

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: Rona Swann and Semelda Haynes

Mailing Address: 3310 White Castle Drive

City/State/Zip Code: Decatur, GA 30034

Email: samona.2.21.21@gmail.com

Telephone Home: 443-600-1446 Business: 407-680-4493

OWNER OF RECORD OF SUBJECT PROPERTY

Owner: Rona Swann

Address (Mailing): 3310 White Castle Drive, Decatur, GA 30034

Email: samona.2.21.21@gmail.com Telephone Home: 443-600-1446 Business: 407-680-4493

ADDRESS/LOCATION OF SUBJECT PROPERTY

Address: 3310 White Castle Drive City: Decatur State: GA Zip: 30034

District(s): _____ Land Lot(s): _____ Block: _____ Parcel: 1506601040

Zoning Classification: R-100 Commission District & Super District: 3/7

CHECK TYPE OF HEARING REQUESTED:

☒ X 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

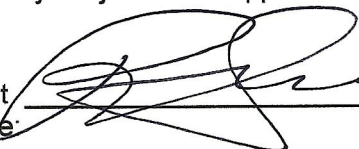
AUTHORIZATION OF THE PROPERTY OWNER

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: 12/04/2025

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: 12/4/2025

Applicant/Agent 
Signature:

TO WHOM IT MAY CONCERN:

(I)/ (WE): Rona Swann
(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

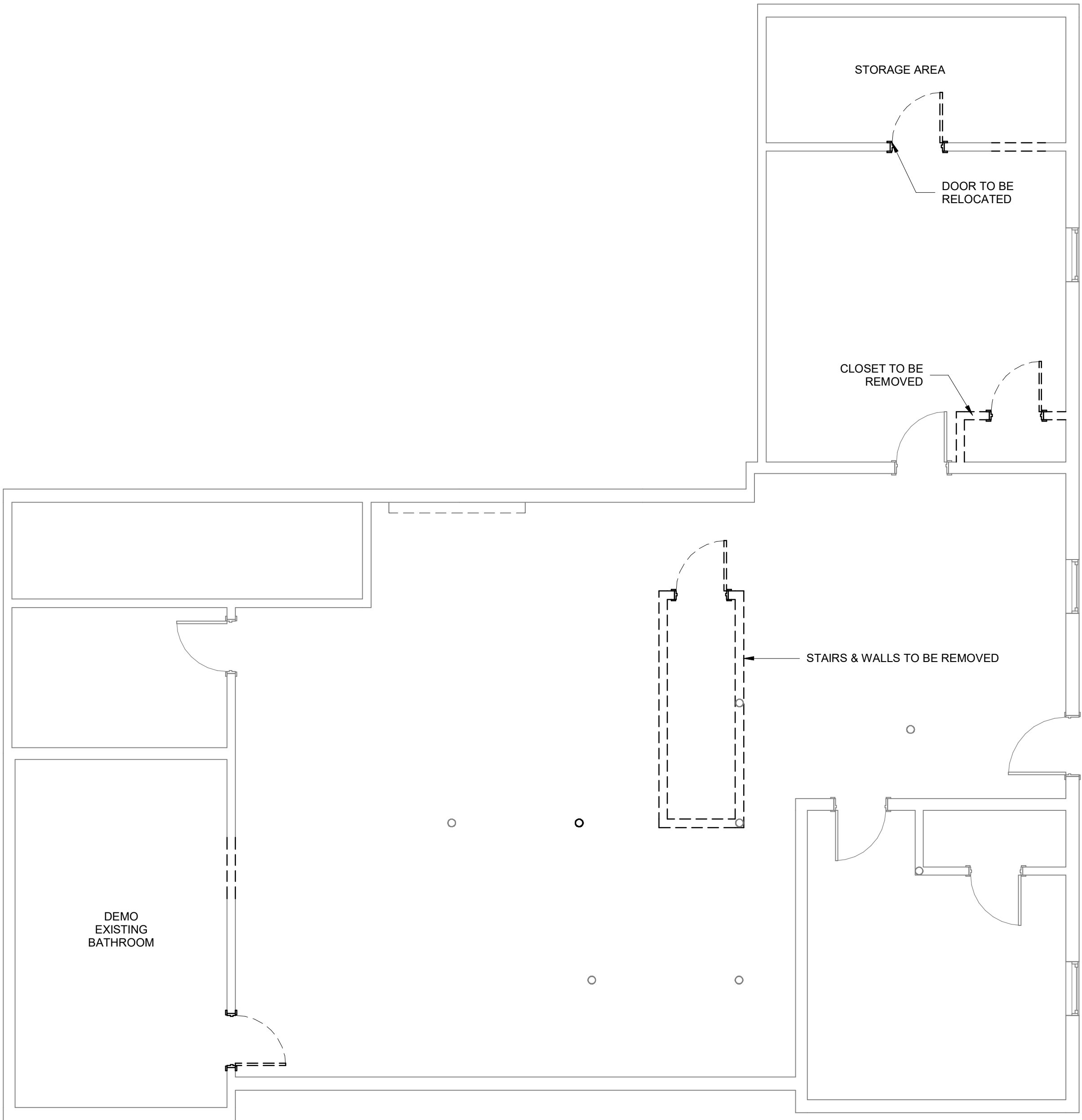
Owner Signature

Notary Public

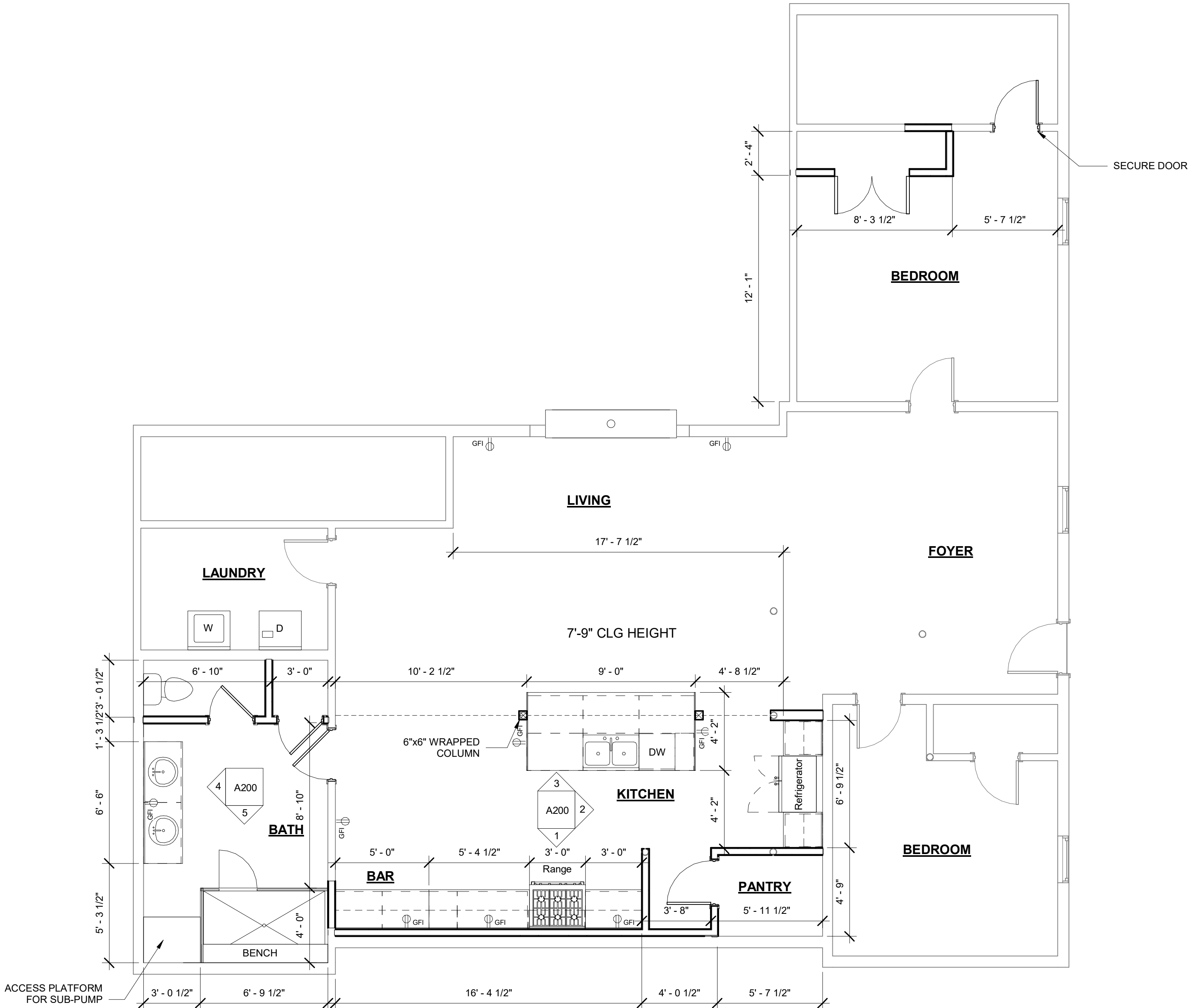
Owner Signature

PLAN NOTES:

1. ALL DIMENSION LINES ARE TO THE FACE OF THE STUD OR CONCRETE.



1 **EXISTING/DEMO 1ST FLOOR**
1/4" = 1'-0"



2 **PROPOSED 1ST FLOOR**
1/4" = 1'-0"

White Castle Basement Design

3310 White Castle Dr, Decatur, GA 30034

EXISTING & PROPOSED BASEMENT PLANS

Richard Bodrick II, Freelance Designer

2997 Cobb Pkwy #725368

Atlanta, GA 31139

(470) 528-7126

REVISION SCHEDULE

No.	Date	By

DATE 00/00/0000

DRAWN REB

CHECKED REB

JOB NO.

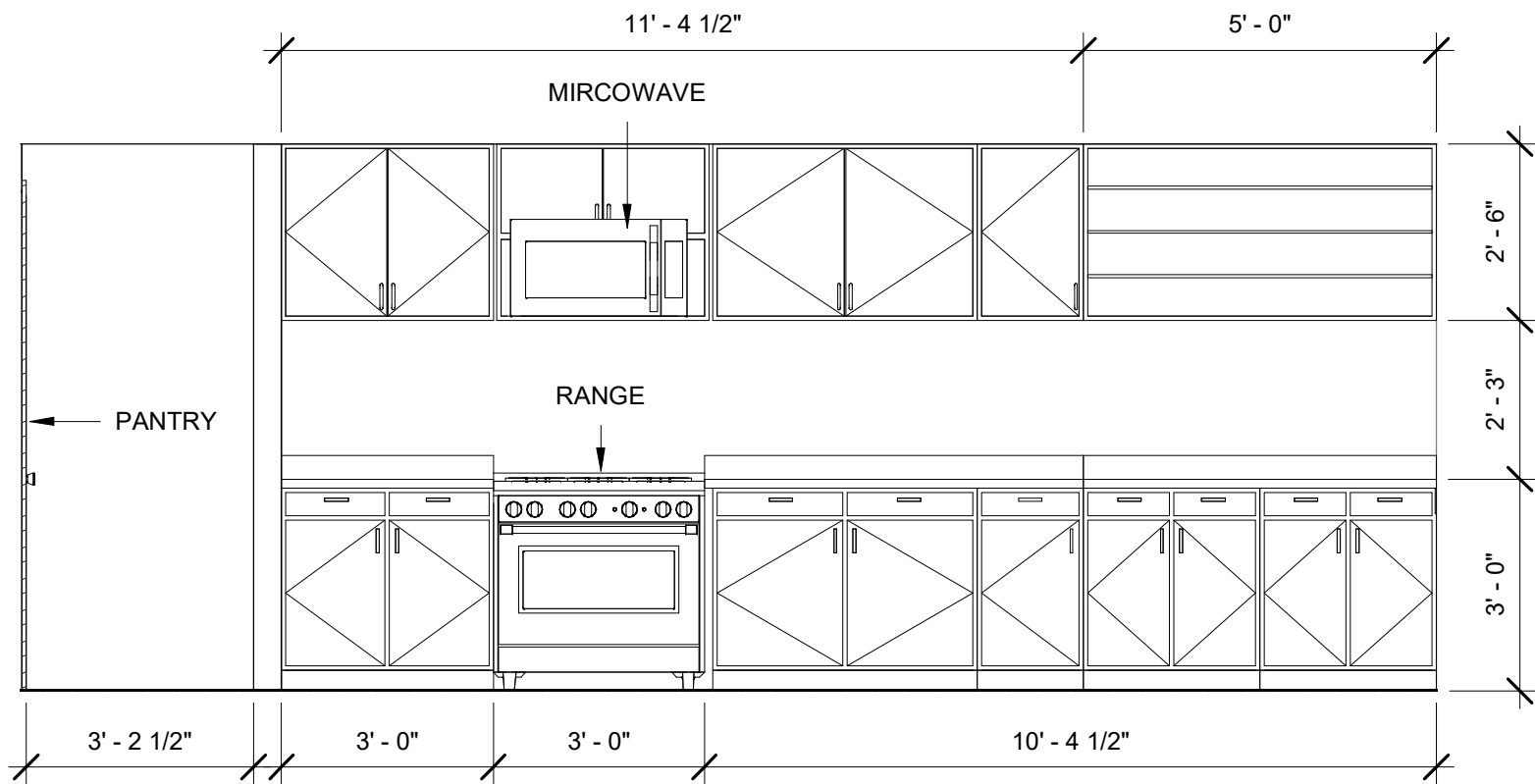
03072022

SHEET NO.

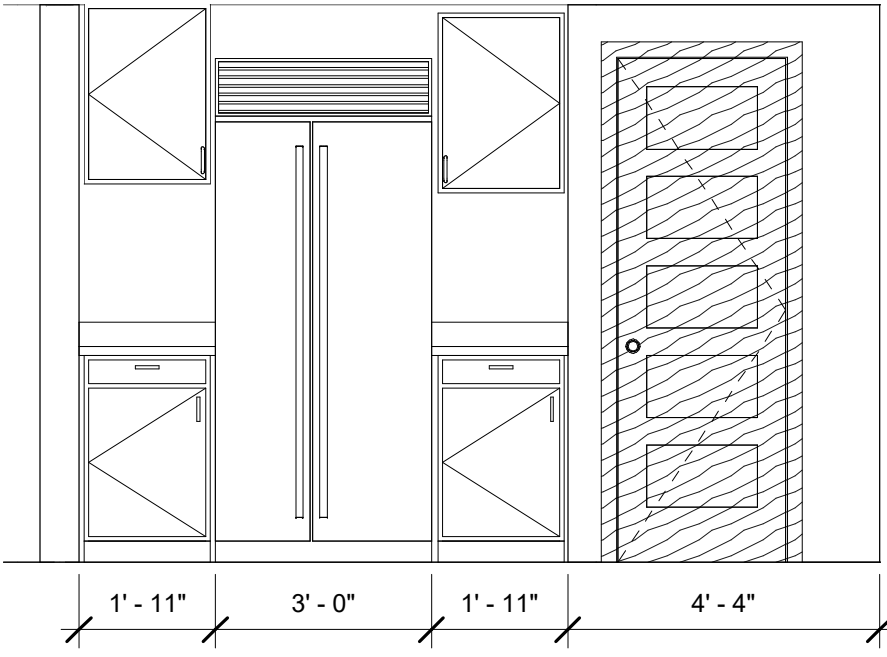
A100

EXTERIOR MATERIAL LEGEND

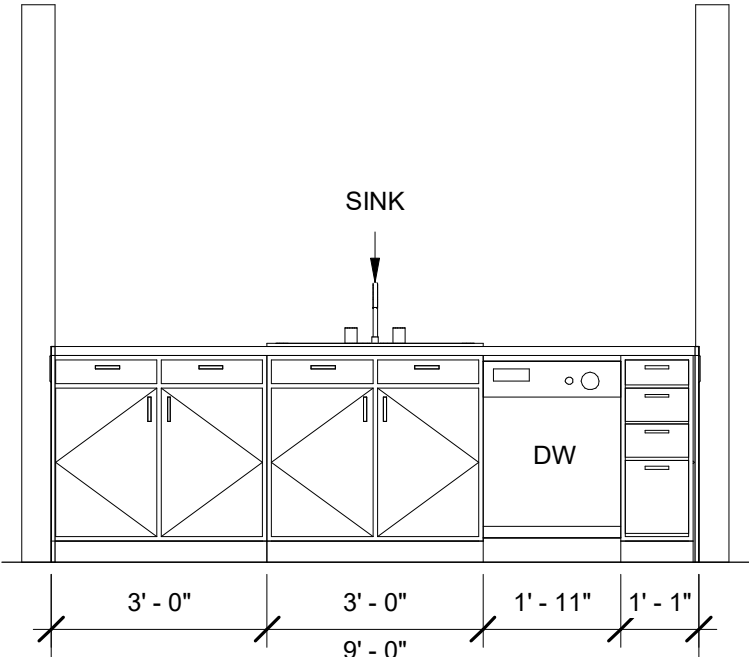
- HARDI BOARD
PANEL SIDING
- HARDI BOARD
WOOD SIDING
- STONE FINISH



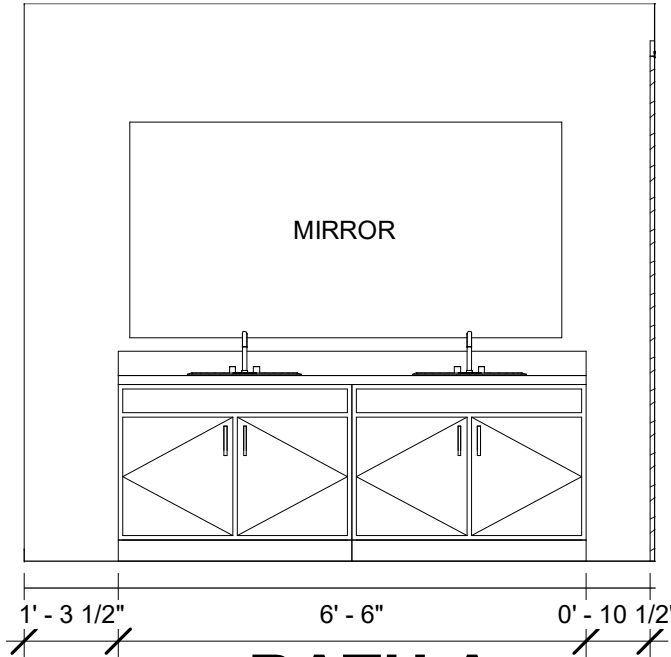
① **KITCHEN A**
3/8" = 1'-0"



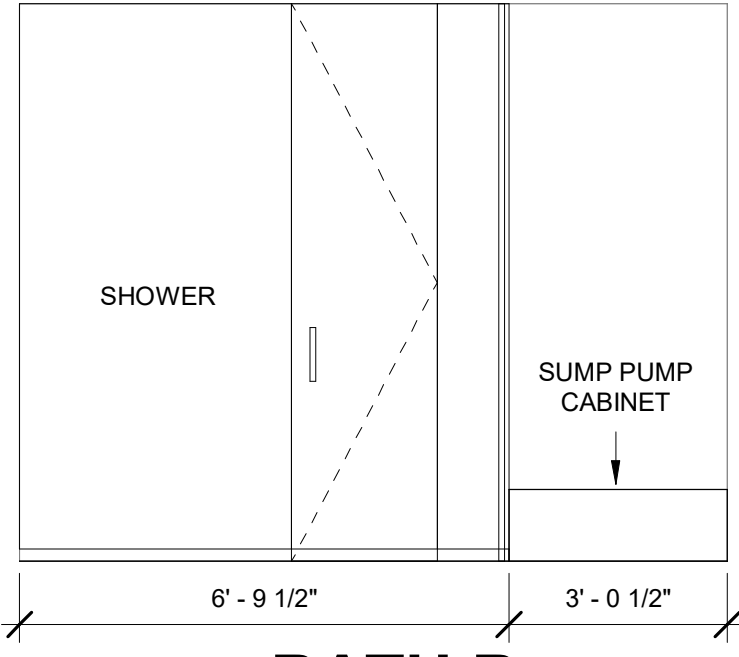
② **KITCHEN B**
3/8" = 1'-0"



③ **KITCHEN ISLAND**
3/8" = 1'-0"



④ **BATH A**
3/8" = 1'-0"



⑤ **BATH B**
3/8" = 1'-0"

White Castle Basement Design
3310 White Castle Dr, Decatur, GA 30034
INTERIOR ELEVATIONS

Richard Bodrick II, Freelance Designer
2997 Cobb Pkwy #725368
Atlanta, GA 31139
(470) 528-7126

REVISION SCHEDULE		
No.	Date	By
DATE 00/00/0000		
DRAWN REB		
CHECKED REB		

JOB NO.
03072022

SHEET NO.
A200