



Development Services Center
178 Sams Street
Decatur, GA 30030
www.dekalbcountyga.gov/planning
404-371-2155 (o); 404-371-4556 (f)

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: Amanda Johnson, Small Carpenters At Large, Inc.

Mailing Address: 1830 DeKalb Ave.

City/State/Zip Code: Atlanta, GA 30307

Email: Amanda@smallcarpenters.com

Telephone Home: _____ Business: 404-688-7665

OWNER OF RECORD OF SUBJECT PROPERTY

Owner: Hope Ward & Kasey Diebold

Address (Mailing): 2107 Barberrie Ln., Decatur, GA 30032

Email: kasey.diebold@gmail.com Telephone Home: 404-313-2356 Business: _____

ADDRESS/LOCATION OF SUBJECT PROPERTY

Address: 2107 Barberrie Ln. City: Decatur State: GA Zip: 30032

District(s): 15th Land Lot(s): 172 Block: _____ Parcel: 45

Zoning Classification: R-75 Commission District & Super District: 3/6

CHECK TYPE OF HEARING REQUESTED:

X 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: 5/21/2024

Applicant Signature: 

DATE: 5/21/2024

Applicant 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: 5/21/2024

Applicant/Agent Signature: 

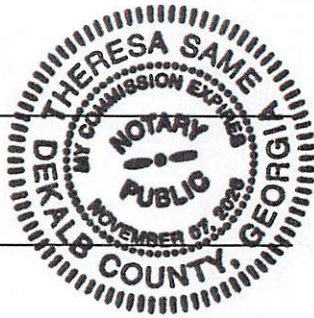
TO WHOM IT MAY CONCERN:

(I)/ (WE): Hope Ward & Kasey Diebold
(Name of Owners)

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


Notary Public


Notary Public




Owner Signature

Christy A Diebold
Owner Signature

Notary Public

Owner Signature

Subject: Variance request for Side Yard Setback Reduction – Section 27-2.2.1

Dear Members of the Zoning Board of Appeals,

My name is Amanda Johnson, and I am the co-owner of Small Carpenters At Large, a local design-build firm. The property owners at 2107 Barberrie Lane in Decatur asked us to design and build an addition to the back of their home that will provide enough space for their aging grandmother to move out of a care facility and into their home and be cared for by family. Because the original home is non-conforming and sits over the side setback line, we are formally requesting a variance from Section 27-2.2.1 of the DeKalb County Zoning Ordinance to reduce the side yard setback from 30' to 26'.

1. Physical Conditions of the Site:

This narrow corner lot presents very limiting conditions. The lot is only 67' wide (below the R-75 75' minimum), and because it's a corner lot, the west side setback is 30'. This leaves an extremely awkward and narrow allowable building area. When we explored layouts that would sit within the setbacks, they resulted in awkward floor plan layouts that were offset from the existing wall by 3.4' as well as long and narrow exterior elevations. The new rooms had to be placed further away from the main living area and kitchen resulting in an inefficient layout. The original home sits over the side setback (26.6' from the west side property line). Extending the existing wall of the home for our proposed addition allows the floor plan to flow comfortably, the roofline to tie in seamlessly, and the overall scale of the addition to maintain the cottage style of the original home. The existing home is 1112 SF. With the proposed addition, the home would be 1512 SF, which gives the homeowners the space they need and puts us closer to the 1600 SF minimum for R-75 homes.

2. Minimum Variance Necessary:

When looking at options to create the additional space the homeowners needed, we wanted to maintain the small scale and character of the home and neighborhood. We chose to remove the existing deck on the west side of the home and use this area for additional living space, only extending 8' beyond the existing back wall of the home. This proposed plan allows for the minimum bedroom, closet and living space needed and maximizes the remaining greenspace on the lot. Leaving the existing deck on the east side of the home maintains distance between the neighboring home at 2103 Barberrie Lane. Although adding to the west side of the home encroaches on the setback area, it sits no closer to the property line than the home does currently, 26.6'.

3. Public Welfare:

The proposed changes to this property will not have any negative impact on the neighboring homes and community. The reduced setback will not harm public welfare, neighboring properties, or any improvements in the R-75 zoning district. As part of this project, we also plan to remove the existing concrete shed building in the backyard which sits over the setback line. This will help decrease the overall non-conformity, maximize greenspace, and greatly improve the property's appearance.

4. Ordinance Hardship:

Strict interpretation of the zoning laws would cause undue hardship for the homeowners. If we build our addition within the required setback lines, the result is a long and narrow space that would awkwardly tie into the existing layout and be less aesthetically pleasing from the exterior elevation view. The homeowners would rather move than change the character and scale of their cottage home and would much prefer to stay in their house and make space for their grandmother. The proposed plan gives the homeowners the additional space they need with minimal change to the footprint and scale of the home.

5. Alignment with the Spirit of the Law:

Our proposed addition does not interfere with the goals of the DeKalb County Comprehensive Land Use Plan. In addition to helping address the housing shortage, this proposed addition and removal of the existing concrete outbuilding preserves and improves the greenspace that will be enjoyed by the homeowners and viewed from the neighboring homes. The project aligns with the intent of the Traditional Neighborhoods Character Area to preserve the style and appeal of older traditional neighborhood communities.

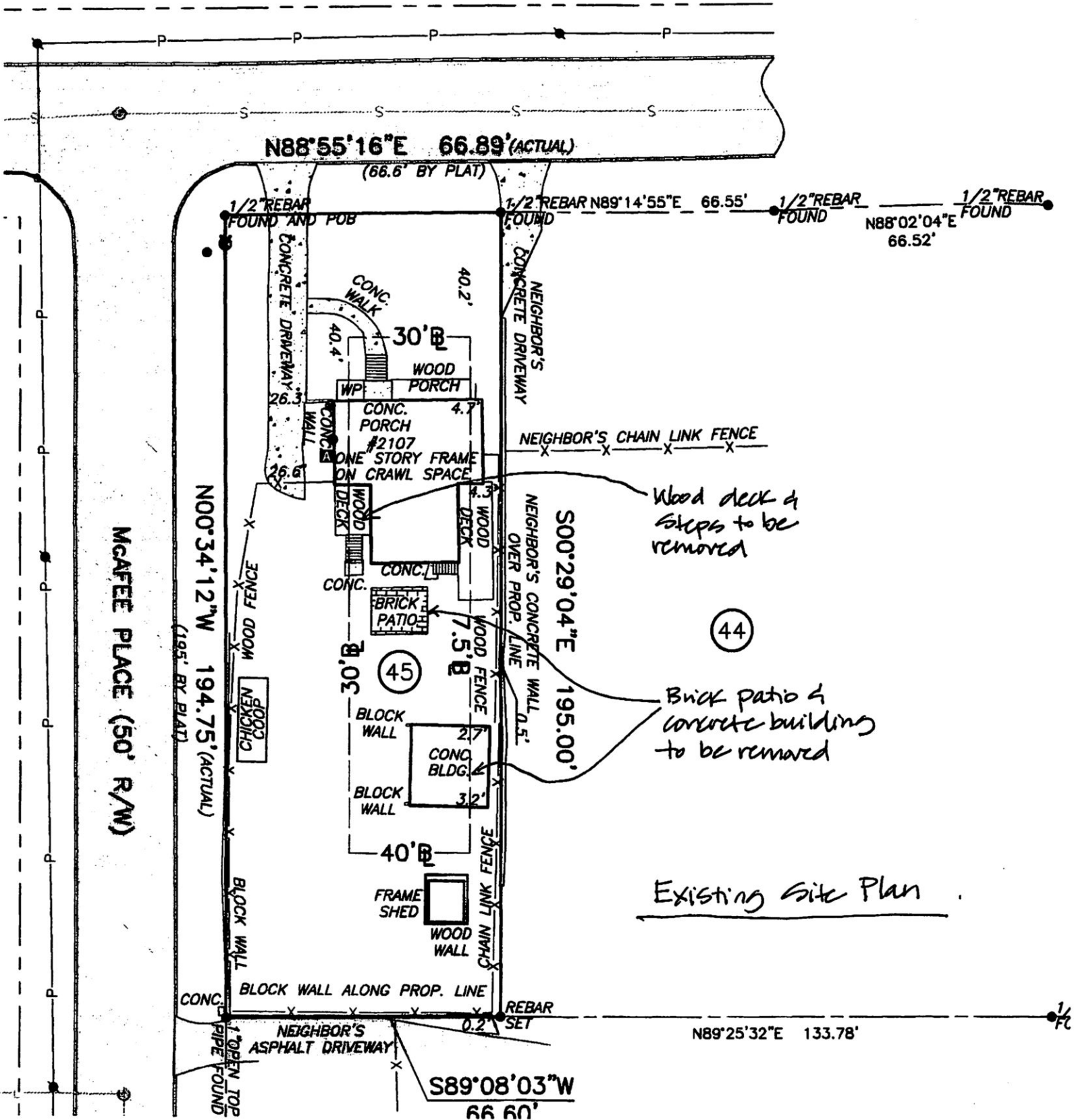
We have made a sincere effort to ensure our proposed project aligns with the broader goals of this DeKalb County community and appreciate your time and consideration of our variance request.

Sincerely,



Amanda Johnson
Small Carpenters At Large, Inc.
1830 DeKalb Ave.
Atlanta, GA 30307
404-688-7665

BARBERIE LANE (50' R/W)
(FKA THOMAS DRIVE)



N88°55'16"E 66.89' (ACTUAL)
(66.6' BY PLAT)

MCAFFEE PLACE (50' R/W)

N00°34'12"W 194.75' (ACTUAL)
(195' BY PLAT)

S00°29'04"E 195.00'
NEIGHBOR'S CONCRETE WALL OVER PROP. LINE

Wood deck & steps to be removed

Brick patio & concrete building to be removed

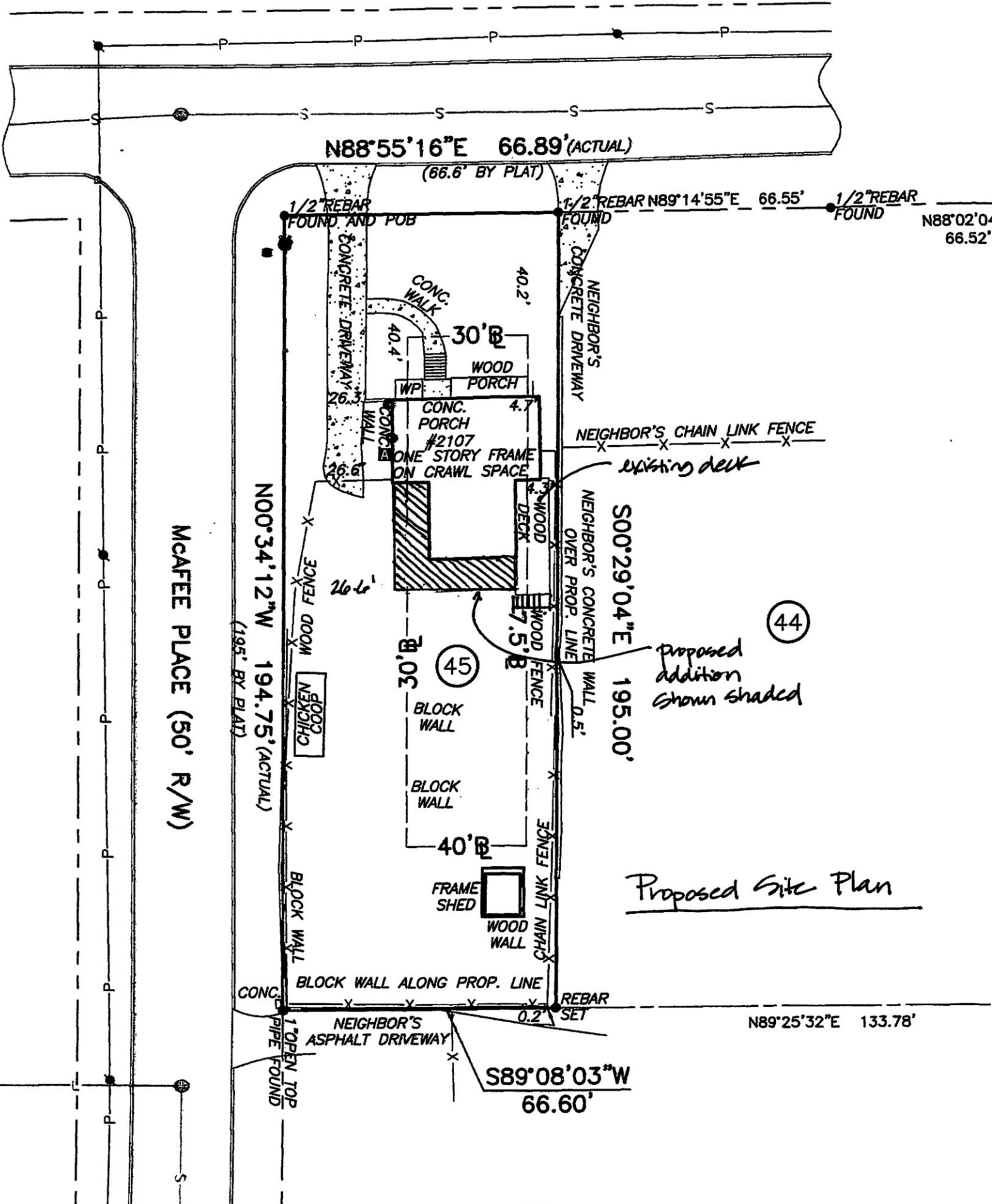
44

Existing Site Plan

S89°08'03"W 66.60'

N89°25'32"E 133.78'

BARBERRIE LANE (50' R/W)
(FKA THOMAS DRIVE)



McAFEE PLACE (50' R/W)

$N88^{\circ}55'16''E$ 66.89' (ACTUAL)
(66.6' BY PLAT)

$N00^{\circ}34'12''W$ 194.75' (ACTUAL)
(195' BY PLAT)

$S00^{\circ}29'04''E$ 195.00'

$S89^{\circ}08'03''W$ 66.60'

(44)

(45)

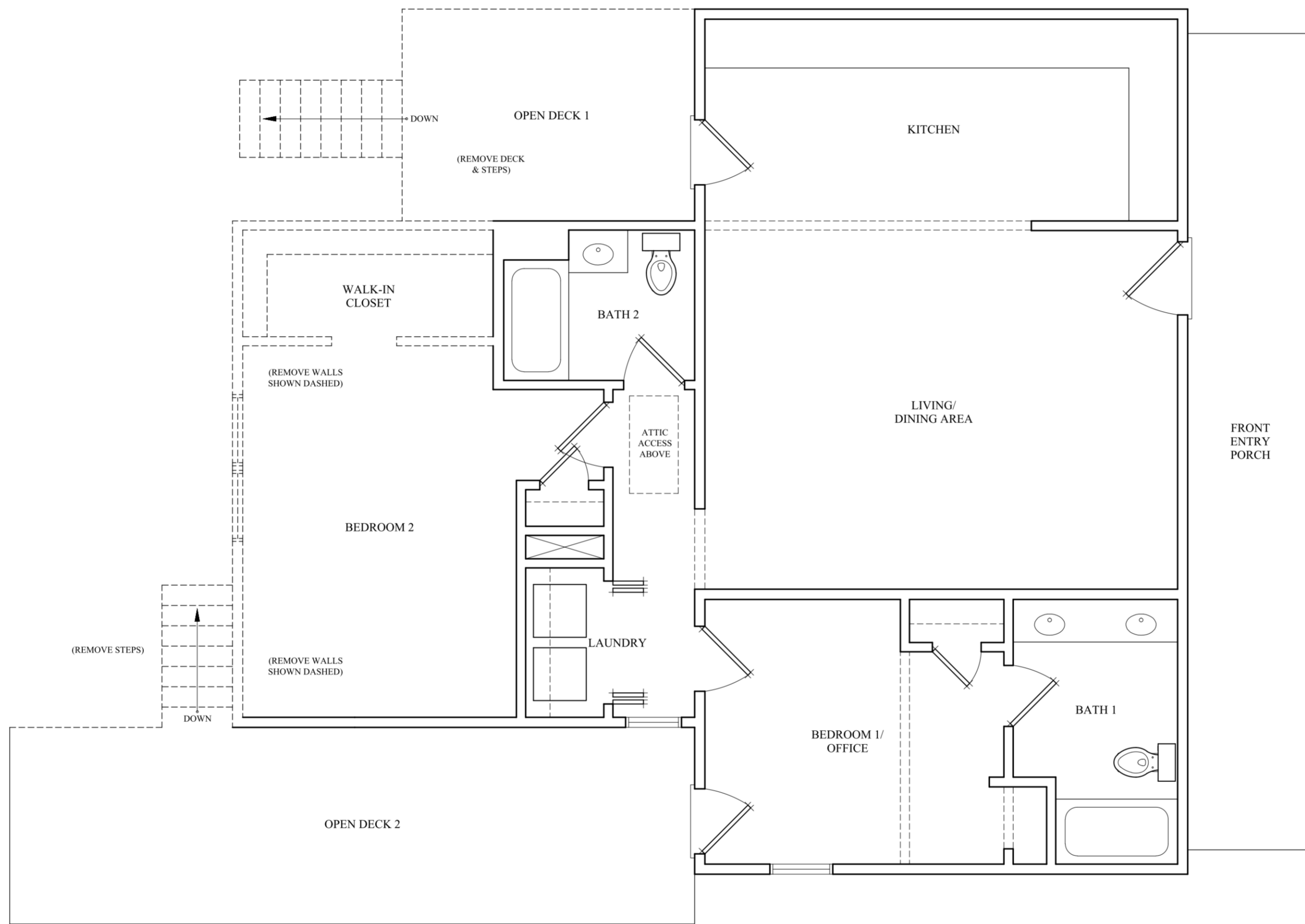
Proposed Site Plan

Proposed addition shown shaded

existing deck

$N88^{\circ}02'04''$
66.52'

$N89^{\circ}25'32''E$ 133.78'



1 EXISTING FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 (1112 SF)

WALL LEGEND	
	EXISTING WALLS/ PARTITIONS TO REMAIN
	EXISTING WALLS/ STRUCTURE/ CABINETS TO BE REMOVED
	NEW WALLS/ PARTITIONS

REVISIONS	BY

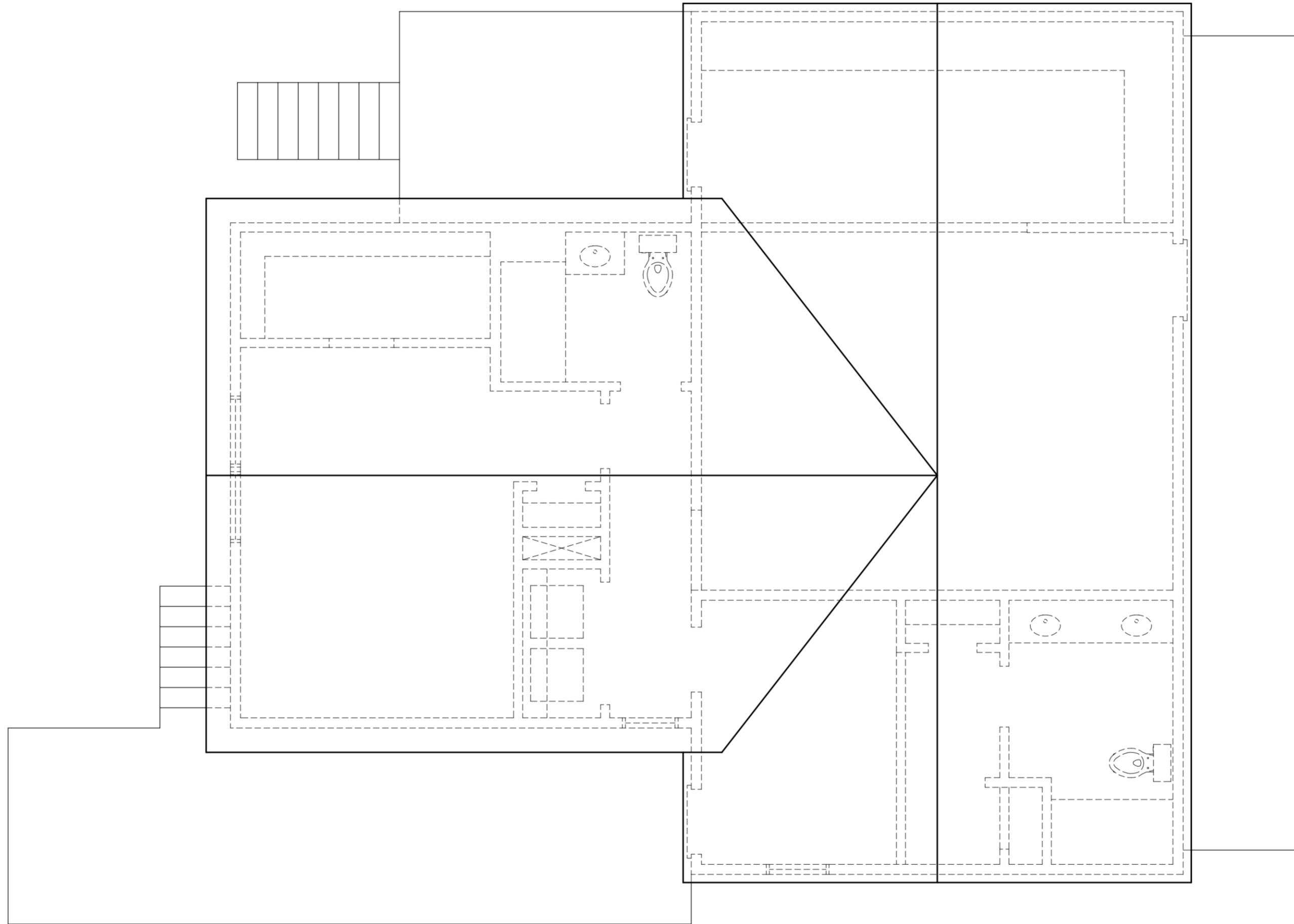


1830 DEKALB AVE.
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A Renovation to the: **DIEBOLD RESIDENCE**
2107 BARBERIE LN.
DECATUR, GA 30032

DATE	5.21.2024
SCALE	AS SHOWN
DRAWN	AMJ
JOB NO.	98586

A1



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

REVISIONS	BY

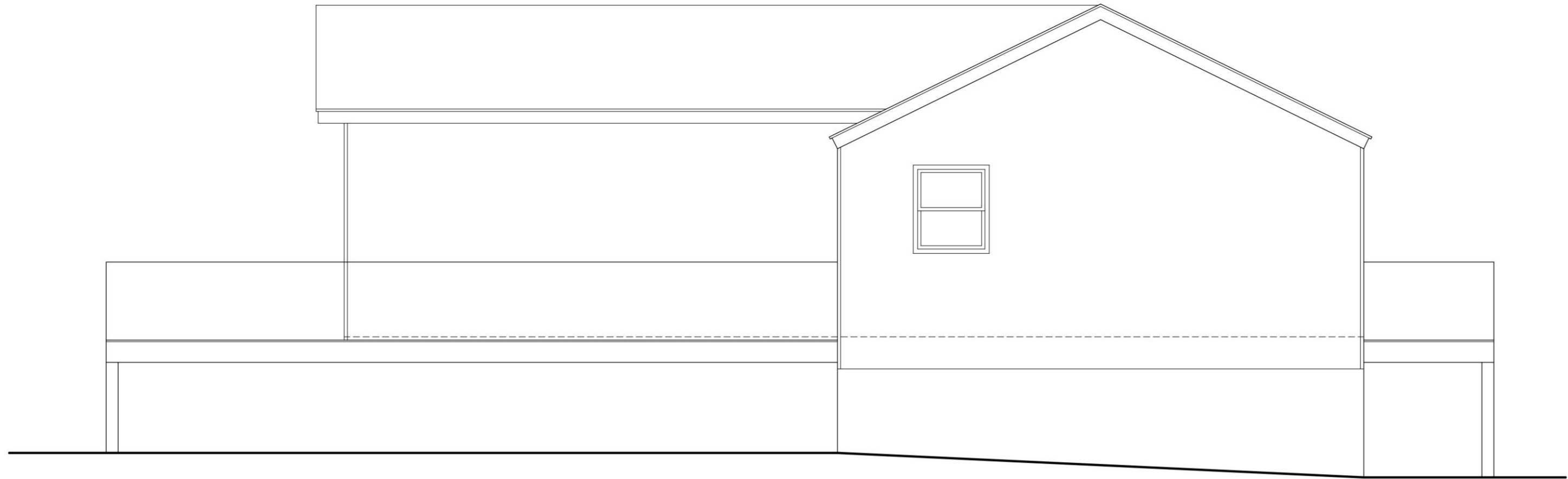


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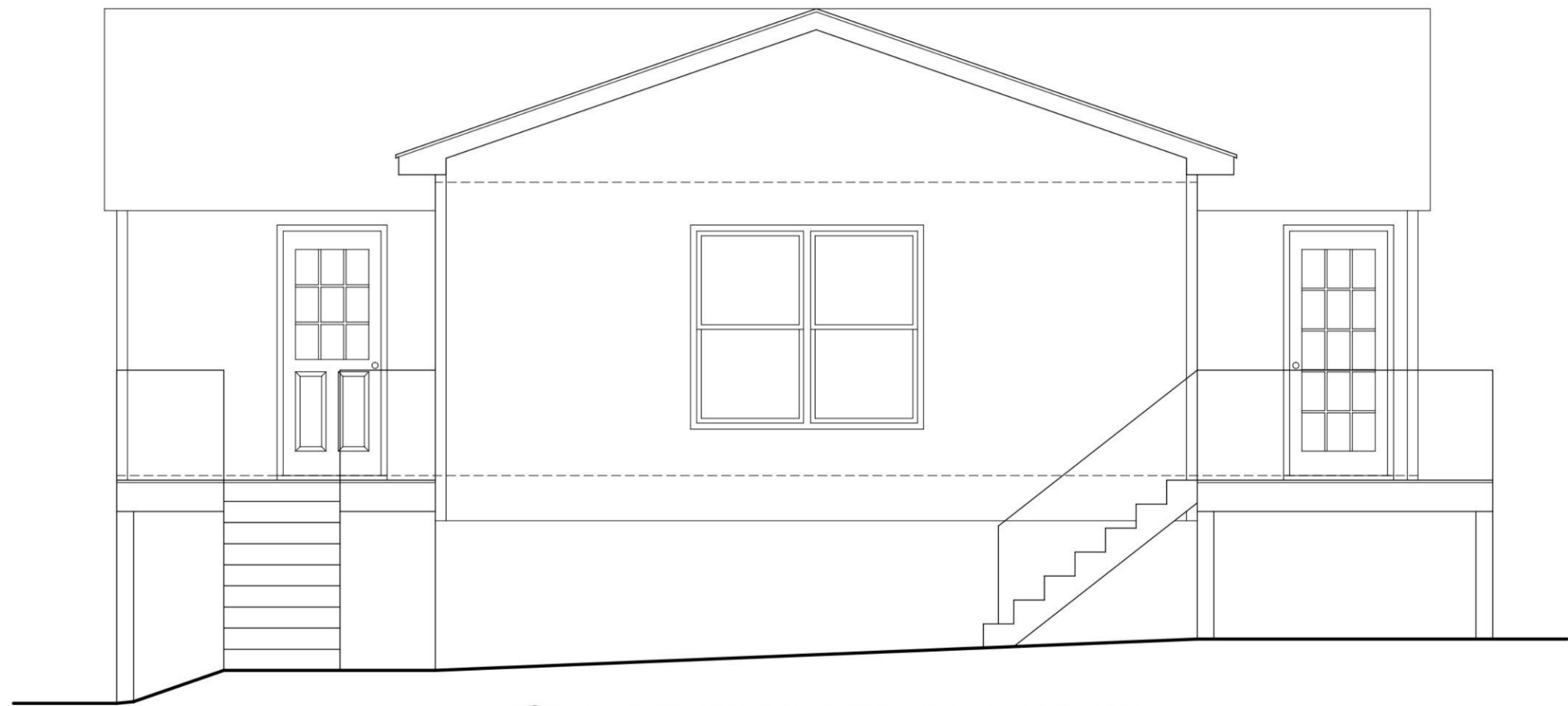
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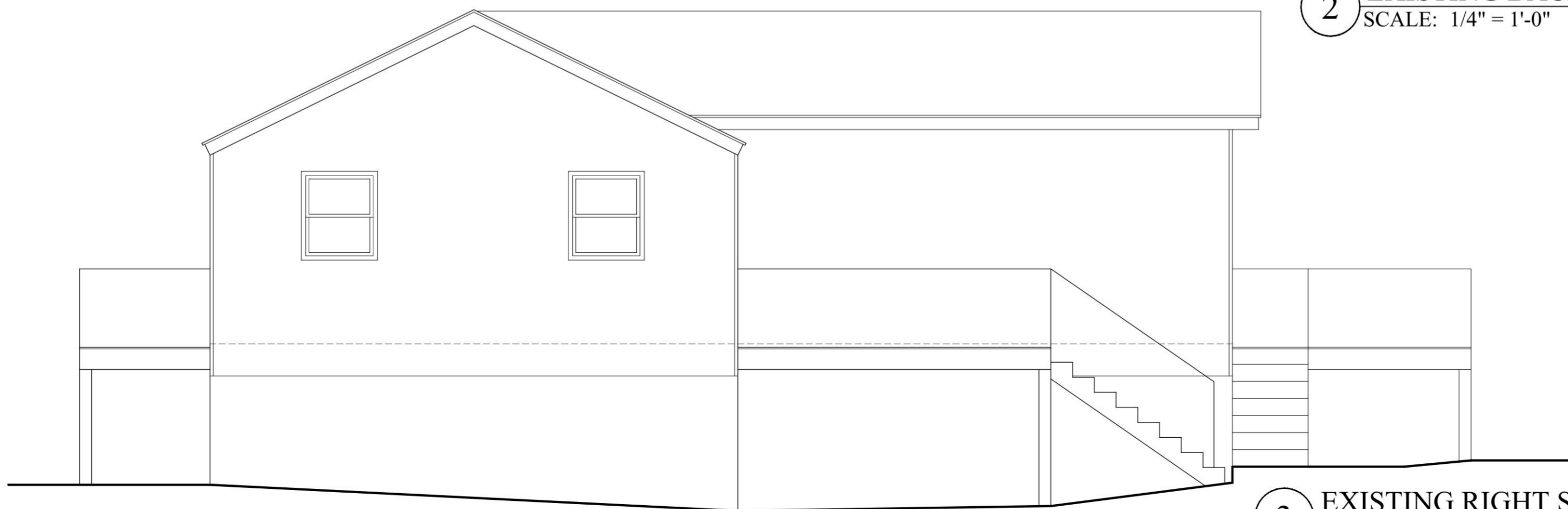
A2



1 EXISTING LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



2 EXISTING BACK ELEVATION
SCALE: 1/4" = 1'-0"



3 EXISTING RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

REVISIONS	BY

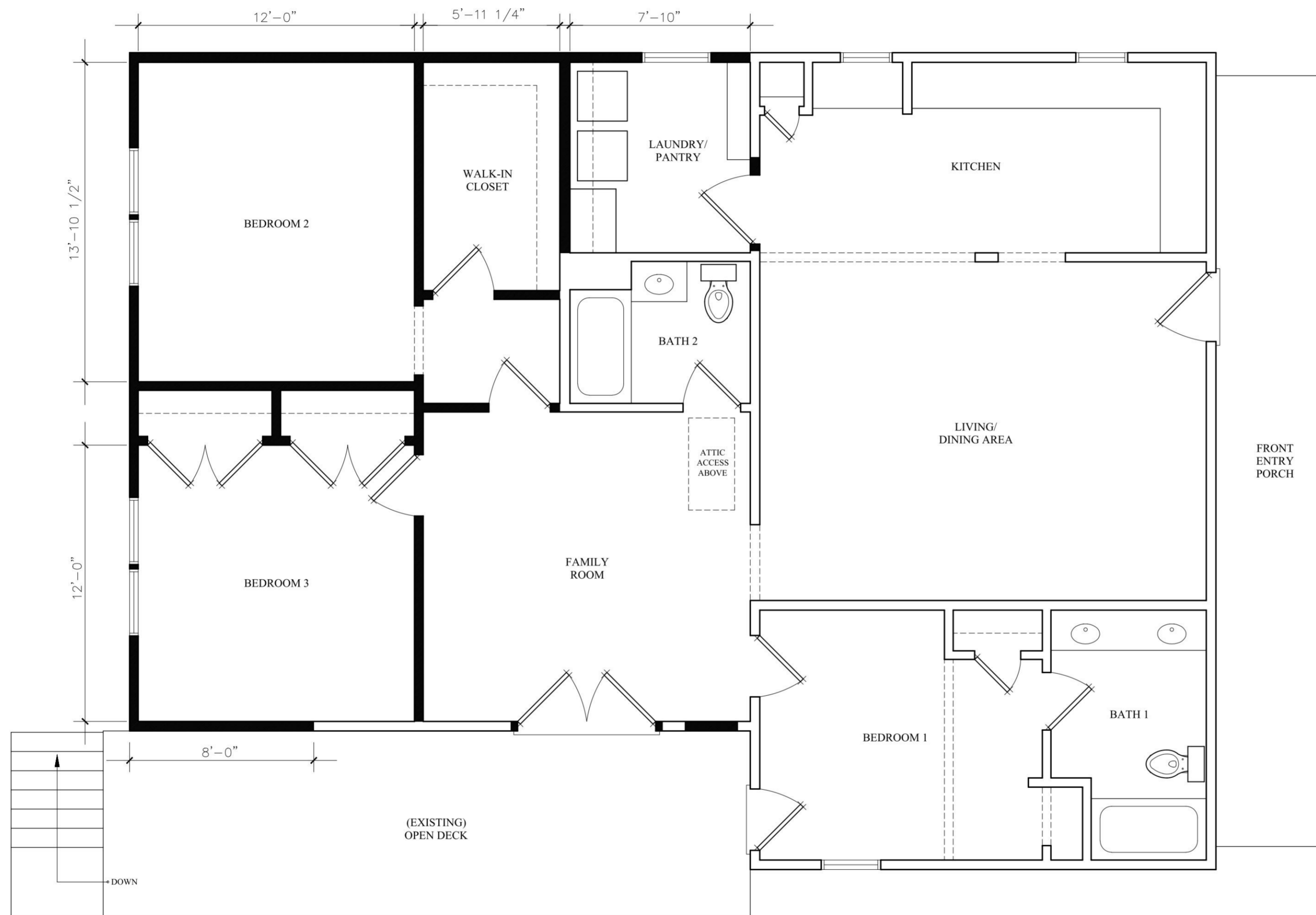


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DATE	5.21.2024
SCALE	AS SHOWN
DRAWN	AMJ
JOB NO.	98586

A3



1 PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"

(1512 SF)

WALL LEGEND	
	EXISTING WALLS/ PARTITIONS TO REMAIN
	EXISTING WALLS/ STRUCTURE/ CABINETS TO BE REMOVED
	NEW WALLS/ PARTITIONS

REVISIONS	BY

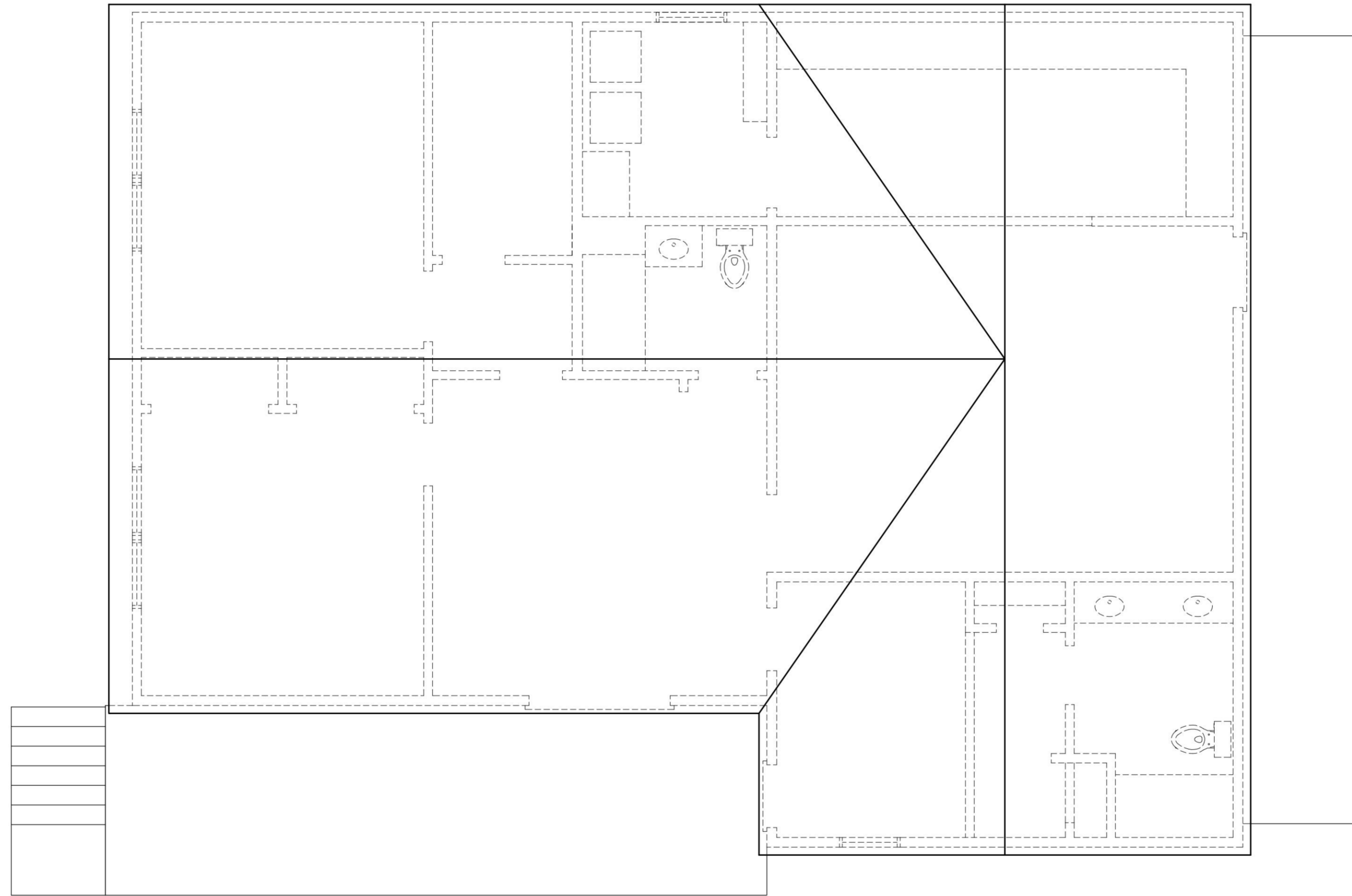


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DECATUR, GA 30032

DATE	5.21.2024
SCALE	AS SHOWN
DRAWN	AMJ
JOB NO.	98586

A4



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

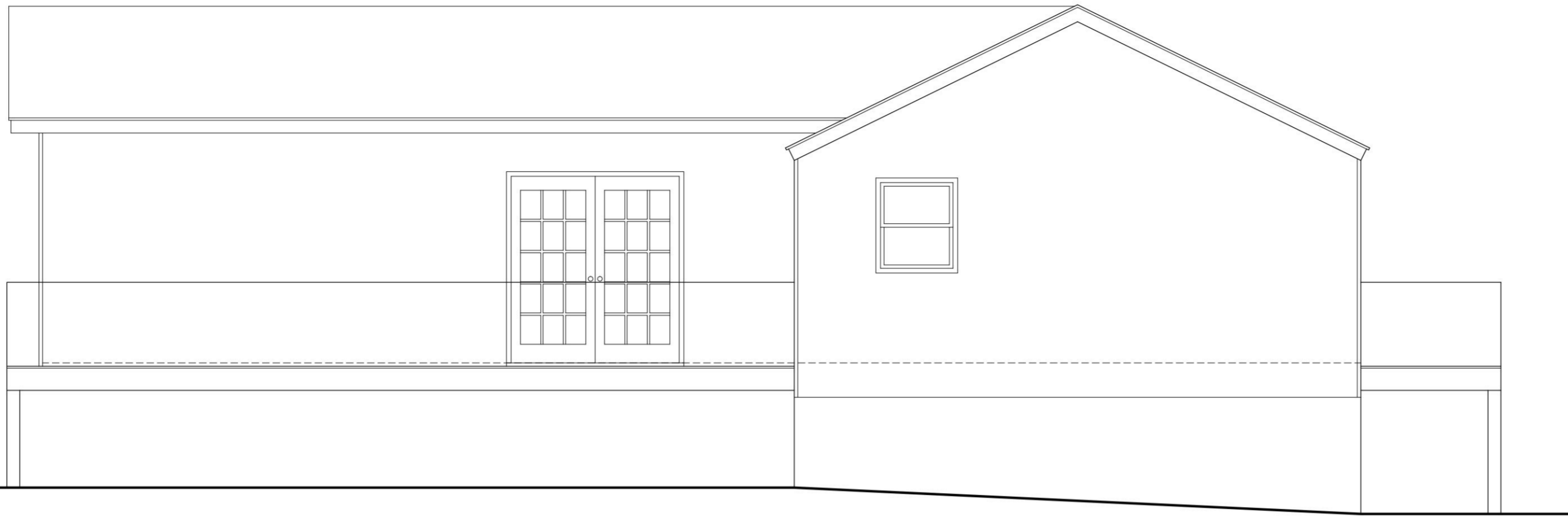
REVISIONS	BY



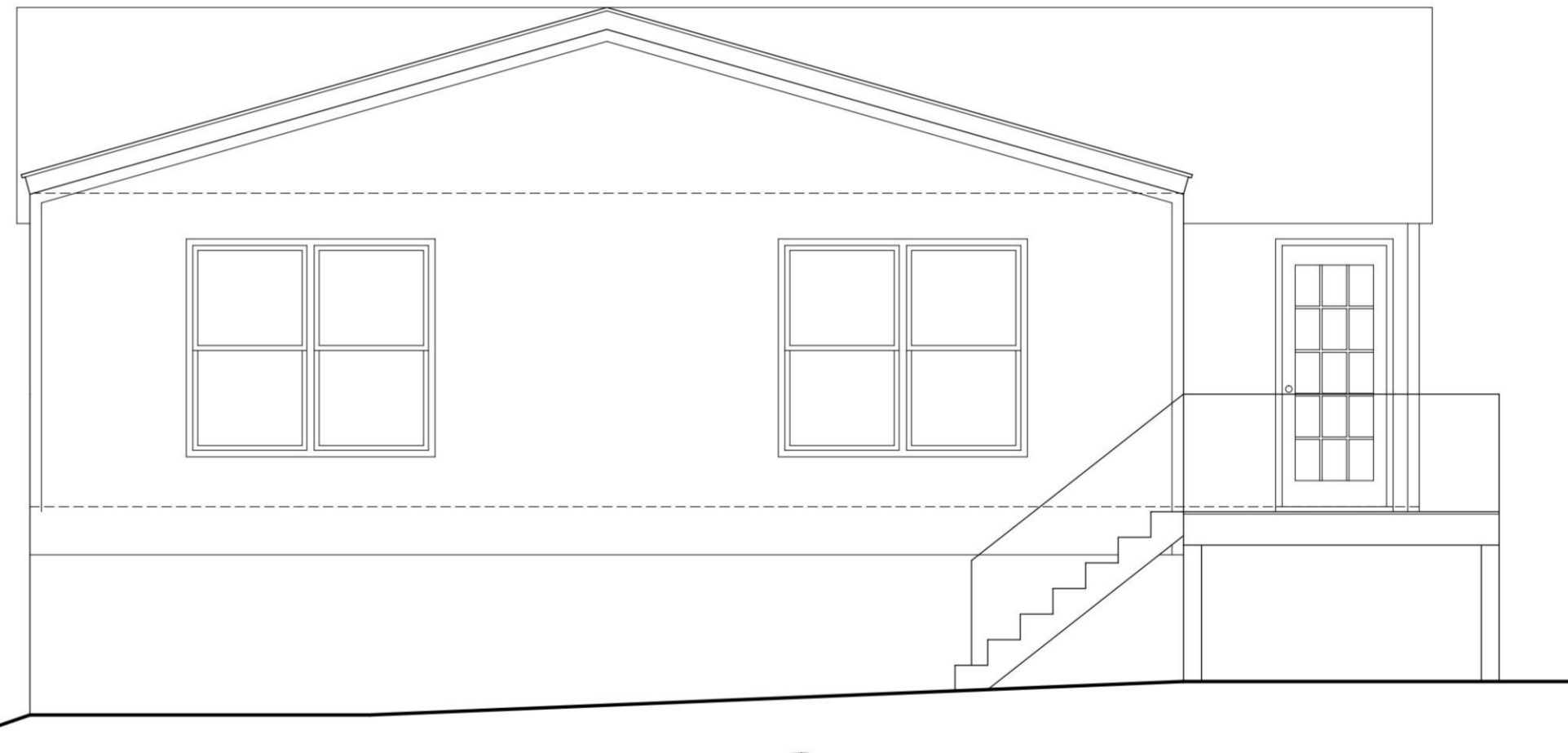
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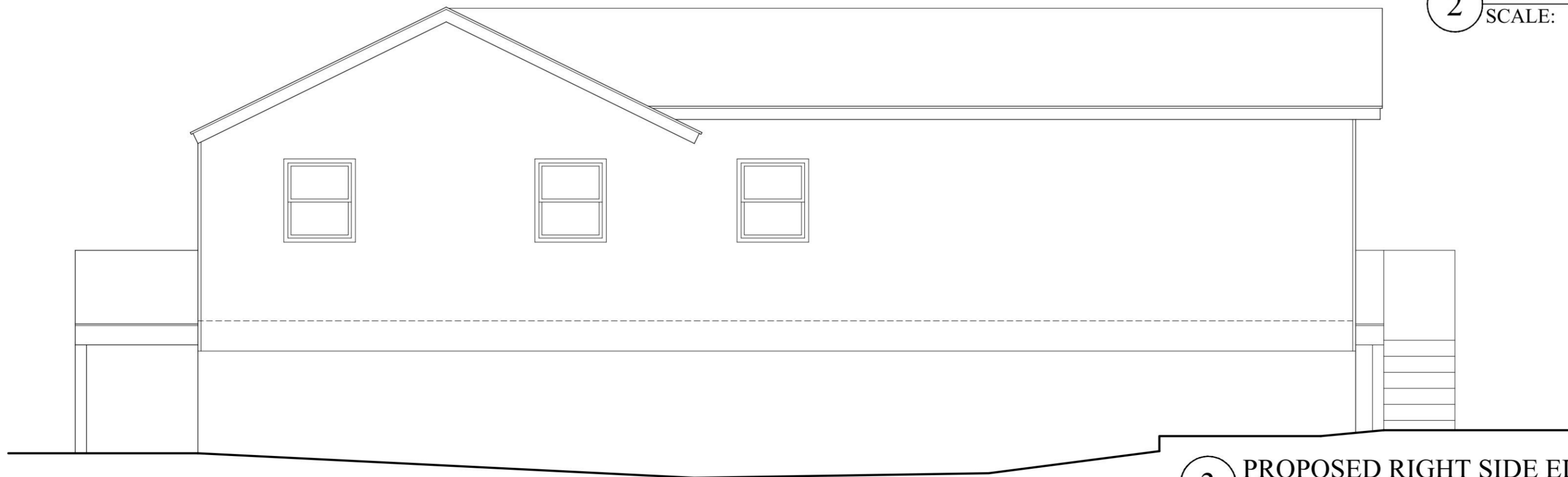
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1 PROPOSED LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



2 PROPOSED BACK ELEVATION
SCALE: 1/4" = 1'-0"



3 PROPOSED RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

REVISIONS	BY



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A6