



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: Blue River Development / Dalton Duriez
Mailing Address: 3715 DaVinci Ct, Suite 300
City/State/Zip Code: Peachtree Corners, GA 30092
Email: DDuriez@blueriverdevelopment.com
Telephone Home: _____ Business: 404-432-3286

OWNER OF RECORD OF SUBJECT PROPERTY

Owner: Patrick J. Murphy, Jack Honderd and Charles E. Bosserman
Address (Mailing): P.O. Box 1305 Decatur, GA 30031
Email: _____ Telephone Home: _____ Business: _____

ADDRESS/LOCATION OF SUBJECT PROPERTY

Address: See attached City: _____ State: _____ Zip: _____
District(s): 18 Land Lot(s): 9&47 Block: _____ Parcel: see attached
Zoning Classification: M Commission District & Super District: 4 / 6

CHECK TYPE OF HEARING REQUESTED:

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

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

Email plansustain@dekalbcountyga.gov with any questions.



DEPARTMENT OF PLANNING & SUSTAINABILITY

ZONING BOARD OF APPEALS APPLICATION

AUTHORIZATION 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: 12/17/2024

DocuSigned by: D. Patrick Murphy
Applicant Signature: [Signature]

DATE: 12/17/2024

Signed by: Jack Honderd
Applicant Signature: [Signature]

DATE: 12/18/2024

DocuSigned by: Charles E. Bosserman
Applicant Signature: [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: 12/16/24 Applicant/Agent Signature: DALTON DURIEZ

TO WHOM IT MAY CONCERN:

(I)/ (WE): J. Patrick Murphy, Jack Honderd, Charles E. Bosserman (Name of Owners)

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

NOTARY PUBLIC

DEKALB COUNTY, GEORGIA

My Commission Expires 06/12/2028

M. Mancill Notary Public M Mancill

NOTARY PUBLIC

DEKALB COUNTY, GEORGIA

My Commission Expires 06/12/2028

M. Mancill Notary Public

M. Mancill Notary Public

DocuSigned by: J. Patrick Murphy Owner Signature

Signed by: Jack Honderd Owner Signature

DocuSigned by: Charles E. Bosserman Owner Signature

M Mancill NOTARY PUBLIC DEKALB COUNTY, GEORGIA My Commission Expires 06/12/2028



December 23, 2024

Dekalb County
Planning & Sustainability Department
178 Sams Street
Decatur, GA 30030

Re: Variance Letter of Intent
Project #1247214 East Ponce De Leon and Aldridge Ave

On behalf of Blue River Development and the property owners, below is a list of requested variances for this project. Attached is also a plan showing the location of the variance areas.

Property addresses/Parcel ID

1. PID# 18 009 04 001 - 371 Aldridge Avenue, Scottdale, GA,30079
2. PID# 18 009 04 002 - 370 Patterson Avenue SE, Scottdale, GA, 30079
3. PID# 18 009 04 003 - 3142 E. Ponce De Leon Avenue, Scottdale, GA, 30079
4. PID# 18 009 04 004 - 360 Patterson Avenue, Scottdale, GA, 30079
5. PID# 18 009 04 005 - 366 Patterson Avenue SE, Scottdale, GA, 30079
6. PID# 18 009 04 006 - 374 Patterson Avenue SE, Scottdale, GA, 30079
7. PID# 18 009 04 007 - 3128 East Ponce De Leon Avenue, Scottdale, GA, 30079
8. PID# 18 009 04 008 - 357 Aldridge Avenue, Scottdale, GA, 30079
9. PID#s 18 009 04 009 - 361 Patterson Avenue Scottdale, GA 30079

Requesting Variances for the following items:

1) Section 3.36.12.A.1 and Section 3.36.21(L)- Sidewalk requirements- There shall be a public sidewalk constructed along all public street frontages contiguous to all properties within all tiers of the Scottdale Overlay District.

-Variance to eliminate the installation of a sidewalk on the east side of the proposed Paterson Lane. Grading will require a retaining wall and there will be no room for a sidewalk as a result. In addition, the above variance help minimize the offset between Patterson Lane and Patterson Ave.

2) Section 3.36.11 (D&E) - Street trees and Street Tree Planting- Newly planted trees shall conform to the Design Guidelines for the Scottdale Overlay District. Street trees of a caliper not less than three (3) inches shall be planted no less than thirty (30) feet on center along all properties having frontage on a public street

-Variance to eliminate the requirement to install street trees on the east side of the proposed Patterson Lane. This ties in the variance request to eliminate the required sidewalk at this location due to site and grading constraints. In addition, the above variance help minimize the offset between Patterson Lane and Patterson Ave.

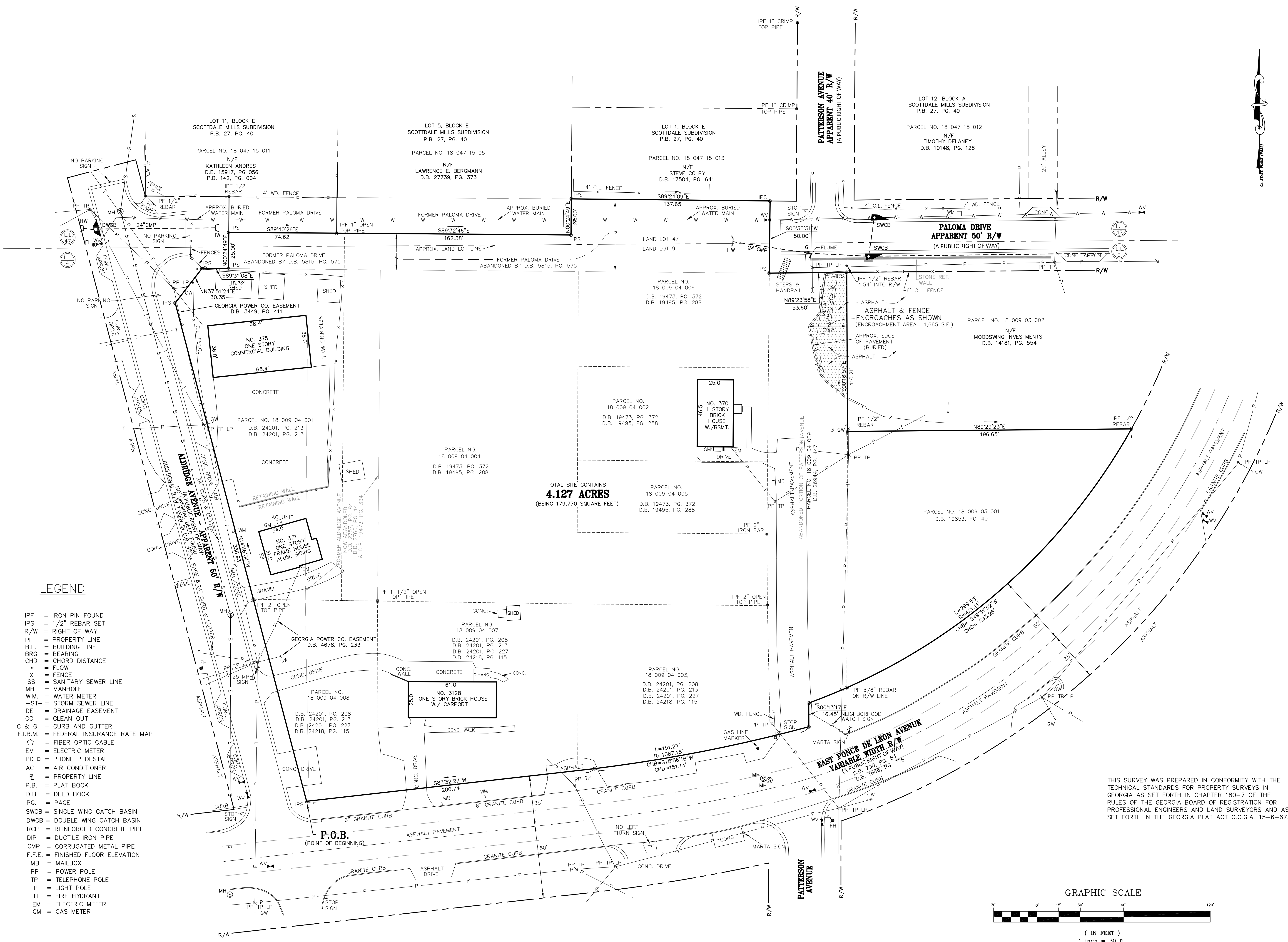
3) Section 5.4.7.E.4 – Retaining Walls -Retaining walls over six (6) feet may be tiered, up to twelve (12) feet facing residential or sixteen (16) feet facing non-residential without a variance.
-Variance to allow a retaining wall greater than 6 feet along the eastern side of Patterson Lane due to site and grading constraints.

Should you have any further questions, please contact me.

Sincerely,

A handwritten signature in blue ink that reads "W. Barry Dunlop". The signature is fluid and cursive, with the first name "W. Barry" and the last name "Dunlop" clearly legible.

W. Barry Dunlop, P.E.
Principal

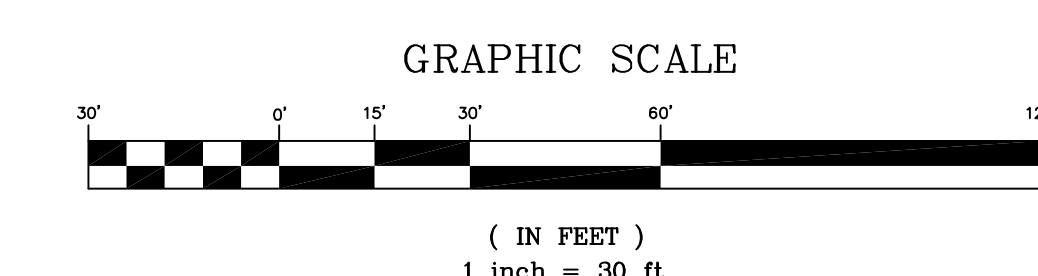


LEGEND

- IPF = IRON PIN FOUND
- IPS = 1/2" REBAR SET
- R/W = RIGHT OF WAY
- PL = PROPERTY LINE
- B.L. = BUILDING LINE
- BRG = BEARING
- CHD = CHORD DISTANCE
- = FLOW
- X = FENCE
- SS- = SANITARY SEWER LINE
- MH = MANHOLE
- W.M. = WATER METER
- ST- = STORM SEWER LINE
- DE = DRAINAGE EASEMENT
- CO = CLEAN OUT
- C & G = CURB AND GUTTER
- F.I.R.M. = FEDERAL INSURANCE RATE MAP
- = FIBER OPTIC CABLE
- EM = ELECTRIC METER
- PD = PHONE PEDESTAL
- AC = AIR CONDITIONER
- ℙ = PROPERTY LINE
- P.B. = PLAT BOOK
- D.B. = DEED BOOK
- PG. = PAGE
- SWCB = SINGLE WING CATCH BASIN
- DWCB = DOUBLE WING CATCH BASIN
- RCP = REINFORCED CONCRETE PIPE
- DIP = DUCTILE IRON PIPE
- CMP = CORRUGATED METAL PIPE
- F.F.E. = FINISHED FLOOR ELEVATION
- MB = MAILBOX
- PP = POWER POLE
- TP = TELEPHONE POLE
- LP = LIGHT POLE
- FH = FIRE HYDRANT
- EM = ELECTRIC METER
- GM = GAS METER

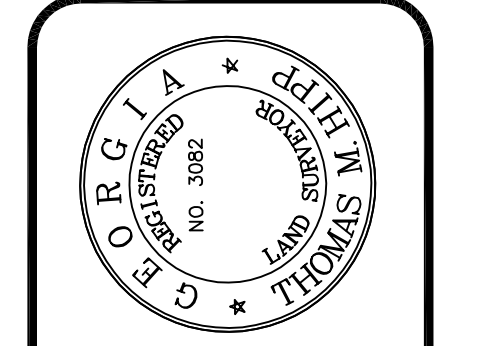
TOTAL SITE CONTAINS
4.127 ACRES
(BEING 179,770 SQUARE FEET)

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.



AR ENGINEERING, INC.
ATLANTA COMMERCIAL & RESIDENTIAL ENGINEERING
600 PINNACLE ROAD
SUITE 685
NORCROSS, GA 30071
TEL: (678) 291-0000
FAX: (678) 291-6887

ALTA/NSPS LAND TITLE SURVEY
FOR
D.R. HORTON, INC.
AND
**OLD REPUBLIC NATIONAL
TITLE INSURANCE COMPANY**



No.	Revision/Issue	Date
1	ADDED ADDITIONAL ENCROACHMENT INFORMATION	2-10-21
2	A TORREY COMMENTS	2-12-21

LAND LOTS:	9 AND 47
DISTRICT:	18th
CITY:	UNINCORPORATED
COUNTY:	DEKALB
STATE:	GEORGIA
DESIGNED:	N/A
DRAWN:	TH

DRAWING:	21003 ALTA	Sheet
SNAPSHOT:		2
DATE:	FEBRUARY 5, 2021	of
SCALE:	1"=30'	2

