



Lorraine Cochran-Johnson

Chief Executive Officer

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

Wednesday, April 8, 2025

Planning Department Staff Analysis



Juliana Njoku

Director

N9. Case No: A-26-1247960

Parcel ID(s): 18 047 22 007

Commission District 04 Super District 06

Applicant: Kara Copeland & Elliott Hennington
P.O. Box 143028
Fayetteville, Georgia 30214

Owner: Lion Hardwood Floors LLC
2099 Old Dallas Hwy
Marietta, Georgia 30064

Project Name: 439 Booker Avenue - New Single Family Home Construction

Location: 439 Booker Avenue, Scottdale, Georgia 30079

Requests: Variance request Section 27-3.36.10 of the DeKalb County Zoning Ordinance to reduce the

- Required front setback from 30 feet to 15 feet,
Reduce the required rear setback from 30 feet to 20 feet,
Increase maximum lot coverage from 35 percent to 69 percent,
Reduce required street trees to none,
Reduce the required landscape strip width from 5 feet to 1.5 feet,
Reduce minimum parking space size to 232 square feet, and
Reduce minimum floor area from 1,000 square feet to 616 square feet,

to facilitate construction of a new single-family residence in the R-75 zoning district within the Scottdale Overlay District Tier 2

Staff Recommendation: Denial

STAFF FINDINGS:

The applicant seeks approval to construct a new single-family residence at 439 Booker Avenue. The submitted site plan identifies the property as zoned R-75, with a Traditional Neighborhood (TN) land use designation, within the Scottsdale Overlay District, Tier 2. The plan notes current development standards including a 30-foot front setback, 30-foot rear setback, 35 percent maximum lot coverage, 5-foot landscape strip, minimum house size of 1,000 square feet, and required front yard trees. The plan also shows a lot area of 3,484.8 square feet, or approximately 0.08 acres. The submitted site plan depicts a new three-level single-family residence with floor areas of 616 square feet on the first level, 879 square feet on the second level, and 879 square feet on the third level, for a total of 2,374 square feet.

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 record shows an unusual physical condition in the size and shape of the parcel. The lot contains approximately 3,484.8 square feet and appears to measure about 50.58 feet in width, with depths of roughly 64.27 feet and 71.26 feet. Those dimensions are smaller than required by the Scottsdale Tier 2 overlay standard which calls for a minimum lot size of 5,000 square feet. These conditions do not appear to have been created by the applicant. Staff therefore finds that the criteria is supported by the small parcel size.

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:

The requested relief exceeds the minimum necessary. The application seeks seven separate variances affecting setbacks, lot coverage, streetscape requirements, landscape strip width, parking dimensions, and minimum floor area. Most significant is the requested increase in lot coverage from 35 percent to 69 percent, together with elimination of required street trees and a reduction of the landscape strip from 5 feet to 1.5 feet. In combination, those requests substantially reduce the dimensional and public realm standards intended for the district and overlay area.

The submitted site plan shows a total proposed floor area of 2,374 square feet on a 3,484.8 square foot lot. The requested relief appears driven by the size and configuration of the specific proposal. It appears that a narrower or more modest development could reasonably use the property. The application materials do not demonstrate why this full package of variances are required to afford relief. Staff therefore finds that the request exceeds the minimum necessary and would confer a level of development intensity not commonly available to similarly constrained properties under current standards.

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 cumulative reduction of setbacks, lot coverage, street trees, and landscape strip width would materially lessen the site buffering, open area, and streetscape elements otherwise required in the Scottsdale Overlay District. On a lot of this size, those reductions would compress development in a significant way.

Because the request is broad and affects both building placement and frontage standards, staff cannot conclude that the proposal would avoid material detriment to the surrounding zoning district. Even though the use itself is residential, the extent of the requested relief would diminish the dimensional and visual protections built into the district and overlay standards.

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

Strict application of the ordinance would plainly constrain the submitted design. The lot is small and irregular, and those conditions make development more difficult than on a standard parcel. However, the record does not show that denial of this application would deprive the property owner of all reasonable residential use or that only the specific plan submitted can make practical use of the site. The application materials instead show that the hardship is largely tied to fitting this particular house form and intensity onto the lot.

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 Traditional Neighborhood character area and the Scottdale Overlay District, Tier 2. The use proposed, a single-family residence, is generally consistent with the surrounding residential context. However, consistency with the spirit and purpose of the ordinance requires more than use compatibility alone. The standards at issue, including setbacks, lot coverage, landscaping, sidewalk relationship, and street trees, are part of the ordinance's framework for shaping neighborhood form and frontage character in this overlay area.

Reducing several of those standards at once, and to the degree proposed here, would undercut that framework rather than work within it. Staff therefore finds that while the general residential use may be appropriate, the requested package of variances is not consistent with the spirit and purpose of the ordinance and is not sufficiently aligned with the intended built form outcomes of the district and overlay standards. Criterion 5 is not satisfied.

FINAL STAFF ANALYSIS:

The record supports a finding that the parcel has an unusual size and shape, and staff acknowledges that this creates some development difficulty. Rather than seeking limited relief tied closely to the lot condition, the application requests seven separate variances, including major lot coverage relief and multiple reductions to frontage and landscape standards, to accommodate a 2,374 square foot residence on a 3,484.8 square foot lot, a proposed lot coverage of almost 70%.

The requested relief exceeds the minimum necessary, and it does not appear that strict application of the ordinance would create an undue and unnecessary hardship warranting this cumulative level of relief. The requested variances also undermine the dimensional and streetscape objectives of the Scottdale Overlay District. For those reasons, staff recommends denial.

Staff Recommendation: Denial



DeKalb County Department of Planning & Sustainability

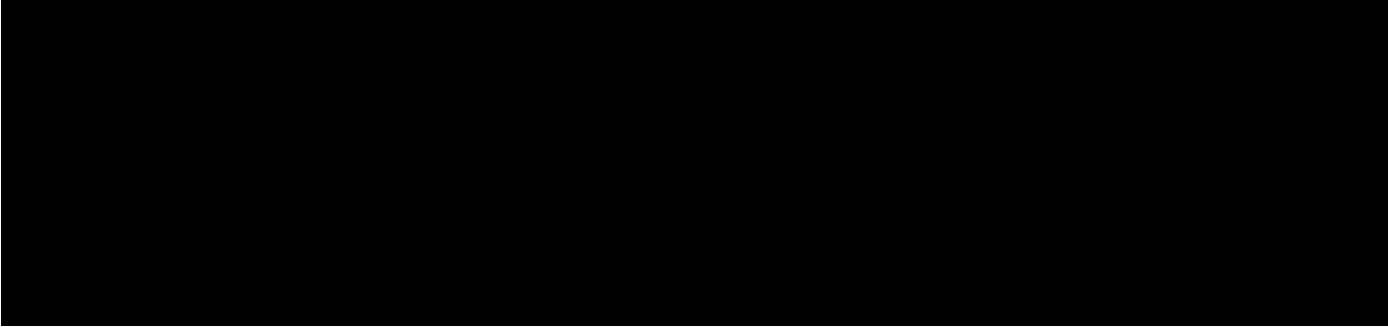
Hon. Michael Thurmond
Chief Executive Officer

Andrew Baker, AICP,
Director

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

BOA No. _____

Applicant and/or
Authorized Representative Kara Copeland & Elliott Hennington



Owner: Lion Hardwood Floors LLC



ADDRESS/LOCATION OF SUBJECT PROPERTY

Address: 439 Booker Avenue City: Scottdale State: GA Zip: 30079

District(s): 04 Land Lot(s): 53/54 Block: 22 Parcel: 18-047-22-007

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

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

Zoning Classification: _____ Commission District & Super District: _____

CIRCLE 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.)
- OFFICIALS APPEALS OF ADMINISTRATIVE DECISIONS.

TO BE COMPLETED BY PLANNING AND SUSTAINABILITY DEPARTMENT

Date Received: _____

Fee Paid: _____



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: 01/09/2025

Applicant/Agent: [Signature]
Signature

TO WHOM IT MAY CONCERN:

(I)/ (WE) David Shanks, Lion Hardwood Floors LLC
(Name of Owners)

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

Kara Copeland & Elliott Hennington

(Name of Applicant or Representative)

LIZATTE T. MARTIN
NOTARY PUBLIC
DeKalb County
State of Georgia
My Comm. Expires May 26, 2026

To file an application on (our) behalf

[Signature]
Notary Public

[Signature]
Owner

Notary Public

Owner

Notary Public

Owner



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: 01/09/2025

Applicant:
Signature 

DATE: _____

Applicant:
Signature _____

Dear Members of the Zoning Board,

Please consider our Letter of Intent in support of the requested variances from the applicable provisions of the DeKalb County Zoning Ordinance for the building standards section 27-3.36.10. The property is located at 439 Booker Avenue, Scottdale, Georgia 30079, which is a confirmed legal lot of record. The purpose of this request is to obtain relief from strict application of the ordinance due to unique site conditions that create an undue and unnecessary hardship. We have outlined specific requests below with explanations.

- Reduce front setbacks from 30 feet to 15 feet
- Reduce rear setbacks from 30 feet to 20 feet
- Reduce required street trees to none
- Reduce Landscape strip width from 5 feet to 1.5 feet
- Increase minimum lot coverage from 35% to 69%
- Reduce minimum parking space size to 232 square feet
- Reduce minimum floor area from 1000 square feet to 616 square feet

1. The Exceptional physical site Conditions - irregular lot size and shape

The property is affected by exceptional physical conditions due to its unique shape being 64 feet to 71 feet deep and 50 feet wide. There are no current issues with slope or flooding, nor are there any trees located on the site. These conditions are inherent to the property and were not created by the owner or applicant. As a result, strict application of the zoning requirements would make it increasingly more difficult to build and enjoy ownership rights and privileges commonly enjoyed by other property owners within the same neighborhood.

2. Minimum Variance Necessary

The variance requested represents the minimum relief necessary to allow reasonable use of the property. It does not exceed what is required to address the hardship created by the site's physical constraints and does not constitute a special privilege inconsistent with the limitations placed on other properties within the same zoning district.

3. No Detriment to Public Welfare or Surrounding Properties

Granting the requested variance will not be materially detrimental to the public welfare, nor will it adversely affect neighboring lots, properties, or improvements within the zoning district. In fact it will add high-value and affordable options to the area. The proposed use and development will remain compatible with the surrounding area and will comply with all other applicable regulations and standards.

4. Undue and Unnecessary Hardship

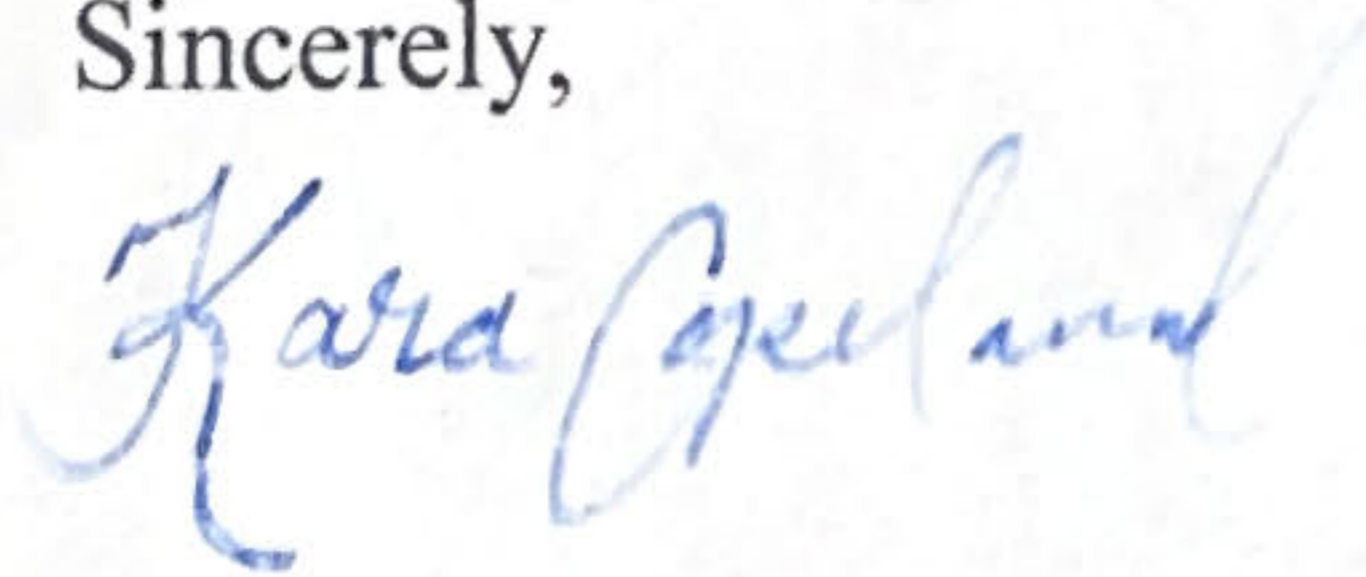
A literal interpretation and strict application of the zoning ordinance would impose an undue and unnecessary hardship on the property owner, preventing reasonable and practical use of the property. The hardship arises from the unique characteristics of the land rather than any actions taken by the owner. This constitutes an undue and unnecessary issue that includes the lot sizes, shapes, and separation that predate the current zoning ordinance.

5. Alignment with The Spirit of law - The proposed variance would be consistent with the Dekalb County Zoning Ordinance and Comprehensive Plan text.

The Overlay area of Scottdale is designated as Traditional Neighborhood land use in the 2050 Dekalb County Comprehensive Master Plan. We are proposing a new construction single family residential property which will have no adverse effects on the Master plan. It will create more housing diversity and affordability options to the neighborhood. Approval of this variance will support appropriate land use while maintaining the character and integrity of the community.

For these reasons, we respectfully request approval of the variance as submitted. Thank you for your time, consideration, and service to DeKalb County. We are committed to working collaboratively to ensure our proposed changes align with the goals and future intent of Dekalb County. Please do not hesitate to contact us should you require additional information.

Sincerely,



Kara Copeland

GENERAL NOTES

1.0 GENERAL

- 1.1 MATERIALS AND CONSTRUCTION SHALL CONFORM TO DESIGN DRAWINGS, STANDARD DRAWINGS (INCLUDING GENERAL NOTES) AND PROJECT SPECIFICATIONS. IN CASE OF A CONFLICT BETWEEN THESE DOCUMENTS, THE ORDER OF AUTHORITY SHALL BE:
FIRST - DESIGN DOCUMENTS
SECOND - STANDARD DRAWINGS
THIRD - PROJECT SPECIFICATIONS
- 1.2 CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE AMERICAN CONCRETE INSTITUTE (ACI) BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE (ACI 318) UNLESS NOTES OTHERWISE.
- 1.3 SITE PREPARATION AND EARTHWORK SHOULD BE IN ACCORDANCE TO LOCAL AUTHORITIES, AS WELL AS RECOMMENDED MEANS AND METHODS OF CONTRACTOR.

2.0 ELEVATIONS & DIMENSIONS

- 2.1 ALL DIMENSIONS, DIAMETERS, AND SPACINGS ON DESIGN AND STANDARD DRAWINGS ARE IN U.S. CUSTOMARY UNITS.
- 2.2 ALL ELEVATIONS DEPICT THE EXISTING FORM OF THE STRUCTURE AND SHALL BE CONFIRMED IN THE FIELD.

3.0 MATERIALS

- 3.1 CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3000 PSI, UNLESS NOTED OTHERWISE.
- 3.2 REBAR SHALL CONFORM TO ASTM A615. REINFORCING STEEL SHALL NOT BE HEATED, STRAIGHTENED, OR RE-BENT WITHOUT THE APPROVAL OF THE DESIGN ENGINEER.
- 3.3 COLD BENDING OF REINFORCING STEEL SHALL BE IN ACCORDANCE WITH ACI 318.
- 3.4 ALL WELDED WIRE FABRIC SHALL CONFORM TO ASTM A1064, $F_y = 70 \text{ksi}$.

4.0 CONCRETE COVER

- 4.1 THE SPECIFIED CONCRETE COVER FOR REINFORCEMENT SHALL BE AS FOLLOWS, UNLESS NOTED OTHERWISE ON THE DESIGN DRAWINGS.
 - A. CONCRETE EXPOSED TO EARTH 3" MIN.
 - B. CONCRETE EXPOSED TO WEATHER 2" MIN.

5.0 CONCRETE SURFACE FINISHES

- 5.1 UNLESS NOTED OTHERWISE ON THE DESIGN DRAWINGS, CONCRETE SURFACES SHALL BE FINISHED AS FOLLOWS:
 - A. FORMED SURFACES NOT VIEW DO NOT REQUIRE A FINISHED SURFACE BUT SHALL BE FREE OF VOIDS, HONEYCOMBING, ETC.
 - B. FORMED SURFACES EXPOSED TO VIEW SHALL HAVE A SMOOTH, HARD, UNIFORM TEXTURE. FORM MATERIALS WITH RAISED GRAIN, TORN SURFACES, WORN EDGES, PATCHES, DENTS OR OTHER DEFECTS SHALL NOT BE USED.

6.0 JOINTS

- 6.1 JOINT MATERIALS
 - JOINT SEALANT SHALL BE A TWO-COMPONENT POLYSULFIDE JOINT SEALANT. SEALANT MATERIAL SHALL BE FLEXIBLE TO ACCOMMODATE CONCRETE EXPANSION AND CONTRACTION. SEALANT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
 - UNLESS NOTED OTHERWISE ON THE DESIGN DRAWINGS, WATERSTOPS SHALL BE ADEKA MC-2005T HYDROPHILIC WATERSTOPS BY ADEKA ULTRA SEAL, OR APPROVED EQUAL.
- 6.2 ISOLATION JOINTS SHALL BE LOCATED AS SHOWN ON THE DESIGN DRAWINGS.

7.0 MISCELLANEOUS

- 7.1 ALL EMBEDDED ITEMS SHALL BE PROPERLY POSITIONED AND SECURELY HELD IN PLACE PRIOR TO PLACING CONCRETE.
- 7.2 FORGING EMBEDDED ITEMS INTO WET CONCRETE IS STRICTLY PROHIBITED.

8.0 CODE INFORMATION

- 8.1 SEE G-001 FOR APPLICABLE CODES.

LEGEND

BL	DENOTES BUILDING LINE
PL	DENOTES PROPERTY LINE
R/W	DENOTES RIGHT-OF-WAY
CL	DENOTES CENTERLINE
BC	DENOTES BACK OF CURB
G	DENOTES GUTTER
EP	DENOTES EDGE OF PAVING
TW	DENOTES TOP OF WALL
BW	DENOTES BOTTOM OF WALL
X — X	DENOTES FENCE
RCP	DENOTES REINFORCED CONCRETE PIPE
CMP	DENOTES CORRUGATED METAL PIPE
PP	DENOTES POWER POLE
LP	DENOTES LIGHT POLE
GW	DENOTES GUY WIRE
P — P	DENOTES POWER LINE
PM	DENOTES POWER METER
PB	DENOTES POWER BOX
FO	DENOTES FIBER OPTIC
A/C	DENOTES AIR CONDITION
TB	DENOTES TELEPHONE BOX
GM	DENOTES GAS METER
GV	DENOTES GAS VALVE
GLM	DENOTES GAS LINE MARKER
WM	DENOTES WATER METER
WV	DENOTES WATER VALVE
FH	DENOTES FIRE HYDRANT
MW	DENOTES MONITORING WELL
HW	DENOTES HEADWALL
JB	DENOTES JUNCTION BOX
DI	DENOTES DROP INLET
S — S	DENOTES SANITARY SEWER LINE
SSMH	DENOTES SANITARY SEWER MANHOLE
CO	DENOTES CLEAN OUT
P.O.B.	DENOTES POINT OF BEGINNING
P.O.C.	DENOTES POINT OF COMMENCEMENT
	DENOTES SECTION CALLOUT

ABBREVIATIONS:

AC	ACRE	REQD	REQUIRED
ALT	ALTERNATE	SECT	SECTION
ABT	ABOUT	SF	SQUARE FEET
ADDL	ADDITIONAL	SPEC	SPECIFICATION
APPROX	APPROXIMATELY	SQ	SQUARE
BLDG	BUILDING	STD	STANDARD
BM	BEAM	STL	STEEL
BRG	BEARING	TOC	TOP OF CONCRETE
CMU	CONCRETE MASONRY UNIT	VERT	VERTICAL
CONC	CONCRETE	WWR	WELDED WIRE REINFORCEMENT
DIM	DIMENSION		
DWG	DRAWING		
EL	ELEVATION		
ELEV	ELEVATION		
ENG	ENGINEERED		
EXIST	EXISTING		
FDN	FOUNDATION		
FF	FINISHED FLOOR		
FLR	FLOOR		
FTG	FOOTING		
GALV	GALVANIZED		
HORZ	HORIZONTAL		
HR	HAND RAIL		
LOC	LOCATION		
MAX	MAXIMUM		
MECH	MECHANICAL		
MIN	MINIMUM		
NTS	NOT TO SCALE		
NO	NUMBER		
OC	ON CENTER		
OD	OUTSIDE DIAMETER		
OPNG	OPENING		
POS	POINT OF SUPPORT		
PT	PRESSURE TREATED		
QTY	QUANTITY		
R	RADIUS		
REF	REFERENCE		



CLIENT
KARA COPELAND
439 BOOKER AVE
SCOTSDALE, GA 30079
UNITED STATES

DATE
2026.01.02

REVISION	DESCRIPTION	DATE

PROJECT NAME
NEW CONSTRUCTION
AT
439 BOOKER AVE

SEAL

DRAWING DESCRIPTION
GENERAL NOTES, LEGENDS & ABBREVIATIONS



FLOODPLAIN NOTES:

1. THIS SITE IS NOT LOCATED WITHIN A FEMA-DESIGNATED FLOOD HAZARD AREA AS DEFINED BY THE FLOOD INSURANCE RATE MAP (FIRM) FOR DEKALB COUNTY, GEORGIA, PANEL NUMBER 13089CO067K, DATED EFF. 8/15/2019.
2. IF APPLICABLE, ALL DEVELOPMENT WITHIN THE FLOODPLAIN SHALL COMPLY WITH FEMA REGULATIONS AND DEKALB COUNTY FLOODPLAIN MANAGEMENT REQUIREMENTS.

STORMWATER & DRAINAGE NOTES:

1. SITE DRAINAGE SHALL NOT ADVERSELY IMPACT ADJACENT PROPERTIES.
2. ALL STORMWATER RUNOFF SHALL BE MANAGED IN ACCORDANCE WITH DEKALB COUNTY AND CITY OF SCOTSDALE REQUIREMENTS.
3. EXISTING DRAINAGE PATTERNS SHALL BE MAINTAINED UNLESS OTHERWISE APPROVED.

TREE & ENVIRONMENTAL NOTES:

1. TREE PROTECTION AND REMOVAL SHALL COMPLY WITH CITY OF SCOTSDALE AND DEKALB COUNTY ORDINANCES.
2. NO TREE REMOVAL SHALL OCCUR OUTSIDE APPROVED AREAS WITHOUT PRIOR AUTHORIZATION.

FIRE & ACCESS NOTES:

1. FIRE ACCESS SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION
2. FIRE LANES, HYDRANTS, AND EMERGENCY ACCESS SHALL COMPLY WITH CITY OF SCOTSDALE FIRE DEPARTMENT REQUIREMENTS.

ZONING NOTES:

ZONING: R-75
 CLASS: R3
 LAND USE: TN
 OVERLAY DISTRICT: SCOTSDALE OVERLAY DISTRICT TIER: 2
 SETBACKS: FRONT - 30 FEET
 SIDE - 7.5 FEET
 REAR - 30 FEET
 MINIMUM OFFSTREET PARKING - 2 SPACES
 MINIMUM LOT SIZE - 5000 S.F.
 MINIMUM LOT WIDTH - 50 FEET
 MINIMUM HOUSE SIZE - 1000 S.F.
 MAXIMUM BUILDING HEIGHT - 32 FEET
 MAXIMUM LOT COVERAGE - 35%
 LANDSCAPE STRIP - 5 FEET MIN.
 SIDEWALK - MINIMUM 4 FEET FROM CURB
 FRONT YARD TREES - 3.5' TREE EVERY 30 FEET MIN.

$R_v = 0.05 + 0.009(55.6) = 0.5504$
 $WQ_v = ((1.2)(0.5504)(3859)) + 12 = 212$
 TOTAL STORAGE REQUIRED = 212 CF
 INFILTRATION TRENCH TO BE UTILIZED
 GRAVEL VOIDS: $212 / 0.4 = 530$ CF
 TRENCH DIMENSIONS: 8' d x 6' w x 13' L
 GRAVEL VOLUME: 624 CF
 TOTAL STORAGE PROPOSED: 212.6 CF

ALL RUNOFF FROM ROOF DRAINS SHALL BE DIRECTED TO THE WATER QUALITY BMP
 OVER FLOW FROM THE WATER QUALITY BMP SHALL NOT ADVERSELY AFFECT ADJACENT PROPERTIES

NO GRADED SLOPES SHALL EXCEED 3H:1V ON ALL DISTURBED AREAS.

DS1 DS2 DS3 DS4

DISTURBED AREA = 3859 SQFT
 0.089 ACRES

CUT/FILL VOLUMES:

FILL VOLUME = 28 CU YARDS
 CUT VOLUME = 28 CU YARDS
 -SITE TO BE BALANCED
 -QUANTITIES ARE APPROXIMATE

001 CIVIL SITE PLAN (VARIANCES)

SCALE: 1:100

FLOOR AREA:

FIRST LEVEL = 616 SQFT
 SECOND LEVEL = 879 SQFT
 THIRD LEVEL = 879 SQFT
 TOTAL = 2374 SQFT

LOT AREA:
 3484.8 SQFT
 0.08 AC.

NO EXISTING TREES ON SITE

AREA DOES NOT INCLUDE AREA TO BE DEDICATED FOR SIDEWALK INSTALLATION.

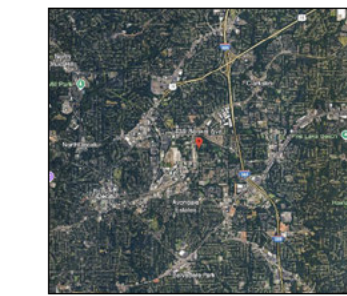
24-HOUR CONTACT:

KARA COPELAND
 (404) 323 6166
 KOPELANDANDCO@GMAIL.COM

OWNER:

LION HARDWOOD FLOORS LLC
 (646) 371 5964
 INFO@DEVLINEDEVELOPMENT.COM

VICINITY MAP

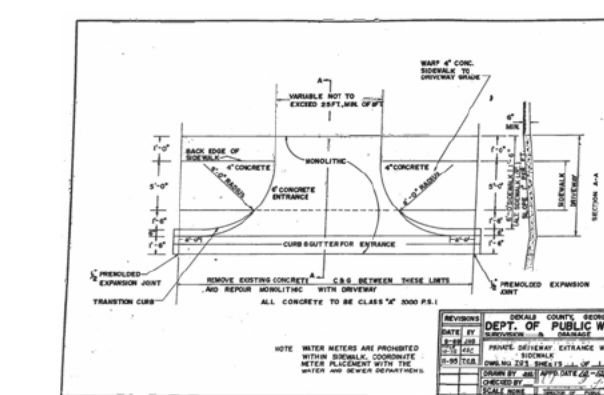


IMPERVIOUS COVERAGE CALCULATIONS

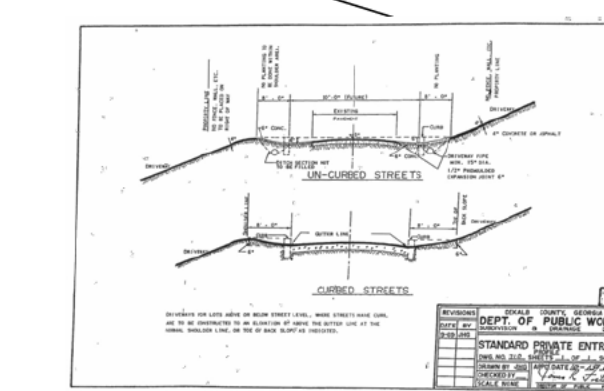
DESCRIPTION	AREA (sqft)	AREA (acres)
TOTAL LOT AREA	4356	0.100
FRONT LOT AREA	821	0.019
A. DRIVEWAY	191	0.004
B. SIDEWALK	300	0.007
C. APRON	75	0.002
D. FOOTPRINT	878	0.020
TOTAL LOT COVERAGE	1565	0.036
FRONT LOT COVERAGE	685	0.016
TOTAL IMPERVIOUS AREA	566	0.013
IMPERVIOUS COVERAGE W/O B. & C.	232	0.005
IMPERVIOUS COVERAGE W/ B. & C.	685	0.016

*SIDEWALK, APRON, CURB & GUTTER LIE OUTSIDE OF THE RESIDENTIAL PROPERTY LINE AT 439 BOOKER AVE.

PRIVATE DRIVEWAY ENTRANCE WITH SIDEWALK



STANDARD PRIVATE ENTRANCE



81

82

83

84

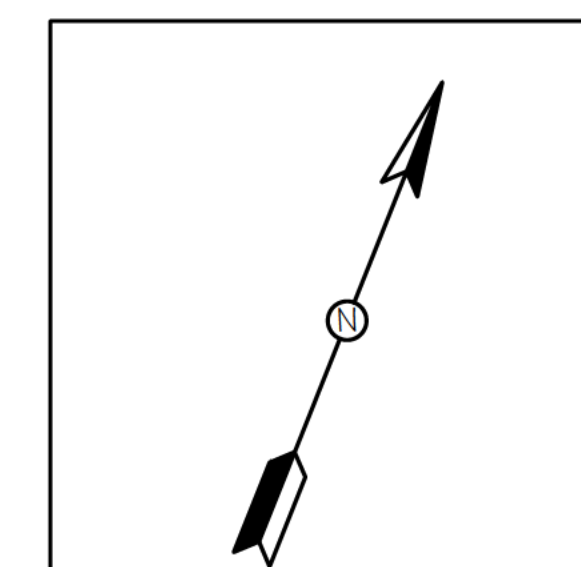
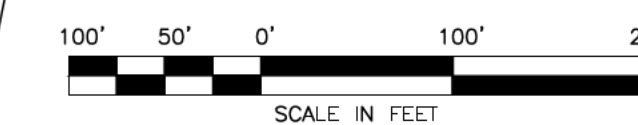
VARIANCE REQUESTS:

1. REDUCE FRONT SETBACK FROM 30 FEET TO 15 FEET
2. REDUCE REAR SETBACK FROM 30 FEET TO 20 FEET
3. INCREASE MINIMUM LOT COVERAGE FROM 35% TO 69%
4. REDUCE REQUIRED STREET TREES NONE
5. REDUCE LANDSCAPE STRIP WIDTH FROM 5 FEET TO 1.5 FEET
6. REDUCE MINIMUM PARKING SPACE SIZE TO 232 SQFT
7. REDUCE MINIMUM FLOOR AREA FROM 1000 SF TO 616 SF.

UTILITY NOTE:

LOCATIONS, SIZES, DEPTHS, AND ELEVATIONS OF ALL EXISTING AND PROPOSED UTILITIES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION. UTILITIES SHOWN ARE CONCEPTUAL AND ARE INTENDED FOR GENERAL ROUTING AND COORDINATION PURPOSES ONLY. ACTUAL ALIGNMENTS, CONNECTION POINTS, AND INVERT ELEVATIONS SHALL BE COORDINATED WITH FIELD CONDITIONS AND APPLICABLE UTILITY PROVIDERS. THE CONTRACTOR SHALL CONTACT GEORGIA 811 AND OBTAIN ALL REQUIRED UTILITY LOCATES PRIOR TO ANY EARTHWORK OR CONSTRUCTION ACTIVITIES.

- CO - CONSTRUCTION EXIT
- 5'-0" - TYPE 'S' SILT-FENCE



GENERAL SHEET NOTES:

1. ALL CONSTRUCTION SHALL CONFORM TO THE APPROVED SITE PLAN, APPLICABLE ORDINANCES OF THE CITY OF SCOTSDALE, AND THE REQUIREMENTS OF DEKALB COUNTY, GEORGIA.
2. ALL WORK SHALL COMPLY WITH THE CURRENT ADOPTED EDITIONS OF THE INTERNATIONAL BUILDING CODE, INTERNATIONAL ZONING CODE, INTERNATIONAL FIRE CODE, AND ALL OTHER APPLICABLE STATE AND LOCAL CODES, AS AMENDED.
3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, GRADES, ELEVATIONS, AND EXISTING CONDITIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGN PROFESSIONAL BEFORE PROCEEDING WITH WORK.
4. PROPERTY LINES, EASEMENTS, RIGHTS OF WAY, AND UTILITIES SHOWN ARE BASED ON AVAILABLE RECORDS AND SURVEYS. FIELD VERIFICATION IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. NO WORK SHALL COMMENCE UNTIL ALL REQUIRED PERMITS HAVE BEEN OBTAINED FROM THE CITY OF SCOTSDALE AND DEKALB COUNTY.
6. ALL EXISTING UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL CONTACT GEORGIA 811 PRIOR TO ANY EXCAVATION.
7. ANY DAMAGE TO EXISTING UTILITIES, SIDEWALKS, CURBS, PAVEMENT, OR ADJACENT PROPERTIES RESULTING FROM CONSTRUCTION ACTIVITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
8. ALL DISTURBED AREAS SHALL BE STABILIZED AND RESTORED UPON COMPLETION OF CONSTRUCTION.
9. CONSTRUCTION ACCESS, MATERIAL STAGING, DUMPSTER PLACEMENT, AND LAYDOWN AREAS SHALL BE COORDINATED TO MINIMIZE IMPACTS TO ADJACENT PROPERTIES AND PUBLIC RIGHTS OF WAY.
10. ALL REQUIRED INSPECTIONS SHALL BE SCHEDULED AND APPROVED BY THE CITY OF SCOTSDALE AND DEKALB COUNTY PRIOR TO CONCEALMENT OF WORK.



CLIENT
 KARA COPELAND
 439 BOOKER AVE
 SCOTSDALE, GA 30079
 UNITED STATES

DATE
 2026.01.02

REVISION	DESCRIPTION	DATE

PROJECT NAME
 NEW CONSTRUCTION AT
 439 BOOKER AVE

SCALE

DRAWING DESCRIPTION
 CIVIL SITE PLAN (VARIANCES)

DESIGNED BY: NF SHEET
 DRAFTED BY: ZH
 CHECKED BY: GM C-101

90% DESIGN - ISSUED FOR REVIEW

FLOODPLAIN NOTES:

1. THIS SITE IS NOT LOCATED WITHIN A FEMA-DESIGNATED FLOOD HAZARD AREA AS DEFINED BY THE FLOOD INSURANCE RATE MAP (FIRM) FOR DEKALB COUNTY, GEORGIA, PANEL NUMBER 13089CO067K, DATED EFF. 8/15/2019.
2. IF APPLICABLE, ALL DEVELOPMENT WITHIN THE FLOODPLAIN SHALL COMPLY WITH FEMA REGULATIONS AND DEKALB COUNTY FLOODPLAIN MANAGEMENT REQUIREMENTS.

STORMWATER & DRAINAGE NOTES:

1. SITE DRAINAGE SHALL NOT ADVERSELY IMPACT ADJACENT PROPERTIES.
2. ALL STORMWATER RUNOFF SHALL BE MANAGED IN ACCORDANCE WITH DEKALB COUNTY AND CITY OF SCOTSDALE REQUIREMENTS.
3. EXISTING DRAINAGE PATTERNS SHALL BE MAINTAINED UNLESS OTHERWISE APPROVED.

TREE & ENVIRONMENTAL NOTES:

1. TREE PROTECTION AND REMOVAL SHALL COMPLY WITH CITY OF SCOTSDALE AND DEKALB COUNTY ORDINANCES.
2. NO TREE REMOVAL SHALL OCCUR OUTSIDE APPROVED AREAS WITHOUT PRIOR AUTHORIZATION.

FIRE & ACCESS NOTES:

1. FIRE ACCESS SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION
2. FIRE LANES, HYDRANTS, AND EMERGENCY ACCESS SHALL COMPLY WITH CITY OF SCOTSDALE FIRE DEPARTMENT REQUIREMENTS.

ZONING NOTES:

ZONING: R-75
 CLASS: R3
 LAND USE: TN
 OVERLAY DISTRICT: SCOTSDALE OVERLAY DISTRICT TIER: 2
 SETBACKS: FRONT - 30 FEET
 SIDE - 7.5 FEET
 REAR - 30 FEET
 MINIMUM OFFSTREET PARKING - 2 SPACES
 MINIMUM LOT SIZE - 5000 S.F.
 MINIMUM LOT WIDTH - 50 FEET
 MINIMUM HOUSE SIZE - 1000 S.F.
 MAXIMUM BUILDING HEIGHT - 32 FEET
 MAXIMUM LOT COVERAGE - 35%
 LANDSCAPE STRIP - 5 FEET MIN.
 SIDEWALK - MINIMUM 4 FEET FROM CURB
 FRONT YARD TREES - 3.5' TREE EVERY 30 FEET MIN.

$R_v = 0.05 + 0.009(55.6) = 0.5504$
 $WQ_v = ((1.2)(0.5504)(3859)) + 12 = 212$
 TOTAL STORAGE REQUIRED = 212 CF
 INFILTRATION TRENCH TO BE UTILIZED
 GRAVEL VOIDS: $212 / 0.4 = 530$ CF
 TRENCH DIMENSIONS: 8' d x 6' w x 13' L
 GRAVEL VOLUME: 624 CF
 TOTAL STORAGE PROPOSED: 212.6 CF

ALL RUNOFF FROM ROOF DRAINS SHALL BE DIRECTED TO THE WATER QUALITY BMP

OVER FLOW FROM THE WATER QUALITY BMP SHALL NOT ADVERSELY AFFECT ADJACENT PROPERTIES

NO GRADED SLOPES SHALL EXCEED 3H:1V ON ALL DISTURBED AREAS.

DS1 DS2 DS3 DS4

DISTURBED AREA = 3859 SQFT
 0.089 ACRES

CUT/FILL VOLUMES:

FILL VOLUME = 28 CU YARDS
 CUT VOLUME = 28 CU YARDS
 -SITE TO BE BALANCED
 -QUANTITIES ARE APPROXIMATE

001 CIVIL SITE PLAN
 SCALE: 1:100

FLOOR AREA:

FIRST LEVEL = 616 SQFT
 SECOND LEVEL = 879 SQFT
 THIRD LEVEL = 879 SQFT
 TOTAL = 2374 SQFT

LOT AREA:
 3484.8 SQFT
 0.08 AC.

NO EXISTING TREES ON SITE

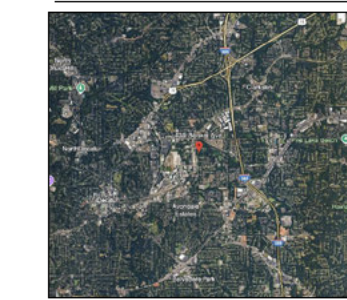
24-HOUR CONTACT:

KARA COPELAND
 (404) 323 6166
 KOPELANDANDCO@GMAIL.COM

OWNER:

LION HARDWOOD FLOORS LLC
 (646) 371 5964
 INFO@DEVLINEDEVELOPMENT.COM

VICINITY MAP

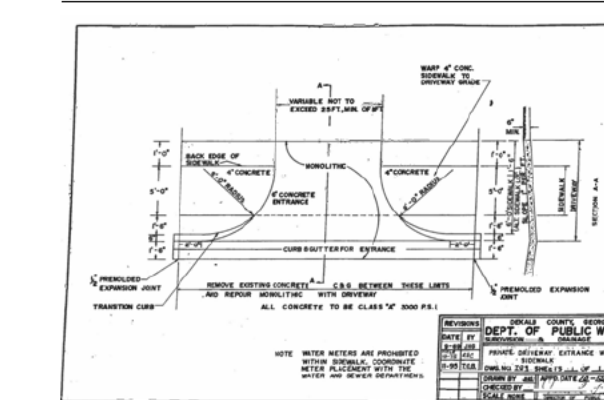


IMPERVIOUS COVERAGE CALCULATIONS

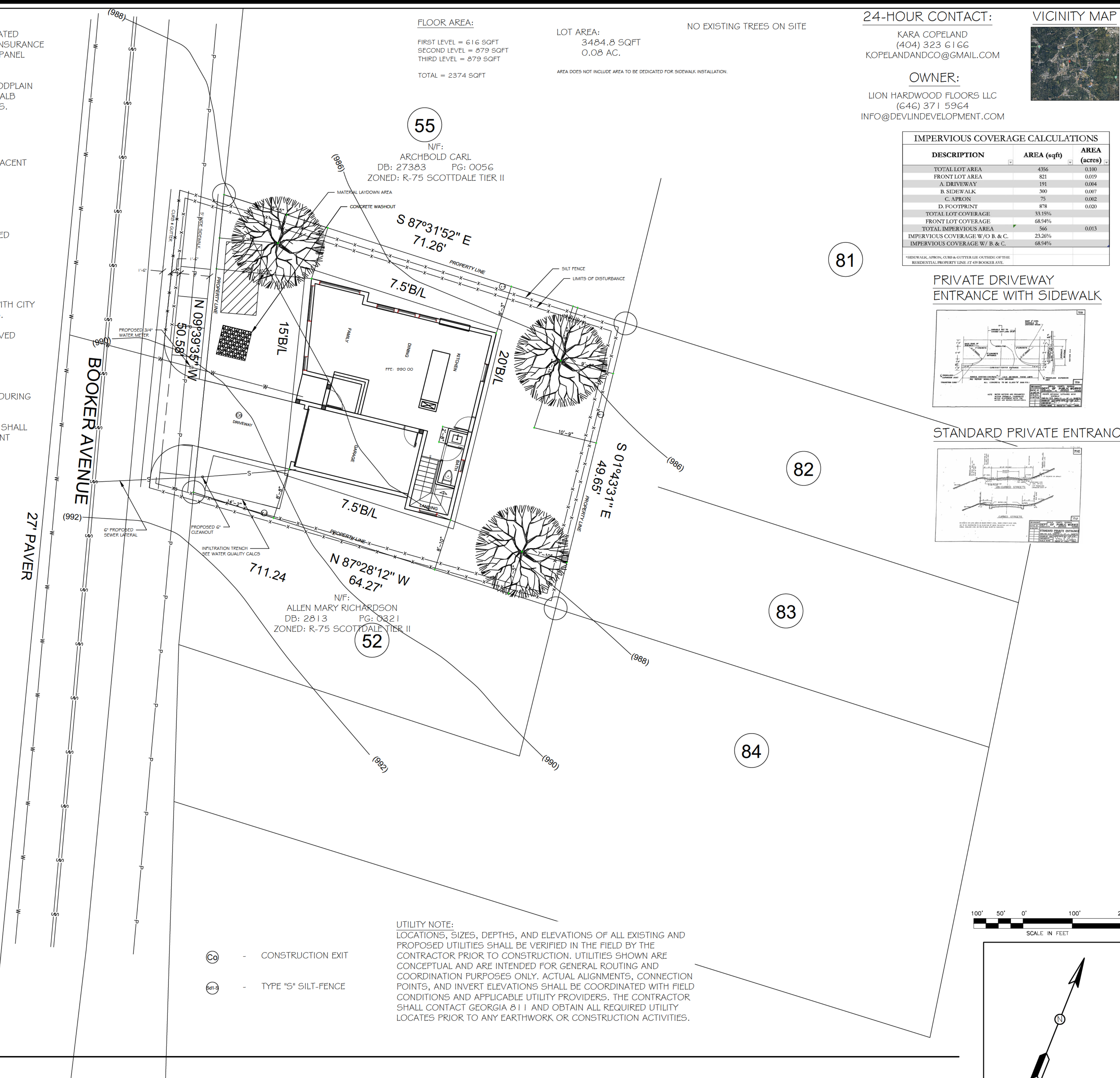
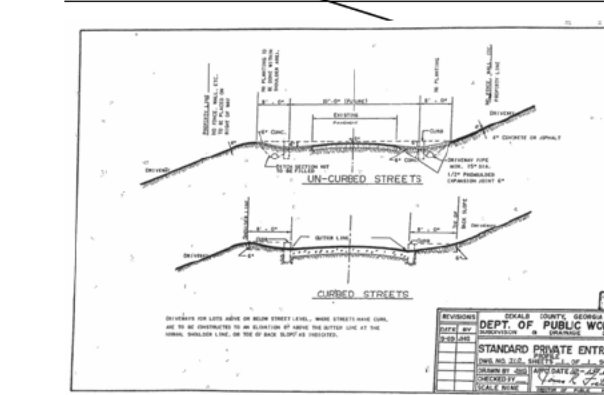
DESCRIPTION	AREA (sqft)	AREA (acres)
TOTAL LOT AREA	4356	0.100
FRONT LOT AREA	821	0.019
A. DRIVEWAY	191	0.004
B. SIDEWALK	300	0.007
C. APRON	75	0.002
D. FOOTPRINT	878	0.020
TOTAL LOT COVERAGE	1565	0.359%
FRONT LOT COVERAGE	685	0.158%
TOTAL IMPERVIOUS AREA	566	0.013
IMPERVIOUS COVERAGE W/O B. & C.	236	0.005%
IMPERVIOUS COVERAGE W/ B. & C.	684	0.157%

*SIDEWALK, APRON, CURB & GUTTER LIE OUTSIDE OF THE RESIDENTIAL PROPERTY LINE AT 439 BOOKER AVE.

PRIVATE DRIVEWAY ENTRANCE WITH SIDEWALK

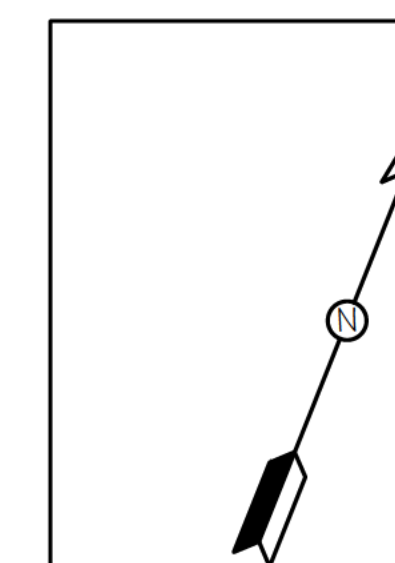
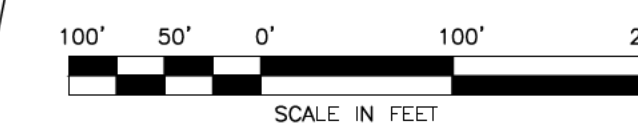


STANDARD PRIVATE ENTRANCE



UTILITY NOTE:
 LOCATIONS, SIZES, DEPTHS, AND ELEVATIONS OF ALL EXISTING AND PROPOSED UTILITIES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION. UTILITIES SHOWN ARE CONCEPTUAL AND ARE INTENDED FOR GENERAL ROUTING AND COORDINATION PURPOSES ONLY. ACTUAL ALIGNMENTS, CONNECTION POINTS, AND INVERT ELEVATIONS SHALL BE COORDINATED WITH FIELD CONDITIONS AND APPLICABLE UTILITY PROVIDERS. THE CONTRACTOR SHALL CONTACT GEORGIA 811 AND OBTAIN ALL REQUIRED UTILITY LOCATES PRIOR TO ANY EARTHWORK OR CONSTRUCTION ACTIVITIES.

- CO - CONSTRUCTION EXIT
- 5'-0" - TYPE 'S' SILT-FENCE



GENERAL SHEET NOTES:

1. ALL CONSTRUCTION SHALL CONFORM TO THE APPROVED SITE PLAN, APPLICABLE ORDINANCES OF THE CITY OF SCOTSDALE, AND THE REQUIREMENTS OF DEKALB COUNTY, GEORGIA.
2. ALL WORK SHALL COMPLY WITH THE CURRENT ADOPTED EDITIONS OF THE INTERNATIONAL BUILDING CODE, INTERNATIONAL ZONING CODE, INTERNATIONAL FIRE CODE, AND ALL OTHER APPLICABLE STATE AND LOCAL CODES, AS AMENDED.
3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, GRADES, ELEVATIONS, AND EXISTING CONDITIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGN PROFESSIONAL BEFORE PROCEEDING WITH WORK.
4. PROPERTY LINES, EASEMENTS, RIGHTS OF WAY, AND UTILITIES SHOWN ARE BASED ON AVAILABLE RECORDS AND SURVEYS. FIELD VERIFICATION IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. NO WORK SHALL COMMENCE UNTIL ALL REQUIRED PERMITS HAVE BEEN OBTAINED FROM THE CITY OF SCOTSDALE AND DEKALB COUNTY.
6. ALL EXISTING UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL CONTACT GEORGIA 811 PRIOR TO ANY EXCAVATION.
7. ANY DAMAGE TO EXISTING UTILITIES, SIDEWALKS, CURBS, PAVEMENT, OR ADJACENT PROPERTIES RESULTING FROM CONSTRUCTION ACTIVITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
8. ALL DISTURBED AREAS SHALL BE STABILIZED AND RESTORED UPON COMPLETION OF CONSTRUCTION.
9. CONSTRUCTION ACCESS, MATERIAL STAGING, DUMPSTER PLACEMENT, AND LAYDOWN AREAS SHALL BE COORDINATED TO MINIMIZE IMPACTS TO ADJACENT PROPERTIES AND PUBLIC RIGHTS OF WAY.
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 C-101