

Public Hearing: YES NO

Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): 1 & 7

Application of Azalea House for a Special Land Use Permit (SLUP) in the Northlake Overlay District, Tier 2 and the O-I (Office Institutional) (Conditional-CZ-00078) District to expand an existing community personal care home, at 1896 Ludovie Lane.

PETITION NO: N7. SLUP-20-1244241 2020-1172

PROPOSED USE: Expansion of existing community personal care home.

LOCATION: 1896 Ludovie Lane, Decatur, Ga.

PARCEL NO. : 18-191-01-010

INFO. CONTACT: Melora Furman, Sr. Planner

PHONE NUMBER: 404-371-2155

PURPOSE:

Application of Azalea House for a Special Land Use Permit (SLUP) in the Northlake Overlay District, Tier 2 and the O-I (Office Institutional) (Conditional-CZ-00078) District to expand an existing community personal care home. The property is located on the west side of Ludovie Lane, approximately 364 feet north of LaVista Road, at 1896 Ludovie Lane in Decatur, Georgia. The property has approximately 153 feet of frontage along Ludovie Lane and contains 1.02 acres.

RECOMMENDATION:

COMMUNITY COUNCIL: Approval.

PLANNING COMMISSION: Approval with Conditions.

PLANNING STAFF: Approval with Conditions.

STAFF ANALYSIS: The proposal to expand the existing community personal care home is consistent with the following policy of the 2035 Comprehensive Plan: "Increase the availability of special needs housing to meet the growing population" (Housing Policy No. 7). The proposed building additions would allow the number of residents to increase from 24 to 30 at maximum capacity. Addition of six residents would not change the operation of the facility and would not affect the existing compatibility of the facility with adjoining land uses. The size, scale, and massing of the building after completion of the additions would be appropriate in relation to the size of the subject property and in relation to the size, scale, and massing of adjacent and nearby lots and buildings. The additions would be the same height as the existing building and would not create negative shadow impacts on adjoining lots or buildings. Trips generated by the personal care home after expansion are not expected to increase significantly or cause traffic congestion in the area. Therefore, the Department of Planning and Sustainability recommends "Approval, with conditions".

PLANNING COMMISSION VOTE: Approval with Conditions 8-0-0. P. Womack, Jr. moved, A. Atkins seconded for Approval with Staff's recommended three (3) conditions.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: Approval 2-0-0.

RECOMMENDED CONDITIONS

SLUP-20-1244241

Expansion of a Community Personal Care Home

1. The Special Land Use Permit shall be issued to Humera Savaja, for operation of a community personal care home for a maximum of thirty residents, which shall be transferrable in accordance with Section 27-7.4.12 of the DeKalb County Code.
2. The proposed additions to the Azalea House building shall be constructed in a manner consistent with the site plan titled, "Azalea House Building Expansion", prepared by Contract Design Concepts, Incorporated, dated June 2019.
3. Approval of this rezoning application by the Board of Commissioners has no bearing on other approvals by the Zoning Board of Appeals or other authority, whose decision should be based on the merits of the application before said authority.



DeKalb County Department of Planning & Sustainability

330 Ponce De Leon Avenue, Suite 300

Decatur, GA 30030

(404) 371-2155 / www.dekalbcountyga.gov/planning

Planning Commission Hearing Date: November 5, 2020
Board of Commissioners Hearing Date: November 19, 2020

STAFF ANALYSIS

Case No.: SLUP-20-1244241 **Agenda #:** N. 7

Location/Address: 1896 Ludovie Lane, Decatur, GA **Commission District:** 1 **Super District:** 7

Parcel ID(s): 18-191-01-010

Request: Special Land Use Permit (SLUP) in the Northlake Overlay District, Tier 2 and the O-I (Office Institutional) (Conditional-CZ-00078) District to expand an existing community personal care home to increase the maximum capacity from 24 to 30 residents.

Property Owner(s): Humera Savaja

Applicant/Agent: Humera Savaja

Acreage: 1.02 acres

Existing Land Use: The Azalea House congregate personal care home

Surrounding Properties: To the north: an office building (OI); to the east, northeast, and southeast: a multibuilding office park (OI); to the south: a building housing a private school and counseling offices (OI); to the southwest, west, and northwest: single-family residential (R-100).

Comprehensive Plan: **Town Center** **Consistent** **Inconsistent**

Proposed Building Square Ft.: 9,945 s.f.	Existing Building Square Feet: 6,446 s.f.
Proposed Lot Coverage: 49%	Existing Lot Coverage: 47% (Estimate)

Zoning History: On July 26, 2000, the Board of Commissioners rezoned the subject property pursuant to CZ-00078 to allow an increase in the number of residents in the Mature Options personal care home to 24. The minutes of that meeting state that the Board of Commissioners had rezoned the property in 1996 to OI with a condition that allowed a maximum of 20 residents.

SITE AND PROJECT ANALYSIS

The subject property is a 1.02-acre lot that is currently occupied with the Azalea House, a 6,446-square foot community personal care home for senior citizens who require 24-hour supervision.

Originally called *Mature Options*, a community personal care home has been operating for approximately 27 years on the property. The applicant, Humera Savaja, is the current operator of the Azalea House.

The property is located within the Northlake Overlay District on Ludovie Lane, a local, dead-end street at the western edge of a non-residential corridor that extends from the center of the Northlake Overlay District westward along Lavista Road. Properties to the west and north of this corridor, including those that back up to the subject property, are single-family residential. The adjoining properties to the north and south of the subject property are occupied by an office building and a private school/fitness facility. A multi-building office park is located across Ludovie Lane, to the east of the subject property.

The Azalea House requests the Special Land Use Permit to allow 3,499 square feet of room additions to the front and rear of the building. At the same time, the kitchen is proposed to be relocated, enlarged, and renovated. The expansion would allow Azalea House to increase its maximum capacity from 24 to 30 residents. After completion of the project, Azalea House plans to have three to four staff members during wake hours, one administrator, and two staff during sleep hours.

Currently, and after completion of the expansion, vehicular and pedestrian access totaling 19 parking spaces will be located on the paved areas on the sides and front of the building. The two curb cuts from Ludovie Lane will remain in place, as well as the paved drop-off/circulation area in front of the building. The application states that the majority of residents don't drive and that the Azalea House will park a small passenger bus or a minivan, to be used for outings, at the facility. The application estimates that a maximum of five employees will be on-site at once (during wake hours) and states that the employees travel to the site by car or by public transportation.

The application states: "At this time refuse is collected by the DeKalb county sanitation every Tuesday. After the completion of the project, the refuse disposal size will be increase and will be picked up two times if needed. Trash can is located behind the building. The location of the disposal will remain the same. The service vehicle parking and space is also provided around the same area."

Compliance with District Standards:

The property is legally nonconforming with respect to the Northlake Overlay District regulations for sidewalks and streetscaping.

O-I or NORTHLAKE OVD TIER 2 STANDARD	REQUIRED/ALLOWED	PROVIDED/PROPOSED	COMPLIANCE
MIN. LOT AREA (O-I)	20,000 s.f.	1.02 acres	Yes
MIN. LOT WIDTH (O-I)	100 ft.	153 feet	Yes
MAX. LOT COVERAGE (O-I)	80%	49%	Yes
MIN. TRANSITIONAL BUFFER (OVD)	30 feet next to R zoning	40 ft., 7 inches	Yes
MAX. FLOOR AREA RATIO (OVD)	1.5	.25	Yes
MAX. BLDG. HEIGHT (OVD)	9 stories and 135 ft.	One story	Yes

O-1 or NORTHLAKE OVD TIER 2 STANDARD		REQUIRED/ALLOWED	PROVIDED/PROPOSED	COMPLIANCE
YARD SETBACKS (OVD)	FRONT	Minimum 30 ft. if no sidewalk	62 ft, 6.5 inches	Yes
	INTERIOR SIDE	Minimum 20 ft.	North side – 60.1 ft. South side – 21 ft., 2.5 inches	Yes Yes
	SIDE – CORNER LOT	Not applicable	Not applicable	Not applicable
	REAR	Minimum 20 ft.	40 ft., 7 inches	Yes
TRANS'L HEIGHT PLANE		Required for rear additions (next to R-75 district).	Rear additions are 19 ft. 3" high and > 40 ft. from rear prpty. line; they do not encroach into height plane.	Yes
PARKING		.50 spaces for each employee and resident Max. 5/day employees + 30 residents = 35 x .50 = 17.5 spaces	19 spaces	Yes

Supplemental Regulations

A. *Personal care homes, general requirements.*

1. Each personal care home must obtain all license(s) and/or permit(s) required by the State of Georgia in order to operate. Each personal care home licensed and/or permitted by the State of Georgia must display its state-issued license(s) and/or permit(s) in plain view, visible from the front doorway of the facility.

The existing personal care home is licensed by the State of Georgia, and operator Humera Savaja is aware that re-licensing is necessary to increase the number of residents in the home.

2. No personal care home may display any exterior signage that violates the sign ordinance in Chapter 21 of the Code or the sign provisions in the zoning regulations for the underlying zoning district where the personal care home is located.

A ground sign is currently located in front of the building. No new signage is proposed.

3. Personal care homes may apply for an FHA Accommodation Variance as provided for in Section 7.5.9 of this chapter.

Staff has informed Ms. Saveja of this option.

B. *Personal care home, community (seven (7) or more persons).*

1. Two (2) copies of complete architectural plans for the subject group personal care home, signed or sealed by a registered architect, shall be submitted to the director of planning prior to issuance of a building permit or business license.

Professionally prepared existing and proposed floor plans were submitted with the SLUP application.

2. Each community personal care home must provide at least .50 parking spaces for each employee and resident, and must comply with any applicable requirements in Article 6.

The Azalea House currently has 19 parking spaces. It complies with the requirement for 17.5 spaces, and with other applicable requirements in Article 6.

LAND USE AND ZONING ANALYSIS

Section 27-873 of the DeKalb County Zoning Ordinance, "Special land use permit; criteria to be applied" states that the following criteria shall be applied in evaluating and deciding any application for a Special Land Use Permit. No application for a Special Land Use Permit shall be granted unless satisfactory provisions and arrangements have been made concerning each of the following factors, all of which are applicable to each application.

- A. Adequacy of the size of the site for the use contemplated and whether or not adequate land area is available for the proposed use including provision of all required yards, open space, off-street parking, and all other applicable requirements of the zoning district in which the use is proposed to be located:** The site is large enough to allow most of the rear yard to be preserved, so that it will continue to provide a buffer for the adjoining single-family properties to the rear of the Azalea House. After construction of the additions, the property would meet all applicable requirements of the OI and Northlake Overlay District, Tier 2 district regulations.
- B. Compatibility of the proposed use with adjacent properties and land uses and with other properties and land uses in the district:** The Azalea House community personal care home is compatible with adjacent properties and with nearby office and institutional land uses. The additions would not encroach on yards or increase the height of the building in a manner that would make it incompatible with those on adjoining properties, which will have similar massing and height as the Azalea House after expansion.
- C. Adequacy of public services, public facilities, and utilities to serve the contemplated use:** An increase of six residents is not expected to increase demands on services and utilities to a level that would render them inadequate.
- D. Adequacy of the public street on which the use is proposed to be located and whether or not there is sufficient traffic carrying capacity for the proposed use, so as not to unduly increase traffic or create congestion in the area:** Because the residents don't drive, the only trips to and from the property are by staff, for resident outings, and by occasional service providers such as repair persons. Trips generated by the personal care home after expansion are not expected to increase significantly or cause traffic congestion in the area.
- E. Whether or not existing land uses located along access routes to the site would be adversely affected by the character of the vehicles or the volume of traffic to be generated by the proposed use:** The personal care home would generate trips by passenger vehicles, a small van for resident outings, and occasional service vehicles, all of which can be easily accommodated by access routes to the site. Access routes to the site are adequate to accommodate the low level of traffic that is generated by the personal care home.
- F. Ingress and egress to the subject property and to all proposed buildings, structures, and uses thereon, with particular reference to pedestrian and automotive safety and convenience, traffic flow and control, and access in the event of fire or other emergency:** The two curb cuts from Ludovie Lane, as well as the paved drop-off/circulation area in front of the building will remain after construction and will continue to enable emergency and other vehicles to safely enter and exit the site. Ludovie Lane is a quiet street with low levels of traffic, and pedestrians will continue to be able enter the site by walking on the side of the street or by using the sidewalk on the side opposite the property and crossing over street, then crossing the paved area in front of the building to the front entrance.

- G. Whether or not the proposed use would create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust, or vibration that would be generated by the proposed use:** After expansion, the personal care home is not expected to create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust, or vibration.
- H. Whether or not the proposed use would create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use:** The hours of operation will continue to be the same after expansion and are not expected to adversely impact adjoining properties.
- I. Whether or not the proposed use would create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use:** Addition of six residents would not change the operation of the facility and would not affect the existing compatibility of the facility with adjoining land uses.
- J. Whether or not the proposed plan is otherwise consistent with the requirements of the zoning district classification in which the use is proposed to be located:** After expansion, the property and the facility would comply with the requirements of the OI district and of the Northlake Overlay District.
- K. Whether or not the proposed use is consistent with the policies of the comprehensive plan:** The proposal to expand the existing community personal care home is consistent with the following policy of the 2035 Comprehensive Plan: "Increase the availability of special needs housing to meet the growing population" (Housing Policy No. 7).
- L. Whether or not the proposed plan provides for all buffers and transitional buffer zones where required by the regulations of the district in which the use is proposed to be located:** After expansion, the property will comply with the transitional buffer requirement of the Northlake Overlay.
- M. Whether or not there is adequate provision of refuse and service areas:** After expansion, the site will have satisfactory refuse disposal and service areas.
- N. Whether the length of time for which the special land use permit is granted should be limited in duration:** The building expansion would allow an increase in the number of residents. Because the increased residency of the home would not change its manner of operation or negatively affect adjoining and surrounding property, there is no reason to limit the duration of the Special Land Use Permit.
- O. Whether or not the size, scale, and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale, and massing of adjacent and nearby lots and buildings:** The size, scale, and massing of the building after completion of the additions would be appropriate in relation to the size of the subject property and in relation to the size, scale, and massing of adjacent and nearby lots and buildings.
- P. Whether the proposed plan would adversely affect historic building sites, districts, or archaeological resources:**
No historic buildings, sites, districts, or archaeological resources are located on the property or in the surrounding area.
- Q. Whether the proposed use satisfies the requirements contained within the supplemental regulations for such special land use permit:** The proposal satisfies the requirements of the applicable supplemental regulations.
- R. Whether or not the proposed building as a result of its proposed height, would create a negative shadow impact on any adjoining lot or building:** The additions would be the same height as the existing building and would not create negative shadow impacts on adjoining lots or buildings.
- S. Whether the proposed use would be consistent with the needs of the neighborhood or of the community as a whole, be compatible with the neighborhood, and would not be in conflict with the overall objectives of the comprehensive plan:** The proposal would be consistent with the needs of the neighborhood and of the community

as a whole, would be compatible with the neighborhood, and would not be in conflict with the overall objectives of the Comprehensive Plan.

STAFF RECOMMENDATION: APPROVAL WITH CONDITIONS

The proposal to expand the existing community personal care home is consistent with the following policy of the 2035 Comprehensive Plan: “Increase the availability of special needs housing to meet the growing population” (Housing Policy No. 7). The proposed building additions would allow the number of residents to increase from 24 to 30 at maximum capacity. Addition of six residents would not change the operation of the facility and would not affect the existing compatibility of the facility with adjoining land uses. The size, scale, and massing of the building after completion of the additions would be appropriate in relation to the size of the subject property and in relation to the size, scale, and massing of adjacent and nearby lots and buildings. The additions would be the same height as the existing building and would not create negative shadow impacts on adjoining lots or buildings. Trips generated by the personal care home after expansion are not expected to increase significantly or cause traffic congestion in the area. Therefore, the Department of Planning and Sustainability recommends “Approval” with the following conditions:

1. The Special Land Use Permit shall be issued to Humera Savaja, for operation of a community personal care home for a maximum of thirty residents, which shall be transferrable in accordance with Section 27-7.4.12 of the DeKalb County Code.
2. The proposed additions to the Azalea House building shall be constructed in a manner consistent with the site plan titled, “Azalea House Building Expansion”, prepared by Contract Design Concepts, Incorporated, dated June 2019.
3. Approval of this rezoning application by the Board of Commissioners has no bearing on other approvals by the Zoning Board of Appeals or other authority, whose decision should be based on the merits of the application before said authority.

Attachments:

1. Department and Division Comments
2. Board of Health Comments
3. Application
4. Site Plan
5. Zoning Map
6. Land Use Plan Map
7. Aerial Photograph
8. Site Photographs

NEXT STEPS

Following an approval of this zoning action, one or several of the following may be required:

- ✔ • **Land Disturbance Permit** *(Required for of new building construction on non-residential properties, or land disturbance/improvement such as storm water detention, paving, digging, or landscaping.)*
- ✔ • **Building Permit** *(New construction or renovation of a building (interior or exterior) may require full plan submittal or other documentation. Zoning, site development, watershed and health department standards will be checked for compliance.)*
- ✔ • **Certificate of Occupancy** *(Required prior to occupation of a commercial or residential space and for use of property for a business. Floor plans may be required for certain types of occupants.)*
- **Plat Approval** *(Required if any parcel is being subdivided, re-parceled, or combined. Issued “administratively”; no public hearing required.)*
- **Sketch Plat Approval** *(Required for the subdivision of property into three lots or more. Requires a public hearing by the Planning Commission.)*
- **Overlay Review** *(Required review of development and building plans for all new construction or exterior modification of building(s) located within a designated overlay district.)*
- **Historic Preservation** *(A Certificate of Appropriateness is required for any proposed changes to building exteriors or improvements to land when located within the Druid Hills or the Soapstone Geological Historic Districts. Historic Preservation Committee public hearing may be required.)*
- **Variance** *(Required to seek relief from any development standards of the Zoning Ordinance. A public hearing and action by the Board of Appeals are required for most variances.)*
- **Minor Modification** *(Required if there are any proposed minor changes to zoning conditions that were approved by the Board of Commissioners. The review is administrative if the changes are determined to be minor as described by Zoning Code.)*
- **Major Modification** *(Required submittal of a complete zoning application for a public hearing if there are any proposed major changes to zoning conditions that were approved by the Board of Commissioner for a prior rezoning.)*
- **Business License** *(Required for any business or non-residential enterprise operating in Unincorporated DeKalb County, including in-home occupations).*
- **Alcohol License** *(Required permit to sell alcohol for consumption on-site or packaged for off-site consumption. Signed and sealed distance survey is required. Background checks will be performed.)*

Each of the approvals and permits listed above requires submittal of application and supporting documents, and payment of fees. Please consult with the appropriate department/division.

Public Works Transportation Division Comments 10/19/2020

N7. Ludovie Lane is classified as a local residential road. This property falls within the Northlake Overlay District Tier 2. Please note infrastructure requirements in Chapter 5 of the Zoning Code (5.4.3, pages 5-14 & 5-15) and Chapter 14, Section 190 of the Land Development Code.

N-7



DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO
MICHELLE ALEXANDER mmalexander@dekalbcountyga.gov AND/OR LASONDRA HILL
lahill@dekalbcountyga.gov

COMMENTS FORM:
PUBLIC WORKS TRAFFIC ENGINEERING

Case No.: SLUP-20-1244241 Parcel I.D. #: 18-191-01-010

Address: 1896
LUDOVIC LANE
DEKALB, GA

Adjacent Roadway (s):

(classification) (classification)

Capacity (TPD) _____	Capacity (TPD) _____
Latest Count (TPD) _____	Latest Count (TPD) _____
Hourly Capacity (VPH) _____	Hourly Capacity (VPH) _____
Peak Hour. Volume (VPH) _____	Peak Hour. Volume (VPH) _____
Existing number of traffic lanes _____	Existing number of traffic lanes _____
Existing right of way width _____	Existing right of way width _____
Proposed number of traffic lanes _____	Proposed number of traffic lanes _____
Proposed right of way width _____	Proposed right of way width _____

Please provide additional information relating to the following statement.

According to studies conducted by the Institute of Traffic Engineers (ITE) 6/7TH Edition (whichever is applicable), churches generate an average of fifteen (15) vehicle trip end (VTE) per 1,000 square feet of floor area, with an eight (8%) percent peak hour factor. Based on the above formula, the _____ square foot place of worship building would generate _____ vehicle trip ends, with approximately _____ peak hour vehicle trip ends.

Single Family residence, on the other hand, would generate ten (10) VTE's per day per dwelling unit, with a ten (10%) percent peak hour factor. Based on the above referenced formula, the _____ (Single Family Residential) District designation which allows a maximum of _____ units per acres, and the given fact that the project site is approximately _____ acres in land area, _____ daily vehicle trip end, and _____ peak hour vehicle trip end would be generated with residential development of the parcel.

COMMENTS:

Field and plans reviewed. Found nothing that would disrupt traffic.

Signature: [Handwritten Signature]



DEKALB COUNTY GOVERNMENT PLANNING DEPARTMENT DISTRIBUTION FORM

The following areas below may warrant comments from the Development Division

DEVELOPMENT ANALYSIS:

- **Transportation/Access/Row**

Consult the Georgia DOT as well as the DeKalb County Transportation Department prior to land development permit. Verify widths from the centerline of the roadways to the property line for possible right-of-way dedication. Improvements within the right-of-way may be required as a condition for land development application review approval. Safe vehicular circulation is required. Paved off-street parking is required.

- **Storm Water Management**

Compliance with the Georgia Stormwater Management Manual, DeKalb County Code of Ordinances 14-40 for Stormwater Management and 14-42 for Storm Water Quality Control, to include Runoff Reduction Volume where applicable is required as a condition of land development permit approval. Use Volume Three of the G.S.M.M. for best maintenance practices. Use the NOAA Atlas 14 Point Precipitation Data set specific to the site. Recommend Low Impact Development features/ Green Infrastructure be included in the proposed site design to protect as much as practicable the statewaters and special flood hazard areas.

- **Flood Hazard Area/Wetlands**

The presence of FEMA Flood Hazard Area was not indicated in the County G.I.S. mapping records for the site; and should be noted in the plans at the time of any land development permit application. Encroachment of flood hazard areas require compliance with Article IV of Chapter 14 and FEMA floodplain regulations.

- **Landscaping/Tree Preservation**

Landscaping and tree preservation plans for any building, or parking lot must comply with DeKalb County Code of Ordinances 14-39 as well as Chapter 27 Article 5 and are subject to approval from the County Arborist

- **Tributary Buffer**

State water buffer was not reflected in the G.I.S. records for the site. Typical state waters buffer have a 75' undisturbed stream buffer and land development within the undisturbed creek buffer is prohibited without a variance per DeKalb County Code of Ordinances 14-44.1.

- **Fire Safety**

Plans for land development permit must comply with Chapter 12 DeKalb County Code for fire protection and prevention.



**DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM**

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO MICHELLE M ALEXANDER mmalexander@dekalbcountyga.gov OR JOHN REID jreid@DEKALBCOUNTYGA.GOV

**COMMENTS FORM:
PUBLIC WORKS WATER AND SEWER**

Case No.: SLUP-20-1244241

Parcel I.D. #: 18-191-01-010,

Address: 1896 Ludovie Lane
Decatur, Georgia

WATER:

Size of existing water main: 8" DI Water Main (adequate/inadequate)

Distance from property to nearest main: Adjacent to Property

Size of line required, if inadequate: N/A

SEWER:

Outfall Servicing Project: North Fork Peachtree Creek Basin

Is sewer adjacent to property: Yes () No () If no, distance to nearest line: _____

Water Treatment Facility: R. M. Clayton WTF () adequate () inadequate

Sewage Capacity; * (MGPD)

Current Flow: 127 (MGPD)

COMMENTS:

<p>* Please note that the sewer capacity has not been reviewed or approved for this project. A Sewer Capacity Request (SCR) must be completed and submitted for review. This can be a lengthy process and should be addressed early in the process.</p>
<p><u>SEWER CAPACITY EVALUATION WILL BE REQUIRED INTO</u></p>

Signature: 

DEPARTMENT OF PLANNING & SUSTAINABILITY

SPECIAL LAND USE PERMIT APPLICATION

Amendments will not be accepted after 5 working days after the filing deadline.

Date Received: _____ Application No: _____

APPLICANT NAME: Humera Savaji

Daytime Phone: 4045472027 E-Mail: infoassistedliving@gmail.com

Mailing Address: 1896 Ludovic Lane, Decatur, Ga 30033

Owner Name: Humera Savaja
(If more than one owner, attach contact information for each owner)

Daytime Phone: 4045472027 E-Mail: infoassistedliving@gmail.com

Mailing Address: 1896 Ludovic Lane, Decatur, GA 30033

SUBJECT PROPERTY ADDRESS OR LOCATION: 1896 Ludovic Lane, Decatur, GA 30033

DeKalb County, GA, _____

Parcel ID: 1819101010 Acreage or Square Feet: 6446 sqft Commission Districts B 2 & 6

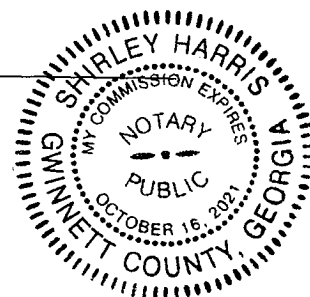
Existing Zoning: SLUP Proposed Special Land Use (SLUP) _____

I hereby authorize the staff of the Planning and Sustainable Department to inspect the property that is the subject of this application.

Owner: Agent: _____ Signature of Applicant

Printed Name of Applicant: Humera Savaja

Notary Signature and Seal:
Shirley Harris
09/08/2020



Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

SLUP-20-1244241

PRE-APPLICATION FORM
REZONE, SPECIAL LAND USE PERMIT, MODIFICATION, AND LAND USE
(Required prior to filing application: signed copy of this form must be submitted at filing)

Applicant Name: Humera Savja Phone: ²⁵⁶⁻³⁸⁴⁻⁹⁶⁶⁰ 4/634-6956 Email: infoassistedliving@gmail.com
Property Address: 1896 Ludovic Lane, Decatur 30033
Tax Parcel ID: 18-191-01-010 Comm. District(s): 1 & 7 Acreage: _____
Existing Use: Congregate Personal Care Home Proposed Use: Same, enlarged
Supplemental Regs: YES Overlay District: NO DRI: NO
Rezoning: Yes _____ No X
Existing Zoning: OI Proposed Zoning: OI Square Footage/Number of Units: _____
Rezoning Request: _____

Land Use Plan Amendment: Yes _____ No X
Existing Land Use: RC Proposed Land Use: RC Consistent ✓ Inconsistent _____
Regional Ctr.
Special Land Use Permit: Yes ✓ No _____ Article Number(s) 27- _____
Special Land Use Request(s) Expand existing H-bed facility to 31 beds.

Major Modification: _____
Existing Case Number(s): _____
Condition(s) to be modified: _____

DEPARTMENT OF PLANNING & SUSTAINABILITY

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Pre-submittal Community Meeting: Review Calendar Dates: PC: BOC:
 Letter of Intent: Impact Analysis: Owner Authorization(s): Campaign Disclosure:
 Zoning Conditions: Community Council Meeting: Public Notice, Signs:
 Tree Survey, Conservation: Land Disturbance Permit (LDP): Sketch Plat:
 Bldg. Permits: Fire Inspection: Business License: State License:
 Lighting Plan: Tent Permit: Submittal Format: NO STAPLES, NO BINDERS PLEASE

Review of Site Plan

Density: NA Density Bonuses: NA Mix of Uses: NA Open Space: NA Enhanced
 Open Space: NA Setbacks: front sides side corner rear Lot Size:
 Frontage: Street Widths: Landscape Strips: NA Buffers:
 Parking Lot Landscaping: Parking - Auto: Parking - Bicycle: Screening:
 Streetscapes: NA Sidewalks: NA Fencing/Walls: Bldg. Height: Bldg.
 Orientation: Bldg. Separation: Bldg. Materials: Roofs: Fenestration:
 Façade Design: Garages: Pedestrian Plan: NA Perimeter Landscape Strip:
 Possible Variances: pre-app was conducted by telephone.
site plan was not reviewed. Architect Phil
Alene was present; was referred to Article 5.

Comments: Appl. states that Azalea House was
licensed (DCH) for 19 beds. Approved by BOC for 24 beds
in 2000 (? - no houses record) (02-00078) etc
Add'l contact: Philip Alenne, Contract Design Concepts, Inc.

Planner: Melora Furman Date: 3/9/20
 Filing Fees: cdcigeorgia.usa@gmail.com
(678) 936-7005

REZONING:	RE, RLG, R-100, R-85, R-75, R-60, MHP, RSM, MR-1	\$500.00
	RNC, MR-2, HR-1, HR-2, HR-3, MU-1, MU-2, MU-3, MU-4, MU-5	\$750.00
	OI, OD, OIT, NS, C1, C2, M, M2	\$750.00
LAND USE MAP AMENDMENT		\$500.00
SPECIAL LAND USE PERMIT		\$400.00



Notice of Rezoning Application Community Meeting

To,

Valerie Vacante Dahlman
3070 Hudson Way,
Decatur, GA-30033

Dear Madam,

We are planning to apply for rezoning for Azalea House Personal Care Home to DeKalb County. To find out more about the project, ask questions, and voice your opinion at the following community meeting:

Date: August 26th, 2020

Time: 7: 30 pm

Location: Zooming meeting

Topic: Azalea House rezoning community meeting

Time: Aug 26, 2020 07:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/83931272663?pwd=Zzc1SGM2MzZpVWxsandhdkJ2eVoyUT09>

Meeting ID: 839 3127 2663

Passcode: 4046346956

Find your local number: <https://us02web.zoom.us/j/83931272663?pwd=Zzc1SGM2MzZpVWxsandhdkJ2eVoyUT09>

If you have any questions about the meeting, please call (404)-546-2027 or email infoassistedliving@gmail.com. We look forward to seeing you there!

Sincerely,

Humera Savaja
Administrator
Azalea House

3070 Hudson Way	Decatur	30033	Dahlman Valerie Vacante
3097 Hudson Way	Decatur	30033	Borodin Katie Alice Hingerty
3091 Hudson Way	Decatur	30033	Walsh Michelle
3085 Hudson Way	Decatur	30033	Dishman Melissa K W
3081 Hudson Way	Decatur	30033	Motter Susan
3077 Hudson Way	Decatur	30033	Chawda Shelia Patel

3071 Hudson Way	Decatur	30033	Miller Justin D
3065 Hudson Way	Decatur	30033	Frierson John R
3059 Hudson Way	Decatur	30033	Keen Jonathan G
3053 Hudson Way	Decatur	30033	Murthy Neil Chandra
3047 Hudson Way	Decatur	30033	Reynolds Marion H
3043 Hudson Way	Decatur	30033	Ho Daniel

ADDRESS	CITY	ZIP	OWNER
2012 Harobi Dr	Tucker	30084	Roman G LLC
3744 Lavista Rd	Tucker	30084	James T Allen
3732 Lavista Rd	Tucker	30084	Clinebell Land Holdings LLC
3712 Lavista Rd	Tucker	30084	Walker Shaun A
3760 Lavista Rd	Tucker	30084	Metro Therapy Providers INC
3760 Lavista Rd	Tucker	30084	Georgia Academy of Family Phys
3760 Lavista Rd	Tucker	30084	Macdowell C Frederick
3758 Lavista Rd	Tucker	30084	Common Vista LLC
3758 Lavista Rd	Tucker	30084	Soca Leasing LLC
3772 Lavista Rd	Tucker	30084	Dekalb County
3774 Lavista Rd	Tucker	30084	BHI Lavista LLC
3756 Lavista Rd	Tucker	30084	Horton Cynthia L
3756 Lavista Rd	Tucker	30084	Itarut Real Estate LLC
3756 Lavista Rd	Tucker	30084	Robert F Dennis JR 2015 Generation
3756 Lavista Rd	Tucker	30084	Primm Dorothy Ruth
3756 Lavista Rd	Tucker	30084	Graham 3756 LLC
3776 Lavista Rd	Tucker	30084	Catlavista LLC
3778 Lavista Rd	Tucker	30084	3778NC LLC
3754 Lavista Rd	Tucker	30084	West Rock Creek LLC
2025 Ludovie Ln	Decatur	30033	Ahepa One INC
1908 Ludovie Ln	Decatur	30033	Pinchas Holdings LLC
1894 Ludovie Ln	Decatur	30033	Ludovie Lane Investments LLC
1981 Hollidon Rd	Decatur	30033	Robinowich Paula C
1993 Hollidon Rd	Decatur	30033	Reyes Margaret K
2001 Hollidon Rd	Decatur	30033	Dubin Henry
2009 Hollidon Rd	Decatur	30033	Voegtlin Carl
2017 Hollidon Rd	Decatur	30033	Vogt Charles Edward Living Trust
2025 Hollidon Rd	Decatur	30033	Nolf Jolie Mosley
2033 Hollidon Rd	Decatur	30033	Joyner Chris
3042 Hudson Way	Decatur	30033	Woluchem Miltonia
3046 Hudson Way	Decatur	30033	Salone Kyle D
3050 Hudson Way	Decatur	30033	Cardella John C
3054 Hudson Way	Decatur	30033	Swett Erich R
3058 Hudson Way	Decatur	30033	Schaffer Mark

19:28:45 From iPhone to Humera Savaja(Privately) : Jennifer Reyes
forklift9@yahoo.com
19:29:10 From iPhone to Humera Savaja(Privately) : Margaret Reyes
flamingomarge@yahoo.com
19:34:27 From Herbert's iPad to Humera Savaja(Privately) : Herb
Schwartz 1908 Ludovie Lane Decatur Ga 30033
19:36:43 From Herbert's iPad to Humera Savaja(Privately) :
herb@csslive.com
19:36:46 From Mark Schaffer to Humera Savaja(Privately) : Mark
Schaffer, mgschaffer@gmail.com - just listening in
19:36:57 From Kate : Katie Borodin and Konstantin Borodin 3097
Hudson Way
19:37:46 From Mark Schaffer to Humera Savaja(Privately) : 3058
Hudson Way
20:01:46 From Kate to Humera Savaja(Privately) :
katie@hingertylaw.com
20:03:44 From Mark Schaffer : Thank you



June 11, 2020

To,

DeKalb County Department of Planning & Sustainability
330 West Ponce De Leon Avenue Suite 100-500
Decatur, GA 30030

From,

Humera Savaja
Azalea House
1896 Ludovie Lane,
Decatur, GA 30033

To Whom It May Concern,

An application has been filed by Azalea House Personal Care Home for rezoning from 24 to 32 beds at 1896 Ludovie Lane Decatur, GA 30033.

The property in question is licensed for 19 beds. BOC approved Azalea House on 7/26/2000 for 24 beds. Please see the attachment for floor area and height of the building. We are planning to add 7 double occupancy units which can accommodate companion residency and/or single occupancy if the family desires.

Azalea House is personal care home that has been a part of Decatur community since 1999. We provide services to residents ages 18 and older who suffer from Dementia, Alzheimer's, mental health difficulties and physical limitations. The majority of our residents are elderly and suffer from Dementia. We serve families who prefer that their family members are in a cozy home-like environment without feeling locked in.

We serve communities and families who live in or around Decatur area. We have identified that there is a great need in Decatur for reasonably priced personal care homes that also provide compassion and a home-like environment such as Azalea House.

Regards,

Humera Savaja



Dated: July 1st, 2020

To,

DeKalb County Department of Planning & Sustainability

330 West Ponce de Leon Avenue, Suites 100-500

Decatur, GA-30030

From,

Humera Savaja

Azalea House

1896 Ludovie Lane

Decatur, GA-30033

Re: Impact of the proposed use and zoning

To Whom It May Concern,

We are requesting for rezoning for Azalea House from 24 to 32 beds at 1896 Ludovie Lane, Decatur, GA-30033.

There will be no anticipated impact of the proposed use and rezoning on the surrounding properties since Azalea House is an existing entity for 20 plus years at this address. The addition will improve the building outlook and bring it up to date with its surrounding businesses.

Thank you,

Humera Savaja

Administrator



Dated: July 1st, 2020

To,

DeKalb County Department of Planning & Sustainability
330 West Ponce de Leon Avenue, Suites 100-500
Decatur, GA-30030

From,

Humera Savaja
Azalea House
1896 Ludovie Lane
Decatur, GA-30033

Re: Impact of the proposed use and zoning

To Whom It May Concern,

We are requesting for rezoning for Azalea House from 24 to 32 beds at 1896 Ludovie Lane, Decatur, GA-30033.

Azalea house is a pre-existing business. Azalea House provides residents to our aging population struggling with mental health issues, dementia, Alzheimer's disease, physical limitations and who require 24 hour supervision. Our cooks make delicious home cooked meals 3 times a day. We also provide snacks and every day activities.

Per state Rules and Regulations for personal care home, we are required to have 1 staff per 15 wake hours and 1 per 24 sleep hours. However, we provide 2 per 15 residents during wake hours. After the completion of the project, at the maximum capacity we will need 3-4 staff members during wake hours, 1 administrator, and 2 staff during sleep hours. Total of 5-6 parking spots will be in use any given time. Majority of our residents do not drive secondary to their physical or mental delays.

We are planning to provide outings once every 15 days. We will be investing in a small passenger bus or a minivan which will be parked at the facility.

The current building size is approximately 6446 sq. ft. Our expansion plan will expand building about additional 3000 sq. ft. with total of 9945 sq. ft. When drawing the proposed plan we have included provisions of all required yards, respecting all the zoning requirements for sat backs with neighbors in the back, and next door neighbors. We will be extending towards the front of the building minimizing the impact to any of our next door neighbors. There will be small extension towards the back of the building as well keeping sat backs in mind. Additional parking space will be provided for visitors and additional staff. In total we will have 18 parking spots for off street parking.



Azalea House is an established residential personal care home nestled between multiple businesses and homes on Ludovie Lane. It has been part of Ludovie Lane landscape for more than 20 years, and as such, will be compatible with adjoining and nearby establishments.

The expansion will help house 10-11 more residents, a total of 30 beds at full capacity. In general it is not a significantly big project to increase demands on services and utilities to a level that would render them inadequate.

The Azalea house expansion project is quiet small and it is not expected to increase traffic levels that would cause congestion in the area. After the completion of the project, the additional staff members will be the only add on traffic to the area on daily basis.

Traffic is not expected to increase noticeably. Staff members come and go at 8-16 hour shifts using personal or public transportation, and access routes to the site are adequate to accommodate the traffic. There will be no adverse effect by the character of the vehicles or the additional volume of the traffic that will be generated by the expansion.

Ingress and egress in reference to the proposed property expansion will increase according to the need to accommodate the exit in case of fire or any other emergency. Ludovie Lane has side walk on one side; the street carry low levels of traffic that pedestrians can safely enter or exit the property and residents can walk safely through the neighborhood. There are two entrances to the property which will remain the same. The property will have appropriate access in the event of fire or other emergency.

The current business will continue as an ongoing business after the expansion. The expansion will not have any significant impact on any adjoining land use by noise, smoke, odor, dust, or vibration.

During and after the expansion, the hours of operation will remain the same. The property houses elderly and frail. Visitors are only allowed during the day time.

The proposed use will not have any adverse impact upon any adjoining land use by reason of operation since Azalea house will continue to operate as it currently does.

The proposed expansion is consistent with following policy of the 2035 Comprehensive plan: "Increase the availability of special needs housing to meet the growing population". The proposed plan will also address an identified issue regarding, the senior population is expected to continue to increase and require more housing and service options (Chapter 5, page 44 and page 47). "Expand existing services for senior citizens" (Chapter 8 implementation-Board of health ROA). The facility is in close vicinity to 2 major hospitals.

The proposed plan is in accordance to city and county buffer zones and transitional buffer zones. Please see the attached plan for more details.

At this time refuse is collected by the DeKalb county sanitation every Tuesday. After the completion of the project, the refuse disposal size will be increase and will be picked up two times if needed. Trash can is located behind the building. The location of the disposal will remain the same. The service vehicle parking and space is also provided around the same area.

The special land use permit is the required for the duration of the business.



The size, scale and massing of proposed plan compliments the adjacent buildings and the business around the area. It will not have any adverse effect on historic building, sites, districts or archaeological resources.

Azalea house current structure does not create a negative shadow impact on any adjoining lot or building. The proposed plan will continue to compliment the current situation. Please see the attached plans.

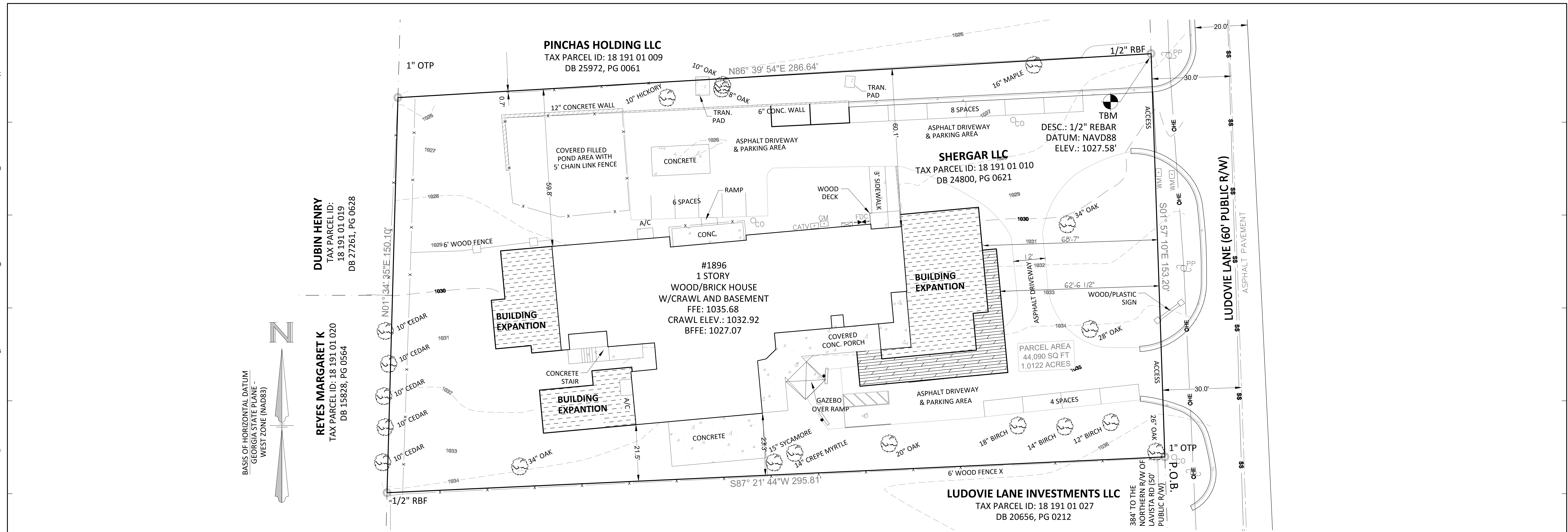
Azalea house provides home like environment to our aging population for past 2 decades. Our plan will help continue this mission and expansion will allow Azalea House to serve more families from the Decatur and surrounding areas.

We anticipate minimal impact of the proposed use and rezoning on the surrounding properties since Azalea House is an existing entity for 20 plus years at this address. The addition will improve the building outlook and help increase the aesthetics of the area.

Thank you,

Humera Savaja

Administrator



Symbols & Abbreviations

- PP \odot POWERPOLE
- GY GUY WIRE
- LP LIGHT POLE
- SLP STREET LIGHT POLE
- ET ELEC. TRANSFORMER
- OHE OVERHEAD ELECTRIC
- WV WATER VALVE
- WM WATER METER
- FH FIRE HYDRANT
- SS SANITARY SEWER PIPING
- SMH SEWER MANHOLE
- CO CLEAN OUT
- SD STORM DRAIN PIPING
- SDM STORM DRAIN MANHOLE
- SI STORM INLET
- CI CURB INLET
- DI DROP INLET
- FL FENCE LINE
- TREE
- SWC SINGLE WING CATCH BASIN
- DWC DOUBLE WING CATCH BASIN
- (R) RECORD DATA
- (M) MEASURED DATA
- RBF REBAR FOUND
- P PROPERTY LINEL
- BC BACK OF CURB
- R/W RIGHT OF WAY
- OTP OPEN TOP PIPE
- CTP CRIMP TOP PIPE
- BSL BLDG SETBACK LINE
- D.E. DRAINAGE EASEMENT
- L.E. LANDSCAPE EASEMENT
- P.O.B. POINT OF BEGINNING
- S.S.E. SANITARY SEWER ESMT
- IPS IRON PIN SET
- P.O.C. POINT OF COMMENCEMENT
- EC EDGE OF CONCRETE
- EP EDGE OF PAVEMENT
- (C) CALCULATED DATA
- IRON PIN FOUND
- IRON PIN SET
- P.K. NAIL FOUND
- P.K. NAIL SET
- FND X MARK / SCRIBE
- SET X MARK / SCRIBE

FEMA Note

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 13089C0059K, CONTAINING A LATEST DATE OF 08/15/2019. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THE SITE ON SAID FIRM (FEDERAL INSURANCE RATE MAP) MAP UNLESS OTHERWISE NOTED.

Map or Plat and Survey References

- REFERENCE DEED BOOK 24800, PAGE 621
- PLAT OF THE LEWELL D. GOZA PROPERTY DATED MAY 23, 1967.

Utility Notes

- THE UTILITIES SHOWN HEREIN ARE BASED ON VISIBLE OBSERVATIONS AND SHOWN ON REFERENCED PLATS.
- THE SURVEYOR DOES NOT WARRANT, GUARANTEE OR CERTIFY THAT THE UNDERGROUND OR ABOVE GROUND UTILITIES SHOWN COMPRISE ALL UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. UNDERGROUND UTILITIES OBSERVED OR LOCATED MAY EXIST ON THIS SITE THAT ARE NOT SHOWN OR DEPICTED, AND MAY BE FOUND UPON FURTHER EXAMINATION OR EXCAVATION. FURTHERMORE, THE SURVEYOR DOES NOT WARRANT, GUARANTEE OR CERTIFY THAT THE UNDERGROUND UTILITIES SHOWN OR DEPICTED ARE IN THE EXACT LOCATION AS INDICATED HOWEVER THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE AND TO THE BEST OF THE SURVEYORS ABILITY.
- AT VARIOUS SANITARY OR STORM SEWER STRUCTURES SHOWN HEREIN, THERE MAY BE ADDITIONAL LINES (PUBLIC OR PRIVATE) ENTERING OR EXISTING THE STRUCTURE THAT MAY NOT BE IDENTIFIED.



Field Observation Notes

- THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED IS CLASSIFIED AS A "RETRACEMENT BOUNDARY SURVEY". AND COMPLETED ON 12/19/2019 UTILIZING A GOMAX ZOOM 90 ROBOTIC TOTAL STATION AND/OR A CHAMPION PRO GPS NETWORK RTK (REAL TIME KINEMATIC) ROVER, CORRECTED IN REAL-TIME VIA THE eGPS GPS NETWORK.
- THE FIELD DATA UPON WHICH THIS SURVEY, MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED EXCEEDS THE 95% CONFIDENCE LEVEL AND EXCEEDS THE MAXIMUM ALLOWABLE RELATIVE POSITIONAL ACCURACY, AS SET FORTH BY THE ALTA/NSPS STANDARDS, SPECIFICATION AND REQUIREMENTS OF 0.07+50 PPM.

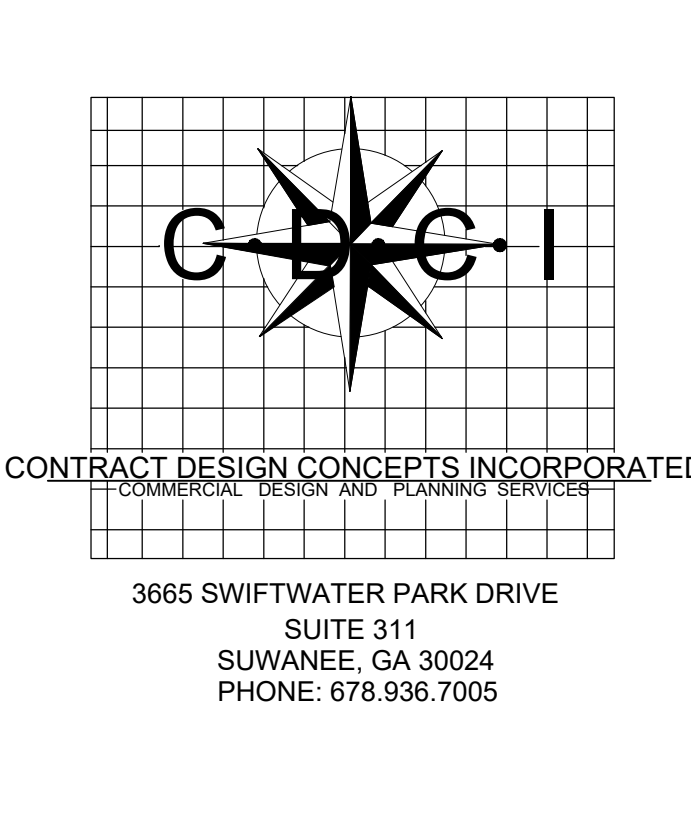
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- ALL DISTANCES SHOWN HEREIN ARE HORIZONTAL, GROUND DISTANCES.
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- THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS A HORIZONTAL DATUM OF GEORGIA STATE PLANE, WEST ZONE NAD83.
- THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS A VERTICAL DATUM OF NAVD88, FROM GPS OBSERVATIONS AND/OR GPS ESTABLISHED BENCHMARK. VERTICAL RELIEF SHOWN HEREIN BY 2 FOOT CONTOUR INTERVAL.
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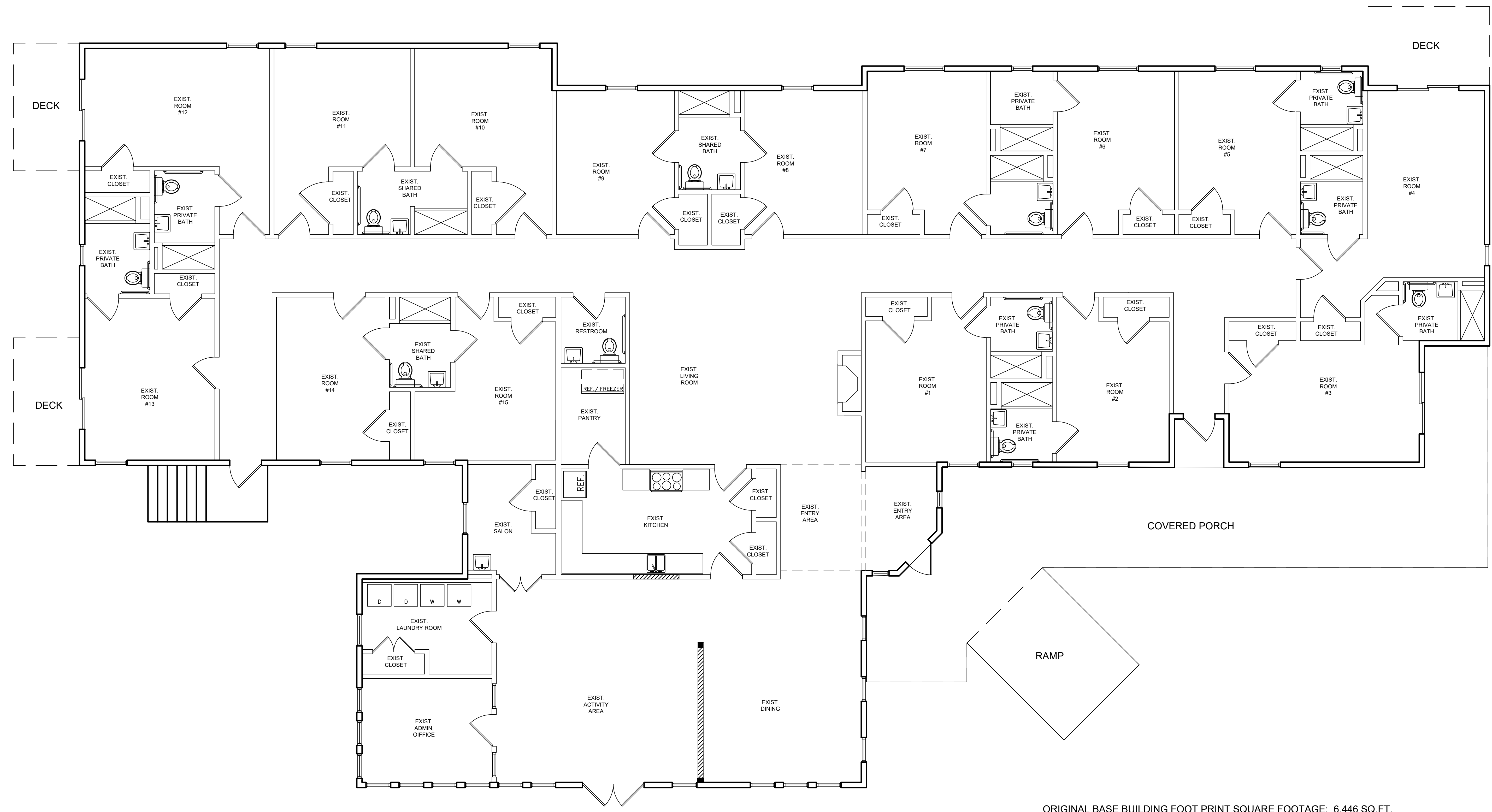
No.	Date	Revisions / Submissions
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SHEET TITLE	SITE PLAN
PROJECT NAME	AZALEA HOUSE PERSONAL CARE HOME BUILDING EXPANSION 1896 LUDOVIE LANE DECATUR GA 30082

STAMP	FOR OWNERS REVIEW
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ISSUE DATE: JUNE 2019
PROJECT: AZALEA HOUSE
DRAWN: TEAM
SHEET No.:
A-0.0

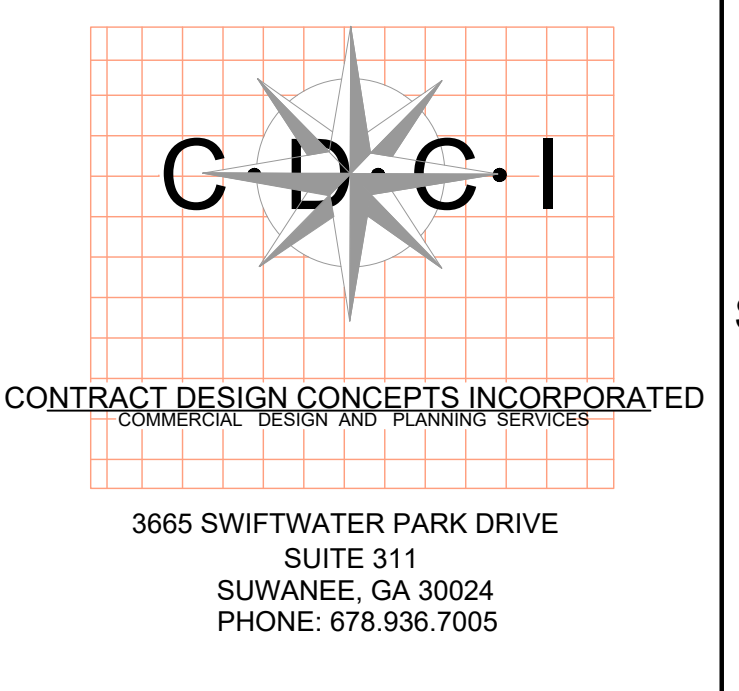


A1 EXISTING BUILDING LAYOUT: 6,446 SQ.FT.
 3/16"=1'-0"

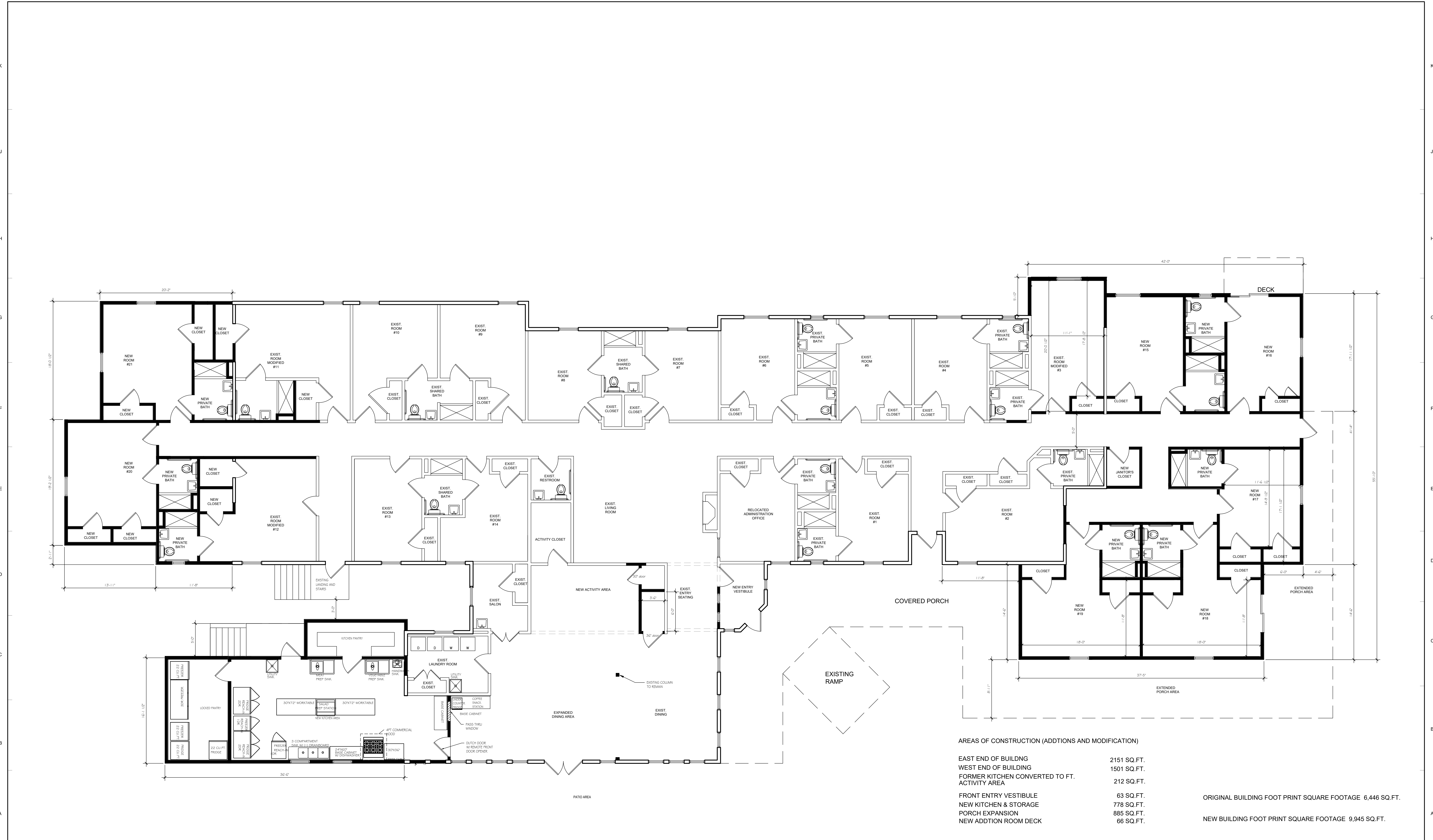
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SCOPE OF DOCUMENT:		
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No.	Date	Revisions / Submissions
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SHEET TITLE	EXISTING BUILDING LAYOUT
PROJECT NAME	AZALEA HOUSE PERSONAL CARE HOME BUILDING EXPANSION 1896 LUDOVIE LANE DECATUR GA 30082

STAMP	
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ISSUE DATE: JUNE 2019
PROJECT: AZALEA HOUSE
DRAWN: TEAM
SHEET No.:
A-1.0



AREAS OF CONSTRUCTION (ADDITIONS AND MODIFICATION)	
EAST END OF BUILDING	2151 SQ.FT.
WEST END OF BUILDING	1501 SQ.FT.
FORMER KITCHEN CONVERTED TO FT. ACTIVITY AREA	212 SQ.FT.
FRONT ENTRY VESTIBULE	63 SQ.FT.
NEW KITCHEN & STORAGE	778 SQ.FT.
PORCH EXPANSION	885 SQ.FT.
NEW ADDITION ROOM DECK	66 SQ.FT.
ORIGINAL BUILDING FOOT PRINT SQUARE FOOTAGE 6,446 SQ.FT.	
NEW BUILDING FOOT PRINT SQUARE FOOTAGE 9,945 SQ.FT.	

A1 PROPOSED BUILDING EXPANSION PLAN 9,945 OVERALL SQ. FT.
 3/16"=1'-0"

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No.	Date	Revisions / Submissions	SHEET TITLE
△			EXPANSION PLAN PROPOSED LAYOUT
△			PROJECT NAME
△			AZALEA HOUSE PERSONAL CARE HOME
△			BUILDING EXPANSION
△			1896 LUDOVIE LANE
△			DECATUR GA 30082

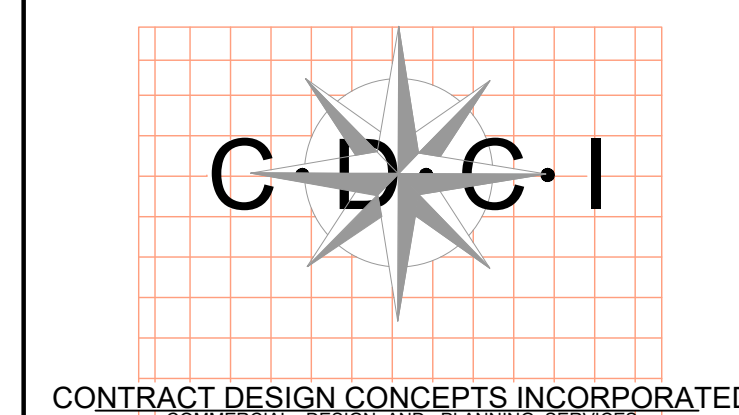
STAMP

EXPANSION PLAN PROPOSED LAYOUT

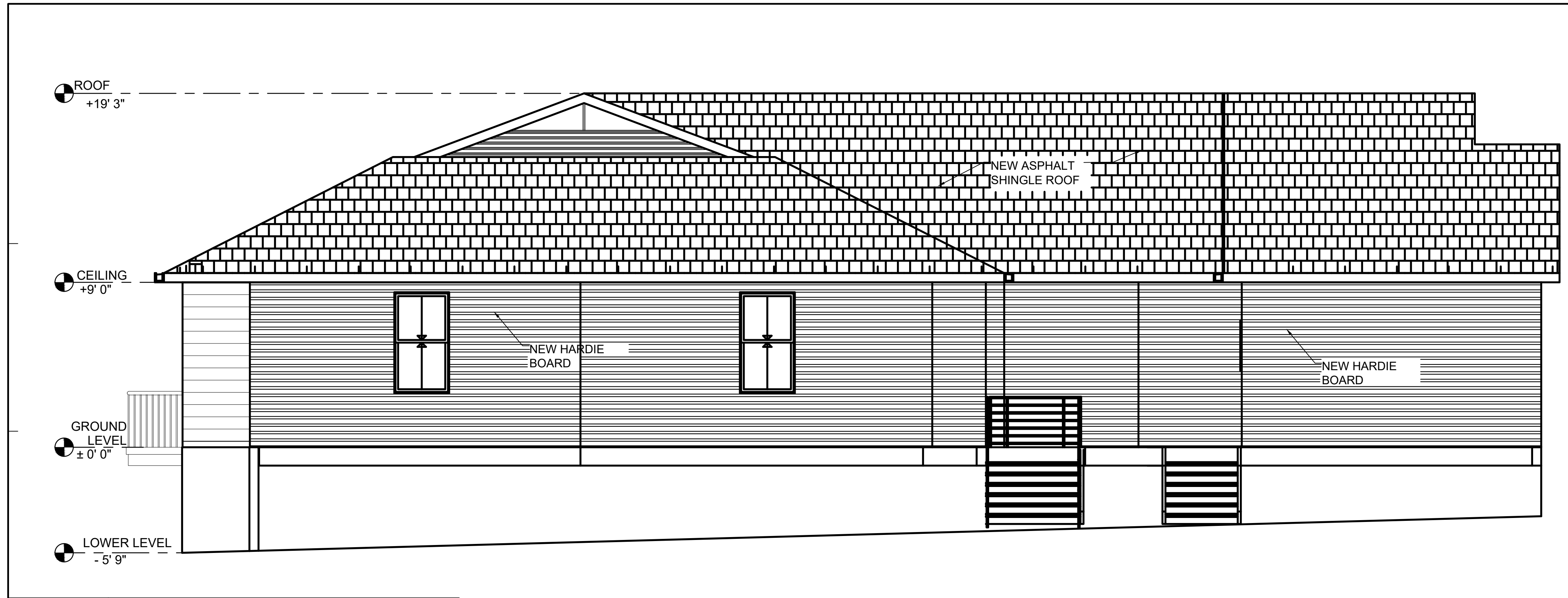
AZALEA HOUSE PERSONAL CARE HOME
BUILDING EXPANSION
 1896 LUDOVIE LANE
 DECATUR GA 30082

ISSUE DATE: JUNE 2019
PROJECT: AZALEA HOUSE
DRAWN: TEAM

SHEET NO.:
A-1.1



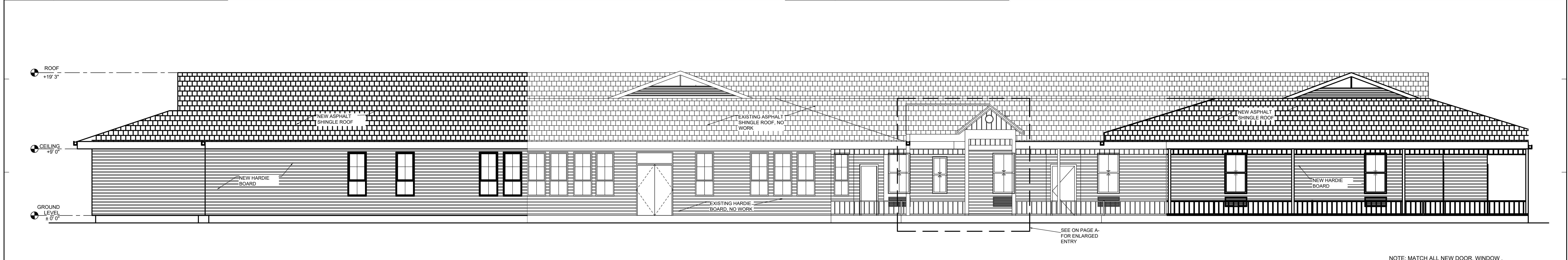
3665 SWIFTWATER PARK DRIVE
 SUITE 311
 SUWANEE, GA 30024
 PHONE: 678.936.7005



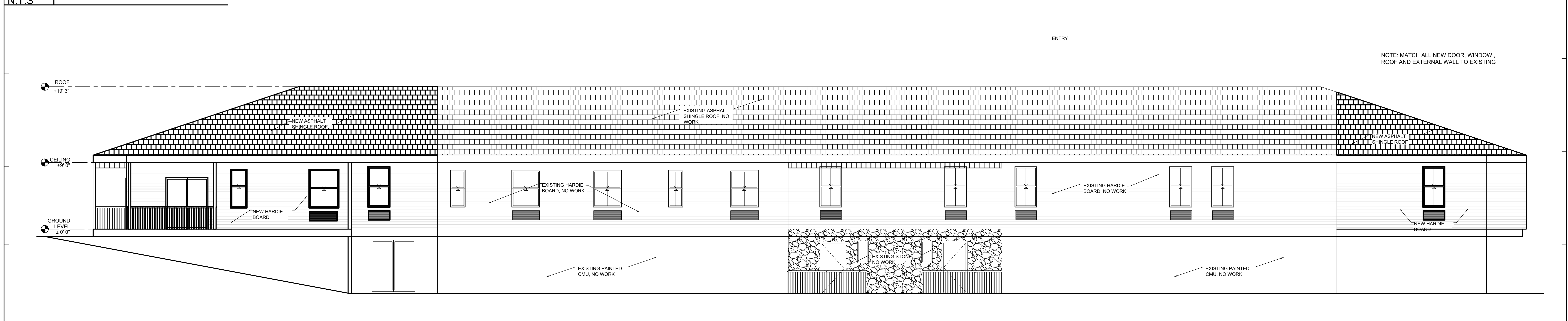
A1 LEFT ELEVATION
N.T.S.



A2 RIGHT ELEVATION
N.T.S.



A3 FRONT ELEVATION
N.T.S.



A4 REAR ELEVATION
N.T.S.

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18

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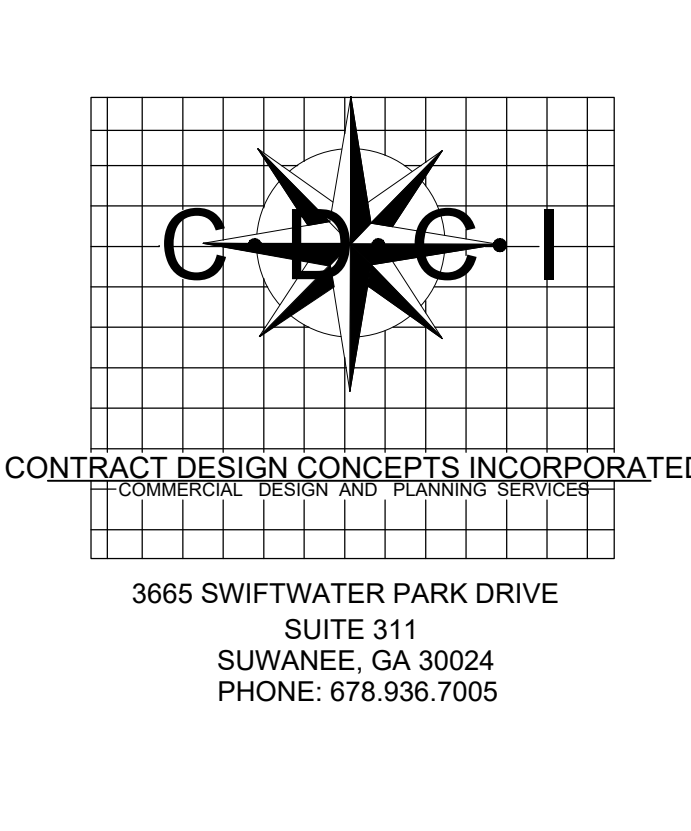
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No.	Date	Revisions / Submissions
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SHEET TITLE
ELEVATIONS
PROJECT NAME
AZALEA HOUSE PERSONAL CARE HOME BUILDING EXPANSION 1896 LUDOVIE LANE DECATUR GA 30082

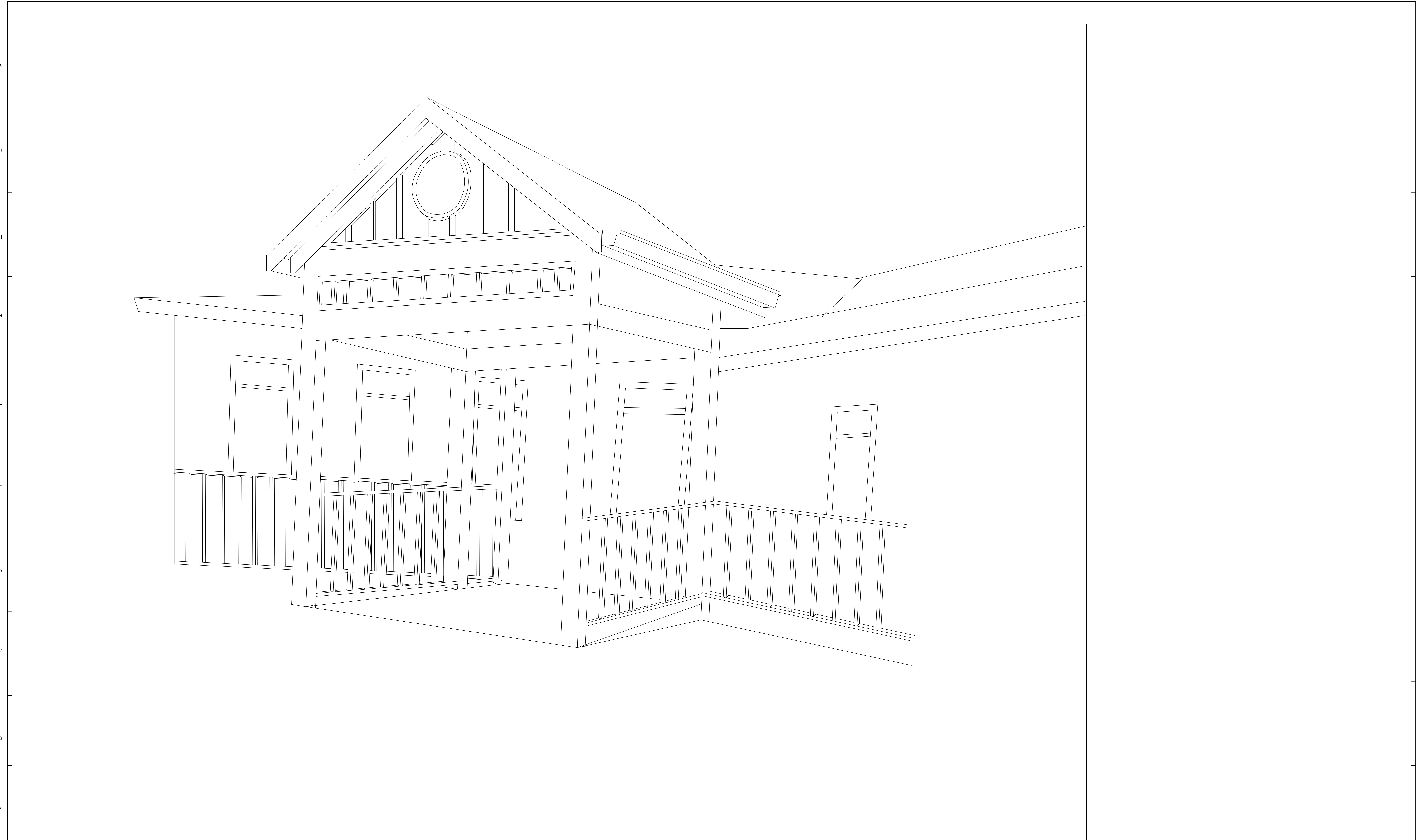
STAMP

FOR OWNERS REVIEW



ISSUE DATE: JUNE 2019
PROJECT: AZALEA HOUSE
DRAWN: TEAM

SHEET No.:
A-2.0



A1 ENLARGED FRONT ENTRANCE
 NTS

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No.	Date	Revisions / Submissions
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SHEET TITLE	ENLARGED FRONT ENTRANCE ISOMETRIC
PROJECT NAME	AZALEA HOUSE PERSONAL CARE HOME BUILDING EXPANSION 1896 LUDOVIE LANE DECATUR GA 30082

STAMP

FOR OWNERS REVIEW



ISSUE DATE: JUNE 2019
 PROJECT: AZALEA HOUSE
 DRAWN: TEAM

SHEET No.:

A-3.0

DEKALB COUNTY

ITEM No. 34...

BOARD OF COMMISSIONERS

ZONING - AGENDA / MINUTES

MEETING DATE: July 26, 2000

PRELIMINARY	<input type="checkbox"/>
ACTION	<input type="checkbox"/>
PUB. HRG.	<input checked="" type="checkbox"/>

RESOLUTION	<input type="checkbox"/>
ORDINANCE	<input checked="" type="checkbox"/>
PROCLAMATION	<input type="checkbox"/>

SUBJECT: Rezoning - Mature Options

COMMISSION DISTRICTS: 2 & 6

DEPARTMENT: PLANNING

INFORMATION CONTACT: RAY WHITE
 ROBERT MAXEY
PHONE NUMBER (404) 371-2155

ATTACHMENT **Pages:** 13

PURPOSE:

CZ-00078

Application of Mature Options to rezone property located on the west side of Ludovie Lane, 384 feet northwest of LaVista Road, from OI (conditional) to OI (conditional). The property has frontage of 153 feet and contains 1.03 acres. The application is conditioned on an increase from 20 to 24 residents for the assisted living facility.

SUBJECT PROPERTY Parcel-ID #: 18-191-1-10

RECOMMENDATION(S):

PLANNING DEPARTMENT

Approval as conditioned. This property was rezoned to the OI classification in 1996 with conditions which limited the use to 20 residents for a congregate personal care home. The applicant proposes to increase the number of residents to 24. This is an appropriate extension of this use and staff recommendation is for approval based on the following:

1. Congregate personal care home for 24 residents (assisted living).
2. Parking to continue to be located on the side or front of the facility.

PLANNING COMMISSION:

Approval.

COMMUNITY COUNCIL

No Recommendation.

FOR USE BY COMMISSION OFFICE/CLERK ONLY

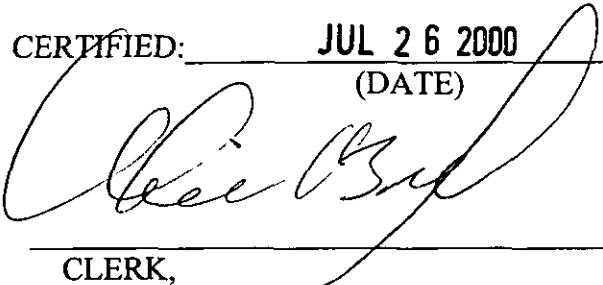
ACTION:

MOTION was made by Commissioner Walldorff, seconded by Commissioner Yates, and passed 6-0-0-0, to approve with conditions the rezoning application of Mature Options.

ADOPTED: JUL 26 2000
(DATE)

CERTIFIED: JUL 26 2000
(DATE)


PRESIDING OFFICER
DEKALB COUNTY BOARD OF COMMISSIONERS


CLERK,
DEKALB COUNTY BOARD
OF COMMISSIONERS

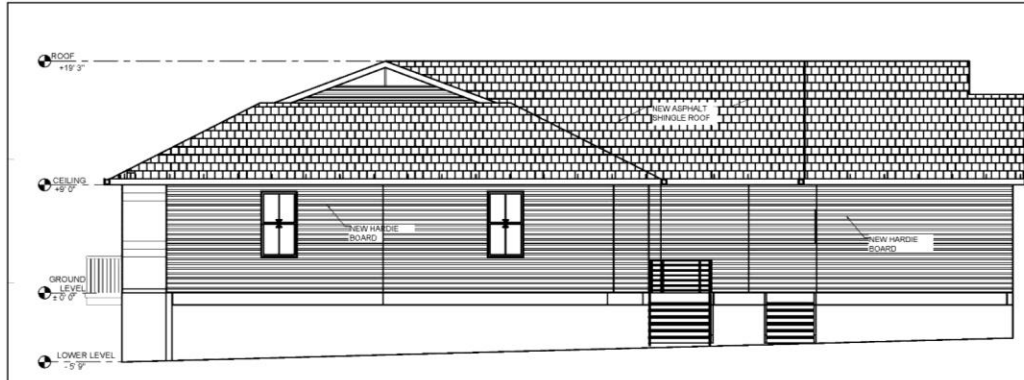
MINUTES:

Steven R. Barnes, 2139 Unity Trail, Marietta, GA 30064, spoke in support of the application.

No one spoke in opposition to the application.

Attachments

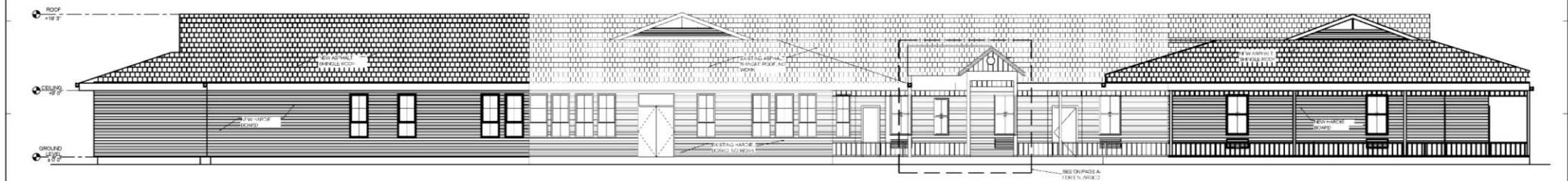
	FOR	AGAINST	ABSTAIN	ABSENT
DISTRICT 1 - ELAINE BOYER	✓			
DISTRICT 2 - GALE WALDORF	✓			
DISTRICT 3 - JACQUELINE SCOTT	✓			
DISTRICT 4 - KEN DAVIS	✓			
DISTRICT 5 - WILLIAM C. BROWN	✓			
DISTRICT 6 - JUDY YATES	✓			



A1 LEFT ELEVATION
N.T.S.

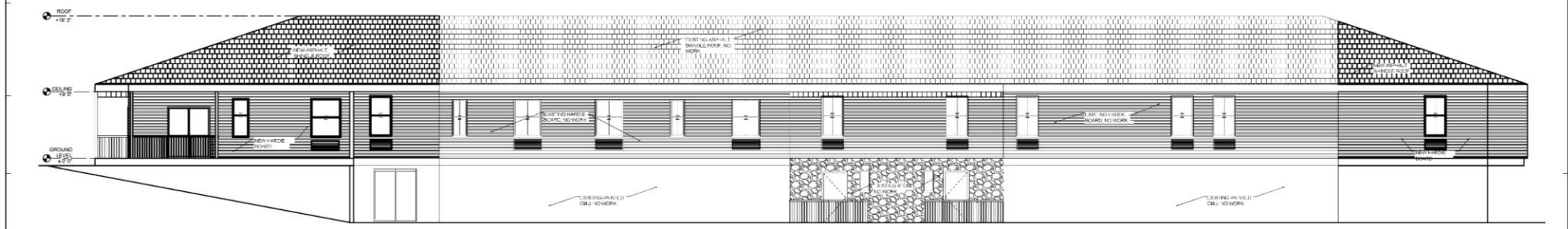


A2 RIGHT ELEVATION
N.T.S.



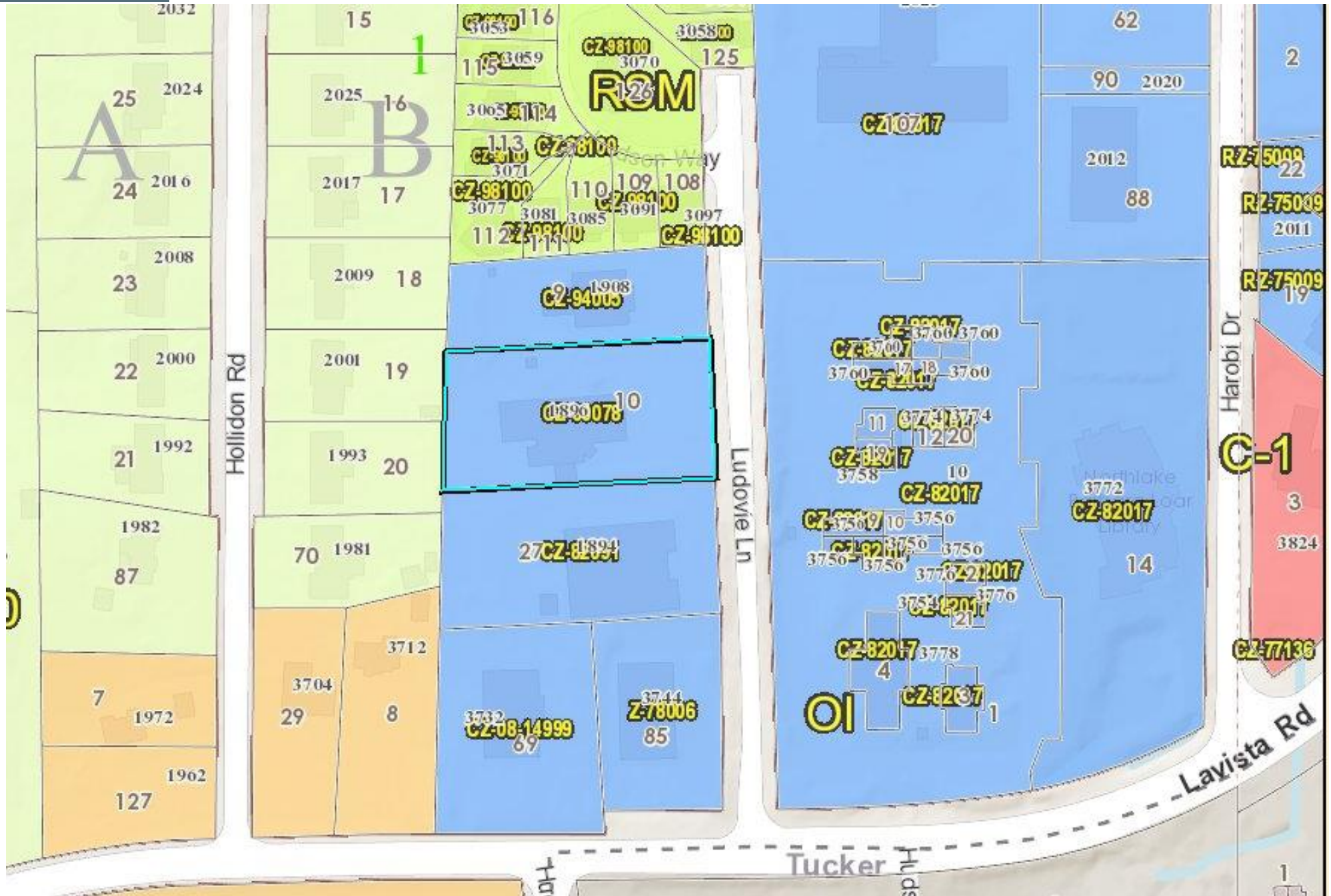
A3 FRONT ELEVATION
N.T.S.

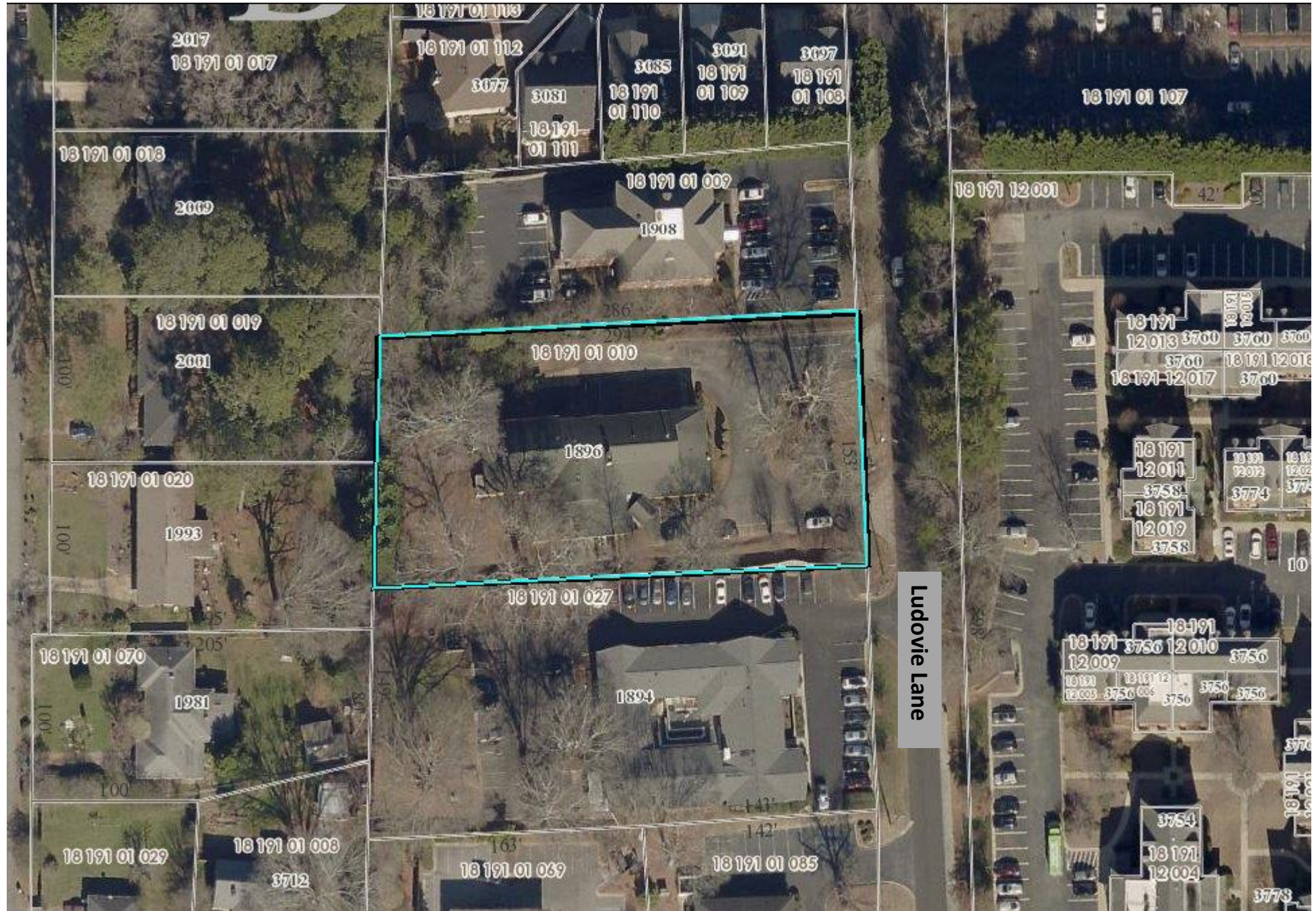
NOTE: MATCH ALL NEW DOOR, WINDOW, ROOF AND EXTERNAL WALL TO EXISTING.



A4 REAR ELEVATION
N.T.S.

NOTE: MATCH ALL NEW DOOR, WINDOW, ROOF AND EXTERNAL WALL TO EXISTING.







View of Subject Property from Ludovie Lane.



Rear of building and rear yard.



(left) Adjoining property to the north.



(right) Adjoining property to the south.