

**SITE DATA:**

SITE ADDRESS: 4372 CHAMBLEE TUCKER RD, TUCKER, GA. 30084  
 SITE AREA: 0.551 ACRES  
 OPEN SPACE AREA: 0.213 ACRES (38.6%)

**ZONING:**

ZONING: PROPOSED MR-2  
 SITE DENSITY: 10.88 UNITS/ACRE

**SETBACKS & BUFFERS FOR SFA (TOWNHOMES):**

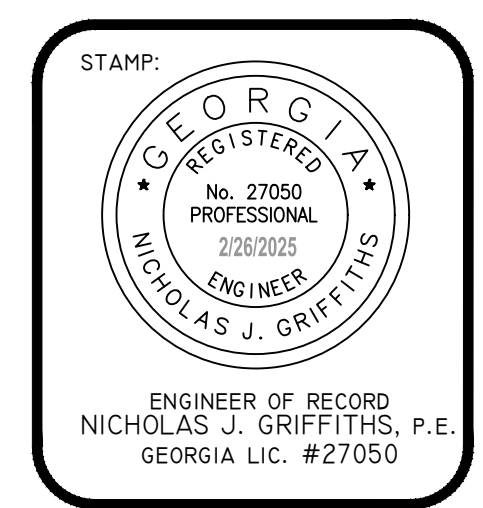
FRONT: 10 FT BUILDING SETBACK FOR THOROUGHFARES AND ARTERIALS  
 0 FT BUILDING SETBACKS FOR ALL OTHER STREETS  
 BACK: 15 FT BUILDING SETBACK  
 SIDE: FOR CORNER LOT ON PUBLIC STREET SAME AS FRONT SETBACK

**HOME SIZE:**  
 PROPOSED HOMES WILL BE APPROXIMATELY 1,634 SF

**PARKING CALCULATIONS:**  
 MINIMUM PARKING REQUIRED (1.5 SPACES PER DWELLING UNIT, PLUS ONE-QUARTER SPACE PER DWELLING UNIT TO ACCOMMODATE GUEST PARKING)  
 6 UNITS \* 1.5 SPACES / UNIT = 9 SPACES  
 6 UNITS \* .25 GUEST SPACES / UNIT = 2 GUEST SPACES  
 TOTAL REQUIRED PARKING = 11 SPACES  
 TOTAL PROVIDED PARKING = 14 SPACES

**VARIANCE REQUEST**  
 VARIANCE 1: SEC. 46-1418. - SINGLE-FAMILY ATTACHED BUILDINGS  
 (4) BUILDING ORIENTATION. THE PRIMARY ENTRANCE AND FRONT FACADE OF INDIVIDUAL BUILDINGS WITHIN A TOWNHOUSE DEVELOPMENT MAY BE ORIENTED TOWARD STREETS, PRIVATE DRIVES OR ENHANCED OPEN SPACE, AND SHALL NOT BE ORIENTED TOWARD OFF-STREET PARKING LOTS, GARAGES, OR CARPORTS.  
 THIS VARIANCE IS BEING REQUESTED TO ALLOW THE GARAGES TO BE ORIENTATED TOWARDS THE STREET.  
 VARIANCE 2: SEC. 46-1451. - PARKING REGULATIONS, OFF-STREET PARKING SPACES.  
 (2) ALL PARKING LOTS AND SPACES SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:  
 E. PARKING AND LOADING SHALL NOT BE PERMITTED WITHIN THE FRONT YARD IN ANY MR, HR, O-I, OR O-I-T ZONING DISTRICT, EXCEPT FOR REQUIRED HANDICAPPED PARKING. NOTWITHSTANDING THE PREVIOUS SENTENCE, PARKING AND LOADING SHALL BE PERMITTED WITHIN THE FRONT YARD WHERE PROVISION OF ADEQUATE PARKING SPACES WITHIN THE REAR IS IMPRACTICAL AND UPON ISSUANCE OF A VARIANCE PURSUANT TO ARTICLE VII OF THIS CHAPTER.  
 THIS VARIANCE IS BEING REQUESTED TO ALLOW PARKING WITHIN THE FRONT YARD.

**CAUTION**  
 THE UTILITIES SHOWN ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.



No.	Revision/Issue	Date
Project Number:	Issue Date:	4/21/2025
Drawn By:	Checked By:	NJG

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Project Name and Address  
 CHAMBLEE TUCKER RD  
 TOWNHOMES CONCEPT  
 4372 CHAMBLEE TUCKER RD  
 TUCKER, GA. 30084  
 DEKALB COUNTY, GA  
 LAND LOT 288 18TH DISTRICT

Sheet Name  
 CONCEPT PLAN  
 Sheet Number C1.1

**RZ-25-0002**  
 RECEIVED  
 CITY OF TUCKER  
 06/13/25  
 PLANNING & ZONING  
 DEPARTMENT

