

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)**

Applicant and/or  
Authorized Representative: BILL PATTERSON  
Mailing Address: 2661 LAWRENCEVILLE Hwy.  
City/State/Zip Code: DECATUR, GA 30030  
Email: ATLWLP@gmail.com  
Telephone Home: 770.310.1234 Business: 770.317.1015

**OWNER OF RECORD OF SUBJECT PROPERTY**

Owner: BILL PATTERSON  
Address (Mailing): 2661 LAWRENCEVILLE Hwy Decatur, GA 30030  
Email: ATLWLP@gmail.com Telephone Home: 770.310.1234 Business: 770.317.1015

**ADDRESS/LOCATION OF SUBJECT PROPERTY**

Address: 2661 LAWRENCEVILLE Hwy. City: Decatur State: GA Zip: 30030  
District(s): 18 Land Lot(s): 146 Block: 04 Parcel: 001  
Zoning Classification: O/I Commission District & Super District: 217

**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.\***

Email [plansustain@dekalbcountyga.gov](mailto:plansustain@dekalbcountyga.gov) with any questions.

DEPARTMENT OF PLANNING & SUSTAINABILITY

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**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: 8.24.23

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

DATE: \_\_\_\_\_

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



August 24, 2023

DeKalb County Board of Appeals  
DeKalb County Planning Dept.  
Development Services Center  
178 Sams Street  
Decatur, GA 30030

RE: Variance requests for 2661 Lawrenceville Hwy. Parcel ID 18 146 04 001

To Whom It May Concern,

1. My name is Bill Patterson, I am requesting a side yard Transitional setback reduced from 50 feet to 20 feet for the currently zoned I/O property located at 2661 Lawrenceville Hwy. Decatur, GA 30030. The side yard setback (transitional buffer) reduction is for the Eastern property line abutting an assisted living care facility currently zoned MR-2. The approval of this request will fall under chapter 7.5.4 and will allow for the construction of two new class "A" medical office buildings. The lot is very Narrow and requires these variances to allow for conventional construction on this subject lot. This lot is approximately 150 feet wide and is not buildable for a commercial use with the current Transitional buffer of 50 feet and also has topo issues that limit what can be developed. The topo drops off severely and immediately at the front street level and continues to drop all the way to the rear of the property line.

2. These requested variances do not go beyond the minimum to afford relief, and does not constitute a grant of special privilege inconsistent with the limitations upon other properties in the zoning district in which the subject property is located.

3. The grant of these variances will not be materially detrimental to the public welfare or injurious to the property or improvements in the zoning district in which the subject property is located. I have met with and discussed my proposed site plan with all of the neighboring properties and everyone has expressed support of my request. Currently there is a dilapidated home built in 1946 that has been a drug house for the

1370 Montreal Rd. East Suite # 110 Tucker, GA 30084  
www.AtlantaMedicalTrust.com  
770.310.1234


last several years. Thankfully, I was able to get them out of the home without conflict and plan to demolish the home and build two brand new medical office buildings with this relief from the Transitional buffer.

4. The literal interpretation and strict application of the applicable provisions or requirements of this chapter would cause undue and unnecessary hardship.

5. The requested variances will be consistent with the spirit and purpose of this chapter 7.5.4 and the DeKalb County Comprehensive Plan text.

I appreciate your time and consideration on this proposed development. I believe it will help continue the great momentum of revitalizing vacant/economically obsolete commercial parcels and continue to improve on the overall aesthetic quality of this corridor along Lawrenceville Highway. If you or anyone has any questions please feel free to call me direct at 770.310.1234 or email me direct at [ATLMEDTRUST@gmail.com](mailto:ATLMEDTRUST@gmail.com).

Very truly yours,



Bill Patterson





SCALE: 1" = 20'



DECATUR MEDICAL PARK  
CONCEPTUAL SITE PLAN FOR BOARD OF APPEALS  
2661 LAWRENCEVILLE HIGHWAY

**ZONING:** O-1

**SITE AREA: .876 ACRES**

SITE NAME:  
SETBACKS:

SEIBACKS:

FRONT 50' SIDE 30'

SIDE 20'

REAR 20' ( PER

REQUESTED VARIANCE:

TRANSITIONAL BUFFER ON EAST SIDE REDUCED FROM 50' TO 20'

PARKING ALLOWANCE FROM MAX. 34 SPACES TO 37 SPACES

PROPOSED BUILDING AREA:

6890 SQ.FT.

PROCESSED BAKING:

PROPOSED PARKING:

31 SPACES (1 SPACE PER 182 SQ.FT. BLDG.)

PROPOSED LOT COVERAGE: 55%



DAVID L. HOLLOWAY &amp; ASSOCIATES

ARCHITECT

1963 WINDCREST DRIVE, LILBURN (678) 908-6654

dlholloway@outlook.com

## EXHIBIT

All that tract or parcel of land lying and being in Land Lot 146 of the 18<sup>th</sup> District, DeKalb County, Georgia, and being more particularly described as follows:

Beginning at a point at the intersection of the southeasterly right of way of Lawrenceville Highway and East Land Lot Line of Land Lot 146; said point being the TRUE POINT OF BEGINNING.

From the TRUE POINT OF BEGINNING as thus established, proceed, South 14°36'32" West a distance of 283.66 feet to an iron pin found (1" open top pipe); thence, South 76°27'25" West a distance of 152.84 feet to an iron pin found (1/2" rebar); thence, North 14°56'10" East a distance of 287.28 feet to an iron pin found (1/2" rebar); thence, North 77°22'47" East a distance of 149.71 feet to a point and the TRUE POINT OF BEGINNING;

Said tract or parcel contains 38,178 square feet or 0.876 acres.

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last several years. Thankfully, I was able to get them out of the home without conflict and plan to demolish the home and build two brand new medical office buildings with this relief from the Transitional buffer.

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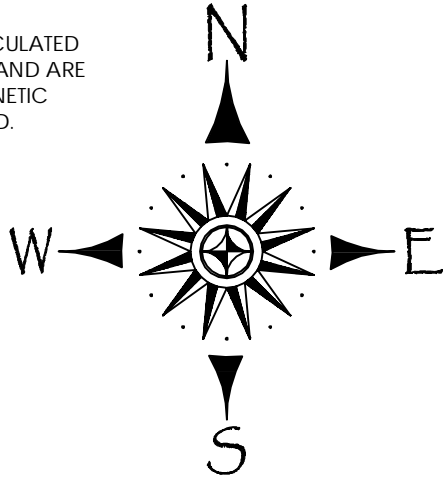
Very truly yours,

Bill Patterson

THIS BLOCK RESERVED FOR COURT CLERK

TOTAL SITE AREA  
38,178 SQ. FT.  
0.876 ACRES

ALL BEARINGS ARE CALCULATED  
FROM ANGLES TURNED, AND ARE  
BASED ON SINGLE MAGNETIC  
READING TAKING IN FIELD.



ZONING: O-1 (CZ-86107)

SETBACKS

FRONT = 50'  
SIDE = 20'  
REAR = 20'  
MIN. LOT SIZE = 20,000 SQ. FT.  
MAX. LOT COVERAGE = 80%

BOUNDARY REFERENCES:

- SUBJECT DEED BOOK 18646, PAGE 230
- SUBJECT DEED BOOK 9078, PAGE 196
- SEE ADJOINERS

ADDRESS(S)

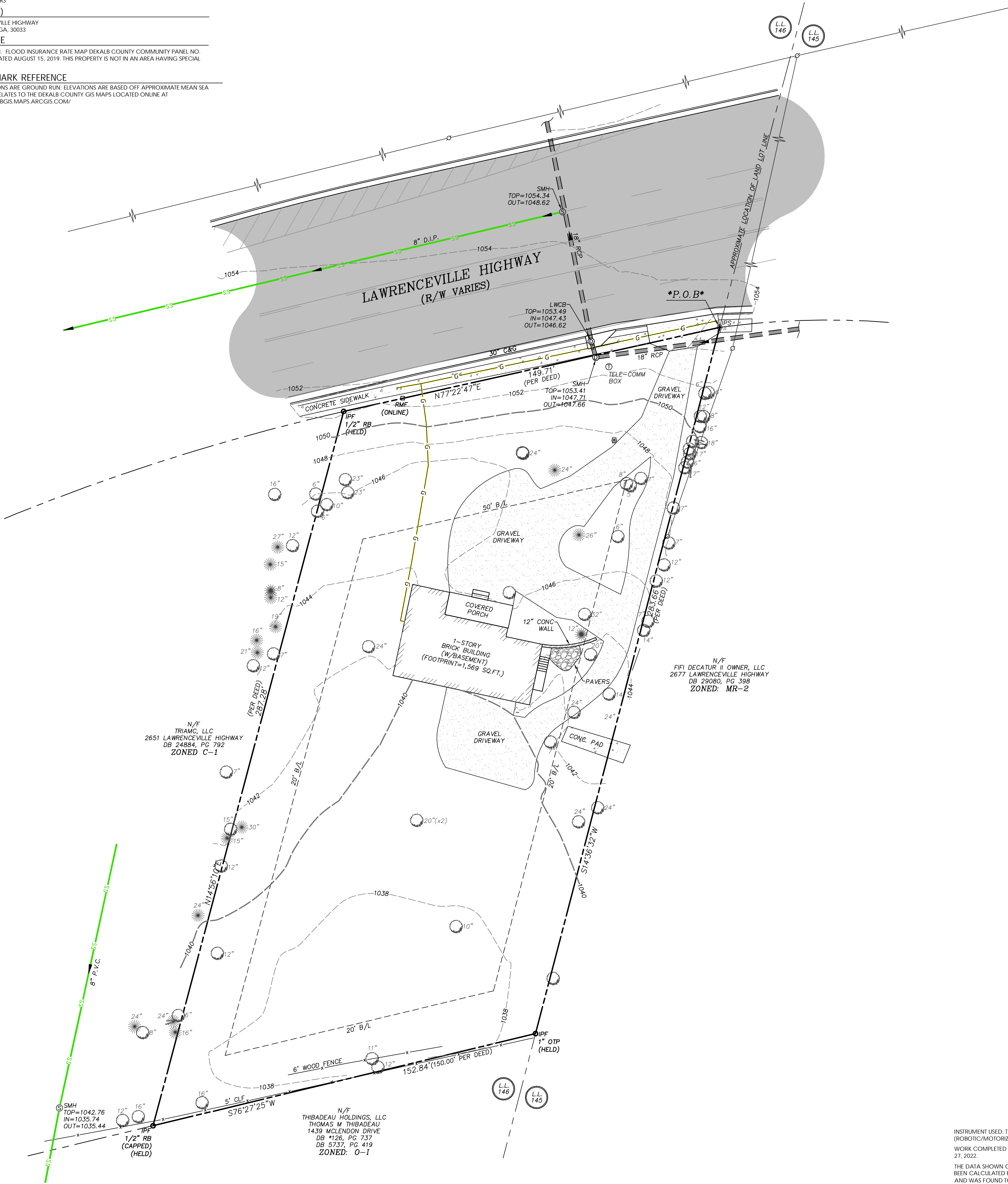
2661 LAWRENCEVILLE HIGHWAY  
DECATUR, GEORGIA, 30033

FLOOD NOTE

AS PER THE F.I.R.M. FLOOD INSURANCE RATE MAP DEKALB COUNTY COMMUNITY PANEL NO. 13089 C 0059 K DATED AUGUST 15, 2019, THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

BENCHMARK REFERENCE

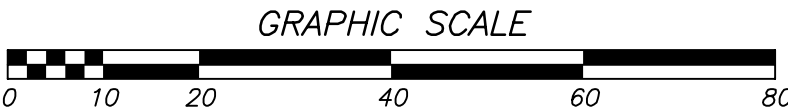
ALL ELEVATIONS ARE GROUND RUN. ELEVATIONS ARE BASED OFF APPROXIMATE MEAN SEA LEVEL AS IT RELATES TO THE DEKALB COUNTY GIS MAPS LOCATED ONLINE AT [HTTP://DEKALBGIS.MAPS.ARCGIS.COM/](http://DEKALBGIS.MAPS.ARCGIS.COM/)



# LEGEND

IPF	IRON PIN FOUND	----	PROPERTY LINE
IPS	1/2" REBAR SET	-x-x-	FENCE
CMP	CORRUGATED METAL PIPE	-t-t-	TELEPHONE LINE
R/W	RIGHT OF WAY	-g-g-	GAS LINE
CL	CENTER LINE	-w-w-	WATER LINE
FL	FLARED END SECTION	-ss-	SANITARY SEWER LINE
LL.L.	LAND LOT LINE	-p-p-	POWER LINE
T.B.M.	TEMPORARY BENCHMARK	-v-v-	FIRE DEPT. LINE
INV.	INVERT ELEVATION	CTP	CRIMP TOP PIPE
SMH	SANITARY SEWER MANHOLE	RB	REBAR
PO	POWER POLE	D.I.	DRAIN INLET
FH	FIRE HYDRANT	SMH	SAN. SEWER MANHOLE
LP	LIGHT POLE	CO	CLEANOUT
ICV	IRRIGATION CONTROL VALVE	WM	WATER METER
GP	GEORGIA POWER MANHOLE LID	GW	GUY WIRE
TCM	TELE. COMM. MANHOLE LID	AC	AIR CONDITIONER
GV	GAS VALVE	N/F	NOW OR FORMERLY
BM	BENCHMARK	PT	PERC. TEST (BOREHOLE)
IP	IRON PIN FOUND	4x4	TRANSFORMER
		RRT	RAIL ROAD TIE WALL

TREE LEGEND	
	EX. HARDWOOD TREE
	PINE TREE
	PECAN TREE
	OAK TREE



SURVEYOR'S CERTIFICATION

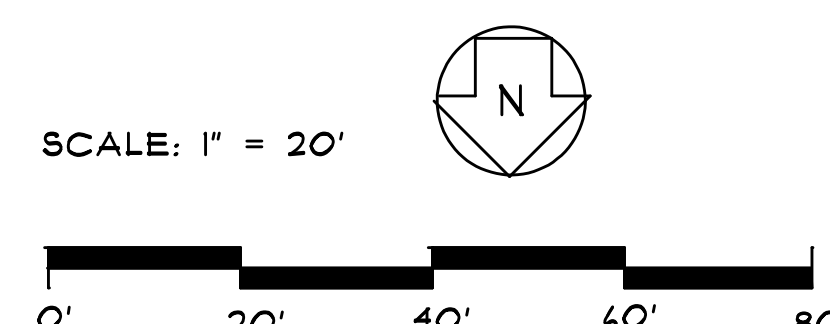
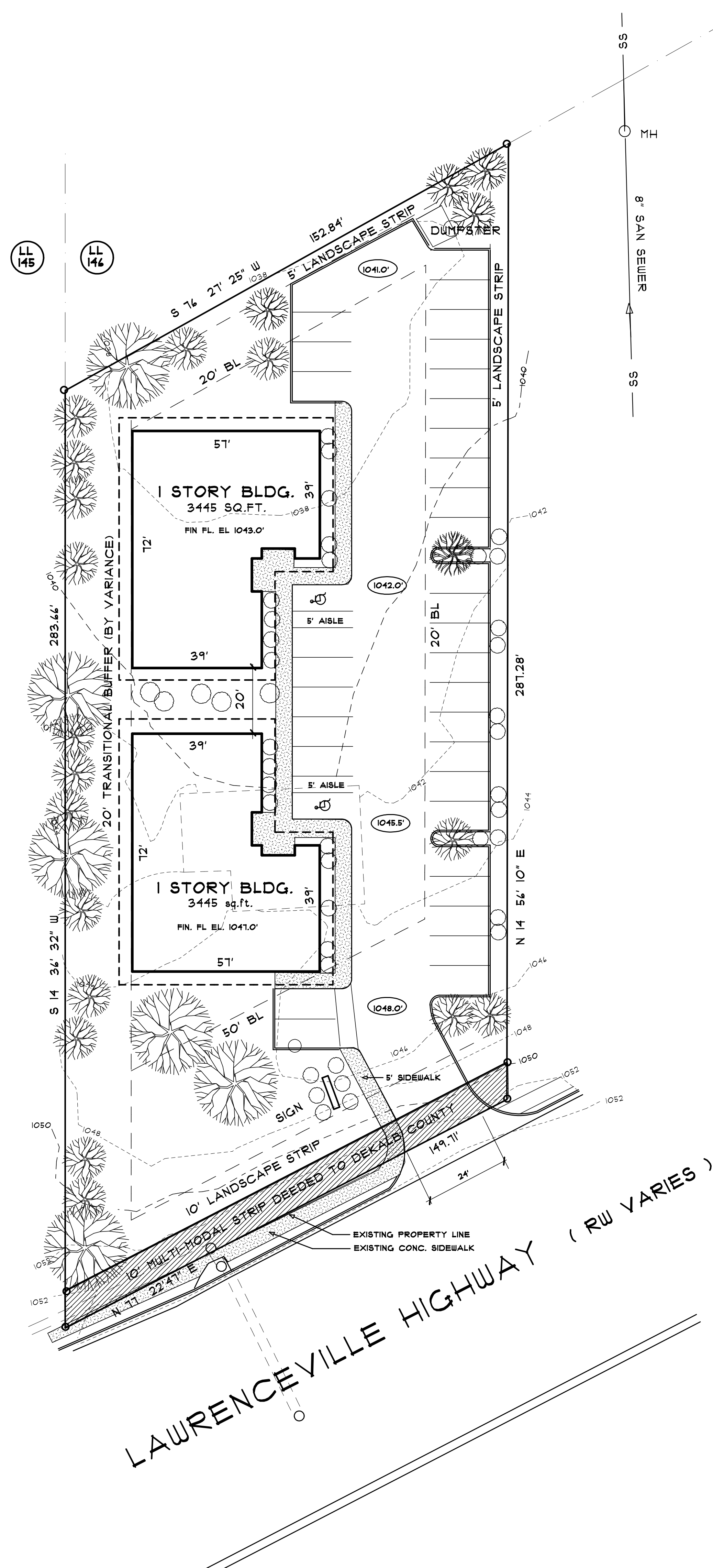
This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE O.C.G.A. SECTION 15-6-67.

INSTRUMENT USED: TRIMBLE SS (ROBOTIC/MOTORIZED)  
WORK COMPLETED ON DECEMBER 27, 2022.  
THE DATA SHOWN ON THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET.  
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 73,290 FEET AND AN ANGULAR ERROR OF 5" PER ANGLE AND WAS ADJUSTED BY COMPASS RULE.  
THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.  
THIS SURVEY ONLY INCLUDES OBJECTS THAT ARE VISIBLE AND IS NOT RESPONSIBLE FOR UNDERGROUND UTILITIES OR OTHER OBJECTS THAT ARE NOT APPARENT BY VISUAL OBSERVATION, I.E. UNDERGROUND GAS TANKS, GAS LINES, WATERLINES, SEWER LINES, ETC.



DRWN BY	JASPER OFFICE
S.C.D.	37 COURT STREET
JOB NO.	Jasper, Georgia 30143
2022-277	Office: (770) 253-3312
LOT NUMBER, BLOCK, SUBDIVISION	MARIETTA OFFICE
LAND LOT 7B, 14th DISTRICT	2551 ROSWELL ROAD, SUITE 410
(NAME) COUNTY, GEORGIA	Marietta, Georgia 30062
DATE: 00/00/2018	Office: (770) 676-6197
REVISIONS:	
BOUNDARY, TOPOGRAPHIC, TREE & UTILITY SURVEY for	BILL PATTERSON





# DECATUR MEDICAL PARK

## CONCEPTUAL SITE PLAN FOR BOARD OF APPEALS

### 2661 LAWRENCEVILLE HIGHWAY

ZONING: O-1  
SITE AREA: .876 ACRES  
SETBACKS:  
FRONT 50'  
SIDE 20'  
REAR 20' ( PER PLANNER )

REQUESTED VARIANCE:  
TRANSITIONAL BUFFER ON EAST SIDE REDUCED FROM 50' TO 20'  
PARKING ALLOWANCE FROM MAX. 34 SPACES TO 31 SPACES  
PROPOSED BUILDING AREA:  
4890 SQ.FT.  
PROPOSED PARKING:  
31 SPACES ( 1 SPACE PER 186 SQ.FT. BLDG. )  
PROPOSED LOT COVERAGE: 55%

DAVID L. HOLLOWAY & ASSOCIATES  
ARCHITECT  
1963 WINDCREST DRIVE, LILBURN (678) 908-6654  
dholloway@outlook.com

