

Dear Members of the Zoning Board of Appeals,

My name is Christina Patterson, and I am writing to formally request a variance from Section 27-2.2.1 of the DeKalb County Zoning Ordinance. My request pertains to the Lot Coverage maximums for my property at 521 Warren Ave, Scottdale, and the purpose of this variance is to facilitate the construction of a custom single-family home that will accommodate my daughter's wheelchair accessibility needs.

1. Physical Conditions of the Site:

The lot itself is perfect for most homes, however, the need for a single-story home for accessibility when bound by the Lot Coverage maximums constitutes a special case necessitating this variance request of 6.06%; a 2.31% increase for the home, porch, and garage, as well as an additional 3.75% increase for pervious concrete to be used for the driveway and walkway.

2. Minimum Variance Necessary:

I assure you that my request is solely for the minimum variance necessary to render the home fully wheelchair accessible and is essential to my daughter's ability to live independently in the home she will share with her husband.

3. Public Welfare:

This proposed custom home will meet (or exceed) all DeKalb County and Scottdale Overlay District specs and/or requirements, and building a new home in the Eskimo Heights neighborhood, where there are no less than fifteen vacant lots on Warren Avenue, will be a positive contribution to the revitalization efforts proposed and endorsed by the Scottdale Community Alliance. The requested variance will not pose any harm to the public welfare, neighboring properties, or any other overall improvements in the zoning district, as there are no material changes to the home that violate any ordinance and only minimal additional lot coverage. In keeping with the Dekalb County / Scottdale Overlay District's commitment to sustainability and stormwater control, we will use pervious concrete for the driveway, walkway, and anywhere deemed feasible by our builder.

4. Ordinance Hardship:

A strict interpretation of the zoning laws, in this case, would cause undue hardship for my daughter with her wheelchair accessibility needs. In trying to stay within the lot coverage parameters, we have reduced the footprint of the home as much as possible while still allowing her to be able to access all rooms of the house as easily as a non-wheelchair user as well as, have full accessibility accommodations in the kitchen, bathrooms, laundry room, closets, garage, and storage spaces. In addition, we have placed the garage at the back of the house to give her more privacy and security as she's leaving and entering her home, which also contributes to our lot coverage coverage.

5. Alignment with the Spirit of the Law:

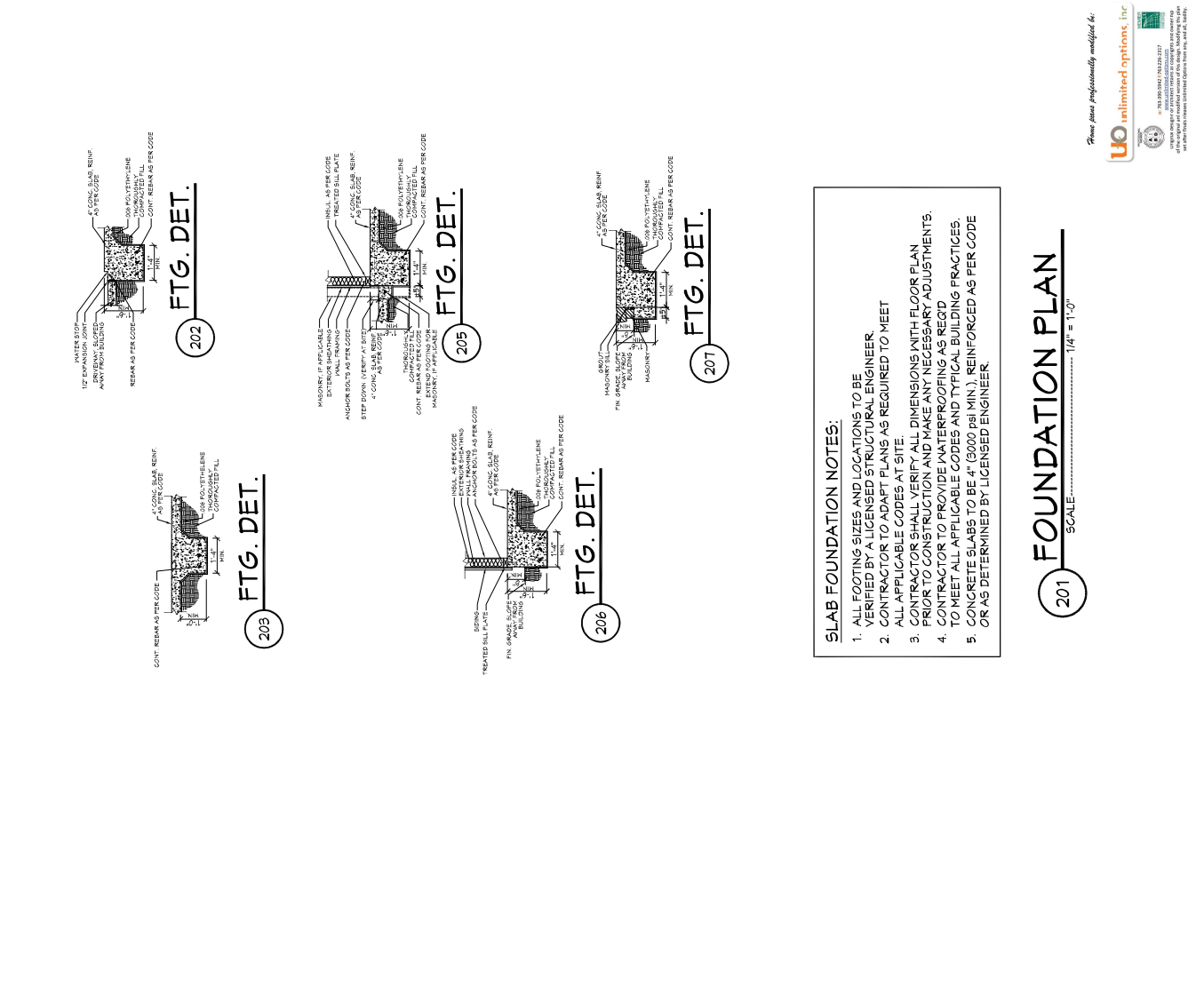
I firmly believe that my variance request aligns with the intent of the Suburban Character Area, as outlined in the DeKalb County Comprehensive Plan. The proposed construction of this new home is in line with the goals of the Scottdale Community Alliance as well, and their initiative to create a well-planned, walkable neighborhood with strong community involvement; it's our sincere hope this home will not only be a welcome addition to Eskimo Heights but will also encourage others to consider Scottdale when relocating. Our DeKalb County roots run deep as my parents chose to move here when my father came home from his tour of duty in Vietnam in 1970. I attended Clarkston High School (Class of '74 grad!), my son and daughter both came home from the hospital to our first home in Decatur, and now my son-in-law is a teacher at Decatur High School. Assuming this variance request is approved, I also plan to build my home in Scottdale so I'm (much) closer to them (and my granddaughter in Tucker).

In conclusion, I appreciate your time and consideration of my variance request. Please know I am committed to working collaboratively to ensure that my proposed changes align with the broader goals and policies of DeKalb County, and I thank you for your time and consideration in this matter.

Sincerely,

Christina Patterson



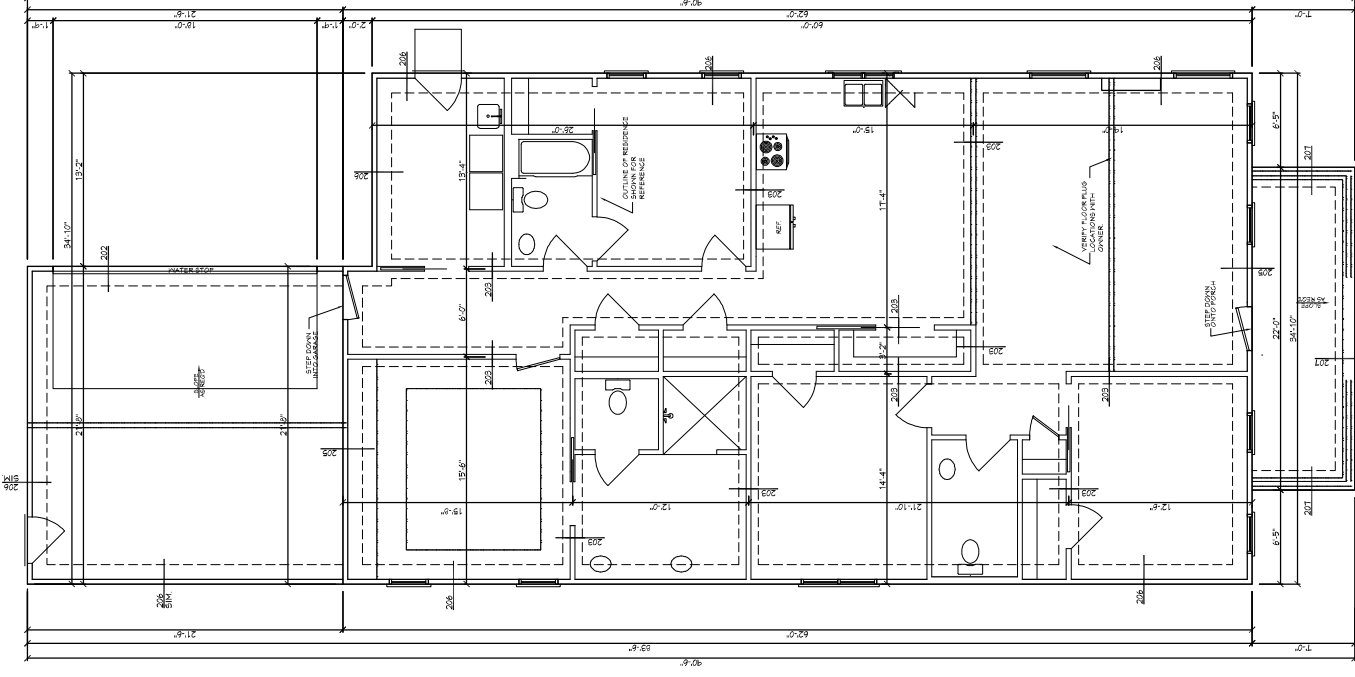


**SLAB FOUNDATION NOTES:**

1. ALL FOOTING SIZES AND LOCATIONS TO BE VERIFIED BY A LICENSED STRUCTURAL ENGINEER.
2. CONTRACTOR TO ADAPT PLANS AS REQUIRED TO MEET ALL APPLICABLE CODES AT SITE.
3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS WITH FLOOR PLAN PRIOR TO CONSTRUCTION AND MAKE ANY NECESSARY ADJUSTMENTS.
4. CONTRACTOR TO PROVIDE WATERPROOFING AS PER BUILDING FRAGTICES TO MEET ALL APPLICABLE CODES AND TYPICAL BUILDING FRAGTICES.
5. CONCRETE SLABS TO BE #4 (6000 PSI MIN.) REINFORCED AS PER CODE OR AS DETERMINED BY LICENSED ENGINEER.



**FOUNDATION PLAN**  
 SCALE: 1/4" = 1'-0"



Website:  
[www.HPZplans.com](http://www.HPZplans.com)

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 1.800.974.1387



HOUSE PLAN ZONE, LLC has reserved the right in the development of these plans and the completion of these construction documents to make changes to the plans without notice. The contractor shall be responsible for obtaining all necessary permits and for complying with all applicable codes and regulations. The contractor shall be responsible for obtaining all necessary permits and for complying with all applicable codes and regulations. The contractor shall be responsible for obtaining all necessary permits and for complying with all applicable codes and regulations.

Date: 07.24.18  
 Drawn By: J.A.L.

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SHEET NUMBER  
**3**

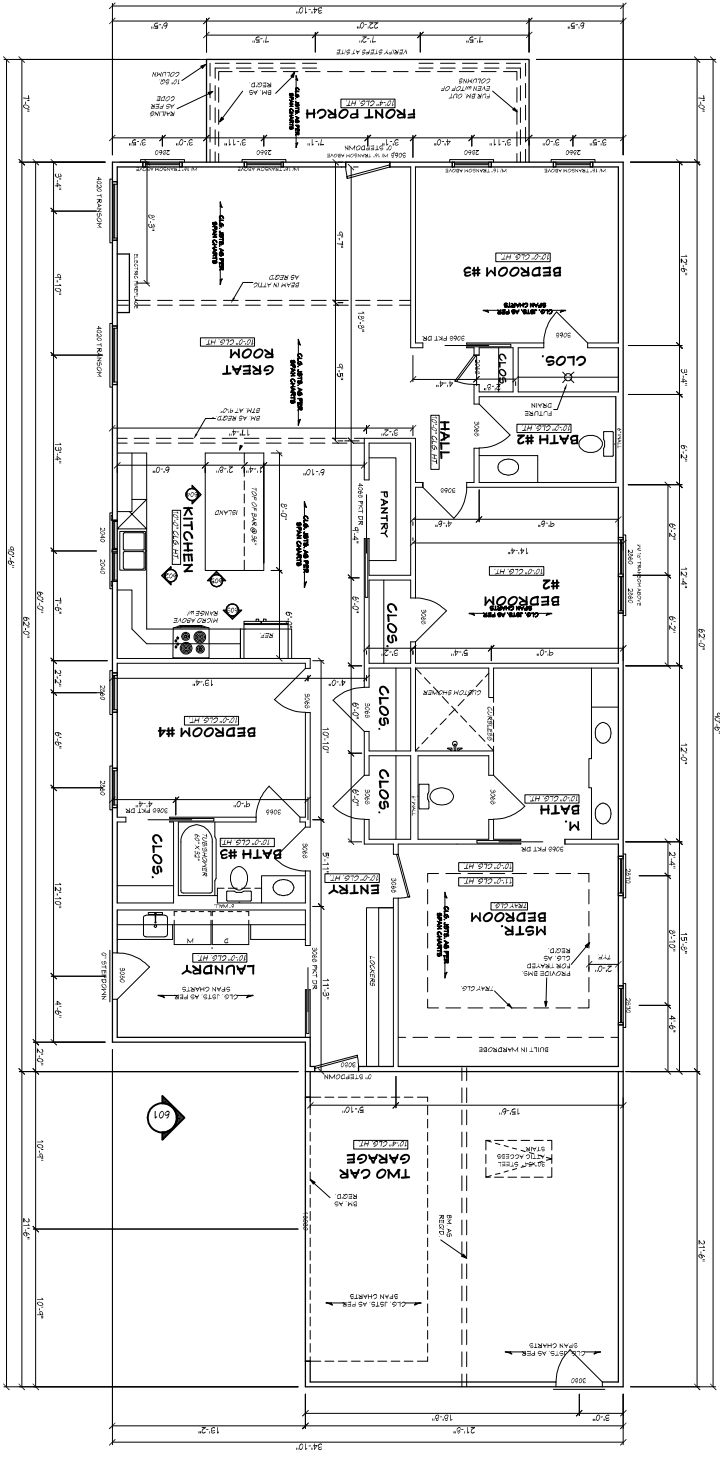
Pre-Drawn Plan ID:  
**2219**

AREA:	2134	9. HEATED
	154	9. UNHEATED - FRONT PORCH
	466	9. UNHEATED - TWO CAR GARAGE
	2754	9. F. TOTAL UNDER ROOF

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

**PLAN**  
**BB-2219 FLOOR**

NOTE: CONTRACTOR TO LOCATE HVAC AND WATER HEATER UNITS AT SITE.

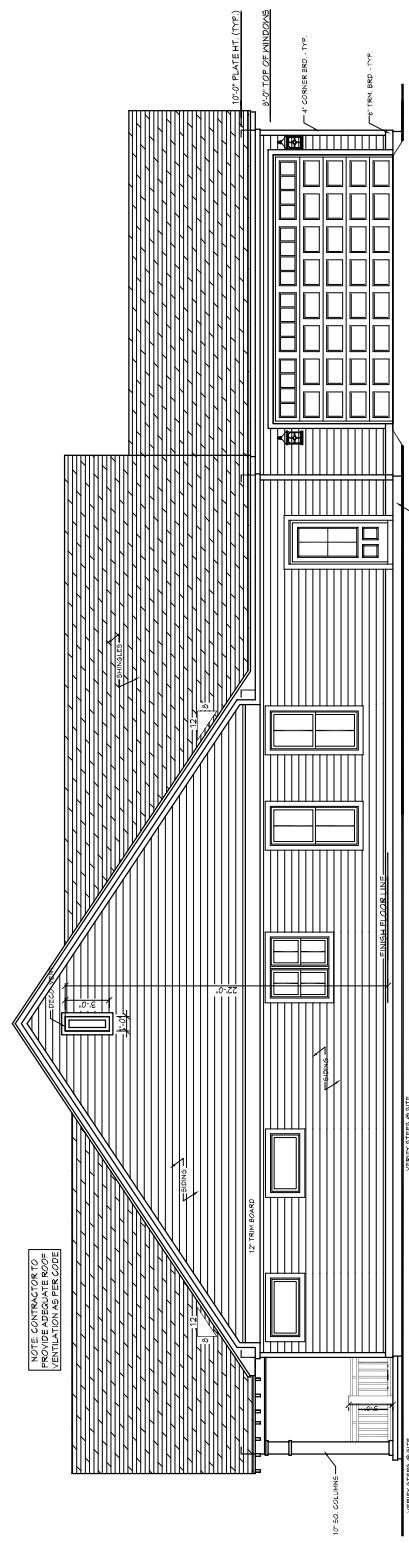


**NOTES:**

1. ALL DIMENSIONS & SITE CONDITIONS TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.
2. ALL FINISHES (INTERIOR & EXTERIOR) TO BE VERIFIED WITH OWNER PRIOR TO CONSTRUCTION.
3. VERIFY ALL DOOR AND WINDOW SIZES AND SIZES WITH OWNER PRIOR TO CONSTRUCTION. MAKE SURE TO VERIFY ALL DOORS, WINDOWS AND OTHER ITEMS THAT ARE CRITICAL PRIOR TO CONSTRUCTION.
4. CONTRACTOR TO VERIFY ALL CLEARANCES TO MEET ALL APPLICABLE CODES AT SITE.
5. CONTRACTOR TO ADAPT PLANS AS REQUIRED TO MEET ALL APPLICABLE CODES AT SITE.
6. ALL BEAMS TO BE GIVEN BY A LICENSED STRUCTURAL ENGINEER.
7. FLOOR, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW AT ANY POINT MEASUREMENT HORIZONTALLY SHALL HAVE GUARDS NOT LESS THAN 36 INCHES IN HEIGHT. OPEN SIDES OF STAIRS WITH ABOVE THE FLOOR OR GRADE BELOW AT ANY POINT MEASUREMENT HORIZONTALLY SHALL HAVE GUARDS NOT LESS THAN 36 INCHES IN HEIGHT. MEASURED VERTICALLY FROM THE FINISH FLOOR TO THE TOP OF THE GUARD. GUARDS SHALL BE MEASURED VERTICALLY FROM THE FINISH FLOOR TO THE TOP OF THE GUARD. GUARDS SHALL BE MEASURED VERTICALLY FROM THE FINISH FLOOR TO THE TOP OF THE GUARD.
8. ALL FINISHES (INTERIOR & EXTERIOR) TO BE VERIFIED WITH OWNER PRIOR TO CONSTRUCTION.
9. CONTRACTOR TO ADAPT PLANS AS REQUIRED TO MEET ALL APPLICABLE CODES AT SITE.
10. CONTRACTOR TO VERIFY ALL CLEARANCES TO MEET ALL APPLICABLE CODES AT SITE.
11. CONTRACTOR TO VERIFY ALL DOORS, WINDOWS AND OTHER ITEMS THAT ARE CRITICAL PRIOR TO CONSTRUCTION.
12. CONTRACTOR TO VERIFY ALL CLEARANCES TO MEET ALL APPLICABLE CODES AT SITE.
13. CONTRACTOR TO VERIFY ALL DOORS, WINDOWS AND OTHER ITEMS THAT ARE CRITICAL PRIOR TO CONSTRUCTION.
14. CONTRACTOR TO VERIFY ALL CLEARANCES TO MEET ALL APPLICABLE CODES AT SITE.
15. CONTRACTOR TO VERIFY ALL DOORS, WINDOWS AND OTHER ITEMS THAT ARE CRITICAL PRIOR TO CONSTRUCTION.





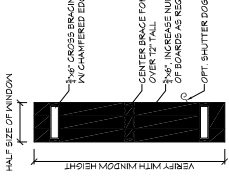


**501** RIGHT VIEW  
 SCALE: 1/4" = 1'-0"

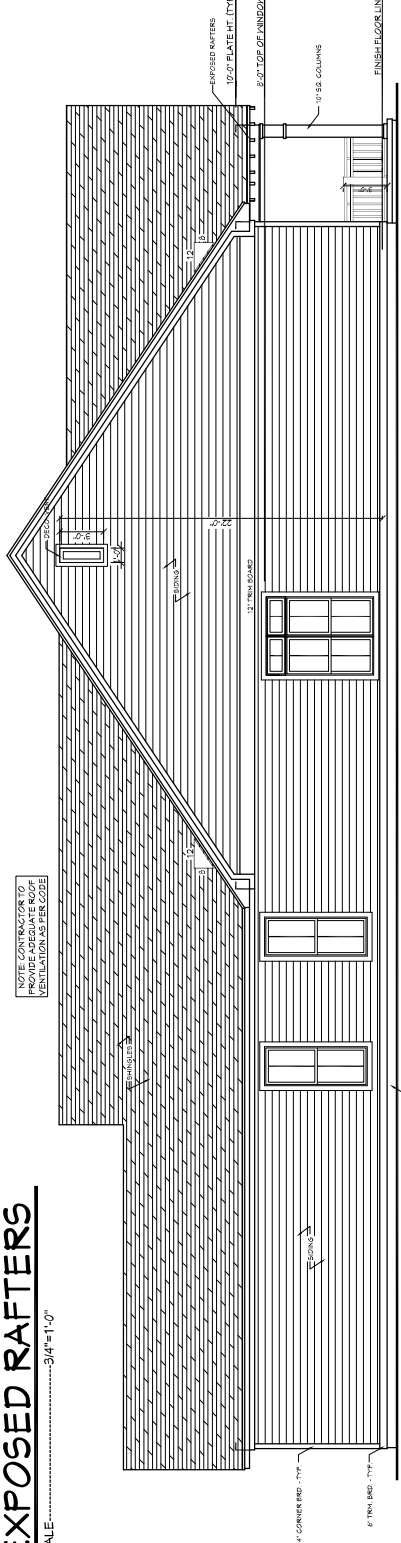
**EXTERIOR ELEVATION NOTES:**

1. CONTRACTOR TO VERIFY ALL WINDOW AND DOOR STYLES AND SIZES WITH OWNER PRIOR TO CONSTRUCTION.
2. PROVIDE STEPS AND GUARD RAILS AS PER CODE BASED ON SITE CONDITIONS.
3. GROUND LINES SHOWN FOR REFERENCE ONLY AND VARY DEPENDING ON SITE CONDITIONS.
4. ALL FINISH MATERIALS TO BE VERIFIED WITH OWNER PRIOR TO CONSTRUCTION.
5. REFER TO TYPICAL WALL DETAIL FOR FRAMING METHODS AND OTHER MISC. INFORMATION.
6. CONTRACTOR TO PROVIDE ADEQUATE ROOF VENTILATION AS REQ'D BY CURRENT CODES.

These plans professionally modified by  
**UO unlimited options, inc.**  
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 10330349417302032127  
 ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE

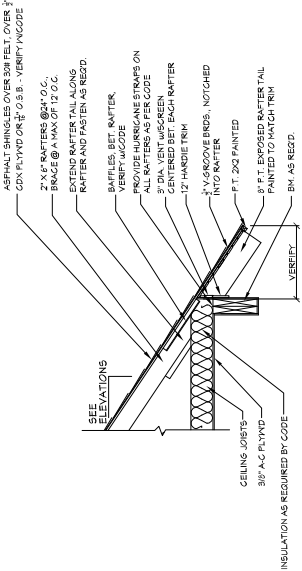


**504** SHUTTER DETAIL  
 SCALE: 1/2" = 1'-0"



**502** LEFT VIEW  
 SCALE: 1/4" = 1'-0"

NOTE CONTRACTOR TO PROVIDE ADEQUATE ROOF VENTILATION AS PER CODE



**503** TYP. CORNICE DETAIL FOR EXPOSED RAFTERS  
 SCALE: 3/4" = 1'-0"

NOTE CONTRACTOR TO PROVIDE ADEQUATE ROOF VENTILATION AS PER CODE







**HIP/VALLEY CONVERSION**

IF COMMON THEN HYPERVALLEY RAFTER ROOF MATCH SECTIONS. USE BLN SLOPE

RAFTER	VALLEY	COMMON
112	91	37
212	107	217
312	147	317
412	187	417
512	227	517
612	267	617
712	307	717
812	347	817
912	387	917
1012	427	1017
1112	467	1117
1212	507	1217

CONVERSION CHART FOR SHINGLE ROOFS ONLY. SHANT ROOFS NOT APPLICABLE FROM DUAL PITCH ROOFS.

**RAFTER LENGTH CHART**

CHOOSE APPROPRIATE SPAN OF MEMBER BY FACTOR. MULTIPLE HORIZONTAL SPAN OF MEMBER BY FACTOR.

RAFTER	SPAN	RAFTER	SPAN
812	1.05	1412	1.40
912	1.07	1512	1.42
1012	1.10	1612	1.44
1112	1.14	1712	1.46
1212	1.17	1812	1.48
1312	1.20	1912	1.50
1412	1.24	2012	1.52
1512	1.27	2112	1.54
1612	1.30	2212	1.56
1712	1.34	2312	1.58
1812	1.37	2412	1.60
1912	1.40	2512	1.62
2012	1.44	2612	1.64
2112	1.47	2712	1.66
2212	1.50	2812	1.68
2312	1.54	2912	1.70
2412	1.57	3012	1.72

**CEILING JOIST SPANS**

REFER TO THE INTERNATIONAL RESIDENTIAL CODE BOOK TABLES... \*\*IF HORIZONTAL ATTIC SPACE IS DESIRED, LIVE LOAD = 20psf, L.O. = 20'0" DEAD LOAD = 10psf. (MINIMUM TABLE APPLICABLE WITH LIMITED STORAGE)

SIZE (INCHES)	SPACING (INCHES)	SPAN (FT. - IN.)
2x4	16.0	4.9
2x4	19.2	4.4
2x6	16.0	7.4
2x6	19.2	6.6
2x8	16.0	11.0
2x8	19.2	9.8
2x10	16.0	15.0
2x10	19.2	13.4
2x12	16.0	21.0
2x12	19.2	18.7

NOTES: The above tables are based on the IRC 2015 TABLE R502.4(2)

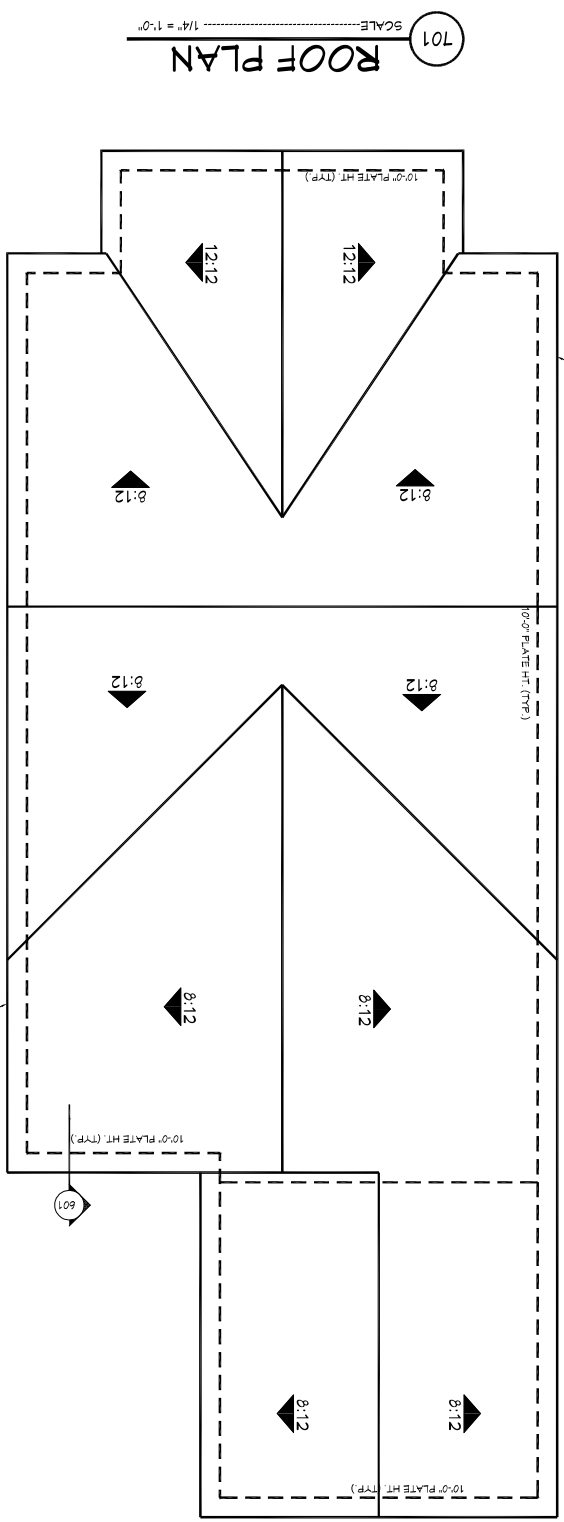
**RAFTER SPANS**

LIVE LOAD = 30psf, L.O. = 15'0" DEAD LOAD = 10psf

SIZE (INCHES)	SPAN (FT. - IN.)
2x6	12.0
2x6	16.0
2x6	19.2
2x8	14.2
2x8	18.2
2x8	21.0
2x10	16.0
2x10	20.0
2x10	23.0
2x12	19.2
2x12	24.0
2x12	27.0

NOTES: The above tables are based on the IRC 2015 TABLE R502.5.(3)

- ROOF PLAN NOTES:**
1. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES AT SITE.
  2. ALL RIDGE BEAMS, HIP RAFTERS, & VALLEY RAFTERS TO BE 2"x10" NO. 2 S.P.F OR AS READ BY ENGINEER.
  3. ALL RAFTERS TO BE SIZED AS PER SPAN CHART.
  4. CONTRACTOR TO WATERPROOF ALL ROOF INTERSECTIONS AS PER CODE.
  5. CONTRACTOR TO VERIFY ALL ROOF FITCHES WITH EXTERIOR ELEVATIONS PRIOR TO CONSTRUCTION.
  6. ELEVATIONS PRIOR TO CONSTRUCTION.
  7. ALL ROOF PENETRATIONS TO BE ON SIDES OR REAR OF RESIDENCE. ALL PVC VENTS SHALL BE PAINTED BLACK OR TO MATCH ROOFING.



**701** SCALE: 1/4" = 1'-0"  
**ROOF PLAN**





LETTER OF SUPPORT

Christina Patterson

521 Warren Ave. Scottdale

404-790-1808

[pattersonhouse74@gmail.com](mailto:pattersonhouse74@gmail.com)

March 20, 2025

DeKalb County Zoning Board of Appeals

178 Sam's St. Decatur, GA 30032

Subject: Letter of Support for Variance Request - 521 Warren Avenue  
Scottdale, GA 30079

Dear Members of the Zoning Board of Appeals,

I am expressing my strong support for the variance request submitted by Christina Patterson for the property located at 521 Warren Avenue. I am/we are her neighbor(s) at 525 Warren Avenue.

Why I Support the Variance:

- The proposed project will enhance the neighborhood by improving aesthetics with the construction of a new home on a lot that has been vacant for years and the site of frequent loitering and illegal dumping.
- The variance will alleviate a hardship on the property owner, as the home they are building is specifically designed to meet the homeowner's wheelchair accessibility needs as a paraplegic.
- The project is consistent with the spirit and intent of the DeKalb County Comprehensive Plan and Zoning Ordinance as a new

home build will contribute to the ongoing revitalization of the neighborhood.

- The variance request will not negatively impact adjacent properties or the surrounding community, as there will be no outwardly evident structural changes with the build, and, other than the requested lot coverage variance, the home will be built to DeKalb County and City of Scottdale recommendations and requirements.

Conclusion:

I respectfully urge you to grant the variance request for 521 Warren Avenue. I am confident that this project will be a positive addition to our community. Thank you for your time and consideration.

Sincerely,

Tamera Perry  
Samora Perry

Xavier Perry  
