

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: Brian Ortiz

Mailing Address: 35 Patterson Rd ,Ste 464261

City/State/Zip Code: Lawrenceville, GA 30044

Email: wenchi512@hotmail.com

Telephone Home: 4049194638 Business: _____

OWNER OF RECORD OF SUBJECT PROPERTY

Owner: Brian Ortiz

Address (Mailing): 1933 CRESTMOORE DRIVE DECATUR GA 30032

Email: wenchi512@hotmail.com Telephone Home: 4049194638 Business: _____

ADDRESS/LOCATION OF SUBJECT PROPERTY

Address: 1933 CRESTMOORE DRIVE City: DECATUR State: GA Zip: 30032

District(s): 04 Land Lot(s): 23 Block: F Parcel: 15 168 03 067

Zoning Classification: R-75 Commission District & Super District: 3/7

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: 02/14/2025 _____

Applicant
Signature:

Brian Ortiz

DATE: _____

Applicant
Signature:

PROJECT NAME: BRIAN ORTIZ
PROJECT ADDRESS: 1933 CRESTMOORE DRIVE, DECATUR, GA 30032
SUITE NUMBER:
CONTRACTOR NAME/NUMBER: TBA
ARCHITECT NAME/NUMBER: SKETCHHAUS BY TAYLOR WORKSHOP LLC, 404-254-6137
ENGINEER NAME/NUMBER: NA

INTERNATIONAL BUILDING CODE: 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
INTERNATIONAL RESIDENTIAL CODE: 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
INTERNATIONAL FIRE CODE: 2018 EDITION (CONTACT STATE FIRE MARSHAL BELOW)
INTERNATIONAL PLUMBING CODE: 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
INTERNATIONAL MECHANICAL CODE: 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
INTERNATIONAL FUEL GAS CODE: 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
INTERNATIONAL ELECTRICAL CODE: 2020 EDITION (SEE SUPPLEMENTS AND AMENDMENTS (2020))
INTERNATIONAL ENERGY CONSERVATION CODE: 2015 EDITION, WITH GEORGIA SUPPLEMENTS AND AMENDMENTS (2020)
INTERNATIONAL SWIMMING POOL AND SPA CODE: 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, REGULATIONS, AND ORDINANCES.

2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO TAYLOR WORKSHOP LLC. FOR JUSTIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.

3. ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED.

4. ALL FOOTINGS TO BE BELOW FROST LINE (SEE LOCAL CODE) AND MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE BUILDING. CONSULT LOCAL ENGINEER FOR PROPER FOOTING AND REINFORCING SIZES.

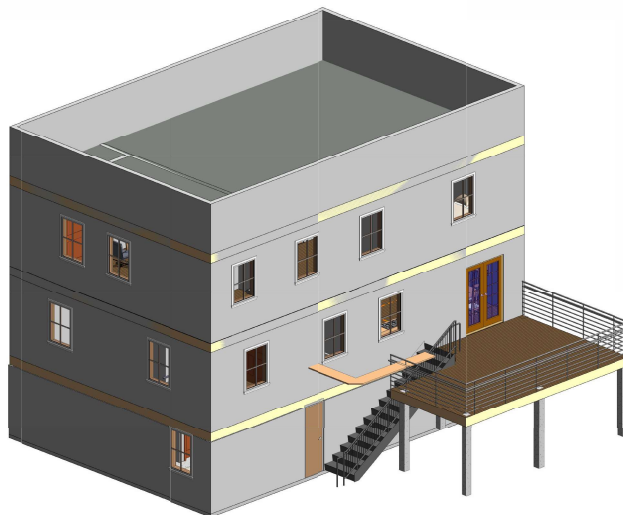
5. CONTRACTOR SHALL INSURE COMPATABILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.

6. IF BACKFILL EXCEEDS 4' AGAINST ANY FOUNDATION WALL, REINFORCE AS PER CODE

7. ALL FOUNDATION AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND STAMPED BY AN ENGINEER IN THE STATE WHERE CONSTRUCTION IS OCCURRING DUE TO A WIDE VARIANCE IN LOCAL CODES, SOIL BEARING CONDITIONS, FROST LINE DEPTH, GEOLOGICAL AND WEATHER CONDITIONS, ETC. THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING AND VERIFYING ALL STRUCTURAL DETAILS AND CONDITIONS TO MEET ALL LOCAL CODES AND TO INSURE A QUALITY AND SAFE STRUCTURE.

8. ALL WOOD, CONCRETE, AND STEEL STRUCTURAL MEMBERS SHALL BE OF A GOOD GRADE AND QUALITY AND MEET ALL NATIONAL

9. ALL COLUMNS OR SOLID FRAMING SHOULD BE DESIGNED TO CARRY LOADS AND SHOULD EXTEND DOWN THRU THE LEVELS BELOW AND TERMINATE AT THE BASEMENT FLOOR OR AT OTHER BEARING POINTS DESIGNED TO CARRY THE LOAD



ABBREVIATIONS

[illegible]

Total Lot size:	13,307 sq.ft
Building Size:	1,421 sq.ft (10.7%)
Driveway:	300 sq.ft (2.3%)
Deck:	247 sq.ft (1.9%)
Parking Pad:	200 sqft (1.5%)
Current Coverage:	16.4% < 35%

Impervious Features: Building Size + Driveway + Parking Pad
 $1,421 + 300 + 200 = 1,921 \text{ sq.ft (14.4\%)} < 35\%$

Percentage of Lot (Front Yard Paved Area): Driveway + Parking Pad
 $300 + 200 = 500 \text{ sq.ft (3.8\%)} < 15 \%$

Door Schedule				
Mark	Door		Size	Hardware From Room Number
	Width	Height		
01	2'-8"	7'-0"	121	121
02	2'-8"	7'-0"	121	121
03	2'-8"	7'-0"	121	121
04	2'-8"	7'-0"	121	121
05	2'-8"	7'-0"	121	121
06	2'-8"	7'-0"	121	121
07	2'-8"	7'-0"	121	121
08	2'-8"	7'-0"	121	121
09	2'-8"	7'-0"	121	121
10	2'-8"	7'-0"	121	121
11	2'-8"	7'-0"	121	121
12	2'-8"	7'-0"	121	121
13	2'-8"	7'-0"	121	121
14	2'-8"	7'-0"	121	121
15	2'-8"	7'-0"	121	121
16	2'-8"	7'-0"	121	121
17	2'-8"	7'-0"	121	121
18	2'-8"	7'-0"	121	121
19	2'-8"	7'-0"	121	121
20	2'-8"	7'-0"	121	121
21	2'-8"	7'-0"	121	121
22	2'-8"	7'-0"	121	121
23	2'-8"	7'-0"	121	121
24	2'-8"	7'-0"	121	121
25	2'-8"	7'-0"	121	121
26	4'-11 1/2"	8'-11 5/8"	127	127
27	2'-8"	7'-0"	121	121
28	2'-8"	7'-0"	121	121
29	2'-8"	7'-0"	121	121
30	2'-8"	7'-0"	121	121
31	2'-8"	7'-0"	121	121
32	2'-8"	7'-0"	121	121
33	2'-8"	7'-0"	121	121
34	2'-8"	7'-0"	121	121
35	2'-8"	7'-0"	121	121
36	2'-8"	7'-0"	121	121
37	2'-8"	7'-0"	121	121
38	2'-8"	7'-0"	121	121
39	2'-8"	7'-0"	121	121
40	2'-8"	7'-0"	121	121
41	2'-8"	7'-0"	121	121
42	2'-8"	7'-0"	121	121
43	2'-8"	7'-0"	121	121
44	2'-8"	7'-0"	121	121
45	2'-8"	7'-0"	121	121
46	2'-8"	7'-0"	121	121
47	2'-8"	7'-0"	121	121
48	2'-8"	7'-0"	121	121
49	2'-8"	7'-0"	121	121
50	2'-8"	7'-0"	121	121
51	2'-8"	7'-0"	121	121
52	2'-8"	7'-0"	121	121
53	2'-8"	7'-0"	121	121
54	2'-8"	7'-0"	121	121
55	2'-8"	7'-0"	121	121
56	2'-8"	7'-0"	121	121
57	2'-8"	7'-0"	121	121
58	2'-8"	7'-0"	121	121
59	2'-8"	7'-0"	121	121
60	2'-8"	7'-0"	121	121
61	2'-8"	7'-0"	121	121
62	2'-8"	7'-0"	121	121
63	2'-8"	7'-0"	121	121
64	2'-8"	7'-0"	121	121
65	2'-8"	7'-0"	121	121
66	2'-8"	7'-0"	121	121
67	2'-8"	7'-0"	121	121
68	2'-8"	7'-0"	121	121
69	2'-8"	7'-0"	121	121
70	2'-8"	7'-0"	121	121
71	2'-8"	7'-0"	121	121
72	2'-8"	7'-0"	121	121
73	2'-8"	7'-0"	121	121
74	2'-8"	7'-0"	121	121
75	2'-8"	7'-0"	121	121
76	2'-8"	7'-0"	121	121
77	2'-8"	7'-0"	121	121
78	2'-8"	7'-0"	121	121
79	2'-8"	7'-0"	121	121
80	2'-8"	7'-0"	121	121
81	2'-8"	7'-0"	121	121
82	2'-8"	7'-0"	121	121
83	2'-8"	7'-0"	121	121
84	2'-8"	7'-0"	121	121
85	2'-8"	7'-0"	121	121
86	2'-8"	7'-0"	121	121
87	2'-8"	7'-0"	121	121
88	2'-8"	7'-0"	121	121
89	2'-8"	7'-0"	121	121
90	2'-8"	7'-0"	121	121
91	2'-8"	7'-0"	121	121
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93	2'-8"	7'-0"	121	121
94	2'-8"	7'-0"	121	121
95	2'-8"	7'-0"	121	121
96	2'-8"	7'-0"	121	121
97	2'-8"	7'-0"	121	121
98	2'-8"	7'-0"	121	121
99	2'-8"	7'-0"	121	121
100	2'-8"	7'-0"	121	121

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INTERIOR RENOVATION & ADDITION

**1933 CRESTMOORE
DRIVE, DECATUR,
GA 30032**

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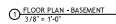
THESE PLANS HAVE BEEN PREPARED FOR A SINGLE PROJECT.
THESE PLANS ARE THE PROPERTY OF DESIGN ENGINEER, ANY
REPRODUCTION OR COPYING OF THE INFORMATION CONTAINED
ON THESE PLANS IS CONSIDERED AN INFRAVIOLATION ON

**1933 CRESTMOORE
DRIVE**

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COVER PAGE

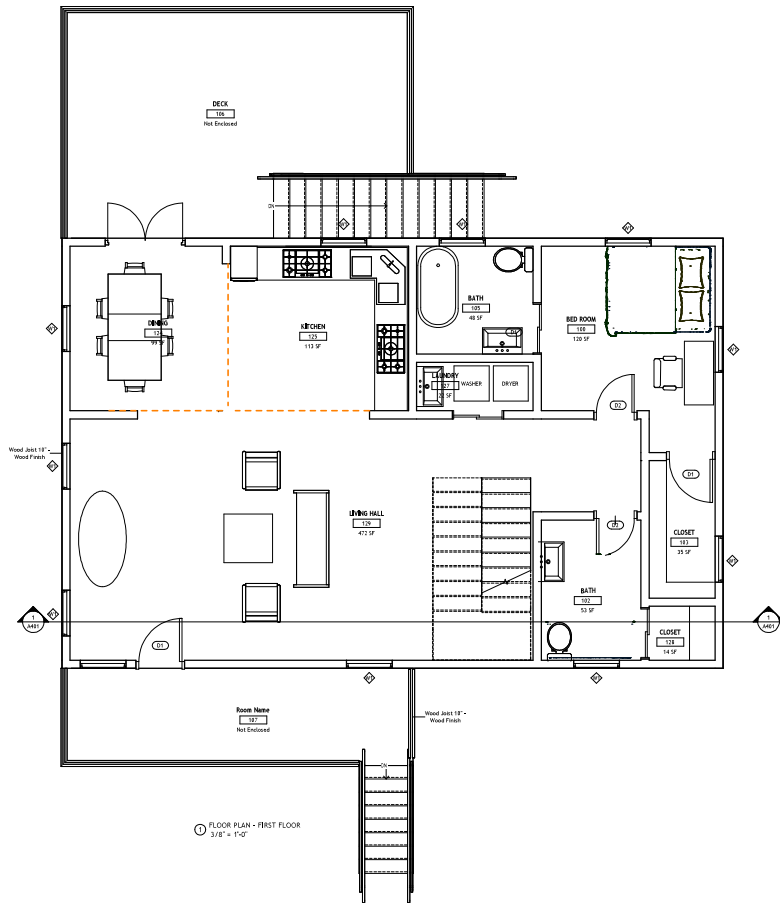
Project number :	
Date :	05.06.2024
Drawn by :	
Checked by :	
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Scale :	



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Door Schedule				
Mark	Door		From Room Number	Hardware
	Width	Height		
01	2'-4"	7'-2"	01	
02	2'-4"	7'-2"	02	
03	2'-4"	7'-2"	03	
04	2'-4"	7'-2"	04	
05	2'-4"	7'-2"	05	
06	2'-4"	7'-2"	06	
07	2'-4"	7'-2"	07	
08	2'-4"	7'-2"	08	
09	2'-4"	7'-2"	09	
10	2'-4"	7'-2"	10	
11	2'-4"	7'-2"	11	
12	2'-4"	7'-2"	12	
13	2'-4"	7'-2"	13	
14	2'-4"	7'-2"	14	
15	2'-4"	7'-2"	15	
16	2'-4"	7'-2"	16	
17	2'-4"	7'-2"	17	
18	2'-4"	7'-2"	18	
19	2'-4"	7'-2"	19	
20	2'-4"	7'-2"	20	
21	2'-4"	7'-2"	21	
22	2'-4"	7'-2"	22	
23	2'-4"	7'-2"	23	
24	2'-4"	7'-2"	24	
25	2'-4"	7'-2"	25	
26	2'-4"	7'-2"	26	
27	2'-4"	7'-2"	27	
28	2'-4"	7'-2"	28	
29	2'-4"	7'-2"	29	
30	2'-4"	7'-2"	30	
31	2'-4"	7'-2"	31	
32	2'-4"	7'-2"	32	
33	2'-4"	7'-2"	33	
34	2'-4"	7'-2"	34	
35	2'-4"	7'-2"	35	
36	2'-4"	7'-2"	36	
37	2'-4"	7'-2"	37	
38	2'-4"	7'-2"	38	
39	2'-4"	7'-2"	39	
40	2'-4"	7'-2"	40	
41	2'-4"	7'-2"	41	
42	2'-4"	7'-2"	42	
43	2'-4"	7'-2"	43	
44	2'-4"	7'-2"	44	
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55	2'-4"	7'-2"	55	
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57	2'-4"	7'-2"	57	
58	2'-4"	7'-2"	58	
59	2'-4"	7'-2"	59	
60	2'-4"	7'-2"	60	
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69	2'-4"	7'-2"	69	
70	2'-4"	7'-2"	70	
71	2'-4"	7'-2"	71	
72	2'-4"	7'-2"	72	
73	2'-4"	7'-2"	73	
74	2'-4"	7'-2"	74	
75	2'-4"	7'-2"	75	
76	2'-4"	7'-2"	76	
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78	2'-4"	7'-2"	78	
79	2'-4"	7'-2"	79	
80	2'-4"	7'-2"	80	
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82	2'-4"	7'-2"	82	
83	2'-4"	7'-2"	83	
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85	2'-4"	7'-2"	85	
86	2'-4"	7'-2"	86	
87	2'-4"	7'-2"	87	
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89	2'-4"	7'-2"	89	
90	2'-4"	7'-2"	90	
91	2'-4"	7'-2"	91	
92	2'-4"	7'-2"	92	
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94	2'-4"	7'-2"	94	
95	2'-4"	7'-2"	95	
96	2'-4"	7'-2"	96	
97	2'-4"	7'-2"	97	
98	2'-4"	7'-2"	98	
99	2'-4"	7'-2"	99	
100	2'-4"	7'-2"	100	

PROJECT NAME INTERIOR RENOVATION & ADDITION		
ADDRESS 1933 CRESTMOORE DRIVE, DECATUR, GA 30032		
CONTRACTOR		
STRUCTURAL ENGINEER		
THESE PLANS HAVE BEEN PREPARED FOR A WHOLE TRAILER PARKING PROJECT OF SEVEN HOUSINGS, RESPECTIVELY ON LOT ONE OF THIS DEVELOPMENT ON THESE PLOTS TO BE CONSIDERED SUBJECT TO ALL CITY ORDINANCES.		
SITE	1933 CRESTMOORE DRIVE	
No.	Description	Date
TITLE		
FLOOR PLAN - BASEMENT		
Drawing number:		
Date:	06-09-2024	
Client's:		
City/utility:		
A 101		
Book:		



FLOOR PLAN NOTES:

THE GC SHALL ABIDE BY AND BE RESPONSIBLE FOR ALL REQUIREMENTS STATED IN THE AIA DOCUMENT A191-GENERAL CONDITIONS CURRENT EDITION, UNLESS NOTED OTHERWISE.

THE CONTRACTOR SHALL TAKE FIELD MEASUREMENTS AND VERIFY FIELD CONDITIONS AND SHALL CAREFULLY COMPARE SUCH FIELD MEASUREMENTS, CONDITIONS, AND OTHER INFORMATION KNOWN TO THE CONTRACTOR WITH THE CONTRACT DOCUMENTS BEFORE COMMENCING ACTIVITIES. ERRORS, INCONSISTENCIES, OR OMISSIONS DISCOVERED SHALL BE REPORTED TO THE ARCHITECT AT ONCE. NO ALLOWANCE WILL BE MADE ON BEHALF OF THE CONTRACTOR OR SUBCONTRACTORS FOR FAILURE TO VISIT THE SITE.

THE CONTRACTOR SHALL PROVIDE PROTECTIVE COVERING FOR EXISTING FURNISHINGS, AND FINISHES IN EXISTING AREAS NOT DESIGNATED FOR DEMOLITION OR NEW CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE CAUSED BY HIS WORK OR ANY SUBCONTRACTOR. IN PARTICULAR, THE CONTRACTOR SHALL MAINTAIN A DUST-FREE ENVIRONMENT WITHIN THE MAGNET VAULT.

THE CONTRACTOR SHALL VERIFY THAT NEW CEILING CAN BE INSTALLED IN EXISTING SPACES TO CLEAR OUTDOOR AND OTHER CONSTRUCTED ITEMS AND MAINTAIN FLOOR TO CEILING HEIGHTS INDICATED ON DRAWINGS. IF DISCREPANCIES OCCUR DUE TO EXISTING CONDITIONS, CONSULT WITH THE ARCHITECT BEFORE PROCEEDING.

THE CONTRACTOR SHALL VERIFY DIMENSIONS OF AS-BUILT CONDITIONS, AND NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES. ALL INFORMATION SHOWN ON THE CONSTRUCTION DOCUMENTS IS BASED ON FIELD OBSERVATIONS AND/OR THE ORIGINAL CONSTRUCTION DOCUMENTS OF THE FACILITY.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING DEFECTIVE WORK IN EXISTING CONSTRUCTION WITHIN THE LIMITS OF THE CONSTRUCTION AREA THIS INCLUDES, BUT IS NOT LIMITED TO, UNLEVEL SURFACES AND FINISHES AT PLASTER OR GYPHUM BOARD. THE CONTRACTOR SHALL PATCH AND REPAIR SURFACES TO MATCH NEW ADJACENT SURFACES.

Door Schedule			
Mark	Door		Hardware
	Width	Height	From Room Number
D1	2'-0"	7'-0"	101
D2	2'-0"	7'-0"	102
D3	2'-0"	7'-0"	103
D4	2'-0"	7'-0"	104
D5	2'-0"	7'-0"	105
D6	2'-0"	7'-0"	106
D7	2'-0"	7'-0"	107
D8	2'-0"	7'-0"	108
D9	2'-0"	7'-0"	109
D10	2'-0"	7'-0"	110
D11	2'-0"	7'-0"	111
D12	2'-0"	7'-0"	112
D13	2'-0"	7'-0"	113
D14	2'-0"	7'-0"	114
D15	2'-0"	7'-0"	115
D16	2'-0"	7'-0"	116
D17	2'-0"	7'-0"	117
D18	2'-0"	7'-0"	118
D19	2'-0"	7'-0"	119
D20	2'-0"	7'-0"	120
D21	2'-0"	7'-0"	121
D22	2'-0"	7'-0"	122
D23	2'-0"	7'-0"	123
D24	2'-0"	7'-0"	124
D25	2'-0"	7'-0"	125
D26	2'-0"	7'-0"	126
D27	2'-0"	7'-0"	127
D28	2'-0"	7'-0"	128
D29	2'-0"	7'-0"	129
D30	2'-0"	7'-0"	130
D31	2'-0"	7'-0"	131
D32	2'-0"	7'-0"	132
D33	2'-0"	7'-0"	133
D34	2'-0"	7'-0"	134
D35	2'-0"	7'-0"	135
D36	2'-0"	7'-0"	136
D37	2'-0"	7'-0"	137
D38	2'-0"	7'-0"	138
D39	2'-0"	7'-0"	139
D40	2'-0"	7'-0"	140
D41	2'-0"	7'-0"	141
D42	2'-0"	7'-0"	142
D43	2'-0"	7'-0"	143
D44	2'-0"	7'-0"	144
D45	2'-0"	7'-0"	145
D46	2'-0"	7'-0"	146
D47	2'-0"	7'-0"	147
D48	2'-0"	7'-0"	148
D49	2'-0"	7'-0"	149
D50	2'-0"	7'-0"	150
D51	2'-0"	7'-0"	151
D52	2'-0"	7'-0"	152
D53	2'-0"	7'-0"	153
D54	2'-0"	7'-0"	154
D55	2'-0"	7'-0"	155
D56	2'-0"	7'-0"	156
D57	2'-0"	7'-0"	157
D58	2'-0"	7'-0"	158
D59	2'-0"	7'-0"	159
D60	2'-0"	7'-0"	160
D61	2'-0"	7'-0"	161
D62	2'-0"	7'-0"	162
D63	2'-0"	7'-0"	163
D64	2'-0"	7'-0"	164
D65	2'-0"	7'-0"	165
D66	2'-0"	7'-0"	166
D67	2'-0"	7'-0"	167
D68	2'-0"	7'-0"	168
D69	2'-0"	7'-0"	169
D70	2'-0"	7'-0"	170
D71	2'-0"	7'-0"	171
D72	2'-0"	7'-0"	172
D73	2'-0"	7'-0"	173
D74	2'-0"	7'-0"	174
D75	2'-0"	7'-0"	175
D76	2'-0"	7'-0"	176
D77	2'-0"	7'-0"	177
D78	2'-0"	7'-0"	178
D79	2'-0"	7'-0"	179
D80	2'-0"	7'-0"	180
D81	2'-0"	7'-0"	181
D82	2'-0"	7'-0"	182
D83	2'-0"	7'-0"	183
D84	2'-0"	7'-0"	184
D85	2'-0"	7'-0"	185
D86	2'-0"	7'-0"	186
D87	2'-0"	7'-0"	187
D88	2'-0"	7'-0"	188
D89	2'-0"	7'-0"	189
D90	2'-0"	7'-0"	190
D91	2'-0"	7'-0"	191
D92	2'-0"	7'-0"	192
D93	2'-0"	7'-0"	193
D94	2'-0"	7'-0"	194
D95	2'-0"	7'-0"	195
D96	2'-0"	7'-0"	196
D97	2'-0"	7'-0"	197
D98	2'-0"	7'-0"	198
D99	2'-0"	7'-0"	199
D100	2'-0"	7'-0"	200

Room Finish Schedule	
Room Number	Room Name
100	BED ROOM
101	LIVING HALL
102	BED ROOM
103	CLOSET
104	CLOSET
105	BATH
106	KITCHEN
107	Room Name
108	BED ROOM
109	B
110	BED ROOM
111	BATH
112	CLOSET
113	B
114	LIVING HALL
115	BED ROOM
116	BATH
117	LIVING HALL
118	PANTRY
119	PANTRY
120	CLOSET
121	LIVING HALL
122	BED ROOM
123	BED ROOM
124	BED ROOM
125	BED ROOM
126	LIVING HALL
127	LIVING HALL
128	CLOSET
129	LIVING HALL
130	CLOSET

Window Schedule			
Mark	Window		Hardware
	Type	Width	Height
W1	2'-0"	7'-0"	101
W2	2'-0"	7'-0"	102
W3	2'-0"	7'-0"	103
W4	2'-0"	7'-0"	104
W5	2'-0"	7'-0"	105
W6	2'-0"	7'-0"	106
W7	2'-0"	7'-0"	107
W8	2'-0"	7'-0"	108
W9	2'-0"	7'-0"	109
W10	2'-0"	7'-0"	110
W11	2'-0"	7'-0"	111
W12	2'-0"	7'-0"	112
W13	2'-0"	7'-0"	113
W14	2'-0"	7'-0"	114
W15	2'-0"	7'-0"	115
W16	2'-0"	7'-0"	116
W17	2'-0"	7'-0"	117
W18	2'-0"	7'-0"	118
W19	2'-0"	7'-0"	119
W20	2'-0"	7'-0"	120
W21	2'-0"	7'-0"	121
W22	2'-0"	7'-0"	122
W23	2'-0"	7'-0"	123
W24	2'-0"	7'-0"	124
W25	2'-0"	7'-0"	125
W26	2'-0"	7'-0"	126
W27	2'-0"	7'-0"	127
W28	2'-0"	7'-0"	128
W29	2'-0"	7'-0"	129
W30	2'-0"	7'-0"	130
W31	2'-0"	7'-0"	131
W32	2'-0"	7'-0"	132
W33	2'-0"	7'-0"	133
W34	2'-0"	7'-0"	134
W35	2'-0"	7'-0"	135
W36	2'-0"	7'-0"	136
W37	2'-0"	7'-0"	137
W38	2'-0"	7'-0"	138
W39	2'-0"	7'-0"	139
W40	2'-0"	7'-0"	140
W41	2'-0"	7'-0"	141
W42	2'-0"	7'-0"	142
W43	2'-0"	7'-0"	143
W44	2'-0"	7'-0"	144
W45	2'-0"	7'-0"	145
W46	2'-0"	7'-0"	146
W47	2'-0"	7'-0"	147
W48	2'-0"	7'-0"	148
W49	2'-0"	7'-0"	149
W50	2'-0"	7'-0"	150
W51	2'-0"	7'-0"	151
W52	2'-0"	7'-0"	152
W53	2'-0"	7'-0"	153
W54	2'-0"	7'-0"	154
W55	2'-0"	7'-0"	155
W56	2'-0"	7'-0"	156
W57	2'-0"	7'-0"	157
W58	2'-0"	7'-0"	158
W59	2'-0"	7'-0"	159
W60	2'-0"	7'-0"	160
W61	2'-0"	7'-0"	161
W62	2'-0"	7'-0"	162
W63	2'-0"	7'-0"	163
W64	2'-0"	7'-0"	164
W65	2'-0"	7'-0"	165
W66	2'-0"	7'-0"	166
W67	2'-0"	7'-0"	167
W68	2'-0"	7'-0"	168
W69	2'-0"	7'-0"	169
W70	2'-0"	7'-0"	170
W71	2'-0"	7'-0"	171
W72	2'-0"	7'-0"	172
W73	2'-0"	7'-0"	173
W74	2'-0"	7'-0"	174
W75	2'-0"	7'-0"	175
W76	2'-0"	7'-0"	176
W77	2'-0"	7'-0"	177
W78	2'-0"	7'-0"	178
W79	2'-0"	7'-0"	179
W80	2'-0"	7'-0"	180
W81	2'-0"	7'-0"	181
W82	2'-0"	7'-0"	182
W83	2'-0"	7'-0"	183
W84	2'-0"	7'-0"	184
W85	2'-0"	7'-0"	185
W86	2'-0"	7'-0"	186
W87	2'-0"	7'-0"	187
W88	2'-0"	7'-0"	188
W89	2'-0"	7'-0"	189
W90	2'-0"	7'-0"	190
W91	2'-0"	7'-0"	191
W92	2'-0"	7'-0"	192
W93	2'-0"	7'-0"	193
W94	2'-0"	7'-0"	194
W95	2'-0"	7'-0"	195
W96	2'-0"	7'-0"	196
W97	2'-0"	7'-0"	197
W98	2'-0"	7'-0"	198
W99	2'-0"	7'-0"	199
W100	2'-0"	7'-0"	200

PROJECT NAME

1933 CRESTMOORE DRIVE, DECATUR, GA 30032

ADDRESS

1933 CRESTMOORE DRIVE, DECATUR, GA 30032

CONTRACTOR

STRUCTURAL ENGINEER

SITE

1933 CRESTMOORE DRIVE

No.

Description

Date

TITLE

FLOOR PLAN - FIRST FLOOR

Project number

08.06.2024

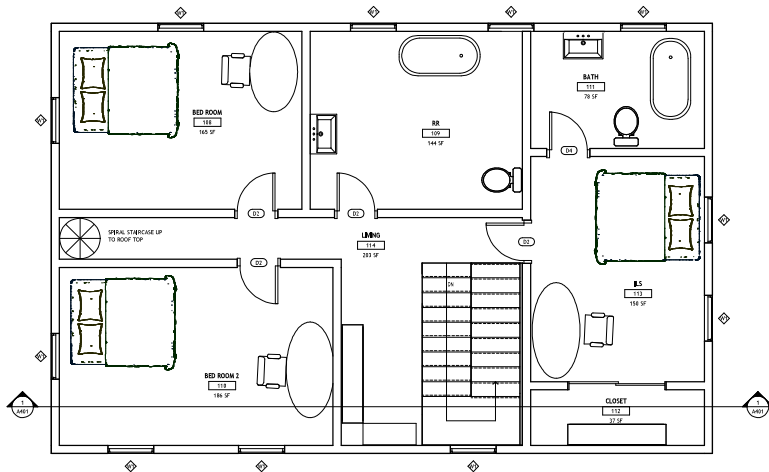
Date

Drawn by

Checked by

A 102

Scale



FLOOR PLAN - SECOND FLOOR
3/8" = 1'-0"

FLOOR PLAN NOTES:

THE GC SHALL ABIDE BY AND BE RESPONSIBLE FOR ALL REQUIREMENTS STATED IN THE AIA DOCUMENT A191 - GENERAL CONDITIONS (CURRENT EDITION) UNLESS NOTED OTHERWISE.

THE CONTRACTOR SHALL TAKE FIELD MEASUREMENTS AND VERIFY FIELD CONDITIONS AND SHALL CAREFULLY COMPARE SUCH FIELD MEASUREMENTS, CONDITIONS, AND OTHER INFORMATION KNOWN TO THE CONTRACTOR WITH THE CONTRACT DOCUMENTS BEFORE COMMENCING ACTIVITIES. ERRORS, INCONSISTENCIES, OR OMISSIONS DISCOVERED SHALL BE REPORTED TO THE ARCHITECT AT ONCE. NO ALLOWANCE WILL BE MADE IN REFERENCE TO THE CONTRACTOR OR SUBCONTRACTORS FOR FAILURE TO VISIT THE SITE.

THE CONTRACTOR SHALL PROVIDE PROTECTIVE COVERING FOR EXISTING WORK AND FINISHES IN EXISTING AREAS NOT DESIGNATED FOR DEMOLITION OR NEW CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE CAUSED BY HIS WORK OR ANY SUBCONTRACTOR. IN PARTICULAR, THE CONTRACTOR SHALL MAINTAIN A DUST-FREE ENVIRONMENT WITHIN THE MAGNET VAULT.

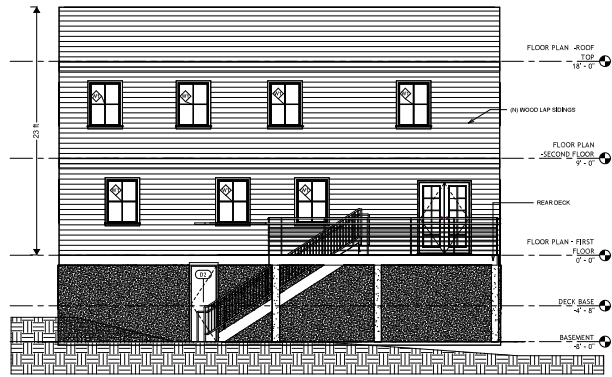
THE CONTRACTOR SHALL VERIFY THAT NEW CEILING CAN BE INSTALLED IN EXISTING AREAS TO CLEAR DUCTWORK AND OTHER CONSTRUCTED ITEMS AND MAINTAIN FLOOR TO CEILING HEIGHTS INDICATED ON DRAWINGS. IF DISCREPANCIES OCCUR DUE TO EXISTING CONDITIONS, CONSULT WITH THE ARCHITECT BEFORE PROCEEDING.

THE CONTRACTOR SHALL VERIFY DIMENSIONS OF AS-BUILT CONDITIONS, AND NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES. ALL INFORMATION SHOWN ON THE CONTRACT DOCUMENTS IS BASED ON FIELD OBSERVATIONS AND/OR THE ORIGINAL CONSTRUCTION DOCUMENTS OF THE FACILITY.

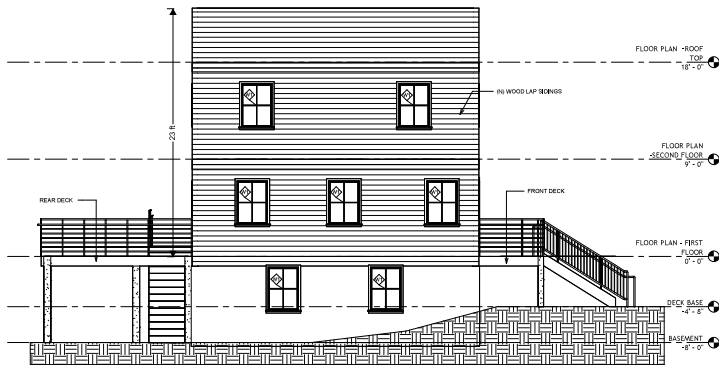
THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING DEFECTIVE WORK IN EXISTING CONSTRUCTION WITHIN THE LIMITS OF THE CONSTRUCTION AREA. THIS INCLUDES, BUT IS NOT LIMITED TO, UNFINISHED SURFACES AND FINISHES AT PLASTER OR GYPSUM BOARD. THE CONTRACTOR SHALL PATCH AND REPAIR SURFACES TO MATCH NEW ADJACENT SURFACES.

Door Schedule

Mark	Door		Hardware From Room: Number
	Width	Height	
D1	2'-8"	7'-8"	121
D2	2'-8"	7'-8"	121
D3	2'-8"	7'-8"	121
D4	2'-8"	7'-8"	121
D5	2'-8"	7'-8"	118
D6	2'-8"	7'-8"	123
D7	2'-8"	7'-8"	121
D8	2'-8"	7'-8"	123
D9	2'-8"	7'-8"	123
D10	2'-8"	7'-8"	123
D11	2'-8"	7'-8"	123
D12	2'-8"	7'-8"	123
D13	2'-8"	7'-8"	123
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D15	2'-8"	7'-8"	123
D16	2'-8"	7'-8"	123
D17	2'-8"	7'-8"	123
D18	2'-8"	7'-8"	123
D19	2'-8"	7'-8"	123
D20	2'-8"	7'-8"	123
D21	2'-8"	7'-8"	123
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D27	2'-8"	7'-8"	123
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D346	2		



1 North Architectural Building Elevation
1/4" = 1'-0"



2 West Architectural Building Elevation
1/4" = 1'-0"

PROJECT NAME
**INTERIOR
RENOVATION &
ADDITION**

ADDRESS
**1933 CRESTMOORE
DRIVE, DECATUR,
GA 30032**

CONTRACTOR

STRUCTURAL ENGINEER

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SITE
**1933 CRESTMOORE
DRIVE**

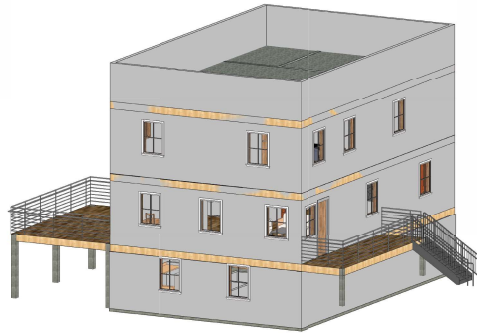
No.	Description	Date

TITLE
**ELEVATION DETAILS
01**

Project number :
Date : 08.06.2024
Drawn by :
Checked by :
A 201
Scale :



[illegible]



Project number :
Date : 08.09.2024
Drawn by :
Checked by :
A 301
Scale :

ADDRESS
**1933 CRESTMOORE
DRIVE, DECATUR,
GA 30032**

STRUCTURAL ENGINEER

SITE
1933 CRESTMOORE
DRIVE

TITLE	
BUILDING SECTION	
Project number :	
Date :	05.06.2024
Drawn by :	
Checked by :	
A 401	
Scale :	



Scale: 1/4"=1'-0"



Scale: 1/2"=1'-0"

NEW STEEL WALL FOR REPAIR

2x12 SILL PLATE

FLOOR JOIST FOR REPAIR

2x12 WALL STUD

2x12 FLOOR JOIST

NEW STEEL WALL FOR REPAIR

2x12 SILL PLATE

FLOOR JOIST FOR REPAIR

2x12 WALL STUD

2x12 FLOOR JOIST

Scale: 3/4"=1'-0"



Scale: 1/2"=1'-0"

6 CMU WALL TO BEAM
Scale: 3/4"=1'-0"

Scale

Dear Members of the Zoning Board of Appeals,

My name is Brian Ortiz, and I am writing to formally request a variance from Section 27-4.2.3 - (10) of the Dekalb Zoning Ordinance. My request pertains to using an existing basement as an accessory dwelling unit (ADU) at my property located at 1933 Crestmoore Drive. The purpose of this variance is to facilitate the legal use of the basement as an ADU, which is essential for providing necessary housing for my mom, who suffered a stroke during the height of COVID and struggles to go up and down stairs in her current condition of only being able to move right side of her body. Also contributing to the overall housing supply in our community.

1. Physical Conditions of the Site

The unique physical conditions of my property necessitate this variance. The basement was originally constructed in 1951, and due to its existing structure, it cannot be resized or altered in a way that complies with the current zoning ordinance. Additionally, the property features a 10-foot drop slope, which, according to the ordinance definition, qualifies it as a basement. These conditions are inherent to the property and are not a result of any modifications made by the previous owners or me.

2. Minimum Variance Necessary

My request is solely for the minimum variance necessary to allow the existing basement, built in 1951, to be utilized as an ADU. No new expansion or structural modifications are proposed beyond what is needed to bring it into compliance as a livable space.

3. Public Welfare

The proposed use of the basement as an ADU will have a positive impact on the surrounding community. I have received signatures of support from my neighbors, who do not anticipate any adverse effects on privacy, noise, or traffic. Furthermore, this change will provide a functional and aesthetic improvement to the immediate area, aligning with the character of the neighborhood while increasing the overall livability of the property.

4. Ordinance Hardship

A strict interpretation of the zoning ordinance in this case would create an undue hardship. If the variance is denied, it would be impossible to use the basement as an ADU, thereby leaving my mother, who suffered a stroke in 2020 and is unable to walk up or down stairs, without a home. The existing structure and natural topography of the property make compliance with current zoning requirements impractical without an unreasonable burden.

5. Alignment with the Spirit of the Law

Granting this variance supports the broader goals of infill development, as outlined in DeKalb County Comprehensive Plan. Utilizing an existing structure in this manner contributes to addressing the housing shortage by increasing available living space without altering the neighborhood's density or character. The ADU not only provides an immediate housing solution but also allows for potential additional housing opportunities in the future.

In conclusion, I appreciate your time and consideration of my variance request. I am committed to ensuring that this proposed use aligns with the goals and policies of Dekalb County. Please feel free to reach out if any additional information is needed.

Sincerely,

Brian Ortiz

Cell: (404) 919-4638

Email: Wenchi512@hotmail.com