

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric Hudson

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

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

OWNER OF RECORD OF SUBJECT PROPERTY

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

ADDRESS/LOCATION OF SUBJECT PROPERTY

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

CHECK TYPE OF HEARING REQUESTED:

- VARIANCE (From Development Standards causing undue hardship upon owners of property.)
 SPECIAL EXCEPTIONS (To reduce or waive off-street parking or loading space requirements.)
 OFFICIAL APPEAL OF ADMINISTRATIVE DECISIONS.

PLEASE REVIEW THE FILING GUIDELINES ON PAGE 4. FAILURE TO FOLLOW GUIDELINES MAY RESULT IN SCHEDULING DELAYS.

Email plansustain@dekalbcountyga.gov with any questions.

DEPARTMENT OF PLANNING & SUSTAINABILITY

ZONING BOARD OF APPEALS APPLICATION


AUTHORIZATION OF THE PROPERTY OWNER

I hereby authorize the staff and members of the Zoning Board of Appeals to inspect the premises of the Subject Property.

I hereby certify that the information provided in the application is true and correct.

I hereby certify that I am the owner of the property subject to the application.

DATE: 2-6-2024

Applicant Signature: 

DATE: 2-6-2024

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



DeKalb County
GEORGIA

ZONING BOARD OF APPEALS APPLICATION

AUTHORIZATION TO REPRESENT THE PROPERTY OWNER

I hereby authorize the staff and members of the Zoning Board of Appeals to inspect the premises of the Subject Property

I hereby certify that the information provided in the application is true and correct.

I hereby certify that I am the owner of the property and that I authorize the applicant/agent to apply for a hearing to the ZoningBoard of Appeals for the requests as shown in this application.

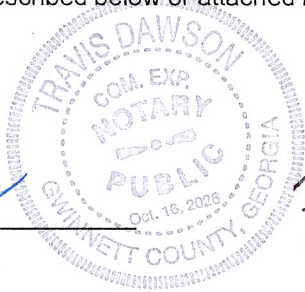
DATE: 8-29-2023

Applicant/Agent: [Signature]
Signature Tracy Swearingen

TO WHOM IT MAY CONCERN:

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

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



[Signature]
Notary Public

[Signature]
Owner Ber Winwood

Notary Public

Owner

Notary Public

Owner

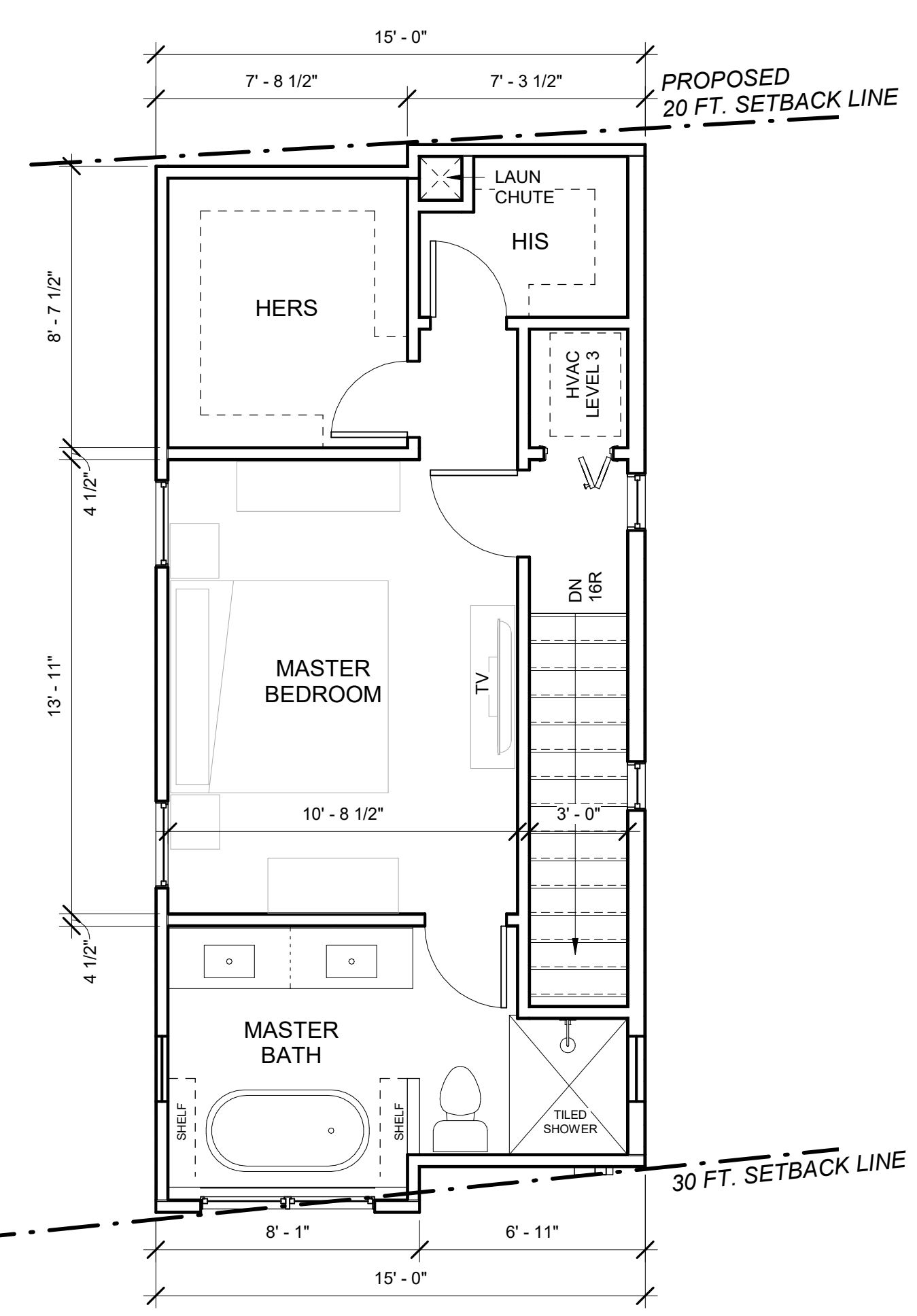


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Rev	Date	Comments
1	03/13/24	VARIANCE REVIEW

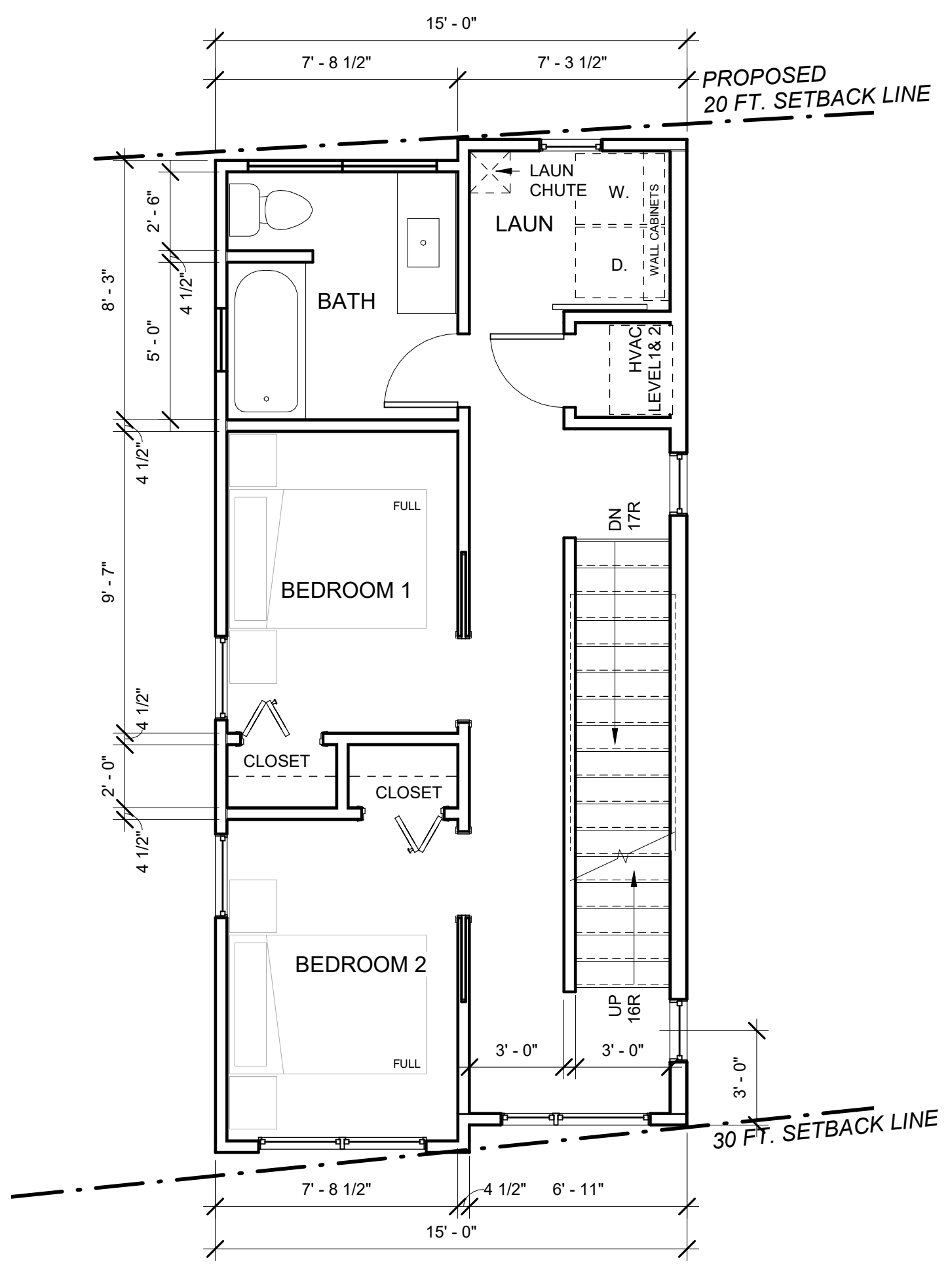


5 3D View 2



470 SF HEATED

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



470 SF HEATED

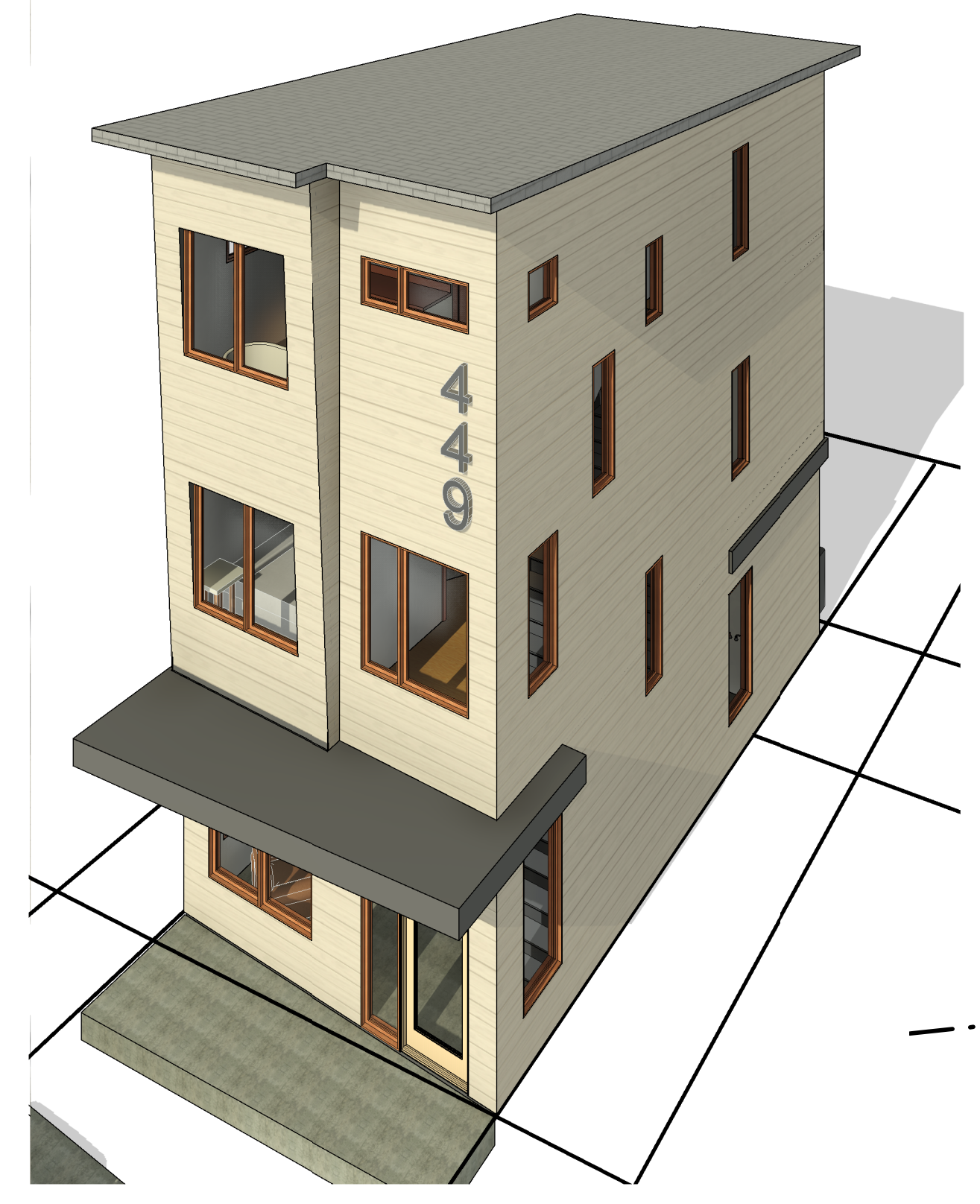
2 FLOOR PLAN - LEVEL TWO
 1/4" = 1'-0"



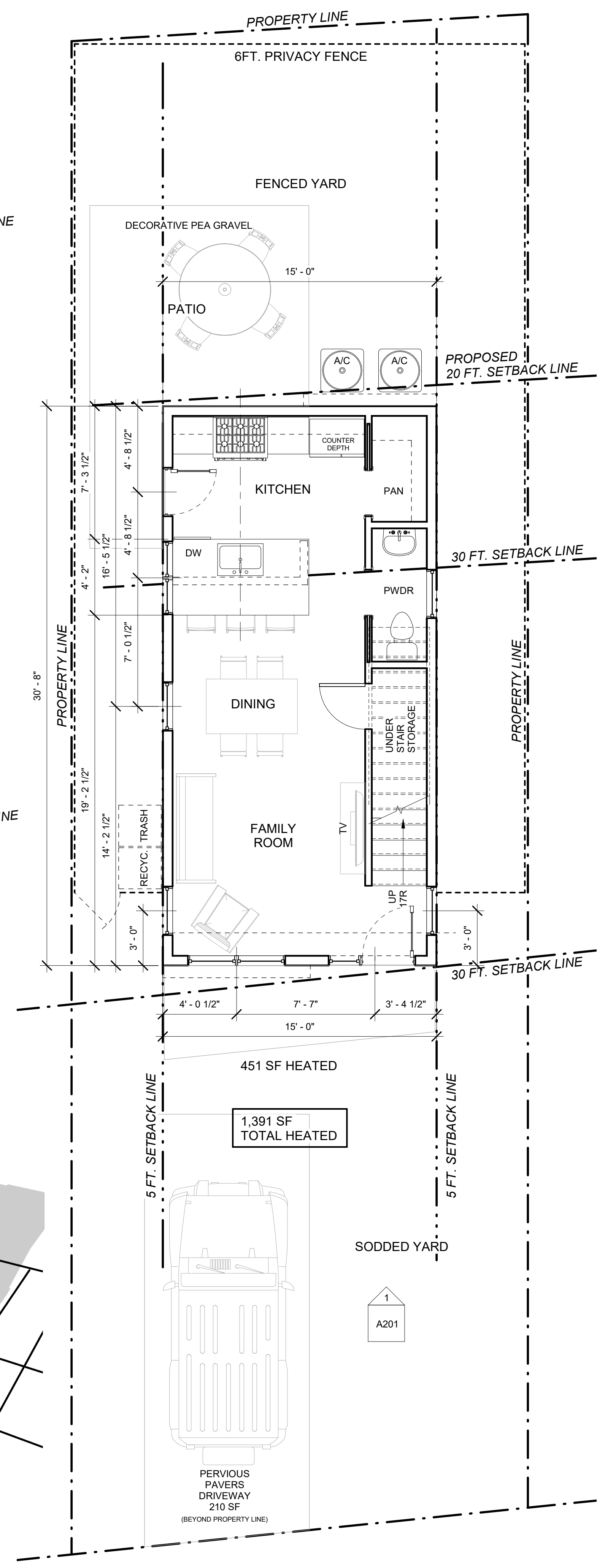
4 3D View 1



6 3D View 3



7 3D View 4



451 SF HEATED
 1,391 SF TOTAL HEATED

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

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

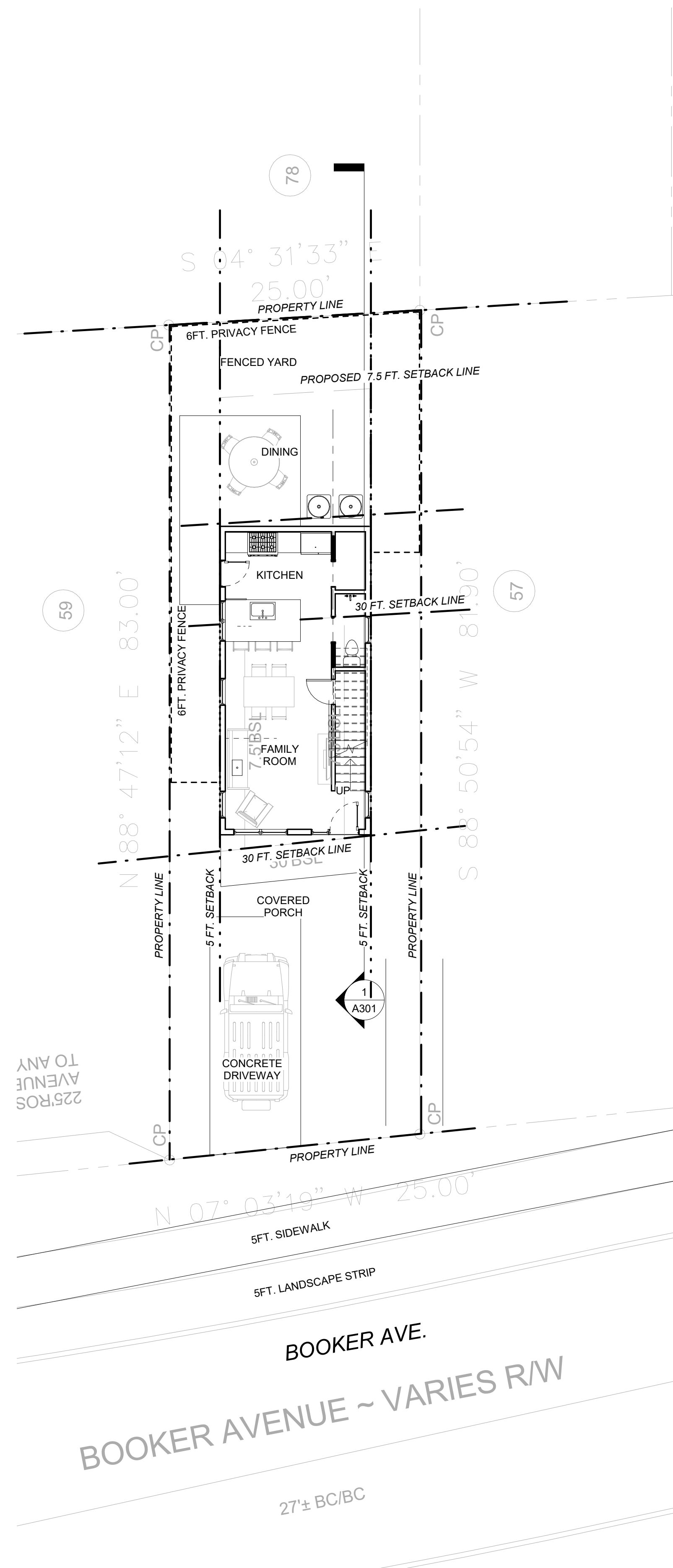
Project:
CUSTOM RESIDENCE

449 Booker Ave
 Scottdale, GA 30079

Project Number: 23-004

Sheet Title:
FLOOR PLANS

Sheet Number:
A101



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



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1	03/13/24	VARIANCE REVIEW

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

Project:
CUSTOM RESIDENCE
449 Booker Ave
Scottdale, GA 30079

Project Number: 23-004

Sheet Title:
ARCHITECTURAL SITE PLAN

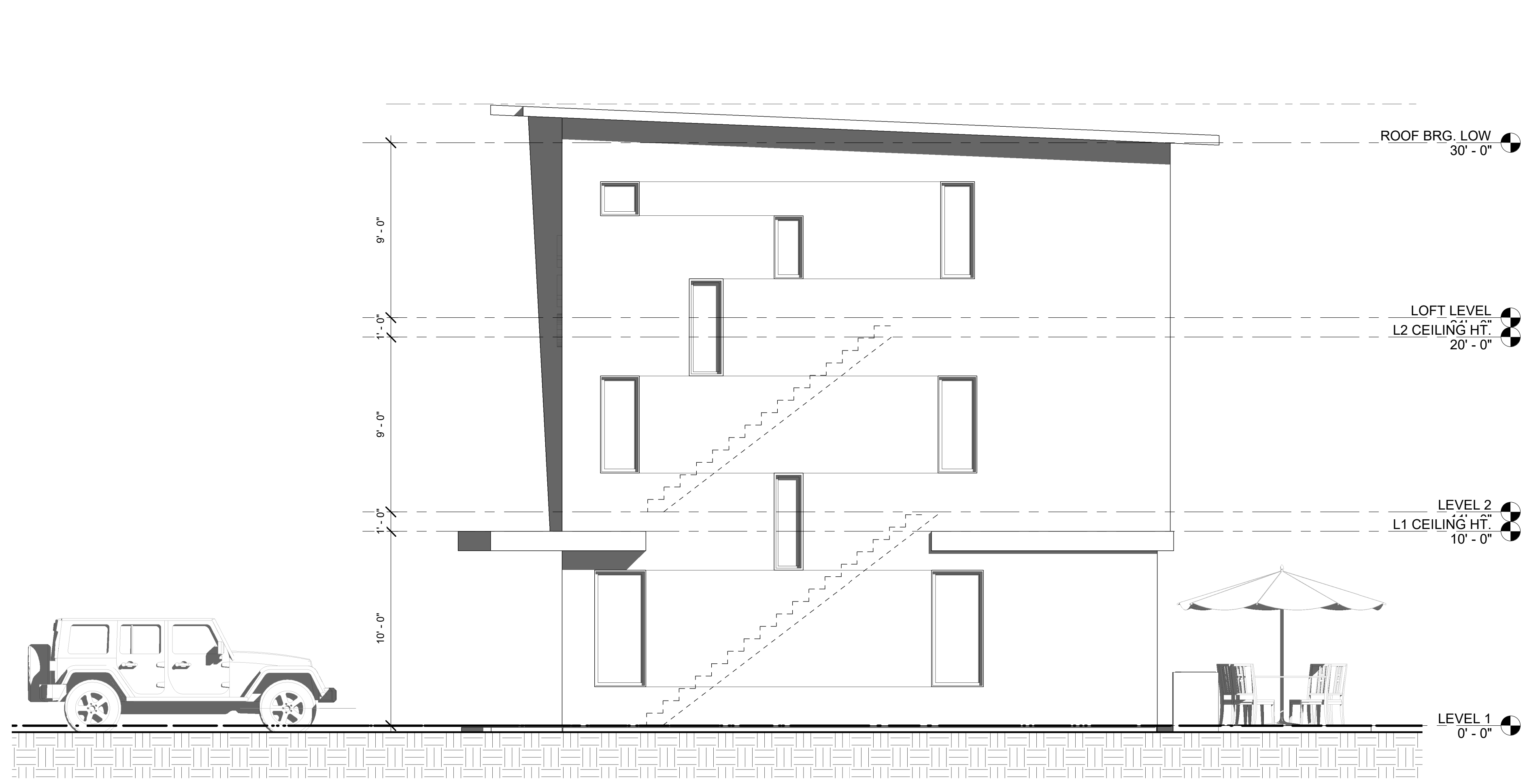
Sheet Number:
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NOT RELEASED FOR CONSTRUCTION

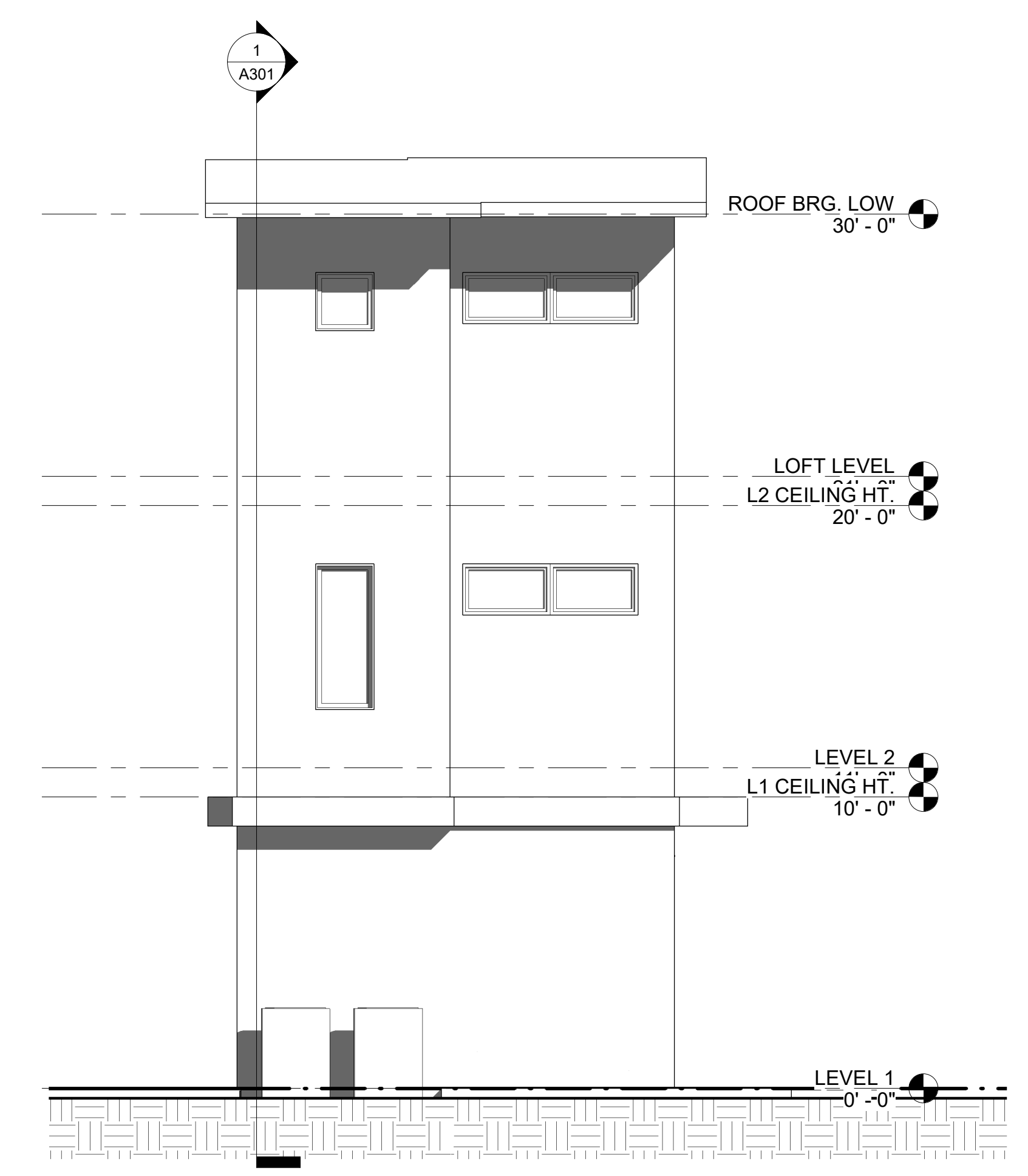


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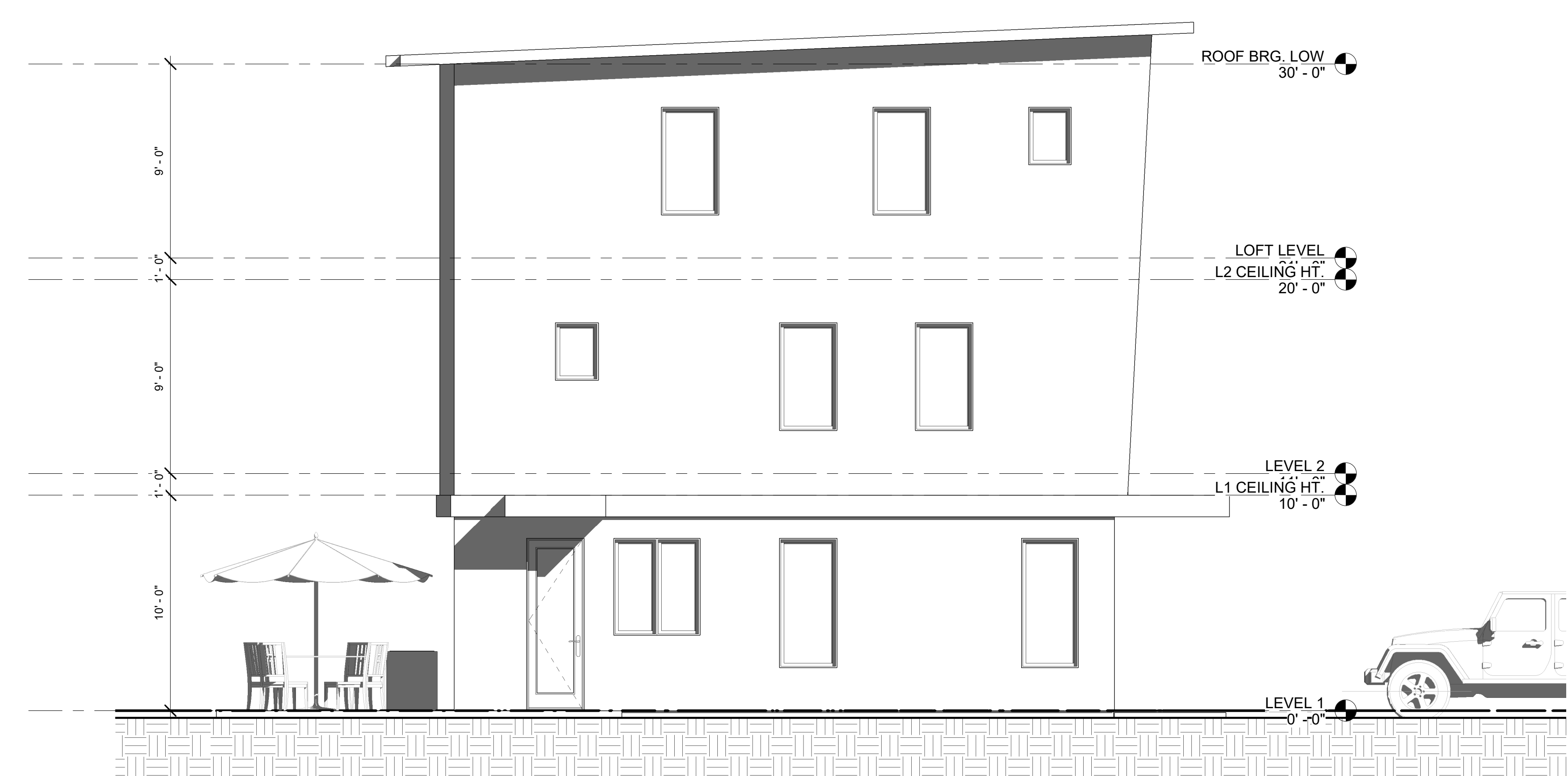


④ RIGHT SIDE ELEVATION
 1/4" = 1'-0"

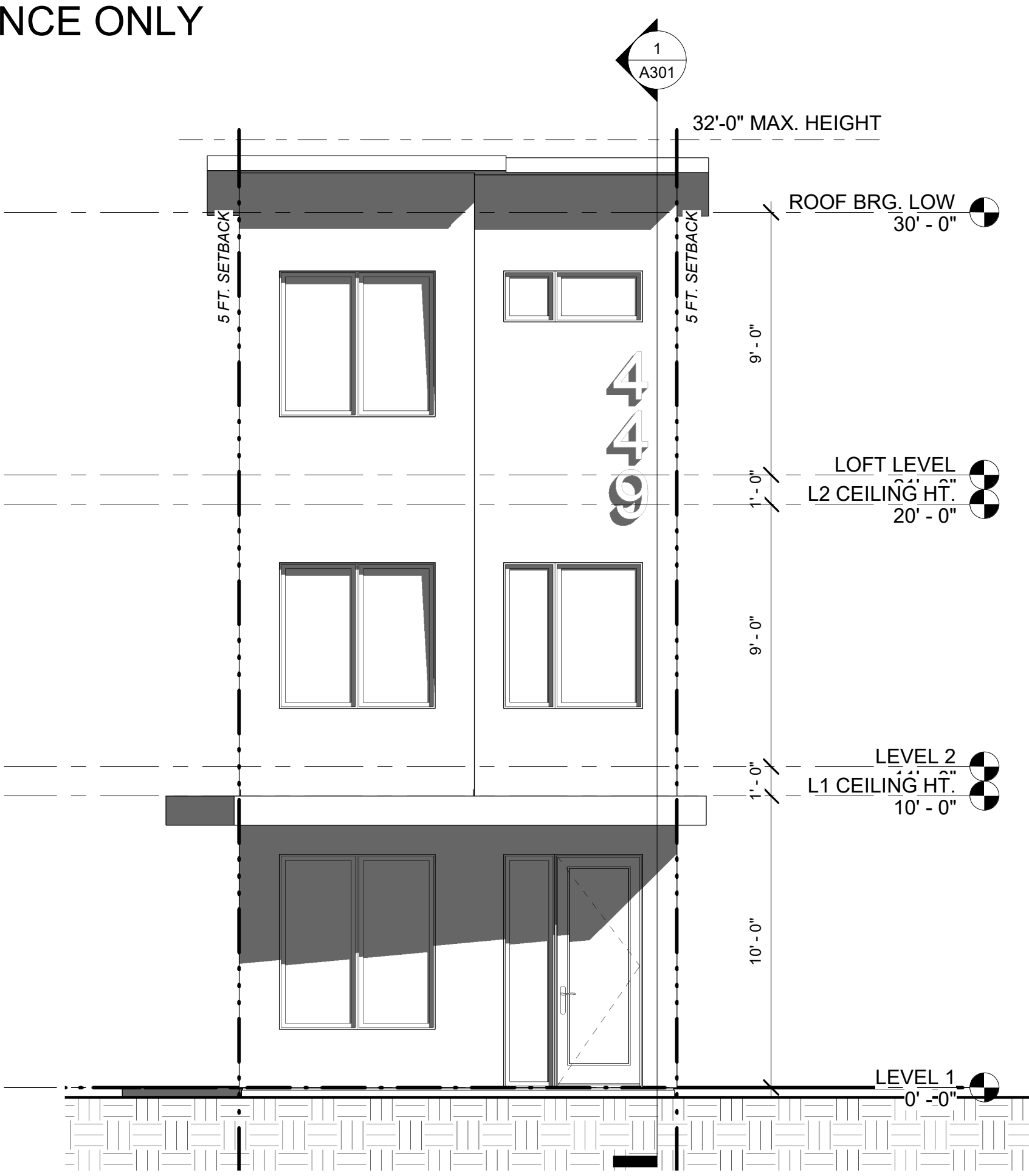


③ REAR ELEVATION
 1/4" = 1'-0"

SCHEMATIC DESIGN FOR PRELIMINARY REFERENCE ONLY



② LEFT SIDE ELEVATION
 1/4" = 1'-0"



① FRONT ELEVATION
 1/4" = 1'-0"

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

Project:
CUSTOM RESIDENCE

449 Booker Ave
 Scottdale, GA 30079

Project Number: 23-004

Sheet Title:
EXTERIOR ELEVATIONS

Sheet Number:
A201

3/8/2024 4:49:46 PM



1 BUILDING SECTION
1/2" = 1'-0"



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Rev	Date	Comments
1	03/13/24	VARIANCE REVIEW

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

Project:
CUSTOM RESIDENCE
 449 Booker Ave
 Scottdale, GA 30079

Project Number: 23-004

Sheet Title:
SECTIONS

Sheet Number:
A301

NOT RELEASED FOR CONSTRUCTION

FLOOD HAZARD STATEMENT

I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

PANEL 13089G00067K

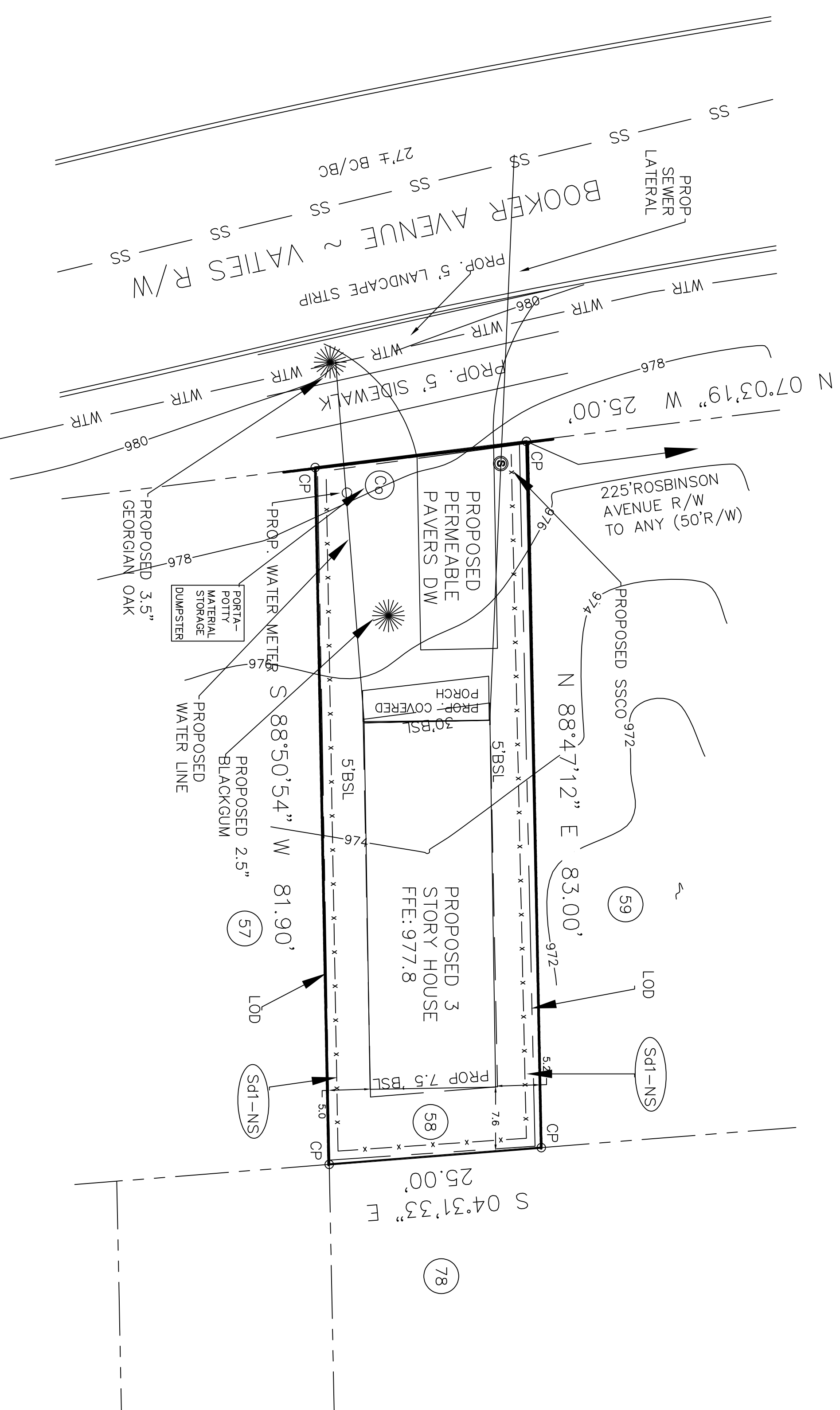
EFFECTIVE DATE: 08/15/2019

ZONE 'X'

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

TOTAL IMPERVIOUS: 702 SF = 34.2%

DISTURBED AREA
1958 SF =
0.045 AC



- * L E G E N D *
- NOTE: ALL ITEMS IN THIS LEGEND MAY NOT APPEAR ON THIS PLAT.
AKA ALSO KNOWN AS
APP AS PER DEED
APP AS PER PLAT
BSL BUILDING (SETBACK) LINE
CP COMPUTED POINT
C/P CRIMP TOP PIPE FOUND
D DEED (BOOK/PAGE)
DW DRIVEWAY
EP EDGE OF PAVEMENT
FFE FINISH FLOOR ELEVATION
FKA FORMERLY KNOWN AS
IPF IRON PIN FOUND
L ARC LENGTH
LL LAND LOT
LLL LAND LOT LINE
N NEIGHBORS
- N/F NOW OR FORMERLY
MAIL MAIL FOUND
P PLAT (BOOK/PAGE)
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
R RADIUS LENGTH
R/W RIGHT-OF-WAY
RBF REINFORCING BAR FOUND
(1/2" UNO)
RBS 1/2" REINFORCING BAR SET
SW SIDEWALK
SSE SANITARY SEWER EASEMENT
SSCO SANITARY SEWER CLEANOUT
-X- FENCE LINE
WALL
- PROPOSED TREE



PROPERTY ADDRESS:
449 BOOKER AVE.
SCOTTDALE, GA 30079

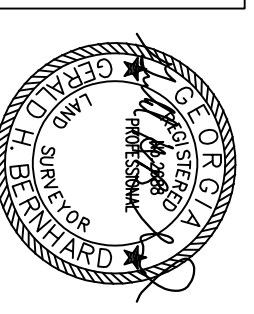
449 BOOKER AVENUE

SITE PLAN (PAGE 1 OF 2) PREPARED FOR:

LAND AREA:
2,024 SF
0.05 AC

ZONING: R-75

SCALE: 1" = 10'



LOT 58 BLOCK XXX SUBDIVISION MCDONNELL ADDITION
LAND LOT 47 18th DISTRICT PARCEL ID: 18 047 22 005 BY:
DRAWM DATE: 05-30-2023 NH
SURVEY SYSTEMS ATLANTA, INC.
1000 WOODBRIDGE DRIVE, SUITE 100
DUNWOODY, GA 30090
TEL: 770-433-1111
FAX: 770-433-1112
WWW.SURVEYSYSTEMS.COM

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

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

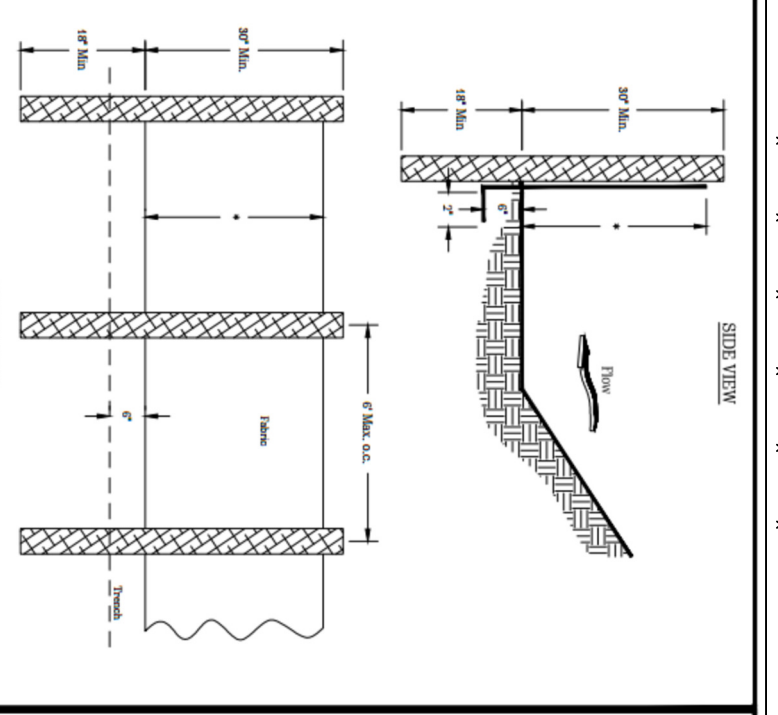
SURVEY SYSTEMS ATLANTA, INC.
1000 WOODBRIDGE DRIVE, SUITE 100
DUNWOODY, GA 30090
TEL: 770-433-1111
FAX: 770-433-1112
WWW.SURVEYSYSTEMS.COM

SITE PLAN
6-23-23 SH
8-15-2023
10-31-23 SH
11-28-23 SH

24 HOUR CONTACT:
MATT STEINBERG
404-273-2417
mat@surveysystems.com

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

(Sd1-NS) INDICATES SILT FENCE

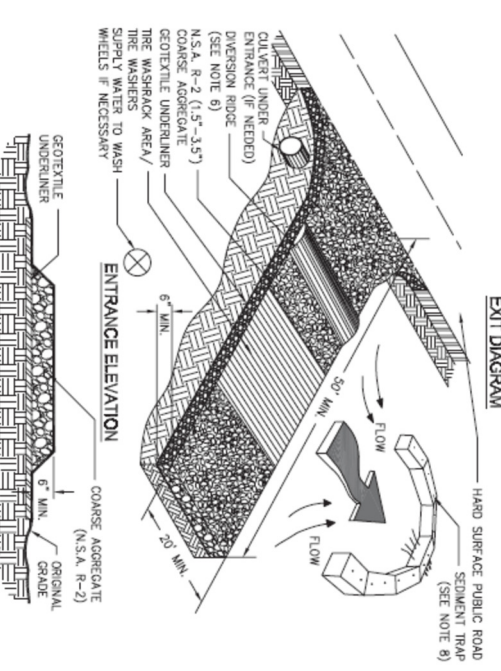


Sd1-NS
SILT FENCE - TYPE NON-SENSITIVE
N.T.S.

(Co)

MAINTENANCE
The silt fence shall be maintained in a condition that will prevent tracking of flow of mud onto public property. It may require periodic top dressing with clean sand or other suitable material to maintain its filtering capacity. Demand and repair and/or cleaned of any structures to trap sediment. All materials spilled.

CRUSHED STONE CONSTRUCTION EXIT



NOTES:
1. CRUSHED STONE SHALL BE 3/4\"/>

TREE PROTECTION AREA
KEEP OUT!

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

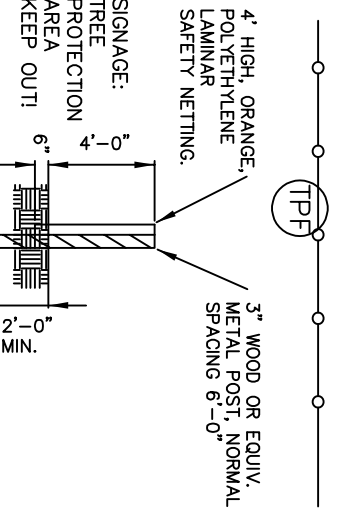
CONTRAVENTION OF TREE PRESERVATION ORDER MAY LEAD TO CRIMINAL PROSECUTION

THE FOLLOWING MUST BE OBSERVED BY ALL PERSONS

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

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

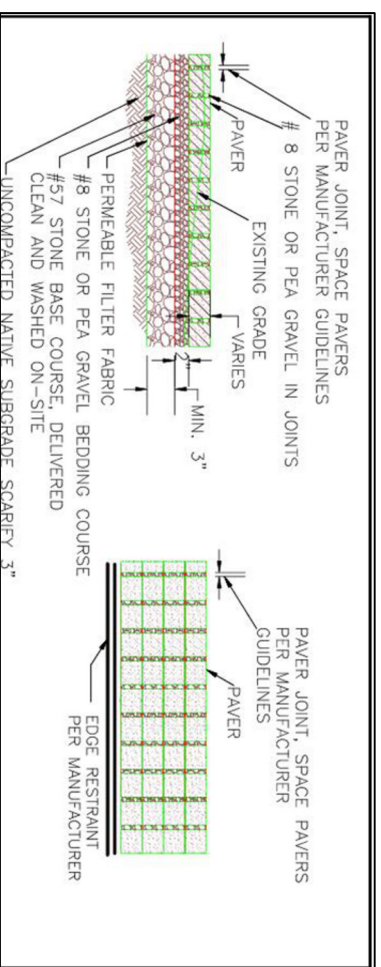
INDICATES TREE PROTECTION FENCE



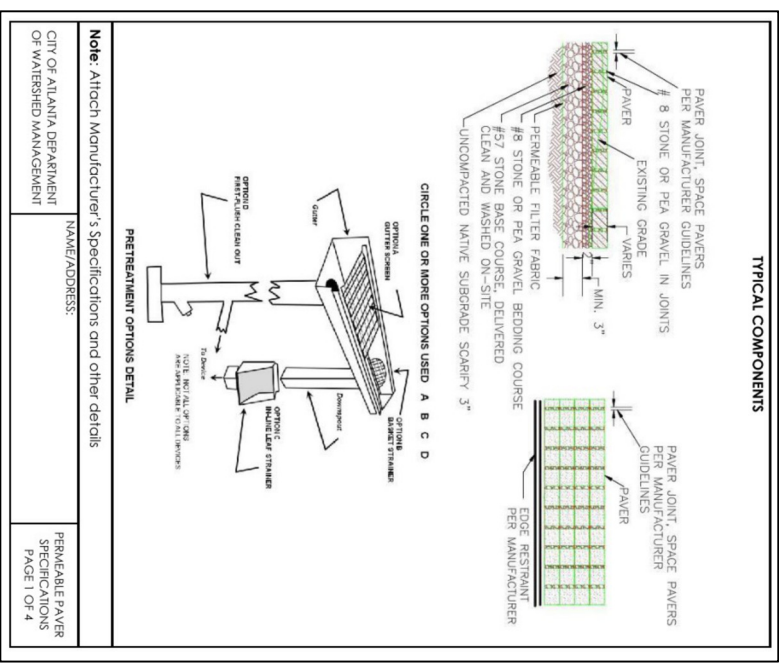
TREE PROTECTION FENCING DETAIL
(NOT TO SCALE)

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

DISTURBED AREA
1958 SF =
0.045 AC



PERMEABLE PAVER



DEPT. OF PUBLIC WORKS
STANDARD CURB & GUTTER ENTRANCE

NO PROPOSED GRADING EXCEEDING TWO (2)\"/>

NO UTILITY WORK PROPOSED

NO GRADING NO CUT, NO FILL

NO TREES ON PROPERTY

USE EXIST DW AS CONSTRUCTION OUTLET



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



STRING CALCULATIONS:

Contributing Drainage Area (square feet)	Depth of Lower Stone Storage Layer (feet)					
	3	4	5	6	7	8
100	54	45	39	34	27	20
500	280	230	200	170	140	110
1000	550	460	390	340	280	230
2000	1100	920	780	680	560	460
4000	2180	1840	1560	1360	1120	920
5000	2720	2270	1940	1700	1380	1120

Measure contributing drainage area and head area for given media depth.

Contributing drainage area (sq ft)	702	sq ft
Depth of stone media	8	inches
Paver Area:	196.56	sq ft

LAND AREA: 2054 SF*15% (PERMEABLE PAVERS) = 308 SF
912 (IMPERVIOUS) - 308(TOTAL ABOVE) = 604 SF

DEKALB COUNTY - NOTES

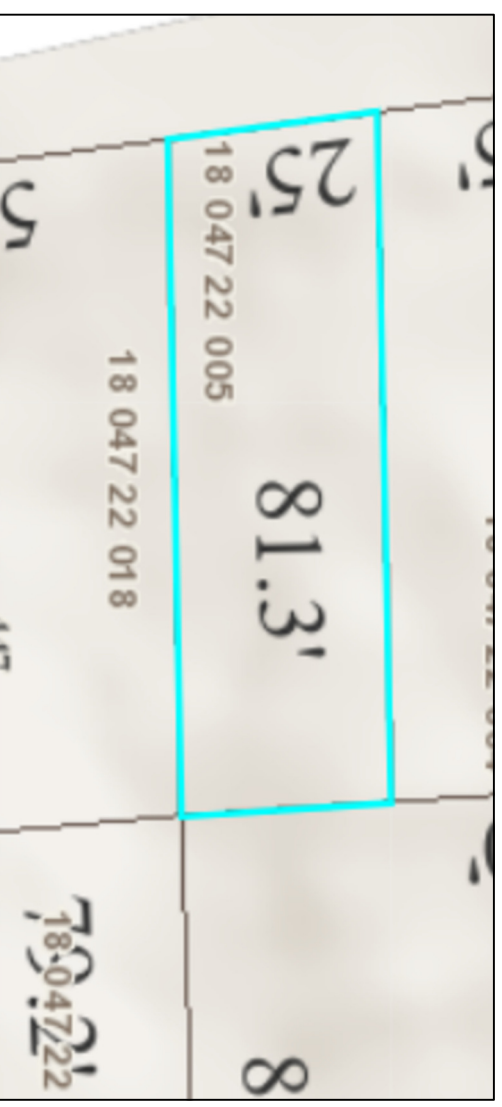
1. ALL LAND DISTURBANCE TO BE STABILIZED WITH VEGETATION UPON COMPLETION OF DEMOLITION.
2. ALL TREES TO REMAIN AND HAVE PROPERTY PROTECTION UNLESS APPROVED PLANS INDICATE OTHERWISE.
3. ALL DEMOLITION DEBRIS TO BE HAULED OFF SITE.
4. DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED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



ADJOINING STRUCTURES



VICINITY MAP - N.T.S.



FLOOD ZONE & FUTURE CONDITIONS DO NOT APPLY TO THIS LOT
FLOOD ZONE & FUTURE CONDITIONS DO NOT APPLY TO THIS LOT ISH802DOUTSIDE OF FLOODZONE

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

RELEASED FOR CONSTRUCTION

DEKALB COUNTY, GEORGIA

PROPERTY ADDRESS: 449 BOOKER AVENUE, SCOTTDALE, GA 30079

LAND AREA: 2,054 SF, 0.05 AC

ZONING: R-75

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

LOT 88 BLOCK XXX SUBDIVISION MEADOWBROOK ADDITION

LAND LOT 47 18th DISTRICT PARCEL ID: 18 047 22 005

FIELD DATE: 05-30-2023

DRAWN DATE: 05-31-2023

DATE: 05-31-2023

PROJECT: SURVEY SYSTEMS ATLANTA, 660 LAKE DR SW, SHELWATER, GA 30039

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

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

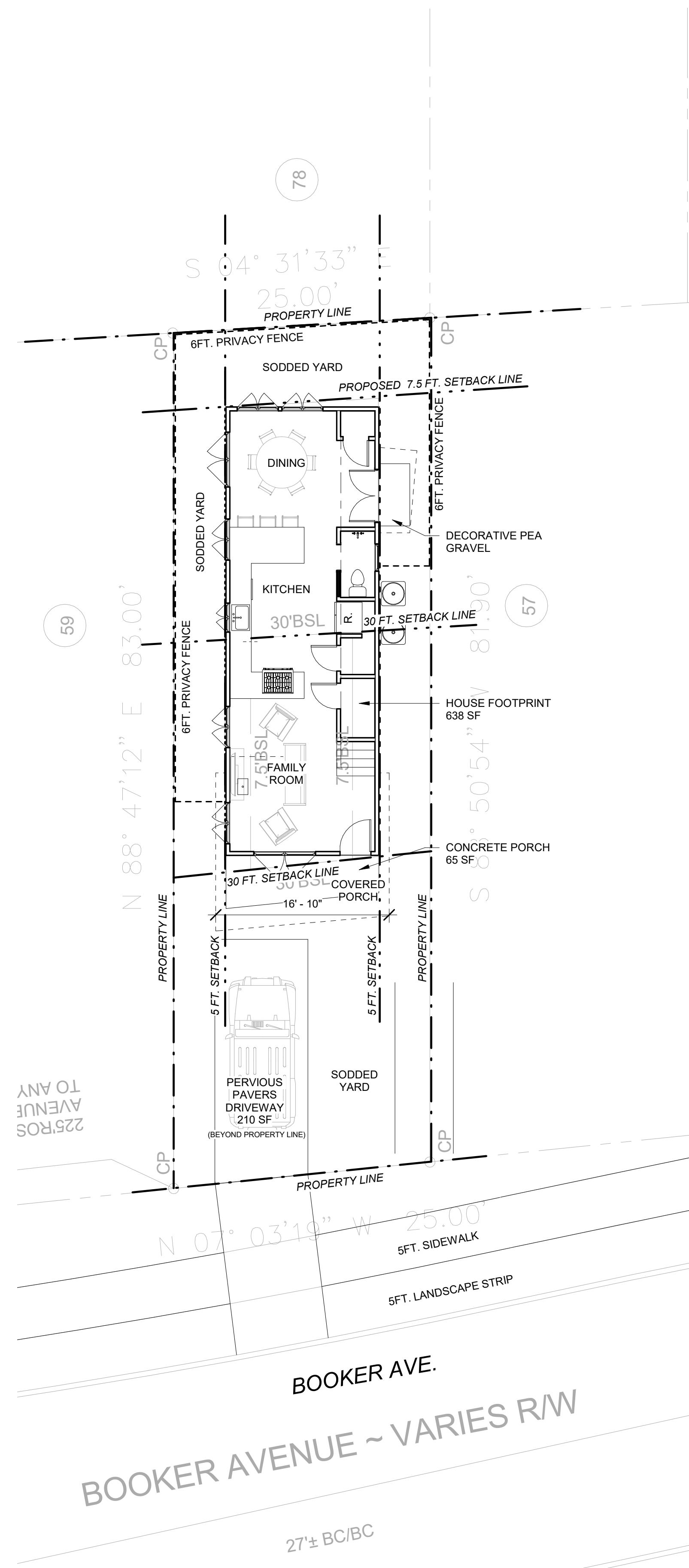


SCALE: 1" = 10'



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



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

Project:
CUSTOM RESIDENCE
 449 Booker Ave
 Scottdale, GA 30079

Project Number: 23-004

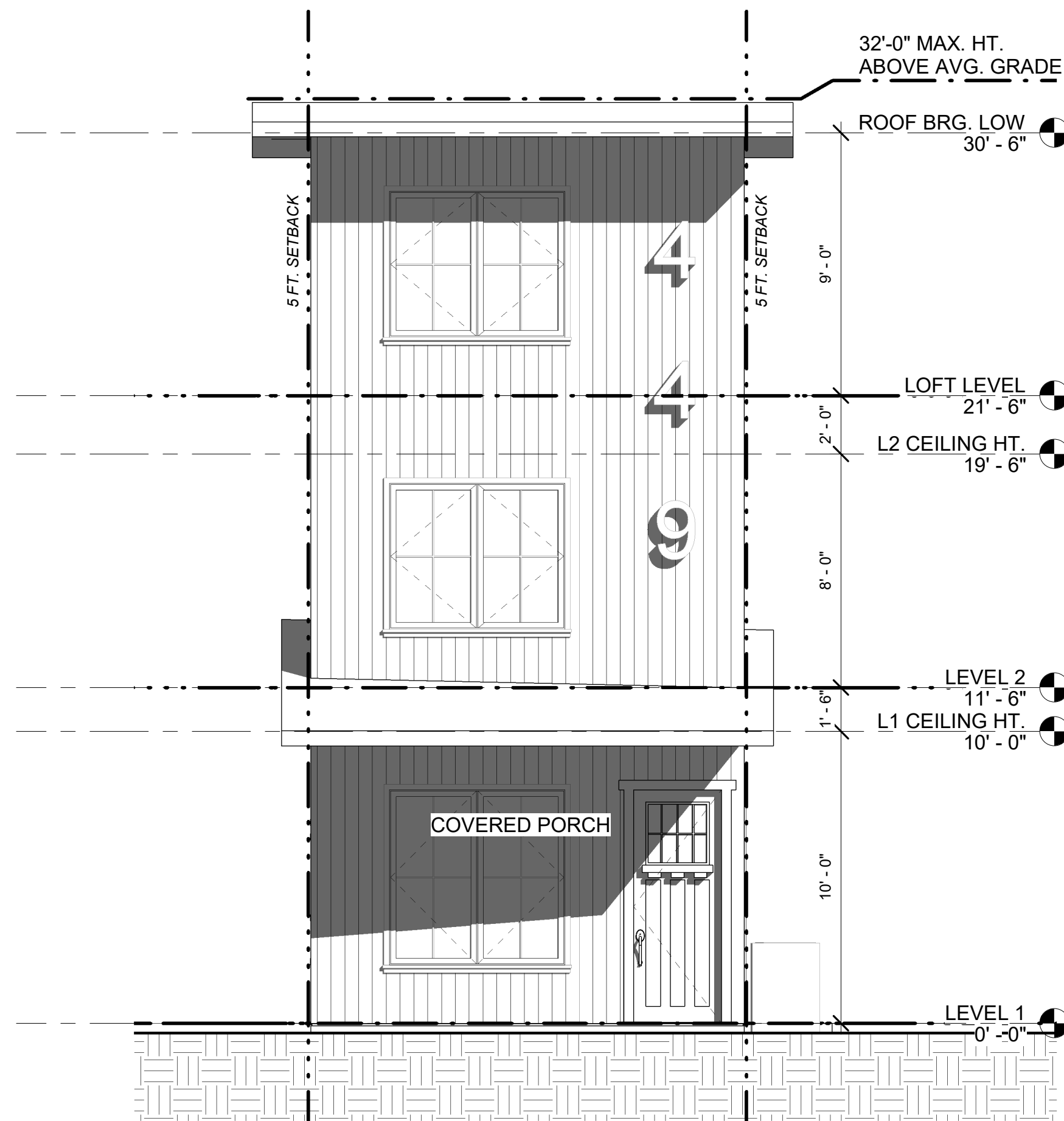
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ARCHITECTURAL SITE PLAN

Sheet Number:
C101

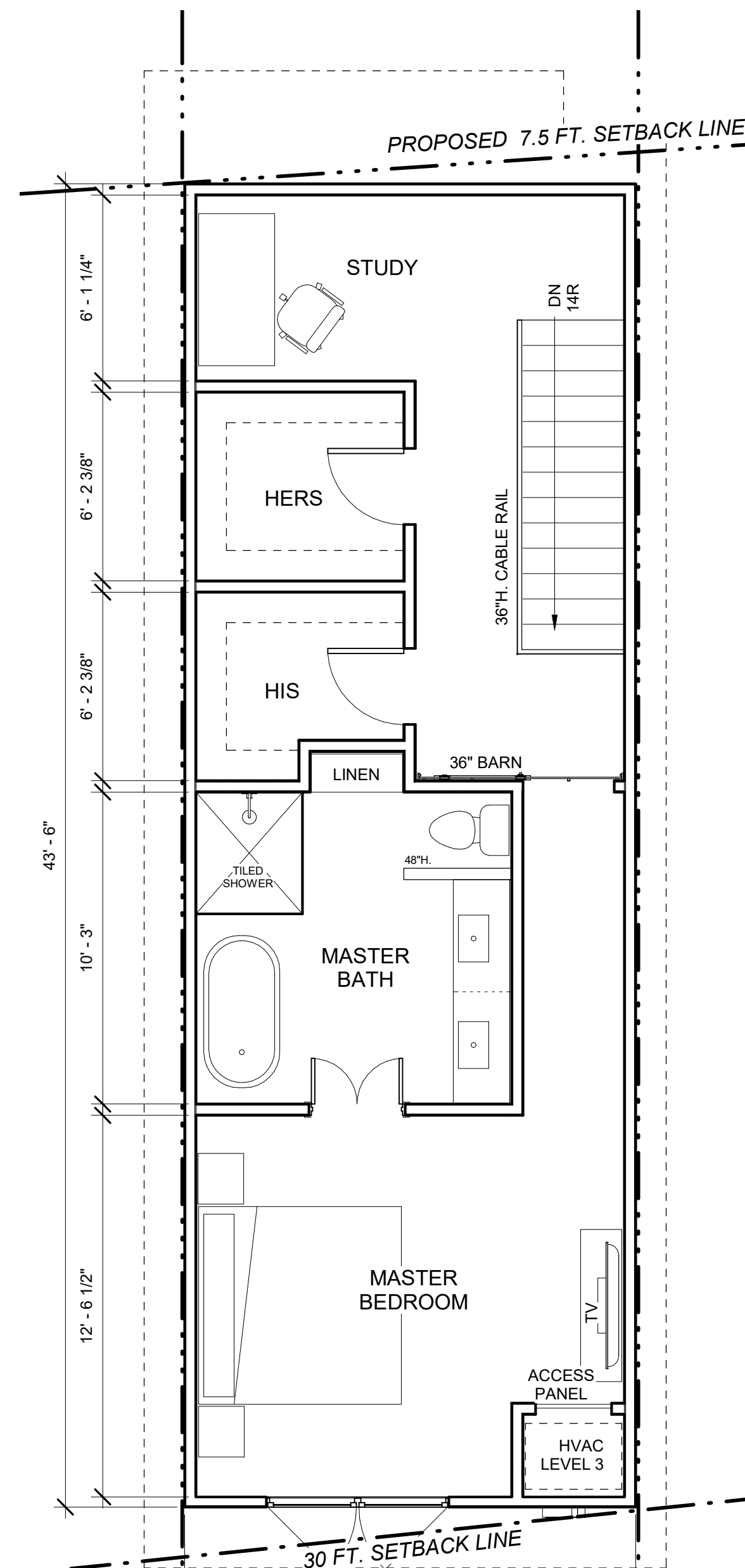
1 ARCHITECTURAL SITE PLAN (REFERENCE ONLY)
 1/8" = 1'-0"

NOT RELEASED FOR CONSTRUCTION

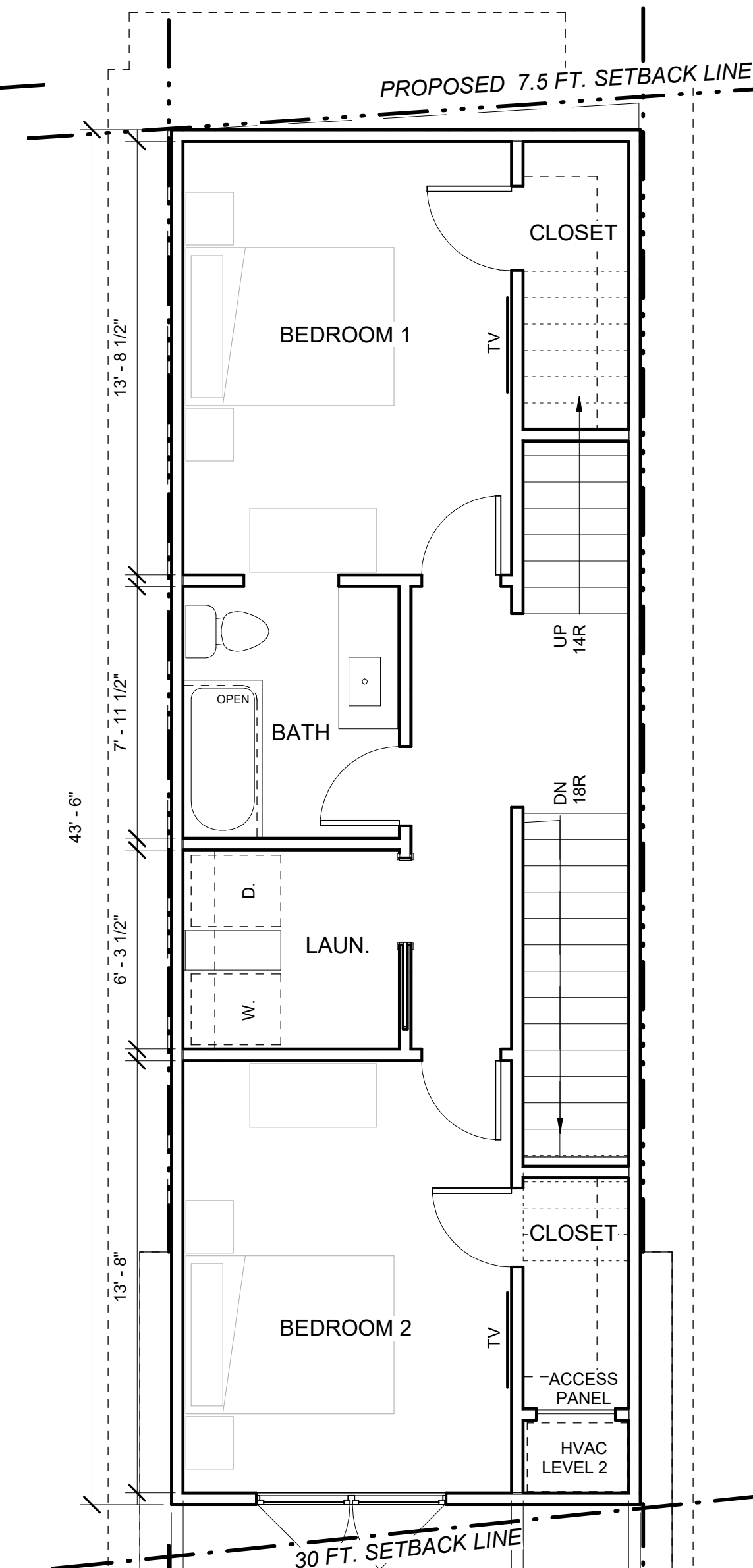
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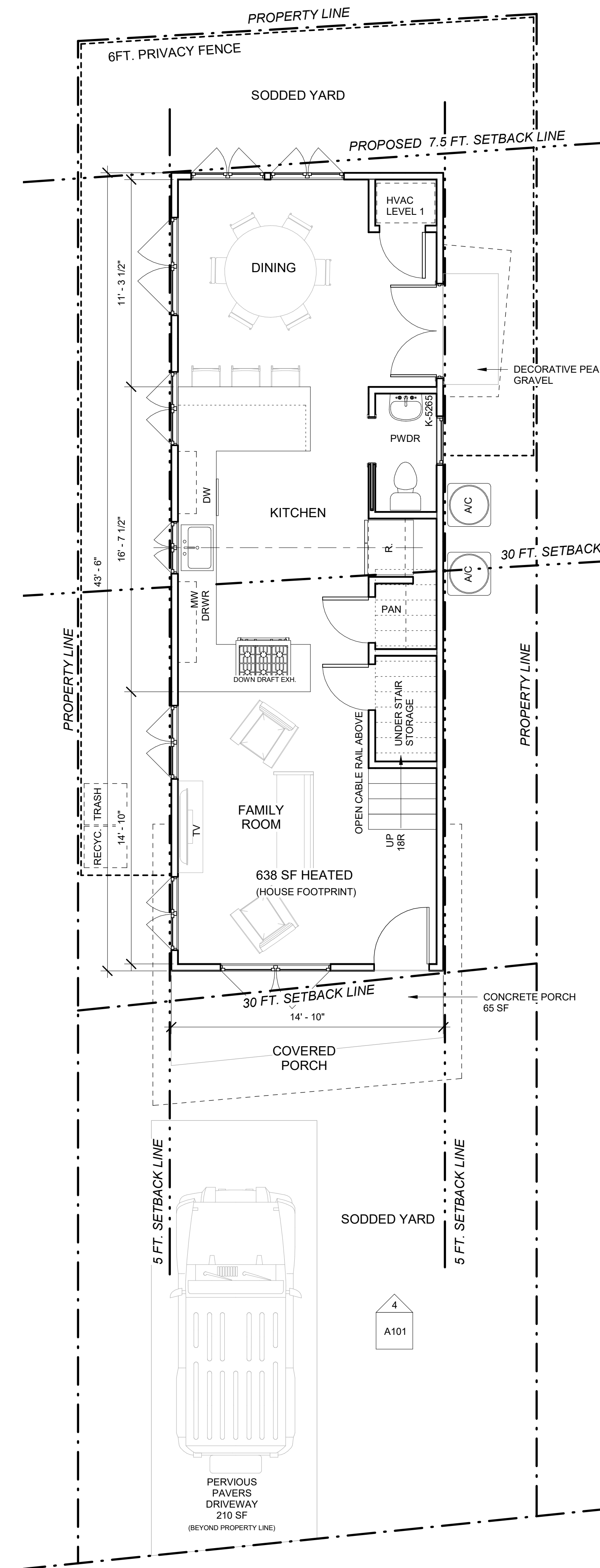
4 BOOKER AVE. ELEVATION DIAGRAM
1/4" = 1'-0"



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



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



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



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Sheet Title:
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A101

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