



DeKalb County Department of Planning & Sustainability

Hon. Michael Thurmond
Chief Executive Officer

Andrew Baker, AICP,
Director

**ZONING BOARD OF APPEALS APPLICATION FOR PUBLIC HEARING
(VARIANCES, SPECIAL EXCEPTIONS, APPEALS OF ADMINISTRATIVE DECISIONS)**

BOA No. _____

Applicant and/or

Authorized Representative Breakthru House, Inc. c/o Battle Law, P.C.Mailing Address: 3562 Habersham at Northlake, Building J., Suite 100City/State/Zip Code: Tucker, GA 30084Email: mlb@battlelawpc.comTelephone Home: _____ Business: 404.601.7616**OWNER OF RECORD OF SUBJECT PROPERTY**Owner: Breakthru House, Inc.Address (Mailing): 1866 Eastfield Street, Decatur, GA 30032Email: bjackson@breakthruhouseatl.orgTelephone Home: _____ Business: 404.218.6982**ADDRESS/LOCATION OF SUBJECT PROPERTY**

1893, 1901 & 1909
Address: Eastfield Street City: Decatur State: GA Zip: 30032

District(s): 15 Land Lot(s): 170 Block: 10 Parcel: 15 170 10 011; 15 170 10
13 013; 15 170 10 015

Zoning Classification: OI Commission District & Super District: 3 & 7

CIRCLE TYPE OF HEARING REQUESTED:

- VARIANCE (From Development Standards causing undue hardship upon owners of property.)
- SPECIAL EXCEPTIONS (To reduce or waive off-street parking or loading space requirements.)
- OFFICIAL APPEAL OF ADMINISTRATIVE DECISIONS.

*** PLEASE REVIEW THE FILING GUIDELINES ON PAGE 4. FAILURE TO FOLLOW GUIDELINES MAY RESULT IN SCHEDULING DELAYS. ***

TO BE COMPLETED BY PLANNING AND SUSTAINABILITY DEPARTMENT:

Date Received: _____

Fee Paid: _____

ZONING BOARD OF APPEALS APPLICATION

AUTHORIZATION TO REPRESENT THE PROPERTY OWNER

I hereby authorize the staff and members of the Zoning Board of Appeals
to inspect the premises of the Subject Property

I hereby certify that the information provided in the application is true and correct.

I hereby certify that I am the owner of the property and that I authorize the applicant/agent to apply for a hearing to the
Zoning Board of Appeals for the requests as shown in this application.

Breakthru House, Inc.

By: BreNita Jackson

DATE: 11/03/2022

Applicant/Agent:

Signature

BreNita Jackson
Breakthru House Inc

TO WHOM IT MAY CONCERN:

(I)/ (WE) Breakthru House, Inc.

(Name of Owners)

being (owner/owners) of the property described below or attached hereby delegate authority to:

Victoria Daniela White

Notary Public

Breakthru House, Inc.

By: BreNita Jackson

BreNita Jackson

Owner

Notary Public

Owner

Notary Public

Owner



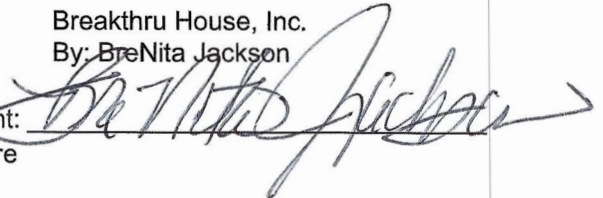
ZONING BOARD OF APPEALS APPLICATION AUTHORIZATION OF THE PROPERTY OWNER

I hereby authorize the staff and members of the Zoning Board of Appeals
To inspect the premises of the Subject Property

I hereby certify that the information provided in the application is true and correct.

I hereby certify that I am the owner of the property subject to the application.

DATE: 11/03/22

Breakthru House, Inc.
By: BreNita Jackson
Applicant: 
Signature

DATE: _____

Applicant: _____
Signature



Battle Law

STATEMENT OF INTENT

and

Other Material Required by
DeKalb County Zoning Ordinance
For
A Variance to
Reduce the Required Number of Resident Parking Spots

of

BREAKTHRU HOUSE, INC.
c/o Battle Law, P.C.

for

+/-0.92 Acres of Land
Being 1893, 1901, and 1909 Eastfield Street
Decatur, Georgia and
Parcel Nos. 15 170 10 011, 15 170 10 013, and 15 170 10 015

Submitted for Applicant by:

Michèle L. Battle, Esq.
Battle Law, P.C.
Habersham at Northlake, Building J, Suite 100
Tucker, Georgia 300384
(404) 601-7616 Phone
(404) 745-0045 Facsimile
mlb@battlelawpc.com



Battle Law

I. LETTER OF INTENT

Breakthru House, Inc. (the “Applicant”) is seeking to develop on +/- 0.92 acres of land being Tax Parcel Nos. 15 170 10 011, 15 170 10 013, and 15 170 10 015 having frontage on 1893, 1901, and 1909 Eastfield Street (the “Subject Property”) with personal care facility for greater than seven (7) people. The Applicant has successfully obtained a rezoning of the property from R-75 to O-I for the intended use from the Board of Commissioners. At the Board of Commissioner’s hearing, the Applicant showed the site plan attached to this application. It is that site plan that the Board of Commissioners approved. Now, the Applicant is seeking a Variance of the Subject Property from section 6.1.4 of the DeKalb County Zoning Ordinance to reduce the required number of resident parking spots to zero (0) in accordance with the site plan that was approved by the Board of Commissioners.

This document serves as a statement of intent, analysis of the criteria under the DeKalb County Zoning Ordinance and contains notice of constitutional allegations as a reservation of the Applicant’s rights.

II. DEKALB COUNTY PARKING VARIANCE CRITERIA

A. The character of the use of the building(s) is such as to make unnecessary the full provision of parking or loading spaces;

The character of the use of the building(s) is such as to make unnecessary the full provision of parking or loading spaces. Section 6.1.4 of DeKalb County’s Zoning Ordinance requires one (1) resident parking spot per three (3) beds. Breakthru House does not permit visitors, so, no parking is needed for visitors. Additionally, none of the residents own cars. So, they do not require parking either.

Only the staff require parking. To that end, Breakthru House has provided four new spots in addition to the space currently used for staff parking just up the street. These spaces are enough for the staff members to park and attend to the residents. Therefore, the character of the use of the building(s) is such as to make unnecessary the full provision of parking or loading spaces.

B. The lot upon which the building(s) is located is within one thousand (1,000) feet of the boundary of a MARTA Rapid Transit Station;

While the lot upon which the building(s) is located is not within one thousand (1,000) feet of the boundary of a MARTA Rapid Transit Station, that does not pose an issue. Breakthru House does not permit visitors on the Subject Property whether they arrive in their own vehicle or if they arrive via train or bus. So, while the Subject Property is located near at least four MARTA bus stops, it is inconsequential because no visitors will be using the bus or parking spots to visit residents. Furthermore, the residents themselves do not need to use the buses either. Breakthru House provides all transportation for their residents. Therefore, while the lot upon which the building(s) is located is not within one thousand (1,000) feet of the boundary of a MARTA Rapid Transit Station, that does not pose an issue here.



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C. The provision of the full number of parking spaces would have a deleterious effect on a historic building, site, district, or archaeological resource;

The provision of the full number of parking spaces would not have a deleterious effect on a historic building, site, district, or archaeological resource because the Subject Property is not located in a historic district and the buildings upon the Subject Property are not historic. The Applicant is not aware of any archaeological resources on the site at the time of writing.

D. The use has a characteristic that differentiates it from the typical use example used in the formulation of this zoning ordinance;

The use has a characteristic that differentiates it from the typical use example used in the formulation of this zoning ordinance. The Board of Commissioners recently approved the Applicant's rezoning request to rezone the Subject Property to OI (Office-Institutional). Section 2.29.2 describes the purpose and intent of the board of commissioners in establishing the OI district is as follows:

- A. To provide convenient areas within the county for the location of office and institutional uses which are necessary for the residents and business and professional practitioners within the county;
- B. To provide accessory commercial and residential uses to reduce auto dependence;
- C. To provide locations for the development of cultural, recreational, educational and health service facilities for the county;
- D. To promote compatible development, in size and scale, to surrounding development;
- E. To promote campus style developments;
- F. To promote pedestrian oriented compact design;
- G. To implement the future development map of the county's most current comprehensive plan.

While nowhere in the purpose and intent does the Code mention personal care homes, it is a permitted use in the OI district. The primary intent is to allow for office campuses, university campuses, and commercial and residential uses that complement the office and university campuses. In this case, the Applicant seeks to build a personal care home for greater than seven (7) people, but do so in the style of a campus. The site plan submitted with this application – and approved by the Board of Commissioners – shows exactly how that campus feel will be achieved. Nevertheless, the private nature of the use differentiates it from a typical campus environment. Where on a university campus, students come and go as they please, only residents of Breakthru



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House and the staff will be permitted to use the campus. Since the residents will be living at the home and the staff will be working there, there is no need to any additional parking to accommodate outside visitors wishing to use the campus. Therefore, the use has a characteristic that differentiates it from the typical use example used in the formulation of this zoning ordinance.

E. The location of the proposed development is relatively isolated where the opportunity for diversity of use, pedestrian access, and alternative modes is not available; or

While the location of the proposed development is not relatively isolated and diversity of use, pedestrian access, and alternative modes would normally be available, the approved use of the property prohibits pedestrian access and renders inconsequential alternative modes.

F. The developer is providing the additional spaces for general public parking (for hourly or daily parking charges) to serve surrounding development

The developer is not providing additional spaces for general public parking to serve surrounding development.

III. CONCLUSION

For the foregoing reasons, the Applicant hereby requests that the application for a Variance to reduce the required number of resident parking spots be approved. The Applicant welcomes any questions and feedback from the planning staff.

IV. NOTICE OF CONSTITUTIONAL ALLEGATIONS AND PRESERVATION OF CONSTITUTIONAL RIGHTS

The portions of the DeKalb County Zoning Ordinance, facially and as applied to the Subject Property, which restrict or classify or may restrict or classify the Subject 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 the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States and Article I, Section I, Paragraph I 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 would be in violation of the Commerce Clause, Article I, Section 8, Clause 3 of the Constitution of the United States.

The application of the DeKalb County Zoning Ordinance to the Subject Property which restricts its use to any classification other than that proposed by the Applicant is unconstitutional, illegal, null and void, constituting a taking of Applicant's Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.



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A denial of this Application would constitute an arbitrary irrational abuse of discretion and unreasonable use of the zoning power because they bear no substantial relationship to the public health, safety, morality or general welfare of the public and substantially harm the Applicant in violation of the due process and equal protection rights guaranteed by the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph 1 of the Constitution of the State of Georgia.

A refusal by the DeKalb Zoning Board of Appeals to amend the land use and/or rezone the Subject Property to the classification as requested 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 variance of the Property 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 Applicant's utilization of the property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Subject Property to an unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

A refusal to allow the land use amendment and/or Variance in questions would be unjustified from a fact-based standpoint and instead would result only from constituent opposition, which would be an unlawful delegation of authority in violation of Article IX, Section II, Paragraph IV of the Georgia Constitution.

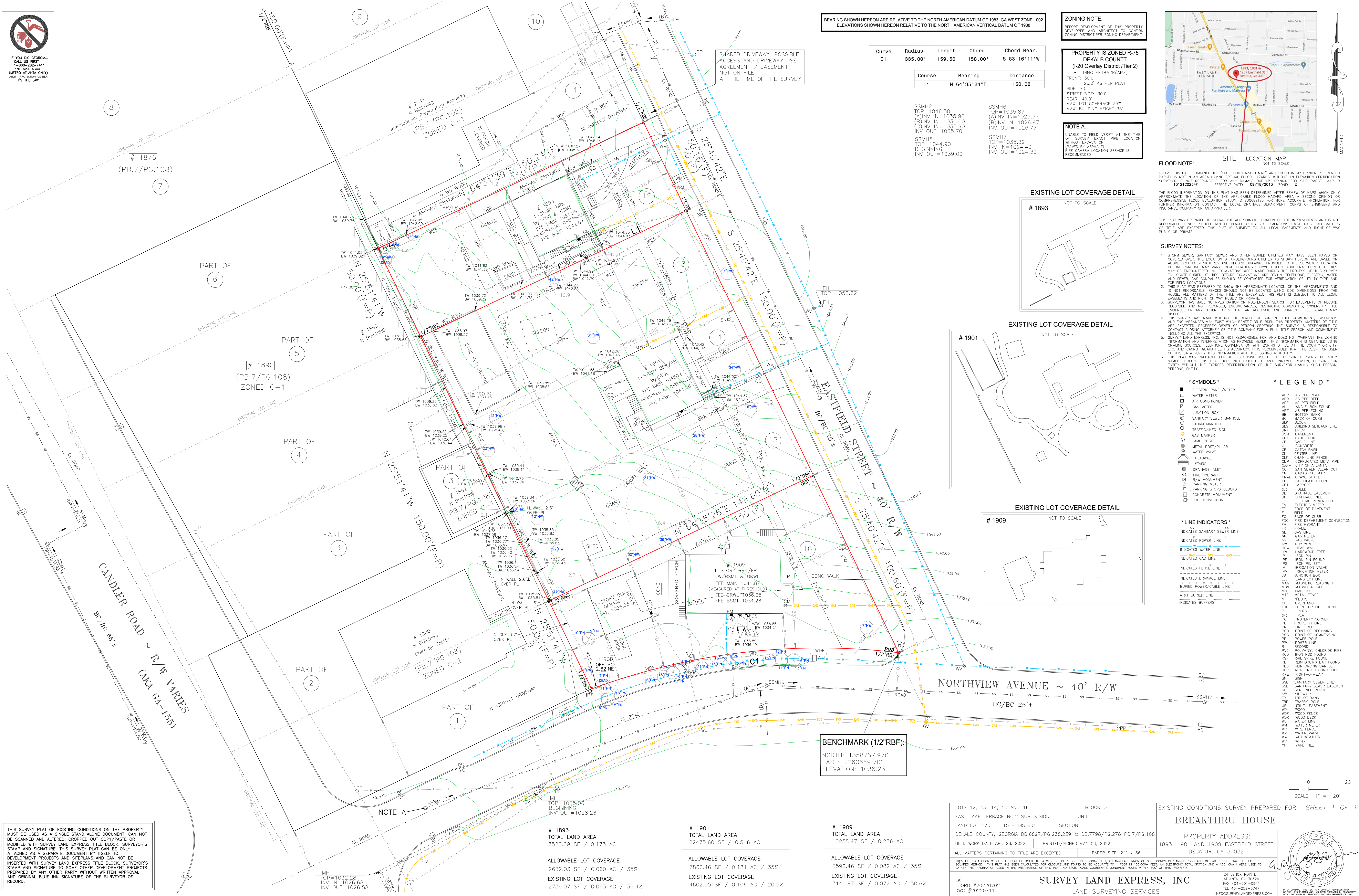
A refusal to allow the land use amendment and/or Variance in question would be invalid inasmuch as it would be denied pursuant to an ordinance which is not in compliance with the Zoning Procedures Law, O.C.G.A Section 36-66/1 et seq., due to the manner in which the Ordinance as a whole and its map(s) have been adopted.

The existing land use designation and/or zoning classification on the Subject Property is unconstitutional as it applies to the Subject Property. This notice is being given to comply with the provisions of O.C.G.A. Section 36-11-1 to afford the County an opportunity to revise the Property to a constitutional classification. If action is not taken by the County to rectify this unconstitutional land use designation and/or zoning classification within a reasonable time, the Applicant is hereby placing the County on notice that it may elect to file a claim in the Superior Court of Fulton County demanding just and adequate compensation under Georgia law for the taking of the Subject Property, diminution of value of the Subject Property, attorney's fees and other damages arising out of the unlawful deprivation of the Applicant's property rights.

Michele L. Battle, Esq.
Attorney for the Applicant



THIS SURVEY PLAT OF EXISTING CONDITIONS ON THE PROPERTY MUST BE USED AS A SINGLE STAND ALONE DOCUMENT, CAN NOT BE SCANNED AND ALTERED, CROPPED OUT COPY/PASTE OR MODIFIED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE. THIS SURVEY PLAT CAN BE ONLY ATTACHED AS A SEPARATE DOCUMENT BY ITSELF TO DEVELOPMENT PROJECTS AND STEPLANS AND CAN NOT BE INSERTED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE TO SOME OTHER DEVELOPMENT PROJECTS PREPARED BY ANY OTHER PARTY WITHOUT WRITTEN APPROVAL AND ORIGINAL BLUE INK SIGNATURE OF THE SURVEYOR OF RECORD.



BEARING SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983, GA WEST ZONE 1002
ELEVATIONS SHOWN HEREON RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988

Curve	Radius	Length	Chord	Chord Bear.
C1	335.00'	159.50'	158.00'	S 83°16'11\"W

Course	Bearing	Distance
L1	N 64°35'24\"E	150.08'

SSMH2
TOP=1046.50
(A) INV IN=1035.90
(B) INV IN=1036.00
(C) INV IN=1035.90
INV OUT=1035.70

SSMH6
TOP=1035.87
(A) INV IN=1027.77
(B) INV IN=1026.97
INV OUT=1026.77

SSMH7
TOP=1035.39
INV IN=1024.49
INV OUT=1024.39

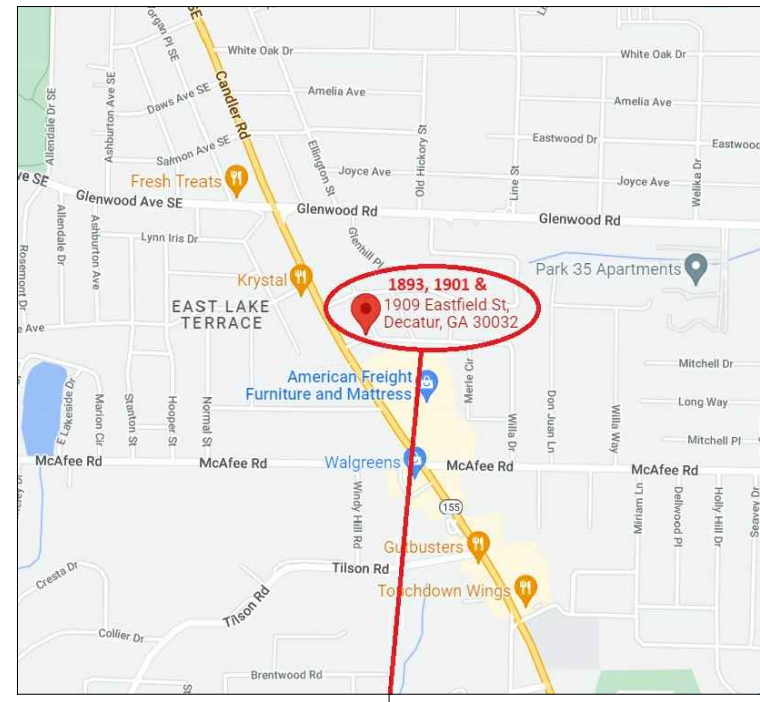
ZONING NOTE:

BEFORE DEVELOPMENT OF THIS PROPERTY, DEVELOPER AND ARCHITECT TO CONFORM ZONING DISTRICT PER ZONING DEPARTMENT.

PROPERTY IS ZONED R-75
DEKALB COUNTY
(I-20 Overlay District / Tier 2)
BUILDING SETBACK (APZ):
FRONT: 30.0'
SIDE: 25.0' AS PER PLAT
STREET SIDE: 30.0'
REAR: 40.0'
MAX. LOT COVERAGE 35%
MAX. BUILDING HEIGHT 35'

NOTE A:

UNABLE TO FIELD VERIFY AT THE TIME OF SURVEY EXACT PIPE LOCATION WITHOUT EXCAVATION
PAVED BY ASPHALT
PIPE CAMERA LOCATION SERVICE IS RECOMMENDED



FLOOD NOTE:

I HAVE THIS DATE, EXAMINED THE "FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARD. WITHIN AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE TO ITS OPINION FOR SAID PARCEL MAP ID: 1312102024F. EFFECTIVE DATE: 09/18/2013. ZONE: X.

THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA. A SECOND OPINION OR COMPREHENSIVE FLOOD EVALUATION STUDY IS SUGGESTED FOR MORE ACCURATE INFORMATION. FOR FURTHER INFORMATION, CONTACT THE LOCAL GRAMMATIC DEPARTMENT, CORPS OF ENGINEERS AND INSURANCE COMPANY OR AN APPRAISER.

THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDED. FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE. ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT-OF-WAY PUBLIC OR PRIVATE.

SURVEY NOTES:

- STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, TELEPHONE, ELECTRIC, WATER AND SEWER, GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
- THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDED. FENCES SHOULD NOT BE LOCATED USING SIDE DIMENSIONS FROM THE HOUSE. ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAY PUBLIC OR PRIVATE.
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD RECORDED AND NOT RECORDED, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCEPTED. PROPERTY OWNER OR PERSON ORDERING THE SURVEY IS RESPONSIBLE TO CONTACT ATTORNEY OF TITLE COMPANY FOR A FULL TITLE SEARCH AND COMMENT INCLUDING ALL THE EXCEPTION.
- SURVEY LAND EXPRESS, INC. IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREIN. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES, TELEPHONE CONVERSATION WITH ZONING OFFICE AT THE COUNTY OR CITY, ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.
- THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS, ENTITY.

* SYMBOLS *

- ELECTRIC PANEL/METER
- WATER METER
- AIR CONDITIONER
- GAS METER
- JUNCTION BOX
- SANITARY SEWER MANHOLE
- STORM MANHOLE
- TRAFFIC/INFO SIGN
- GAS MARKER
- LAMP POST
- METAL POST/PILLAR
- WATER VALVE
- HEADWALL
- STAIRS
- DRAINAGE INLET
- FIRE HYDRANT
- R/W MONUMENT
- PARKING METER
- PARKING STOPS BLOCKS
- CONCRETE MONUMENT
- FIRE CONNECTION

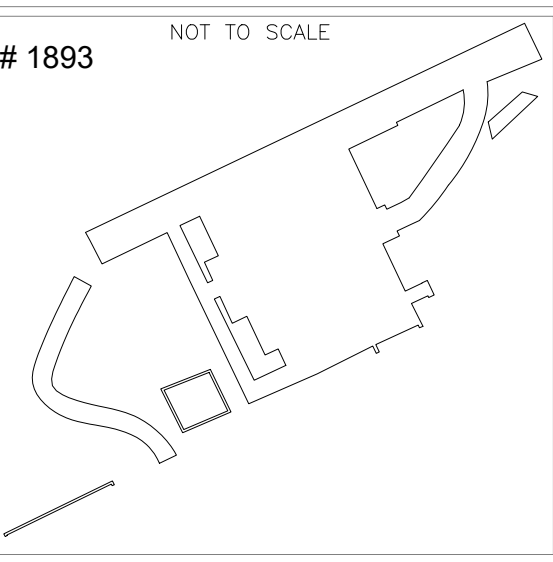
* LEGEND *

- APP AS PER PLAT
- APD AS PER DEED
- APT AS PER FIELD
- A1 ANGLE IRON FOUND
- AI AS PER ZONING
- BB BOTTOM BANK
- BC BACK OF CURB
- BK BLOCK
- BL BUILDING SETBACK LINE
- BRW BRICK
- BW BRICK
- CBV CABLE BOX
- CEL CABLE LINE
- CONC CONCRETE
- CS CATCH BASIN
- CL CENTER LINE
- CLF CHAIN LINK FENCE
- CLP CORRUGATED METAL PIPE
- C.A. CITY OF ATLANTA
- C.S. SAN SEWER CLEAN OUT
- CM CADASTRAL MAP
- CPAL CRAN. SPAC.
- CP CALCULATED POINT
- CPY CARRYPOINT
- D DEED
- DE DRAINAGE EASEMENT
- DI DRAINAGE INLET
- EB ELECTRIC POWER BOX
- EM ELECTRIC METER
- F FACE OF PAVEMENT
- FC FIELD
- FC FACE OF CURB
- FDC FIRE DEPARTMENT CONNECTION
- FH FIRE HYDRANT
- FR FRAME
- GM GAS METER
- GV GAS VALVE
- GW GUT WIRE
- HDW HEAD WALL
- HW HARDWOOD TREE
- IPF IRON PIN FOUND
- IPS IRON PIN SET
- IV IRRIGATION VALVE
- LM IRRIGATION METER
- JB JUNCTION BOX
- LL LAND LOT LINE
- MAG MAGNETIC READING IP
- MCH MAGNOLIA TREE
- MH MAN HOLE
- MTF METAL FENCE
- ATAT BURIED LINE
- INDICATES BUFFERS

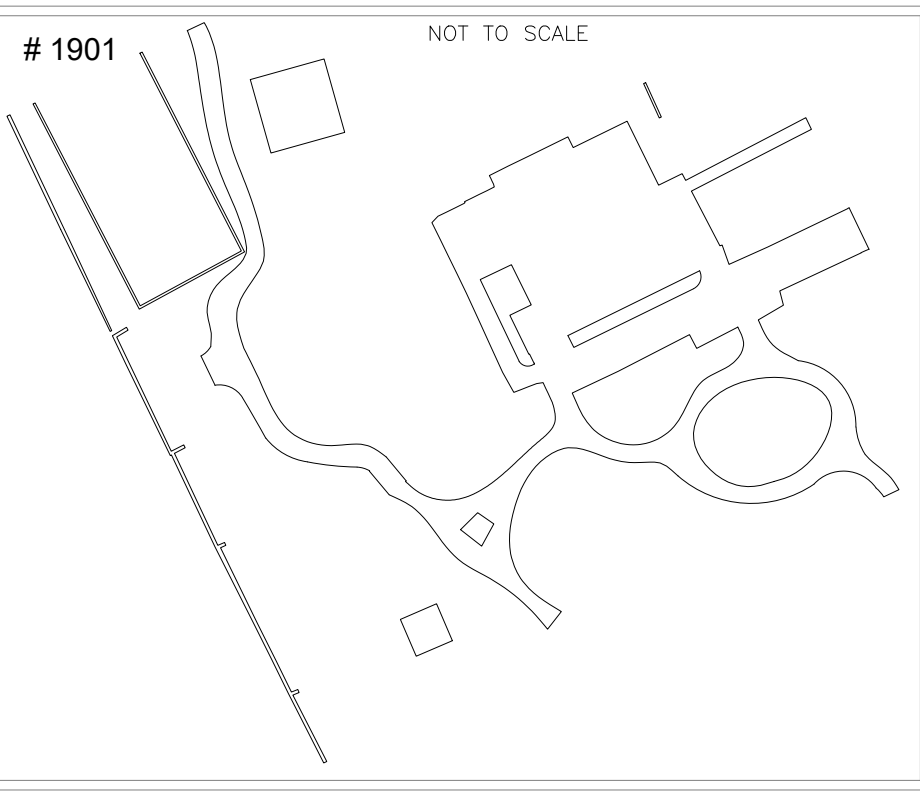
* LINE INDICATORS *

- SS INDICATES SANITARY SEWER LINE
- INDICATES POWER LINE
- INDICATES WATER LINE
- INDICATES GAS LINE
- INDICATES FENCE LINE
- INDICATES DRAINAGE LINE
- INDICATES BURIED POWER/CABLE LINE
- INDICATES METAL FENCE
- INDICATES BUFFERS

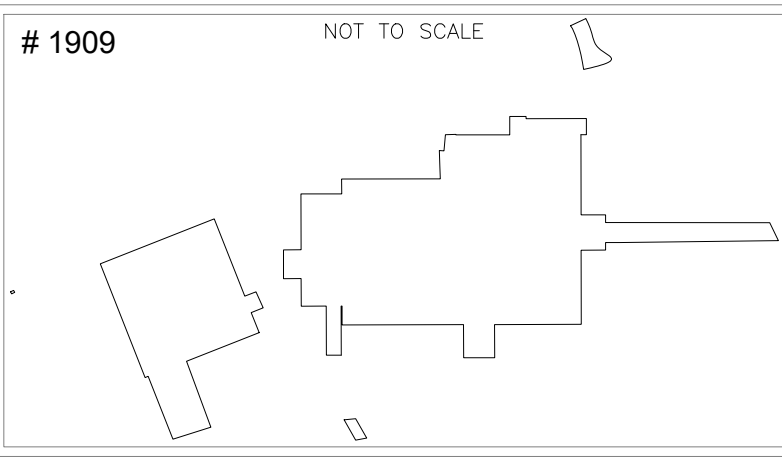
EXISTING LOT COVERAGE DETAIL



EXISTING LOT COVERAGE DETAIL



EXISTING LOT COVERAGE DETAIL



BENCHMARK (1/2\"/>

NORTH: 1358767.970
EAST: 2260669.701
ELEVATION: 1036.23

1893
TOTAL LAND AREA
7520.09 SF / 0.173 AC

ALLOWABLE LOT COVERAGE
2632.03 SF / 0.060 AC / 35%
EXISTING LOT COVERAGE
2739.07 SF / 0.063 AC / 36.4%

1901
TOTAL LAND AREA
2245.60 SF / 0.516 AC

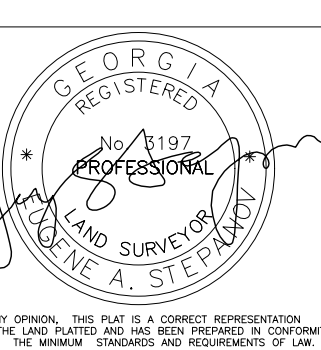
ALLOWABLE LOT COVERAGE
7866.46 SF / 0.181 AC / 35%
EXISTING LOT COVERAGE
4602.05 SF / 0.106 AC / 20.5%

1909
TOTAL LAND AREA
3590.46 SF / 0.082 AC / 35%

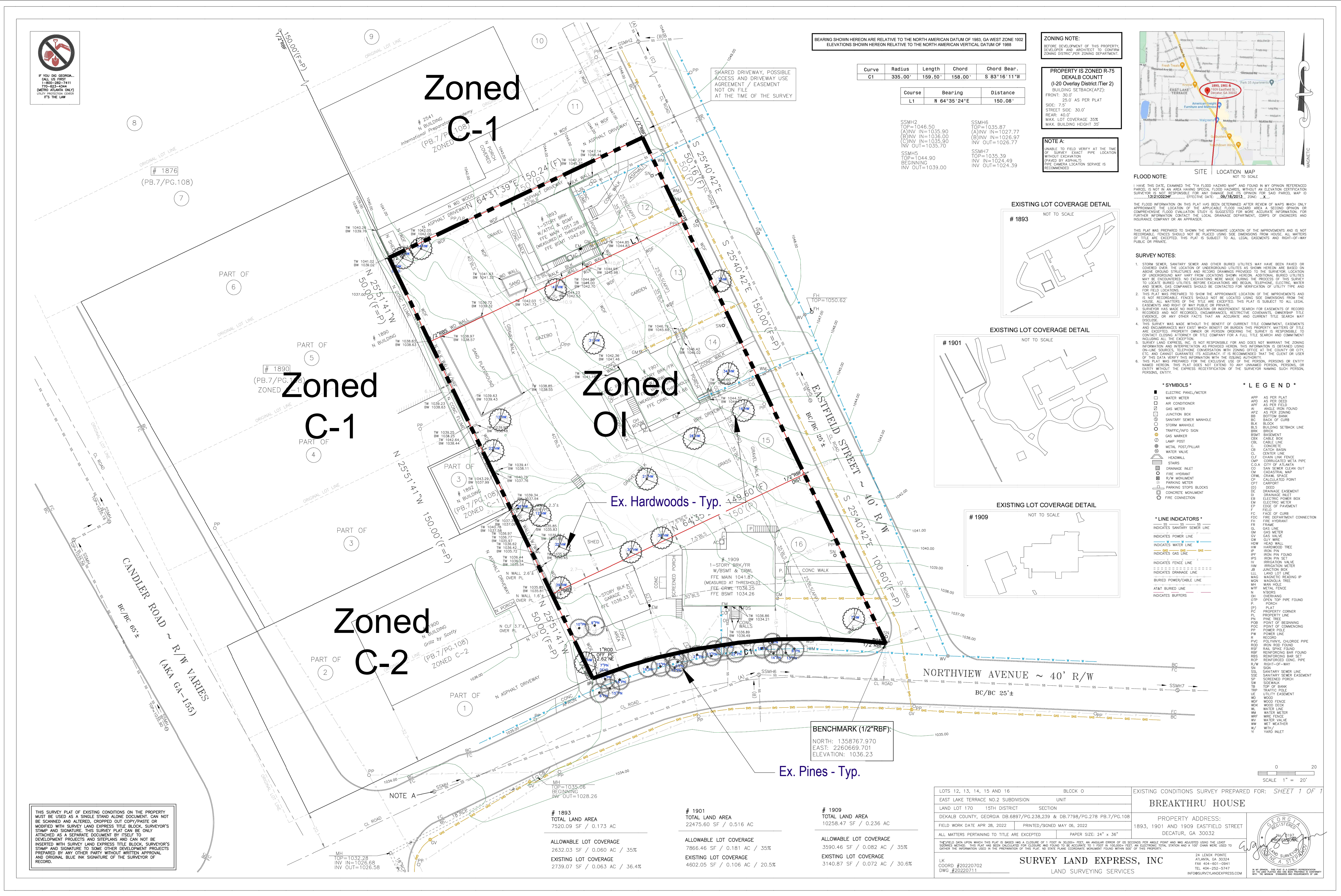
ALLOWABLE LOT COVERAGE
3590.46 SF / 0.082 AC / 35%
EXISTING LOT COVERAGE
3140.87 SF / 0.072 AC / 30.6%


LOTS 12, 13, 14, 15 AND 16	BLOCK 0
EAST LAKE TERRACE NO.2 SUBDIVISION	UNIT
LAND LOT 170	15TH DISTRICT
SECTION	
DEKALB COUNTY, GEORGIA DB.6897/PG.238,239 & DB.7798/PG.278 PB.7/PG.108	
FIELD WORK DATE APR 28, 2022	PRINTED/SIGNED MAY 06, 2022
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	PAPER SIZE: 24" x 36"
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 0.5 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A TOP CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.	
LK COORD #20220702	
DWG #20220711	

EXISTING CONDITIONS SURVEY PREPARED FOR: SHEET 1 OF 1	
BREAKTHRU HOUSE	
PROPERTY ADDRESS: 1893, 1901 AND 1909 EASTFIELD STREET DECATUR, GA 30032	
24 LENOX POINT ATLANTA, GA 30324 FAX 404-601-0941 TEL 404-252-9747 INFO@SURVEYLANDPRESS.COM	

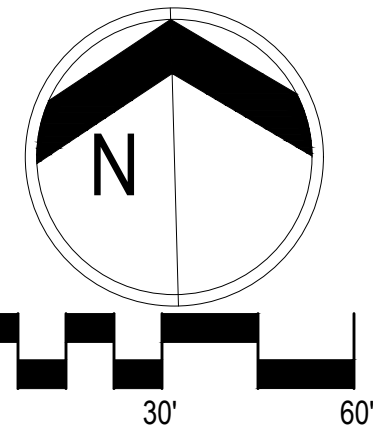


Disclaimer
THIS PLAN IS INTENDED TO BE USED FOR ILLUSTRATIVE PURPOSES ONLY. THE DEVELOPER RESERVES THE RIGHT TO ALTER THIS PLAN AT HIS SOLE DISCRETION.

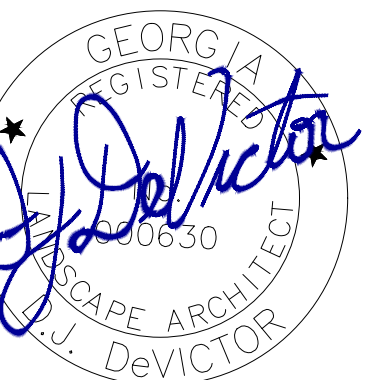




DVS
DESIGN GROUP
404-409-8029



0 30' 60'



GEORGIA
REGISTERED
LAND SURVEYOR
J. DeVictor
00030
LAND SURVEYOR
U.S. DEPARTMENT OF AGRICULTURE
GSWCC LEVEL
CERTIFICATION:
66078

Proposed:
3 Parcels to be combined
15 170 10 011
1893 - Eastfield Street
15 170 10 013
1901 - Eastfield Street
15 170 10 015
1909 - Eastfield Street
Total Combined Area: .92 Ac.

15th District
Land Lot: 170
East Lake Terrace
No.2 Subdivision
DeKalb County

Existing Properties:

Property Zoned: R-75
Proposed Zoning: OI

Prepared For:
**1901
Breakthru House**
Contact: BreNita Jackson
(404) 284-4658
1901 Eastfield Street
Decatur, GA 30032

Rev.	Date	Description

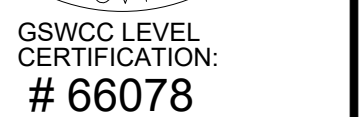
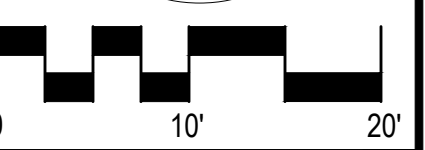
Issued:
June 25, 2022

Project No.
22-039

Sheet Title:
Full Survey

L-1

THIS PLAN IS INTENDED TO BE USED FOR ILLUSTRATIVE PURPOSES ONLY. THE DEVELOPER RESERVES THE RIGHT TO ALTER THIS PLAN AT HIS SOLE DISCRETION.



k. Combined Area: .92 Ac.
After new R.O.W. expansion:
_.85 Ac.

Existing Properties:

Proposed Zoning: OI

1901 Eastfield Street
Decatur, GA 30032

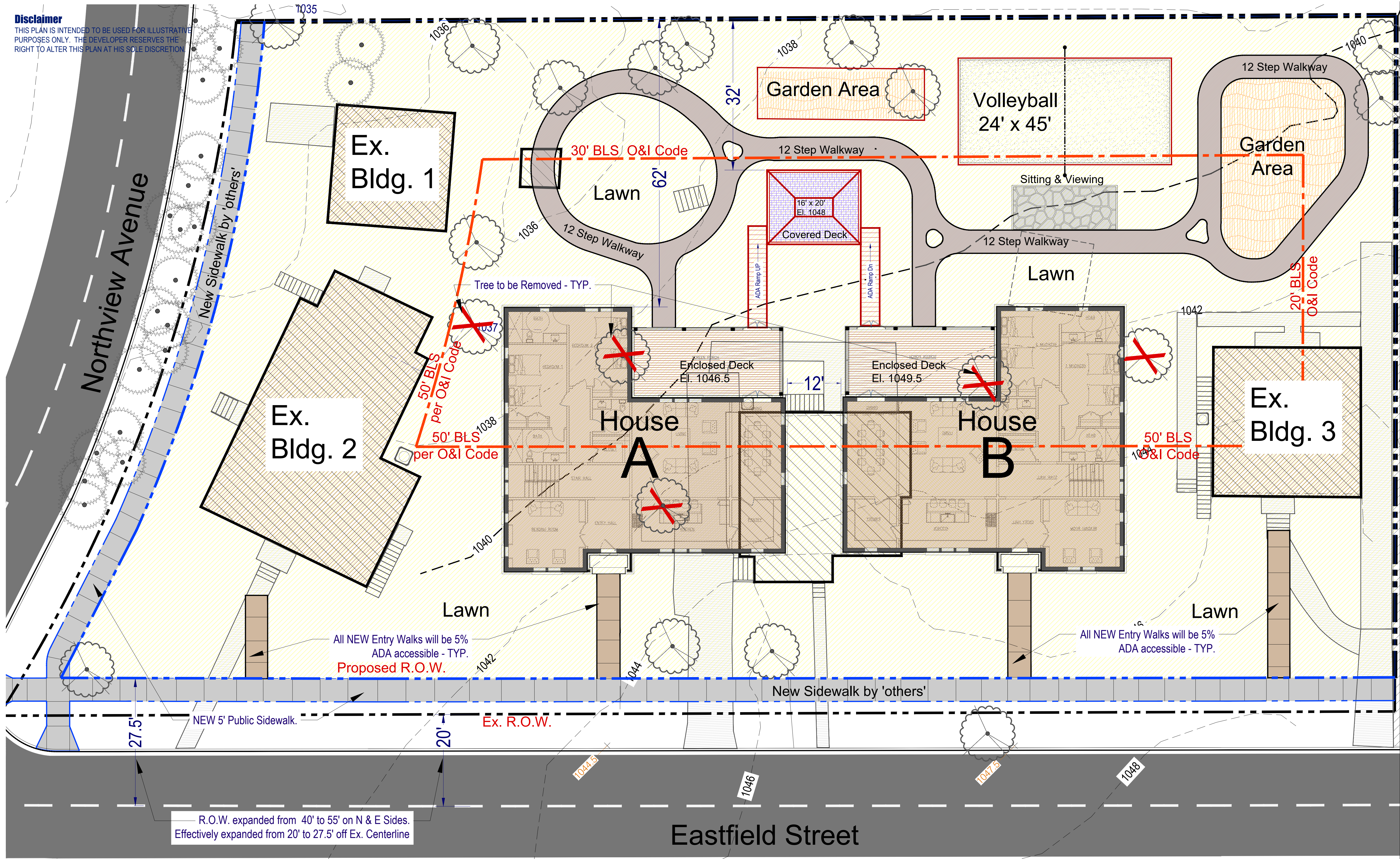
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Project No.
22-039

Sheet Title:

Site Plan

-3

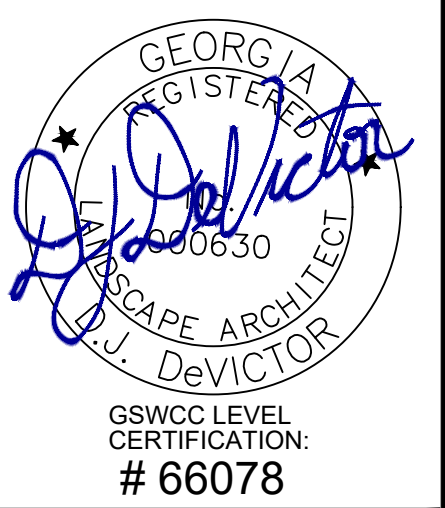
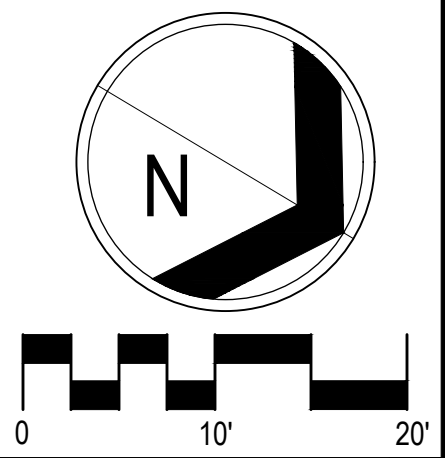
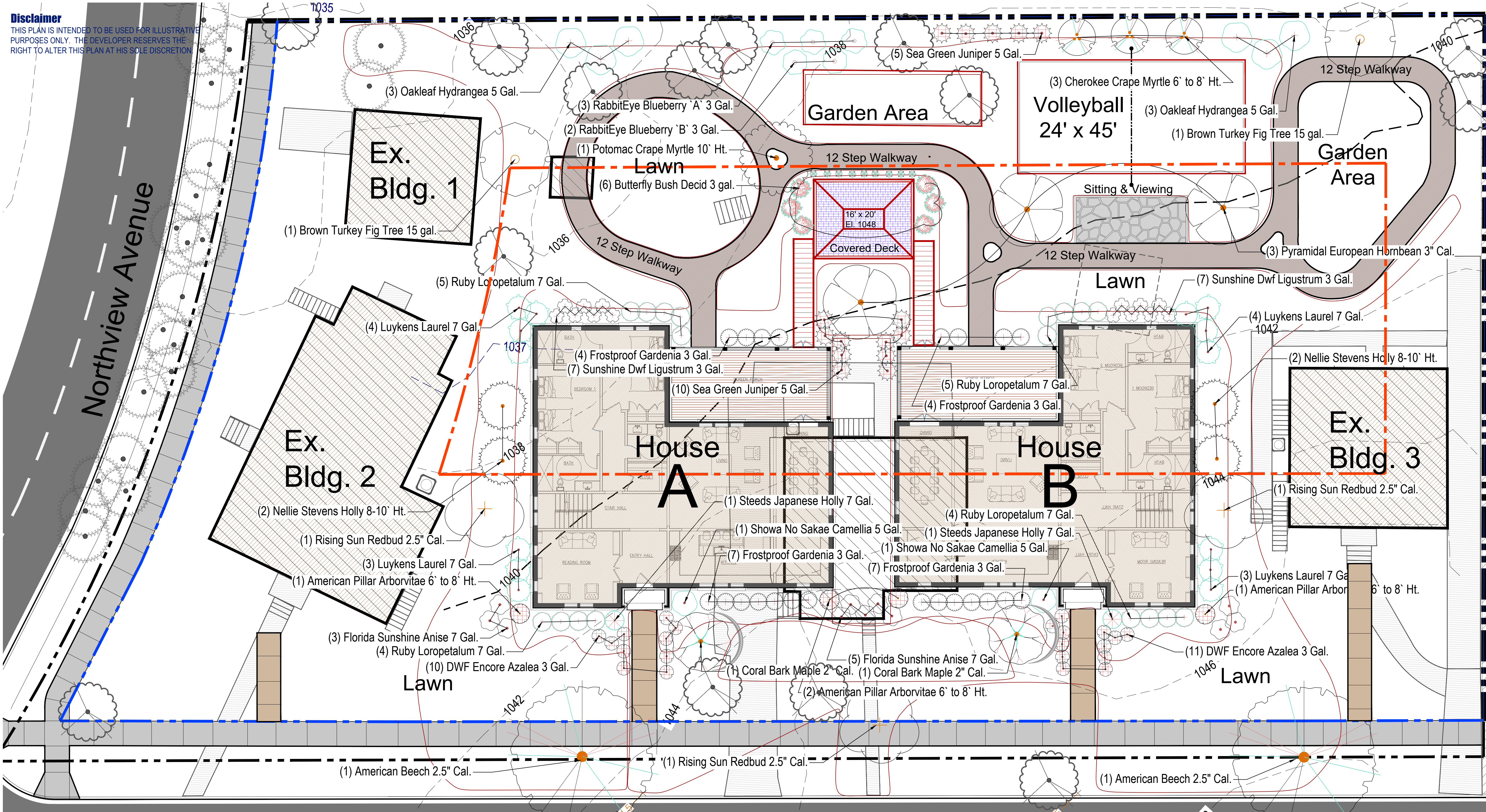


Parcel 15 170 10 011	15 170 10 013	15 170 10 015
Address 1893 - Eastfield Street	1901 - Eastfield Street	1909 - Eastfield Street
Ex. Imperious 2640 SF	Ex. Imperious 2640 SF	Ex. Imperious 3141 SF
Unchanged	Changed NEW Follows:	Unchanged
	6298 SF Houses (Both Hse. & Porch 471 SF ea.)	
	3029 SF Walkaways	
	490 SF Pavilion	
	9197 SF Total this Parcel	
	(This does not account for impervious area to removed)	

1. Bldg. Footprint for each is 2,678 SF. 2-Story. 5,330 SF (NIC unfinished basement)
2. Proposed homes' design in process - all new structures will be to applicable codes. See Architectural Docs.
3. Density after Compiled Parcels: 4 Units on .85 Acres = 4.7 Units/Ac.
4. Lot Coverage impervious surface is 14,978 SF or 40%
5. Parking Required for O&I Zoning: 1 P.S. per each Staff and Adult Client. Plus 1 P.S. per every 3 beds.
6. No Added parking shown on the plan.
7. Open Space Calculations: 73% (this does include walkways, sitting Patio, Gardens, and Volleyball)

8. Landscape (See Sheet L3a) - Buffers are Not Applicable. Estimated 5 Trees to be removed. 20+ Trees proposed.
9. Site is free of the 100 year floodplain, streams and buffers.
10. Bldg. Line Setback - 'BLS' are shown as required by O&I.
11. Adjacent properties on Back property line are C-1 & C-2. The Right Side (North) property is C-1.

Disclaimer
THIS PLAN IS INTENDED TO BE USED FOR ILLUSTRATIVE PURPOSES ONLY. THE DEVELOPER RESERVES THE RIGHT TO ALTER THIS PLAN AT HIS SOLE DISCRETION.



Proposed:
3 Parcels to be combined
15 170 10 011
1893 - Eastfield Street
15 170 10 013
1901 - Eastfield Street
15 170 10 015
1909 - Eastfield Street
Total Combined Area: .92 Ac.

15th District
Land Lot: 170
East Lake Terrace
No.2 Subdivision
DeKalb County

Existing Properties:
Property Zoned: R-75
Proposed Zoning: OI

Prepared For:
1901 Breakthru House
Contact: BreNita Jackson
(404) 284-4658
1901 Eastfield Street
Decatur, GA 30032

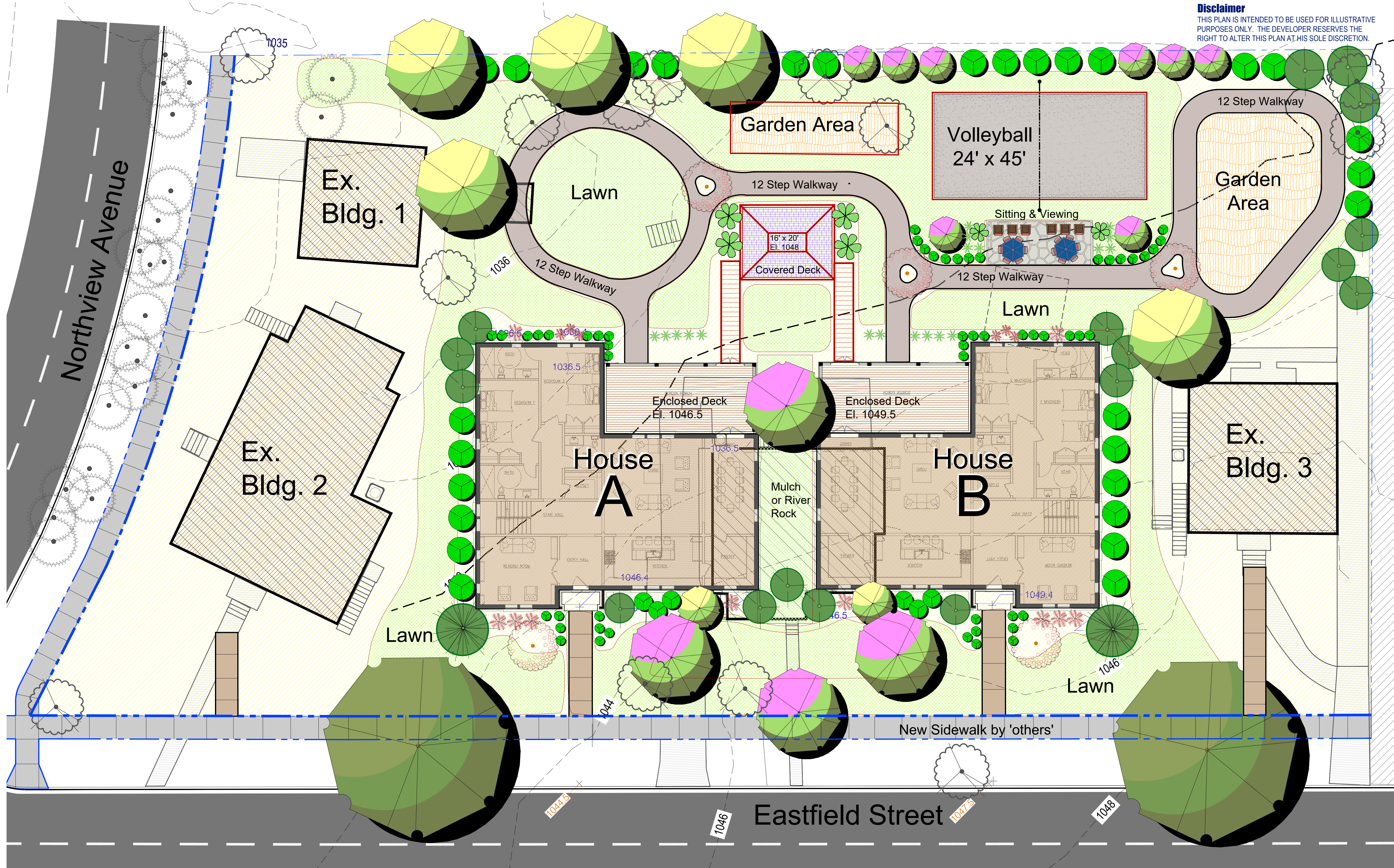
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Issued:
June 29, 2022
Project No.
22-039
Sheet Title:
Landscape Plan
L-3a

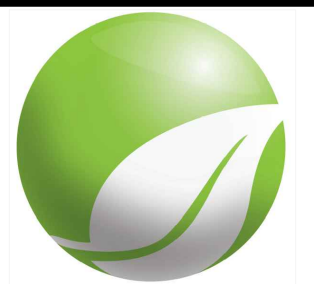
PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	SPECIFICATION	SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
2	Acer palmatum 'Sango Kaku'	Coral Bark Maple	2" Cal.	Specimen	6	Buddleja davidii	Butterfly Bush Decid	3 gal.	Full in Pot, Dense Rootball
3	Carpinus betulus 'Fastigiata'	Pyramidal European Hornbeam	3" Cal.	Full, Well Branched	2	Camellia sasanqua 'Showa-No-Sakae'	Showa No Sakae Camellia	5 Gal.	Full in Pot, Dense Rootball
3	Cercis canadensis 'Rising Sun'	Rising Sun Redbud	2.5" Cal.	Full, Well Branched	22	Gardenia jasminoides 'Frostproof'	Frostproof Gardenia	3 Gal.	Full in Pot, Dense Rootball
2	Fagus grandifolia	American Beech	2.5" Cal.	Full, Well Branched	9	Hosta x	Hosta 'varieties'	1 Gal.	
2	Ficus carica 'Brown Turkey'	Brown Turkey Fig Tree	15 gal.	Full in Pot, Dense Rootball	6	Hydrangea quercifolia	Oakleaf Hydrangea	5 Gal.	Full in Pot, Dense Rootball
4	Ilex x 'Nellie R Stevens'	Nellie Stevens Holly	8-10' Ht.	Branched to Ground	2	Ilex crenata 'Steeds'	Steeds Japanese Holly	7 Gal.	Full in Pot, Dense Rootball
3	Lagerstroemia indica 'Cherokee'	Cherokee Crape Myrtle	6' to 8' Ht.	Full, 3 Cane Min., 1 1/2" Cane Min.	11	Illicium parviflorum 'Florida Sunshine'	Florida Sunshine Anise	7 Gal.	Full in Pot, Dense Rootball
1	Lagerstroemia indica 'Potomac'	Potomac Crape Myrtle	10' Ht.	Full, 3 Cane Min., 1 1/2" Cane Min.	15	Juniperus chinensis 'Sea Green'	Sea Green Juniper	5 Gal.	Full in Pot, Dense Rootball
4	Thuja occidentalis 'American Pillar'	American Pillar Arborvitae	6' to 8' Ht.	Matched	14	Ligustrum sinense 'Sunshine'	Sunshine Dwf Ligustrum	3 Gal.	Full in Pot, Dense Rootball
					18	Loropetalum chinense 'Ruby'	Ruby Loropetalum	7 Gal.	Full in Pot, Dense Rootball
					14	Prunus laurocerasus 'Otto Luyken'	Luykens Laurel	7 Gal.	Full in Pot, Dense Rootball
					22	Rhododendron x 'Robled' TM Autumn Chiffon	DWF Encore Azalea	3 Gal.	Full in Pot, Dense Rootball
					3	Vaccinium ashei 'Alapaha'	RabbitEye Blueberry 'A'	3 Gal.	Full in Pot, Dense Rootball
					2	Vaccinium ashei 'Vernon'	RabbitEye Blueberry 'B'	3 Gal.	Full in Pot, Dense Rootball

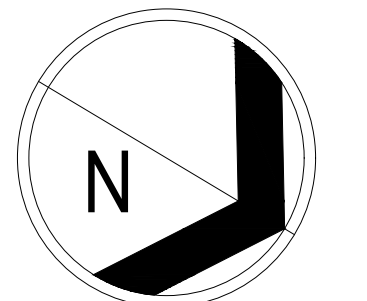
Eastfield Street

**Disclaimer**

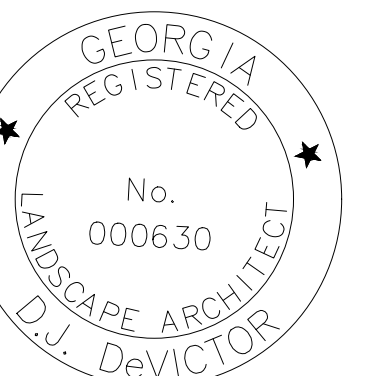
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DVS
DESIGN GROUP
404-409-8029



0 10' 20'



GSWCC LEVEL
CERTIFICATION:
66078

Proposed:

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Total Combined Area: .92 Ac.

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Breakthru House

Contact: BreNita Jackson

(404) 284-4658

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**Prelim
Master Plan**

L-4

Master Plan for 1901 Breakthru House Campus