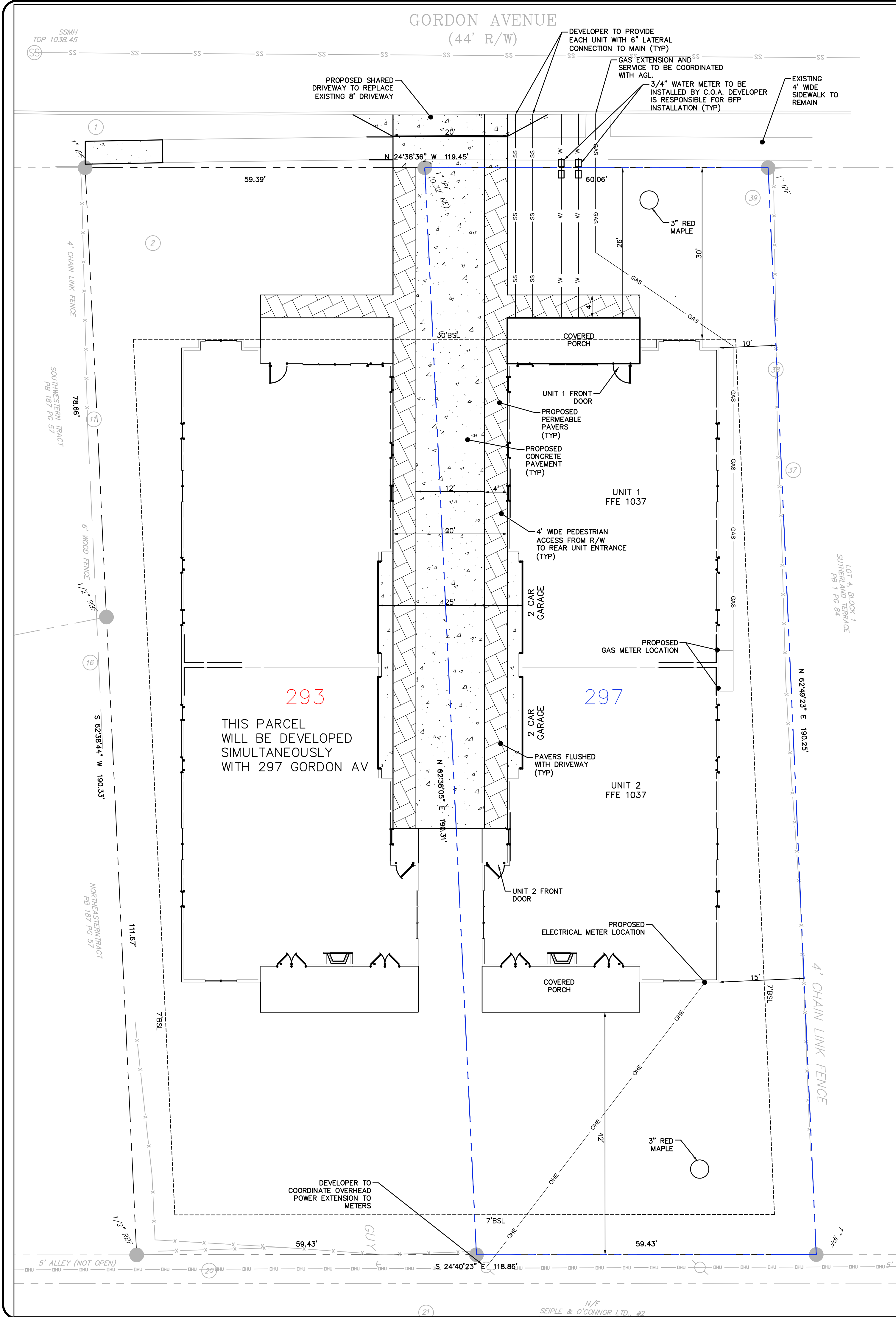
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**JOB NO: 20-421**  
**DATE: 01/10/22**

**EROSION CONTROL & TREE PLAN**

**SHEET C02**





**CONTINEO GROUP**  
755 COMMERCE DRIVE  
SUITE 800  
DECATUR, GA 30030  
770.335.9403  
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RESIDENTIAL DEVELOPMENT

ISSUED FOR:	CONSTRUCTION
JURISDICTION:	CITY OF ATLANTA
LOCATION:	297 GORDON AVENUE ATLANTA, GA 30307

#	DATE	REVISIONS
1	01/10/22	ZONING COMMENTS
2	03/10/22	ZONING COMMENTS

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JOB NO:	DATE:
20-421	01/10/22

SITE/UTILITY/  
GRADING PLAN

SHEET C03



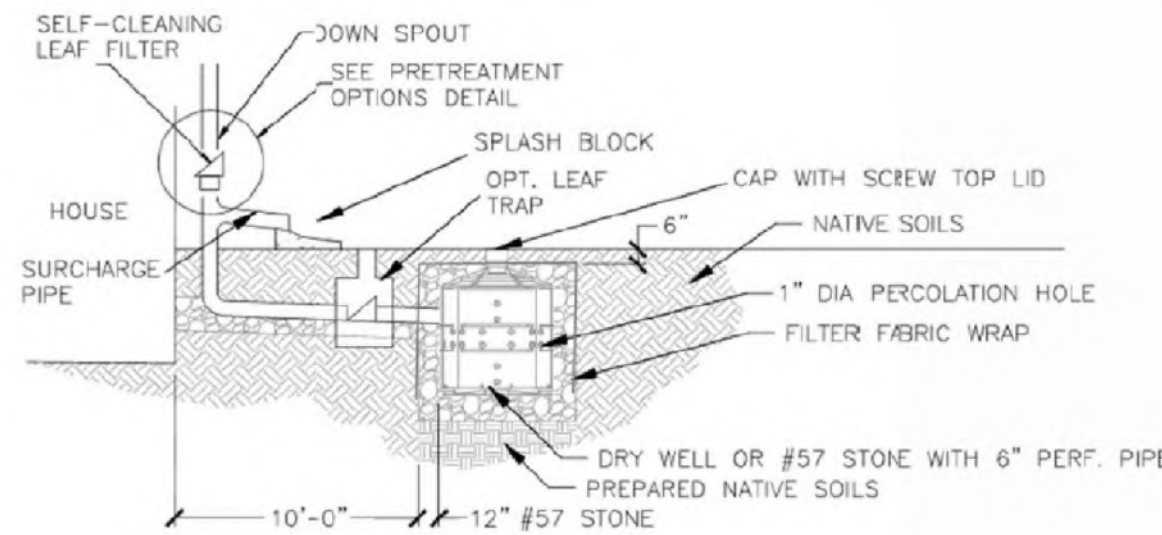
WATER QUALITY ANALYSIS AND DESIGN FOR 297 GORDON:  
THE PROPOSED DEVELOPMENT WILL PROVIDE STORMWATER RUNOFF REDUCTION THROUGH THE USE OF PERMEABLE PAVERS AND DRY-WELL UNITS. APPROXIMATELY HALF OF THE ROOF AREA WILL DRAIN TO THE DRIVEWAY AND THE OTHER HALF WILL BE ROUTED TO THE DRY-WELLS THROUGH DOWNSPOUTS.  
BASED ON THE SITE'S AREA BREAKDOWN THE SITE HAS 4,421 SF OF IMPERVIOUS AREA. 1,935 SF WILL BE SPLASH ON GRADE INTO THE DRIVEWAY AND REMAINING 2,486 SF WILL BE ROUTED TO THE DRY-WELLS.

PAVERS:

FOR 1,935 SF OF CONTRIBUTING DRAINAGE AREA WITH 3" OF LOWER STONE STORAGE LAYER, A PAVER AREA OF 1,055 SF IS REQUIRED. THE PROPOSED PAVER AREA FOR THE SITE IS 1,935 SF. THIS EXCEEDS THE REQUIREMENT.

DRY-WELL:

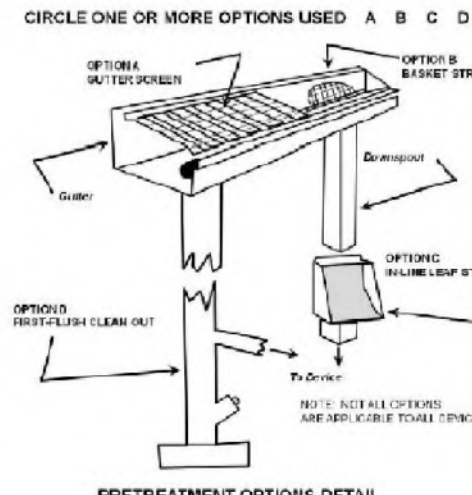
FOR 2,486 SF OF CONTRIBUTING DRAINAGE AREA WITH A TANK OF 30" DIA, 30" HEIGHT, AND 12" OF GRAVEL BED, 7 DRY-WELL UNITS AREA REQUIRED. AS SHOWN IN THE GRADING PLAN 7 UNITS AREA PROPOSED.



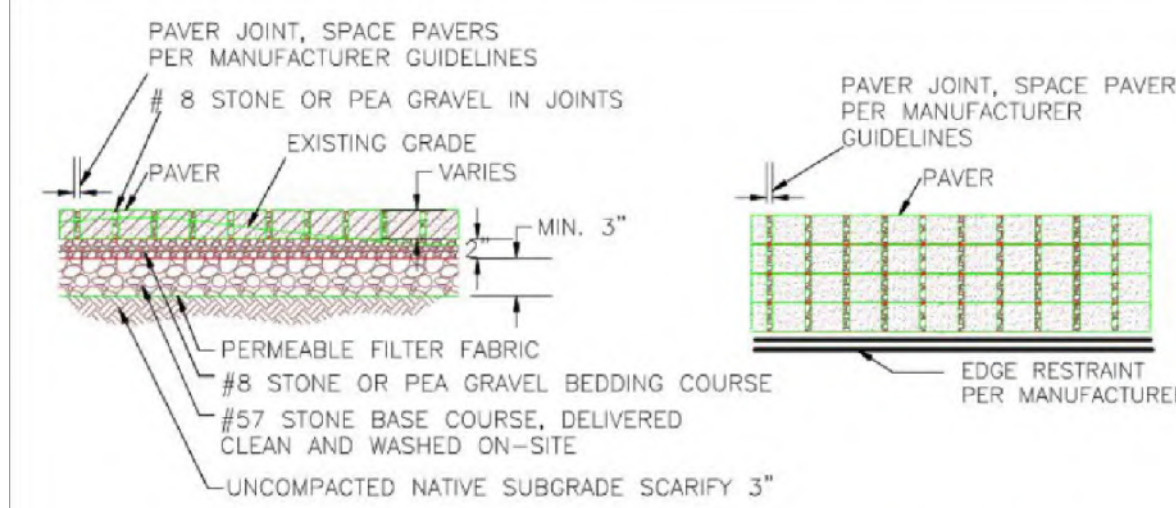
TYPICAL COMPONENTS (ATTACH MANUFACTURER'S SPECIFICATIONS)

CONSTRUCTION STEPS:

1. Review potential dry well areas and layout. Dry wells should not be located: (1) beneath an impervious (paved) surface; (2) above an area with a water table or bedrock less than two feet below the trench bottom; (3) over other utility lines; or, (4) above a septic field. Insure outlet daylight at least ten feet from property line.
2. Measure the area draining to the dry well and determine required size from the table on the next page.
3. If soil is a concern perform infiltration test according to Appendix A. If the rate is less than 0.25 in/hr this method cannot be used. If the rate is more than 0.50 in/hr the storage volume may be decreased 10% for every 0.50 in/hr infiltration rate increase above 0.50 in/hr.
4. Measure elevations and dig the hole to the required dimensions. Scarify the bottom soil surface 3".
5. Place and tamp 6" to 12" of #57 gravel in bottom. Pea gravel can be substituted for leveling purposes in the upper three inch layer below the tank.
6. Place and secure filter cloth down sides of the excavation leaving enough to fold over the top below the soil and turf.
7. Place tank and install piping. Bond top of tank in place.
8. Cut and route downspouts or other rainwater delivery components, leaf screen option(s) chosen (circle selected options in Pretreatment Options Detail figure). Strap and support as needed.
9. Create a safe overflow at least 10 feet from your property edge and insure it is protected from erosion.
10. Test connections with water flow.
11. Fill with gravel jacket around tank and place permeable fabric above between gravel and soil.
12. Backfill with soil/sod or pea gravel.
13. Consider aesthetics as appropriate and erosion control for overflow.



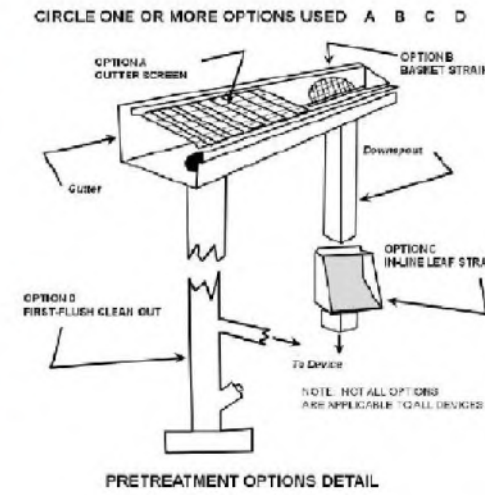
CITY OF ATLANTA DEPARTMENT OF WATERSHED MANAGEMENT	NAME/ADDRESS:	DRY WELL SPECIFICATIONS PAGE 1 OF 2																																																								
SIZING CALCULATION:																																																										
<table><tr><th>Gravel Bed Depth (inches)</th><th>Tank Height (inches)</th><th>Tank Inside Diameter (inches)</th><th>Contributing Area Captured (square feet)</th></tr><tr><td>5</td><td>30</td><td>24</td><td>258</td></tr><tr><td>12</td><td>30</td><td>30</td><td>383</td></tr><tr><td>12</td><td>30</td><td>36</td><td>490</td></tr><tr><td>12</td><td>30</td><td>42</td><td>615</td></tr><tr><td>12</td><td>30</td><td>48</td><td>755</td></tr><tr><td>12</td><td>45</td><td>30</td><td>522</td></tr><tr><td>12</td><td>45</td><td>36</td><td>677</td></tr><tr><td>12</td><td>45</td><td>42</td><td>822</td></tr><tr><td>12</td><td>45</td><td>48</td><td>977</td></tr><tr><td>12</td><td>60</td><td>30</td><td>657</td></tr><tr><td>12</td><td>60</td><td>36</td><td>802</td></tr><tr><td>12</td><td>60</td><td>42</td><td>947</td></tr><tr><td>12</td><td>60</td><td>48</td><td>1092</td></tr></table>			Gravel Bed Depth (inches)	Tank Height (inches)	Tank Inside Diameter (inches)	Contributing Area Captured (square feet)	5	30	24	258	12	30	30	383	12	30	36	490	12	30	42	615	12	30	48	755	12	45	30	522	12	45	36	677	12	45	42	822	12	45	48	977	12	60	30	657	12	60	36	802	12	60	42	947	12	60	48	1092
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HOLE DEPTH= INCHES																																																										
CITY OF ATLANTA DEPARTMENT OF WATERSHED MANAGEMENT	ATTACH THIS TWO-PAGE SPECIFICATION TO HOUSE PLAN SUBMITTAL	DRY WELL SPECIFICATIONS PAGE 2 OF 2																																																								



TYPICAL COMPONENTS (ATTACH MANUFACTURER'S SPECIFICATIONS)

CONSTRUCTION STEPS:

1. Review potential paver areas and layout. Pavers should slope less than 6% away from the structure and should not be located: (1) above an area with a water table or bedrock less than two feet below the trench bottom; (2) over other utility lines; or, (3) above a septic field.
2. Measure the area draining to the pavers and determine required paver area from the table on the next page based on the depth of the lower stone storage layer.
3. If soil is a concern perform infiltration test according to Appendix A. If the rate is less than 0.25 in/hr this method cannot be used. If the rate is more than 0.50 in/hr the paver area may be decreased 10% for every 0.50 in/hr infiltration rate increase above 0.50 in/hr.
4. Excavate area to appropriate depth and scarify soil to 3-4".
5. Place, level and compact gravel to planned depth in no more than 6" lifts. Three inch minimum depth.
6. Place, level and compact #8 stone or pea gravel bedding layer. Two inch minimum depth.
7. Lay paving stone one at a time or using mechanical placement as applicable. Cut stone at edges to fit.
8. Install edge restraints per manufacturer's specifications.
9. Sweep more #8 stone or pea gravel into stone joints until filled and even.
10. Cut and route downspouts or other rainwater delivery components, leaf screen option(s) chosen (circle selected options in Pretreatment Options Detail figure). Strap and support as needed.



SIZING CALCULATION:

Contributing Drainage Area (square feet)	Depth of Lower Stone Storage Layer (inches)			
	3	4	5	6
	Area of Pavers (square feet)			
100	54	45	39	34
500	280	230	200	170
1000	550	460	390	340
2000	1090	910	780	680
3000	1630	1380	1170	1020
4000	2180	1810	1580	1390
5000	2720	2270	1940	1700

MEASURE CONTRIBUTING DRAINAGE AREA AND READ AREA FOR GIVEN MEDIA DEPTH.

CONTRIBUTING DRAINAGE AREA= 1,935 SQ FT  
DEPTH OF STONE MEDIA= 3 INCHES  
PAVER AREA= 1,445 SQ FT

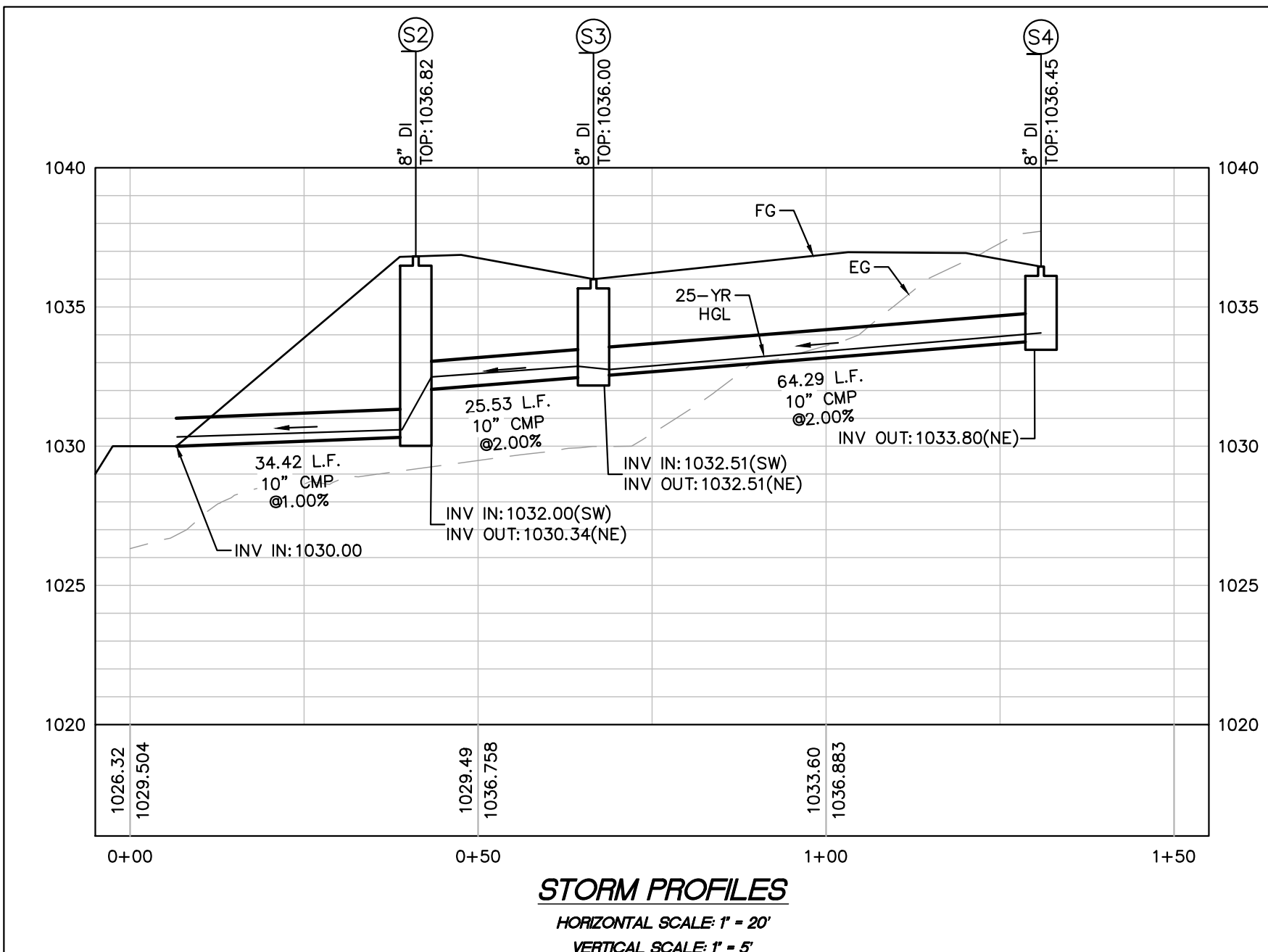
MAINTENANCE:

1. REMOVE ACCUMULATED SEDIMENT AND DEBRIS FROM JOINT SPACE MONTHLY.
2. OBSERVE THE PERMEABLE PAVES SYSTEM FOR EXCESSIVE PONDING DURING STORM EVENTS AND REPAIR AS NEEDED.
3. VACUUM, SWEEP, OR BLOW PERMEABLE PAVES SURFACE QUARTERLY TO KEEP THE SURFACE FREE OF SEDIMENT. NEW STONE MAY NEED TO BE SWEEPED INTO THE JOINTS AS NEEDED.
4. INSPECT PERMEABLE PAVES SURFACE FOR DETERIORATION ANNUALLY. REPAIR OR REPLACE ANY DAMAGED AREAS AS NEEDED.

CITY OF ATLANTA DEPARTMENT OF WATERSHED MANAGEMENT	ATTACH THIS TWO-PAGE SPECIFICATION TO HOUSE PLAN SUBMITTAL	PERMEABLE PAVES SPECIFICATIONS PAGE 2 OF 2
--	--	--

CITY OF ATLANTA DEPARTMENT OF WATERSHED MANAGEMENT	STANDARD DRIVEWAY DETAIL DETAIL NO. TR-B_DR005

STANDARD DETAILS TREE PLANTING DETAIL DETAIL NO. A-2	



GEORGIA  
REGISTERED  
PROFESSIONAL  
ENGINEER  
RYAN H. RUSSELL

CONTINUED GROUP  
755 COMMERCE DRIVE  
SUITE 800  
DECATUR, GA 30030  
770.335.9403  
www.fcg.engineer

M2 REAL ESTATE  
SOLUTIONS TEAM

CONTACT: DANIELLE JASMINE  
792 STOKESWOOD AVE SE,  
ATLANTA GA 30316  
TEL: 845-401-9439

297 GORDON AVE  
RESIDENTIAL DEVELOPMENT

ISSUED FOR: CONSTRUCTION  
JURISDICTION: CITY OF ATLANTA  
LOCATION: 297 GORDON AVENUE  
ATLANTA, GA 30307

#	DATE	REVISIONS
1	01/10/22	ZONING COMMENTS
2	03/10/22	ZONING COMMENTS
3	06/11/22	CITY COMMENTS

DRAWN: JPD  
CHECK: BHR

JOB NO: 20-421  
DATE: 01/10/22

DETAILS  
SHEET C04



NOTES:

1. The public records referenced on this plat were used for the establishment of the boundary of this property. They are not and do not constitute a title search. This plat is subject to all legal easements, right-of-ways, and covenants public and private.
2. This plat or survey is intended for the sole use of the parties listed hereon, any other use is strictly prohibited.
3. The basis of bearing is Georgia State Plane, North American Datum 1983 (NAD'83), Georgia West Zone.
4. The vertical datum for this survey is based on the North American Datum of 1988 (NAVD'88) from GPS observations performed by GeoTerra USA, LLC. Contour interval is one foot.
5. This property is located in Zone "X" (area of minimal flood hazard). The map number for this area is 13089C0064K, dated August 15, 2019.
6. Trees 6 inch diameter and larger were located for this survey.

LEGEND

BSL	= BUILDING SETBACK LINE
CO	= SANITARY SEWER CLEANOUT
E	= ELECTRIC METER
FH	= FIRE HYDRANT
G	= GAS METER
PP	= POWER POLE
R/W	= RIGHT-OF-WAY
TP	= TELEPHONE PEDESTAL
WM	= WATER METER
DHU	= OVERHEAD UTILITY LINE

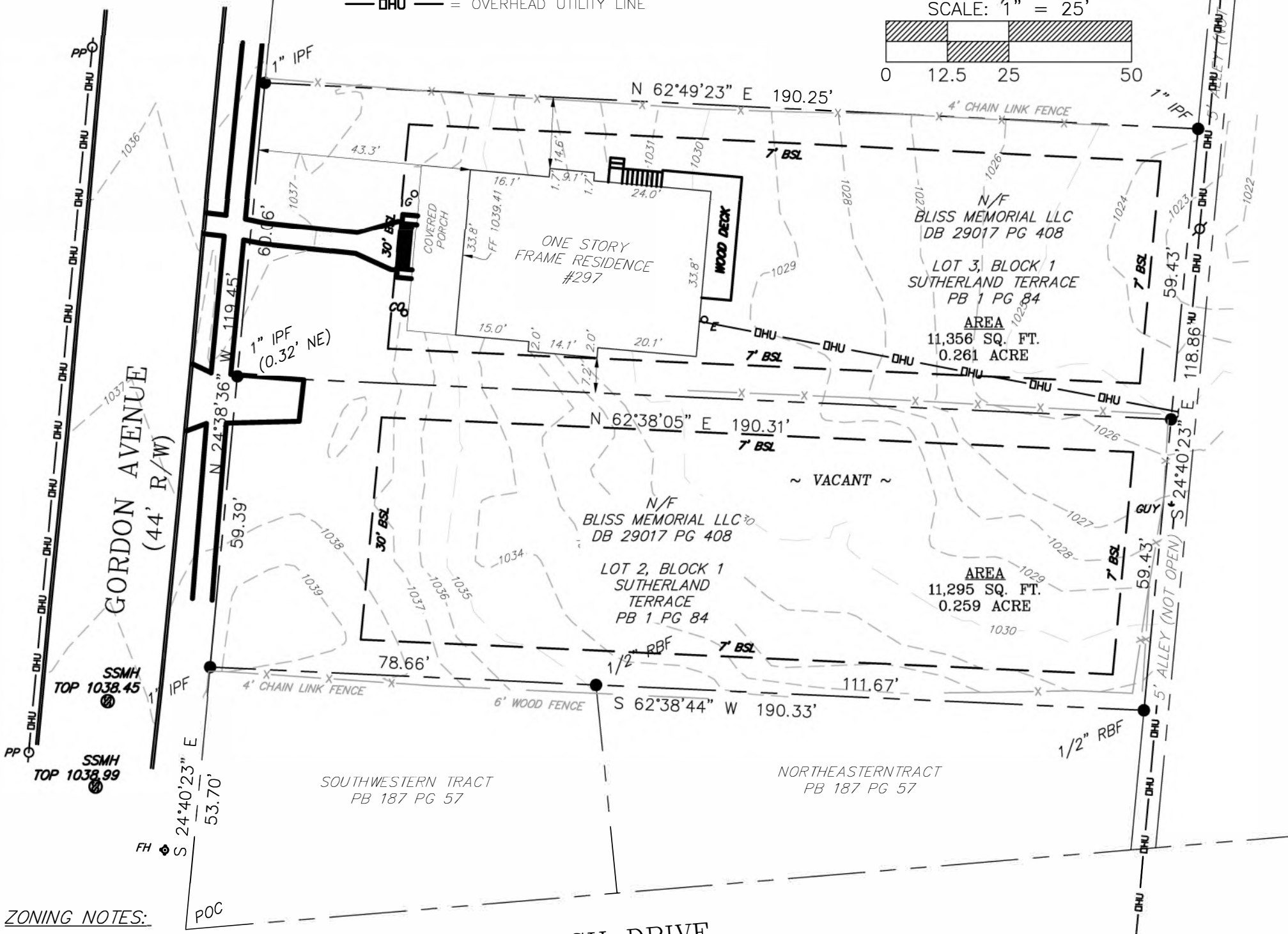
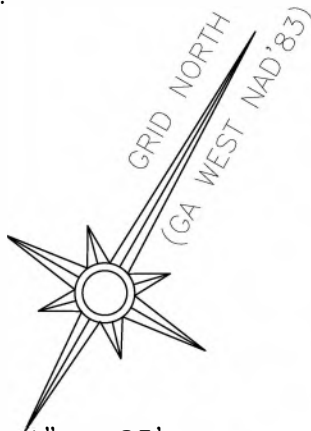
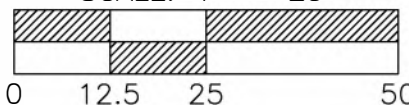
CORNER LEGEND

IPF	= IRON PIPE FOUND
RBF	= REBAR FOUND

AREA RESERVED FOR CLERK OF  
SUPERIOR COURT STAMP

LOT 4, BLOCK 1  
SUTHERLAND TERRACE  
PB 1 PG 84

SCALE: 1" = 25'



ZONING NOTES:

PER THE CITY OF ATLANTA GIS ZONING MAP  
THIS PROPERTY IS ZONED "R-5"  
(TWO-FAMILY RESIDENTIAL DISTRICT).

SETBACKS: FRONT YARD: 30 FEET.  
SIDE YARD: 7 FEET.  
REAR YARD: 7 FEET.

CLOSURE:

Error of Closure Plat: 1 / 68,188  
Error of Closure Field: N/A  
Angular Error: N/A  
Adjusted by: Least Squares  
The calculated positional tolerance  
is less than 0.07' per point.  
Field Date: May 21, 2021  
Plat Date: May 25, 2021

EQUIPMENT:

- Trimble 5600 Total Station
- Trimble R10 GPS unit
- Trimble TSc3 Data Collector
- Trimble VRS Network

V-23-186



CERTIFICATION:

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Karie L. Colburn, GAPLS #2963

05/25/2021  
DATE



Boundary, Topographic & Tree Survey  
for  
MALHAR BHAGAT  
M2REST

LOTS 2 & 3  
BLOCK 1  
SUTHERLAND TERRACE  
PB 1, PG 84

Land Lot 211, 15th District  
DeKalb County, Georgia  
GeoTerra USA, LLC

760 Old Roswell Road, Suite 240  
Roswell, Georgia 30076  
kcolburn@geoterrausa.net  
678-697-7044

COA: LSF001283

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ALL RIGHTS RESERVED

G2021-0106

# AUTHORIZATION BY PROPERTY OWNER

(Required only if the applicant is not the owner of the property subject to the proposed application.)

(Please print clearly. Must be the original document. A copy will not be accepted.)

I, Bliss Memorial LLC (OWNER'S NAME) SWEAR AND AFFIRM THAT I AM THE OWNER OF THE PROPERTY AT 297 Gordon Ave. NE (PROPERTY ADDRESS). AS SHOWN IN THE RECORDS OF DeKalb COUNTY, GEORGIA, WHICH IS THE SUBJECT MATTER OF THE ATTACHED APPLICATION. I AUTHORIZE THE PERSON NAMED BELOW TO FILE THIS APPLICATION AS MY AGENT.

## NAME OF APPLICANT:

LAST NAME Darmer FIRST NAME Ben R.

ADDRESS 1877 Ardmore Road NW SUITE \_\_\_\_\_

CITY Atlanta STATE GA ZIP CODE 30309

OWNER'S TELEPHONE NUMBER: (646) 413-8384

[Signature]  
SIGNATURE OF OWNER

Bliss Memorial LLC  
PRINT NAME OF OWNER

PERSONALLY APPEARED BEFORE ME THE ABOVE NAMES, WHO SWEARS THAT THE INFORMATION CONTAINED IN THIS AUTHORIZATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

[Signature]  
NOTARY PUBLIC

11-21-23  
DATE







PLEASE DO NOT  
PARK IN FRONT  
OF PROPERTY AS  
ACCESS NEEDED  
THANK YOU



30

31381

NATIONAL  
WASTE MANAGEMENT































● Application Received/Acknowledged

★ Subject Property

● Did Not Receive/Acknowledge





## **293 Gordon Ave NE – Bliss Memorial LLC**

Ben R. Darmer on behalf of  
Bliss Memorial, LLC c/o Malhar Bhagat  
P.O. Box 170347, Atlanta, GA 30317  
or  
Ben Darmer, 1877 Ardmore Road NW, Atlanta, GA 30309  
(646) 413-8384 or (404) 695-0690  
Malhar Bhagat [malhar@m2rest.com](mailto:malhar@m2rest.com) or [bdarmer@bellsouth.net](mailto:bdarmer@bellsouth.net)

December 21, 2023

Re: Proposed Zoning Variance for 297 Gordon Ave NE / Variance V-23-186

Dear Neighbor:

This is a request for a Variance because the duplexes at 293 and 297 Gordon Ave NE were constructed too close together. During the building permit review process, the City Arborist requested that one of the buildings be shifted to save three existing trees. At the time, neither the City nor the Owner noticed that this created a non-conforming issue with the space between the buildings. The City passed all reviews and issued the building permit and the Owner proceeded with construction under the impression that he had full approvals. When the Owner applied for a Zero Lot Line for the duplexes, the City realized what had happened. Since the construction is virtually complete, the City recommended that the Owner apply for a Variance.

These plans will be presented first at a meeting of the Lake Claire Neighbors (LCN), Thursday, January 18, 2024. That meeting will be held via Zoom, at 7:15pm. A Zoom link will be provided a day prior to the meeting. After that, these plans will be presented at the Neighborhood Planning Unit – N (NPU-N) meeting on Thursday, January 25, 2024. Again, a Zoom link will be available.


Should you have any questions about this project, please feel free to contact us at the contact information listed above. Ben Darmer is the Applicant and Malhar Bhagat is the manager for the Developer.

Sincerely,

Ben R. Darmer, Applicant and Malhar Bhagat, Developer

***Acknowledgement of Notification:***

- ☒ I have been made aware of the variance request V-23-186 and given the opportunity to comment on the proposal.
- ☐ I have additional questions
- ☐ I have been informed but have no opinion

  
<Signature of LCN member>

Bliss Memorial LLC  
<Printed Name of LCN member>

293 Gordon Ave NE  
<Address of LCN member>



# 301 Gordon Ave NE – Iris Hale

Ben R. Darmer on behalf of  
Bliss Memorial, LLC c/o Malhar Bhagat  
P.O. Box 170347, Atlanta, GA 30317  
or  
Ben Darmer, 1877 Ardmore Road NW, Atlanta, GA 30309  
(646) 413-8384 or (404) 695-0690  
Malhar Bhagat [malhar@m2rest.com](mailto:malhar@m2rest.com) or [bdarmer@bellsouth.net](mailto:bdarmer@bellsouth.net)

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Ben R. Darmer, Applicant and Malhar Bhagat, Developer

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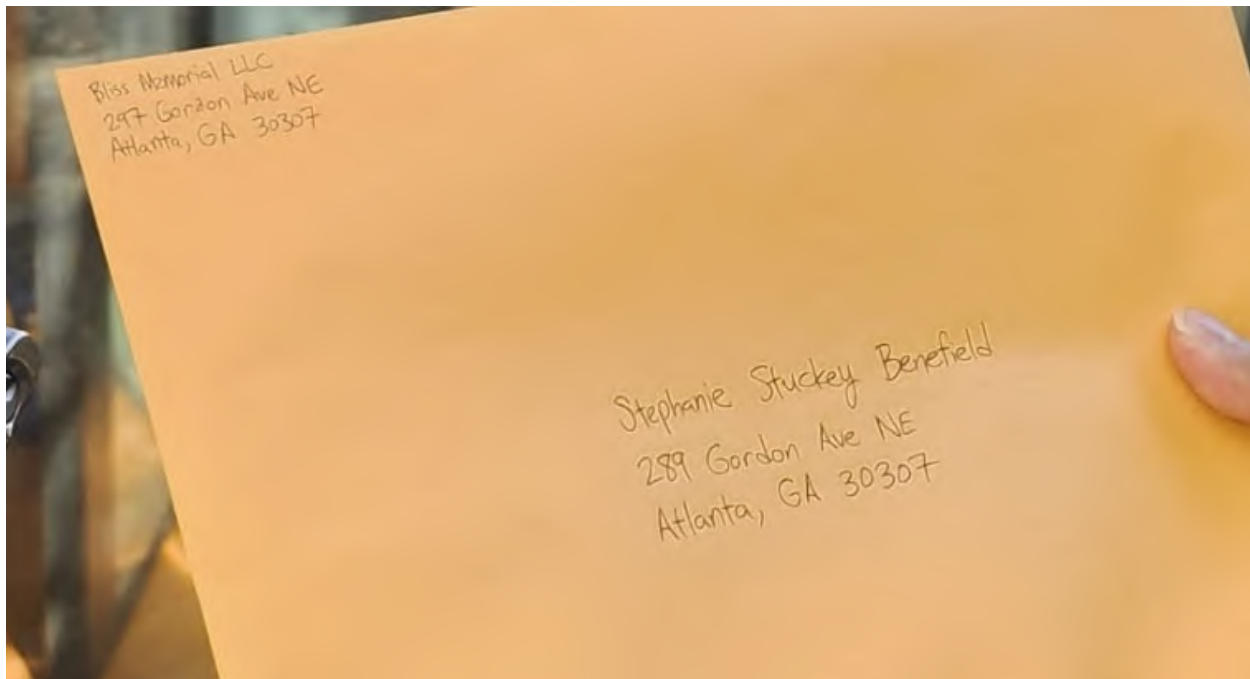
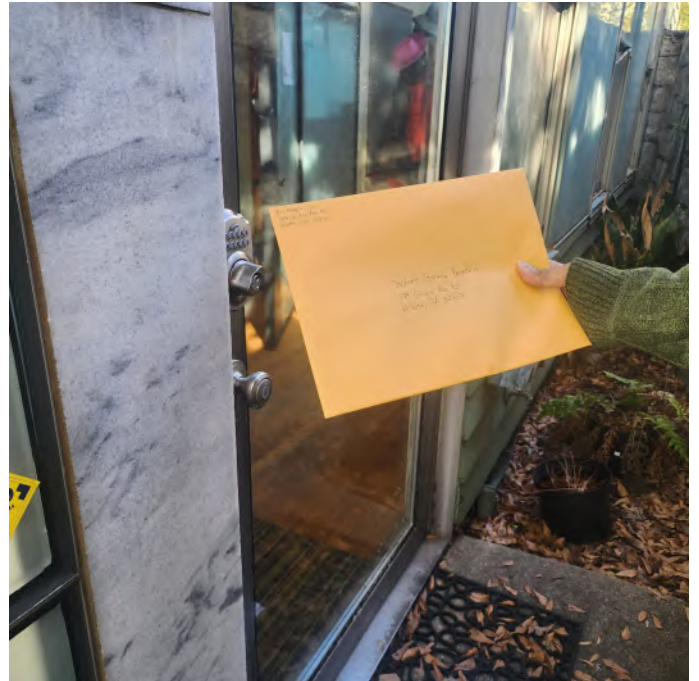
  
<Signature of LCN member>

Iris Hale  
<Printed Name of LCN member>

301 Gordon Ave NE  
<Address of LCN member>

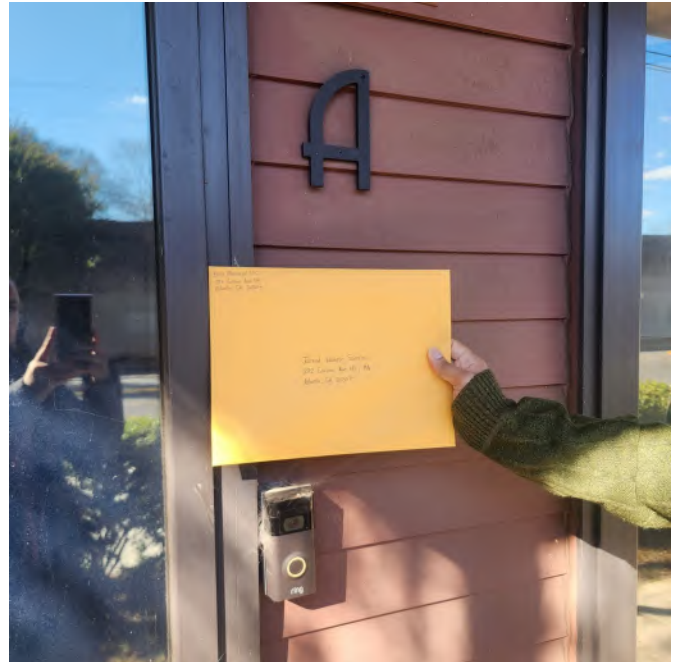


## 289 Gordon Ave NE – Stephanie Stuckey Benefield





## 292 Gordon Ave NE UNIT A– Jarred Waldron Sandler



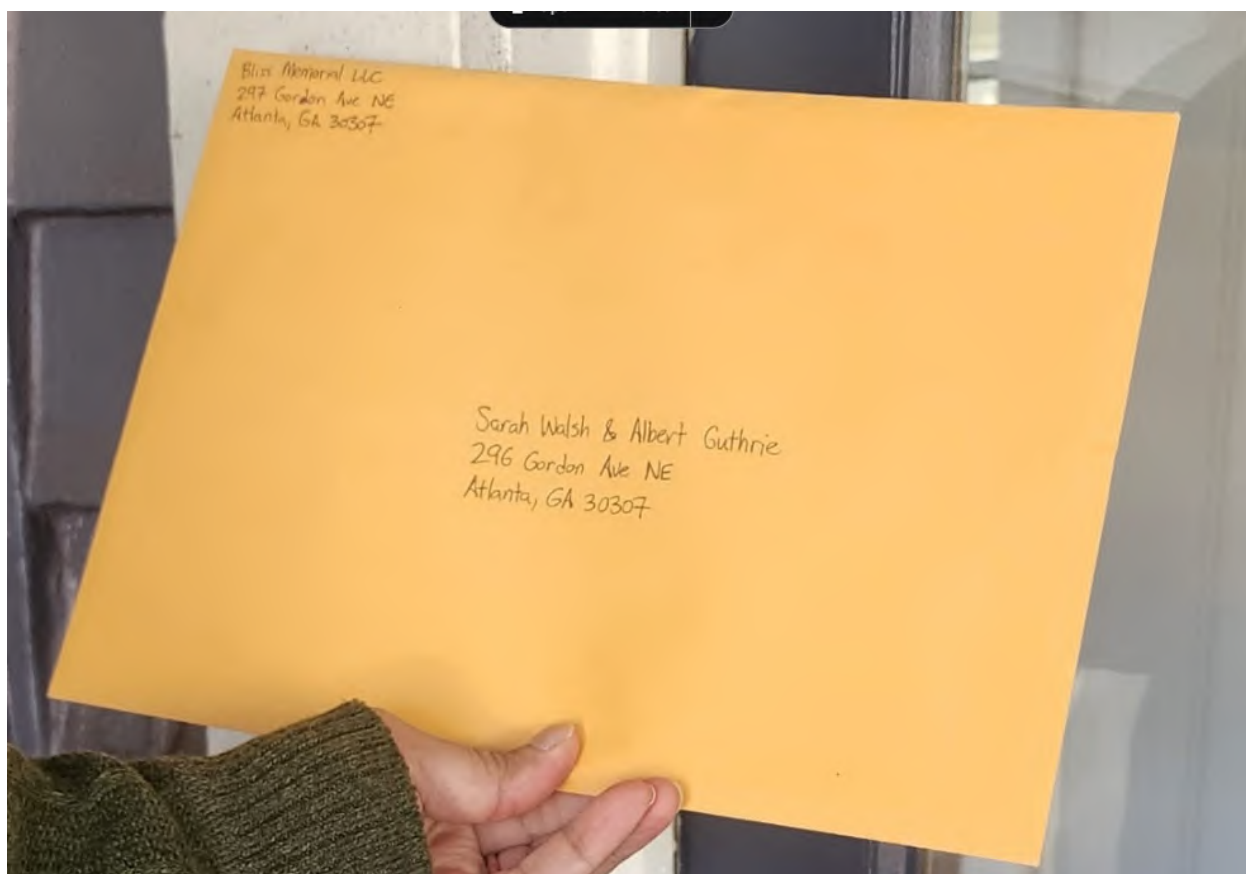


## 292 Gordon Ave NE UNIT H – Monica Gurtu



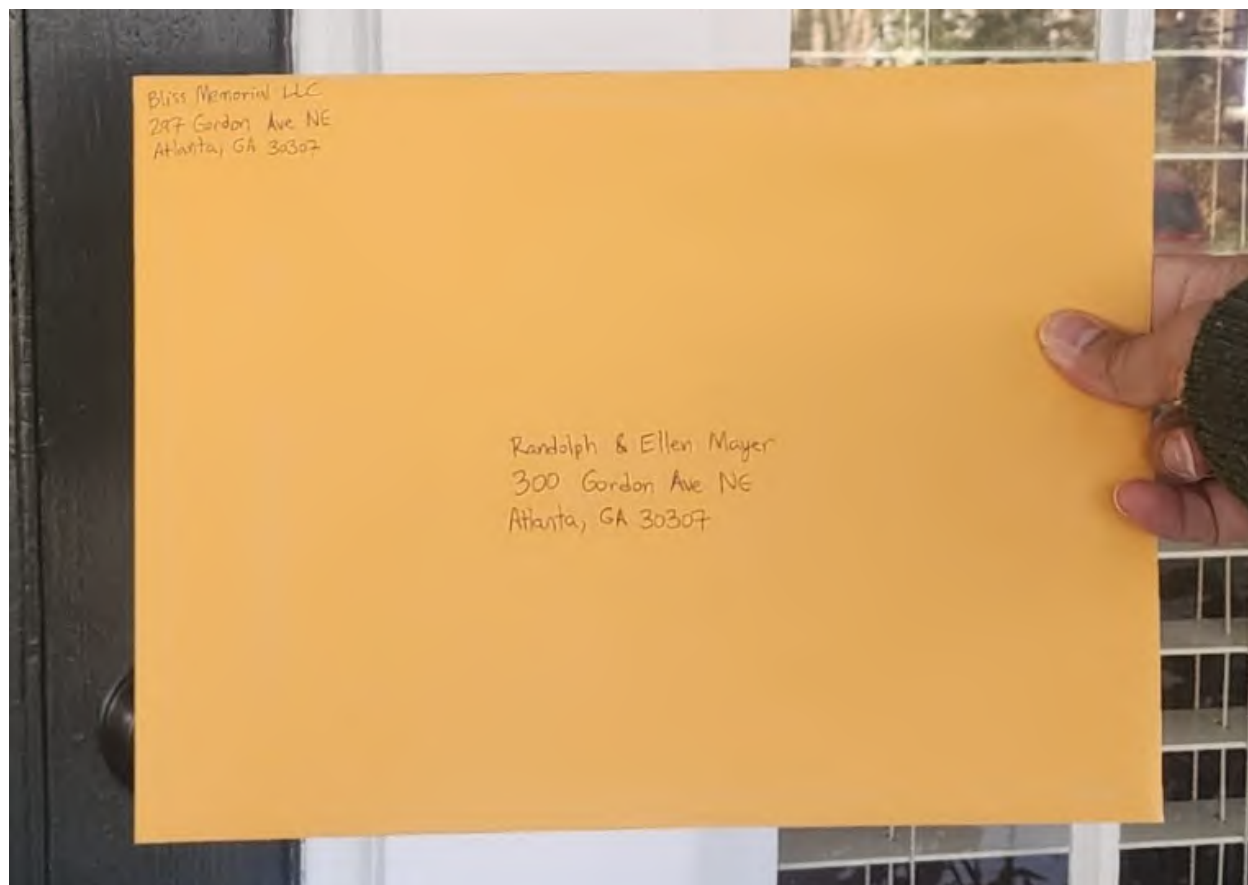
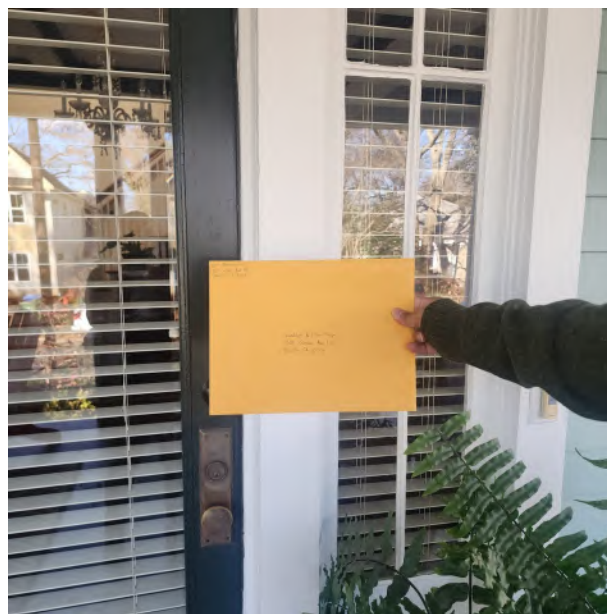


## **296 Gordon Ave NE – Sarah Walsh & Albert Guthrie**





## 300 Gordon Ave NE – Randolph & Ellen Mayer



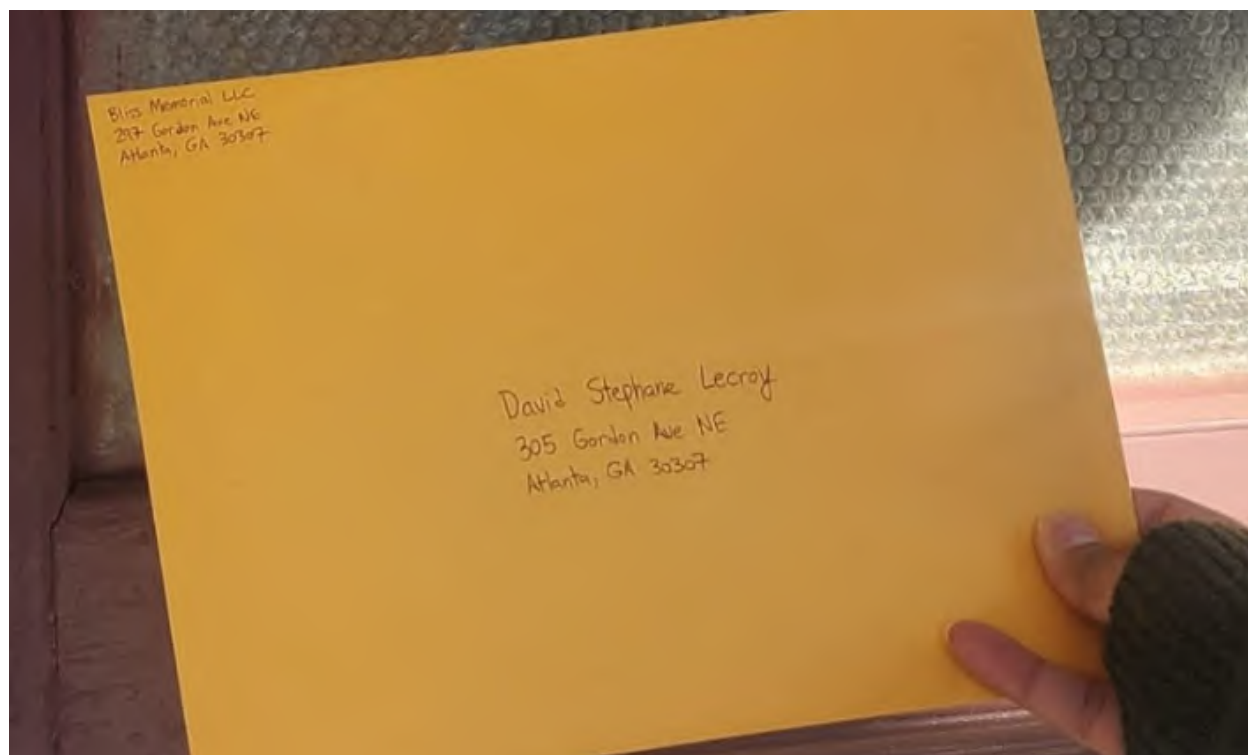
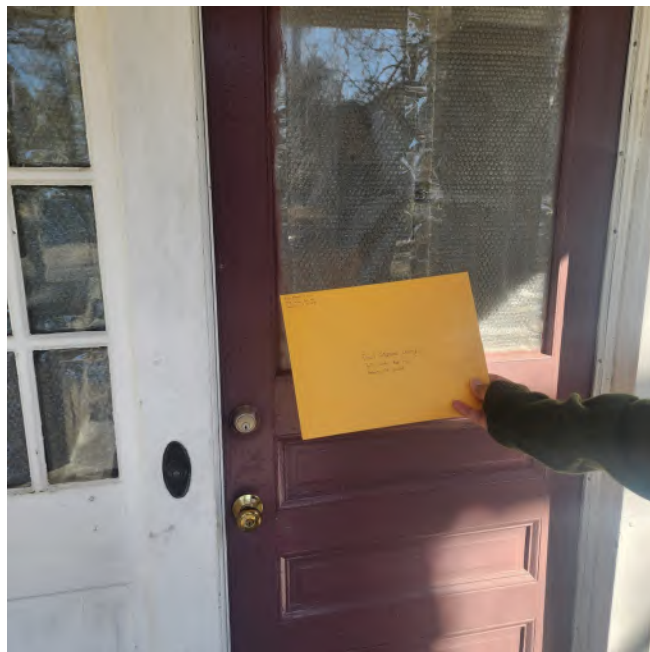


## 304 Gordon Ave NE – Kenneth & Tracey Solomon





## 305 Gordon Ave NE – David Stephane Lecroy



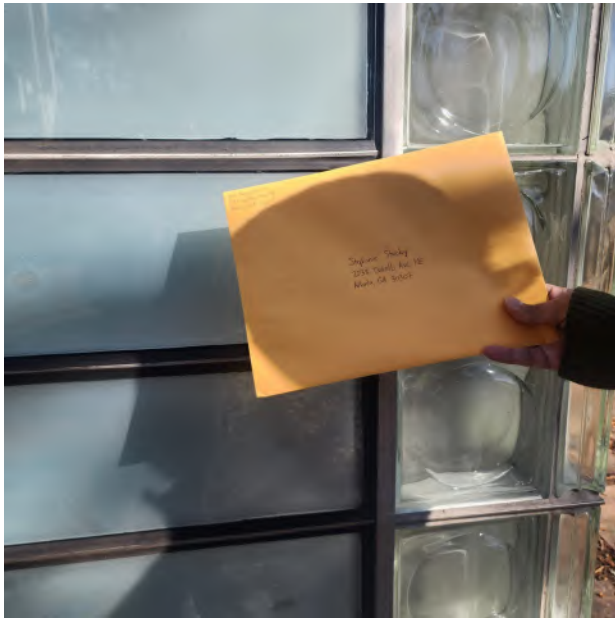


## 309 Gordon Ave NE – Tracy Brown & Todd Brown





## **2038 Dekalb Ave NE – Stephanie Stuckey**





# 2040 Dekalb Ave NE – Seiple O'Connor Ltd No Two



U.S. Postal Service™  
**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

Sent To: **Seiple & O'Connor Ltd No Two**  
Street and Apt. No., or PO Box No.  
**2587 Dellwood Dr NW**  
City, State, ZIP+4®  
**Atlanta, GA 30305**

Atlanta, GA 30305

Certified Mail Fee \$4.35

Extra Services & Fees (check box and fee) (if appropriate)

<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
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Postage \$2.00

Total Postage and Fees \$6.35

PS Form 3800, April 2013 PSN 7530-02-000-9047 See Reverse for Instructions

DEC 29 2023

ATLANTA, GA 30316

OFFICIAL USE

373 0061 0000 0140 2207