



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

APPLICATION #: **V-16-282**
DATE ACCEPTED: **10/06/2016**

NOTICE TO APPLICANT

Address of Property:
2089 Lenox RD NE

City Council District: **6** Neighborhood Planning Unit (NPU): **F**

Board of Zoning Adjustment (BZA) Hearing Date:

Thursday, December 8, 2016 at 12:00 p.m.

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

The contact person for NPU F is:

Charles Nalbone
404-376-3230
zoning@npufatlanta.org


Contact info for adjacent NPUs is provided below if necessary:

Additional Contacts:

Please contact the person(s) listed above within two 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,

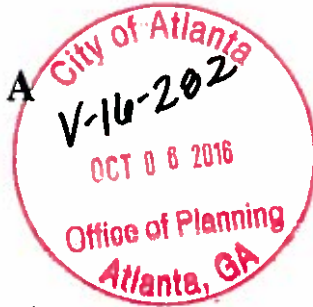

TT, for Director, Bureau of Planning


Omid Derakhshan



CITY OF ATLANTA

Office of Buildings - Zoning Division
55 TRINITY AVENUE, SUITE 3900
Atlanta, Georgia 30303
404-330-6175



REFERRAL CERTIFICATE

COUNCIL DISTRICT 6 APPLICATION NUMBER V-16-202

NPU F DATE FILED 10-06-16

1. Omid Derakhshan c/o Battle Law, P.C
Name of Applicant

BUILDING PERMIT AUTHORIZING

Construction of a Parking Pad in the Required Front Yard

Street Address	Quadrant	District & Land Lot
at 2089 Lenox RD	NE	17 th /4

to be used for Residential purposes

The property is zoned R-4 District

2. The Building Permit Was Denied For The Following Reasons:

Applicant seeks a variance from the zoning ordinance to: (1) allow a parking pad in the required front yard; (2) to exceed the maximum driveway width from 20 feet to 25 feet; and, (3) and to thereby exceed more than 1/3 coverage of the required front yard with a driveway and parking pad.

Applicant seeks no other variances at this time.

A Complete Plan Review Was Not Conducted

1982 ZONING ORDINANCE, AS AMENDED

Chapter 28 Section 16-28.008 Paragraph (a) (b) (c) (d)

Chapter _____ Section _____ Paragraph _____

Chapter _____ Section _____ Paragraph _____

[Signature]
Plan Reviewer Date

[Signature]
Applicant Date

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 10-6-16

Application Number V-16-202

Name of Applicant Omid Derakhshan Daytime Phone 404-601-7616

Company Name (if applicable) c/o Battle Law, P.C. email mlb@battlelawpc.com

Address One West Court Sq., Suite 750 Decatur GA 30030
street city state zip code

Name of Property Owner Omid Derakhshan Phone 678-978-8900

Address 3742 Clairmont Road Atlanta GA 30341
street city state zip code

Description of Property

Address of Property 2089 Lenox Road Atlanta GA 30324
street city state zip code

Area: .16 Land Lot: 4 District: 17, Fulton County, GA.

Property is zoned: R-4, Council District: 6, Neighborhood Planning Unit (NPU): F

TO THE BOARD OF ZONING ADJUSTMENT: Applicant, having received an adverse order or requirement from the administrative officer in 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.

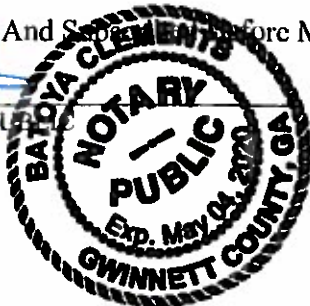

Owner or Agent for Owner (Applicant)

Omid Derakhshan

Print Name of Owner

Sworn To And Subscribed before Me This 05 Day Of Oct, 20 16.

NOTARY PUBLIC





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 these criteria. Please submit a typewritten or legible justification.

State whether the property described in this application is subject to a pending application or ordinance for a Rezoning or Special Use Permit. YES X NO. (If yes, the variance/special exception request will be rescheduled to a hearing following the final approval by City Council & the Mayor.)

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).")

See attached Justification

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.

2,214 covered square feet / 6798 total lot square feet = 32.6 % proposed lot coverage
50 % 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)?

See attached Justification

- 2) How would the application of the Zoning Ordinance of the City of Atlanta to this particular piece of property create an unnecessary hardship?

See attached Justification

- 3) What conditions are peculiar to this particular piece of property?

See attached Justification

- 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.

See attached Justification

VARIANCE JUSTIFICATION

APPLICANT: Omid Derakhshan c/o Battle Law, P.C.
SUBJECT
PROPERTY: 2089 Lenox Road NE, Atlanta, GA
TAX PARCEL
NO: 17-004-0001-042-1
ATTORNEY: Michèle L. Battle, Esq.
Battle Law, P.C.
One West Court Square, Suite 750
Decatur, Georgia 30030
Phone: 404.601.7616



The Subject Property is a 0.1618-acre tract of land is improved with a 1,408 sq. ft. residential home built in 1954. The Subject Property is currently zoned R4. It is the Applicant's intent to widen the existing driveway path and improve the concrete pad as illustrated on survey/site plan and shown in the photographs submitted with this Variance Application. The following variances from Chapter 28, Section 16-28.008, Paragraph 7, Sub-Paragraphs (a)(b)(c) and (d) are being requested:

- A. Allow a parking pad in the required front yard;
 - B. Exceed the maximum driveway width from 20ft to 25ft; and
 - C. Exceed the 1/3 coverage ratio of the required front yard with a driveway and parking pad.
1. **There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography that are not applicable to other land or structures in the same district;**

The Subject Property was built in 1954. The driveway is extremely narrow and steep which prohibits the Applicant from being able to safely back out the driveway, or turn around and exit the driveway in a safer manner. Additionally, on street parking is prohibited on Lenox Road, as the street is too narrow. These conditions were inherited, not created, by the Applicant. Allowing the Applicant to add additional impervious surface within the front yard will allow the Applicant, and the Applicant's tenants to park on a paved area, and have sufficient area to make a three point turn within the front yard so that car will not have to back out of the driveway onto Lenox Road. It should be noted that while the front yard will exceed the 35% lot coverage, the impervious surface for the entire lot will be 32.6% which is significantly less than the allowed 50% lot coverage ratio.



- 2. A literal interpretation of the provisions of these zoning regulations would create an unnecessary hardship and would deprive the applicant of rights commonly enjoyed by other property owners within the district in which the property is located:**

Based upon the information set forth above in Paragraph 1, the literal interpretation of the provisions of Section 16-28.008 of the City of Atlanta Zoning Ordinance would create an unnecessary and undue hardship on the Applicant, and would deprive the Applicant of rights commonly enjoyed by other property owners within the district in the Subject Property is located. There is no question that without the relief being requested the Subject Property has no safe way to exit his driveway without possibly causing harm to himself and oncoming traffic.

- 3. Such conditions are peculiar to the particular piece of property involved.**

The subject property has an extremely steep and narrow driveway unlike other property owners in the immediate area. The current driveway structure poses a danger to the Applicant's safety as the Applicant is unable to exit from the driveway or see on-coming traffic until the applicant is within the public right of way, which is dangerous for those exiting the Subject Property, as well as for those driving or walking on Lenox Road. Additionally, the Applicant is only able to back out of the driveway because there is no turn-around space based on the current structure of the driveway.

- 4. Relief, if granted will be in harmony with the purpose and intent of these regulations and will not be injurious to the neighborhood or general welfare in such a manner as will interfere with or discourage the appropriate development and use of adjacent land and building or unreasonably affect their value;**

The relief being sought is in harmony with the purpose and intent of the City of Atlanta regulations and will not be injurious to the neighborhood or general welfare or discourage the appropriate development and use of adjacent land and buildings, or unreasonably affect their value.

- 5. The special circumstances are not the result of the actions of the applicant;**

The Subject Property has been a platted lot since 1954, and the Applicant has made no modifications to the Subject Property with impact ingress and egress from the Subject Property. Additionally, the Subject Property was developed in 1954 prior to the significant increase in traffic and density in the area.

- 6. The variance requested is the minimum variance that will make possible the legal use of the land, building, or structure; and**

The Variance requested is the minimum necessary to allow for the use of the existing structure.



- 7. The variance is not a request to permit a use of land, building or structures which is not permitted by right in the district involved.**

The requested variance is not a request to permit a use of land, building or structures which is not permitted by right in the R-4 Districts.

CONSTITUTIONAL ALLEGATIONS

The portions of the Zoning Resolution of the City of Atlanta as applied to the Subject Property which classify or may classify the Property so as to prohibit its development as proposed by the Applicant are or would be unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph 1 and 2 of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

In addition, the development of the Subject Property subject to the present standards set forth in the Zoning Ordinance is unconstitutional in that it renders this property unusable and destroys its marketability. Therefore, the Zoning Ordinance constitutes a taking of applicant's property without just and adequate compensation and without due process of law in violation of the Fifth and Fourteenth Amendments to the United States Constitutional and in violation of Article I, Section I, Paragraph 1 and Article I, Section III, Paragraph 1(a) of the Constitution of Georgia.

A denial of this Application would constitute an arbitrary and capricious act by the City of Atlanta without any rational basis therefore, constituting an abuse of discretion in violation of Article I, Section I, Paragraph 1 of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

A refusal by the City of Atlanta Board of Zoning Appeals to grant the variances as proposed by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any variances or special exceptions granted with respect to the subject Property that are subject to conditions which are different from the conditions requested by the Applicant, to the extent such different conditions would have the effect of further restricting the Applicant's utilization of the subject Property would also constitute an arbitrary, capricious and discriminatory act and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

GENERAL NOTES:

- 1: This Plat has been prepared without the benefit of a current title report. Easements or encumbrances may exist that are not shown on this plat.
- 2: This plat is subject to any restrictions, easements, covenants or restrictions that may exist either written or unwritten.
- 3: Underground utilities not shown hereon may exist. The Surveyor does not take responsibility for absence or presence of any such utilities.
- 4: No Geodetic monuments were found within 500 feet of this site
- 5: This Plat has been prepared for the exclusive use of the person(s) or entities named hereon.

SURVEY DATA:
 TYPE OF SURVEY: TOPOGRAPHIC
 SOURCE OF TITLE DESCRIPTION FOR SUBJECT PROPERTY: DB 37879 PG 231
 PROPERTY OWNER AT TIME OF SURVEY: JOSH R. YEROMAN
 PARCEL NUMBER: 17 0004 0001 04211

TOTAL AREA: 6,798 SQ. FT. 0.16 AC
CALCULATED PLAT CLOSURE: 1:55.690
FIELD DATA:
DATE OF FIELD SURVEY: 4-8-2016

THE CALCULATED POSITIONAL TOLERANCE BASED ON REDUNDANT LINEAR MEASUREMENTS OF OBSERVED POSITIONS WAS FOUND TO BE 0.048 FEET.
EQUIPMENT:
 ELECTRONIC TOTAL STATION

SITE PLAN FOR
OMID DERAKHSHAN
 LOT 4, BLOCK 11, THE WOODLAND HILLS SUBDIVISION
2089 LENOX ROAD
 CITY OF ATLANTA, FULTON COUNTY, GEORGIA
LAND LOT 4, DIST 17
DATE: APRIL 19, 2016

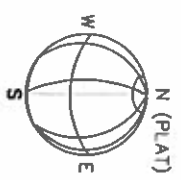
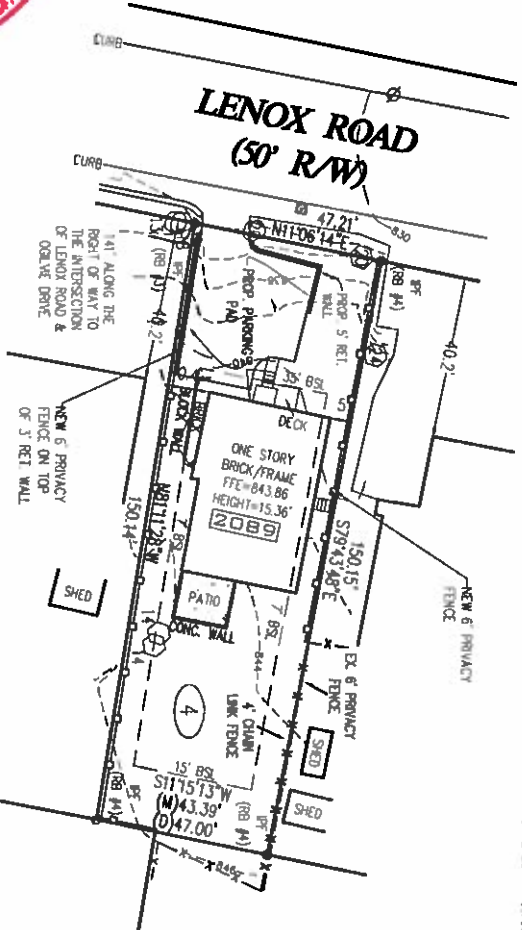


REFERENCE: PG 9 PG 49
 DB 37879 PG 231

FLOOD HAZARD NOTE: THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS DENIED BY FEMA MAP OF FULTON COUNTY 13121C0281G DATED SEPTEMBER 18, 2013

TREE SYMBOLS:
 (X) = DIAMETER IN INCHES
 (P) = PINE
 (H) = HARDWOOD

ZONING: R-4
PERMISSIBLE SURFACES:
 DRIVE = 609 SQ. FT.
 HOUSE = 1,332 SQ. FT.
 DECK = 30 SQ. FT.
 BRICK = 60 SQ. FT.
 WALLS = 36 SQ. FT.
 PATIO = 147 SQ. FT.
TOTAL PERMISSIBLE = 2,214 SQ. FT. (32.6%)
TOTAL LOT = 6,798 SQ. FT.



LEGEND

- (EPP) EDGE OF PAVEMENT (CURB)
- (PP) POWER POLE
- (R/W) RIGHT OF WAY
- (RFP) IRON PIN FOUND
- (PS) 1/2" REBAR SET
- (SW) SIDE WALK
- (BOLL) BOLLARD
- (OHP) OVERHEAD POWER
- (FH) FIRE HYDRANT
- (CB) CATCH BASIN
- (MH) MANHOLE
- (WM) WATER METER
- (WV) WATER VALVE
- (GV) GAS VALVE
- (GM) GAS METER
- (LP) LIGHT POLE
- (CP) CONCRETE PAD



FOR
 DEKALB SURVEYS, INC.
 407 W. Ponce de Leon
 SUITE B
 DECATUR, GEORGIA 30030
 404.373.9003

THIS SURVEY WAS PREPARED IN CONFORMANCE WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67, AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

COPY RIGHT 2016-THIS IS A 17 DRAWING AND REPRODUCTIONS ARE THE PROPERTY OF THE SURVEYOR AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THIS SURVEYOR





AUTHORIZATION BY PROPERTY OWNER

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

(Please Print Clearly)

I, Omid Derakhshan (OWNER'S NAME) SWEAR AND AFFIRM THAT I AM THE OWNER OF THE PROPERTY AT 2089 Lenox Road, Atlanta, GA (PROPERTY ADDRESS). AS SHOWN IN THE RECORDS OF Fulton COUNTY, GEORGIA, WHICH IS THE SUBJECT MATTER OF THE ATTACHED APPLICATION. I AUTHORIZE THE PERSON NAMED BELOW TO FILE THIS APPLICATION AS MY AGENT.

Attorney

NAME OF APPLICANT:

LAST NAME Battle FIRST NAME Michele

ADDRESS One West Court Square SUITE 750

CITY Decatur STATE GA ZIP CODE 30030

OWNER'S TELEPHONE NUMBER: 678-978-8900

Omid Derakhshan

SIGNATURE OF OWNER

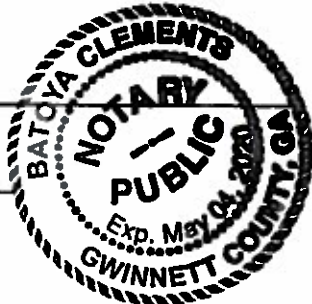
Omid Derakhshan

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

10/05/16
DATE





2089 Lenox Road Legal Description

All that tract or parcel of land lying and being in Land Lot 4 of the 17th District of Fulton County, Georgia being Lot 4, Block 11 of the Woodland Hills Subdivision and being more particularly described as follows:

Commencing at an iron pin found on the east side of Lenox Road (50' R/W) 141 feet from the intersection of Lenox Road and Oglive Drive, thence running along said Lenox Road North 11 degrees 06 minutes 14 seconds East a distance of 47.21 feet to a iron pin found; thence leaving said right of way and running South 79 degrees 43 minutes 48 seconds East a distance of 150.15 feet to an iron pin found; thence South 11 degrees 15 minutes 13 seconds West a distance of 43.39 feet to an an iron pin found; thence North 81 degrees 11 minutes 28, seconds West a distance of 150.14 feet to an iron pin found and Point of Beginning.

Deed Book 56255 Pg 501
Filed and Recorded Jun-08-2016 09:38am
2016-0205845
Real Estate Transfer Tax \$205.00
Cathelene Robinson
Clerk of Superior Court
Fulton County, Georgia



AFTER RECORDING RETURN TO:
Elizabeth S. Cook
Attorney At Law
4840 Roswell Road, N.E.
Building B, Suite 100
Atlanta, Georgia 30342
File Number: 16-016

LIMITED WARRANTY DEED

STATE OF England
COUNTY OF London

This Indenture made this the 21 day of April, 2016 between Josh R. Kronman of the County of London and the State of ENGLAND, as party of the first part, hereinafter called "Grantor", and Omid Derakhshan of the County of Fulton and the State of Georgia, as party of the second part as hereinafter called "Grantee" (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND 00/100'S (U.S. Dollars) (\$10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, and warrant the title to the same against the lawful claims and demands of all persons claiming by, through, or under the Grantor, but against none other the following described property to wit:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 4 OF THE 17TH DISTRICT OF FULTON COUNTY, GEORGIA, BEING LOT 4, BLOCK 11 OF THE WOODLAND HILLS SUBDIVISION AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS TO WIT:

BEGINNING ON THE EASTERLY SIDE OF LENOX ROAD AT A POINT 141 FEET NORTH OF THE NORTHEAST CORNER OF LENOX ROAD AND OGILVIE DRIVE AT THE NORTHWEST CORNER OF LOT 3 OF SAID SUBDIVISION; AND RUNNING THENCE NORTHEASTERLY ALONG THE EASTERLY SIDE OF LENOX ROAD 47 FEET TO THE LINE OF LOT NUMBER 5 OF SAID SUBDIVISION; RUNNING THENCE SOUTH 89 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID LOT LINE 150.00 FEET; THENCE SOUTH 11 DEGREES 25 MINUTES 55 SECONDS WEST 47 FEET TO THE LINE OF LOT NUMBER 3; RUNNING THENCE NORTH 80 DEGRRES 00 MINUTES 00 SECONDS WEST ALONG SAID LOT LINE 150 FEET TO LENOX ROAD AND THE POINT OF BEGINNING.

TAX PARCEL IDENTIFICATION NUMBER: 17-0004-0001-042-1

This Deed is given subject to all easements and restrictions of record, if any.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FREE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons claiming by through or under the Grantor but against none other.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

Witness

Josh R. Kronman (Seal)

Notary Public
My Commission Expires: on death
(Notarial Seal)



Catharine May Livingston
Notary Public
2 More London Riverside
London SE1 2AP
UNITED KINGDOM
Tel: +44 (0)20 7842 8000
Email: Kate.livingston@laytons.com
A/ll

RECEIPT

CITY OF ATLANTA
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
55 TRINITY AVE SW, ATLANTA GA 30303
404-330-6070

CITY OF ATLANTA
OCT 06 2016
PAID TO THE CITY OF ATLANTA
REVENUE DEPARTMENT

Application: V-16-282
Application Type: Planning/BZA/Variance/NA
Address: 2089 LENOX RD NE, ATLANTA, GA 30324
Owner Name: KRONMAN JOSH R
Owner Address:
Application Name:

Receipt No.	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
489522	005559	\$100.00	10/06/2016	MSIMMONS		

Owner Info.: KRONMAN JOSH R

Work Description: to allow a parking pad in the required front yard to exceed the maximum driveway width from 20 ft to 25 ft to thereby exceed more than 1/3 coverage of the required front yard with a driveway and parking pad

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 PARCEL NUMBER: 17 0004 0001 0421

TOTAL AREA: 6,798 SQ. FT., 0.16 AC

CALCULATED PLAT CLOSURE: 1:55,690

FIELD DATA:

DATE OF FIELD SURVEY 4-18-2016

THE CALCULATED POSITIONAL TOLERANCE BASED ON REDUNDANT LINEAR MEASUREMENTS OF OBSERVED POSITIONS WAS FOUND TO BE 0.048 FEET.

EQUIPMENT:
 ELECTRONIC TOTAL STATION

**SITE PLAN FOR
 OMID DERAKHSHAN
 LOT 4, BLOCK 11, THE WOODLAND HILLS SUBDIVISION**

2089 LENOX ROAD

CITY OF ATLANTA, FULTON COUNTY, GEORGIA
 LAND LOT 4, DIST 17
 DATE: APRIL 19, 2016

REFERENCE: PB 9 PG 49
 DB 37879 PG 231

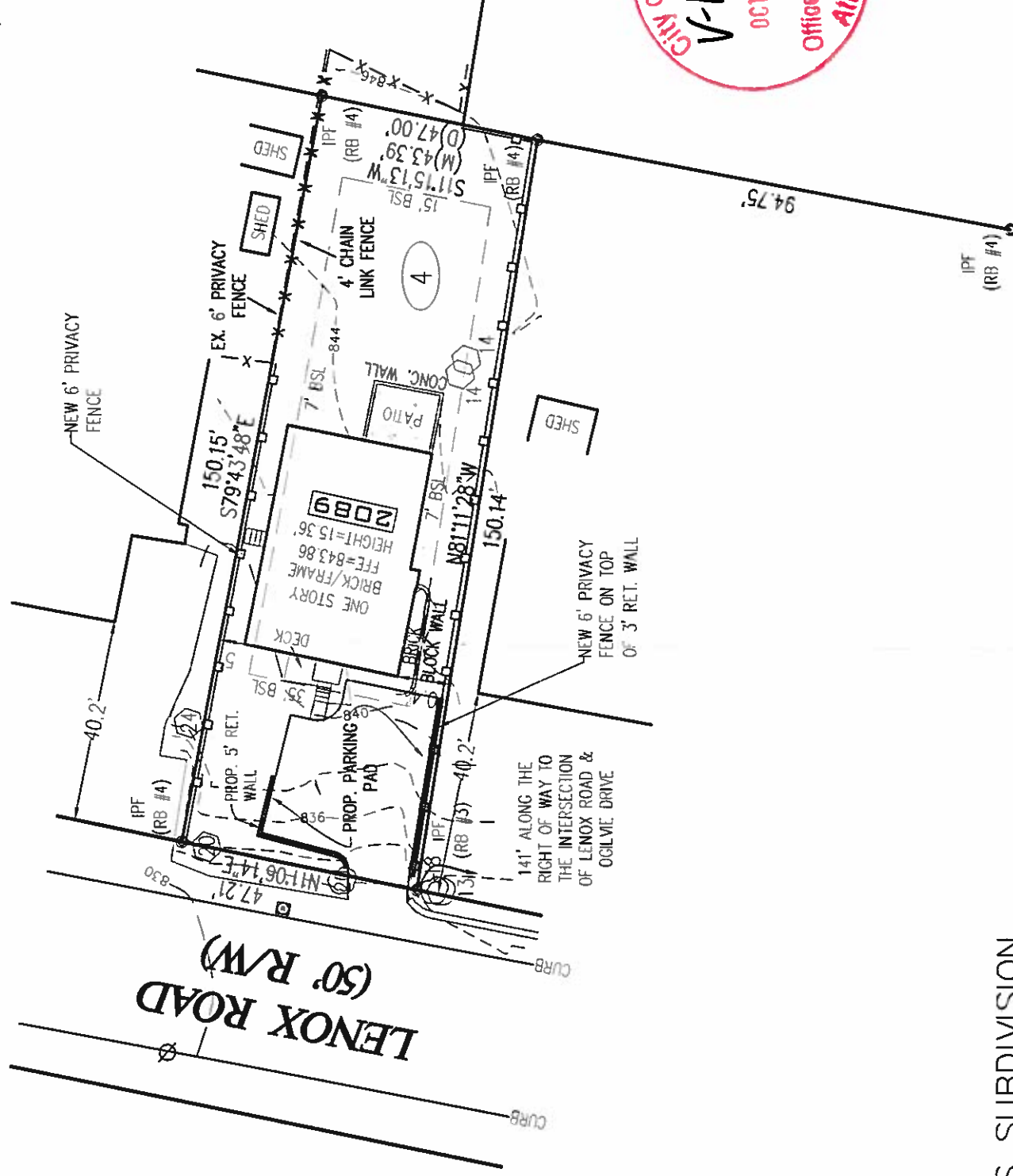
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TREE SYMBOLS (X) PINE
 X = DIAMETER IN INCHES (X) HARDWOOD

ZONING: R-4

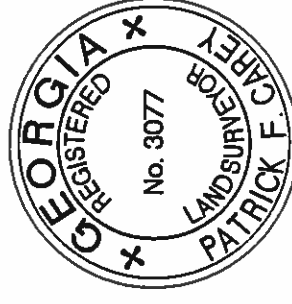
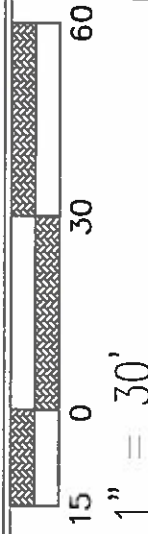
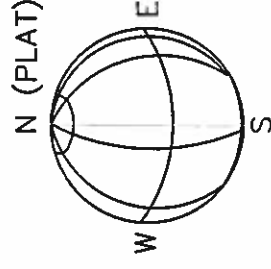
IMPERVIOUS SURFACES:

DRIVE = 609 SQ. FT.
 HOUSE = 1,332 SQ. FT.
 DECK = 30 SQ. FT.
 BRICK = 60 SQ. FT.
 WALLS = 36 SQ. FT.
 PATIO = 147 SQ. FT.
 TOTAL IMPERVIOUS = 2,214 SQ. FT. (32.6%)
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LEGEND

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- PP POWER POLE
- R/W RIGHT OF WAY
- IPF IRON PIN FOUND
- IPS 1/2" REBAR SET
- SW SIDE WALK
- BOLLARD
- OHP OVERHEAD POWER
- FH FIRE HYDRANT
- CB CATCH BASIN
- MH MANHOLE
- WM WATER METER
- WV WATER VALVE
- GV GAS VALVE
- GM GAS METER
- LP LIGHT POLE
- CONCRETE PAD



FOR
 DEKALB SURVEYS, INC.
 407 W. PONCE DE LEON
 SUITE B
 DECATUR, GEORGIA 30030
 404.373.9003



www.dekalbsurveys.com
 COA 1086

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67, AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

COPY RIGHT 2016-THIS 11 X 17 DRAWING AND REPRODUCTIONS ARE THE PROPERTY OF THE SURVEYOR AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THIS SURVEYOR