

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric Hudson

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

BOA No: _____

Applicant and/or
Authorized Representative: _____

Mailing Address: _____

City/State/Zip Code: _____

Email: _____

Telephone Home: _____ Business: _____

OWNER OF RECORD OF SUBJECT PROPERTY

Owner: _____

Address (Mailing): _____

Email: _____ Telephone Home: _____ Business: _____

ADDRESS/LOCATION OF SUBJECT PROPERTY

Address: _____ City: _____ State: _____ Zip: _____

District(s): _____ Land Lot(s): _____ Block: _____ Parcel: _____

Zoning Classification: _____ Commission District & Super District: _____

CHECK 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 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: 4-28-2023

Applicant: James Terry
Signature

DATE: _____

Applicant: _____
Signature




AUTHORIZATION TO REPRESENT THE PROPERTY OWNER

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

DATE: 4-28-2023

James Terry

(I)/ (WE) DATERCO
(Name of Owners)



Madhuj
Notary Public

Notary Public

~~Notary Public~~

~~Notary Public~~

Owner

Owner

Owner





LAND PLANNING

CIVIL ENGINEERING

LANDSCAPE ARCHITECTURE

May 25, 2023

RE: **Woodberry Rental Townhomes**

D.R. Horton is proposing a Rental Townhome Community is located at 4743 Flat Shoals Parkway which includes 103 rental townhomes subject to zoning, building and land disturbance permitting approvals. On behalf of the owner, Eberly and Associates is requesting a variance to increase the maximum wall height in Section 5.4.7 of the DeKalb County Code of Ordinance. The code allows for a maximum wall height of 6 feet or tiered walls up to 12 feet total height when adjacent to residential districts or uses and a maximum height of 12 feet or 16 feet tiered height when adjacent to non-residential districts. As designed, the maximum wall height would be 26 feet. A variance is also being requested to remove the transitional buffer between the OI district and residential districts per Section 5.4.5 of the DeKalb County Zoning Ordinance.

The subject property is located along Flat Shoals Parkway and is bisected by a private drive, Woodberry Parkway. On behalf of the owner, Eberly and Associates is requesting a variance to this requirement due to unnecessary hardships and site constraints. The subject property is located along Flat Shoals Parkway and is bisected by a private drive, Woodberry Parkway. The site is otherwise undeveloped. The site has extreme topography that would limit the ability to develop if relief on walls and transitional buffers were not granted. On the east side of Woodberry Parkway, there is an approximate 43' grade change between the private drive and the property line at the highest point of the proposed retaining wall. In order to provide the required runoff reduction, water quality, and stormwater detention while mitigating potential erosion, the walls and grading into the transitional buffer are necessary. A strict application of the code would deprive the land owner of the rights and privileges enjoyed by other property owners in the same zoning district.

The proposed development is a Rental Townhome Community. The surrounding properties consist of Flat Shoals Parkway to the North, Xaxby's and Publix Shopping Center to the east, an apartment community to the south and west, as well as two single family homes to the west. The single family homes are visible from Woodberry Parkway in the existing state. If relief were granted, it would not cause substantial detriment to the public good or impair the purpose and intent of the zoning ordinance of DeKalb County. The appearance of the townhomes will bridge the gap between the single family homes and the apartment complexes.

The development is consistent with the Comprehensive Land Use Plan. The subject property is in the Neighborhood Center Land Use designation which allows for up to 40 dwelling units per acres, lists townhomes/apartments as a preferred use and permits the OI zone.

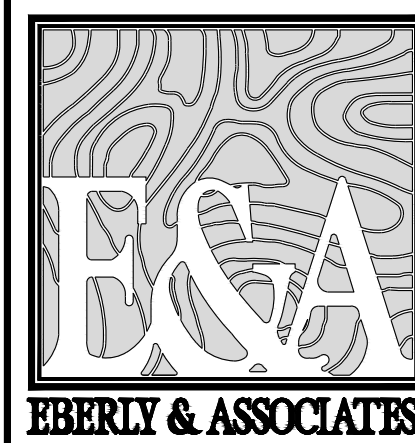
Sincerely,

Lauren Leyrer, P.E.
Civil Engineering Group Leader

WWW.EBERLY.NET

770.452.7849

2951 FLOWERS ROAD S,
SUITE 119
ATLANTA, GEORGIA 30341

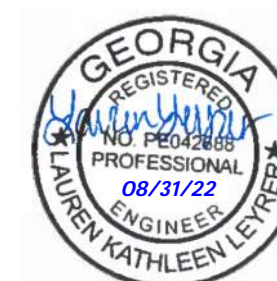


TEL: 770.452.7849 FAX: 770.452.0086
2951 FLOWERS RD S, STE 119
ATLANTA, GEORGIA 30341
WWW.EBERLY.NET

LAND PLANNING

CIVIL ENGINEERING

LANDSCAPE ARCHITECTURE



PROJECT: **WOODBERRY TOWNHOMES**
D.R. HORTON, INC.

LAND LOT 61 & 68
15TH DISTRICT
DEKALB COUNTY, GEORGIA
4743 FLAT SHOALS PARKWAY

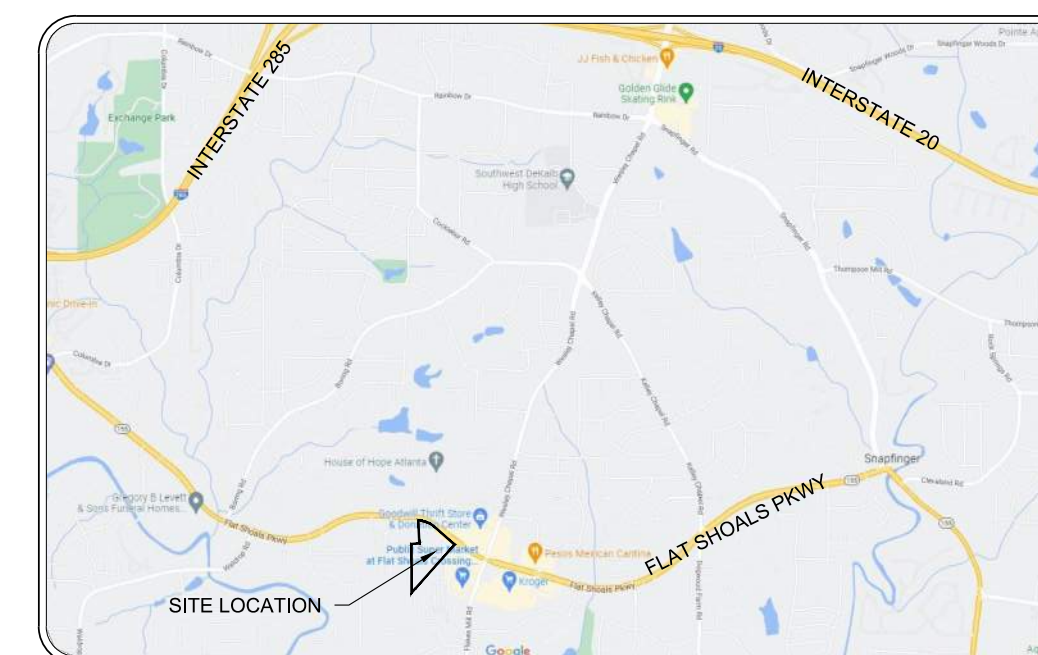
REVISIONS:	
07/05/2022	DESIGN DEVELOPMENT
08/31/2022	CONSTRUCTION DOCUMENTS

OVERALL LAYOUT &
STAKING PLAN

SCALE:	1"= 60'
DATE:	10/08/2021
DRAWN BY:	ASHLEY PILCHER
PROJECT MANAGER:	LAUREN LEYRER, P.E.
QA/QC CHECK:	MIKE WRIGHT

PROJECT NO.
22-040

SHEET NO.
C3.0



LOCATION MAP
N.T.S.

PAVING LEGEND	
	EXISTING ASPHALT PAVING
	PROPOSED PAVING PATCH
	PROPOSED L.D. ASPHALT
	PROPOSED CONCRETE PAVING
	PROPOSED CONCRETE S/W
	EXISTING CONCRETE S/W
	PROPOSED BUILDING

NOTES

1. USE ARCHITECTURAL PLANS FOR BUILDING STAKE OUT.
2. ALL DIMENSIONS SHOWN ARE FROM FACE OF BUILDING, CURB, OR WALL UNLESS OTHERWISE NOTED.

PROJECT INFORMATION
SITE DATA

ZONING USE: O-1
TOTAL ACREAGE: 17.52 ACRES
DISTURBED ACREAGE: 11.9 ACRES
IMPERVIOUS AREA:
EXISTING: 1.02 ACRES
DEVELOPED: 5.37 ACRES
PERCENT IMPERVIOUS:
EXISTING: 6 %
DEVELOPED: 31%
DEKALB COUNTY, GA
LAND LOT 61 & 68; 15TH DISTRICT
PARCEL #: 15 061 03 001
SETBACKS:
*FRONT: 50 / 60 ft.
SIDE: 20 ft.
BACK: 20 ft.
*50' ALONG WOODBERRY PKWY, 60' ALONG FLAT SHOALS ROAD

BUILDING DATA

NUMBER OF UNITS = 103
3 ADA UNITS REQUIRED
BUILDING HEIGHT: 29 FT. @ PEAK
ALL UNITS ARE 3-BEDROOM RENTAL UNITS

PARKING DATA

REQUIRED PARKING
MINIMUM SPACES = 1.5 SPACES / UNIT
= 155 SPACES
MAXIMUM SPACES = 3 SPACES / UNIT
= 309 SPACES

PROVIDED PARKING
PARKING PROVIDED BY UNITS* = 206
*TWO SPACES / UNIT
ADDITIONAL PROVIDED SPACES = 38
TOTAL PARKING SPACES = 244
ADA SPACES PROVIDED = 1
ADA UNIT SPACES = 6
TOTAL ADA SPACES = 7

UTILITY PROVIDERS

WATER: DEKALB COUNTY
SEWER: DEKALB COUNTY
SNAPPINGER TREATMENT PLANT

OWNER/DEVELOPER
(PRIMARY PERMITTEE)

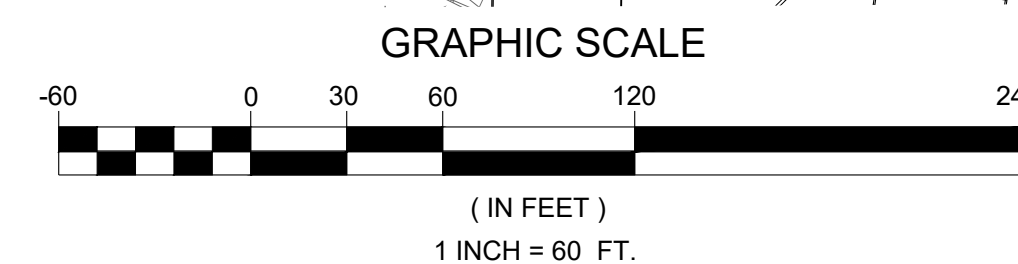
D.R. HORTON ATLANTA CENTRAL
8800 ROSWELL ROAD
BUILDING B, SUITE 1000
ATLANTA, GA 30350
(470) 771-0829
JMBRAGA@DRHORTON.COM

ENGINEER

LAUREN LEYRER, P.E.
EBERLY & ASSOCIATES, INC.
2951 FLOWERS ROAD SOUTH
SUITE 119
ATLANTA, GEORGIA 30341
(770) 452-7849
LLEYRER@EBERLY.NET

24 HOUR CONTACT

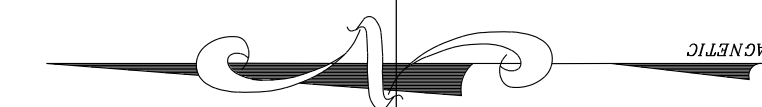
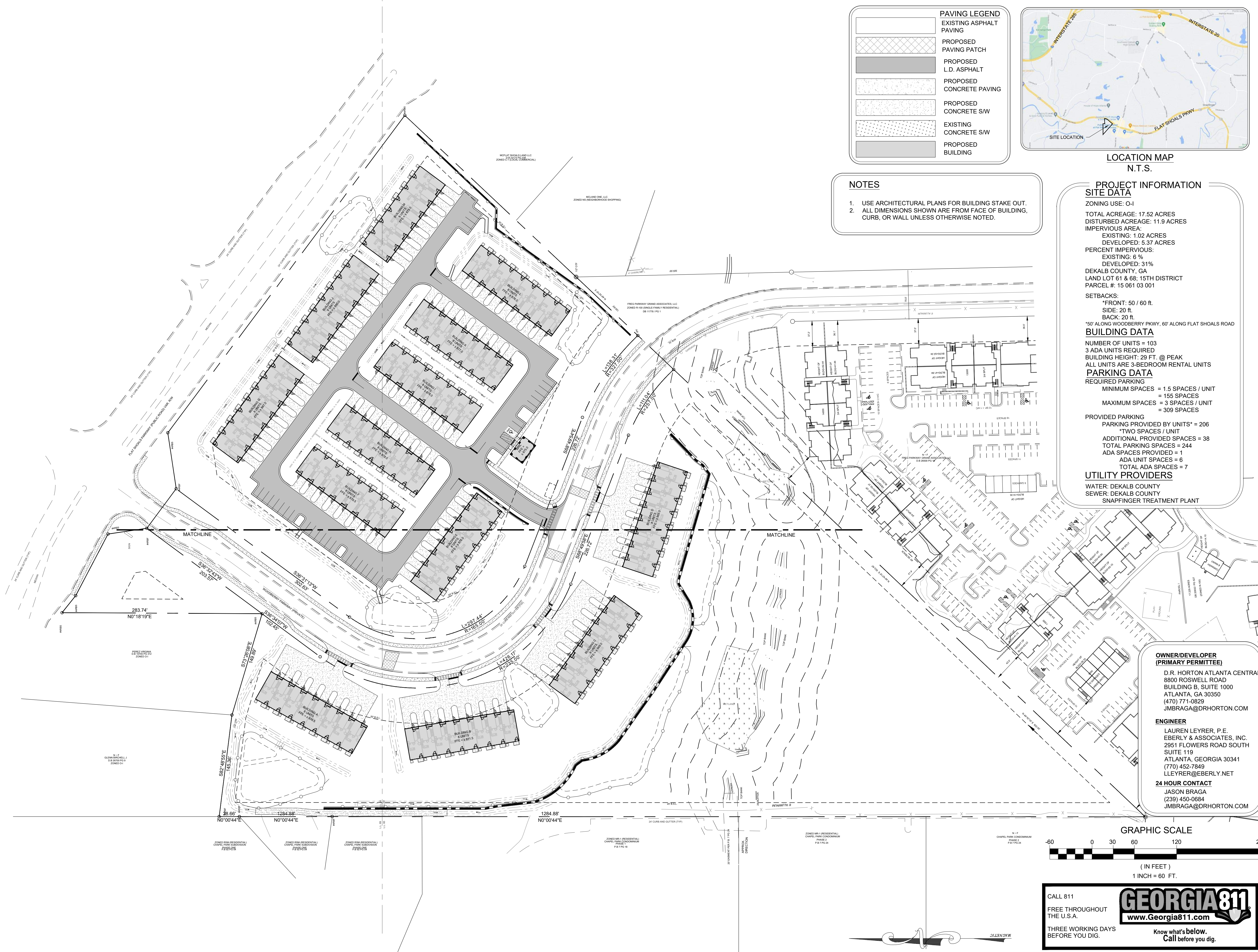
JASON BRAGA
(239) 450-0684
JMBRAGA@DRHORTON.COM

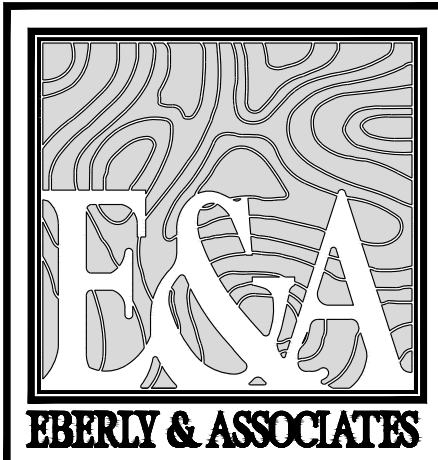


CALL 811
FREE THROUGHOUT
THE U.S.A.
THREE WORKING DAYS
BEFORE YOU DIG.



Know what's below.
Call before you dig.





TEL: 770.452.7849 FAX: 770.452.0086
2951 FLOWERS RD S, STE 119
ATLANTA, GEORGIA 30341
WWW.EBERLY.NET

LAND PLANNING

CIVIL ENGINEERING

LANDSCAPE ARCHITECTURE



PROJECT: **WOODBERRY TOWNHOMES**
D.R. HORTON, INC.

LAND LOT 61 & 68
15TH DISTRICT
DEKALB COUNTY, GEORGIA
4743 FLAT SHOALS PARKWAY

REVISIONS:

07/05/2022	DESIGN DEVELOPMENT
08/31/2022	CONSTRUCTION DOCUMENTS

OVERALL DRAINAGE PLAN

SCALE:	1" = 60'
DATE:	10/08/2021
DRAWN BY:	ASHLEY PILCHER
PROJECT MANAGER:	LAUREN LEYRER, P.E.
QA/QC CHECK:	MIKE WRIGHT

PROJECT NO.

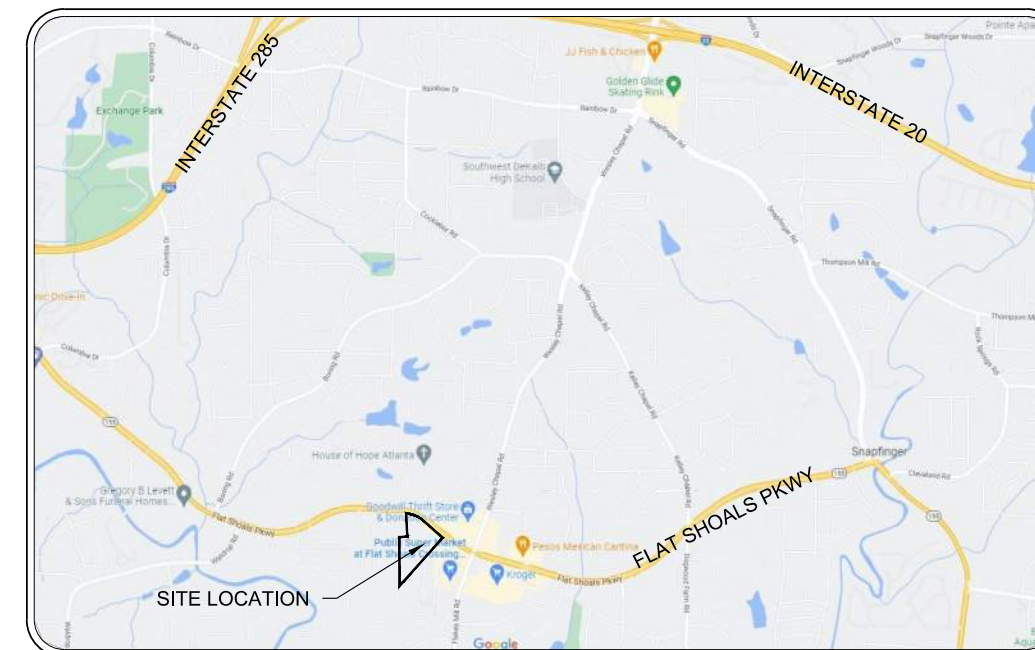
22-040

SHEET NO.

C4.3

INLET TOP LEGEND

- JB = JUNCTION BOX
- G-DI = GDOT 1019A TYPE "E" (IN SAG CONDITION)
= GDOT 1019B TYPE "V-1" (ON GRADE CONDITION)
- G-HDI = GDOT 1019A TYPE "E" WITH HOOD (IN SAG CONDITION)
= GDOT 1019B TYPE "V-1" WITH HOOD (ON GRADE CONDITION)
- SWCB = GDOT 1033D SINGLE WING CATCH BASIN
- HW = GDOT 1001-B HEADWALL
- PI = PEDESTAL INLET
- OCS = OUTLET CONTROL STRUCTURE



LOCATION MAP
N.T.S.

NOTE: ALL ULTRA FLO STORM PIPE, OR EQUIVALENT SMOOTH BORE SPIRAL RIB PRODUCT, MUST BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS. GASKETS MUST BE 18 GAGE DIMPLE STYLE FLAT BAND JOINT OR EQUIVALENT PRODUCT BASED ON FINAL DEPTH OF PIPE.

GENERAL NOTES:

- RAMP RUNS SHALL HAVE RUNNING SLOPE NOT STEEPER THAN 1:12.
- CROSS SLOPE OF RAMP RUNS SHALL NOT BE STEEPER THAN 1:48.
- CHANGES IN LEVEL OTHER THAN RUNNING SLOPE AND CROSS SLOPE ARE NOT PERMITTED ON RAMP RUNS.
- RAMP RUNS SHALL HAVE LANDING AT THE TOP AND THE BOTTOM OF EACH RAMP RUN
- TOP LANDINGS SHALL BE 60 INCHES WIDE MINIMUM
- THE LANDING CLEAR LENGTH SHALL BE 60 INCHES LONG MINIMUM
- THE LANDING CLEAR WIDTH SHALL BE AT LEAST AS WIDE AS THE WIDEST RAMP RUN LEADING TO THE LANDING
- RAMP RUNS SHALL HAVE COMPLIANT HANDRAILS
- A CURB, 2 INCHES HIGH MINIMUM, OR BARRIER SHALL BE PROVIDED THAT PREVENTS THE PASSAGE OF A 4 INCH DIAMETER SPHERE, WHERE ANY PORTION OF THE SPHERE IS WITHIN 4 INCHES OF THE GROUND SURFACE. TO PREVENT WHEEL ENTRAPMENT, THE CURB OR BARRIER SHALL PROVIDE A CONTINUOUS AND UNINTERRUPTED BARRIER ALONG THE LENGTH OF THE RAMP.
- LANDING SUBJECT TO WET CONDITIONS SHALL BE DESIGNED TO PREVENT THE ACCUMULATION OF WATER.
- HANDRAILS SHALL BE PROVIDED ON BOTH SIDES OF STAIRS OR RAMP
- HANDRAILS SHALL BE CONTINUOUS WITHIN THE FULL LENGTH OF EACH STAIR FLIGHT OR RAMP RUN. INSIDE HANDRAILS ON SWITCHBACK OR DOGLEG STAIRS AND RAMP SHALL BE CONTINUOUS BETWEEN FLIGHTS OR RUNS.
- RAMP HANDRAILS SHALL EXTEND HORIZONTALLY ABOVE THE LANDING FOR 12 INCHES MINIMUM BEYOND THE TOP AND BOTTOM OF RAMP RUNS. EXTENSIONS SHALL RETURN TO A WALL, GUARD, OR THE LANDING SURFACE, OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT RAMP RUN.
- AT THE TOP OF A STAIR FLIGHT, HANDRAILS SHALL EXTEND HORIZONTALLY ABOVE THE LANDING FOR 12 INCHES MINIMUM BEGINNING DIRECTLY ABOVE THE FIRST RISER NOSING. EXTENSIONS SHALL RETURN TO A WALL, GUARD, OR THE LANDING SURFACE, OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT.
- AT THE BOTTOM OF A STAIR FLIGHT, HANDRAILS SHALL EXTEND AT THE SLOPE OF THE STAIR FLIGHT FOR A HORIZONTAL DISTANCE EQUAL TO ONE TREAD DEPTH BEYOND THE LAST RISER NOSING. THE HORIZONTAL EXTENSION OF A HANDRAIL SHALL BE 12 INCHES LONG MINIMUM AND A HEIGHT EQUAL TO THAT OF THE SLOPING PORTION OF THE HANDRAIL AS MEASURED ABOVE THE STAIRS NOSINGS. EXTENSION SHALL RETURN TO A WALL, GUARD, OR THE LANDING SURFACE, OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT.
- USE VULCAN V-5736 ASSEMBLY, 7030M4 7031Z1 7030T1 ASSEMBLY, AND 7030M4 7031Z1 7032 Z ASSEMBLY FOR ALL INLETS IN TRUCK COURT AND TRAILER PARKING AREAS
- USE GDOT STD 1019-A TYPE "E" WITH HOOD FOR ALL OTHER CURB INLETS IN A SAG CONDITION
- USE GDOT STD 1019-B, TYPE "V-1" WITH HOOD FOR ALL CURB INLETS ON GRADE.
- ALL SPOT ELEVATIONS ARE AT BOTTOM OF CURB UNLESS NOTED OTHERWISE.

OWNER/DEVELOPER (PRIMARY PERMITTEE)

D.R. HORTON ATLANTA CENTRAL
8800 ROSWELL ROAD
BUILDING B, SUITE 1000
ATLANTA, GA 30350
(470) 771-0829
JMBRAGA@DRHORTON.COM

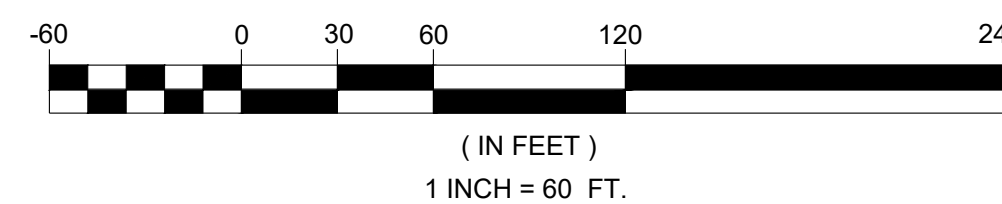
ENGINEER

LAUREN LEYRER, P.E.
EBERLY & ASSOCIATES, INC.
2951 FLOWERS ROAD SOUTH
SUITE 119
ATLANTA, GEORGIA 30341
(770) 452-7849
LLEYRER@EBERLY.NET

24 HOUR CONTACT

JASON BRAGA
(239) 450-0884
JMBRAGA@DRHORTON.COM

GRAPHIC SCALE



CALL 811

FREE THROUGHOUT
THE U.S.A.

THREE WORKING DAYS
BEFORE YOU DIG.



Know what's below.
Call before you dig.

