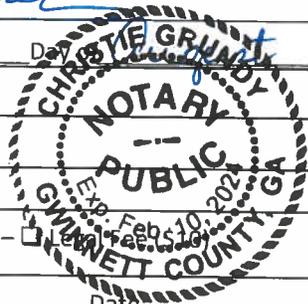


## Amendment Application

Applicant Information	Name: Ken Warlick
	Address: 1954 Airport Rd Suite 242
	Phone: 7704809184 Fax: Email: Fernando@harrisonatl.com
Owner Information	Owner's Name:
	Owner's Address:
	Phone: Fax: Email:
Property Information	Property Address: 1329 / 1331 Sylvan Circle Parcel Size: +/- 0.60 Acres
	Parcel ID: 18-238-04-032 ; 18-238-04-057
	Current Zoning Classification: RS-75
	Requested Zoning Classification: RS-50
Questionnaire	1. Is the zoning proposal in conformity with the policy and intent of the comprehensive plan? Yes
	2. Will the zoning proposal permit a use that is suitable in view of the use and development of adjacent and nearby properties? Yes
	3. Will the affected property of the zoning proposal have a reasonable economic use as currently zoned? No
	4. Will the zoning proposal adversely affect the existing use or usability of adjacent or nearby property? NO
	5. Are other existing or changing conditions affecting the existing use or usability of the development of the property which give supporting grounds for either approval or disapproval of the zoning proposal? Yes, All surrounding properties are 50' wide lots which meets the RS-50 designation, but zoned RS-75 because RS-50 did not exist at the time
	6. Will the zoning proposal adversely affect historic buildings, sites, districts, or archaeological resources? No
	7. Will the zoning proposal result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools? No
Affidavit	To the best of my knowledge, this zoning application form is correct and complete. If additional materials are determined to be necessary, I understand that I am responsible for filing additional materials as specified by the City of Brookhaven Zoning Ordinance.
	Applicant's Name: Ken Warlick Date:
Notary	Applicant's Signature: [Signature] Date: 8/24/20
	Sworn to and subscribed before me this 25th Day of August, 2020
	Notary Public: Christie Grundy Signature: [Signature]
	My Commission Expires: 02/10/2024
Fees	<input type="checkbox"/> Application Fee <input type="checkbox"/> Sign Fee (\$135 x number required)* - <input type="checkbox"/> [Other]
	Fee: \$ Payment: <input type="checkbox"/> Cash <input type="checkbox"/> Check <input type="checkbox"/> CC Date:



\* One sign is required per street frontage and/or every 500 feet of street frontage

## Campaign Disclosure Statement

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the City of Brookhaven City Council or a member of the City of Brookhaven Planning Commission?

Yes       No

Applicant / Owner	Signature: <i>[Handwritten Signature]</i>
	Address: <i>1954 Airport Road, Suite 242, Chamblee GA 30341</i>
	Date: <i>8/24/2020</i>

If you answered yes above, please complete the following section:

Date	Government Official	Official Position	Description	Amount



**PRE-APPLICATION FORM  
LAND USE PETITIONS AND VARIANCE PETITIONS**

**Purpose & Process**

A Pre-Application Meeting provides you the opportunity to present a conceptual plan and letter of intent to a representative of the Community Development Department. This meeting benefits you, the applicant, by receiving general comments on the feasibility of the plan, the process(es)/procedure(s) and fees required to process and review the application(s). To schedule a meeting contact a member of the Planning and Zoning Department by calling (404) 637 – 0500. This form will be completed during the pre-application meeting, and must be submitted at the same time you submit your application in order for your submittal to be deemed complete.

Applicant Name: Ken Warlick Phone: \_\_\_\_\_

Applicant E-mail: ken@harrisonatl.com Fax: \_\_\_\_\_

Representative Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Representative E-mail: \_\_\_\_\_ Fax: \_\_\_\_\_

Site Address: 1329 & 1331 Sylvan Circle Parcel Size: +/- 0.60 acres

Tax Parcel #: 18-238-04-032; 18-238-04-057 City Council District: 3 - Simmons

Existing Zoning and Case Number: RS-75 Proposed Zoning: RS-50

Comprehensive Plan Character Area Map Designation: Brookhaven Heights-Brookhaven Fields

Application Type:      Rezoning      Special Land Use Permit      Variance      Special Exception

Variance Type:        Administrative        Zoning Board of Appeals        Stream Buffer

Overlay District:      Brookhaven-Peachtree Subarea I      Brookhaven-Peachtree Subarea II

Additional Studies:    Trip Generation Report                    Traffic Impact Study  
                           Development of Regional Impact Review    Environmental Impact Review

Proposal Description: Rezone two lots from RS-75 to RS-50 to allow for a reconfiguration plat to position both lots with street frontage access to Sylvan Circle.

Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Planner Signature:  Date: August 21, 2020

**LEGAL DESCRIPTION ~ 1331 SYLVAN CIRCLE**

All that tract or parcel of land lying in Land Lot 238 of 18th District of DeKalb County, Georgia, lying within the city limits of Brookhaven, being more particularly described as follows:

To reach the Point of Beginning, commence at a rebar located 1223.0' Easterly from the intersection formed between the Eastern Rights-of-Way of North Druid Hills Road (50' R/W) and the Southern Rights-of-Way of Sylvan Circle (40' R/W); thence leaving the Southern Rights-of-Way of Sylvan Circle (40' R/W) S 02°06'53" E along the property line common with Lot 13 of Block "B" of Fernwood Subdivision (Plat Book 4, Page 70) a distance of 135.05' to a rebar and the Point of Beginning.

From the Point of Beginning, thence N 89°09'50" E along the property line dividing the Northern and Southern halves of Lots 13A & 14 of Block "B" of Fernwood Subdivision (Plat Book 4, Page 70) a distance of 95.01' to a rebar; thence S 00°00'09" W along the property line common with Lot 14A of Block "B" of Fernwood Subdivision (Plat Book 4, Page 70) a distance of 132.15' to a rebar; thence S 87°21'30" W along the property line common with Lots 26-28 of Block "B" of Fernwood Subdivision (Plat Book 4, Page 70) a distance of 90.11' to a rebar; thence N 02°06'53" W along the property line common with Lot 13 of Block "B" of Fernwood Subdivision (Plat Book 4, Page 70) a distance of 135.01' to the Point of Beginning.

Said Tract of Land containing 0.28 acre and being known as the Southern halves of Lots 13A & 14 as depicted on Lot Reconfiguration Plat For: 1329 & 1331 Sylvan Circle; prepared by: Gaddy Surveying & Design, Inc., dated: July 30, 2020.

**LEGAL DESCRIPTION ~ 1329 SYLVAN CIRCLE**

All that tract or parcel of land lying in Land Lot 238 of 18th District of DeKalb County, Georgia, lying within the city limits of Brookhaven, being more particularly described as follows:

Beginning at a rebar located 1223.0' Easterly from the intersection formed between the Eastern Rights-of-Way of North Druid Hills Road (50' R/W) and the Southern Rights-of-Way of Sylvan Circle (40' R/W); thence S 89°03'18" E along the Southern Rights-of-Way of Sylvan Circle (40' R/W) a distance of 100.00' to a rebar; thence leaving the Southern Rights-of-Way of Sylvan Circle (40' R/W) S 00°00'09" W along the property line common with Lot 14A of Block "B" of Fernwood Subdivision (Plat Book 4, Page 70) a distance of 131.92' to a rebar; thence S 89°09'50" W along the property line dividing the Northern and Southern halves of Lots 13A & 14 of Block "B" of Fernwood Subdivision (Plat Book 4, Page 70) a distance of 95.01' to a rebar; thence N 02°06'53" W along the property line common with Lot 13 of Block "B" of Fernwood Subdivision (Plat Book 4, Page 70) a distance of 135.05' to the Point of Beginning.

Said Tract of Land containing 0.30 acre and being known as the Northern halves of Lots 13A & 14 as depicted on Lot Reconfiguration Plat For: 1329 & 1331 Sylvan Circle; prepared by: Gaddy Surveying & Design, Inc., dated: July 30, 2020.

9/2/2020

Regarding: Neighborhood Participation Meeting  
Location: 1329/1331 Sylvan Circle, Brookhaven GA 30319

Dear Neighbor,

The property owner of 1329/1331 Sylvan Circle would like to inform you that a Land Use Application has been submitted on September 2nd, 2020, to the City of Brookhaven. The intention of the rezoning from RS-75 to RS-50 is to allow for the property to be converted into two 50-foot-wide lots that would represent and fit within the existing character of the surround properties and homes in the Brookhaven Fields Neighborhood. We are proposing to build one conforming single-family home on each of the two recorded lots of record.

A neighborhood meeting will be held on September 23rd, 2020, from 4:00pm to 5:00pm, virtually through "Google Meets". Its purpose is to provide neighbors and interested parties with the opportunity to meet with the applicant and owner and ask any questions and/or voice any concerns.

We are committed to keeping the public informed during the process of this application. If you have questions, comments, or concerns, please feel free to reach out to us at 770-480-9184.

#### Event Details

URL: [meet.google.com/nrw-tbio-unz](https://meet.google.com/nrw-tbio-unz)

Or by phone:

Phone number: 1-323-546-4234

Pin 430 594 069#

Sincerely,

Ken Warlick and Fernando Buzeta

Parcel ID	Site Address	First Owner Name	Postal Address	Postal City	Postal Stat	Postal Zip 5
18 238 05 045	1405 SYLVAN CIR	RYAN DAVID	PO BOX 190602	ATLANTA	GA	31119
18 238 25 050	1320 FERNWOOD CIR	PARISI SAMUEL VINCENT	1320 FERNWOOD CIR NE	ATLANTA	GA	30319
18 238 25 064	1247 APPLE VALLEY RD	FERNWOOD PARK HOMEOWNERS ASSO INC	1275 PEACHTREE VW	ATLANTA	GA	30319
18 238 25 021	1299 PEACHTREE VW	MILLER DANIEL E	3888 PEACHTREE DUNWOODY RD N	ATLANTA	GA	30342
18 238 25 059	1302 FERNWOOD CIR	LONEY ROGER A	1302 FERNWOOD CIR NE	ATLANTA	GA	30319
18 238 25 017	1291 PEACHTREE VW	ALLEN CHARLES H	1291 PEACHTREE VW NE	ATLANTA	GA	30319
18 238 25 085	1334 FERNWOOD CIR	MORAN SCOTT E	1334 FERNWOOD CIR NE	ATLANTA	GA	30319
18 238 25 033	1284 FERNWOOD CIR	MILLER KENNETH J	1284 FERNWOOD CIR NE	ATLANTA	GA	30319
18 238 25 026	1298 FERNWOOD CIR	MOORE RICHARD J	1298 FERNWOOD CIR NE	ATLANTA	GA	30319
18 238 25 035	1280 FERNWOOD CIR	JADOW LLC	4030 CLUB DR NE	ATLANTA	GA	30319
18 238 25 061	1251 APPLE VALLEY RD	BRACKUP ELLEN	1251 APPLE VALLEY RD NE	ATLANTA	GA	30319
18 238 05 042	1419 SYLVAN CIR	SMITH MARK	1419 SYLVAN CIR NE	ATLANTA	GA	30319
18 238 04 037	1307 SYLVAN CIR	JAMES TODD T	1157 PINE GROVE AVE NE	ATLANTA	GA	30319
18 238 25 007	1269 PEACHTREE VW	ODONNELL JIM	1269 PEACHTREE VW NE	ATLANTA	GA	30319
18 238 25 016	1289 PEACHTREE VW	BARRETT EDWARD J JR	1289 PEACHTREE VW NE	ATLANTA	GA	30319
18 238 25 019	1295 PEACHTREE VW	BRONIEC MATTHEW G	1295 PEACHTREE VW NE UNIT 15	ATLANTA	GA	30319
18 238 05 011	1263 STAR DR	MUELLER DEREK	1263 STAR DR NE	ATLANTA	GA	30319
18 238 04 015	1286 STAR DR	RANDALL P REVOCABLE TRUST	1286 STAR DR NE	ATLANTA	GA	30319
18 238 21 002	1332 SYLVAN CIR	MARTA	2424 PIEDMONT RD NE	ATLANTA	GA	30324
18 238 05 046	1303 STAR DR	WEAVER LYNN W	1303 STAR DR	ATLANTA	GA	30319
18 238 05 047	1297 STAR DR	KNIGHT LINDA M	1297 STAR DR NE	ATLANTA	GA	30319
18 238 25 012	1279 PEACHTREE VW	KEILEY KAREY B	1279 PEACHTREE VW NE	ATLANTA	GA	30319
18 238 25 013	1281 PEACHTREE VW	GOW MICHAEL	1281 PEACHTREE VW	ATLANTA	GA	30319
18 238 05 052	1417 SYLVAN CIR	SCHEINMAN GERALD	1417 SYLVAN CIR NE	ATLANTA	GA	30319
18 238 25 023	1303 PEACHTREE VW	CHOATE EMILY	1303 PEACHTREE VW NE	ATLANTA	GA	30319
18 238 04 023	1373 SYLVAN CIR	HIGGINS GREGORY T	1373 SYLVAN CIR NE	ATLANTA	GA	30319
18 238 25 028	1294 FERNWOOD CIR	NESMITH PATRICK D R	1125 RAGLEY HALL RD NE	BROOKHAVEN	GA	30319
18 238 25 080	1346 FERNWOOD CIR	BRITES EDUARDO M	1346 FERNWOOD CIR NE	ATLANTA	GA	30319
18 238 25 027	1296 FERNWOOD CIR	MCNEIGHT MICHAEL T	1296 FERNWOOD CIR	ATLANTA	GA	30319
18 238 04 030	1335 SYLVAN CIR	CONNOLLY BRODY STANTON	1335 SYLVAN CIR NE	ATLANTA	GA	30319
18 238 06 045	1376 SYLVAN CIR	SCHEUFELE MARTIN	1376 SYLVAN CIR NE	ATLANTA	GA	30319
18 238 04 021	1391 SYLVAN CIR	JONES EDITH L	5138 FOXWOOD CT	DORAVILLE	GA	30360
18 238 14 015	1368 SYLVAN CIR	PYNE BRYAN O	1368 SYLVAN CIR NE	ATLANTA	GA	30319
18 238 25 068	1323 PEACHTREE VW	CARR JOSEPH ALAN	1323 PEACHTREE VW NE	ATLANTA	GA	30319
18 238 25 057	1306 FERNWOOD CIR	COLLADO ROBERT R	1306 FERNWOOD CIR NE	ATLANTA	GA	30319
18 238 04 016	1290 STAR DR	FOUNTAIN KENDALL B	1290 STAR DR	ATLANTA	GA	30319
18 238 25 082	1342 FERNWOOD CIR	WATKINS LISA M	1342 FERNWOOD CIR NE	ATLANTA	GA	30319
18 238 25 087	1330 FERNWOOD CIR	SMITH SUSAN M	1330 FERNWOOD CIR NE	ATLANTA	GA	30319

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18 238 25 054	1312 FERNWOOD CIR	WRIGHT TODD G	1312 FERNWOOD CIR	ATLANTA	GA	30319
18 238 25 067	1321 PEACHTREE VW	CHRISTJOHN BRIAN K	1321 PEACHTREE VW NE	ATLANTA	GA	30319
18 238 25 091	1338 FERNWOOD CIR	FERNWOOD PARK HOMEOWNERS ASSO INC	1275 PEACHTREE VW	ATLANTA	GA	30319
18 238 05 040	1447 SYLVAN CIR	COX RONALD G	1447 SYLVAN CIR NE	ATLANTA	GA	30319
18 238 25 001	1257 APPLE VALLEY RD	JADOW LLC	4030 CLUB DR NE	ATLANTA	GA	30319
18 238 14 013	1356 SYLVAN CIR	READ RUTH O	1032 CANTER RD NE	ATLANTA	GA	30324
18 238 21 006	1241 APPLE VALLEY RD	MEHTA PARAG M	1632 DANBURY PARC PL NE	ATLANTA	GA	30319
18 238 04 022	1381 SYLVAN CIR	POPOV DMITRY SERGEYEVICH	1535 6TH ST UNIT 412	SANTA MONICA	CA	90401
18 238 25 032	1286 FERNWOOD CIR	SAMMATARO MICHAEL D	1286 FERNWOOD CIR NE	ATLANTA	GA	30319
18 238 25 090	1317 PEACHTREE VW	FERNWOOD PARK HOMEOWNERS ASSO INC	1275 PEACHTREE VW	ATLANTA	GA	30319
18 238 04 019	1302 STAR DR	MASTERS CASEY W	1302 STAR DR NE	ATLANTA	GA	30319
18 238 25 034	1282 FERNWOOD CIR	WEINMANN BROOKE	3905 CLUB DR NE	ATLANTA	GA	30319
18 238 25 083	1340 FERNWOOD CIR	PARENTE JUSTIN	1340 FERNWOOD CIR NE	ATLANTA	GA	30319
18 238 04 063	1323 SYLVAN CIR	SERPAS SCOTT	1323 SYLVAN CIR NE	ATLANTA	GA	30319
18 238 04 028	1343 SYLVAN CIR	KELLY LAURA S	1458 CANOOCHEE DR NE	ATLANTA	GA	30319
18 238 14 012	1339 FERNWOOD CIR	READ HENRY JR	1339 FERNWOOD CIR NE	ATLANTA	GA	30319
18 238 25 011	1277 PEACHTREE VW	JOHNSON WILLIAM O	1277 PEACHTREE VW NE UNIT 7	ATLANTA	GA	30319
18 238 04 058	1294 STAR DR	HENGEMUHLE WILLIAM	1294 STAR DR NE	ATLANTA	GA	30319
18 238 25 088	1328 FERNWOOD CIR	BOSAZ MARIANO A	1328 FERNWOOD CIR NE	ATLANTA	GA	30319
18 238 04 025	1357 SYLVAN CIR	CARRASQUILLA RIC	1357 SYLVAN CIR NE	ATLANTA	GA	30319
18 238 04 043	1283 SYLVAN CIR	HOC HOLDINGS LLC	1900 CENTURY PL UNIT 225	ATLANTA	GA	30345
18 238 04 024	1363 SYLVAN CIR	HARRIS JAMES JR	1363 SYLVAN CIR NE	ATLANTA	GA	30319
18 238 25 072	1331 PEACHTREE VW	TYNER WARREN ROBERT	1331 PEACHTREE VW	ATLANTA	GA	30319
18 238 05 008	1279 STAR DR	QUINN LAWRENCE DALE	1279 STAR DR NE	ATLANTA	GA	30319
18 238 25 066	1319 PEACHTREE VW	JADOW LLC	4030 CLUB DR NE UNIT D	ATLANTA	GA	30319
18 238 04 035	1315 SYLVAN CIR	HOOD GRAHAM	1315 SYLVAN CIR	ATLANTA	GA	30319
18 238 04 026	1353 SYLVAN CIR	BEAN JAMES FRANKLIN SR TRUSTEE	496 CONNEMARA XING	LAWRENCEVILLE	GA	30044
18 238 05 006	1287 STAR DR	GOODWIN KENNETH B	1295 STAR DR	ATLANTA	GA	30319
18 238 06 063	1400 SYLVAN CIR	CHAMBERS M L	1400 SYLVAN CIR NE	ATLANTA	GA	30319
18 238 04 032	1329 SYLVAN CIR	LEONG CARMEN IRIS	1329 SYLVAN CIR NE	ATLANTA	GA	30319
18 238 04 036	1311 SYLVAN CIR	TEDDER JONATHAN LEE	1311 SYLVAN CIR NE	ATLANTA	GA	30319
18 238 21 008	1245 APPLE VALLEY RD	MEHTA PARAG M	1632 DANBURY PARC PL NE	ATLANTA	GA	30319
18 238 05 009	1275 STAR DR	GRUBBS KATHERINE M	1275 STAR DR NE	ATLANTA	GA	30319
18 238 25 036	1300 FERNWOOD CIR	FERNWOOD PARK HOMEOWNERS ASSO	1275 PEACHTREE VW	BROOKHAVEN	GA	30319
18 238 25 084	1336 FERNWOOD CIR	JOHNSON THOMAS A	1336 FERNWOOD CIR NE	ATLANTA	GA	30319
18 238 04 027	1347 SYLVAN CIR	MACMILLAN ANDREA L	1347 SYLVAN CIR NE	ATLANTA	GA	30319
18 238 25 020	1297 PEACHTREE VW	KARKULA JANICE L	1297 PEACHTREE VW NE UNIT 16	ATLANTA	GA	30319
18 238 06 025	1388 SYLVAN CIR	BERNATH MICHAEL R	1388 SYLVAN CIR NE	ATLANTA	GA	30319
18 238 25 031	1288 FERNWOOD CIR	BRADDOCK LIANE D	1288 FERNWOOD CIR NE	ATLANTA	GA	30319
18 238 25 060	1249 APPLE VALLEY RD	ING ROY	1249 APPLE VALLEY RD NE UNIT 45	ATLANTA	GA	30319

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18 238 25 053	1314 FERNWOOD CIR	DIEGO BELEN	1314 FERNWOOD CIR	ATLANTA	GA	30319
18 238 05 001	1307 STAR DR	BOGAN DAVID	1307 STAR DR NE	ATLANTA	GA	30319
18 238 25 008	1271 PEACHTREE VW	DEMARS LINDA A	1271 PEACHTREE VW NE	ATLANTA	GA	30319
18 238 04 055	1254 STAR DR	OSTROVSKY TANYA	1254 STAR DR NE	ATLANTA	GA	30319
18 238 25 025	1285 PEACHTREE VW	FERNWOOD PARK HOMEOWNERS ASSO	1275 PEACHTREE VW	BROOKHAVEN	GA	30319
18 238 25 002	1259 APPLE VALLEY RD	HARDY RODERICK A TRUSTEE OF	1259 APPLE VALLEY RD NE UNIT 50	ATLANTA	GA	30319
18 238 05 007	1281 STAR DR	HERRERA CRISTINA V	1281 STAR DR NE	ATLANTA	GA	30319
18 238 05 044	1409 SYLVAN CIR	LARSEN KRISTIAN L	1409 SYLVAN CIR NE	ATLANTA	GA	30319
18 238 04 009	1258 STAR DR	STOKES DEANE H JR	2859 PACES FERRY RD SE UNIT 830	ATLANTA	GA	30339
18 238 25 073	1333 PEACHTREE VW	EUBANKS BENJAMIN A	1333 PEACHTREE VW NE	ATLANTA	GA	30319
18 238 04 012	1270 STAR DR	HICKS VERONICA	1270 STAR DR NE	ATLANTA	GA	30319
18 238 04 040	1293 SYLVAN CIR	JOHNSON BARBARA V	1293 SYLVAN CIR NE	ATLANTA	GA	30319
18 238 25 069	1325 PEACHTREE VW	SAYMAN ERSAN	1325 PEACHTREE VW NE	ATLANTA	GA	30319
18 238 04 042	1287 SYLVAN CIR	AKERS NANCY R	1287 SYLVAN CIR NE	ATLANTA	GA	30319
18 238 14 014	1364 SYLVAN CIR	MOODY BRENT	1364 SYLVAN CIR	ATLANTA	GA	30319
18 238 04 054	1298 STAR DR	RICH DEREK	1298 STAR DR NE	ATLANTA	GA	30319
18 238 05 050	1465 SYLVAN CIR	STILLMAN MARK ANTHONY	1465 SYLVAN CIR	ATLANTA	GA	30319
18 238 25 078	1350 FERNWOOD CIR	ROBERTS MICKEY G	1350 FERNWOOD CIR NE	ATLANTA	GA	30319
18 238 04 029	1339 SYLVAN CIR	LEVIN AMY	1339 SYLVAN CIR NE	ATLANTA	GA	30319
18 238 25 022	1301 PEACHTREE VW	MYSZKA KENNETH R	1301 PEACHTREE VW NE	ATLANTA	GA	30319
18 238 25 086	1332 FERNWOOD CIR	YODA MINAMI	1332 FERNWOOD CIR	ATLANTA	GA	30319
18 238 05 037	1461 SYLVAN CIR	TOM PAUL J	1461 SYLVAN CIR NE	ATLANTA	GA	30319
18 238 25 005	1265 PEACHTREE VW	WILSON TYLER W	1265 PEACHTREE VW	ATLANTA	GA	30319
18 238 25 009	1273 PEACHTREE VW	KLEIN JILL	1273 PEACHTREE VW NE	ATLANTA	GA	30319
18 238 05 005	1295 STAR DR	KRENTZ LENORE	1295 STAR DR NE	ATLANTA	GA	30319
18 238 25 056	1308 FERNWOOD CIR	FEATHERSTUN CHRISTOPHER P	1308 FERNWOOD CIR	ATLANTA	GA	30319
18 238 04 059	1369 SYLVAN CIR	WILLIAMS JASON RAYMOND	1369 SYLVAN CIR NE	ATLANTA	GA	30319
18 238 04 039	1297 SYLVAN CIR	CHRISTENSEN JOHN W	1297 SYLVAN CIR NE	ATLANTA	GA	30319
18 238 25 029	1292 FERNWOOD CIR	PRICE ROBERT HARRISON	1292 FERNWOOD CIR NE	ATLANTA	GA	30319
18 238 25 010	1275 PEACHTREE VW	BERNATH JAY	1275 PEACHTREE VW NE UNIT 6	ATLANTA	GA	30319
18 238 25 071	1329 PEACHTREE VW	ANDERSEN JOSEPH L	1329 PEACHTREE VW NE	ATLANTA	GA	30319
18 238 04 013	1274 STAR DR	ROSS DAVID R	1274 STAR DR	ATLANTA	GA	30319
18 238 04 056	1262 STAR DR	SOOD NEELY	1262 STAR DR NE	ATLANTA	GA	30319
18 238 25 063	1255 APPLE VALLEY RD	ING ROY T	1249 APPLE VALLEY RD	ATLANTA	GA	30319
18 238 25 003	1261 APPLE VALLEY RD	REDDY AKAVARAM	1261 APPLE VALLEY RD NE UNIT 51	ATLANTA	GA	30319
18 238 05 051	1463 SYLVAN CIR	RESNICK ALLISON	1463 SYLVAN CIR	ATLANTA	GA	30319
18 238 06 029	1404 SYLVAN CIR	HARRISON DEVELOPMENT AND CONSTRUCTION L	1954 AIRPORT RD UNIT 242	ATLANTA	GA	30329
18 238 25 006	1267 PEACHTREE VW	DALESSANDRO PETER	1267 PEACHTREE VW NE	ATLANTA	GA	30319
18 238 25 092	1324 FERNWOOD CIR	FERNWOOD PARK HOMEOWNERS ASSO	1275 PEACHTREE VW	BROOKHAVEN	GA	30319
18 238 05 034	1277 STAR DR	SUTTON DARRELL L	1277 STAR DR	ATLANTA	GA	30319

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18 238 05 010	1271 STAR DR	DYESS SHANNON S	1271 STAR DR NE	ATLANTA	GA	30319
18 238 04 057	1331 SYLVAN CIR	MEADOWS BARBARA A	1331 SYLVAN CIR NE	ATLANTA	GA	30319
18 238 25 058	1304 FERNWOOD CIR	TRACHTENBERG LORI ROSLYN	1304 FERNWOOD CIR	ATLANTA	GA	30319
18 238 21 007	1271 FERNWOOD CIR	MEHTA PARAG M	1632 DANBURY PARC PL NE	ATLANTA	GA	30319
18 238 25 079	1348 FERNWOOD CIR	LIMERES LUIS A	1348 FERNWOOD CIR NE	ATLANTA	GA	30319
18 238 25 055	1310 FERNWOOD CIR	HALL DONNA J	1310 FERNWOOD CIR NE	ATLANTA	GA	30319
18 238 05 002	1299 STAR DR	GRIFFIN MAURA L	1299 STAR DR NE	ATLANTA	GA	30319
18 238 06 046	1380 SYLVAN CIR	SONDHI GAURAV	1380 SYLVAN CIR NE	ATLANTA	GA	30319
18 238 04 064	1306 STAR DR	ODONNELL MICHAEL J	1306 STAR DR NE	ATLANTA	GA	30319
18 238 25 077	1352 FERNWOOD CIR	ROBINSON ELEANORE A	1352 FERNWOOD CIR NE	ATLANTA	GA	30319
18 238 06 027	1396 SYLVAN CIR	LARSEN ALAN N	1396 SYLVAN CIR NE	ATLANTA	GA	30319
18 238 25 051	1318 FERNWOOD CIR	IVES MITCHELL J	1318 FERNWOOD CIR NE	ATLANTA	GA	30319
18 238 25 081	1344 FERNWOOD CIR	BERNAL MIZRACHI LEON	1344 FERNWOOD CIR NE	ATLANTA	GA	30319
18 238 25 062	1253 APPLE VALLEY RD	KORABELNIKOVA YULIYA	PO BOX 190996	ATLANTA	GA	31119
18 238 25 024	1305 PEACHTREE VW	DILLON BRIAN A	1111 THUNDER RD	GALLATIN	TN	37066
18 238 25 089	1326 FERNWOOD CIR	WILLIAMS MARIE	1326 FERNWOOD CIR NE	ATLANTA	GA	30319
18 238 21 003	1342 SYLVAN CIR	DEKALB COUNTY	1300 COMMERCE DR	DECATUR	GA	30030
18 238 25 075	1337 PEACHTREE VW	BARR JOEL	1337 PEACHTREE VW NE	ATLANTA	GA	30319
18 238 25 070	1327 PEACHTREE VW	BALSHAN ALON	1327 PEACHTREE VW NE	ATLANTA	GA	30319
18 238 04 011	1266 STAR DR	GENTHNER JEFFREY H	1266 STAR DR NE	ATLANTA	GA	30319
18 238 25 030	1290 FERNWOOD CIR	CRAMER NARISA	1290 FERWOOD CIR NE	ATLANTA	GA	30319
18 238 25 074	1335 PEACHTREE VW	CURRIE ALISON LEE	1335 PEACHTREE VW NE	ATLANTA	GA	30319
18 238 25 018	1293 PEACHTREE VW	JOHNSON APRIL	1293 PEACHTREE VW NE	ATLANTA	GA	30319
18 238 04 051	1385 SYLVAN CIR	GARY DEBORAH	2429 BISSONNOT ST UNIT 614	HOUSTON	TX	77005
18 238 25 014	1283 PEACHTREE VW	ANDERSON RICHARD A	1283 PEACHTREE VW NE	ATLANTA	GA	30319
18 238 04 020	1310 STAR DR	HAAS ANDREW	1310 STAR DR NE	ATLANTA	GA	30319
18 238 05 043	1413 SYLVAN CIR	GLENN LAURA	1413 SYLVAN CIR	ATLANTA	GA	30319
18 238 21 004	1275 APPLE VALLEY RD	MEHTA PARAG M	1632 DANBURY PARC PL NE	ATLANTA	GA	30319
18 238 06 047	1384 SYLVAN CIR	ANTHONY MACK	1384 SYLVAN CIR NE	ATLANTA	GA	30319
18 238 25 065	1322 FERNWOOD CIR	FERNWOOD PARK HOMEOWNERS ASSO	1275 PEACHTREE VW	BROOKHAVEN	GA	30319
18 238 25 052	1316 FERNWOOD CIR	WAGNON WINDY L	1316 FERNWOOD CIR NE	ATLANTA	GA	30319
18 238 04 034	1319 SYLVAN CIR	LEWIS PAUL	1319 SYLVAN CIR NE	ATLANTA	GA	30319
18 238 21 005	1271 APPLE VALLEY RD	MEHTA PARAG M	1632 DANBURY PARC PL NE	ATLANTA	GA	30319
18 238 25 015	1287 PEACHTREE VW	LEE ALAN	1287 PEACHTREE VW	ATLANTA	GA	30319
18 238 05 039	1451 SYLVAN CIR	ODONNELL JAMIE E	1451 SYLVAN CIR NE	ATLANTA	GA	30319
18 238 04 065	1280 STAR DR	BIRDSONG HOWARD J III	1280 STAR DR NE	ATLANTA	GA	30319
18 238 04 014	1278 STAR DR	CRUZ MICHAEL E	1278 STAR DR NE	ATLANTA	GA	30319
18 238 14 052	1345 FERNWOOD CIR	NIX WILLIAM C	1345 FERNWOOD CIR NE	ATLANTA	GA	30319
18 238 04 038	1301 Sylvan Circle	TUBEULAR CREATIONS INC	1115 MENDELL CIR	ATLANTA	GA	30319
18 238 04 066	1305 Sylvan Circle	TUBEULAR CREATIONS INC	1115 MENDELL CIR	ATLANTA	GA	30319

PZ 08-31-20

Date: 8/28/2020

PZ 08-31-20

Regarding: Environmental Site Analysis

Location: 1329/1331 Sylvan Circle, Brookhaven GA 30319

To Whom it may concern,

**Conformance to the Comprehensive Plan:**

The intent of the rezoning of 1329/1331 Sylvan Circle from RS-75 to RS-50 is to convert currently two front and rear recorded parcels of land into the two-street facing and conforming lots of record. The property slopes up from the front to back at an elevation change of 16 foot over 268 feet. Each of the two properties are 100-foot-wide by 132 foot deep. Two street facing parcels would be 50-foot-wide by 264 foot deep. The overall lot area would stay the same as currently structured, but the request would be two parcels of the same square area that are street fronting. This is approximately the same width and depth of every single one of the surrounding properties. There are over 175 other properties in Brookhaven Fields that are all 50-foot-wide lots. Two parcels at 50-foot-wide would be consistent with the surrounding neighborhood and falls within the Comprehensive Plan Land Use map and proves the properties conformity to the plan.

**Environmental Impacts of the Proposed Project:**

There are no wetlands on the property. There is some evasive vegetation that would be removed as underbrush. There are no buffers on this property. There are no slopes over 25 percent. The existing grades and drainage patterns on the property will remain as is and will keep with the existing flows. This will not impact the surrounding neighbors or community any more than the existing home and property currently does. The approval of the requested zoning classification will actually reduce the amount of impervious coverage for two new homes that what is currently constructed and covered on the property. There are no wildlife species on the property. This property is not an archeological or historical site.

**Project Implementation Measures:**

There are no floodplains, or excessive slopes, or river corridors that require protection on the property. The water retention of two new structures will be captured in flow wells systems on the property as required by City of Brookhaven for new home construction. There will be no negative impact on existing structures as the existing structure and impermeable surfaces will be removed for new construction that will meet the requirements for lot coverage and water quality with the City of Brookhaven. The approval of the requested zoning classification will actually reduce the amount of impervious coverage for two new homes that what is currently constructed and covered on the property. There will be no impact on archeological/ historically significant areas. This property is not within an environmentally stressed community. No more than 35% of coverage will be constructed on the property leaving 65% of the property as open and green space. The new construction will be no different than every other home on the street and neighborhood and will not add any noise or lighting negative impacts. There are no wildlife habitats on the property.

Sincerely,

Ken Warlick

**From:** Otts, Michelle L. <[mlootts@dekalbcountyga.gov](mailto:mlootts@dekalbcountyga.gov)>

**Sent:** Friday, August 7, 2020 10:45 AM

**To:** Al Ansley <[al@gaddysurveydesign.com](mailto:al@gaddysurveydesign.com)>

**Subject:** RE: 1329 & 1331 Sylvan Circle NE, Brookhaven - Sewer Capacity Request Applications

Both are approved.

Present this email as FULL sewer capacity approval for both address mentioned above.

**Michelle L. (Jackam) Otts, PE**

*Principal Engineer  
Manager, Division of Planning & Development  
Department of Watershed Management*

330 W. Ponce de Leon Ave  
3<sup>rd</sup> Floor  
Decatur, GA 30030  
[MLOtts@dekalbcountyga.gov](mailto:MLOtts@dekalbcountyga.gov)

  404-371-4918  
(o)

[DeKalbCountyGA.gov](http://DeKalbCountyGA.gov)



**From:** Al Ansley

<[al@gaddysurveydesign.com](mailto:al@gaddysurveydesign.com)>

**Sent:** Thursday, August 6, 2020 2:03 PM

**To:** Otts, Michelle L.

<[mlootts@dekalbcountyga.gov](mailto:mlootts@dekalbcountyga.gov)>;

Sewercapacity, Sewercapacity

<[sewercapacity@dekalbcountyga.gov](mailto:sewercapacity@dekalbcountyga.gov)>

**Cc:** Fernando Buzeta <[fernando@harrisonatl.com](mailto:fernando@harrisonatl.com)>; Joy Webster <[joy@gaddysurveydesign.com](mailto:joy@gaddysurveydesign.com)>

**Subject:** 1329 & 1331 Sylvan Circle NE, Brookhaven - Sewer Capacity Request Applications

**Importance:** High

**WARNING:** The sender of this email could not be validated and may not match the person in the "From" field. \*\*

Michelle and Watershed staff,

Please accept the attached sewer capacity request applications for 1329 & 1331 Sylvan Circle NE, Brookhaven, GA on behalf of Harrison Homes.

Don't hesitate to contact our office if you need any additional information.

Thanks,

Al Ansley

Al Ansley

**Gaddy Surveying & Design, Inc.**

(M) 770-527-1144

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1215 Pleasant Hill Rd  
Lawrenceville, GA 30044

(O) 770-931-5920 - (F) 770-931-5903  
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[www.gaddysurveydesign.com](http://www.gaddysurveydesign.com)