



404.371.2155 (o)
404.371.4556 (f)
DeKalbCountyGA.gov

Clark Harrison Building
330 W. Ponce de Leon Ave
Decatur, GA 30030

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

ADMINISTRATIVE VARIANCES AND SPECIAL EXCEPTIONS APPLICATION

AV/SE NO.: _____

APPLICANT: Ray WALKER
ADDRESS (MAILING): 2026 Detroit Ave Atlanta EMAIL: walray@mail.com
CITY: Atlanta STATE: Georgia ZIP: 30314
TELEPHONE: HOME: 678-668-0076 BUSINESS: 678-668-0076 FAX: _____

OWNER OF RECORD FOR WHICH APPLICATION IS MADE (Print name)

Name (Print): Chu phuong
Name (Signature): Chu phuong E-Mail: _____
Address (Mailing): 2604 Lawrenceille Highway City: Decatur State: Georgia Zip: _____
Telephone Home: 770-908-8223 Business: _____ Fax: _____

Authorized Agent: Ray walker E-Mail: walray@mail.com
Address (Mailing): 2026 Detroit Ave Atlanta City: Atlanta State: GA. Zip: 30314
Telephone Home: 770-908-8223 Business: 770-908-8223

ADDRESS/LOCATION OF PROPERTY FOR WHICH APPLICATION IS MADE

Address: 2604 Lawrenceille Highway City: Decatur State: GA. Zip: _____
District(s): _____ Land Lot(s): _____ Block: _____ Parcel: _____
Zoning: _____ Commission District(s): _____

To Be Completed By Planning and Development Department

Date Received: _____ Fee Paid: _____ Receipt No.: _____

ZBOA APPLICATION AUTHORIZATION

Completion of this form is required if the individual making the request is not the owner of the property.

DATE: 11 / 10 / 2023

CHECK TYPE OF APPLICATION:

() ADMINISTRATIVE APPEAL

☒ VARIANCE

() SPECIAL EXCEPTION

TO WHOM IT MAY CONCERN:

(I) / (WE), Chu phuong

[Name of owner(s)]

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

Ray Walker

[Name of Applicant or Representative]

to file an application on (my) / (our) behalf.

Notary Public


Owner

Notary Public

Owner

Notary Public

Owner

Acknowledgment by Individual

State of

County of

GeorgiaNewtonOn this 10th day of November, 20 23. Before me, Nicola Kipp
Name of Notary Public

the undersigned Notary Public, personally appeared

Chu Phuong

Name of Signer(s)

- ☐ Proved to me on the oath of _____
- ☐ Personally known to me
- ☒ Proved to me on the basis of satisfactory evidence GA Drivers License
(Description of ID)

to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged that he/she/they executed it.

WITNESS my hand and official seal.

Nicola N Kipp
NOTARY PUBLIC
Newton County, GEORGIA
My Commission Expires
05/08/2026

Notary Seal

Nicola Kipp
(Signature of Notary Public)

My commission expires 05/08/2026

Optional: A thumbprint is
only needed if state stat-
utes require a thumbprint.

Right Thumbprint
of Signer

Top of thumb here

For Bank Purposes Only

Description of Attached Document

Type or Title of Document

2BOA Application

Document Date

11/10/2023

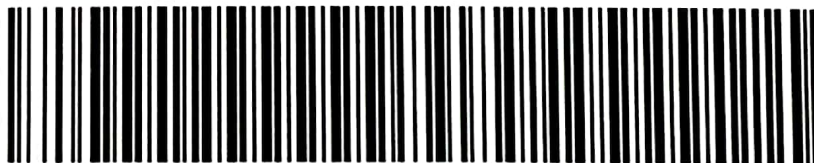
Number of Pages

3

Signer(s) Other Than Named Above

None

Account Number (if applicable)



F001-00000DSG5350-01

The request is for.
a Variance asking for the rear set back line
to be reduce to 9-0" and the right side to 12-0"

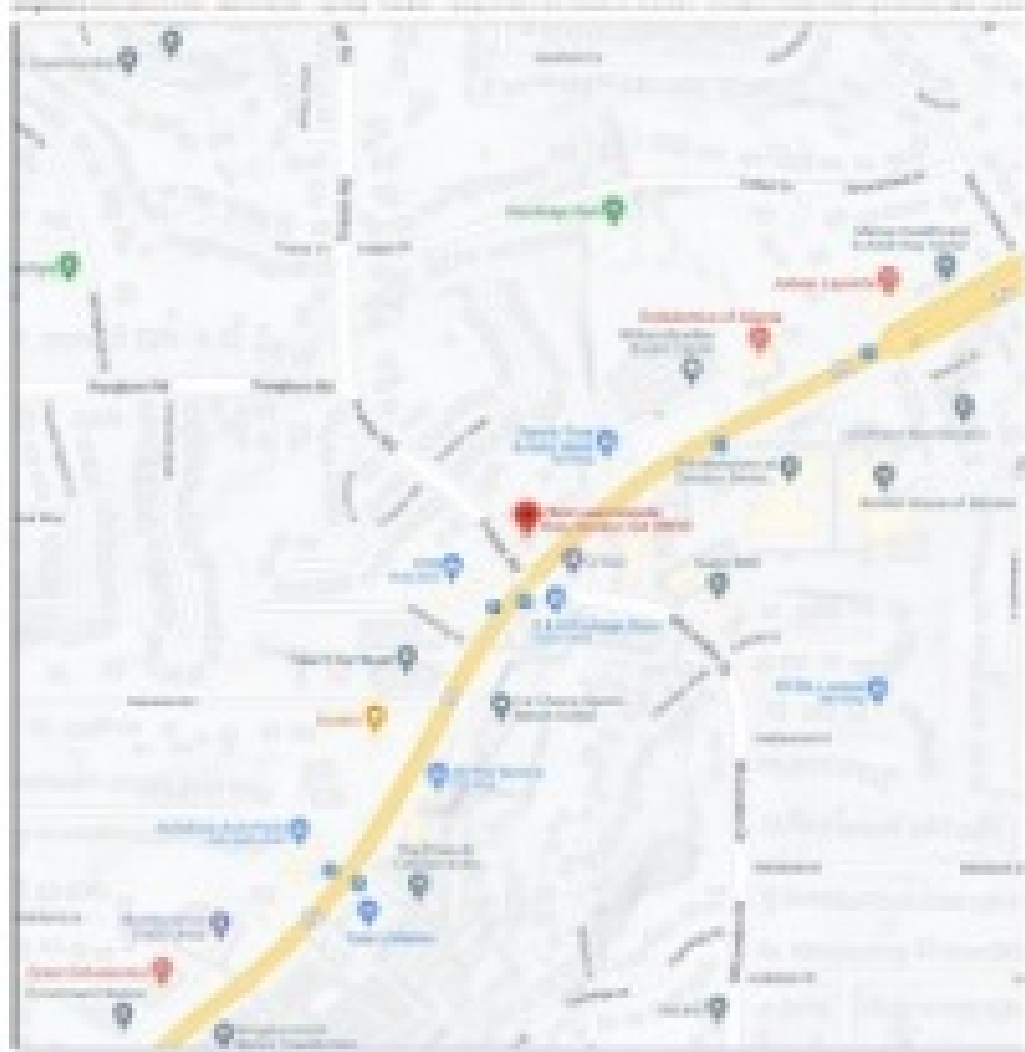
NUMBER	DATE	REVISED BY	DESCRIPTION

DATE:

2/20/2023

CALE:

HEET:



2604 LAWRENCEVILLE hwy DECATUR GEORGIA

Screen Shot (1641)

Current Codes

- 1IBC 2018 International Building codes with Georgia Amendments
- 2IRC 2018 International Residential Code Georgia amendments
- 3IPC 2018 International Plumbing code with Georgia amendments
- 4IIMC 2018 international Mechanical code edition with Georgia amendments
- 5IIFGC 2 018 international Fuel gas codes with Georgia amendments
- 6IECC 2015 International Energy Conservation Code with Georgia Supplements
- 7IFC 2018 Edition with GA Amendments
- 8ISPSC 2018 Edition with GA Amendments
- 9 NFPA 101-Life Safety Codes 2018 Edition

International Fire Code 2012 edition with Georgia amendments

Scope of work information

NEW metal garage on the rear of existing building with roll up door

-

24 Hour information
Mr. Booker 678-613-8902

Index of Drawings

- 1 C-0 Cover
- S-1 existing site
- S-2 Propose Site
- 2 A-1 elev. pics
- 3 A-2 elev. pics
- 4 A-3 propose floor plan/ details

REVISION TABLE	
NUMBER	DESCRIPTION

Project Overview

DRAWINGS PROVIDED BY:

DATE:

12/20/2023

SCALE:

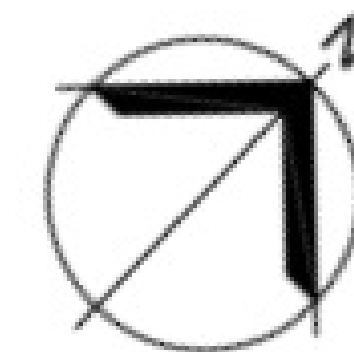
SHEET:

P-1



reduce rear set back to 9'-0".

reduce Rt. yard set back to 12'-0".



REVISION TABLE		DESCRIPTION
NUMBER	DATE	REVISION BY

DRAWINGS PROVIDED BY:

DATE:

12/20/2023

SCALE:

SHEET:

S-1

existing roof view



front elevation



Issued For Construction

REVISION TABLE		REVISION BY	DESCRIPTION
NUMBER	DATE		

DRAWINGS PROVIDED BY:

DATE:

12/20/2023

SCALE:

SHEET:

A-1



Existing left elevation



Existing rear space

REVISION TABLE		REVISION BY	DESCRIPTION
NUMBER	DATE		

DRAWINGS PROVIDED BY:

DATE:

12/20/2023

SCALE:

SHEET:

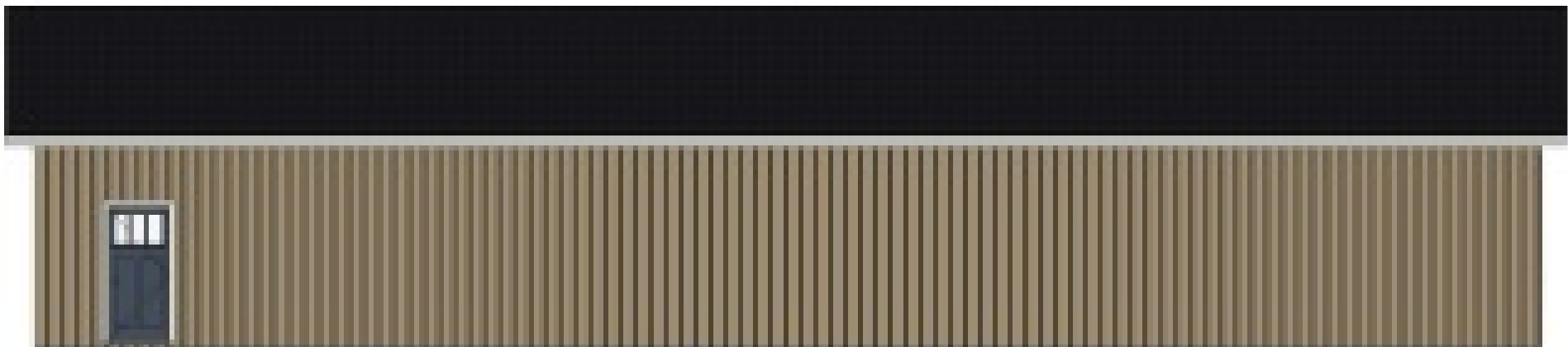
A-2

Issued For Construction

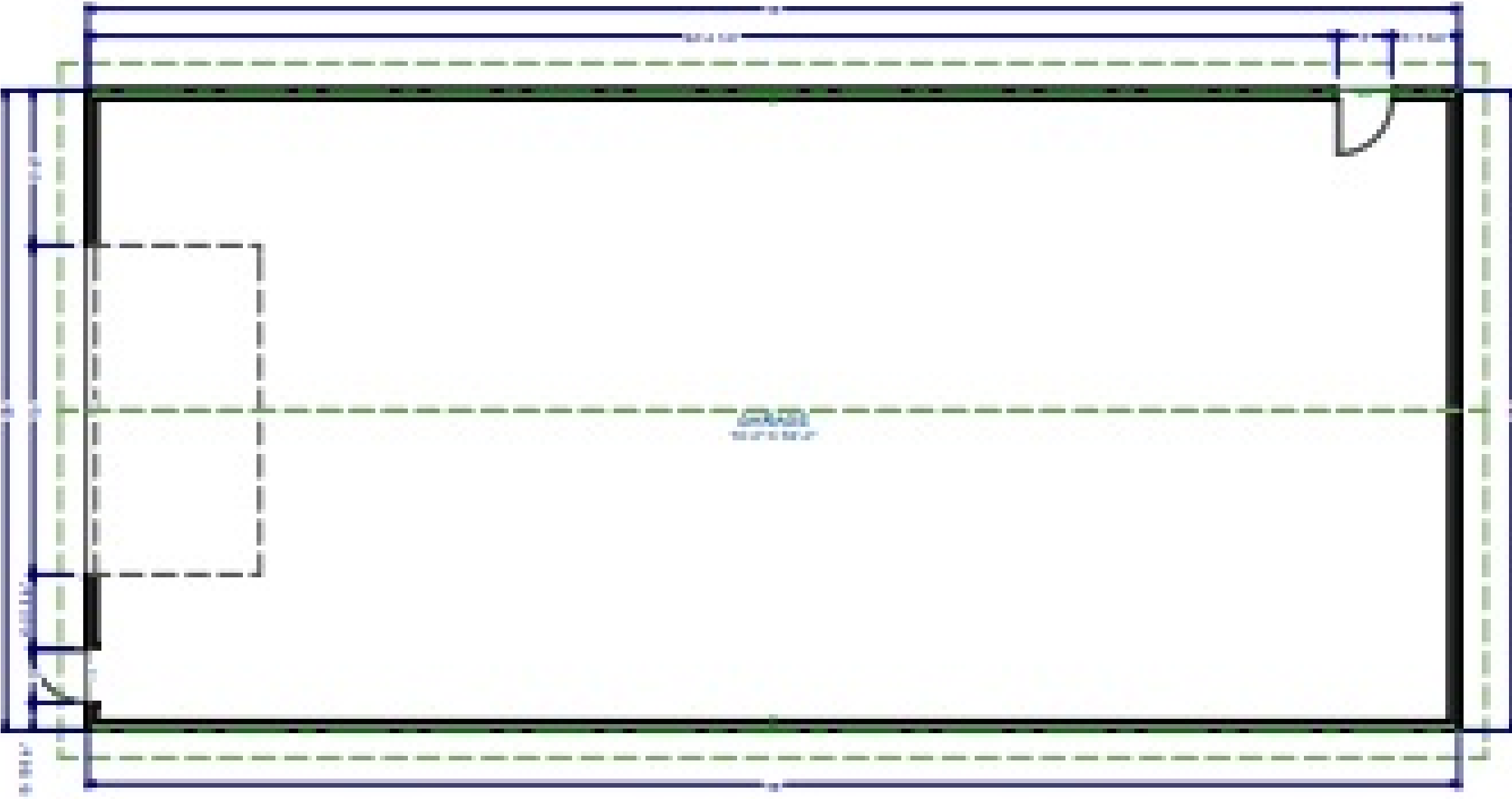


Elevation 1

new metal building
roll up door
exit door

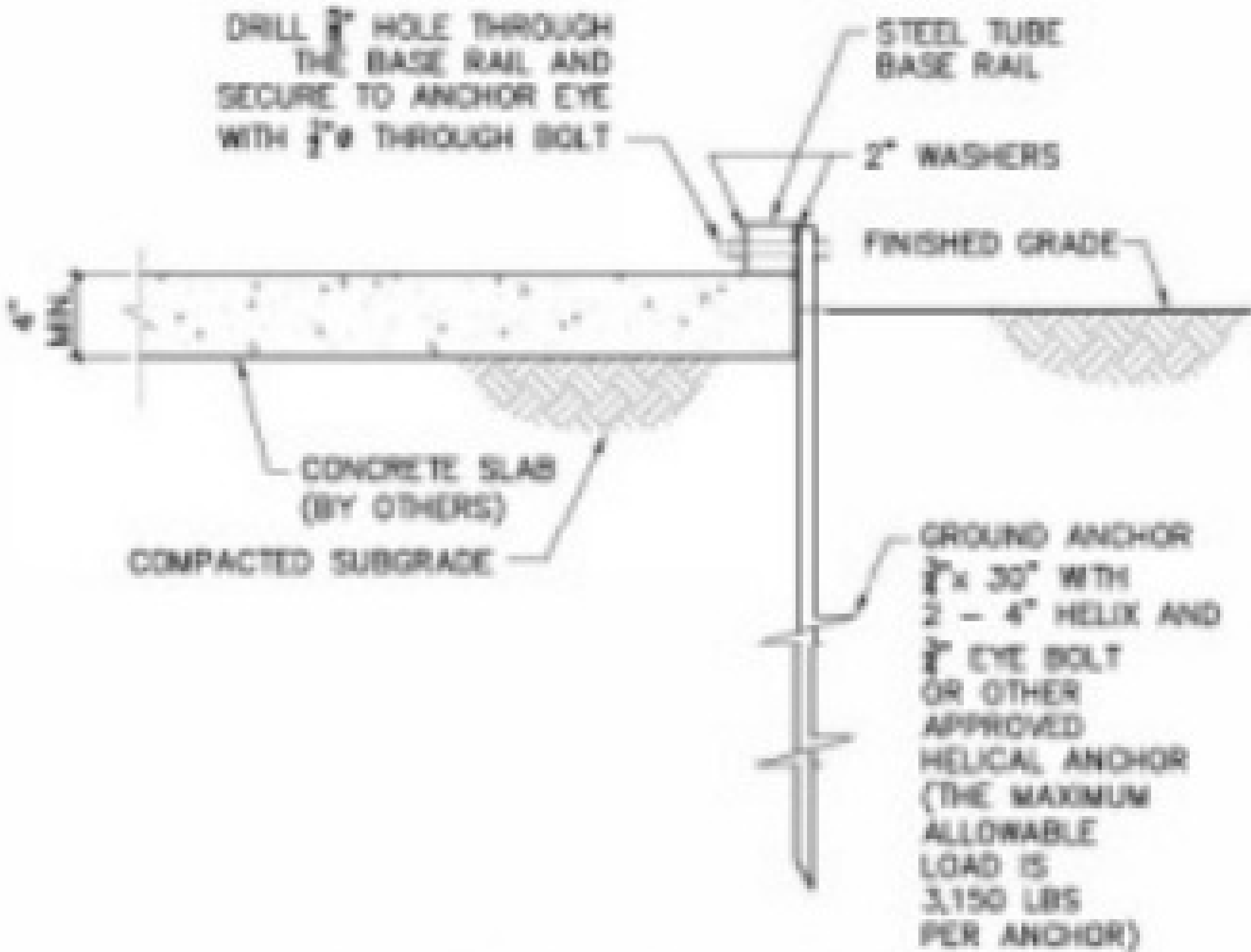


Elevation 2

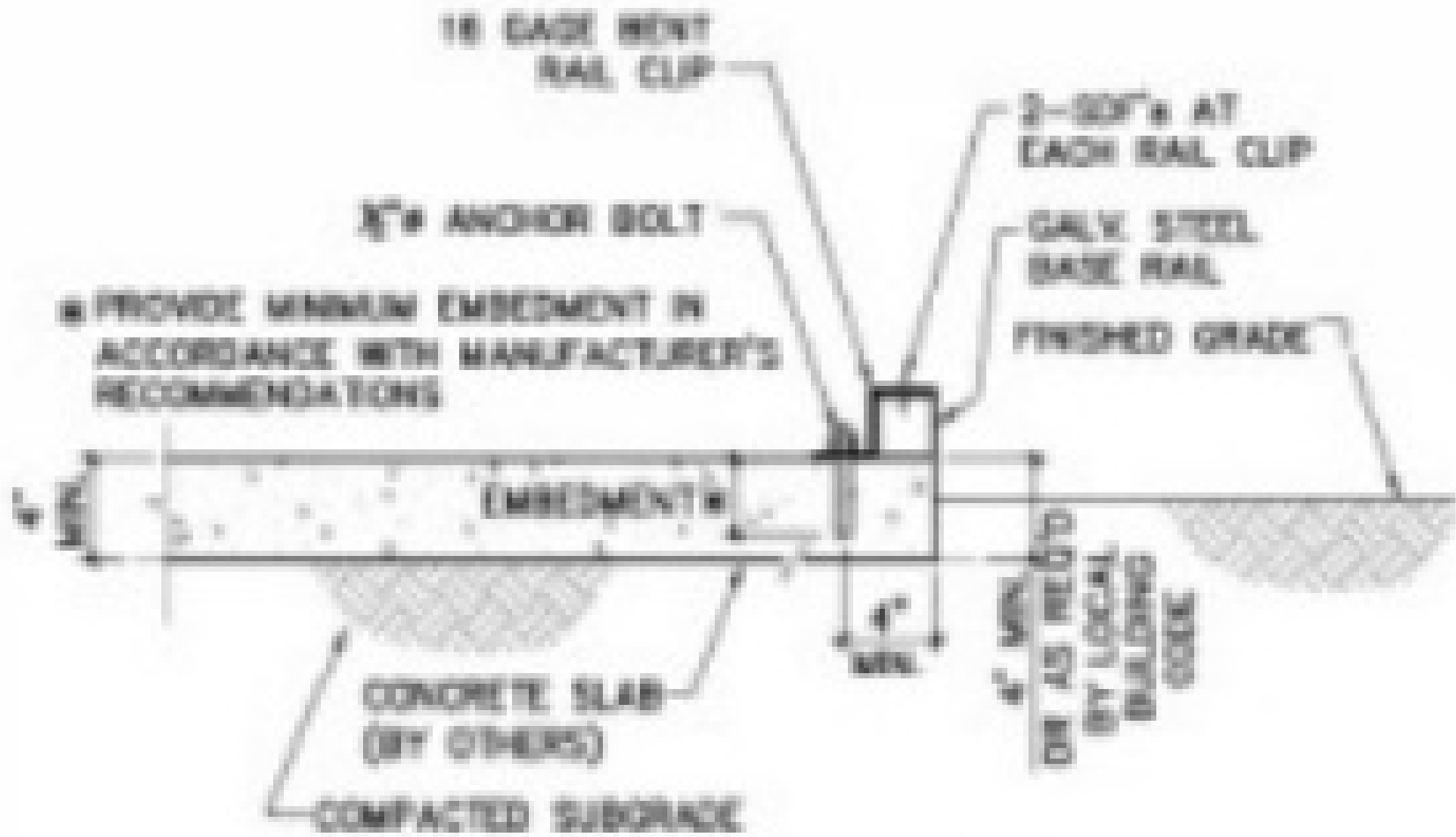


garage Floor plan

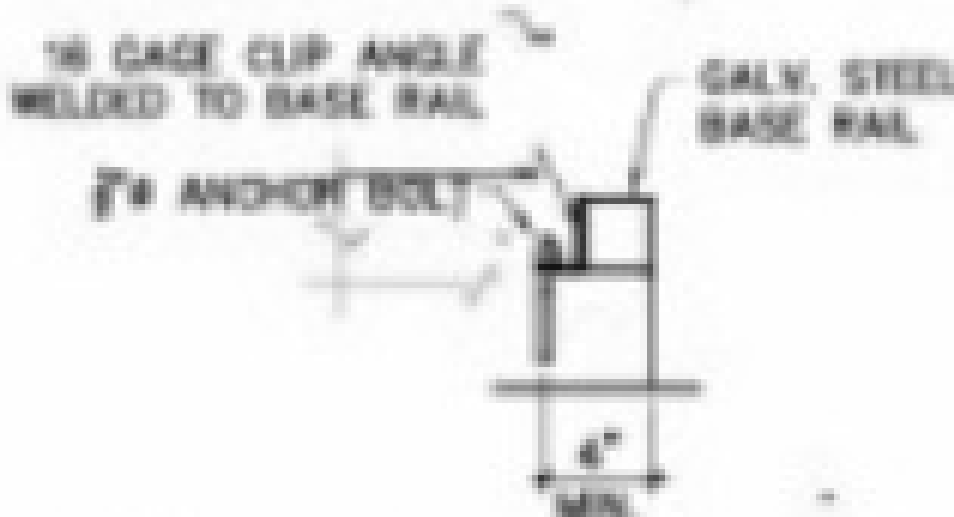
ALTERNATE ANCHORAGE OPTIONS



1 ALTERNATE BASE RAIL ANCHORAGE



2 ALTERNATE BASE RAIL ANCHORAGE



ALTERNATE BASE RAIL CLIP

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REVISION TABLE		DESCRIPTION
NUMBER	DATE	REVISION

DRAWINGS PROVIDED BY:

DATE:

12/20/2023

SCALE:

SHEET:

A-3