



Lorraine Cochran-Johnson

Chief Executive Officer

DeKalb County Zoning Board of Appeals
Department of Planning & Sustainability
178 Sams Street,
Decatur, GA 30030

Wednesday June 11, 2025

Planning Department Staff Analysis



Cedric Hudson

Interim Director

N8. Case No: A-25-1247538

Parcel ID(s): 18 068 04 006

Commission District 04 Super District 06

Applicant: Nebiyu Setegn
4109 Creek Court
Stone Mountain, GA 30083

Owner: Bushera Abdella Mohammed
799 Monmouth Drive
Stone Mountain, GA 30083

Project Name: 4084 Elmscourt – Single family home construction

Location: 4084 Elmscourt Drive, Stone Mountain, GA 30083

Requests: Application by Nebiyu Setegn to request variance from Section 27-2.2.1 of the DeKalb County Zoning Ordinance to reduce rear yard setback 40 feet to 20 feet to facilitate construction of single-family home in the R-85 (Residential Medium Lot-85) zoning district.

Staff Recommendation: Deferral due to insufficient public notice

STAFF FINDINGS:

The applicant requests a variance from Section 27-2.2.1 of the DeKalb County Zoning Ordinance to reduce the required rear yard setback from 35 feet to 20 feet on a residential parcel located at 4084 Elmscourt Drive. The site is zoned R-85 (Residential Medium Lot-85) and is currently vacant. The applicant intends to construct a single-family home on the lot, which is situated near a dead-end and adjacent to commercially zoned property.

1. There is an extraordinary or exceptional physical condition(s) pertaining to the particular piece of property (such as, but not limited to, lot size, lot shape, specimen tree(s), steep slope(s), or preservation of historic characteristics of the property), which was not created by the current owner, previous owner, or applicant; by reason of a clearly demonstrable condition(s), the strict application of the requirements of this chapter would deprive the property owner of rights and privileges enjoyed by other property owners in the same zoning district, as distinguished from a special privilege or convenience sought by the property owner.

The subject property measures approximately 10,000 square feet, which is substandard for the R-85 zoning district that requires a minimum of 12,000 square feet. A sizable storm drainage easement crosses the front yard, limiting construction options within that portion of the lot. However, the applicant is requesting a reduction of the front yard setback — into the very area impacted by the easement — thereby undermining the claim that the easement creates a hardship.

2. The requested variance does not go beyond the minimum necessary 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:

While the proposed footprint is approximately 1,500 square feet, the total floor area—including heated and unheated space—approaches 5,000 square feet. This scale exceeds what is typically necessary to provide reasonable use of the lot, particularly in light of its substandard size.

The request goes beyond what is minimally required to afford relief, particularly given that the buildable area is already constrained by a front-yard easement. Rather than adjusting the home's depth or total square footage to fit within the allowable envelope, the applicant has pursued a footprint that intrudes deeply into the rear setback. As designed, the request appears to prioritize maximizing interior space over balancing site constraints, resulting in a variance that confers more than a reasonable accommodation and potentially grants special privilege.

3. The grant of the variance 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:

The proposed development is not anticipated to have a negative impact on surrounding properties. In fact, the addition of a new single-family home is expected to enhance the stability and appearance of the neighborhood. Given the property's location at the end of a low-traffic street and adjacency to a commercial use, the visual and functional impact of a reduced rear yard is minimal. Landscaping buffers can help mitigate potential interface issues with the commercial property.

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

The hardship arises from a combination of fixed site conditions, including a storm drainage easement and the standard 40-foot rear yard setback. Together, these constraints limit the buildable area to a degree that makes conventional residential development infeasible without relief. Strict application of the code would effectively prevent use of the parcel, despite its zoning and subdivision context.

While there may be room for fine-tuning between the size of the proposed home and the amount of variance required, the lot's configuration is such that a rear setback variance of some form would likely be necessary for any viable construction. The hardship is not self-created and does not appear to result from an effort to overbuild; rather, it reflects an effort to reasonably develop a legally platted lot consistent with its zoning designation.

5. The requested variance would be consistent with the spirit and purpose of this Chapter and the DeKalb County Comprehensive Plan Text:

The subject property lies within the Suburban (SUB) character area, where the Comprehensive Plan encourages small-scale infill development that increases housing choice and supports neighborhood stability. The proposed home respects the form and function of surrounding residences and offers a modest building footprint despite the total floor area. This supports reinvestment and housing availability without disrupting neighborhood character.

FINAL STAFF ANALYSIS:

Staff recommends deferral. While the applicant requests relief from the rear setback requirement due to the lot's physical constraints—including substandard lot area and a front-yard drainage easement—the application also includes a request to reduce the front yard setback, which was not adequately disclosed in the application nor public notice.

Given the incomplete notice and potential procedural deficiency, staff cannot recommend approval at this time. A deferral is necessary to allow for corrected public notice, updated documentation, and full evaluation of the combined setback reductions.

Staff Recommendation: Deferral due to insufficient public notice

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: _____

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.

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: _____ Applicant _____
Signature: _____

DATE: _____ Applicant _____
Signature: _____

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 Zoning Board of Appeals for the requests as shown in this application.

DATE: _____ Applicant/Agent _____
Signature: _____

TO WHOM IT MAY CONCERN:

(I)/ (WE): _____
(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

Filing Guidelines for Applications to the Zoning Board of Appeals

1. Submit Application Materials:

- a. To ensure proper processing and payment, please create a profile and upload at least page 1 of your application to: <https://epermits.dekalbcountyga.gov/> (no more than 10mb permitted).
 - If you have an existing account, you may use that account and create a *new application number* by selecting the proper application type.
 - Fill out *all* Account Portal Questions
 - Put your **email address under “WEB ACCOUNT”**
 - **SAVE APPLICATION NUMBER (1246XXX)** – send to staff when you email your complete application.
- b. After portal submittal, email one (1) combined PDF document of the completed application and materials to plansustain@dekalbcountyga.gov and ljcarter@dekalbcountyga.gov along with application number.
- c. Please confirm we have received your application.
- d. For any questions, please contact plansustain@dekalbcountyga.gov

2. Order of Submitted Materials:

- a. Application Form
- b. Signatures and authorization (including permission to go on property)
- c. Letter of Intent
- d. Surveys, site plans.
- e. Other relevant materials (e.g., photographs, letters of support, citation, etc.)

3. Authorization:

- a. If property owner is different from the applicant, the form to authorize the application must be signed by the owner and stamped by a notary.
- b. If property is owned by more than one property owner, all property owners must authorize the request.

4. Letter of Intent:

- a. **Explain what you are asking for and why.**
- b. A typed statement indicating the request and clarifying justification for the proposal based on the criteria as indicated in Section 27-7.5.3 or 7.5.4 of the DeKalb County Zoning Ordinance (see attached information).
- c. Reference the section of the code you are requesting to vary and the amount of requested change, (such as to reduce the rear yard setback from forty (40) feet to twenty (20) feet to construct an addition).

5. Surveys and site plans of the Subject Property:

- a. Must be stamped by a professional engineer or surveyor, registered in the State of Georgia.
- b. All plans and surveys must include the following information:
 1. Must show all property lines with dimensions.
 2. Must show the location of all existing and proposed buildings, structures, parking and setbacks (their relationship to the property boundaries).
 3. Must show any other features related to the request such as trees, fences, topography, streams, etc.
 4. Must be to-scale
 5. Must show lot area and lot coverage (impervious materials, including paving and structures).

6. **Application Fee is \$300.** You will be able to pay by credit card on the epermitting portal. A receipt will be provided.

Writing the Letter of Intent

Please address the following criteria as appropriate:

7.5.1 Applications for variances; and criteria to be used by the zoning board of appeals in deciding applications for variances.

The zoning board of appeals shall hear and decide applications for variances from the strict application of the regulations of this chapter and chapter 21 where the strict application of any regulation enacted under said chapters would result in exceptional and undue hardship upon the owner of such property. In determining whether or not to grant a variance, the board shall apply the criteria specified in this section to the facts of each case. The board may attach reasonable conditions to any approved variance in accordance with section 7.3.9. Once imposed, conditions shall become an integral part of the approved variance and shall be enforced as such. No changes to an approved condition attached to a variance shall be authorized except by re- application to the zoning board of appeals in full compliance with the applicable provisions of this division. No relief may be granted or action taken under the terms of this division unless such relief can be granted without substantial detriment to the public good and without substantial impairment of the intent and purpose of this chapter and the comprehensive plan. The zoning board of appeals shall apply the following criteria to the types of applications specified below as follows:

- A. Variances from the provisions or requirements of this chapter other than variances described in section 7.5.4 shall be authorized only upon making all of the following findings in writing:
 - 1. There is an extraordinary or exceptional physical condition(s) pertaining to the particular piece of property (such as, but not limited to, lot size, lot shape, specimen tree(s), steep slope(s), or preservation of historic characteristics of the property), which was not created by the current owner, previous owner, or applicant; by reason of a clearly demonstrable condition(s), the strict application of the requirements of this chapter would deprive the property owner of rights and privileges enjoyed by other property owners in the same zoning district, as distinguished from a special privilege or convenience sought by the property owner.
 - 2. The requested variance does not go beyond the minimum necessary 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 the variance 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.
 - 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 variance would be consistent with the spirit and purpose of this chapter and the DeKalb County Comprehensive Plan text.
- B. Appeals of decisions regarding building architectural design standards shall be evaluated using the same criteria as section 7.6.7(B).

DEPARTMENT OF PLANNING & SUSTAINABILITY

- C. Appeals to the height standards, but not to add stories, shall be evaluated using the criteria as follows:
1. Adequacy of the size of the site for the use contemplated and whether or not adequate land area is available for the proposed use including provision of all required yards, open space, off-street parking, and all other applicable requirements of the zoning district in which the use is proposed to be located.
 2. Compatibility of the proposed use with adjacent properties and land uses and with other properties and land uses in the district.
 3. Adequacy of public services, public facilities, and utilities to serve the proposed use.
 4. Whether or not the proposed use provides for all required buffer zones and transitional buffer zones where required by the regulations of the zoning district in which the use is proposed to be located.
 5. Whether or not the size, scale and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale and massing of adjacent and nearby lots and buildings.
 6. Whether or not the proposed use will create a negative shadow impact on any adjoining lot or building as a result of the proposed building height.

7.5.2 Applications for variances to reduce or waive off-street parking or loading space requirements.

The zoning board of appeals shall hear and decide applications for variances to reduce or waive required off-street parking or loading spaces in accordance with the provisions and standards of this section. All such applications shall be heard and decided based on the notice requirements of section 7.2.4. The zoning board of appeals may waive or reduce the required number of parking or loading spaces in any district only upon an expressed finding that:

- A. The character of the use of the building(s) is such as to make unnecessary the full provision of parking or loading spaces;
- B. The lot upon which the building(s) is located is within one thousand (1,000) feet of the boundary of a MARTA RapidTransit Station;
- C. The provision of the full number of parking spaces would have a deleterious effect on a historic building, site, district or archaeological resource;
- D. The use has a characteristic that differentiates it from the typical use example used in the formulation of this ZoningOrdinance;
- E. The location of the proposed development is relatively isolated where the opportunity for diversity of use, pedestrian access, and alternative modes is not available; or
- F. The developer is providing the additional spaces for general public parking (for hourly or daily parking charges) to serve surrounding development.

Section 21-27. Sign Variances.

- (a) Where a literal application of this article, due to special circumstances, would result in an unusual hardship in an individual case, a variance may be granted by the zoning board of appeals after receiving evidence that the applicant meets all of the following criteria:
 - 1. Exceptional conditions pertaining to the property where the sign is to be located as a result of its size, shape, or topography, which are not applicable to other lands or structures in the area;
 - 2. Granting the variance would not confer on the applicant any significant privileges which are denied to others similarly situated;
 - 3. The exceptional circumstances are not the result of action by the applicant;
 - 4. The requested variance is the minimum variance necessary to allow the applicant to enjoy the rights commonly enjoyed by others similarly situated;
 - 5. Granting of the variance would not violate more than one (1) standard of this article; and
 - 6. Granting the variance would not result in allowing a sign that interferes with road or highway visibility or obstruct or otherwise interfere with the safe and orderly movement of traffic.
- (b) No variance shall be granted to the height of a sign or the aggregate area of signs permitted on a lot.
- (c) No variance shall be granted which increases the size of a sign more than twenty (20) percent of that allowed by this chapter. (Ord. No. 13-03, Pt. I, 6-10-03)

7.5.3 Appeals of decisions of administrative officials.

- A. *General Power.* The zoning board of appeals shall have the power and duty to hear and decide appeals where it is alleged by the appellant that there is error in any final order, requirement, or decision made by an administrative official based on or made in the enforcement of this Zoning Ordinance or as otherwise authorized by local law or the Code of DeKalb County as Revised 1988. Administrative officials must make final decisions covered by this section within one hundred and eighty (180) days of receipt of all necessary information to make such decision. A failure to act prior to the passage of one hundred and eighty (180) days shall not be construed to be a final order, requirement or decision within the meaning of this division. If a decision is not made by the 181st day, the requested decision is deemed denied, and becomes appealable. All such appeals shall be heard and decided following the notice requirements of section 7.2.4, and pursuant to the following criteria and procedural requirements.
- B. *Appeals of decisions of administrative officials.* Appeals of decisions of administrative officials may be filed by (1) any person aggrieved by; (2) any elected member of the DeKalb County Governing Authority affected by; or (3) an owner of property within two hundred and fifty (250) feet of the nearest property line of the property that is the subject of any final order, requirement, or decision of an administrative official, based on or made in the enforcement of this Zoning Ordinance, or as otherwise authorized by local law or the Code of DeKalb County as Revised 1988. by filing with the secretary of the zoning board of appeals an application for appeal, specifying the grounds thereof, within fifteen (15) days after the action was taken by the official that is the subject of the appeal.
- C. *Appeal stays all legal proceedings.* An appeal of a decision of an administrative official stays all legal proceedings in furtherance of the action or decision appealed from unless the official from whom the appeal is taken certifies to the zoning board of appeals, after notice of appeal has been filed, that by reason of facts stated in the certificate, a stay would, in that official's opinion, cause imminent peril to life or property. In such a case, legal proceedings shall be stayed only pursuant to a restraining order granted by a court of competent jurisdiction directed to the officer from whom the appeal is taken and

DEPARTMENT OF PLANNING & SUSTAINABILITY

- D. *Appeal stays land disturbance or construction activity in certain situations.* If the action or decision appealed from permits land disturbance or construction activity to commence or continue on residentially zoned property, the appeal stays the land disturbance or construction activity until the zoning board of appeals issues a decision on the appeal. Thereafter, land disturbance or construction activity in such cases shall only be stayed by an order from a court of competent jurisdiction. In all cases involving non-residentially zoned property, the appeal to the zoning board of appeals does not stay land disturbance or construction activity; such activity shall only be stayed by an order from a court of competent jurisdiction.
- E. Thereafter, in such situations land disturbance or construction activity shall only be stayed by an order granted by a court of competent jurisdiction.
- F. *Time of hearing.* The zoning board of appeals shall fix a reasonable time for the hearing of the appeal and give notice thereof pursuant to the requirements of section 7.2.4 as well as written notice to the appellant. Any party may appear at the hearing in person, by an agent, by an attorney, or by the submission of written documentation.
- G. *Decision of the zoning board of appeals.* Following the consideration of all testimony, documentary evidence, and matters of record, the zoning board of appeals shall make a determination on each appeal and shall issue a written decision explaining the reasons for its decision. The zoning board of appeals shall decide the appeal within a reasonable time, but in no event more than sixty (60) days from the date of the hearing. An appeal shall be sustained only upon an expressed finding by the zoning board of appeals that the administrative official's action was based on an erroneous finding of a material fact, erroneously applied the Zoning Ordinance to the facts, or that the administrative official acted in an arbitrary manner. In exercising its powers, the zoning board of appeals may reverse or affirm, wholly or partly, or may modify the order, requirement, decision or determination appealed from, and to that end shall have all the powers of the administrative official from whom the appeal was taken and may issue or direct the issuance of a permit, provided all requirements imposed by any applicable laws are met.

DEPARTMENT OF PLANNING & SUSTAINABILITY

7.5.4 Limitations of authority of the zoning board of appeals.

No variance shall be granted by the zoning board of appeals to:

- A. Allow a structure or use not listed as a permitted use or a special use in the applicable zoning district or a density of development that is not authorized within such district. This prohibition does not apply to any variance from the supplemental regulations of Article 4 of this Zoning Ordinance or from any other accessory feature or characteristic of a permitted or special use, unless said variance is otherwise prohibited by the regulations of this chapter.
- B. Allow any variance which conflicts with or changes any requirement enacted as a condition of zoning or of a special land use permit by the board of commissioners.
- C. Reduce, waive or modify in any manner the minimum lot width unless the purpose is to reverse a lot merger.
- D. Reduce, waive or modify in any manner the minimum lot area established by this chapter.
- E. Extend the time period for a temporary outdoor social, religious, entertainment or recreation activity approved by the director of planning.
- F. Permit the expansion or enlargement of any nonconforming use of land, nonconforming use of land and buildings in combination, nonconforming use of land and structures in combination, or nonconforming use requiring special land use permit.
- G. Permit the reestablishment of any nonconforming use of land, nonconforming use of land and buildings in combination, nonconforming use of land and structures in combination, or nonconforming use requiring special land use permit where such use has lapsed pursuant to the requirements and limitations of Article 8 of this chapter.
- H. Permit customer contact for a home occupation authorized by this chapter.
- I. Allow any variance to increase the height of a building which will result in adding a story.

Summary of Zoning Board of Appeals Application Process:

1. **Timeline.** It takes ~45-60 days to submit your application and receive an initial decision from the Zoning Board of Appeals regarding your request.
2. **Pre-application Meetings.** DeKalb County now mandates pre-application meetings. Please email plansustain@dekalbcountyga.gov to schedule a virtual appointment to meet with a Planner assigned to the Zoning Board of Appeals. During the virtual meeting, we will review and provide feedback regarding your request, review the application process, and answer any questions.
3. **Application Submittals.** Create a profile and upload at least page 1 of your application to: <https://epermits.dekalbcountyga.gov/> (no more than 10mb permitted). Email a combined PDF document of the completed application and materials to plansustain@dekalbcountyga.gov and ljcarter@dekalbcountyga.gov along with the application number.
4. **Public Hearing Signs.** You will need to post at least one sign per street frontage of the property. Staff will prepare a sign template. You will need to coordinate sign printing and posting with a sign company of your choice, at least 30 days prior to the ZBA hearing. Sign(s) must remain posted until final Board of Appeals action regarding the request. If the application is deferred, you may update the sign(s).
5. **Revisions or amendments.** An application must be submitted in writing and must be received a least 14-days before the scheduled meeting to be addressed by the staff report.
6. **Staff Report.** Staff prepares reports and recommendations for each application. These recommendations are based on the attached criteria established by the [DeKalb County Zoning Code](#). Final staff reports are available to the applicant and the public prior to the scheduled Board of Appeals meeting. Find current reports on our website, here: <https://www.dekalbcountyga.gov/planning-and-sustainability/public-hearing-agendas-info>
7. **Monthly Meetings.** The Zoning Board of Appeals meets once a month, generally on the second Tuesday of each month at 1:00 P.M., via Zoom. Find agendas on our website, [HERE](#).
8. **Applicant and/or Representative must be Present.** Applicants or their representatives must be present at the public hearing to present the request to the Zoning Board of Appeals.
9. **Public Hearing portion of Meeting.** Applicants and others in favor of an application are given a total of five (5) minutes to present to the Board. That is five minutes combined, no matter how many people wish to speak. Applicants should be prepared to explain their variance, why they are requesting it and answer questions from the board. Anyone speaking in opposition also has a total of five (5) minutes to address the application in front of the board. Be prepared to raise your hand or announce yourself when the chair asks for those in support or opposition to the application.
10. **Applicant and/or Representative must be Present.** Applicants or their representative must be present at the public hearing to present the request to the Zoning Board of Appeals.
11. **Executive Session.** After the public hearing, the Board of Appeals will close the public hearing, go into executive session for discussion, and will then take an action on an application. Applicants are not allowed to address the Board of Appeals during Executive Session unless they are asked questions by members of the Board of Appeals.

DEPARTMENT OF PLANNING & SUSTAINABILITY

12. **Zoning Board of Appeals Actions.** The Board of Appeals is authorized to:
 - a. Approve the application as submitted;
 - b. Approve a revised application;
 - c. Approve an application with conditions;
 - d. Deny an application (if an application is denied, no variance can be considered on the same site within 24 months);
 - e. Allow an application to be "Withdrawn without Prejudice" at the request of the applicant.
13. **Compliance with standards upon denial.** In such case that a variance request is initiated due to an existing code violation and such application is denied, the violation shall be required to be brought into compliance within thirty (30) days of such denial or as specified by the board if a greater time period is approved.
14. **Successive applications.** Section 27-920 of the DeKalb County Zoning Ordinance states: An application for a variance or special exception affecting all or a portion of the same property which was denied by the Zoning Board of Appeals shall not be submitted more than once every twenty-four (24) months measured from the date of final decision by the zoning board of appeals. The Zoning Board of Appeals may waive or reduce this twenty-four-month time interval by resolution provided that if the application for a variance or special exception was denied by the Zoning Board of Appeals, the time interval between the date of said denial and any subsequent application or amendment affecting the same property shall be no less than six (6) months.
15. **Appeals of Decisions.** Any person aggrieved by a final decision of the board, or any officer, department, board or agency affected by such decision, may seek review of such decision by petitioning the Superior Court of DeKalb County. Such petition shall be filed within 30 days after the final decision of the board is rendered.

Ordinance Variance Hardships

Subject: Variance Request for Rear Yard Setback Reduction Section 27-2.2.1 – New single family because of Storm drainage easement

Dear Members of the Zoning Board of Appeals:

My name is Nebiyou Setegn, I am representing the owner of the property located at 4084 Elms court Drive Stone Mountain GA. I am requesting a variance from Section 27-2.2.1 of Dekalb County Zoning Ordinance reduction of the yard setback requirement from 35 feet to 20 feet due to the Storm drainage easement in the yard. The purpose of this variance is to build a single-family house at 4084 Elms court Drive Stone Mountain GA.

1. Physical Conditions of the Site

The Storm drainage easement is prohibiting the desired proposed single family from being built. The setback is affected by The Storm drainage easement. These conditions are inherent to the property and challenging.

2. Minimum Variance Necessary

The minimum variance is necessary to allow for reasonable use of the property. The owner is proposing a 20-foot Rear setback, and a frontage setback of 31-foot will allow practical and reasonable use of the proposed new single-family residence. If the variance is not granted it affects the Functionality of home particularly with resident.

3. Public welfare

The proposed new single-family house will have a positive impact on the neighborhood and the community. The reduced setback will not harm public welfare or to the neighboring properties. I spoke to my neighbors, and they expressed the new single family will increase their property values and addressing housing shortage in Dekalb county. The property is also borders commercial property. It is unlikely to bother 807. There is also sufficient border between commercial and private property and located on dead end.

4. Ordinance Hardship

The strict interpretation of the Zoning laws in this case would create undue hardship. Adhering to the 35-foot setback and drainage easement limits buildable area on the property. It also prohibits the ability to make meaningful growth to the property and to the county. The variance is essential to allow for the reasonable use of vacant lot and unnecessary hardship.

5. Alignment with the spirit of the Law

I believe my request is in alignment with the spirit of the law as outlined in the Dekalb County Comprehensive Plan. The proposed single family supports the goals of the county for affordable housing and the overall quality of the neighborhood. The new single-family development will address housing shortage as well as Increase infill development and accessibility.

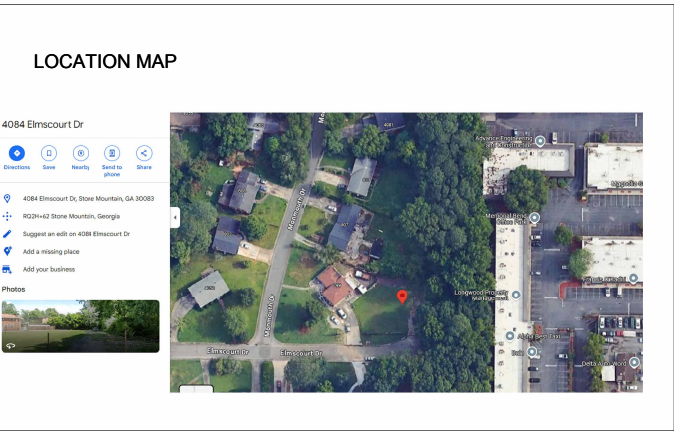
In conclusion, I appreciate your time and consideration of my variance request. I am committed to working collaboratively with the Zoning Board to ensure that this project aligns with the broader goals and policies of Dekalb County.

Thank you for your attention to this matter.

4084 ELMSCOURT DR STONE MOUNTAIN GA 30083
Neighborhood 0791
Super NBHD
ClassR3 - RESIDENTIAL LOT
Land Use Code100-Residential vacant
ZoningR85 - SF RES DIST

OWNER:
ABDELLA BUSHERA

ADDERESS:
799 Monmouth Drive
Stone Mountain Georgia
30083



Area Schedule [Gross Building]	
AREA NAME	AREA
FINISHED / CONDITIONED	
First Floor	1590 ft.sq
Second Floor	1430 ft.sq
Total	3020 ft.sq
UNFINISHED / UNCONDITIONED	
Garage	480 ft.sq
Attic	770 ft.sq
Front Porch	240 ft.sq
Rear Porch	560 ft.sq
Total	2050 ft.sq

BUILDING CODE INFORMATION

APPLICABLE CODES

BUILDING / DWELLING: IRC 2018
PLUMBING: IPC 2018
MECHANICAL: IMC 2018
ELECTRICAL: NEC 2023
ENERGY: IECC 2015

ALL APPLICABLE GEORGIA AMENDMENTS TO CODES LISTED ABOVE

CURRENT MANDATORY CODES AS ADOPTED BY DCA:

International Building Code, 2018 Edition, with Georgia Amendments (2020), (2022), (2024)

International Residential Code, 2018 Edition, with Georgia Amendments (2020), (2024)

International Fire Code, 2018 Edition (Contact State Fire Marshal Below)

International Plumbing Code, 2018 Edition, with Georgia Amendments (2020), (2022), (2023), (2024)

International Mechanical Code, 2018 Edition, with Georgia Amendments (2020), (2024)

International Fuel Gas Code, 2018 Edition, with Georgia Amendments (2020), (2022)

National Electrical Code, 2023 Edition

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)

For information and questions regarding the Life Safety Code (NFPA 101), IFC Georgia Amendments or the Georgia Accessibility Code please contact the State Fire Marshal's Office.

SCOPE OF WORK

SCOPE OF WORK IS A NEW CONSTRUCTION
WOOD FRAMED SINGLE FAMILY RESIDENCE
WITH POURED CONCRETE FOUNDATION.

DRAWING INDEX

Sheet No.	Sheet Name
A0 - GENERAL INFO	
A0.01	COVER SHEET
A1 - FLOOR PLAN	
A1.01	ARCHITECTURAL SITE PLAN
A1.02	FIRST FLOOR PLAN
A1.03	SECOND FLOOR PLAN
A1.04	ATTIC
A1.05	ROOF PLAN
A2 - ELEVATIONS	
A2.01	FRONT ELEVATIONS
A2.02	LEFT ELEVATIONS
A2.03	REAR ELEVATIONS
A2.04	RIGHT ELEVATIONS
A3 - SECTIONS & DETAILS	
A3.01	WALL SECTIONS
A3.02	STAIR SECTIONS
A3.03	EXTERIOR SECTION DETAILS
A3.04	GARAGE SLAB DETAILS
A3.05	GARAGE BRACED WALL DETAILS
A3.06	DECK DETAILS SEE S.07-S.10
S - STRUCTURAL	
S.01	STRUCTURAL PLAN
S.02	FOUNDATION PLAN DETAILS
S.03	SECOND FLOOR FRAMING PLAN
S.04	CEILING FRAMING PLAN
S.05	ROOF FRAMING PLAN
S.06	STRUCTURAL SPAN TABLES
S.07	STRUCTURAL SPAN TABLES
S.08	STRUCTURAL PORCH FRAMING

HOPE ARCHITECTURE AND
AYUS ENGINEERS OF RECORD IS
NOT RESPONSIBLE FOR
INTERPRETING THE INTENT OF THE
CONSTRUCTION DOCUMENTS,
INCLUDING MAKING
MODIFICATIONS AS MAY BE
NECESSARY DURING THE
CONSTRUCTION PHASE;AND THAT
THE ARCHITECTOF RECORD IS NO
LONGER LIABLE FOR THE WORK
WHERE CHANGES TO THESE
DOCUMENTS HAVE BEEN MADE.

copyright 2025 by Hope Architecture
and Ayus Engineers all rights
reserved. these documents, as
instruments of service, remain the
property of the architect and the
engineer of record and no part may be
used or reproduced without prior
written permission of the copyright
owner.

4084 Elmscourt
Dr.Stone mountain
GA 30083
New Single Family

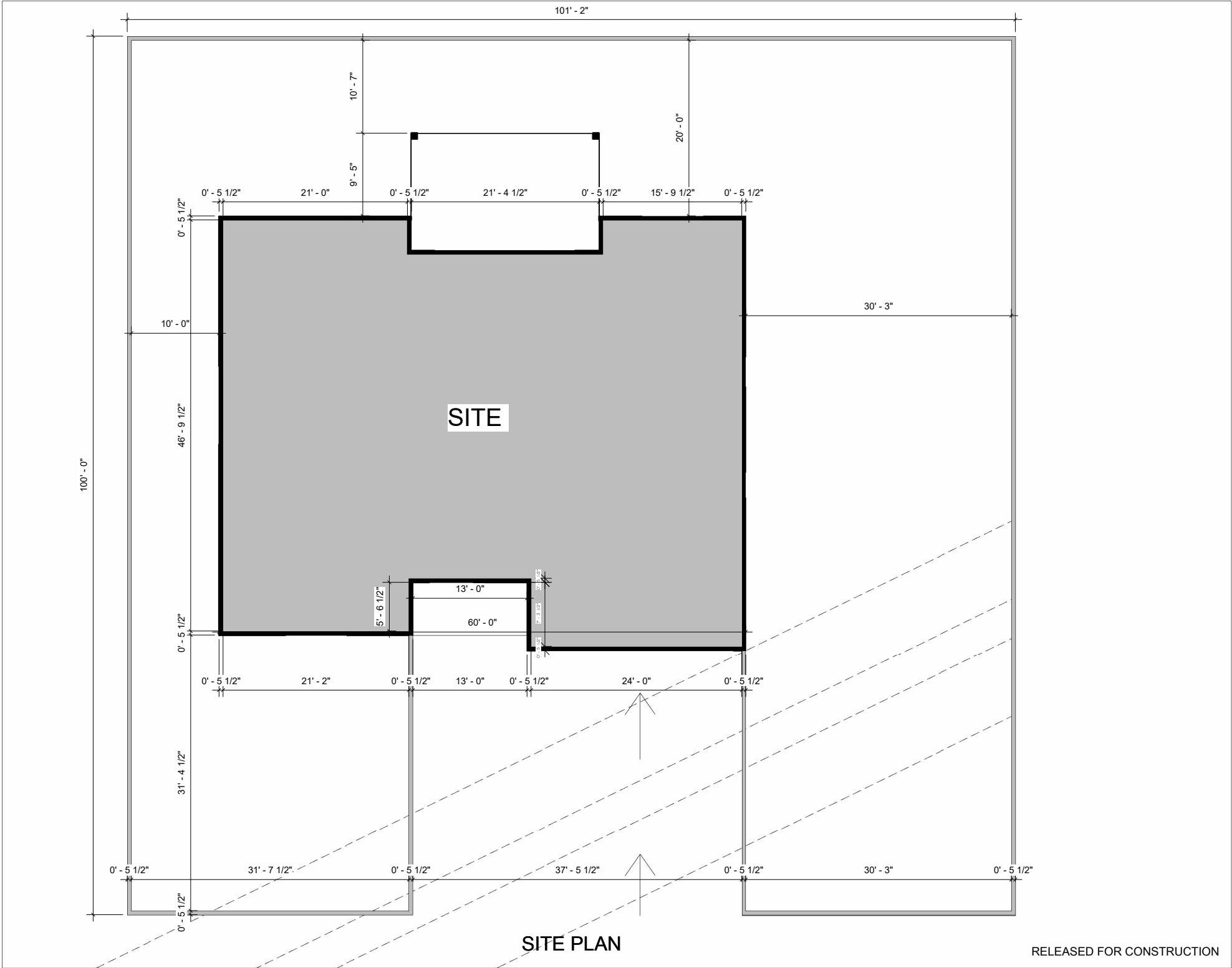
Job # R25001

Rev

Date

A0.01

RELEASED FOR CONSTRUCTION



HOPE ARCHITECTURE AND
AYUS ENGINEERS OF RECORD IS
NOT RESPONSIBLE FOR
INTERPRETING THE INTENT OF THE
CONSTRUCTION DOCUMENTS,
INCLUDING MAKING
MODIFICATIONS AS MAY BE
NECESSARY DURING THE
CONSTRUCTION PHASE;AND THAT
THE ARCHITECTOF RECORD IS NO
LONGER LIABLE FOR THE WORK
WHERE CHANGES TO THESE
DOCUMENTS HAVE BEEN MADE.

copyright 2025 by Hope Architecture
and Ayus Engineers all rights
reserved. these documents, as
instruments of service, remain the
property of the architect and the
engineer of record and no part may be
used or reproduced without prior
written permission of the copyright
owner.

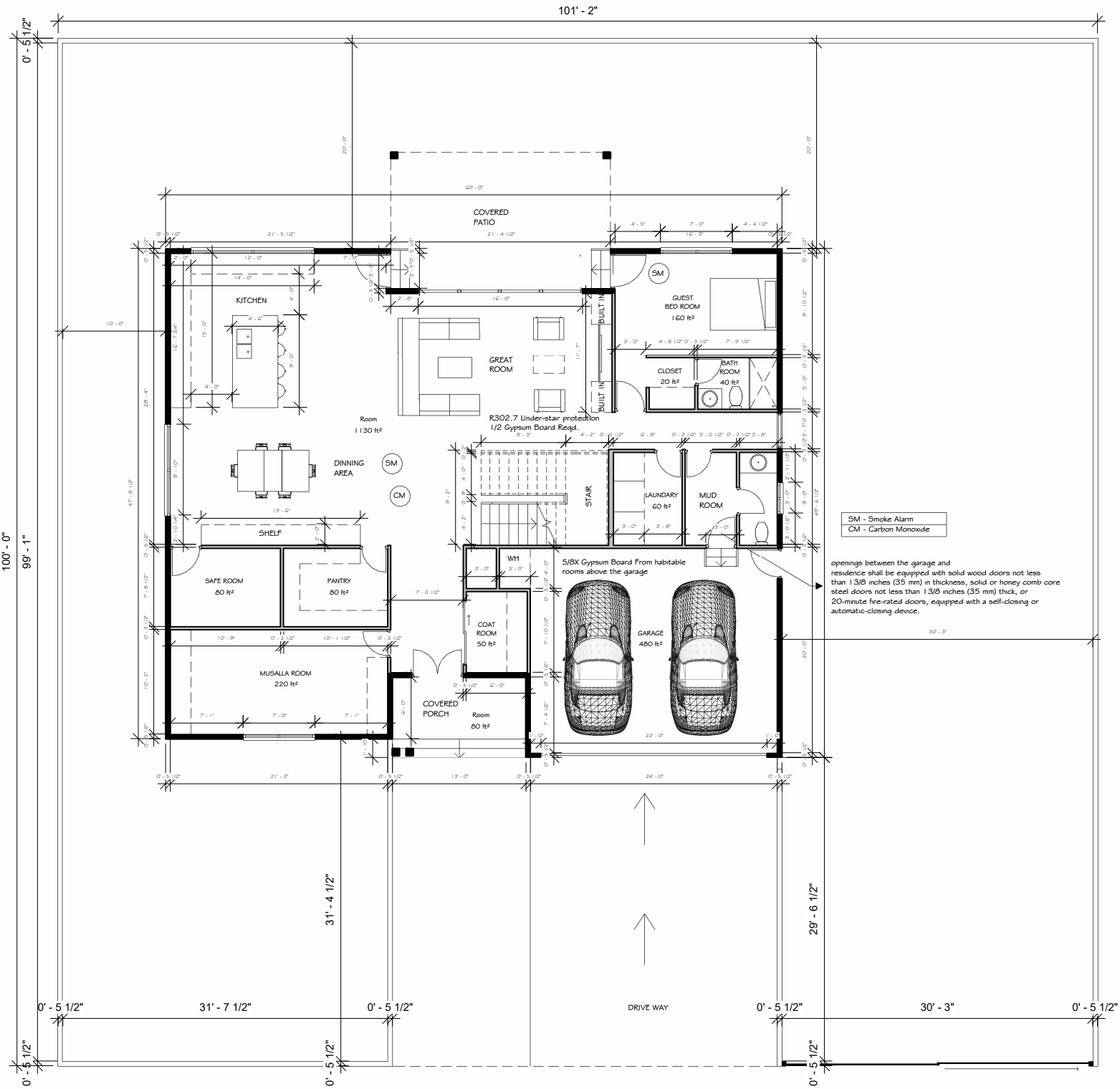
4084 Elmscourt
Dr.Stone mountain
GA 30083
New Single Family

Job # R25001

Rev

Date

A1.01



FIRST FLOOR PLAN

RELEASED FOR CONSTRUCTION

HOPE ARCHITECTURE AND
AYUS ENGINEERS OF RECORD IS
NOT RESPONSIBLE FOR
INTERPRETING THE INTENT OF THE
CONSTRUCTION DOCUMENTS,
INCLUDING MAKING
MODIFICATIONS AS MAY BE
NECESSARY DURING THE
CONSTRUCTION PHASE;AND THAT
THE ARCHITECTOF RECORD IS NO
LONGER LIABLE FOR THE WORK
WHERE CHANGES TO THESE
DOCUMENTS HAVE BEEN MADE.

copyright 2025 by Hope Architecture
and Ayus Engineers all rights
reserved. these documents, as
instruments of service, remain the
property of the architect and the
engineer of record and no part may be
used or reproduced without prior
written permission of the copyright
owner.

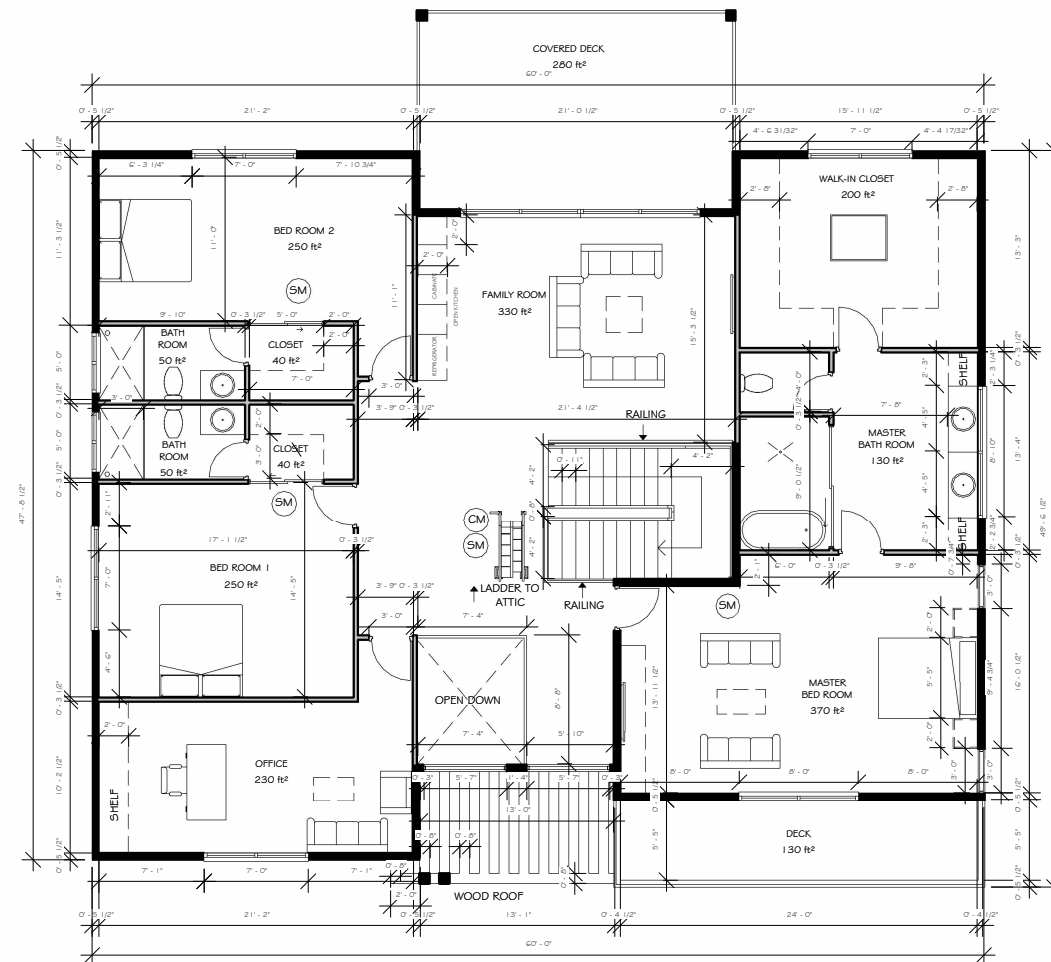
4084 Elmscourt
Dr.Stone mountain
GA 30083
New Single Family

Job # R25001

Rev

Date

A1.02



SECOND FLOOR PLAN

RELEASED FOR CONSTRUCTION

HOPE ARCHITECTURE AND
AYUS ENGINEERS OF RECORD IS
NOT RESPONSIBLE FOR
INTERPRETING THE INTENT OF THE
CONSTRUCTION DOCUMENTS,
INCLUDING MAKING
MODIFICATIONS AS MAY BE
NECESSARY DURING THE
CONSTRUCTION PHASE;AND THAT
THE ARCHITECTOF RECORD IS NO
LONGER LIABLE FOR THE WORK
WHERE CHANGES TO THESE
DOCUMENTS HAVE BEEN MADE.

copyright 2025 by Hope Architecture
and Ayus Engineers all rights
reserved. these documents, as
instruments of service, remain the
property of the architect and the
engineer of record and no part may be
used or reproduced without prior
written permission of the copyright
owner.

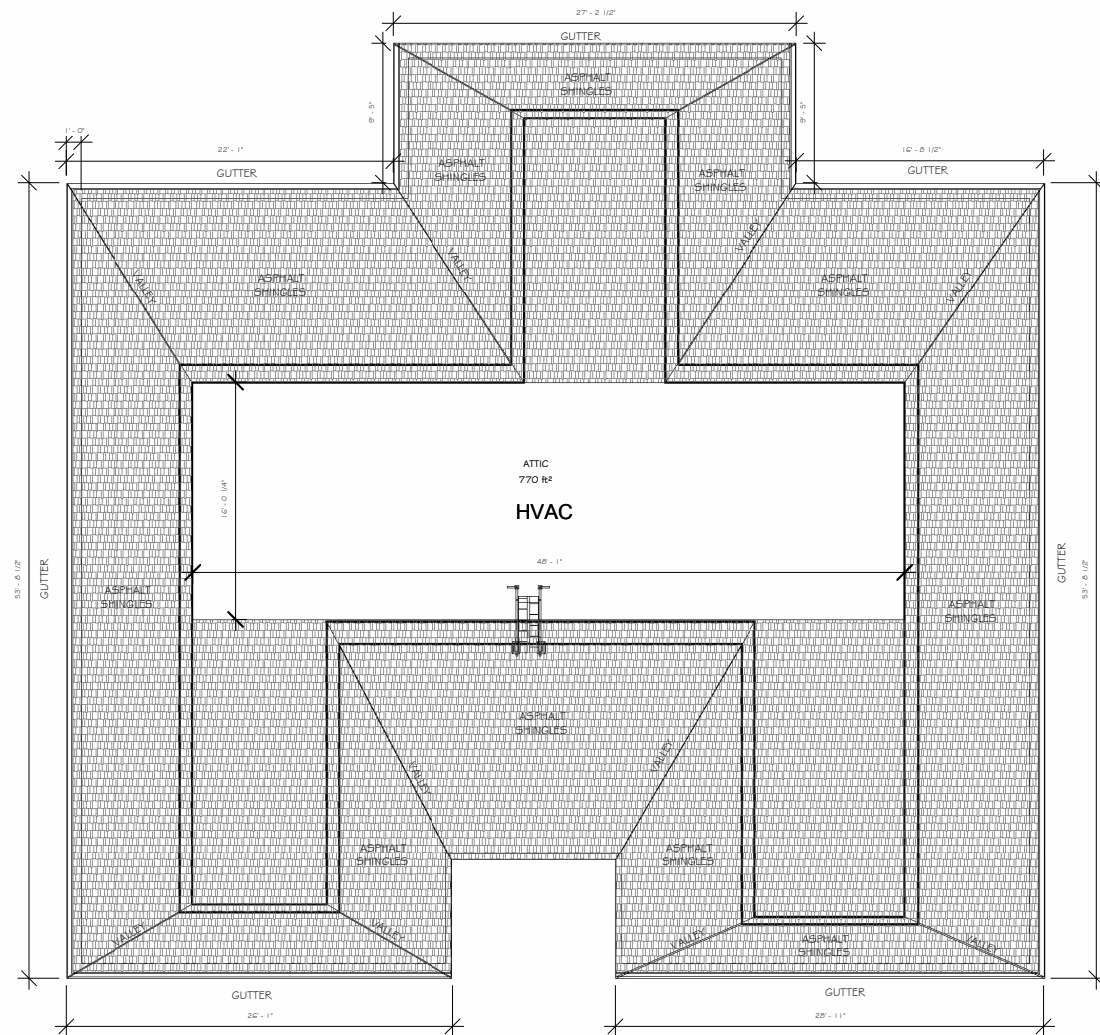
4084 Elmscourt
Dr.Stone mountain
GA 30083
New Single Family

Job # R25001

Rev

Date

A1.03



UNCONDITIONED ATTIC

RELEASED FOR CONSTRUCTION

HOPE ARCHITECTURE AND
AYUS ENGINEERS OF RECORD IS
NOT RESPONSIBLE FOR
INTERPRETING THE INTENT OF THE
CONSTRUCTION DOCUMENTS,
INCLUDING MAKING
MODIFICATIONS AS MAY BE
NECESSARY DURING THE
CONSTRUCTION PHASE;AND THAT
THE ARCHITECTOF RECORD IS NO
LONGER LIABLE FOR THE WORK
WHERE CHANGES TO THESE
DOCUMENTS HAVE BEEN MADE.

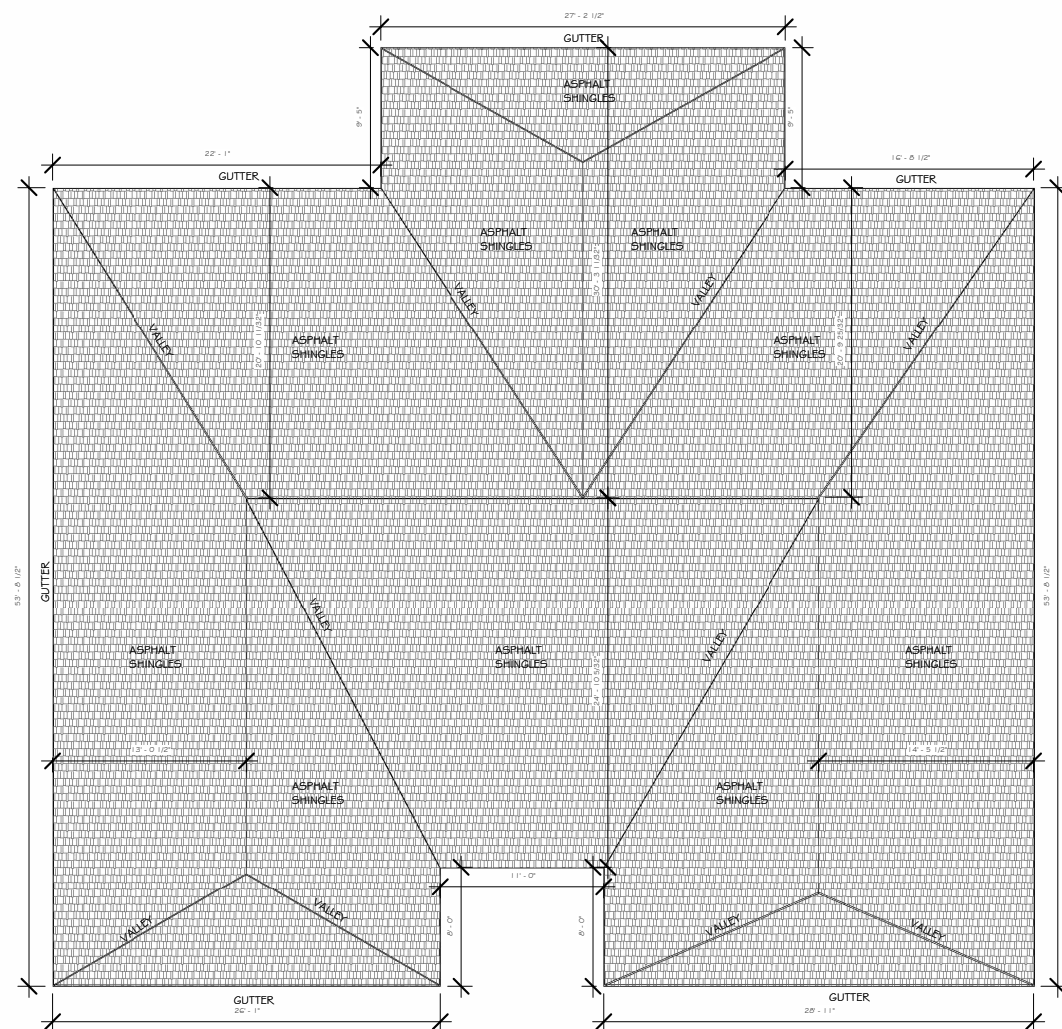
copyright 2025 by Hope Architecture
and Ayus Engineers all rights
reserved. these documents, as
instruments of service, remain the
property of the architect and the
engineer of record and no part may be
used or reproduced without prior
written permission of the copyright
owner.

4084 Elmscourt
Dr.Stone mountain
GA 30083
New Single Family

Job # R25001

Rev
Date

A1.04



ROOF PLAN

RELEASED FOR CONSTRUCTION

HOPE ARCHITECTURE AND
AYUS ENGINEERS OF RECORD IS
NOT RESPONSIBLE FOR
INTERPRETING THE INTENT OF THE
CONSTRUCTION DOCUMENTS,
INCLUDING MAKING
MODIFICATIONS AS MAY BE
NECESSARY DURING THE
CONSTRUCTION PHASE;AND THAT
THE ARCHITECTOF RECORD IS NO
LONGER LIABLE FOR THE WORK
WHERE CHANGES TO THESE
DOCUMENTS HAVE BEEN MADE.

copyright 2025 by Hope Architecture
and Ayus Engineers all rights
reserved. these documents, as
instruments of service, remain the
property of the architect and the
engineer of record and no part may be
used or reproduced without prior
written permission of the copyright
owner.

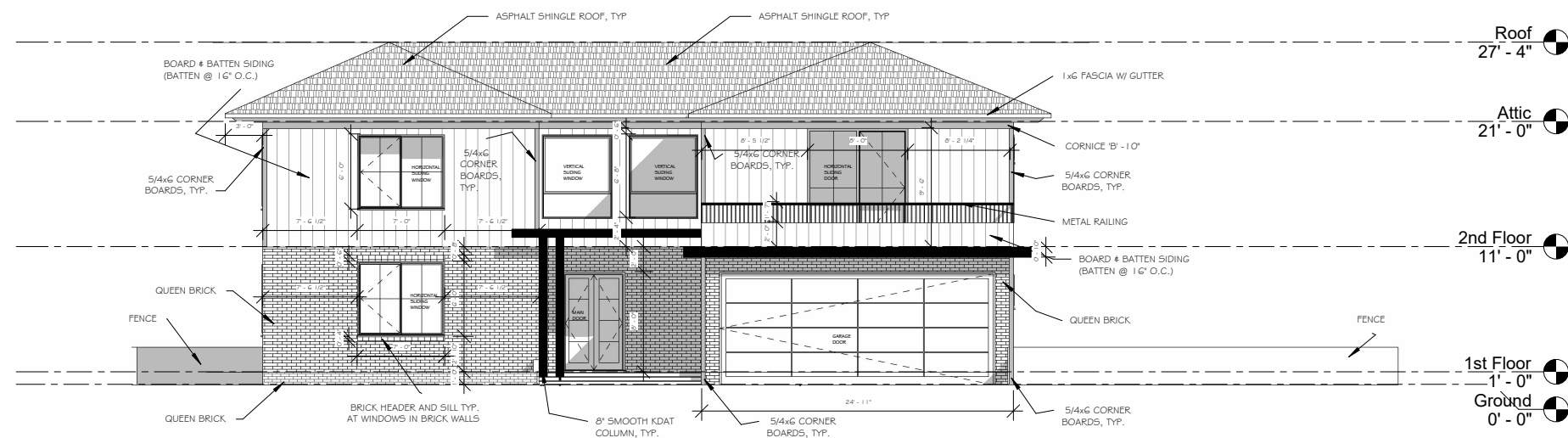
4084 Elmscourt
Dr.Stone mountain
GA 30083
New Single Family

Job # R25001

Rev

Date

A1.05



FRONT ELEVATION

RELEASED FOR CONSTRUCTION

HOPE ARCHITECTURE AND
AYUS ENGINEERS OF RECORD IS
NOT RESPONSIBLE FOR
INTERPRETING THE INTENT OF THE
CONSTRUCTION DOCUMENTS,
INCLUDING MAKING
MODIFICATIONS AS MAY BE
NECESSARY DURING THE
CONSTRUCTION PHASE;AND THAT
THE ARCHITECTOF RECORD IS NO
LONGER LIABLE FOR THE WORK
WHERE CHANGES TO THESE
DOCUMENTS HAVE BEEN MADE.

copyright 2025 by Hope Architecture
and Ayus Engineers all rights
reserved. these documents, as
instruments of service, remain the
property of the architect and the
engineer of record and no part may be
used or reproduced without prior
written permission of the copyright
owner.

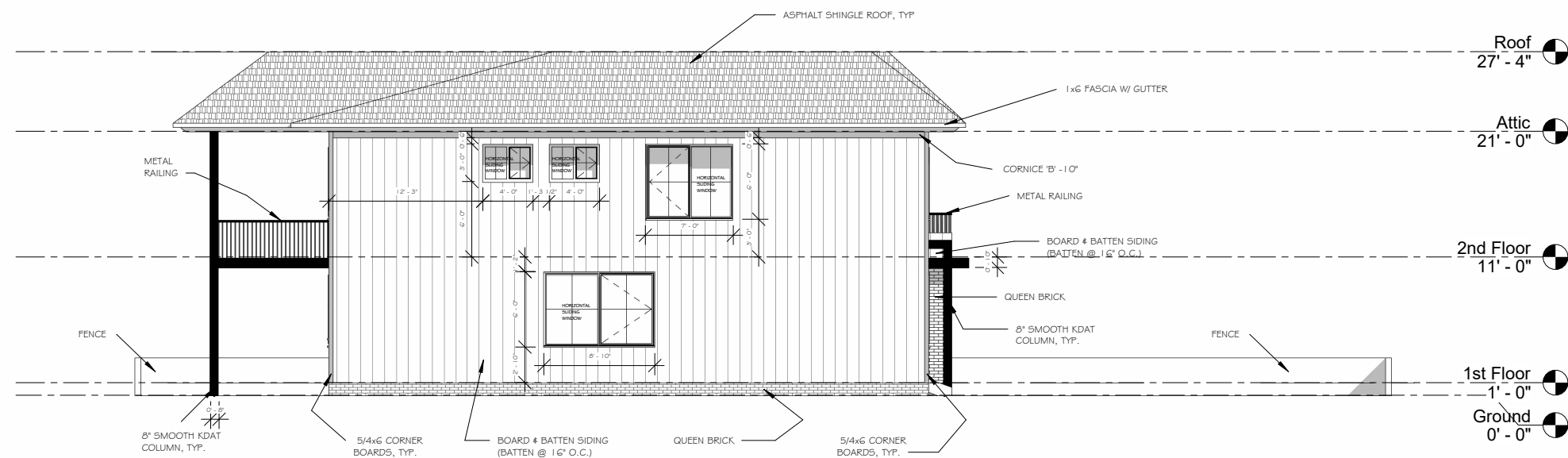
4084 Elmscourt
Dr.Stone mountain
GA 30083
New Single Family

Job # R25001

Rev

Date

A2.01



LEFT ELEVATION

RELEASED FOR CONSTRUCTION

HOPE ARCHITECTURE AND
AYUS ENGINEERS OF RECORD IS
NOT RESPONSIBLE FOR
INTERPRETING THE INTENT OF THE
CONSTRUCTION DOCUMENTS,
INCLUDING MAKING
MODIFICATIONS AS MAY BE
NECESSARY DURING THE
CONSTRUCTION PHASE;AND THAT
THE ARCHITECTOF RECORD IS NO
LONGER LIABLE FOR THE WORK
WHERE CHANGES TO THESE
DOCUMENTS HAVE BEEN MADE.

copyright 2025 by Hope Architecture
and Ayus Engineers all rights
reserved. these documents, as
instruments of service, remain the
property of the architect and the
engineer of record and no part may be
used or reproduced without prior
written permission of the copyright
owner.

4084 Elmscourt
Dr.Stone mountain
GA 30083
New Single Family

Job # R25001

Rev

Date

A2.02



REAR ELEVATION

RELEASED FOR CONSTRUCTION

HOPE ARCHITECTURE AND
AYUS ENGINEERS OF RECORD IS
NOT RESPONSIBLE FOR
INTERPRETING THE INTENT OF THE
CONSTRUCTION DOCUMENTS,
INCLUDING MAKING
MODIFICATIONS AS MAY BE
NECESSARY DURING THE
CONSTRUCTION PHASE;AND THAT
THE ARCHITECT OF RECORD IS NO
LONGER LIABLE FOR THE WORK
WHERE CHANGES TO THESE
DOCUMENTS HAVE BEEN MADE.

copyright 2025 by Hope Architecture
and Ayus Engineers all rights
reserved. these documents, as
instruments of service, remain the
property of the architect and the
engineer of record and no part may be
used or reproduced without prior
written permission of the copyright
owner.

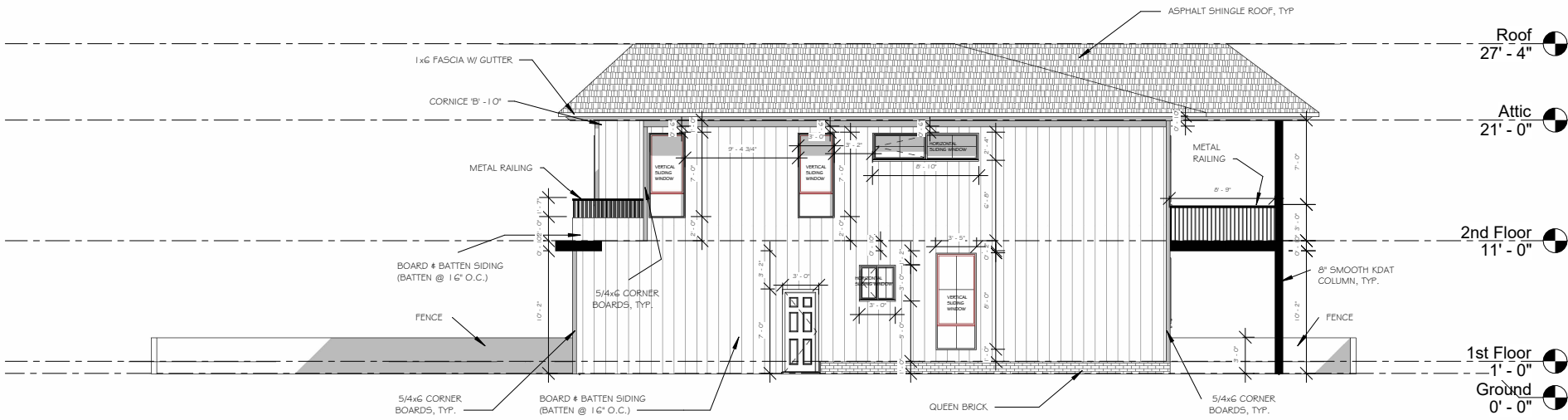
4084 Elmscourt
Dr.Stone mountain
GA 30083
New Single Family

Job # R25001

Rev

Date

A2.03



RIGHT ELEVATION

RELEASED FOR CONSTRUCTION

HOPE ARCHITECTURE AND
AYUS ENGINEERS OF RECORD IS
NOT RESPONSIBLE FOR
INTERPRETING THE INTENT OF THE
CONSTRUCTION DOCUMENTS,
INCLUDING MAKING
MODIFICATIONS AS MAY BE
NECESSARY DURING THE
CONSTRUCTION PHASE;AND THAT
THE ARCHITECTOF RECORD IS NO
LONGER LIABLE FOR THE WORK
WHERE CHANGES TO THESE
DOCUMENTS HAVE BEEN MADE.

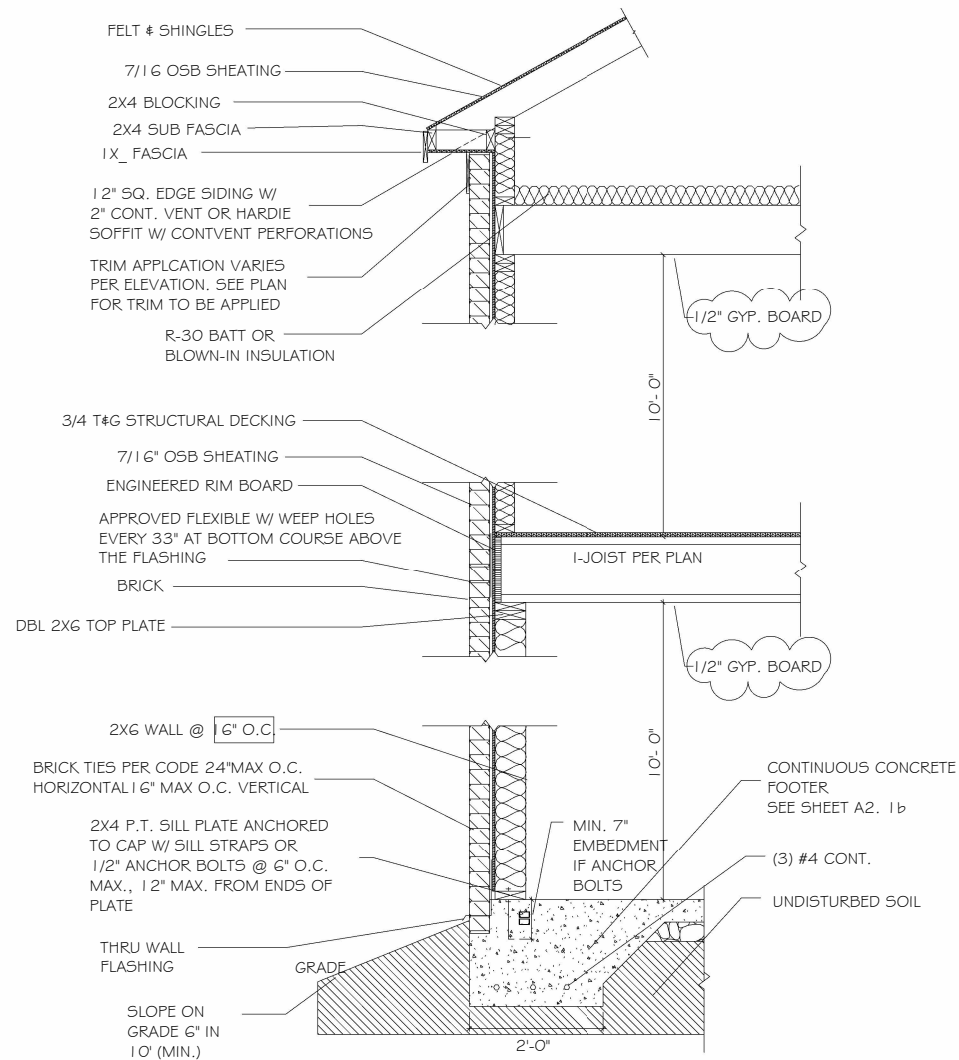
copyright 2025 by Hope Architecture
and Ayus Engineers all rights
reserved. these documents, as
instruments of service, remain the
property of the architect and the
engineer of record and no part may be
used or reproduced without prior
written permission of the copyright
owner.

4084 Elmscourt
Dr.Stone mountain
GA 30083
New Single Family

Job # R25001

Rev
Date

A2.04



TYP. WALL SECTION

3/4" = 1'-0" SCALE

RELEASED FOR CONSTRUCTION

HOPE ARCHITECTURE AND
AYUS ENGINEERS OF RECORD IS
NOT RESPONSIBLE FOR
INTERPRETING THE INTENT OF THE
CONSTRUCTION DOCUMENTS,
INCLUDING MAKING
MODIFICATIONS AS MAY BE
NECESSARY DURING THE
CONSTRUCTION PHASE; AND THAT
THE ARCHITECT OF RECORD IS NO
LONGER LIABLE FOR THE WORK
WHERE CHANGES TO THESE
DOCUMENTS HAVE BEEN MADE.

copyright 2025 by Hope Architecture
and Ayus Engineers all rights
reserved. these documents, as
instruments of service, remain the
property of the architect and the
engineer of record and no part may be
used or reproduced without prior
written permission of the copyright
owner.

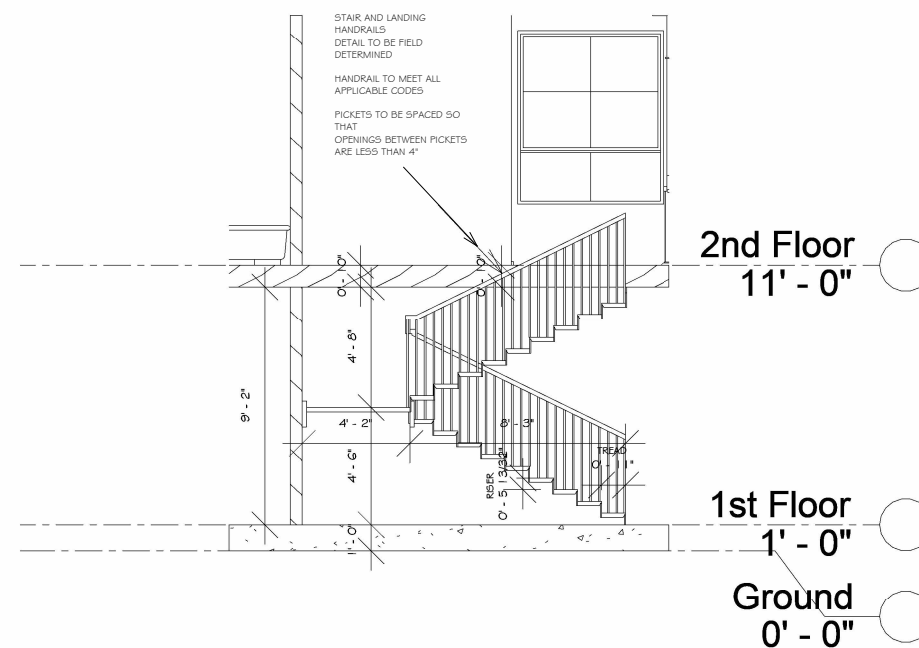
4084 Elmscourt
Dr. Stone mountain
GA 30083
New Single Family

Job # R25001

Rev

Date

A3.01



STAIR SECTION

RELEASED FOR CONSTRUCTION

HOPE ARCHITECTURE AND
AYUS ENGINEERS OF RECORD IS
NOT RESPONSIBLE FOR
INTERPRETING THE INTENT OF THE
CONSTRUCTION DOCUMENTS,
INCLUDING MAKING
MODIFICATIONS AS MAY BE
NECESSARY DURING THE
CONSTRUCTION PHASE; AND THAT
THE ARCHITECT OF RECORD IS NO
LONGER LIABLE FOR THE WORK
WHERE CHANGES TO THESE
DOCUMENTS HAVE BEEN MADE.

copyright 2025 by Hope Architecture
and Ayus Engineers all rights
reserved. these documents, as
instruments of service, remain the
property of the architect and the
engineer of record and no part may be
used or reproduced without prior
written permission of the copyright
owner.

4084 Elmscourt
Dr. Stone mountain
GA 30083
New Single Family

Job # R25001

Rev

Date

A3.02

A1 TYPICAL SHEAR TRANSFER DTL @ ROOF HEEL HEIGHT LESS THAN 9 1/2', NO BLOCKING REQ'D SCALE: 3/4" = 1'-0"	A2 TYPICAL SHEAR TRANSFER DTL @ RAISED HEEL HEEL HEIGHT UP TO 24" MAX. SCALE: 3/4" = 1'-0"	A3 TYPICAL SHEAR TRANSFER DTL @ ROOF HEEL HEIGHT BETWEEN 9 1/2' - 16', BLOCKING REQ'D SCALE: 3/4" = 1'-0"	B TYPICAL GABLE END DETAIL SCALE: 3/4" = 1'-0"
C TYP. SHEAR TRANSFER DTL BETWEEN FLOORS @ EXT. WALL SCALE: 3/4" = 1'-0"	D TYP. SHEAR TRANSFER DETAIL @ EXT. GARAGE WALL SCALE: 3/4" = 1'-0"	E SHEATHING EXTERIOR & INTERIOR FACE OF WALL W/ PANEL EDGES OFFSET (PREFERABLE) SCALE: N.T.S.	F SHEATHING EXTERIOR & INTERIOR FACE OF WALL W/ PANEL EDGES ON SAME STUD (ALTERNATE) SCALE: N.T.S.
	X NOT USED SCALE: X" = 1'-0"	X NOT USED SCALE: X" = 1'-0"	X NOT USED SCALE: X" = 1'-0"
2 SHEAR TRANSFER DETAIL @ INTERIOR SHEARWALL BELOW SCALE: 3/4" = 1'-0" PARALLEL TO FRAMING, ONLY REQ'D WHERE NOTED ON PLAN			
X NOT USED SCALE: X" = 1'-0"	X NOT USED SCALE: X" = 1'-0"	X NOT USED SCALE: X" = 1'-0"	X NOT USED SCALE: X" = 1'-0"

RELEASED FOR CONSTRUCTION

HOPE ARCHITECTURE AND
AYUS ENGINEERS OF RECORD IS
NOT RESPONSIBLE FOR
INTERPRETING THE INTENT OF THE
CONSTRUCTION DOCUMENTS,
INCLUDING MAKING
MODIFICATIONS AS MAY BE
NECESSARY DURING THE
CONSTRUCTION PHASE; AND THAT
THE ARCHITECT OF RECORD IS NO
LONGER LIABLE FOR THE WORK
WHERE CHANGES TO THESE
DOCUMENTS HAVE BEEN MADE.

copyright 2025 by Hope Architecture
and Ayus Engineers all rights
reserved. these documents, as
instruments of service, remain the
property of the architect and the
engineer of record and no part may be
used or reproduced without prior
written permission of the copyright
owner.

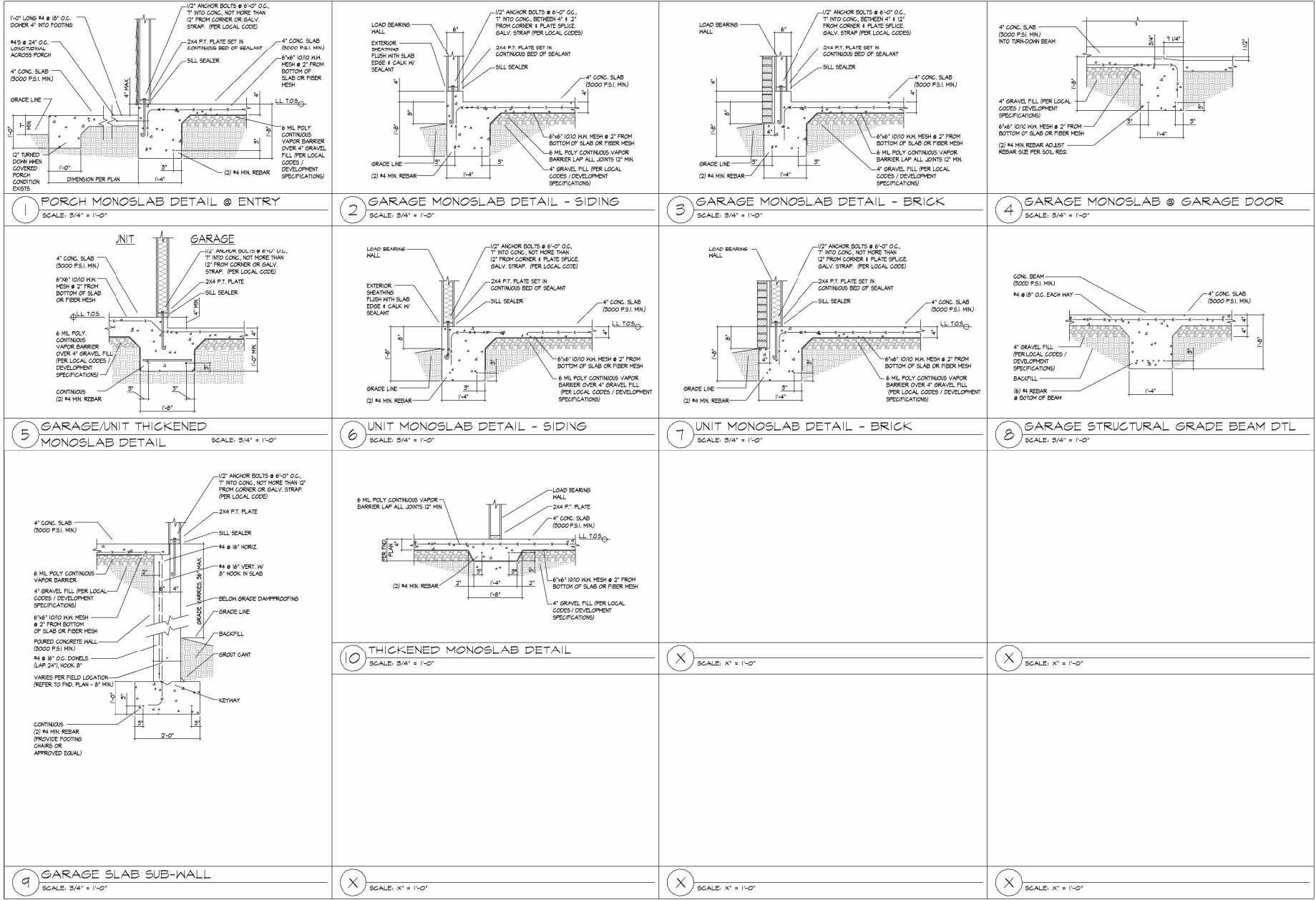
4084 Elmscourt
Dr. Stone mountain
GA 30083
New Single Family

Job # R25001

Rev

Date

A3.03



RELEASED FOR CONSTRUCTION

HOPE ARCHITECTURE AND
AYUS ENGINEERS OF RECORD IS
NOT RESPONSIBLE FOR
INTERPRETING THE INTENT OF THE
CONSTRUCTION DOCUMENTS,
INCLUDING MAKING
MODIFICATIONS AS MAY BE
NECESSARY DURING THE
CONSTRUCTION PHASE;AND THAT
THE ARCHITECT OF RECORD IS NO
LONGER LIABLE FOR THE WORK
WHERE CHANGES TO THESE
DOCUMENTS HAVE BEEN MADE.

copyright 2025 by Hope Architecture
and Ayus Engineers all rights
reserved. these documents, as
instruments of service, remain the
property of the architect and the
engineer of record and no part may be
used or reproduced without prior
written permission of the copyright
owner.

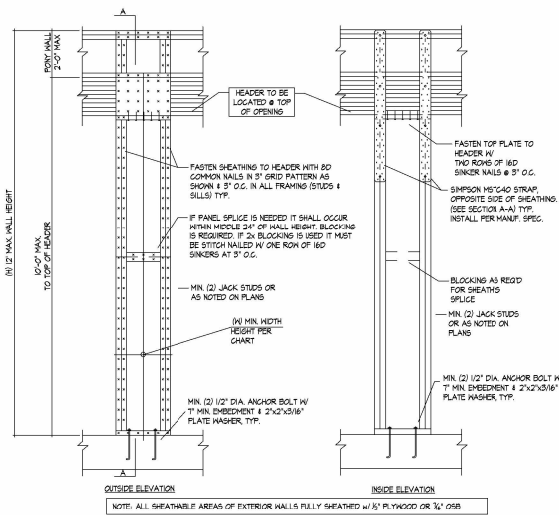
4084 Elmscourt
Dr.Stone mountain
GA 30083
New Single Family

Job # R25001

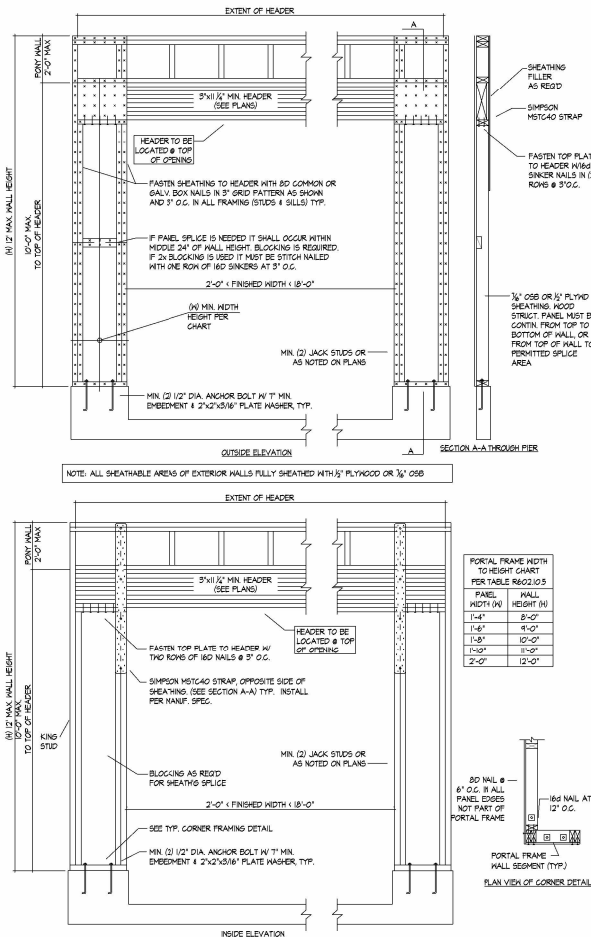
Rev

Date

A3.04



2 GARAGE PORTAL FRAME BRACING
ELEVATION - INTERIOR GARAGE PIER
SCALE: N.T.S.



1 GARAGE PORTAL FRAME BRACING
ELEV. BOTH SIDES OF GARAGE DOOR
SCALE: N.T.S.

HOPE ARCHITECTURE AND
AYUS ENGINEERS OF RECORD IS
NOT RESPONSIBLE FOR
INTERPRETING THE INTENT OF THE
CONSTRUCTION DOCUMENTS,
INCLUDING MAKING
MODIFICATIONS AS MAY BE
NECESSARY DURING THE
CONSTRUCTION PHASE;AND THAT
THE ARCHITECT OF RECORD IS NO
LONGER LIABLE FOR THE WORK
WHERE CHANGES TO THESE
DOCUMENTS HAVE BEEN MADE.

copyright 2025 by Hope Architecture
and Ayus Engineers all rights
reserved. these documents, as
instruments of service, remain the
property of the architect and the
engineer of record and no part may be
used or reproduced without prior
written permission of the copyright
owner.

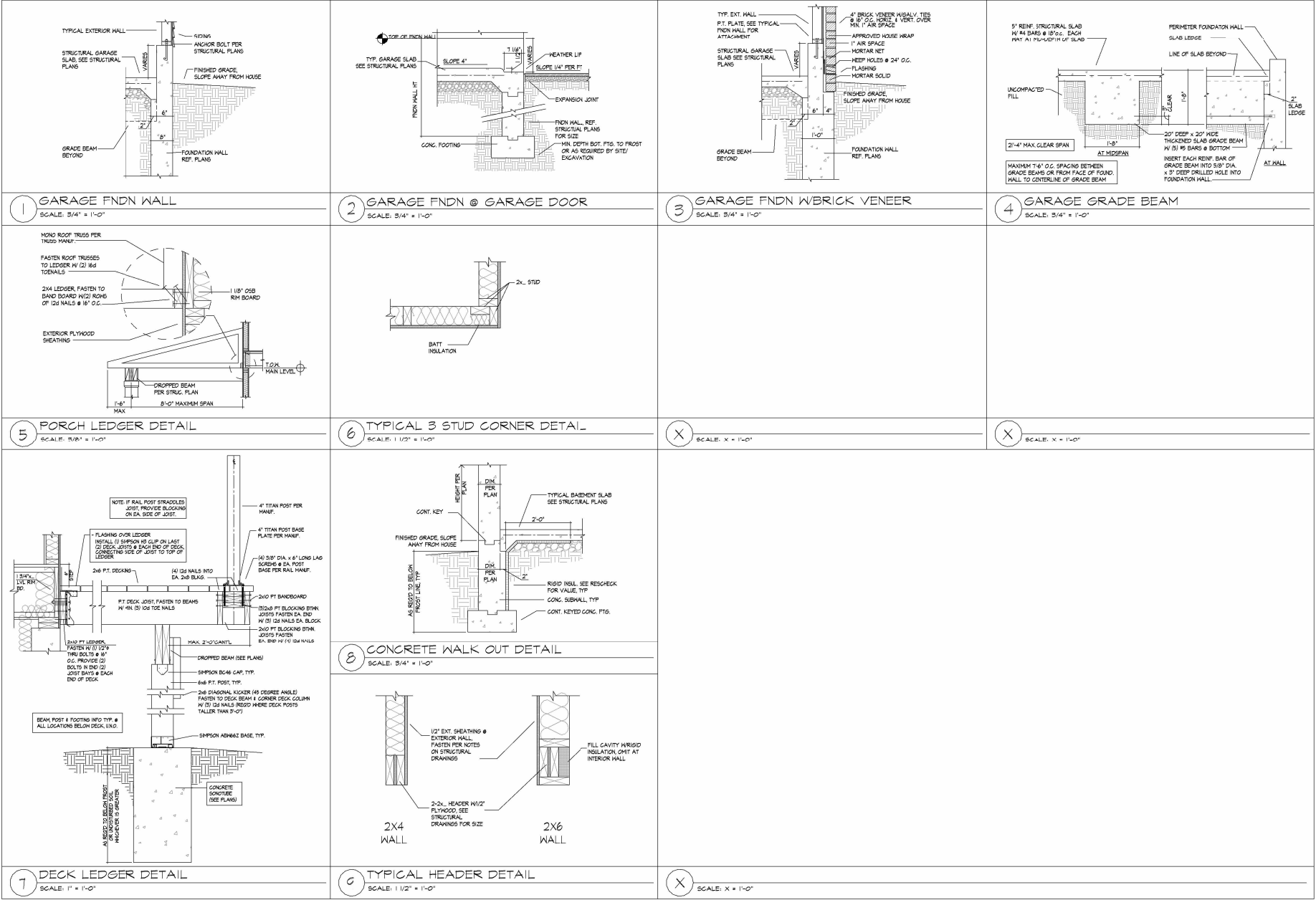
4084 Elmscourt
Dr. Stone mountain
GA 30083
New Single Family

Job # R25001

Rev
Date

RELEASED FOR CONSTRUCTION

A3.05



HOPE ARCHITECTURE AND AYUS ENGINEERS OF RECORD IS NOT RESPONSIBLE FOR INTERPRETING THE INTENT OF THE CONSTRUCTION DOCUMENTS, INCLUDING MAKING MODIFICATIONS AS MAY BE NECESSARY DURING THE CONSTRUCTION PHASE;AND THAT THE ARCHITECTOF RECORD IS NO LONGER LIABLE FOR THE WORK WHERE CHANGES TO THESE DOCUMENTS HAVE BEEN MADE.

copyright 2025 by Hope Architecture and Ayus Engineers all rights reserved. these documents, as instruments of service, remain the property of the architect and the engineer of record and no part may be used or reproduced without prior written permission of the copyright owner.

4084 Elmscourt
Dr.Stone mountain
GA 30083
New Single Family

Job # R25001

Rev
Date

RELEASED FOR CONSTRUCTION

A3.06

[illegible]

GENERAL LATERAL NOTES			
LATERAL DESIGN LOADS:			
WIND:	I. SPEED (MPH):		115
	II. IMPORTANCE FACTOR (I _w):		1.0
	III. EXPOSURE CATEGORY:		
SEISMIC:			
I.	SEISMIC OCCUPANCY CATEGORY:		B
II.	MAPPED SPECTRAL RESPONSE:		
	S _e 0.162	S _e 0.085	
III.	SITE CLASS:		D
IV.	SPECTRAL RESPONSE COEFF.:		
	S _s 0.194	S _s 0.136	
V.	SEISMIC DESIGN CATEGORY:		B
VI.	BASIC SEISMIC-FORCE-RESISTING SYS.		
	LIGHT FRAMED WALLS w/STRUCT. PANELS		
VII.	DESIGN BASE SHEAR:		
	TRANS: 2.6K	LONG: 0.8K	
VIII.	SEISMIC RESPONSE COEFF. (C _s):		
	TRANS: 0.097	LONG: 0.030	
IX.	RESPONSE MOD. FACTOR (R):		
	TRANS: 2.0	LONG: 6.5	
X.	ANALYSIS PROCEDURE USED: EQUIVALENT LATERAL FORCE		
EXTERIOR & SHEAR WALL SHEATHING SPECIFICATIONS			
THIS MODEL HAS BEEN ENGINEERED TO RESIST LATERAL FORCES RESULTING FROM 115 MPH WIND SPEED, EXP. E & SEISMIC CATEGORIES A/B.			
ENGINEERING DESIGN WAS COMPLETED PER 2018 IRC (SEC. 1609) & ASCE 7-16.			
TYP. UNIT SEPARATION WALL SHEATHING SPECIFICATION			
1/2" OR 5/8" GYPSUM WALL BOARD:			
FASTEN ONE SHEATHING TO FRAMING w/ 5d COOLER NAILS OR 1 1/4" DRYWALL SCREWS @ 7" O.C. TO PANEL EDGES & PANEL FIELD (INCLUDING TAB PLATES).			
I.	INDICATES LOCATION AND EXTENT OF SHEARWALL WHICH REQUIRES SHEATHING AND/OR FASTENING SPECIFICATIONS BEYOND THAT OF STANDARD CONSTRUCTION		
	▷	INDICATES HOLD-DOWN BELOW	
SYMBOL	SHEAR PANEL SPEC.	FASTENER	SPACING
	1/2" OR 5/8" GYP.	#6 DRYWALL SCREWS 1 1/4" LONG	4" O.C. TO ALL FRAMING MEMBERS
	7/16" PLYWOOD OR OSB	8d Nails	3" O.C. @ ALL EDGES
STANDARD EXTERIOR WALL SHEATHING REQUIREMENTS:			
7/16" OSB OR 15/32" PLYWOOD			
FASTEN w/ 8d Nails @ 6" O.C. AT ALL PANEL EDGES AND @ 12" O.C. AT CENTER (U.N.O. ON PLANS)			
1. PROVIDE HORIZ. 2x SOLID BLOCKING AT ALL UNSUPPORTED PANEL EDGES OF ALL EXTERIOR WALLS & INTERIOR SHEAR WALLS.			
2. ALL STRUCTURAL PANELS ARE TO BE DIRECTLY APPLIED TO STUD FRAMING @ 16" O.C. MAX.			
3. LAP SHEATHING @ FIRST & SECOND FLOOR DECKS PER TYPICAL DETAILS PROVIDED.			
4. ALL EXTERIOR WALLS & INTERIOR SHEAR WALLS SHALL HAVE DOUBLE TOP PLATES FASTENED TOGETHER w/ 16d @ 16" O.C. USE (8) 16d @ EA. LAP SPICE (TYP. U.N.O.).			
5. ALL EXTERIOR WALLS SHALL BE CONTINUOUSLY SHEATHED AND ARE CONSIDERED SHEAR WALLS.			

[illegible]

HOLD-DOWN SCHEDULE	
SYMBOL	SPECIFICATION
▽ HD-1	SIMPSON HIT4
▽ HD-2	SIMPSON W5140 STRAP (E "12" END LENGTH)
▽ HD-3	SIMPSON HD05-S052.5 HOLD-DOWN

* ALTERNATIVE TO STEEL ANCHOR BOLT SPECIFICATION:
 UTILIZE "SIMPSON" SET EPOXY SYSTEM TO FASTEN THREADED ROD INTO CONCRETE. FUNDAMENTAL TO SIMPSON SPECS FOR ANCHOR DIAMETER). PROVIDE "9" MIN. EMBEDMENT INTO CONCRETE. INSTALL PER MANUF. RECOMMENDATIONS. DO NOT LOCATE ANCHORS WITHIN 1/4" OF EDGE OF FOUNDATION.

ROOF FRAMING NOTES:

STRUCTURAL DESIGN IS BASED ON 2010 IRC.
ALL METAL HANGERS SHALL BE SPECIFIED BY THE TRUSS MANUFACTURER.

ALL HEADERS TO BE SUPPORTED ON (1) 2X6 JACK STUD @ 102X KING STUD MINIMUM. THE NUMBER OF STUDS SPECIFIED AT A SUPPORT INDICATES THE NUMBER OF JACK STUDS REQUIRED @UD.

TRUSS SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT AND ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION AND DELIVERY.

ROOF SHEATHING SHALL BE 7/16" APA RATED SHEATHING 24/16 (OR APPROVED EQUAL).

FACETS TO FRAMING MEMBERS W/45° WALLS & 6" OC.

© PANEL EDGES 12" OC. IN FIELD.




[illegible]

SHOP DRAWINGS

COMPLETE STRUCTURAL SHOP DRAWINGS FOR CONSTRUCTION OF EACH BUILDING COMPONENT NOT DESIGNED BY THE DESIGN TEAM-OF-RECORD AND NOT SPECIFIED ON THE PROJECT CONSTRUCTION DOCUMENTS SHALL BE SEALD AND SIGNED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF GEORGIA AND GET APPROVAL FROM ENGINEER-OF-RECORD PRIOR TO THE SUBMITTAL AND SHALL BE AVAILABLE AT THE JOB SITE DURING TIMES OF INSPECTION.

ALL PRE-ENGINEERED TRUSS SHOP DRAWINGS SHALL BE AVAILABLE ON THE JOB SITE DURING THE TIMES OF INSPECTION AND SHALL BEAR CLEAR INDICATION THAT THEY HAVE BEEN REVIEWED AND APPROVED BY THE PROJECT STRUCTURAL ENGINEER-OF-RECORD

LEGEND

	INTERIOR BEARING WALL
	B.W.A. = BEARING WALL ABOVE
	· BEAM / HEADER
	EXTENT OF OVERFRAMING
JL	METAL HANGER
P.A.	POST ABOVE, PROVIDE SOLID BLOCKING OR BEAM BELOW

MEANS & METHODS NOTES

THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE BUILDING IS FINISHED AND ALL PLAN DETAILS HAVE BEEN COMPLETED. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE THE ERECTION PROCEDURES AND SEQUENCE TO ENSURE THE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING CONSTRUCTION. THIS INCLUDES, BUT IS NOT LIMITED TO, THE SEQUENCE OF NECESSARY SHORING, SHEDDING, TEMPORARY BRACING, GYPS AND TIE-OWNS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING AND BRACING. CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND ADJACENT STRUCTURES AND SYSTEMS DURING COURSE OF DESIGN AND CONSTRUCTION OF THE PROJECT.

STRUCTURAL DESIGN AND SPECIFICATIONS ASSUME THAT ALL SUPPORTING STRUCTURES ARE EXISTING. CONTRACTOR SHALL FLOOR FINISHES ARE LEVEL, INCLUDING BUT NOT LIMITED TO: FOUNDATIONS, SLABS OF GRADE, BEAMS, WALLS AND NON-SUPPORTED ROOFS. CONTRACTOR SHALL BE RESPONSIBILITY TO VERIFY EXISTING CONDITIONS AND MAKE ADJUSTMENTS TO THE DESIGN TO ACCOMMODATE ANY OF THOSE AREAS THAT MAY BE WITHIN CONTRACTUAL, UO OR WARRANTY TOLERANCES.

FOUNDATION NOTES:

- * CONCRETE DESIGN BASED ON AC 308.
- * CONCRETE SHALL ATAIN THE FOLLOWING MINIMUM COMPRESSIVE STRENGTH IN 28 DAYS U.O.
- FOOTINGS: 5,000psi
- FOUNDATIONS: 5,000psi
- SLABS OF GRADE: 2300psi
- (EXTERIOR SLAB): 3500psi
- WALLS: 3500psi
- * DESIGN LOADS:
- SOIL: 2,000 psf ALLOWABLE
- WIND: AS SPECIFIED
- * ALL CONCRETE EXPOSED TO THE WEATHER SHALL NOT HAVE LESS THAN 5% OR MORE THAN 7% AIR ENTRAINMENT.
- * ALL FOOTING SUPPORTING STRUCTURES SHALL BEAR MINIMUM 12" BELOW GRADE.
- * ALL LUMBER EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESERVATIVE TREATED FOLLOWING PER 12.
- * FOUNDATION PLATES TO FOUNDATION WALLS WITH 12" DIA. ANCHOR BOLTS AT 6" ON C.
- * MINIMUM 1/2" PLATE 1" AT 6" ON C.
- * ALL PLATES TO BE PLATE 1" AT 6" ON C.

FOOTING SIZE				
ALLOWABLE SOIL BEARING CAPACITY	8"X10" WALL		12" WALL	
	BRICK	NO BRICK	BRICK	NO BRICK
2,000 PSF	8"x24"	8"x20"	8"x24"	8"x20"
2,500 PSF	8"x20"	8"x16"	8"x24"	8"x18"
3,000 PSF	8"x16"	8"x16"	8"x18"	8"x18"

1-10' MANUFACTURER SHALL DETERMINE WHEN
WEB BLOCKING & STIFFENERS ARE REQUIRED

PROVIDE 1-10' BLOCKING BETWEEN ALL CANTD
JOISTS @ BEARING POINT OF CANTILEVER

WALL STUD SCHEDULE		
WALL DESIGNATION	LEVEL	STUD SIZE AND SPACING
W1	1ST - ROOF	2x4 @ (WY TYPING)
W2	1ST - 2ND	2x4 @ 16" O.C.

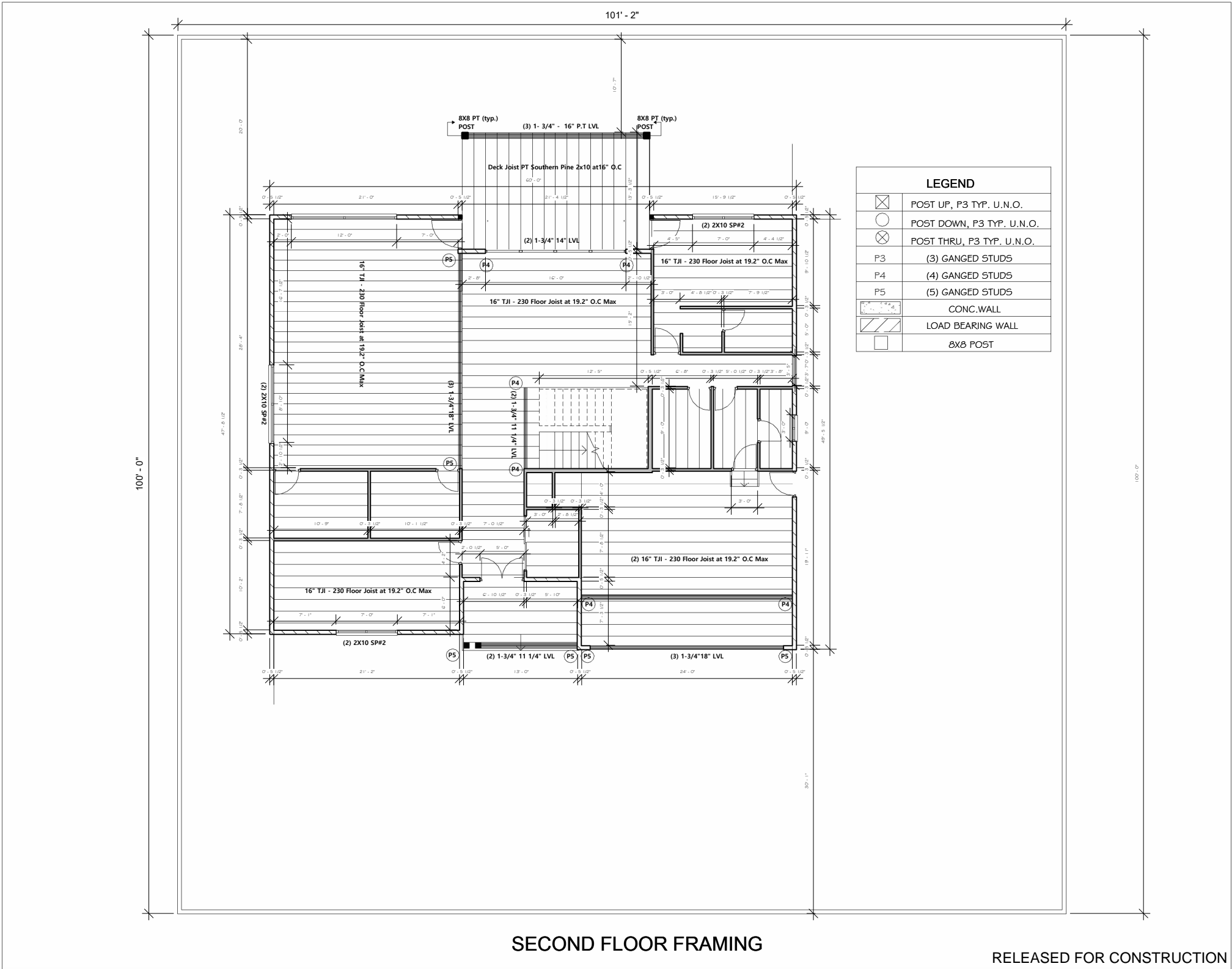
OPENING SIZE	HEADER SIZE	NUMBER OF JACK STUDS	NUMBER OF KANG STUDS
0'-0" - 3'-0"	(2) 2x6	1	2
3'-0" - 5'-0"	(2) 2x12	2	2
5'-0" - 7'-0"	(2) LVL 1 3/4" x 9 1/4"	2	3
7'-0" - 9'-0"	(2) LVL 1 3/4" x 11 7/8"	3	3
9'-0" - 11'-0"	(2) LVL 1 3/4" x 14"	3	3

NOTES

1. HEADER SCHEDULE IS FOR LOAD BEARING WALLS ONLY. USE (2) 2"x4" WITH (1) 2x6 JACK STUD AND (1) 2x6 KANG STUD AT EACH END FOR ALL OPENINGS IN NON-LOAD BEARING WALLS.
2. ALL BLDG. HEADERS ARE #2 SOUTHERN YELLOW PINE (SYP).



S.02



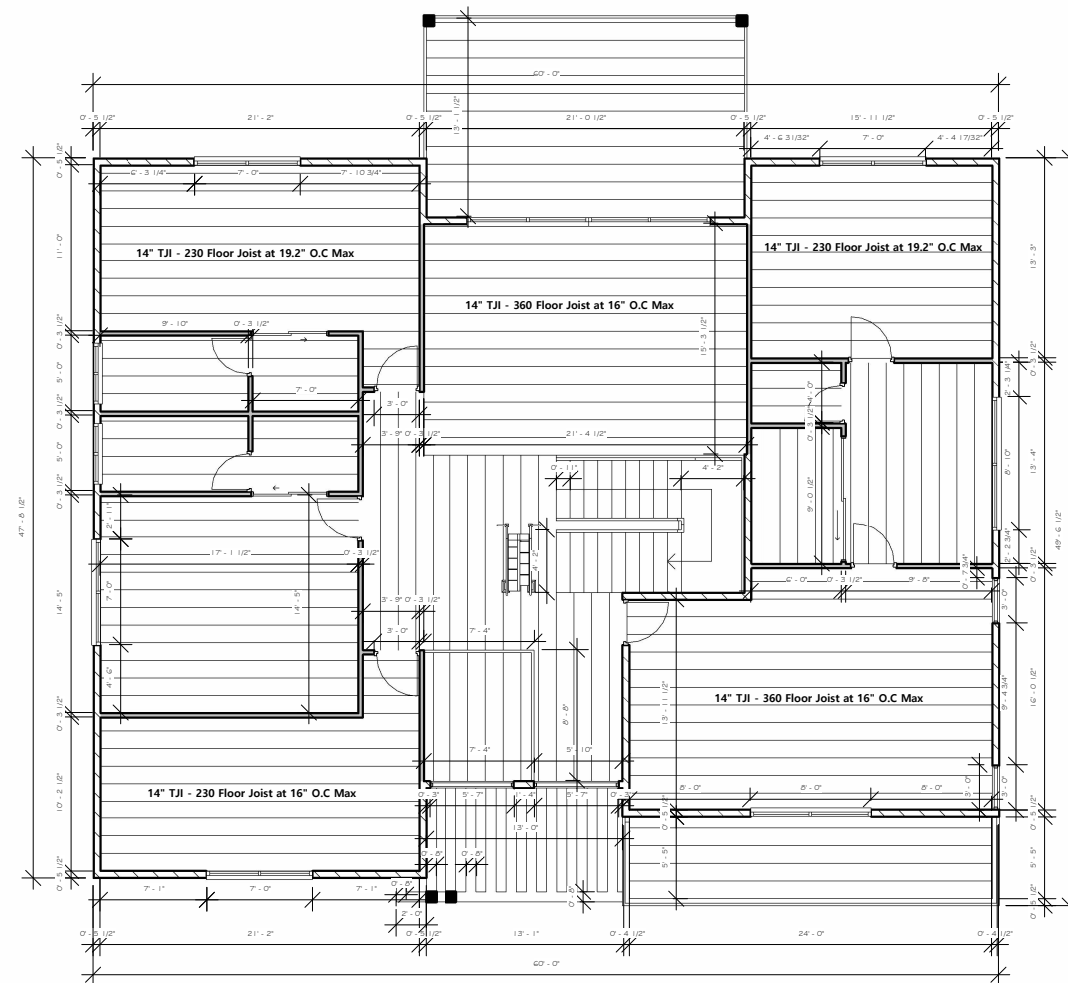
HOPE ARCHITECTURE AND
AYUS ENGINEERS OF RECORD IS
NOT RESPONSIBLE FOR
INTERPRETING THE INTENT OF THE
CONSTRUCTION DOCUMENTS,
INCLUDING MAKING
MODIFICATIONS AS MAY BE
NECESSARY DURING THE
CONSTRUCTION PHASE;AND THAT
THE ARCHITECT OF RECORD IS NO
LONGER LIABLE FOR THE WORK
WHERE CHANGES TO THESE
DOCUMENTS HAVE BEEN MADE.

copyright 2025 by Hope Architecture
and Ayus Engineers all rights
reserved. these documents, as
instruments of service, remain the
property of the architect and the
engineer of record and no part may be
used or reproduced without prior
written permission of the copyright
owner.

4084 Elmscourt
Dr.Stone mountain
GA 30083
New Single Family

Job # R25001

Rev			
Date			



CEILING FRAMING PLAN

RELEASED FOR CONSTRUCTION

HOPE ARCHITECTURE AND
AYUS ENGINEERS OF RECORD IS
NOT RESPONSIBLE FOR
INTERPRETING THE INTENT OF THE
CONSTRUCTION DOCUMENTS,
INCLUDING MAKING
MODIFICATIONS AS MAY BE
NECESSARY DURING THE
CONSTRUCTION PHASE;AND THAT
THE ARCHITECTOF RECORD IS NO
LONGER LIABLE FOR THE WORK
WHERE CHANGES TO THESE
DOCUMENTS HAVE BEEN MADE.

copyright 2025 by Hope Architecture
and Ayus Engineers all rights
reserved. these documents, as
instruments of service, remain the
property of the architect and the
engineer of record and no part may be
used or reproduced without prior
written permission of the copyright
owner.

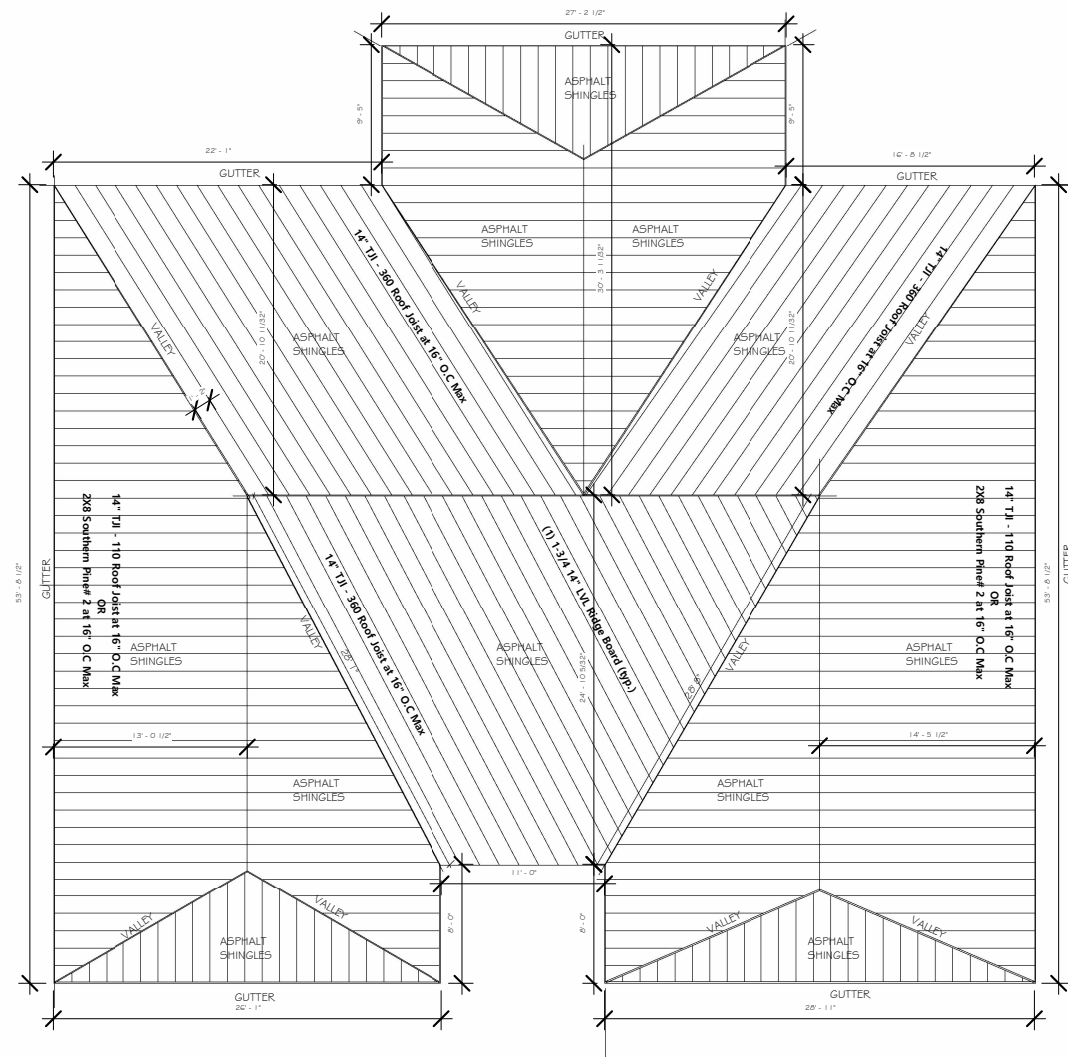
4084 Elmscourt
Dr.Stone mountain
GA 30083
New Single Family

Job # R25001

Rev

Date

S.04



ROOF FRAMING PLAN

RELEASED FOR CONSTRUCTION

HOPE ARCHITECTURE AND
AYUS ENGINEERS OF RECORD IS
NOT RESPONSIBLE FOR
INTERPRETING THE INTENT OF THE
CONSTRUCTION DOCUMENTS,
INCLUDING MAKING
MODIFICATIONS AS MAY BE
NECESSARY DURING THE
CONSTRUCTION PHASE;AND THAT
THE ARCHITECTOF RECORD IS NO
LONGER LIABLE FOR THE WORK
WHERE CHANGES TO THESE
DOCUMENTS HAVE BEEN MADE.

copyright 2025 by Hope Architecture
and Ayus Engineers all rights
reserved. these documents, as
instruments of service, remain the
property of the architect and the
engineer of record and no part may be
used or reproduced without prior
written permission of the copyright
owner.

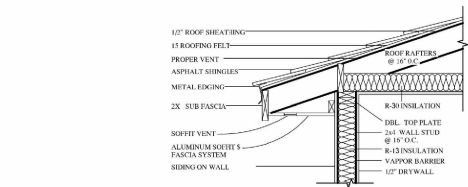
4084 Elmscourt
Dr.Stone mountain
GA 30083
New Single Family

Job # R25001

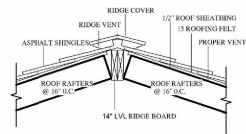
Rev

Date

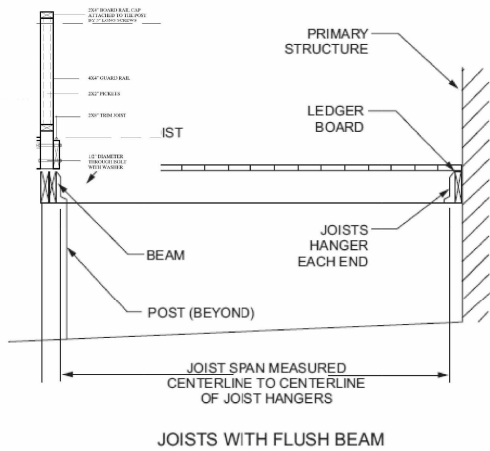
S.05



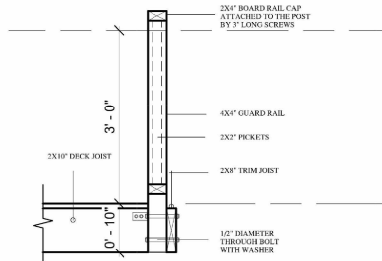
2 Roof Eave Detail
1/2" = 1'-0"



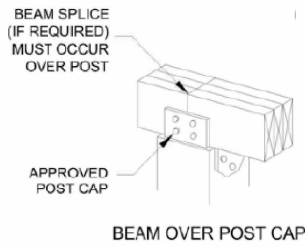
3 Ridge Detail
1/2" = 1'-0"



5 Ledger Board to Rim Joist
3/4" = 1'-0"



4 Guard Post



HOPE ARCHITECTURE AND
AYUS ENGINEERS OF RECORD IS
NOT RESPONSIBLE FOR
INTERPRETING THE INTENT OF THE
CONSTRUCTION DOCUMENTS,
INCLUDING MAKING
MODIFICATIONS AS MAY BE
NECESSARY DURING THE
CONSTRUCTION PHASE;AND THAT
THE ARCHITECT OF RECORD IS NO
LONGER LIABLE FOR THE WORK
WHERE CHANGES TO THESE
DOCUMENTS HAVE BEEN MADE.

copyright 2025 by Hope Architecture
and Ayus Engineers all rights
reserved. these documents, as
instruments of service, remain the
property of the architect and the
engineer of record and no part may be
used or reproduced without prior
written permission of the copyright
owner.

4084 Elmscourt
Dr.Stone mountain
GA 30083
New Single Family

Job # R25001

Rev

Date

S.08

RELEASED FOR CONSTRUCTION