



**OFFICE OF ZONING AND DEVELOPMENT**

55 Trinity Avenue S.W., Suite 3350

Atlanta, Georgia 30303

(404) 330-6145

APPLICATION #: **V-26-089**

DATE ACCEPTED: **06/23/2026**

**NOTICE TO APPLICANT**

Address of Property:

**1825 Almeta AVE NE**

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

Board of Zoning Adjustment (BZA) Hearing Date:

**Thursday, August 13, 2026 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:

Please click the link below to access the directory designated as the "meeting location."

[www.atlantaga.gov/government/departments/city-planning/neighborhood-planning-units/neighborhood-planning-units-npu-contacts](http://www.atlantaga.gov/government/departments/city-planning/neighborhood-planning-units/neighborhood-planning-units-npu-contacts)

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 at 404-330-6637.

Signed,

\_\_\_\_\_  
RG, for Director, Office of Zoning and  
Development

\_\_\_\_\_  
Jarred Kaiser

**V-26-089**



# APPLICATION FOR BOARD OF ZONING ADJUSTMENT

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

Variance	x
Special Exception	
Variance & Special Exception	



Date Filed 5/27/26 Application Number \_\_\_\_\_  
Name of Applicant Jarred Kaiser Daytime Phone 7404034509  
Company Name (if applicable) \_\_\_\_\_ email jarred.m.kaiser@gmail.com  
Address 1825 Almeta Ave Atlanta GA 30307  
street city state zip code

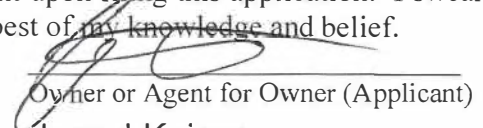
Name of Property Owner Jarred Kaiser Phone 7404034509  
Address 1825 Almeta Ave Atlanta GA 30307  
street city state zip code

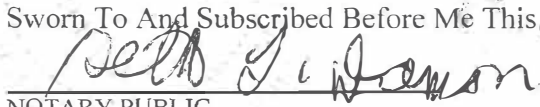
## Description of Property

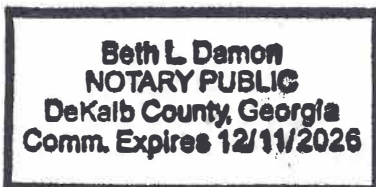
Address of Property 1825 Almeta Ave Atlanta GA 30307  
street city state zip code  
Area: 11 632 sf Land Lot: 238 District: 15th Dekalb County, GA.  
Property is zoned: R-4, Council District: 5, Neighborhood Planning Unit (NPU): N

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.

  
Owner or Agent for Owner (Applicant)  
Jarred Kaiser  
Print Name of Owner

Sworn To And Subscribed Before Me This 27<sup>th</sup> Day Of May, 2026.  
  
NOTARY PUBLIC





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

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

DATE ISSUED: June 5, 2026



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

Jarred Kaiser  
 Name of Applicant

**SCOPE OF WORK**

Update existing deck with a roof and screen

at 1825 Almeta Avenue NE 15-238  
 Street Address Quadrant District & Land Lot

to be used for **Residential** purposes. The property is zoned R-4

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

1. **Applicant a variance to reduce the side yard set back from 7 ft to 3.5 ft, not from 15 ft.**

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: \_\_\_\_\_

Tatum Jordan-Madden 6/5/2026  
 Plan Reviewer Date

Jarred Kaiser 06/08/2026  
 Applicant Date



# SUMMARY & JUSTIFICATION FOR SPECIAL EXCEPTIONS

**Directions:** Complete responses must be provided. Incomplete applications will not be accepted. The space below may only be utilized for the summary of proposal or responses may be submitted as a separate attachment. Specific criteria for Board approval of special exceptions may be found on page 9. **The justification must address the criteria. Please submit a separate justification for responses to the applicable special exception criteria.**

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 special exception request (shall not replace submittal of written criteria).** (Examples: "Installation of a swimming pool adjacent to the public right of way ("active recreation"), "Install a 6-foot high opaque wooden wall ('privacy fence' with 6-foot high opaque wall gates.").

**Parking & Loading:** List the hours and manner of operation for the proposed use, the maximum number of employees who will park on the site at any given time, and list the maximum estimated number of customers (visitors or similar persons) who will require automobile parking in connection with the use on the site at any given time. **If you are proposing off-site parking, see the attached Standards for off-site Parking Agreements (page 11).**

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**Walls and Fences:** Any request for walls or fences should include a site plan and elevations showing the full extent of the wall or fence and a drawing showing a typical portion of the wall or fence including gates of ornamental fences.

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**Active Recreation:** \_\_\_\_\_

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**Non-Conforming Uses & Structures (i.e. duplex):** \_\_\_\_\_

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**All other Special Exception Requests:** \_\_\_\_\_

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## 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, Jarred Kaiser (OWNER'S NAME) SWEAR AND AFFIRM THAT I AM THE OWNER OF THE PROPERTY AT 1825 Almeta 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 Kaiser FIRST NAME Jarred  
ADDRESS 1825 Almeta Ave NE SUITE \_\_\_\_\_  
CITY Atlanta STATE GA ZIP CODE 30307

OWNER'S TELEPHONE NUMBER: 7404034509

  
\_\_\_\_\_  
SIGNATURE OF OWNER  
Jarred Kaiser  
\_\_\_\_\_  
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.

  
\_\_\_\_\_  
NOTARY PUBLIC

May 27, 2026  
DATE

**Beth L. Damon**  
**NOTARY PUBLIC**  
**DeKalb County, Georgia**  
**Comm. Expires 12/11/2026**

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.

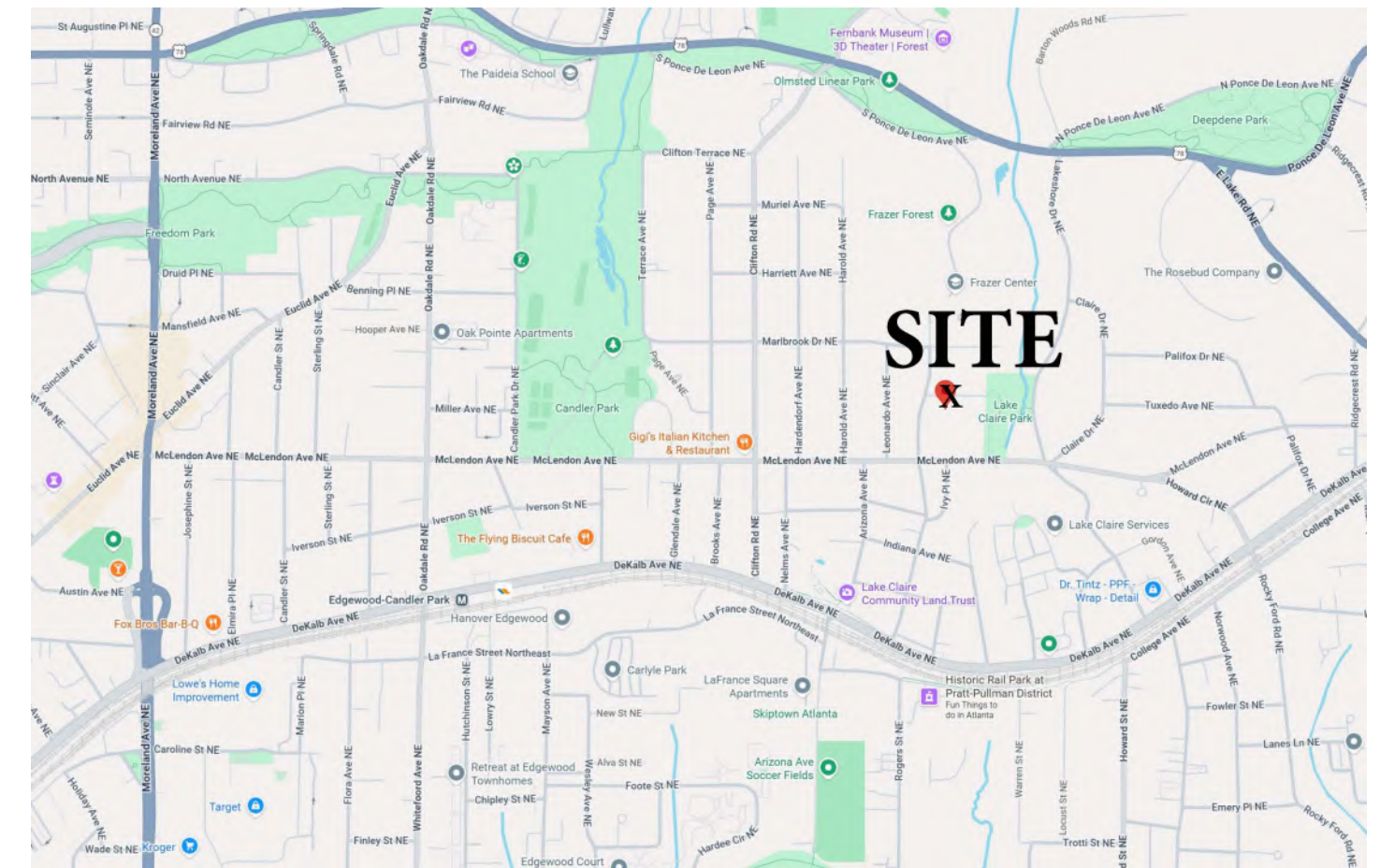
**FLOOD HAZARD STATEMENT**

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

**ZONING INFORMATION:**

CLASSIFICATION: R-4  
 SETBACKS: FRONT - 35 FEET  
               SIDE - 7 FEET  
               REAR - 15 FEET  
 MINIMUM LOT AREA - 9000 sf.  
 MINIMUM STREET FRONTAGE - 70 FEET  
 MAXIMUM LOT COVERAGE - 50%  
 MAXIMUM FLOOR AREA RATIO - 0.50  
 MINIMUM OFFSTREET PARKING - 1 SPACE

**PROJECT SCOPE:**  
 CONSTRUCTION OF A NEW SCREEN PORCH ON THE REAR OF AN EXISTING SINGLE-FAMILY HOME



**24 HR CONTACT:**

JARRED KAISER  
 (740)403-4509  
 JARRED.M.KAISER@GMAIL.COM

**APPLICABLE BUILDING CODES:**

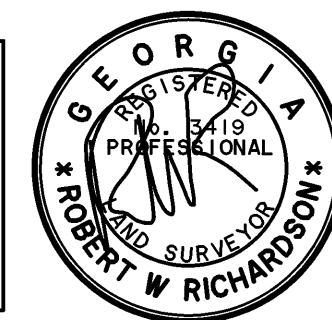
- INTERNATIONAL BUILDING CODE
  - 2024 INTERNATIONAL BUILDING CODE (IBC) WITH GEORGIA AMENDMENTS
- INTERNATIONAL RESIDENTIAL CODE
  - 2024 INTERNATIONAL RESIDENTIAL CODE (IRC) WITH GEORGIA AMENDMENTS
- INTERNATIONAL FIRE CODE
  - 2024 INTERNATIONAL FIRE CODE (IFC) AS ADOPTED BY THE SAFETY FIRE COMMISSIONER
- INTERNATIONAL PLUMBING CODE
  - 2024 INTERNATIONAL PLUMBING CODE IPC WITH GEORGIA AMENDMENTS (2026)
- INTERNATIONAL MECHANICAL CODE
  - 2024 INTERNATIONAL MECHANICAL CODE IMC WITH GEORGIA AMENDMENTS (2026)
- INTERNATIONAL FUEL GAS CODE
  - 2024 INTERNATIONAL FUEL GAS CODE (IFGC) WITH GEORGIA AMENDMENTS
- NATIONAL ELECTRICAL CODE
  - 2026 GEORGIA AMENDMENTS TO THE 2023 NATIONAL ELECTRICAL CODE (NEC) WITH GEORGIA AMENDMENTS (2026)
- INTERNATIONAL ENERGY CONSERVATION CODE
  - 2015 EDITION, WITH GEORGIA SUPPLEMENTS AND AMMENDMENTS (2020), (2022), (2023)
- INTERNATIONAL SWIMMING POOL AND SPA CODE
  - 2024 INTERNATIONAL SWIMMING POOL AND SPA CODE (ISpsc) WITH GEORGIA AMENDMENTS
- NFPA 101
  - NFPA 101 LIFE SAFETY CODE (LSC) 2024 EDITION EFFECTIVE MAY 27, 2025

**EROSION CONTROL NOTES:**

- A) THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO LAND-DISTURBING ACTIVITIES.
- B) EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
- C) DISTURBED AREAS LEFT IDLE 14 DAYS SHALL BE STABILIZED WITH TEMPORARY VEGETATION AND MULCH. DISTURBED AREAS REMAINING IDLE 30 DAYS SHALL BE STABILIZED WITH PERMANENT VEGETATION.
- D) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AT LEAST DAILY, AFTER EACH RAIN, AND REPAIRED AS NECESSARY.
- E) ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IF DETERMINED NECESSARY BY ON-SITE INSPECTION.
- F) SILT FENCE SHALL BE "TYPE C" AS PER THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA, AND BE WIRE REINFORCED (SEE ATTACHED DETAIL).
- G) THE DESIGN PROFESSIONAL WHOSE SIGNED AND DATED SEAL APPEARS HEREON, AFFIRMS THAT THE SITE WAS VISITED PRIOR TO THE PREPARATION OF THIS SITE PLAN BY HIMSELF OR HIS AUTHORIZED AGENT UNDER HIS SUPERVISION.

RELEASED FOR CONSTRUCTION

**GSWCC** GEORGIA SOIL AND WATER CONSERVATION COMMISSION  
 ROBERT W. RICHARDSON  
 LEVEL II CERTIFIED DESIGN PROFESSIONAL  
 CERTIFICATION NUMBER 0000089322  
 ISSUED 10/17/2019 EXPIRES 10/11/2028  
 05/20/26  
 SIGNATURE DATE



**ALPHA LAND SERVICES**  
 P.O. BOX 1651  
 LOGANVILLE, GA. 30052  
**ENGINEERING \* LAND SURVEYING**  
 OFF: 770.696.4054 EMAIL: ROBERT@ALPHASURVEYOR.COM

SHEET 1 OF 5	
SITE PLAN FOR:	
<b>1825 ALMETA AVENUE</b>	
TAX PARCEL# 15 238 05 084	
LAND LOT: 238	LOT: 88 BLOCK:
DISTRICT: 15TH	SUB: BRANTLEY & DOBY
DEKALB COUNTY	SUBDIVISION
GEORGIA	
FIELD DATE: 12/15/25	AREA = 0.267 ACRES
PLAT DATE: 05/20/26	JOB No. 25625COS

REVISION: \_\_\_\_\_  
 REF. PLAT: PB. 10 P. 56

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.

LOT AREA:  
11,632 sf.  
0.267 ACRES

24 HR CONTACT:  
JARRED KAISER  
(740)403-4509  
JARRED.M.KAISER@GMAIL.COM

**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 0064K, DATED 08/15/19

**ZONING INFORMATION:**

CLASSIFICATION: R-4  
SETBACKS: FRONT - 35 FEET  
SIDE - 7 FEET  
REAR - 15 FEET  
MINIMUM LOT AREA - 9000 sf.  
MINIMUM STREET FRONTAGE - 70 FEET  
MAXIMUM LOT COVERAGE - 50%  
MAXIMUM FLOOR AREA RATIO - 0.50  
MINIMUM OFFSTREET PARKING - 1 SPACE

**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  
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CM = CONCRETE MONUMENT  
C.E. = CONSTRUCTION EASEMENT  
C&G = CURB AND GUTTER  
LS = LIGHT STANDARD  
OTP = OPEN TOP PIPE FOUND  
CTP = CRIMP TOP PIPE FOUND

**EXISTING LOT COVERAGE:**

HOUSE = 1316 sf.  
DRIVE = 1086 sf.  
SHED = 257 sf.  
DECK = 209 sf.  
FRONT WALK = 124 sf.  
REAR WALK/STEPS = 79 sf.  
WALLS/STEPS = 76 sf.  
COOP = 67 sf.  
STOOP/STEPS = 35 sf.  
TOTAL = 3249 sf.  
LOT COVERAGE = 27.9%

**TREE CHART:**

#	DESC.	NET CRZ	NEW IMP	IMP %
1	36" HICKORY	3999	668	16.7%
2	27" HICKORY	2290	0	0.0%

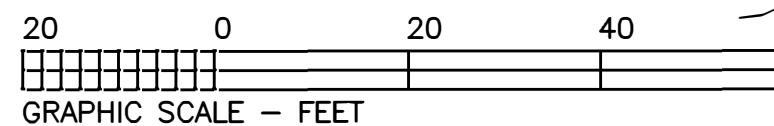
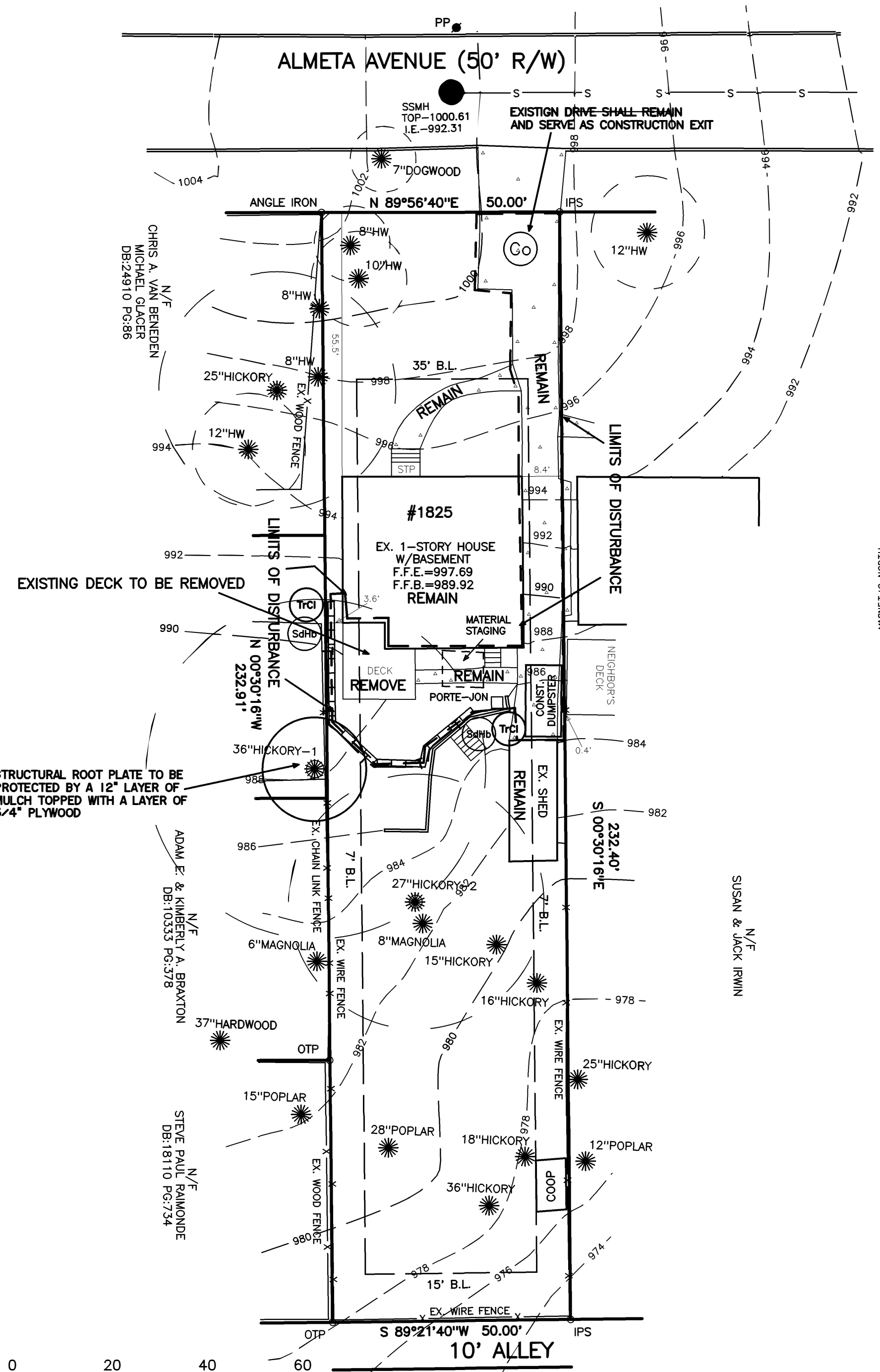
NO GRADED SLOPE SHALL EXCEED 2H:1V  
ON ALL DISTURBED AREAS

Ds1 Ds2 Ds3 Ds4

DISTURBED AREA = 2060 sf.  
0.047 ACRES

**DIRT/DEBRIS STATEMENT:**

FILL QUANTITIES = 2-3 CU YRDS  
CUT QUANTITIES = 2-3 CU YRDS  
- MINOR LEVELING TO BE PERFORMED  
- QUANTITIES ARE APPROXIMATE  
DEBRIS QUANTITIES = 25 CU YRDS  
- DEBRIS TO BE REMOVED IN DUMPSTERS  
- QUANTITIES ARE APPROXIMATE



(TrCl) - 6' CHAIN LINK TREE-SAVE FENCING

(Tr) - 4' ORANGE MESH TREE-SAVE FENCING

ONCE INSTALLED, TREE SAVE FENCE MAY NOT BE MOVED NOR REMOVED, EVEN TEMPORARILY, UNTIL PROJECT CLOSE FINES/STOP WORK ORDER MAY BE APPLIED

CHAIN LINK VARIETY TREE SAVE FENCE TO BE USED ON ALL FRONT YARD TREES AND ANY TREE IMPACTED BETWEEN 20% - 33%.

**EROSION CONTROL NOTES:**

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OFF: 770.696.4054 EMAIL: ROBERT@ALPHASURVEYOR.COM  
REVISION: \_\_\_\_\_  
REF. PLAT: PB. 10 P. 56

SHEET 2 OF 5  
EXISTING CONDITIONS/DEMOLITION PLAN FOR:  
**1825 ALMETA AVENUE**  
TAX PARCEL# 15 238 05 084  
LAND LOT: 238  
DISTRICT: 15TH  
DEKALB COUNTY  
GEORGIA  
FIELD DATE: 12/15/25  
PLAT DATE: 05/20/26  
LOT: 88 BLOCK: \_\_\_\_\_  
SUB: BRANTLEY & DOBY  
SUBDIVISION  
AREA = 0.267 ACRES  
JOB No. 2562501

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SIDE - 7 FEET  
REAR - 15 FEET  
MINIMUM LOT AREA - 9000 sf.  
MINIMUM STREET FRONTAGE - 70 FEET  
MAXIMUM LOT COVERAGE - 50%  
MAXIMUM FLOOR AREA RATIO - 0.50  
MINIMUM OFFSTREET PARKING - 1 SPACE

**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  
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**EXISTING LOT COVERAGE:**

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DECK = 209 sf.  
FRONT WALK = 124 sf.  
REAR WALK/STEPS = 79 sf.  
WALLS/STEPS = 76 sf.  
COOP = 67 sf.  
STOOP/STEPS = 35 sf.  
TOTAL = 3249 sf.  
LOT COVERAGE = 27.9%

**PROPOSED LOT COVERAGE:**

HOUSE = 1316 sf.  
DRIVE = 1086 sf.  
SHED = 257 sf.  
FRONT WALK = 124 sf.  
REAR WALK/STEPS = 75 sf.  
WALLS/STEPS = 76 sf.  
COOP = 67 sf.  
STOOP/STEPS = 35 sf.  
PROPOSED SCREEN PORCH = 351 sf.  
TOTAL = 3387 sf.  
LOT COVERAGE = 29.12%

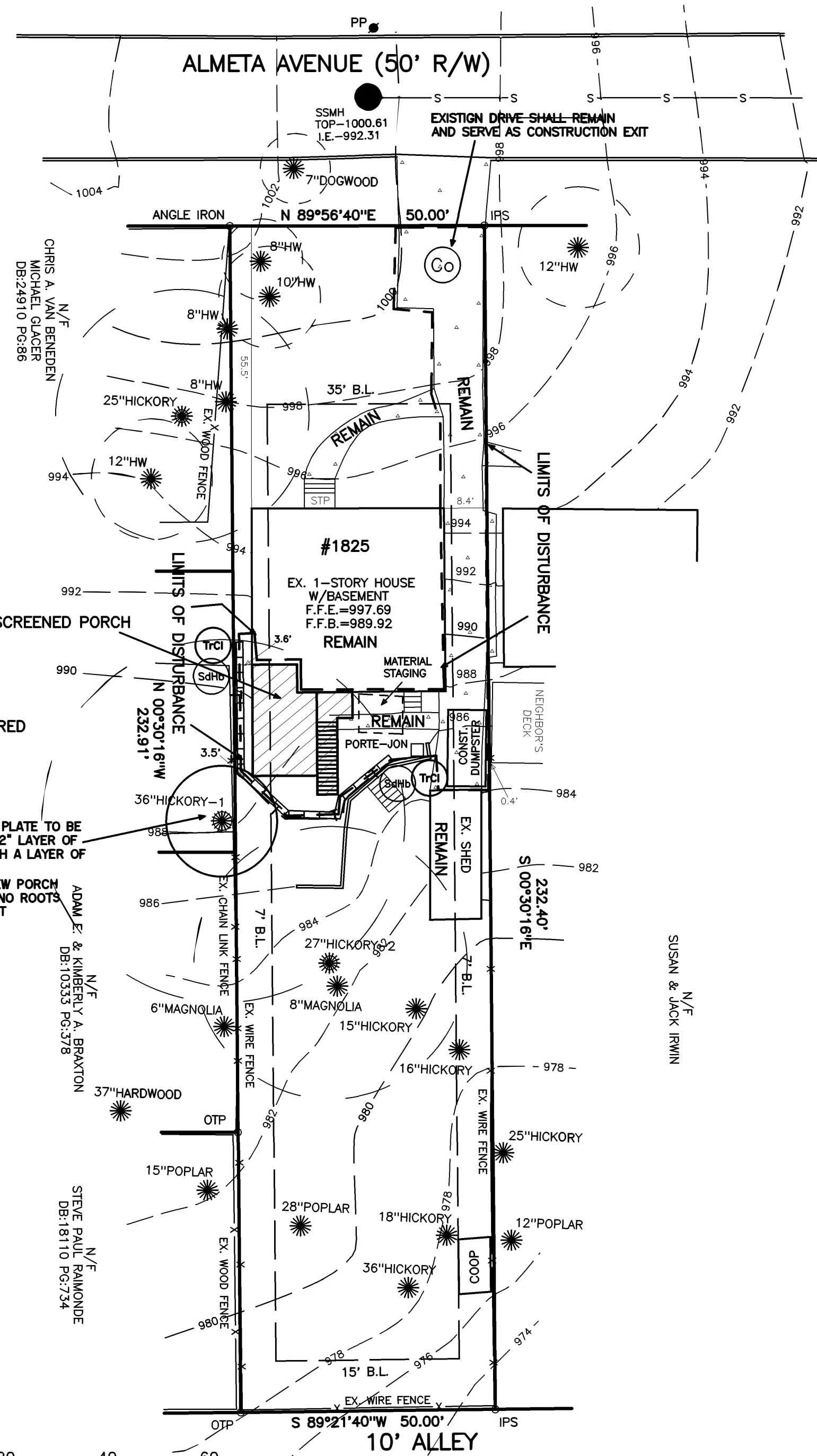
**TREE CHART:**

#	DESC.	NET CRZ	NEW IMP	IMP %
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2	27" HICKORY	2290	0	0.0%

**TREE DENSITY REQUIREMENT:**

21 TREES REQUIRED PER ACRE  
21 x 0.267 = 5.6 = 6 TREES REQUIRED  
9 EXISTING TREES; REQUIREMENT MET

**NO PROPOSED TREE REMOVAL**



(TrC) - 6' CHAIN LINK TREE-SAVE FENCING

(Tr) - 4' ORANGE MESH TREE-SAVE FENCING

ONCE INSTALLED, TREE SAVE FENCE MAY NOT BE MOVED NOR REMOVED, EVEN TEMPORARILY, UNTIL PROJECT CLOSE FINES/STOP WORK ORDER MAY BE APPLIED

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- DISTURBED AREAS LEFT IDLE 14 DAYS SHALL BE STABILIZED WITH TEMPORARY VEGETATION AND MULCH. DISTURBED AREAS REMAINING IDLE 30 DAYS SHALL BE STABILIZED WITH PERMANENT VEGETATION.
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AT LEAST DAILY, AFTER EACH RAIN, AND REPAIRED AS NECESSARY.
- ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IF DETERMINED NECESSARY BY ON-SITE INSPECTION.
- SILT FENCE SHALL BE "TYPE C" AS PER THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA, AND BE WIRE REINFORCED (SEE ATTACHED DETAIL).
- THE DESIGN PROFESSIONAL WHOSE SIGNED AND DATED SEAL APPEARS HEREON, AFFIRMS THAT THE SITE WAS VISITED PRIOR TO THE PREPARATION OF THIS SITE PLAN BY HIMSELF OR HIS AUTHORIZED AGENT UNDER HIS SUPERVISION.

**GSWCC** GEORGIA SOIL AND WATER CONSERVATION COMMISSION  
ROBERT W. RICHARDSON  
LEVEL II CERTIFIED DESIGN PROFESSIONAL  
CERTIFICATION NUMBER 0000089322  
ISSUED 01/27/2019 EXPIRES 10/11/2028  
05/20/26  
SIGNATURE DATE



**ALPHA LAND SERVICES**  
P.O. BOX 1651  
LOGANVILLE, GA. 30052  
ENGINEERING \* LAND SURVEYING  
OFF: 770.696.4054 EMAIL: ROBERT@ALPHASURVEYOR.COM  
REVISION: \_\_\_\_\_  
REF. PLAT: PB. 10 P. 56

SHEET 3 OF 5  
SITE PLAN FOR:  
**1825 ALMETA AVENUE**  
TAX PARCEL# 15 238 05 084  
LAND LOT: 238  
DISTRICT: 15TH  
DEKALB COUNTY  
GEORGIA  
FIELD DATE: 12/15/25  
PLAT DATE: 05/20/26  
LOT: 88 BLOCK:  
SUB: BRANTLEY & DOBY  
SUBDIVISION  
AREA = 0.267 ACRES  
JOB No. 2562551

RELEASED FOR CONSTRUCTION

- INSTALLATION SPECIFICATIONS:
- INSTALLATION, PRODUCT SELECTION, AND MAINTENANCE SHALL BE IN ACCORDANCE WITH THE GSWCC MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA.
  - LOOSEN COMPACTED SOIL TO A MINIMUM DEPTH OF THREE (3) INCHES PRIOR TO APPLICATION.
  - DRY STRAW OR HAY SHALL BE IN CLEAN CONDITION AND APPLIED BY HAND OR MACHINE TO A THICKNESS OF TWO (2) TO FOUR (4) INCHES. STRAW OR HAY MULCH SHALL BE ANCHORED IMMEDIATELY AFTER APPLICATION.
  - MULCH ON SLOPES GREATER THAN 3% SHOULD BE ANCHORED WITH EMULSIFIED ASPHALT OR OTHER SUITABLE TACKIFIER.
  - ADDITIONAL MULCHING IS REQUIRED IF THE MINIMUM THICKNESS IS NOT ACHIEVED OR IF SOIL COVERAGE IS LESS THAN 90%.

**Ds1** **DISTURBED AREA STABILIZATION WITH MULCHING**

- INSTALLATION SPECIFICATIONS:
- INSTALLATION, SEED SELECTION, AND MAINTENANCE SHALL BE IN ACCORDANCE WITH THE GSWCC MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA.
  - ADDITIONAL EROSION CONTROL MEASURES MAY BE NECESSARY TO ALLOW PROPER GERMINATION AND STABILIZATION.
  - SOIL SURFACES MAY NEED TO BE TILLED, PITTED, OR OTHERWISE SCARIFIED TO ALLOW FOR PROPER SEED LOGGING AND GERMINATION.
  - APPLY LIME AT A RATE OF ONE TON PER ACRE AS NEEDED.
  - APPLY 10-10-10 FERTILIZER TO SOILS WITH LOW FERTILITY AT A RATE OF 500 TO 700 POUNDS PER ACRE.
  - SEEDS SHALL BE PLANTED AT A DEPTH OF TEN TIMES THE SEED DIAMETER.
  - ACCEPTABLE PLANTING METHODS INCLUDE HYDRO-SEEDING, DRILLING, AND BROADCAST SPREADING BY MACHINE OR HAND.

SPECIES	PLANTING RATES PER ACRE*	TYPICAL PLANTING MONTHS															
		J	F	M	A	M	J	J	A	S	O	N	D				
BARLEY	144 LBS									X	X	X	X	X	X		
ANNUAL LESPEDEZA	40 LBS	X	X	X	X												
WEEPING LOVEGRASS	4 LBS	X	X	X	X	X											
BROWNTOP MILLET	40 LBS					X	X	X	X								
OATS	128 LBS											X	X	X			
RYE	168 LBS											X	X	X	X		
ANNUAL RYEGRASS	40 LBS	X	X	X	X							X	X	X	X		
SUDANGRASS	60 LBS					X	X	X	X	X							
WHEAT	180 LBS											X	X	X	X		

\* PLANTING RATES SHOWN ARE FOR BROADCAST APPLICATIONS. REDUCE THESE RATES BY 50% FOR SEED DRILLING.

**Ds2** **DISTURBED AREA STABILIZATION WITH TEMPORARY SEEDING**

- PLANTING SPECIFICATIONS:
- INSTALLATION, SEED SELECTION, AND MAINTENANCE SHALL BE IN ACCORDANCE WITH THE GSWCC MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA.
  - PERMANENT VEGETATION SHALL INCLUDE GROUND PREPARATION, LIMING, FERTILIZING, SEEDING, AND MULCHING.
  - INTERIM EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL AT LEAST 70% OF THE EXPOSED SURFACE IS SUFFICIENTLY STABILIZED.
  - PREPARE THE LAND FOR SEEDING BY APPLYING LIME AND FERTILIZER AND DISKING THE SURFACE TO A MAXIMUM DEPTH OF FOUR (4) INCHES. FINISHED SURFACE SHALL BE SMOOTH, UNIFORM, AND FREE OF DEBRIS SUCH AS TRASH, ROCKS, ROOTS, AND WEEDS.
  - MULCH SHALL BE APPLIED UNIFORMLY WITHIN 24 HOURS OF SEEDING.
  - REFER TO THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA FOR ADDITIONAL PLANTING SPECIFICATIONS AND ALTERNATIVE VEGETATIVE COVER SUCH AS TREES AND SHRUBS.

SPECIES	PLANTING RATES PER ACRE*	TYPICAL PLANTING MONTHS															
		J	F	M	A	M	J	J	A	S	O	N	D				
BAHIA	60 LBS	X	X	X	X	X	X	X	X	X	X	X	X	X			
BERMUDA (HULLED)	10 LBS	X	X	X	X	X											
BERMUDA (UNHULLED)	10 LBS	X	X									X	X	X			
TALL FESCUE	50 LBS					X	X					X	X	X			
WEEPING LOVEGRASS	4 LBS					X	X	X	X								
SERICEA LESPEDEZA	60 LBS	X	X	X	X												

\* PLANTING RATES SHOWN ARE FOR BROADCAST APPLICATIONS. REDUCE THESE RATES BY 50% FOR SEED DRILLING.

- LIME AND FERTILIZER APPLICATION:
- GRADED AREAS REQUIRE LIME APPLICATION.
  - AGRICULTURAL LIME SHALL BE APPLIED AT A RATE OF ONE (1) TO TWO (2) TONS PER ACRE UNLESS SOIL TESTS SUGGEST OTHERWISE. REPEAT APPLICATION EVERY FIVE (5) YEARS OR AS NEEDED.

TYPE OF SPECIES	PLANTING YEAR	RECOMMENDED N-P-K	FERTILIZER RATE PER ACRE
COOL SEASON GRASSES	1	6-12-12	1500 LBS
	2	6-12-12	1000 LBS
	MAINTENANCE	10-10-10	400 LBS
COOL SEASON GRASSES AND LEGUMES	1	6-12-12	1500 LBS
	2	0-12-12	1000 LBS
	MAINTENANCE	0-10-10	400 LBS
WARM SEASON GRASSES	1	6-12-12	1500 LBS
	2	6-12-12	800 LBS
	MAINTENANCE	10-10-10	400 LBS
WARM SEASON GRASSES AND LEGUMES	1	6-12-12	1500 LBS
	2	0-10-10	1000 LBS
	MAINTENANCE	0-10-10	400 LBS

\* PERMANENT SEEDING MAY BE SUBSTITUTED WITH SODDING (Ds4) AT THE DISCRETION OF THE PROPERTY OWNER AND LOCAL INSPECTOR.

**Ds3** **DISTURBED AREA STABILIZATION WITH PERMANENT SEEDING**

- Ds4**
- 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.
  - Sod should be cut to the desired size within ±5%. Torn or uneven pads should be rejected.
  - Sod should be cut and installed within 36 hours of digging.
  - Avoid planting when subject to frost heave or hot weather, if irrigation is not available.
  - The sod type should be shown on the plans or installed according to Table 2. See page 60 for your Resource Area.

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 Tifway Tifgreen Tifgreen	M-L, P.C P.C P.C	Warm weather
Bahigrass	Pensacola	P.C	Warm weather
Centipede	—	P.C	Warm weather
St. Augustine	Common Bitterblue Raleigh	C	Warm weather
Zoysia	Emerald Myer	P.C	Warm weather
Tall Fescue	Kentucky 31	M-L, P	Cool weather

- MAINTENANCE**
- Re-sod areas where an adequate stand of sod is not obtained.
  - New sod should be mowed sparingly. Grass height should not be cut less than 2"-3" or as specified.
  - Apply one ton of agricultural lime as indicated.

**Co**

**CRUSHED STONE CONSTRUCTION EXIT**

EXIT DIAGRAM

ENTRANCE ELEVATION

NOTES:

- AVOID LOCATING ON STEEP SLOPES OR AT CLAVES ON PUBLIC ROADS.
- REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
- AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONE).
- GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6".
- PAD WIDTH SHALL BE EQUAL FULL WIDTH AT ALL POINTS OF VEHICULAR EGRESS, BUT NO LESS THAN 20'.
- A DIVERSION RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PAVED AREA IS GREATER THAN 2%.
- INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES.
- WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPLICABLE SEDIMENT TRAP OR SEDIMENT BASIN (INSTALL ALL SURFACE HANDS) AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE).
- WASHRACKS AND/OR TIRE WASHERS MAY BE REQUIRED DEPENDING ON SCALE AND CIRCUMSTANCE. IF NECESSARY, WASHRACK DESIGN MAY CONSIST OF ANY MATERIAL SUITABLE FOR TRUCK TRAFFIC THAT REMOVES MUD AND DIRT.
- MAINTAIN AREA IN A WAY THAT PREVENTS TRACKING AND/OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

Figure 6-14.1

**SILT FENCE - TYPE SENSITIVE**

SIDE VIEW

FRONT VIEW

NOTES:

- USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
- HEIGHT (\*\*) IS TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

Figure 6-27.2

**BMP Detail Series**

**STRAW BALES DETAIL**

NOTE 1. STAKES SHALL BE WOOD AND SHALL BE 2" x 2" NOMINAL.

NOTE 2. EROSION BALES SHALL BE 18" x 18" x 36".

NOTE 3. EROSION BALES SHALL BE ENTRENCHED 4 IN. MINIMUM INTO THE SOIL, TIGHTLY ABUTTED WITH NO GAPS, STAKED, AND BACKFILLED AROUND THE ENTIRE OUTSIDE PERIMETER.

Step 1: excavate the trench

Step 2: Place and stake the erosion bales.

V-26-089  
OFFICE OF ZONING & DEVELOPMENT  
RECEIVED  
DATE: 6/23/2026

SHEET 4 OF 5

NOTES & DETAILS FOR:

**1825 ALMETA AVENUE**  
TAX PARCEL# 15 238 05 084

ALPHA LAND SERVICES  
P.O. BOX 1651  
LOGANVILLE, GA. 30052  
ENGINEERING \* LAND SURVEYING  
OFF: 770.696.4054 EMAIL: ROBERT@ALPHASURVEYOR.COM

REVISION:

LAND LOT: 238  
DISTRICT: 15TH  
DEKALB COUNTY  
GEORGIA  
FIELD DATE: 12/15/25  
PLAT DATE: 05/20/26

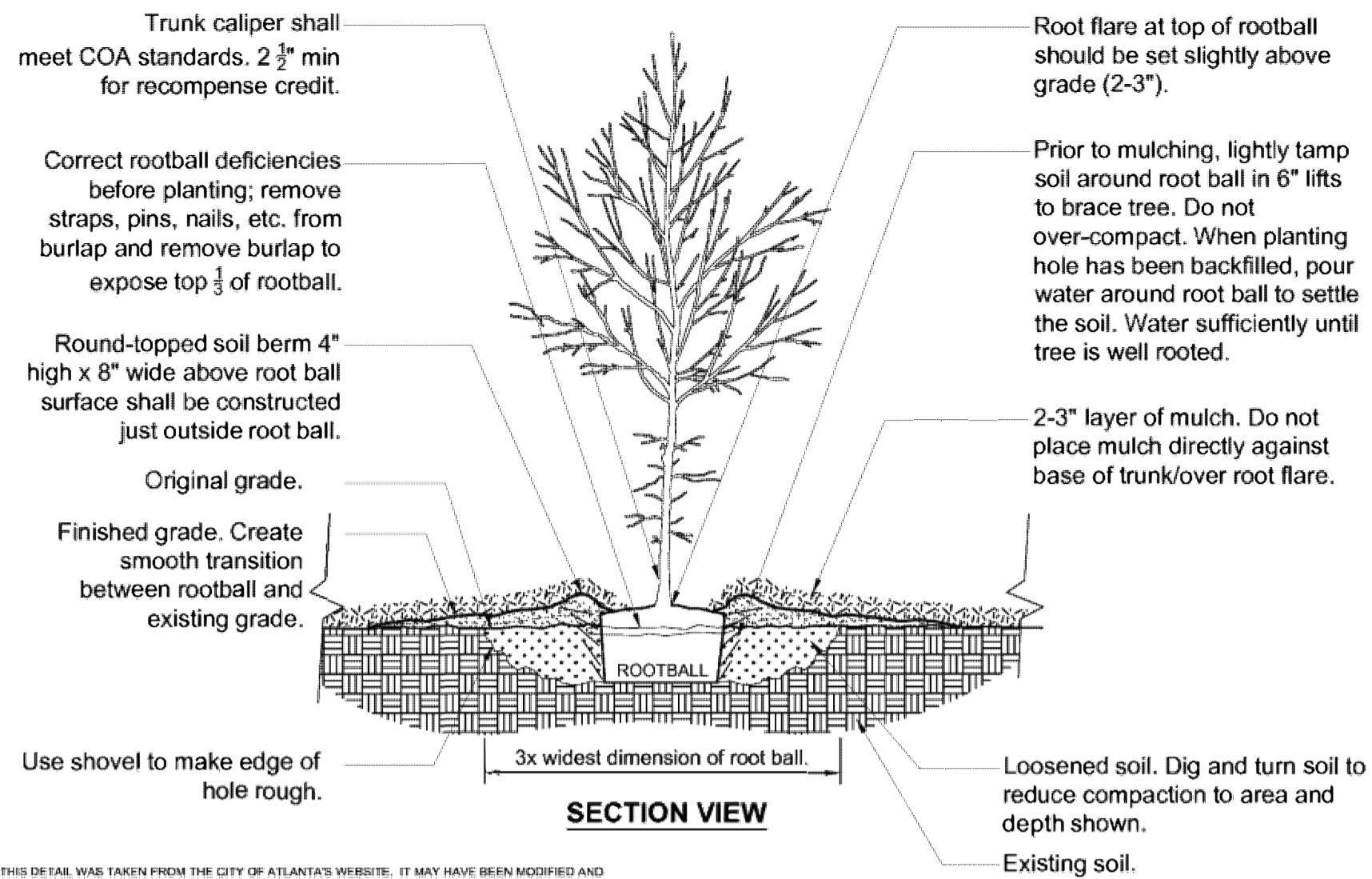
LOT: 88 BLOCK:  
SUB: BRANTLEY & DOBY  
SUBDIVISION  
AREA = 0.267 ACRES  
JOB No. 25625S2

GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION

ROBERT W. RICHARDSON  
LEVEL II CERTIFIED DESIGN PROFESSIONAL  
CERTIFICATION NUMBER 0000089322  
ISSUED 10/11/2019 EXPIRES 10/11/2025  
05/20/26

REGISTERED PROFESSIONAL LAND SURVEYOR  
No. 5419  
ROBERT W. RICHARDSON

RELEASED FOR CONSTRUCTION

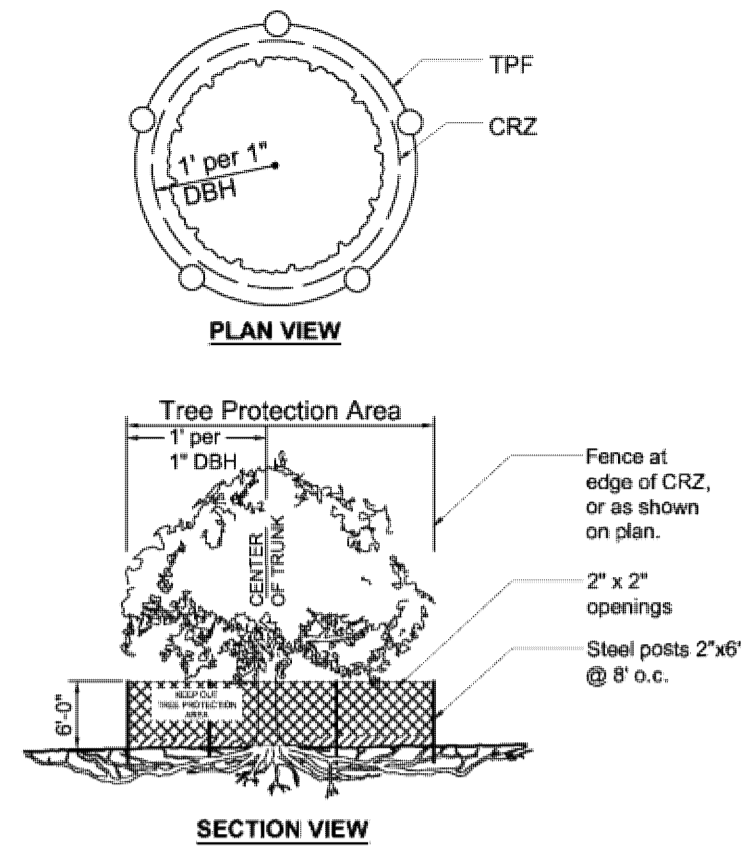


THIS DETAIL WAS TAKEN FROM THE CITY OF ATLANTA'S WEBSITE. IT MAY HAVE BEEN MODIFIED AND SHOULD BE REVIEWED THOROUGHLY. SEE ISA-ARBOR.COM FOR MORE DETAILS.



**STANDARD DETAILS**  
**TREE PLANTING**  
**DETAIL**

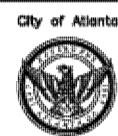
REV. DATE: JUNE 2017  
ORIG. DATE: JUNE 2017  
SCALE: N.T.S.  
DETAIL NO. A-2



**Notes:**

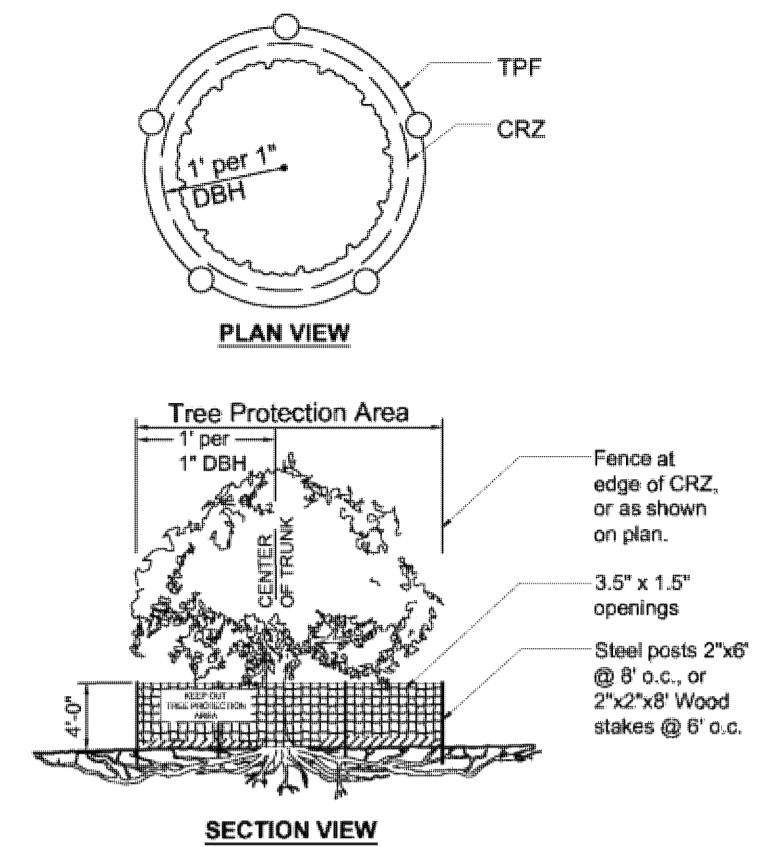
1. No construction activity w/in CRZ; including no storing or stacking materials. Under no circumstances should the fence be trenched in.
2. Tree Protection Fence (TPF) shall remain in place and maintained by repair or replacement throughout construction period or until landscape operations dictate adjustment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

THIS DETAIL WAS TAKEN FROM THE CITY OF ATLANTA'S WEBSITE. IT MAY HAVE BEEN MODIFIED AND SHOULD BE REVIEWED THOROUGHLY.



**STANDARD DETAILS**  
**TREE PROTECTION-CHAIN**  
**LINK FENCE**

REV. DATE: JUNE 2017  
ORIG. DATE: JUNE 2017  
SCALE: N.T.S.  
DETAIL NO. A-3



**Notes:**

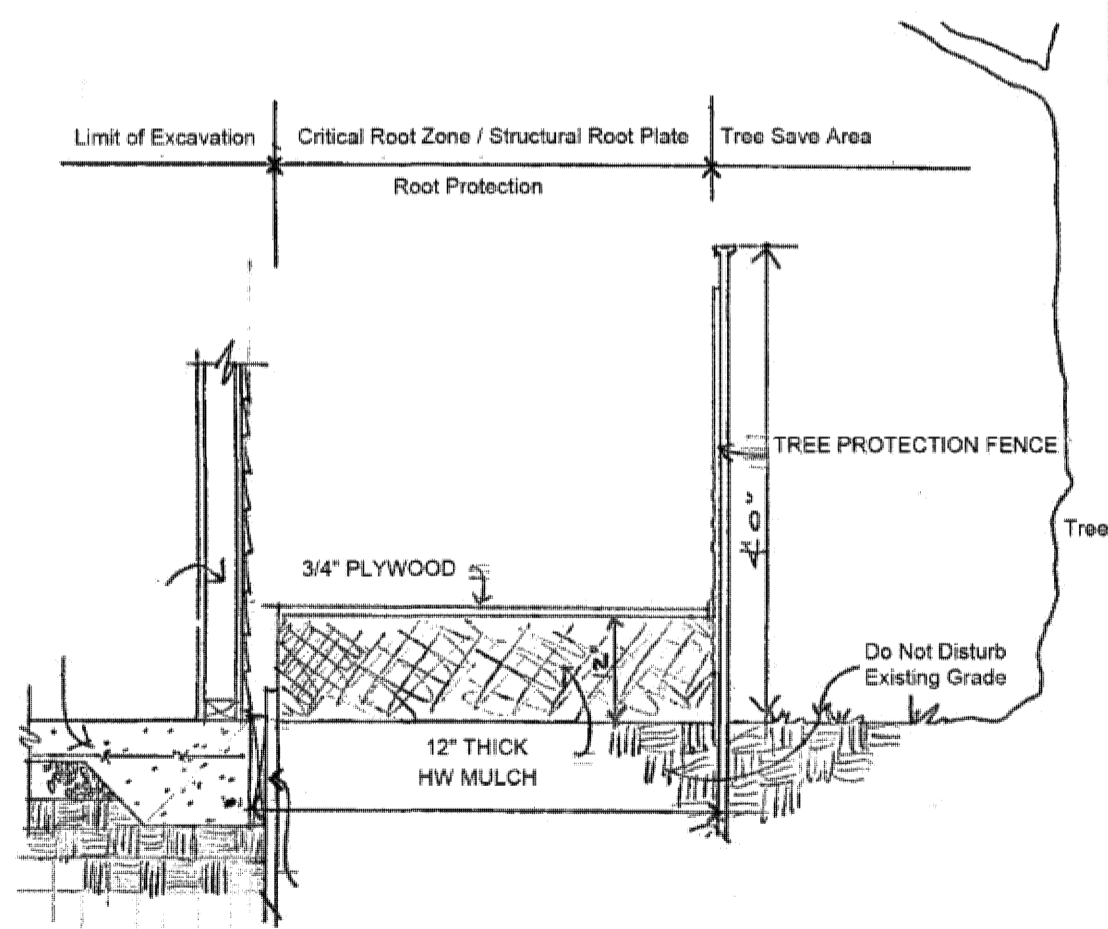
1. No construction activity w/in CRZ; including no storing or stacking materials. Under no circumstances should the fence be trenched in.
2. Tree Protection Fence (TPF) shall remain in place and maintained by repair or replacement throughout construction period or until landscape operations dictate adjustment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

THIS DETAIL WAS TAKEN FROM THE CITY OF ATLANTA'S WEBSITE. IT MAY HAVE BEEN MODIFIED AND SHOULD BE REVIEWED THOROUGHLY.



**STANDARD DETAILS**  
**TREE PROTECTION-ORANGE**  
**PLASTIC FENCE**

REV. DATE: JUNE 2017  
ORIG. DATE: JUNE 2017  
SCALE: N.T.S.  
DETAIL NO. A-3



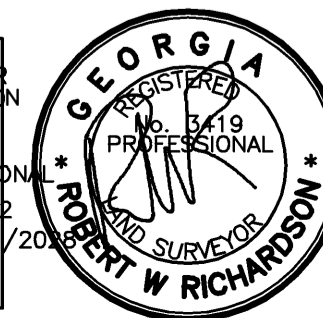
ROOT PROTECTION FOR CONSTRUCTION ACCESS

V-26-089  
OFFICE OF ZONING & DEVELOPMENT  
RECEIVED  
DATE: 6/23/2025

RELEASED FOR CONSTRUCTION

**1825 ALMETA AVENUE**  
TAX PARCEL# 15 238 05 084

**GSWCC** GEORGIA SOIL AND WATER CONSERVATION COMMISSION  
ROBERT W. RICHARDSON  
LEVEL II CERTIFIED DESIGN PROFESSIONAL  
CERTIFICATION NUMBER 000089322  
ISSUED: 10/11/2019 EXPIRES: 10/11/2026  
SIGNATURE DATE



**ALPHA LAND SERVICES**  
P.O. BOX 1651  
LOGANVILLE, GA. 30052  
ENGINEERING \* LAND SURVEYING  
OFF: 770.896.4054 EMAIL: ROBERT@ALPHASURVEYOR.COM

REVISION: \_\_\_\_\_  
REF. PLAT: PB. 10 P. 56

LAND LOT: 238  
DISTRICT: 15TH  
DEKALB COUNTY  
GEORGIA  
FIELD DATE: 12/15/25  
PLAT DATE: 05/20/26

LOT: 88 BLOCK: \_\_\_\_\_  
SUB: BRANTLEY & DOBY  
SUBDIVISION  
AREA = 0.267 ACRES  
JOB No. 25625S3



V-26-089  
OFFICE OF ZONING  
& DEVELOPMENT  
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DATE: 6/23/2026



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OFFICE OF ZONING  
& DEVELOPMENT

**RECEIVED**

DATE: 6/23/2026



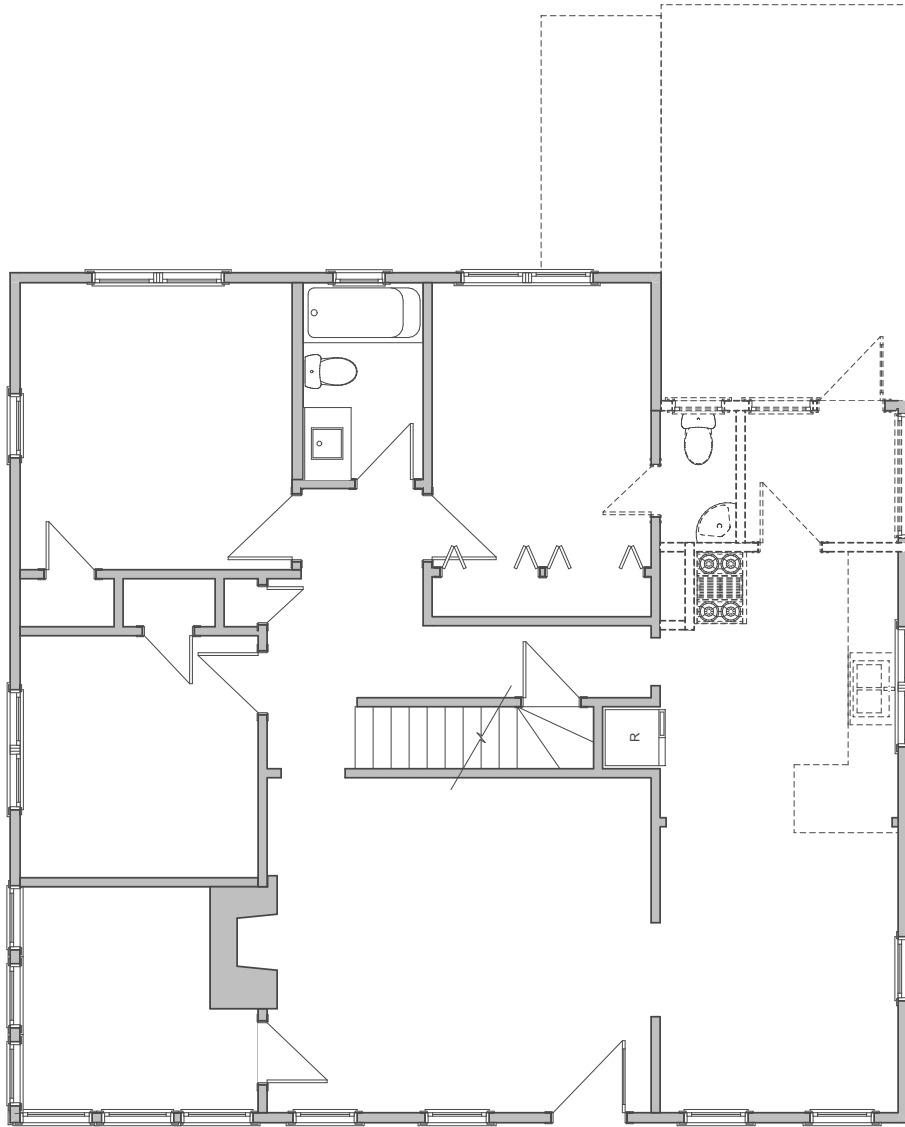
V-26-089  
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DATE: 6/23/2026

V-26-089

OFFICE OF ZONING  
& DEVELOPMENT

**RECEIVED**

DATE: 6/23/2026

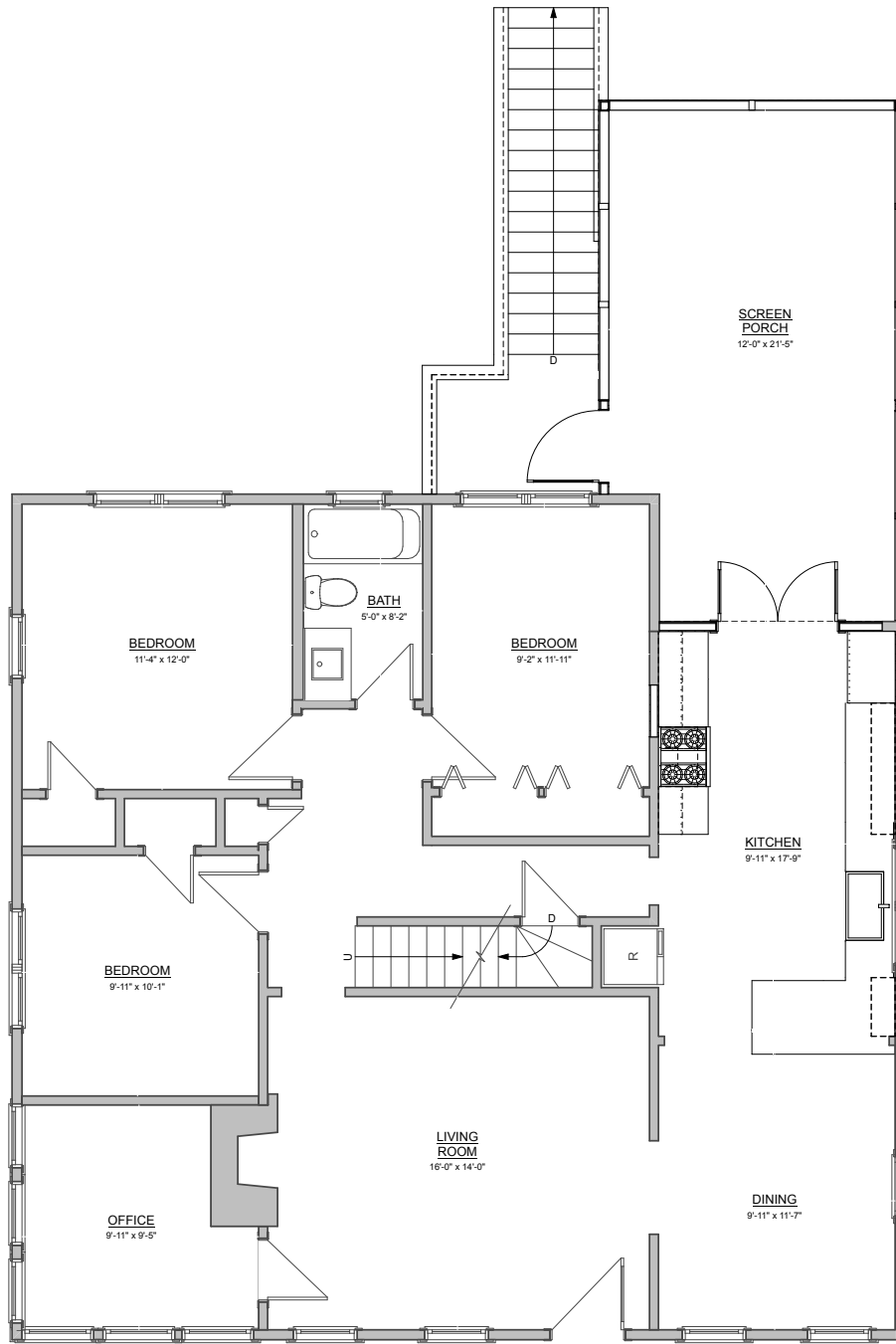


V-26-089

OFFICE OF ZONING  
& DEVELOPMENT

RECEIVED

DATE: 6/23/2026



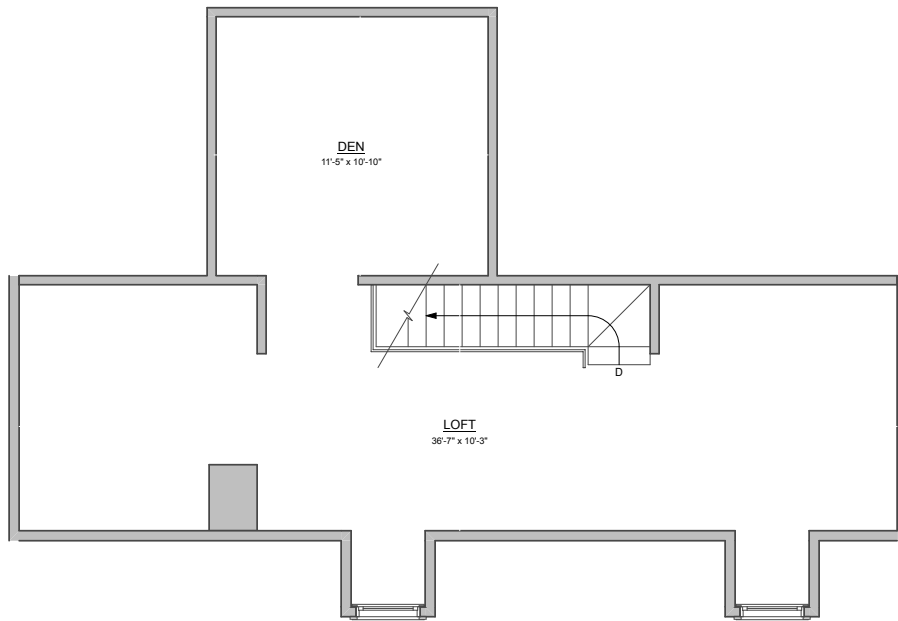
SECOND FLOOR AREA:  
1,270.28 sq ft

V-26-089

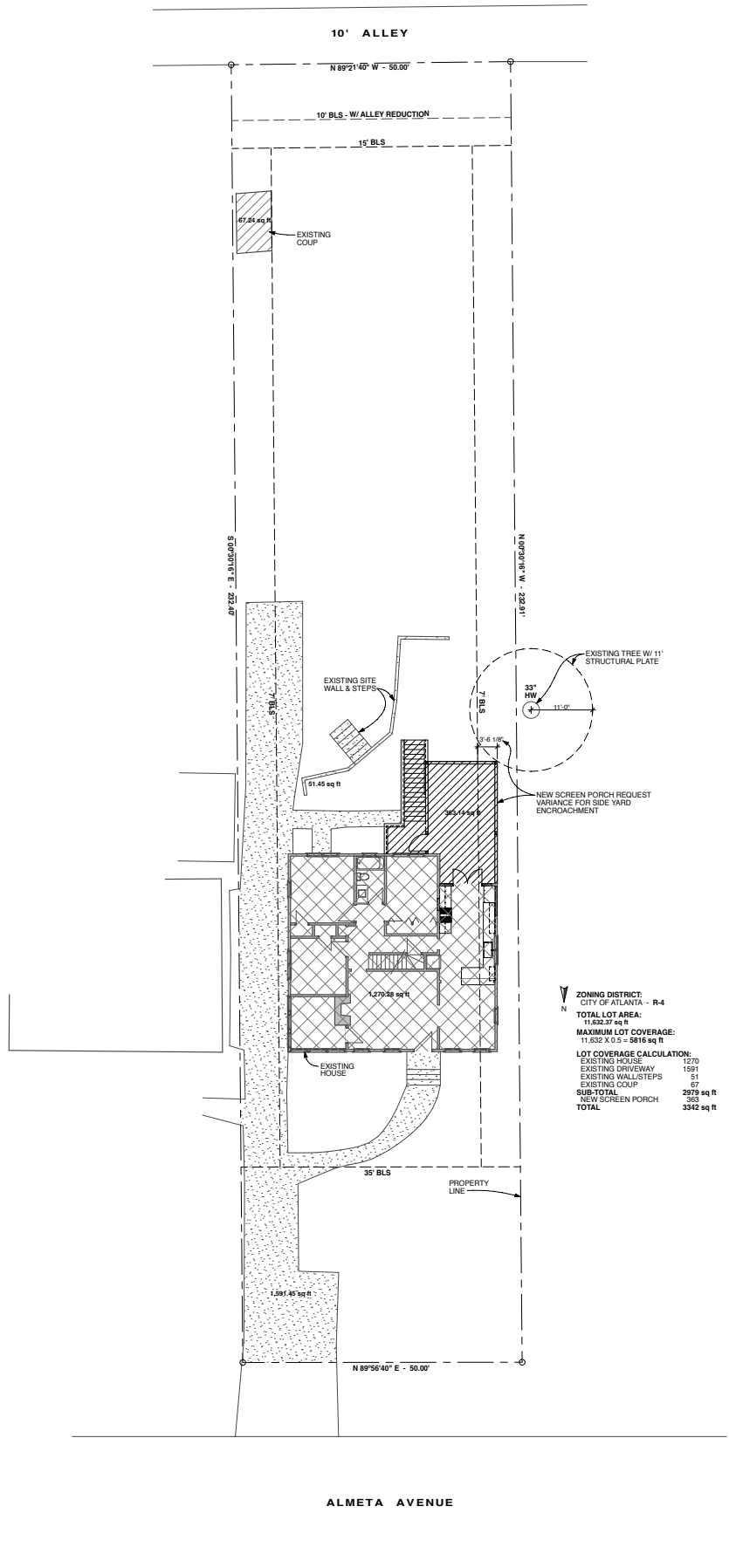
OFFICE OF ZONING  
& DEVELOPMENT

**RECEIVED**

DATE: 6/23/2026



SECOND FLOOR AREA:  
572.88 sq ft



V-26-089

OFFICE OF ZONING & DEVELOPMENT

RECEIVED

DATE: 6/23/2026

ZONING DISTRICT: CITY OF ATLANTA - R-4

TOTAL LOT AREA: 11,632.37 sq ft

MAXIMUM LOT COVERAGE: 11,632 X 0.5 = 5816 sq ft

LOT COVERAGE CALCULATION:

EXISTING HOUSE	1270
EXISTING DRIVEWAY	1591
EXISTING WALL/STEPS	51
EXISTING COUP	67
SUB-TOTAL	2979 sq ft
NEW SCREEN PORCH	365
TOTAL	3342 sq ft

V-26-089  
OFFICE OF ZONING  
& DEVELOPMENT  
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DATE: 6/23/2026

East



North



Proposed site



South



Western side of house



V-26-089  
OFFICE OF ZONING  
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DATE: 6/23/2026

Eastern side of house



Proposed site



Proposed site



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DATE: 6/23/2026

Proposed site



Proposed site



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OFFICE OF ZONING  
& DEVELOPMENT  
**RECEIVED**  
DATE: 6/23/2026



**Front Elevation**

**Across Street**





-  Letter of Support
-  Acknowledged
-  Delivered

Jarred Kaiser  
1825 Almeta Ave Atlanta GA 30307  
740-403-4509  
jarred.m.kaiser@gmail.com

6/25/2026

Re: Proposed Screened-In Porch at 1825 Almeta Ave / V-26-089

Dear Neighbor,

We would like to update our back deck with a screened in porch with roof of similar size.

These plans require a variance as the current deck was grandfathered into the current code and encroaches into the side yard setback by 3'-7" rather than the required 7'. The proposed new deck would maintain this encroachment.

These plans will be presented first at the Thursday, July 16th meeting of the Lake Claire Neighbors (LCN). Monthly meetings of LCN are hybrid—both in-person at the Frazer Center, 1815 S Ponce de Leon Avenue, *and* via Zoom. Meetings begin at 7:15 pm sharp. After that, these plans will be presented at the Neighborhood Planning Unit – N (NPU-N) meeting on Thursday, July 23rd at 7pm, via Zoom.

Should you have any questions about this project, please feel free to contact us at the contact information listed above. Otherwise, please acknowledge this notification either by marking the below and returning this form, or directly by text or email.

Sincerely,  
Jarred Kaiser

***Acknowledgement of Notification:***

I have been made aware of variance request <variance request number> and given the opportunity to comment on the proposal.

- I support the request
- I do not support the request
- I have questions
- I have been informed but have no opinion

\_\_\_\_\_  
<Signature of LCN member>

\_\_\_\_\_  
<Printed Name of LCN member>

\_\_\_\_\_  
<Address of LCN member>



Required deck build permit notification for 1825 North Ave  
Thanks!  
Jared & Jen



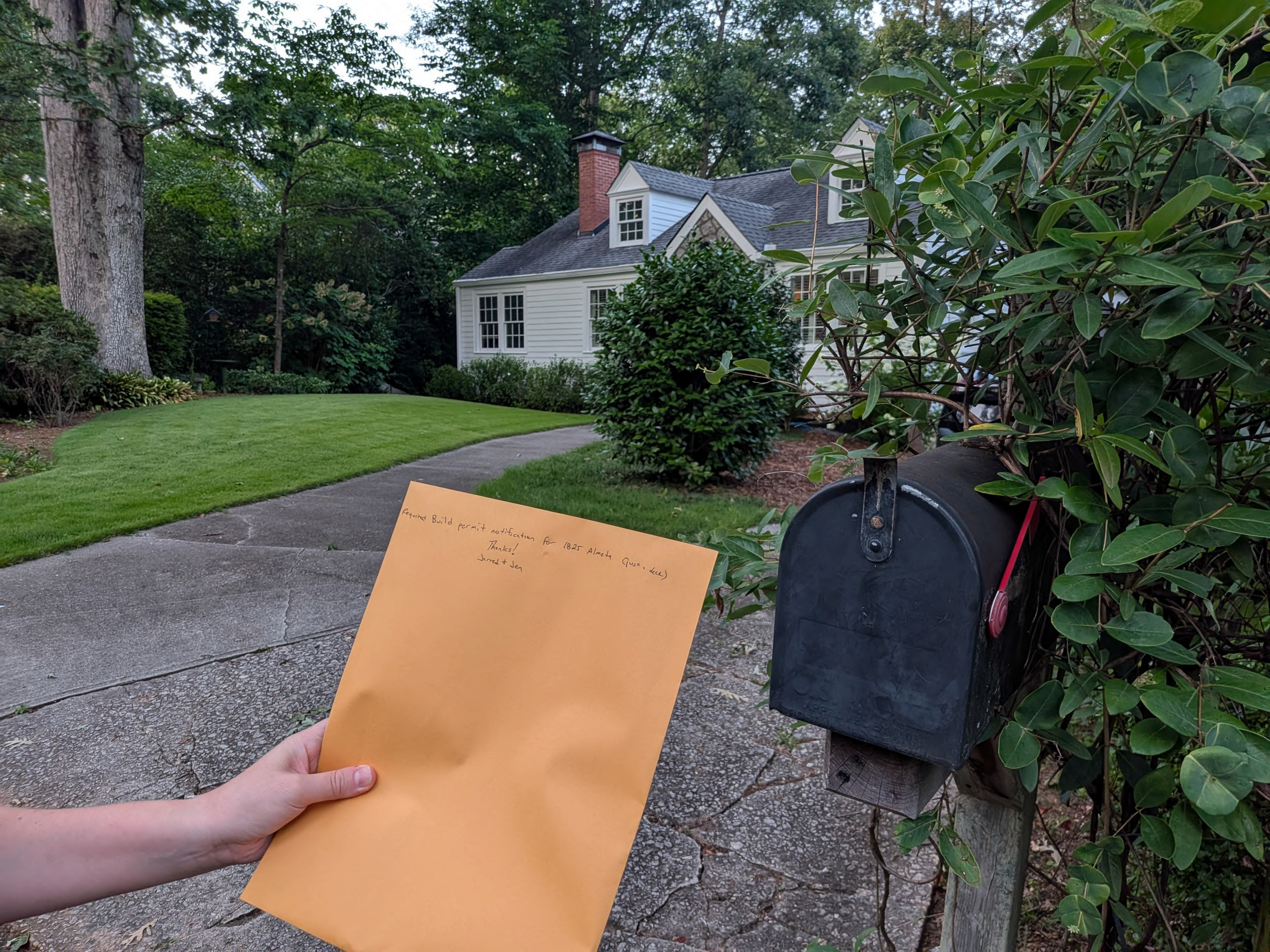
1825 Alameda Ave

Required deck build permit notification for 1825 Alameda Ave  
Thanks!  
Jared + Jen

435



Required Build permit notification for 1825 Almett (Qux + deck)  
Thanks!  
Jared + Jen



Required deck build notification for 1825 Almete Ave  
Thanks!  
Jared + Jen

421

U.S. MAIL  
Approved by The Postmaster General





Jarred Kaiser  
1825 Almeta Ave Atlanta GA 30307  
740-403-4509  
jarred.m.kaiser@gmail.com

6/25/2026

Re: Proposed Screened-In Porch at 1825 Almeta Ave / V-26-089

Dear Neighbor,

We would like to update our back deck with a screened in porch with roof of similar size.

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- I do not support the request
- I have questions
- I have been informed but have no opinion

Allison Traxell  
<Signature of LCN member>

Allison Traxell  
<Printed Name of LCN member>

1835 & 1842 Almeta Ave NE  
<Address of LCN member>

Jarred Kaiser  
1825 Almeta Ave Atlanta GA 30307  
740-403-4509  
jarred.m.kaiser@gmail.com

6/25/2026

Re: Proposed Screened-In Porch at 1825 Almeta Ave / V-26-089

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Jarred Kaiser

**Acknowledgement of Notification:**

I have been made aware of variance request <variance request number> and given the opportunity to comment on the proposal.

- I support the request
- I do not support the request
- I have questions
- I have been informed but have no opinion

Beth Thompson  
<Signature of LCN member>

Beth Thompson  
<Printed Name of LCN member>

1837 Almeta Ave NC Atlanta 30307  
<Address of LCN member>



Adam Braxton (Neighbor),...



**K** Kim Braxton (Neighbor)

Hi Jarred! This is Kim Braxton, your backyard neighbor. Adam (also on this thread) and I received your screen porch building plans and we 100% support your permit request.

We added our screen porch back in 2009 and have enjoyed it more than any other home improvement. We wish you all the best in your buildout!

Please let us know if you need anything else from us. Also if you'd like us to return your packet.



Steve Raimonde



keeping me in the loop though!

Cool

Tuesday • 5:41 PM

Hi Steve! We are planning to update our back deck but require a variance. We delivered our plans on Fri. Could you please confirm if you received the packet? If so, we'd be grateful if you could text/email/drop off the signed acknowledgement. Of course I'm happy to discuss the plans if you have any questions or concerns. Thanks!

Totally approved and immediately signed. Looks fun! You guys better invite us over for a drink or two on your giant screen porch!

Deal! Thanks!



+ RCS message





Support from 1829 Almeta

Jarred Kaiser &lt;jarred.m.kaiser@gmail.com&gt;

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**1825 Almeta Variance Packet**

3 messages

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**Jarred Kaiser** <jarred.m.kaiser@gmail.com>  
To: susansirwin@yahoo.com

Tue, Jun 30, 2026 at 7:02 PM

Hi Susan,

See attached.

Thanks!  
Jarred

application v2.pdf

**Zoning-Notification-Letter.docx**  
16K

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**Susan** <susansirwin@yahoo.com>  
To: Jarred Kaiser <jarred.m.kaiser@gmail.com>

Tue, Jun 30, 2026 at 7:17 PM

We support this. Do you need anything more to confirm our support?

[Sent from Yahoo Mail for iPhone](#)

[Quoted text hidden]

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**Jarred Kaiser** <jarred.m.kaiser@gmail.com>  
To: Susan <susansirwin@yahoo.com>

Tue, Jun 30, 2026 at 7:22 PM

If you could please sign and return the letter doc, that would be helpful! I can send a PDF version if that's easier. Thanks!

[Quoted text hidden]

Jarred Kaiser  
1825 Almeta Ave Atlanta GA 30307  
740-403-4509  
jarred.m.kaiser@gmail.com

6/25/2026

Re: Proposed Screened-In Porch at 1825 Almeta Ave / V-26-089

Dear Neighbor,

We would like to update our back deck with a screened in porch with roof of similar size.

These plans require a variance as the current deck was grandfathered into the current code and encroaches into the side yard setback by 3'-7" rather than the required 7'. The proposed new deck would maintain this encroachment.

These plans will be presented first at the Thursday, July 16th meeting of the Lake Claire Neighbors (LCN). Monthly meetings of LCN are hybrid—both in-person at the Frazer Center, 1815 S Ponce de Leon Avenue, and via Zoom. Meetings begin at 7:15 pm sharp. After that, these plans will be presented at the Neighborhood Planning Unit – N (NPU-N) meeting on Thursday, July 23rd at 7pm, via Zoom.

Should you have any questions about this project, please feel free to contact us at the contact information listed above. Otherwise, please acknowledge this notification either by marking the below and returning this form, or directly by text or email.

Sincerely,  
Jarred Kaiser

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 I have questions  
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<Signature of LCN member>

Chris Van Beneden

<Printed Name of LCN member>

435 Ridgewood Rd NE

<Address of LCN member>