

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: Tracy T. Swearingen, Sr. President / Eisenhower Svcs, Inc.
Mailing Address: P.O. Box 871183
City/State/Zip Code: Stone Mountain, GA 30087
Email: eisenhowersvcs@gmail.com
Telephone Home: _____ Business: 678-357-6238

OWNER OF RECORD OF SUBJECT PROPERTY

Owner: Winwood Capital Partners LLC (C/O Ben Winwood)
Address (Mailing): 3777 Peachtree Rd # 1615 Brookhaven, GA 30319
Email: benwinwood@1stdoor.com Telephone Home: 770-312-1065 Business: _____

ADDRESS/LOCATION OF SUBJECT PROPERTY

Address: 449 Booker Avenue City: Scottsdale State: GA Zip: 30079
District(s): _____ Land Lot(s): _____ Block: _____ Parcel: _____
Zoning Classification: R-75 Commission District & Super District: 416

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 with any questions.

DEPARTMENT OF PLANNING & SUSTAINABILITY

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: 2-6-2024

Applicant Signature: 

DATE: 2-6-2024

Applicant Signature: Ben Allenwood (777) 2-6-24



DeKalb County
GEORGIA

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 ZoningBoard of Appeals for the requests as shown in this application.

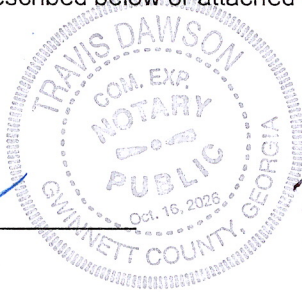
DATE: 8-29-2023

Applicant/Agent: [Signature]
Signature Tracy Swearingen

TO WHOM IT MAY CONCERN:

(I)/ (WE) Winwood Capital Partners, LLC. (C/O Ber Winwood)
(Name of Owners)

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



[Signature]
Notary Public

[Signature]
Owner Ber Winwood

Notary Public

Owner

Notary Public

Owner

FLOOD HAZARD STATEMENT

I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.
 PANEL 13089G00067K EFFECTIVE DATE: 08/15/2019
 ZONE 'X'

PROP. IMPERVIOUS (IN SQUARE FEET)	
HOUSE	637
PORCH	65
PERVIOUS PAYER DRIVEWAY	210
TOTAL IMPERVIOUS	702

TOTAL IMPERVIOUS: 702 SF = 34.2%

PROPERTY ADDRESS: 449 BOOKER AVE. SCOTTDALE, GA 30079

LAND AREA: 2,024 SF 0.05 AC

ZONING: R-75

SCALE: 1" = 10'

SITE PLAN (PAGE 1 OF 2) PREPARED FOR:
 449 BOOKER AVENUE

LOT 58 BLOCK XXX SUBDIVISION MEGACOMBROOK ADDITION
 LAND LOT 47 18th DISTRICT PARCEL ID: 18 047 22 005 BY: [Redacted]
 OKALAB COUNTY, GEORGIA FIELD DATE: 05-30-2023 NH

DRAWN DATE: 05-31-2023 AE

REFERENCE: PLAT BOOK XXXX PAGE XXX
 REFERENCE: DEED BOOK 30902, PAGE 699

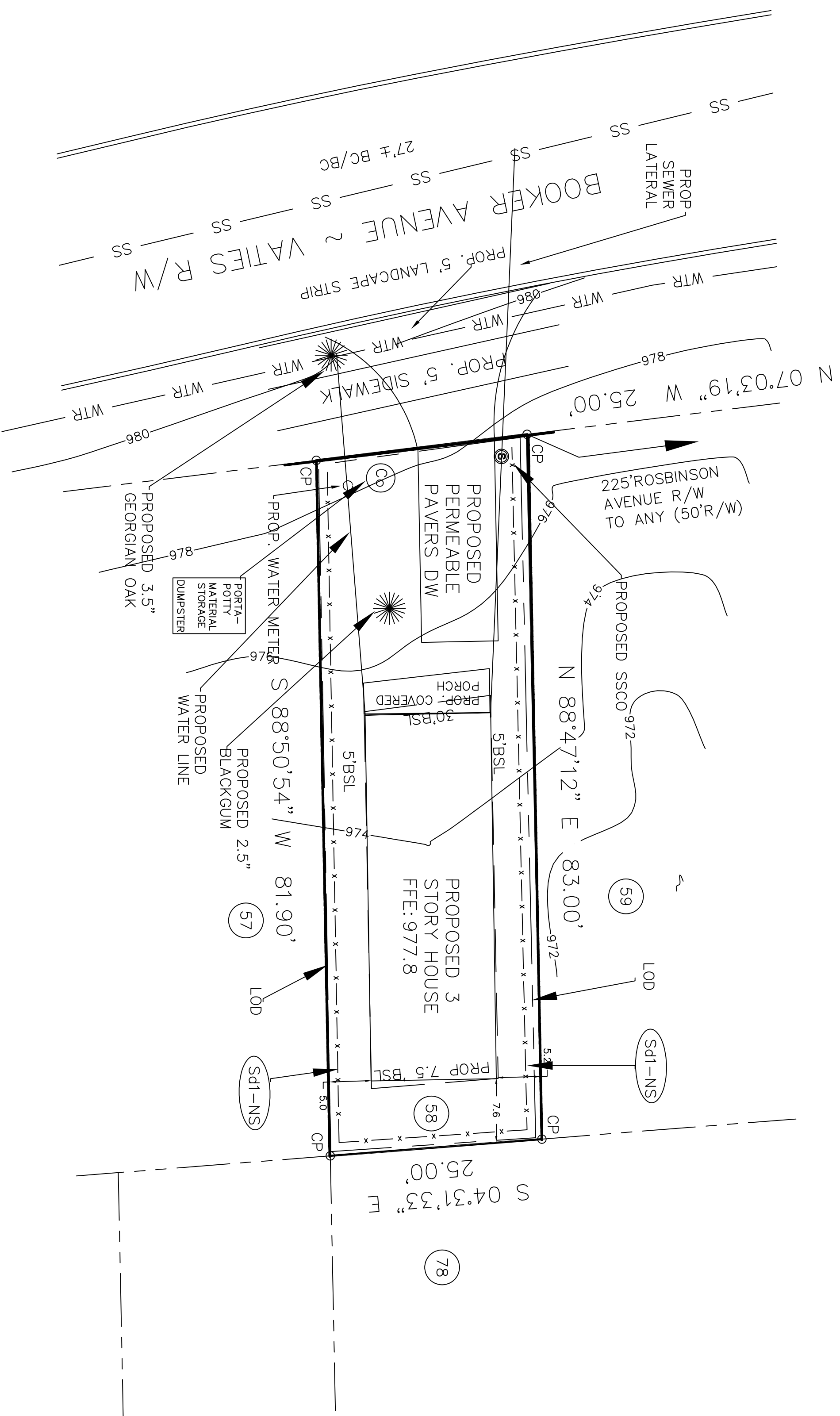
THE SURVEY FROM WHICH THIS PLAN WAS CREATED CONFORMS TO TECHNICAL STANDARDS FOR PROFESSIONAL SURVEYS IN GEORGIA. SURVEYOR'S RESPONSIBILITY TO REVIEW PLANS FOR COMPLETENESS AND ACCURACY, ANY REDLINES, COMMENTS, CORRECTIONS, ALTERATIONS, ETC. (FROM ANYONE EXCEPT THE CLIENT) SHALL BE DEEMED AS BILLABLE AND ADDITIONAL CHARGES SHALL APPLY.

SURVEY SYSTEMS ATLANTA
 1125 WINDWOOD DRIVE, SUITE 404
 SCOTTDALE, GA 30079
 TEL: 770-312-1085
 WWW.SURVEYSYSTEMS.ATLANTA.COM

SURVEYOR'S SEAL: MATT STEINBERG, LICENSE NO. 1125, EXPIRES 12/31/2024

SITE PLAN: 24 HOUR CONTACT: MATT STEINBERG
 404-273-2417
 matt@surveysystems.com

DISTURBED AREA
 1958 SF =
 0.045 AC



* L E G E N D *

NOTE: ALL ITEMS IN THIS LEGEND MAY NOT APPEAR ON THIS PLAT.
 AKA ALSO KNOWN AS
 APP AS PER DEED
 APP AS PER PLAT
 BSL BUILDING (SETBACK) LINE
 CP COMPUTED POINT
 C/P CRIMP TOP PIPE FOUND
 D DEED (BOOK/PAGE)
 DW DRIVEWAY
 EP EDGE OF PAVEMENT
 FFE FINISH FLOOR ELEVATION
 FKA FORMERLY KNOWN AS
 I/P IRON PIN FOUND
 L ARC LENGTH
 LL LAND LOT
 LLL LAND LOT LINE
 N NEIGHBORS

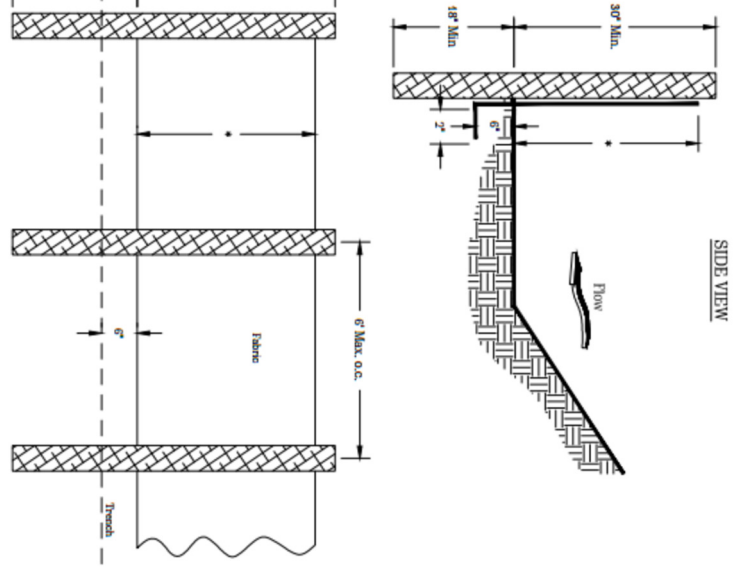
N/F NOW OR FORMERLY
 NAIL NAIL FOUND
 P PLAT (BOOK/PAGE)
 POB POINT OF BEGINNING
 POC POINT OF COMMENCEMENT
 R RADIUS LENGTH
 R/W RIGHT-OF-WAY
 RBF REINFORCING BAR FOUND
 (1/2" UNO)
 RBS 1/2" REINFORCING BAR SET
 SW SIDEWALK
 SSE SANITARY SEWER EASEMENT
 SSC0 SANITARY SEWER CLEANOUT
 -X- FENCE LINE
 WALL WALL

PROPOSED TREE



EROSION & SEDIMENT CONTROL AND DEVELOPER/OWNER CONTACT:
 BEN WINWOOD (OWNER/PAYING)
 770-312-1085
 benwinwood@stdoor.com

(Sd1-NS) INDICATES SILT FENCE

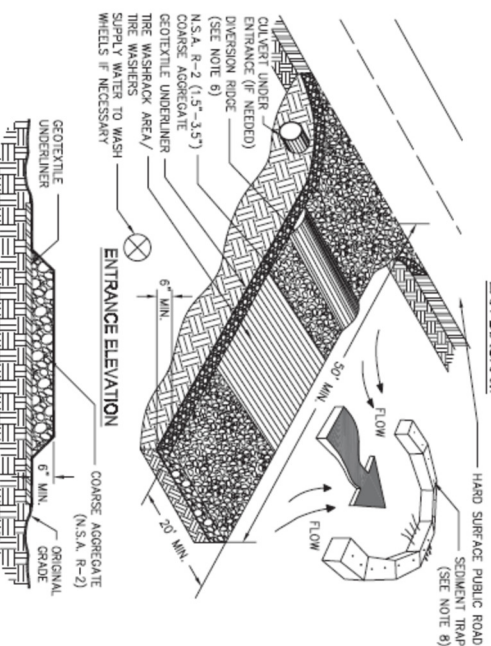


Sd1-NS SILT FENCE - TYPE NON-SENSITIVE N.T.S.

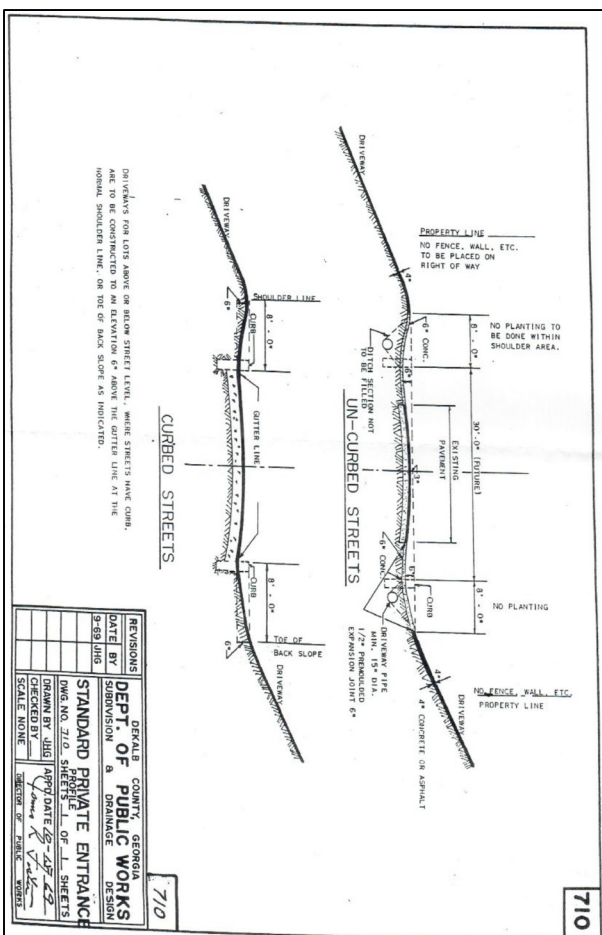
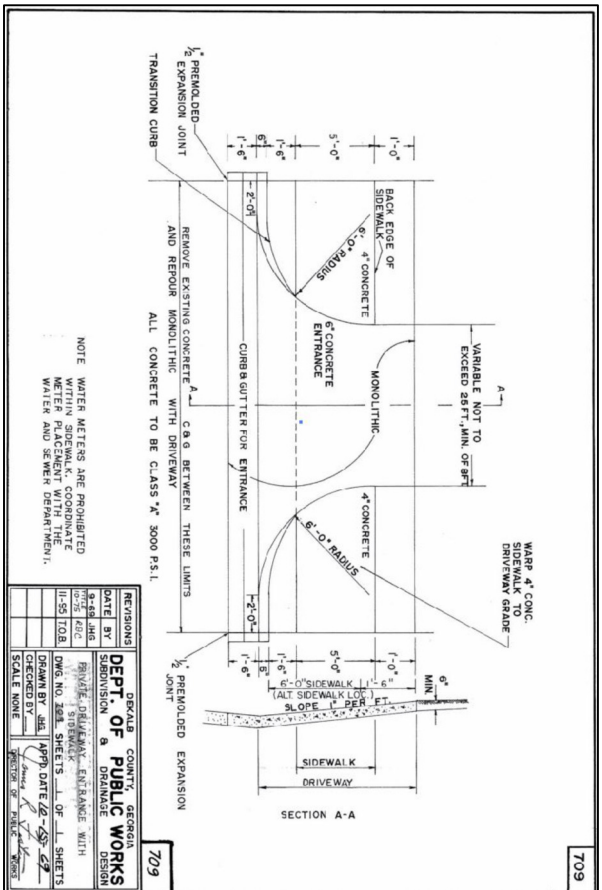
(Co)

MAINTENANCE The silt fence shall be maintained in a condition that will prevent tracking of flow of mud onto public ways...

CRUSHED STONE CONSTRUCTION EXIT



NOTES: 1. CRUSHED STONE SHALL BE USED TO CONSTRUCT THE EXIT. 2. THE EXIT SHALL BE CONSTRUCTED WITH A MINIMUM OF 18" OF CRUSHED STONE...



NO PROPOSED GRADING EXCEEDING TWO (2)' CONTIGUOUS TOWNS ARE EXISTING. MAX 3H:1V SLOPES

NO UTILITY WORK PROPOSED

NO GRADING NO CUT, NO FILL

NO TREES ON PROPERTY

IF YOU DIG GEORGIA... CALL US FIRST! UTILITIES PROTECTION CENTER 811 ITS THE LAW 1-800-282-7411



RELEASED FOR CONSTRUCTION

SITE PLAN (PAGE 2 OF 2) PREPARED FOR: 449 BOOKER AVENUE

PROPERTY ADDRESS: 449 BOOKER AVENUE SCOTTDALE, GA 30079



LAND AREA: 2,054 SF 0.05 AC. ZONING: R-75. LOT 88 BLOCK XXX SUBDIVISION MEADOWBROOK ADDITION. LOT 47 18th DISTRICT PARCEL ID: 18 047 22 005

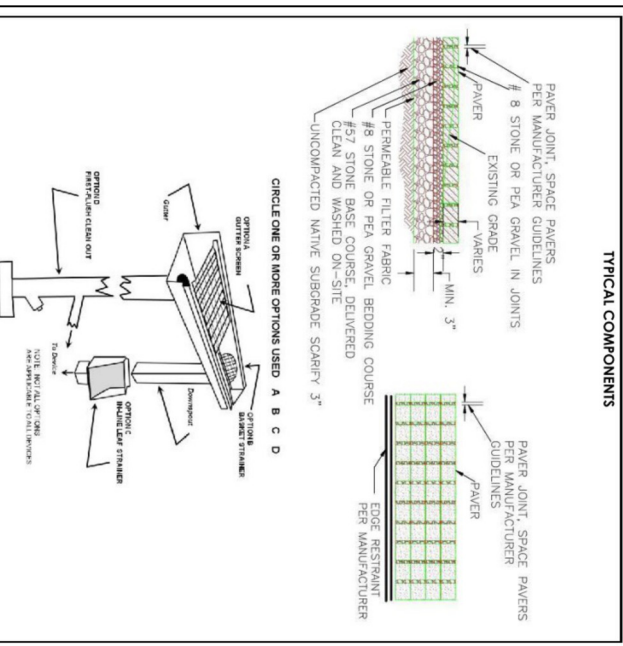
24 HOUR CONTACT: MATT STEINBERG 404-273-2417 matt@vworchitects.com

TREE PROTECTION AREA KEEP OUT!

TREE ENCLOSED BY THIS FENCE ARE PROTECTED BY PLANNING CONDITIONS AND ARE SUBJECTS OF A TREE PRESERVATION ORDER, TOWN & COUNTRY PLANNING ACT 1980

- THE PROTECTION FENCING MUST NOT BE REMOVED
NO PERSON SHALL ENTER THE PROTECTED AREA
NO MACHINE OR PLANT SHALL ENTER THE PROTECTED AREA
NO MATERIALS SHALL BE STORED IN THE PROTECTED AREA
NO SPOIL SHALL BE DEPOSITED IN THE PROTECTION AREA
NO EXCAVATION SHALL OCCUR IN THE PROTECTED AREA

ANY INCLUSION INTO THE PROTECTED AREA MUST BE WITH THE WRITTEN PERMISSION OF THE LOCAL PLANNING AUTHORITY



Note: Attach Manufacturer's Specifications and other details. PERMEABLE PAVER SPECIFICATIONS SHALL BE 4"



LEAF CATCHER AT GUTTER CONNECTION. INSPECT WEEKLY AND INSPECT AFTER HEAVY RAIN Head- 3 in. Round



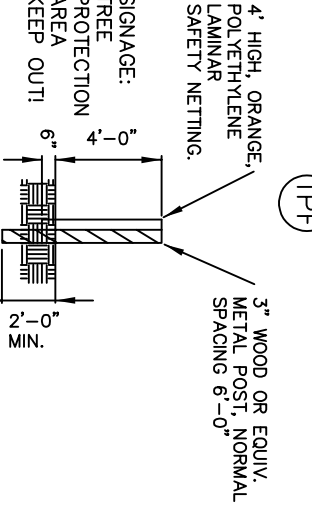
Table with columns: Contributing Depth (square feet), Area of Pavers (square feet), and Area of Stone (square feet). Rows show calculations for 100, 500, 1000, 2000, 4000, and 5000 sq ft of pavers.

STING CALCULATIONS: Contributing stone area = 702 sq ft. Depth of stone media = 8 inches. Paver Area = 196.56 sq ft.

DeKALB COUNTY - NOTES

- 1. ALL LAND DISTURBANCE TO BE STABILIZED WITH VEGETATION UPON COMPLETION OF DEMOLITION.
2. ALL TREES TO REMAIN AND HAVE PROPERTY PROTECTION UNLESS APPROVED PLANS INDICATE OTHERWISE.
3. ALL DEMOLITION DEBRIS TO BE HAULED OFF SITE.
4. DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN THE STREET OR TREE PROTECTION AREA OR OTHER RIGHT OF WAY.
5. ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE ON-SITE INSPECTOR(S).
6. CALL FOR FINAL INSPECTION AT (404) 371-4913

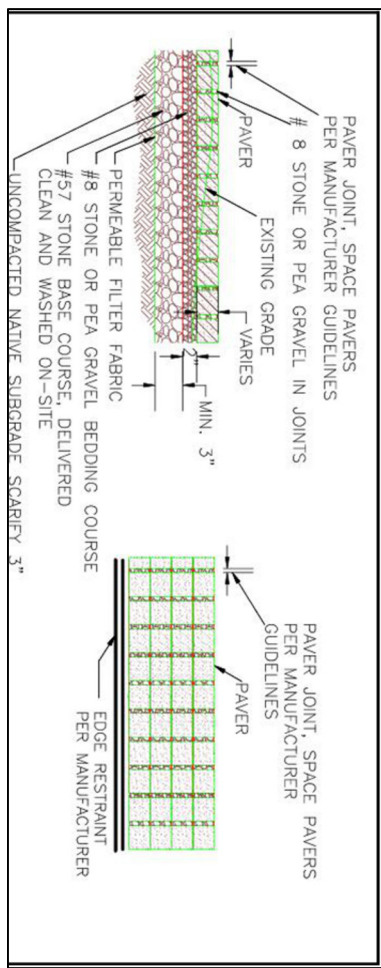
INDICATES TREE PROTECTION FENCE



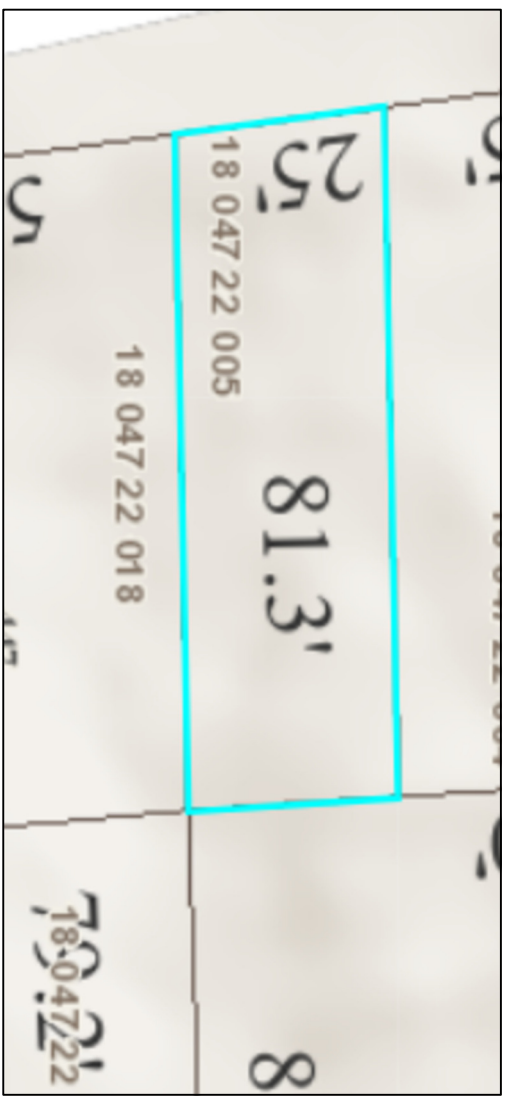
TREE PROTECTION FENCING DETAIL (NOT TO SCALE)

TREE PROTECTION SIGNS are to be placed at least every 50' along the length of the Tree Protection Fence. The signs should be in a language so that all workers on site are able to understand.

DISTURBED AREA 1958 SF = 0.045 AC



PERMEABLE PAVER



FLOOD ZONE & FUTURE CONDITIONS DO NOT APPLY TO THIS LOT INSIDE FLOODZONE

The installation of erosion and sedimentation control measures and practices shall occur prior to or concurrent with land disturbing activities. All measures shall be maintained at all times. If full implementation of the approved plan does not provide for effective erosion and sediment control additional erosion and sediment control measures shall be implemented to control or treat the sediment source.

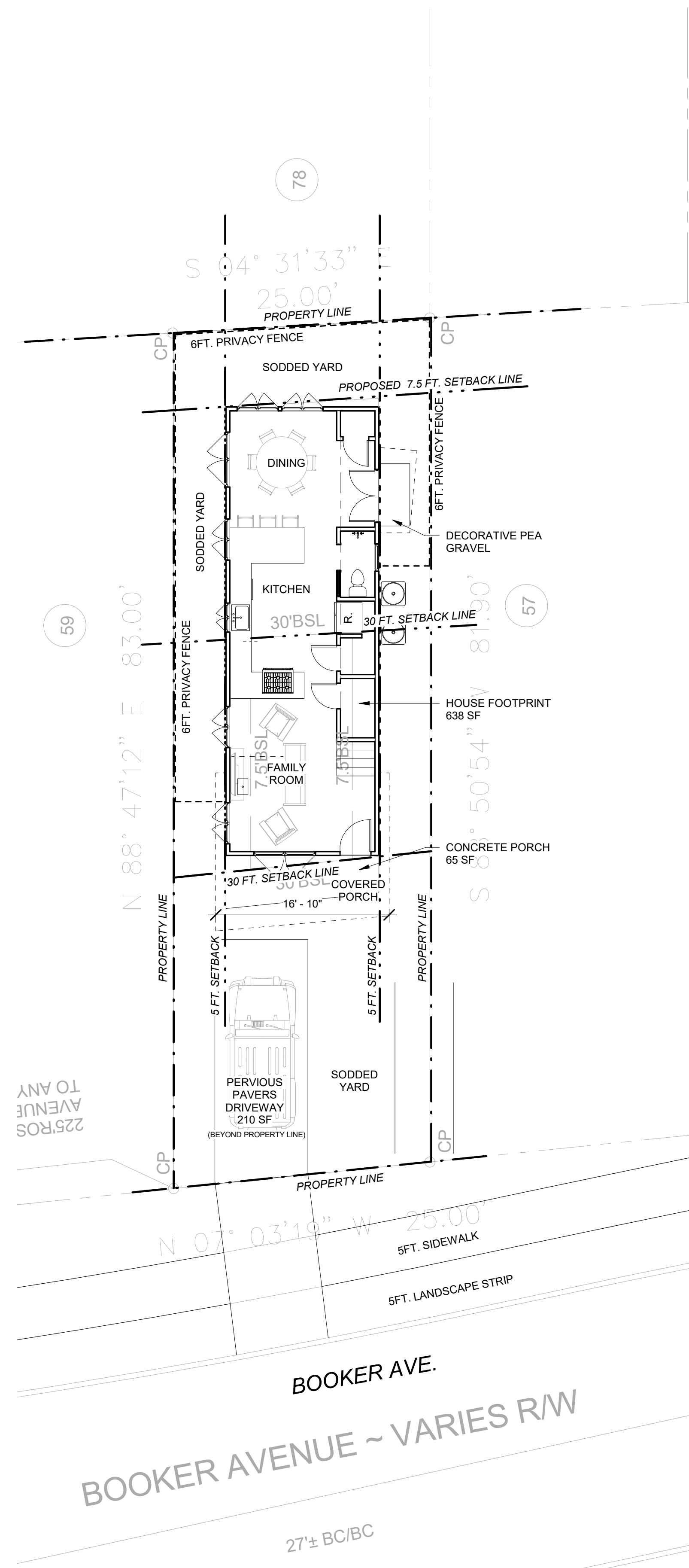
EROSION CONTROL LEGEND

- DS1 TEMPORARY COVER OF PLANT RESIDUES APPLIED TO THE SOIL SURFACE FOR A PERIOD OF (6) MONTHS OR LESS WHEN SEEDING IS NOT PRACTICAL
DS2 ESTABLISHING A TEMPORARY NEGATIVE COVER WITH FAST GROWING SEEDING ON DISTURBED AREAS. SEE EROSION CONTROL NOTES
DS3 ESTABLISHING PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES OR LEGUMES ON DISTURBED AREAS. SEE ENLARGED PLANS
DS4 DISTURBED AREA STABILIZATION (WITH SODDING)
DU CONTROLLING SURFACE AND AIR MOVEMENT OF DUST ON LAND DISTURBING ACTIVITIES



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Rev	Date	Comments
1	07/26/23	VARIANCE REVIEW
2	10/10/23	VARIANCE REVIEW



Owner Contact:
Mr. Ben Winwood
 770-312-1065

Project:
CUSTOM RESIDENCE

449 Booker Ave
 Scottdale, GA 30079

Project Number: 23-004

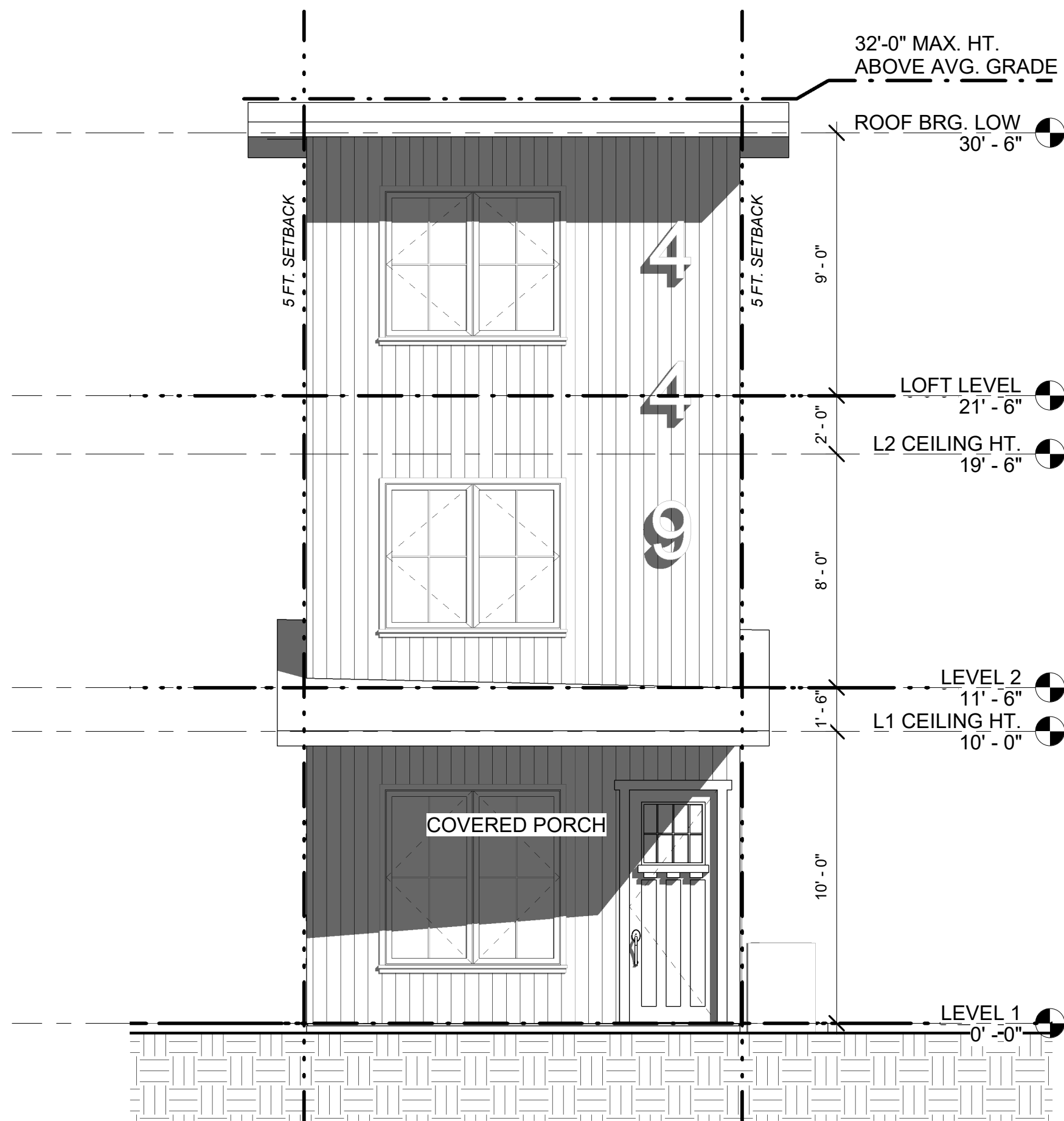
Sheet Title:
ARCHITECTURAL SITE PLAN

Sheet Number:
C101

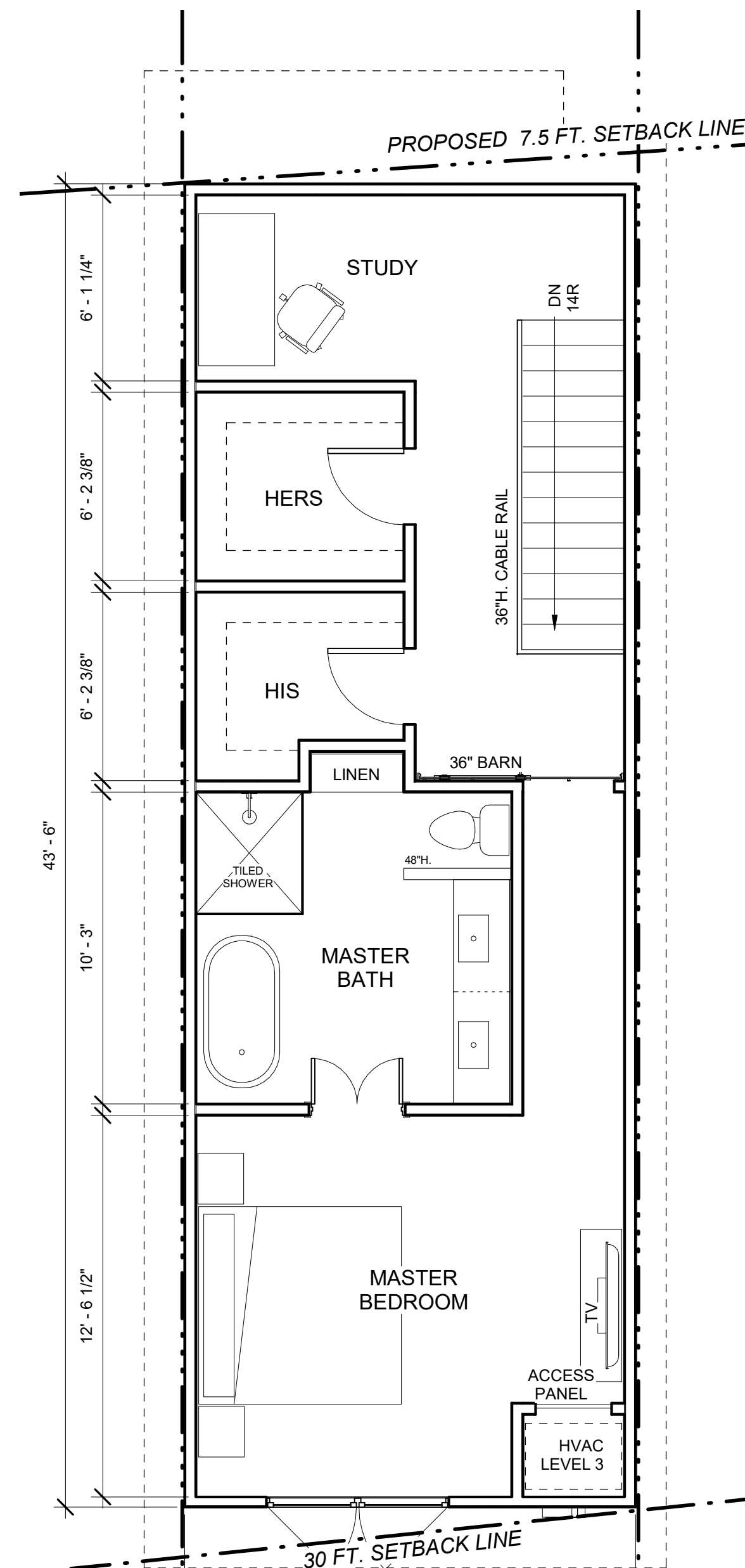
1 ARCHITECTURAL SITE PLAN (REFERENCE ONLY)
 1/8" = 1'-0"

NOT RELEASED FOR CONSTRUCTION

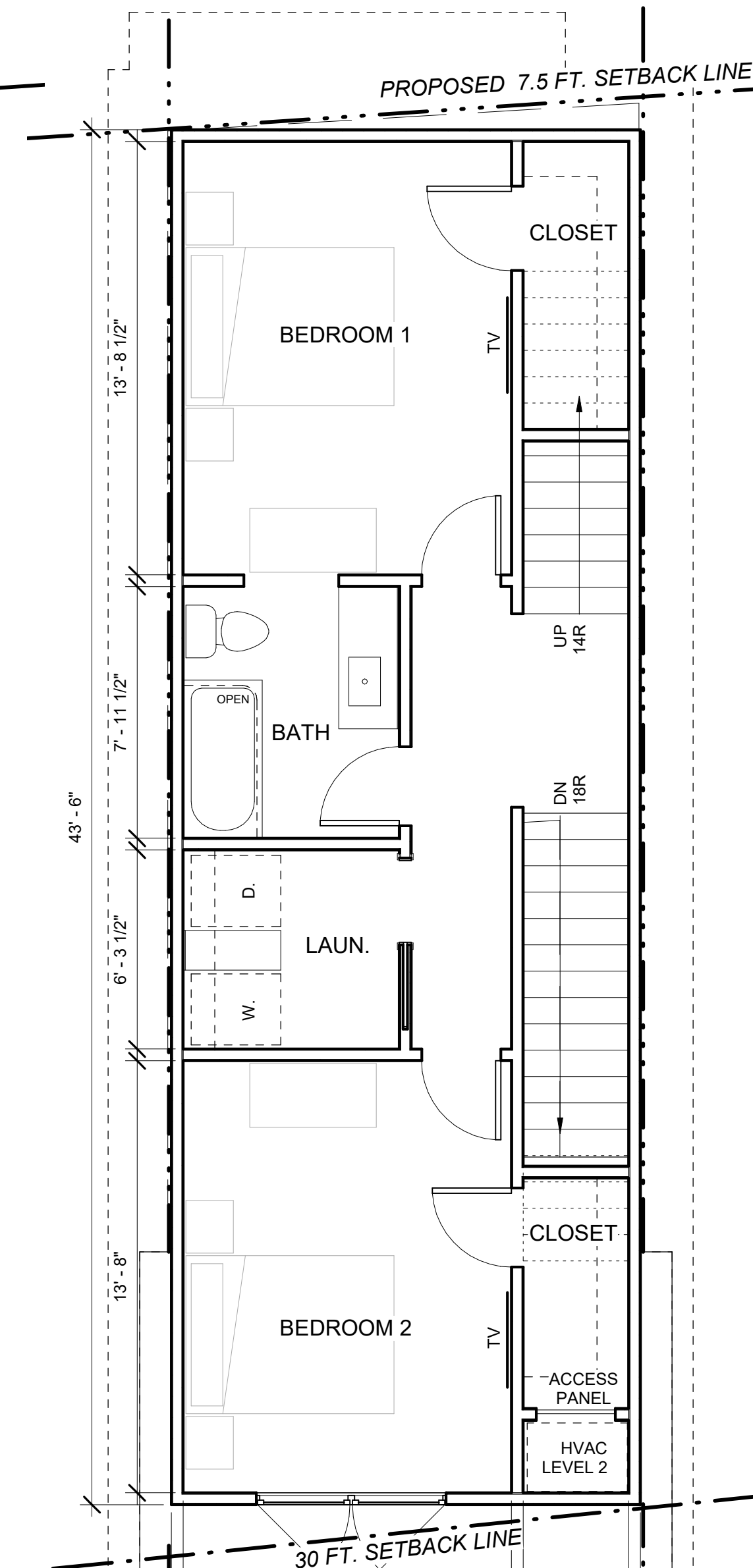
11/27/2023 3:11:09 PM



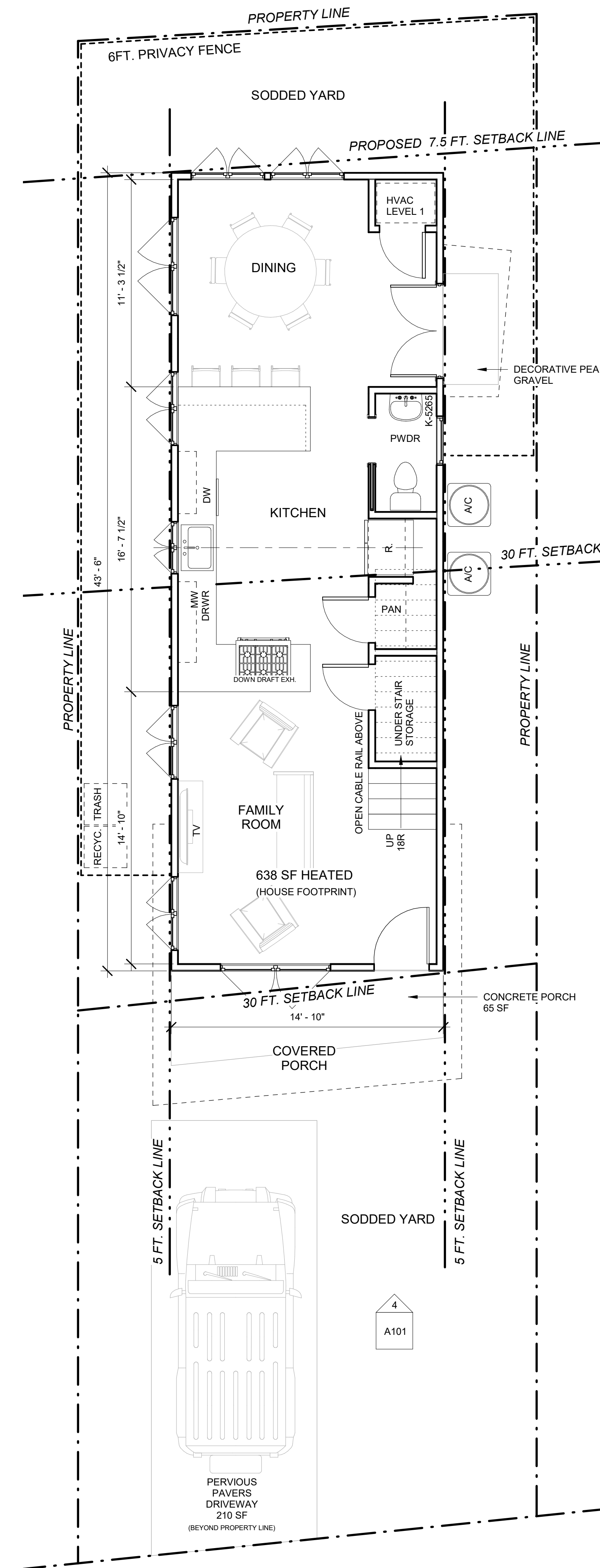
4 BOOKER AVE. ELEVATION DIAGRAM
1/4" = 1'-0"



3 MASTER LOFT LEVEL
1/4" = 1'-0"



2 FLOOR PLAN - LEVEL TWO
1/4" = 1'-0"



1 SITE PLAN & FLOOR PLAN - LEVEL ONE
1/4" = 1'-0"



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Rev	Date	Comments
1	07/26/23	VARIANCE REVIEW
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Owner Contact:
Mr. Ben Winwood
770-312-1065

Project:
CUSTOM RESIDENCE

449 Booker Ave
Scottsdale, GA 30079

Project Number: 23-004

Sheet Title:
FLOOR PLANS

Sheet Number:
A101

NOT RELEASED FOR CONSTRUCTION