



Development Services Center
178 Sams Street
Decatur, GA 30030
www.dekalbcountyga.gov/planning
404-371-2155 (o); 404-371-4556 (f)

Chief Executive Officer **DEPARTMENT OF PLANNING & SUSTAINABILITY** Interim Director
Michael Thurmond Cedric Hudson

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

Applicant and/or
Authorized Representative: BEDDY DAVID SACA
Mailing Address: 1982 WILANDREW DR.
City/State/Zip Code: DECATUR, GA. 30033
Email: davidsaca99@gmail.com
Telephone Home: 770-266-8300 Business: _____

OWNER OF RECORD OF SUBJECT PROPERTY

Owner: BEDDY DAVID SACA
Address (Mailing): 1982 WILANDREW DR.
Email: davidsaca99@aol.com Telephone Home: 770-266-8300 Business: _____

ADDRESS/LOCATION OF SUBJECT PROPERTY

Address: 1982 WILANDREW DR City: DECATUR State: GA Zip: 30033
District(s): 18 Land Lot(s): 112 Block: A Parcel: 14
Zoning Classification: R-100 Commission District & Super District: 2/6

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 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: 03/26/2025

Applicant/Agent
Signature:

TO WHOM IT MAY CONCERN:

(I)/ (WE): BEDDY DAVID SACA
(Name of Owners)

being (owner/owners) of the property described below or attached hereby delegate authority to the above signed agent/applicant.

Notary Public



Owner Signature

Notary Public

Owner Signature

Notary Public

Owner Signature



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: 03/25/2025

Applicant
Signature:

DATE:

Applicant
Signature:

DEPARTMENT OF PLANNING & SUSTAINABILITY

Subject:

Variance request for an Increase in heated floor space of ADU from 900 to 940 sf.

Dear Board Members,

I am writing to formally request a variance from Section 27-4.2.3 (C) (10) of the Dekalb County Zoning Ordinance. My name is James Webb and the designer for the proposed auxiliary building located at 1982 Wilandrew Drive. We are requesting an increase in heated floor space from 900 to 940 square feet. This increase is necessary to accommodate the daily tasks of the owners' aging mother. I will further explain the situation in the sections below.

1. Physical Conditions of the Site:

The location of our current structure is located on the east side of the lot and is set on the largest flat area in the rear of the property. Just to the left of that building the grade drops 3 feet and continues to slope in a westerly direction to Amanda Circle, the adjacent street. Due to this slope, moving our structure would eliminate the accessibility that we currently have. We have a substantially narrow lot. The minimum width for a lot zone R-100 with a minimum width of 100'. We are on a 100' wide lot. Once the east and west setbacks are deducted, we are left with 64', with much of area on the slope. Staying in the area of the current structure takes advantage of site slopes that are much more ADA compliant.

2. Minimum Variance Necessary:

I was asked to design a small space that would accommodate the requirements of an elderly person who would eventually need assistance with their daily tasks. Following the ADA guidelines, I was able to apply many of their requirements in my design. Such as, clearances for a wheelchair and a home help assistant. On the submitted drawings you will see notes showing the clearance we have and what is standard in the space we have designed.



3. Public Welfare:

Our proposed structure has been designed to not only complement the existing building, but that of the surrounding neighborhood. The visual impact will be minimal as we only went to 16 feet in height and not to 24 feet which is the maximum amount allowed. We put together construction documents along with a letter explaining what we were trying to accomplish and circulated it through the neighborhood getting overwhelmingly positive responses. That document is attached.

4. Ordinance Hardship:

The proposed 940 square foot dwelling with handicap accessibility and its proximity to the main home would allow me to keep my mother at home in my care eliminating the possibility of her going to a nursing facility which does not allow for the privacy and personal care she receives now.

5. Alignment with the Spirit of the Law:

It is our view that the variance request is reasonable and is in keeping with the expectations of Dekalb County Comprehensive Plan. As the county continues to develop residential areas, it is clear they want families to feel welcome, to settle and raise a family. This is what this addition will do. Allow for a family to expand to accommodate those family members that will need us the most.

In conclusion, Thank you for taking the time to review and consider our variance request. We are pleased with the project we presented and think it will be a beautiful addition to the neighborhood.

Sincerely,

James Webb

377 Amanda Cir, Decatur, Ga. 30033

Webb Designs, LLC

Letter of Support for Garage Remodeling Project

David Saca

1982 Wilandrew Drive

Decatur, Georgia 30033

770 266 8300

17th February 2025

Subject: Letter of Support for Garage Remodeling at my home

Dear Kevin Eastburn,

As you know, I have been planning for a long while the remodeling of my detached garage into an apartment for my mother. I am now ready to proceed, and I have submitted plans to the DeKalb County authorities to approve the construction. They have asked me for letters of support from my immediate neighbors and it is in that regard that I am writing to you. The conversion of the garage into a small apartment for my mother is to facilitate her care and independence. Please see attached the plan for your information.

I am asking for your support in my application by signing below so that I can forward this letter to the relevant Dekalb County office. They wish to make sure that you are well informed of my plans and do not have any objections. Please reach out if you have questions or comments.

Kind regards,

David Saca.



Kevin Eastburn.

1399 Amanda Cir, Decatur, Ga. 30033

Letter of Support for Garage Remodeling Project

David Saca

1982 Wilandrew Drive

Decatur, Georgia 30033

770 266 8300

17th February 2025

Subject: Letter of Support for Garage Remodeling at my home

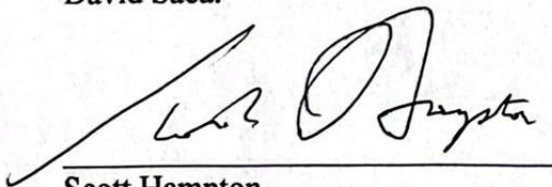
Dear Scott Hampton,

As you know, I have been planning for a long while the remodeling of my detached garage into an apartment for my mother. I am now ready to proceed, and I have submitted plans to the DeKalb County authorities to approve the construction. They have asked me for letters of support from my immediate neighbors and it is in that regard that I am writing to you. The conversion of the garage into a small apartment for my mother is to facilitate her care and independence. Please see attached the plan for your information.

I am asking for your support in my application by signing below so that I can forward this letter to the relevant Dekalb County office. They wish to make sure that you are well informed of my plans and do not have any objections. Please reach out if you have questions or comments.

Kind regards,

David Saca.

A handwritten signature in black ink, appearing to read "Scott Hampton", is written over a horizontal line.

Scott Hampton.

1988 Wilandrew Dr, Decatur, Ga. 30033



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Saca Residence Garage Renovation

1982 Wilandrew Drive, Decatur, Georgia 30033

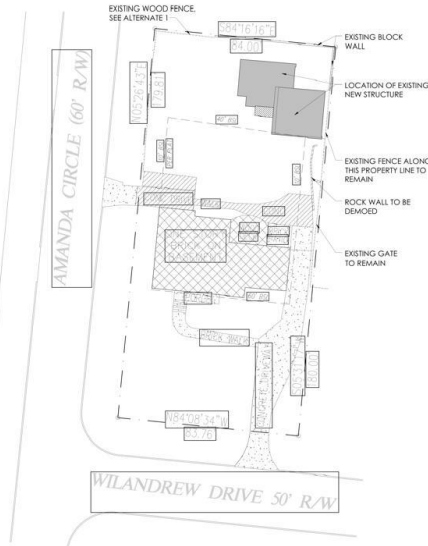
SITE DEMO NOTES

1. DEMO EXISTING LANDSCAPING AS REQUIRED FOR NEW WORK. SALVAGE SHRUBS AND TREES AT OWNERS DIRECTION. STORE FOR REUSE.
2. DEMO EXISTING WOOD FENCE ALONG AMANDA CIRCLE.
3. DEMO EXISTING CONCRETE WALKWAY, RUBBLE STONES AND PAVING.

LOT COVERAGES

1982 WILANDREW DRIVE
ZONING: R-100 (DEKALB COUNTY)
EXISTING HOUSE = 1,818 S.F.
CONCRETE DRIVE(S) / WALK / PAD = 1,751 S.F.
FRONT PORCH / STEPS = 139 S.F.
REAR WOOD DECK = 312 S.F.
REAR BRICK PATIO = 106 S.F.
NEW STRUCTURE = 946 S.F.
WALL(S) = 50 S.F.
AC PAD = 75 S.F.
IMPERVIOUS TOTAL = 5,009 S.F.
LOT AREA = 15,095 S.F.
LOT COVERAGE (%) = 33.2

- NEW ACCESSORY STRUCTURE - SQUARE FOOTAGE INCLUDES FOOT 466 S.F. OF DEMOED STRUCTURE
- EXISTING CONCRETE DRIVES, BRICK WALKWAYS, BRICK PORCH, BRICK PATIO, SCHEDULED TO REMAIN
- EXISTING ONE STORY STRUCTURE, WOOD DECK TO REMAIN
- EXISTING ONE STORY STRUCTURE, WOOD DECK TO REMAIN



APPLICABLE BUILDING CODES:

International Building Code, 2018 Edition, with Georgia Amendments (2020), (2022)
International Residential Code, 2018 Edition, with Georgia Amendments (2020)
International Fire Code, 2018 Edition (Contact State Fire Marshal)
International Plumbing Code, 2018 Edition, with Georgia Amendments (2020), (2022), (2023)
International Mechanical Code, 2018 Edition, with Georgia Amendments (2020)
International Fuel Gas Code, 2018 Edition, with Georgia Amendments (2020), (2022)
National Electrical Code, 2020 Edition, with Georgia Amendments (2020), (2022)
International Energy Conservation Code, 2015 Edition, with Georgia Supplements and Amendments (2020), (2022), (2023)
International Swimming Pool and Spa Code, 2018 Edition, with Georgia Amendments (2020)

GENERAL NOTES

1. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND CONDITIONS AND REPORT ANY DISCREPANCIES TO ARCHITECT PRIOR TO COMMENCING CONSTRUCTION.
2. ALL DIMENSIONS ARE TO FACE OF CONCRETE OR FACE OF STUD, UNLESS OTHERWISE NOTED.
3. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH ALL STATE AND LOCAL CODES IN EFFECT AT TIME OF CONSTRUCTION.
4. CONTRACTOR RESPONSIBLE FOR REMOVING ALL CONSTRUCTION DEBRIS AND DISPOSING OF AS REQUIRED BY THE CITY.
5. ALL FIXTURES AND FINISH MATERIALS SHALL BE SELECTED BY OWNER.

INDEX OF DRAWINGS

- T1.0 INDEX OF DRAWINGS / SITE PLAN
- A1.0 FLOOR PLAN
- A1.1 ROOF PLAN
- A1.2 ELECTRICAL PLAN
- A2.0 EXTERIOR ELEVATIONS
- A2.1 EXTERIOR ELEVATIONS
- A3.0 INTERIOR ELEVATIONS
- A4.0 WALL SECTION
- A5.0 DOOR SCHEDULE
- A5.1 WINDOW SCHEDULE / FINISH SCHEDULE

ALTERNATE PRICING

1. DEMO AND REMOVAL OF EXISTING FENCE / FOOTING REMOVE FROM SITE

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ARCHITECTURAL SITE PLAN

RELEASED FOR PRICING

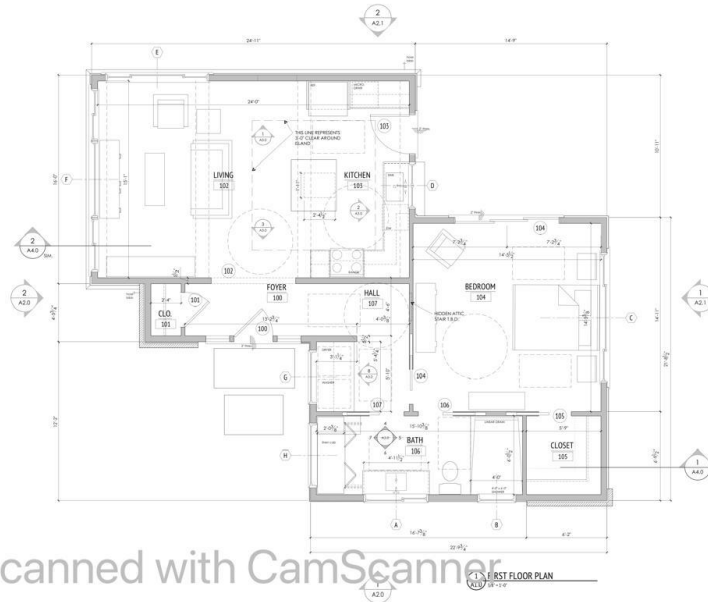
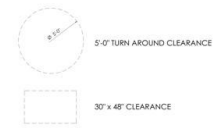
SACA RESIDENCE GARAGE RENOVATION	
1982 WILANDREW DRIVE DECATUR GEORGIA 30033	
DATE: 11/01/2023	BY: [Signature]
DATE: 11/01/2023	BY: [Signature]
WEBB DESIGN, LLC	
1000 PINE RIDGE DRIVE, DECATUR, GEORGIA 30033	
(770) 422-1111	
www.webbdesignllc.com	
TITLE SHEET / SITE PLAN	T1.0

1. ALL EXTERIOR STUD WALLS TO BE 2x6 UNLESS NOTED OTHERWISE. INTERIOR WALLS ARE 2x4 UNLESS NOTED OTHERWISE.
2. 1/2" GYP. ON ALL INTERIOR WALLS. COORDINATE FINISH WITH OWNER.
3. ALL DIMENSIONS TO FACE OF STUD UNLESS NOTED OTHERWISE
4. ALL APPLIANCES, LIGHTING, PLUMBING FIXTURES TO BE SELECTED BY OWNER AND INSTALLED BY CONTRACTOR.

NEW WALLS, FIELD VERIFY STUD SIZE
TO ALIGN FACES WHERE REQUIRED

NEW BRICK OR STONE

ALL POCKET DOORS ARE 2'-8" WIDE



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SACA RESIDENCE GARAGE RENOVATION			
1402 WILLOWDALE DRIVE, DEKALB, GEORGIA 30033			
DATE: 05/20/2015	TIME:	PAGE: 1/10	
BY: SMITH J. 2015			
WEBB DESIGNS, LLC			
1650 17TH AVENUE, KODAK, GEORGIA 30142			
TEL: 770-626-0163 FAX: 770-626-0163			
FIRST FLOOR PLAN		REVISED: NONE	
		A1.0	

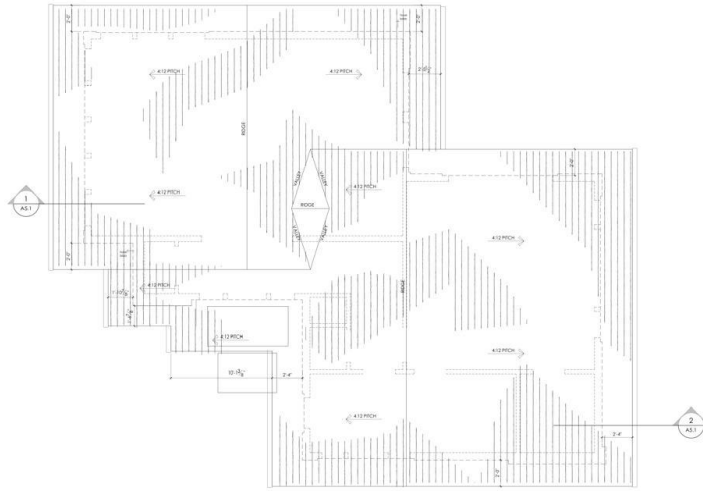
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FIRST FLOOR PLAN

Al.O

ROOF PLAN NOTES

1. ARCHITECTURAL SHINGLE ON SYNTHETIC OVERLAY ON $\frac{1}{2}$ " ROOF DECK.
2. INSTALL ICE AND WATERSHIELD AT ALL VALLEYS, HIPS, RIDGES AND EAVES. AS PER MANUFACTURER RECOMMENDATIONS.
3. ALL SOFFITS TO BE 4" WIDE T&G B.O.S. OR APPROVED SIMILAR PRODUCTS
4. 4" PRE-FINISHED PAINTED GUTTER AND DOWNSPOUTS. LOCATE DOWNSPOUTS ON SITE.
5. ALL APPLIANCES, LIGHTING, PLUMBING FIXTURES TO BE SELECTED BY OWNER AND INSTALLED BY CONTRACTOR.
6. INSULATE RAFTERS WITH OPEN CELL SPRAY FOAM.



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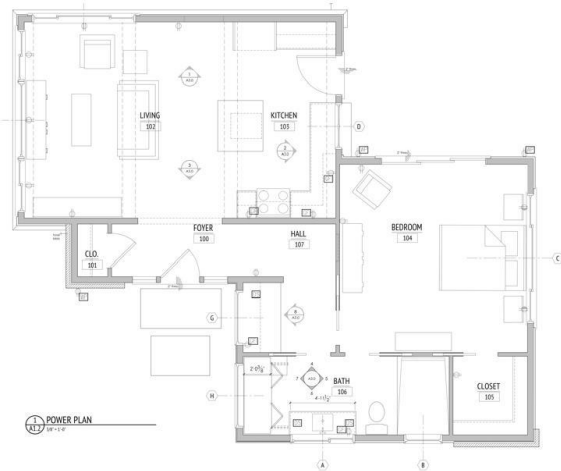
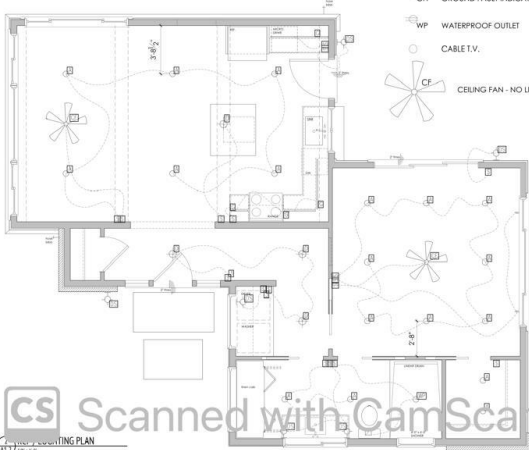
ROOF PLAN

RELEASED FOR PRICING

SACA RESIDENCE GARAGE RENOVATION			
1000 WILLOW WAY, BETHLEHEM, PA 18010	DATE: 01/15/2024	BY: WDS	REV: 01/15/2024
1000 WILLOW WAY, BETHLEHEM, PA 18010	DATE: 01/15/2024	BY: WDS	REV: 01/15/2024
WDS DESIGN LLC			
1000 WILLOW WAY, BETHLEHEM, PA 18010			
1000 WILLOW WAY, BETHLEHEM, PA 18010			
ROOF PLAN	A1.1		

FIXTURE SCHEDULE

- DS DECORATIVE WALL SCONCE
INTERIOR AND EXTERIOR FIXTURES.
COORDINATE MOUNTING HEIGHT
ONCE A FIXTURE IS SELECTED.
- D DECORATIVE FIXTURE SELECTED
BY OWNER
- B RECESSED CAN FIXTURE-4"
HOUSING UNIT WITH 50 WATT
PAR BULB - WHITE BAFFLE
- W 4" RECESSED CAN WITH GLASS LENS.
WATERPROOF SHOWER LIGHT
- G UNDER CABINET AMBIENT STRIP
LIGHTING. LENGTHS VARY
- FAN TECH - REMOTE EXHAUST FAN
- SP SINGLE POLE SWITCH
- 3W 3 WAY SWITCH
- HW HOT WIRED OUTLET - HALF WIRED
TO SWITCH
- GFI GROUND FAULT INDICATOR
- WP WATERPROOF OUTLET
- CABLE T.V.
- CF CEILING FAN - NO LIGHT



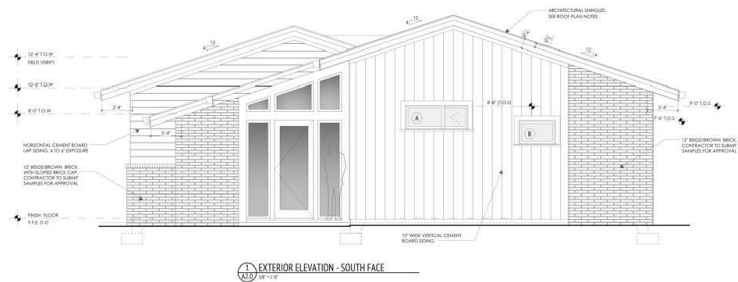
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SACA RESIDENCE GARAGE RENOVATION			
1000 PLANTATION BLVD. SEVEN GEORGIA 30000	DATE: 12/1/2018	BY: J. J. JONES	REV: 1.00
1000 PLANTATION BLVD. SEVEN GEORGIA 30000	DATE: 12/1/2018	BY: J. J. JONES	REV: 1.00
WDM DESIGN, LLC			
1000 PLANTATION BLVD. SEVEN GEORGIA 30000	DATE: 12/1/2018	BY: J. J. JONES	REV: 1.00
1000 PLANTATION BLVD. SEVEN GEORGIA 30000			

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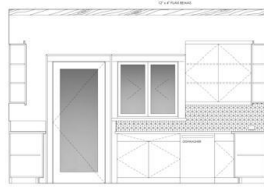
REF / POWER & ELECTRICAL PLAN

A1.2

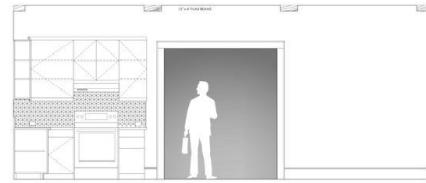


<h1>SACA RESIDENCE GARAGE RENOVATION</h1> <p>1902 WILKINSON DRIVE, DECATUR, GEORGIA 30033</p>			
DATE	AS NOTED	PROJECT	1/10/18
DATE	OCTOBER 2, 2024	PROJECT	
<p>WEBB DESIGNS, LLC 1500 17th AVE SE, SUITE 100, DECATUR, GEORGIA 30030 PH 404-688-0812 FAX 404-688-0813</p>			
<p>EXTERIOR ELEVATIONS</p>			<p>PROJECT NUMBER</p> <p>A2.0</p>

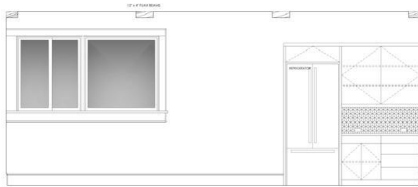




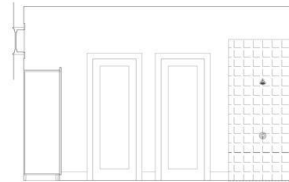
INTERIOR ELEVATION - LIVING / KITCHEN
X3.0 12'-0" x 10'-0"



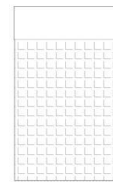
INTERIOR ELEVATION - LIVING / KITCHEN
X3.0 12'-0" x 10'-0"



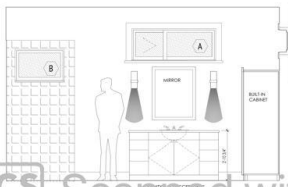
INTERIOR ELEVATION - LIVING / KITCHEN
X3.0 12'-0" x 10'-0"



INTERIOR ELEVATION - BATH
X3.0 12'-0" x 10'-0"



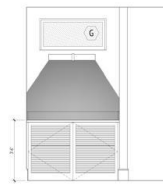
INTERIOR ELEVATION - BATH
X3.0 12'-0" x 10'-0"



INTERIOR ELEVATION - BATH
X3.0 12'-0" x 10'-0"



INTERIOR ELEVATION - BATH CABINET
X3.0 12'-0" x 10'-0"



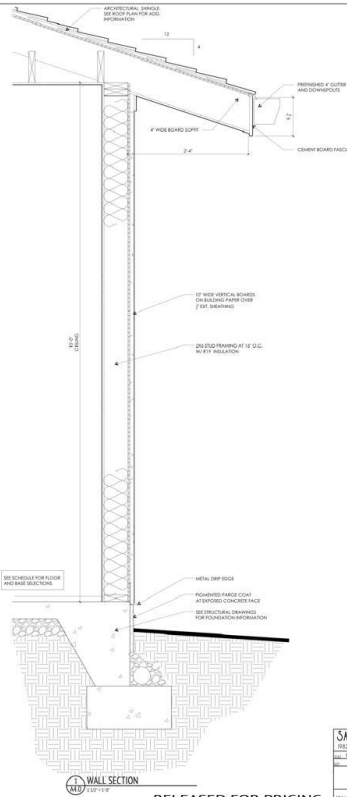
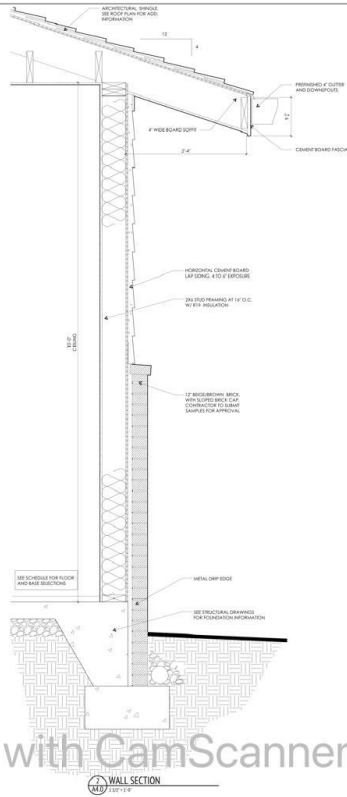
LAUNDRY CABINET
X3.0 12'-0" x 10'-0"

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SACA RESIDENCE GARAGE RENOVATION			
1000 WILSON RD. BETHLEHEM, PA 18015			
DATE: 10/10/2020			
DRAWN BY: J. B. B. B.			
CHECKED BY: J. B. B. B.			
WEB DESIGN, LLC			
1000 WILSON RD. BETHLEHEM, PA 18015			
PH: 610-251-1234 FAX: 610-251-1234			
INTERIOR ELEVATIONS			A3.0

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SACA RESIDENCE GARAGE RENOVATION			
1002 WILLOW BAY DRIVE, DALLAS, GEORGIA 30033			
DATE: 10/1/2020	BY: J. B. B.	DATE: 10/1/2020	BY: J. B. B.
WEEK DESIGN, LLC			
1000 WILLOW BAY DRIVE, SUITE 1000, DALLAS, TX 75201			
WALL SECTION		A4.0	

RELEASED FOR PRICING



