

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: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City/State/Zip Code: \_\_\_\_\_

Email: \_\_\_\_\_

Telephone Home: \_\_\_\_\_ Business: \_\_\_\_\_

#### OWNER OF RECORD OF SUBJECT PROPERTY

Owner: \_\_\_\_\_

Address (Mailing): \_\_\_\_\_

Email: \_\_\_\_\_ Telephone Home: \_\_\_\_\_ Business: \_\_\_\_\_

#### ADDRESS/LOCATION OF SUBJECT PROPERTY

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

District(s): \_\_\_\_\_ Land Lot(s): \_\_\_\_\_ Block: \_\_\_\_\_ Parcel: \_\_\_\_\_

Zoning Classification: \_\_\_\_\_ Commission District & Super District: \_\_\_\_\_

#### 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](mailto:plansustain@dekalbcountyga.gov) with any questions.



DEPARTMENT OF PLANNING & SUSTAINABILITY

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**ZONING BOARD OF APPEALS APPLICATION**

**AUTHORIZATION OF THE PROPERTY OWNER**

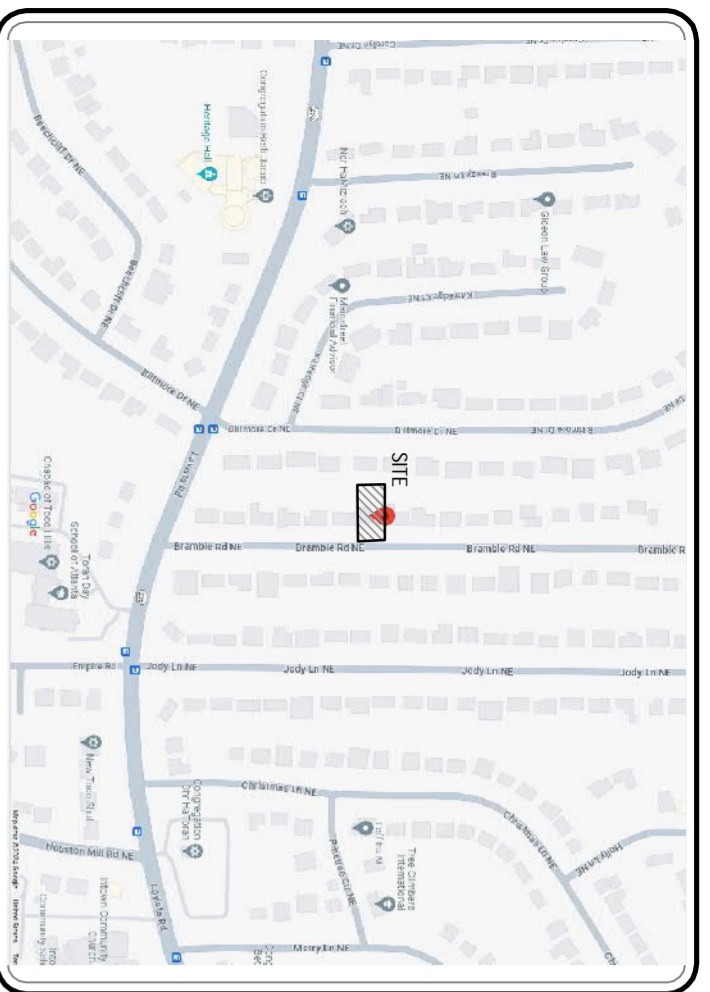
I hereby authorize the staff and members of the Zoning Board of Appeals to inspect the premises of the Subject Property.

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: 5/21/24                      Applicant Signature: 

DATE: \_\_\_\_\_                      Applicant Signature: \_\_\_\_\_



ZONING: R-85

SEBACKS:  
FRONT = 35'  
REAR = 40'  
SIDE = 8.5'  
MIN. LOT AREA = 12,000 SQ.FT.  
MIN. LOT WIDTH = 85'  
MAX. LOT COVERAGE = 35%

**ADDRESS**

1282 BRAMBLE ROAD  
ATLANTA, GEORGIA, 30329

**FLOOD NOTE**

AS PER THE FIRM, FLOOD INSURANCE RATE MAP DEKALB COUNTY COMMUNITY PANEL NO. (13089 C 0054 K) DATED M AUGUST 15, 2019, THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

**EXISTING IMPERVIOUS SURFACE CALCULATIONS**

BUILDING FOOTPRINT = 2,502 SQ.FT.  
CONC. DRIVEWAY/WALKWAY = 1,042 SQ.FT.  
WOOD DECK (K2) = 486 SQ.FT.  
CONCRETE PAD (REAR) = 214 SQ.FT.  
FRONT PORCH = 32 SQ.FT.  
TOTAL = 4,276 SQ.FT.

CALC = 4276/13972 = 0.306

**BENCHMARK REFERENCE**

ALL ELEVATIONS ARE GROUND RUN. ELEVATIONS ARE BASED OFF APPROXIMATE MEAN SEA LEVEL. LAST RELATES TO THE DEKALB COUNTY GIS MAPS LOCATED ONLINE AT [HTTP://DEKALBGIS.MAPS.ARCGIS.COM/](http://DEKALBGIS.MAPS.ARCGIS.COM/)

**PROPOSED IMPERVIOUS SURFACE CALCULATIONS**

THIS ADDITION WILL ADD 1,529 SQ.FT. TO IMPERVIOUS  
NEW BUILDING FOOTPRINT = 3,303 SQ.FT.  
PROPOSED WOOD DECK = 184 SQ.FT.  
EX. CONC. DRIVEWAY/WALKWAY = 1,042 SQ.FT.  
EX. FRONT PORCH = 32 SQ.FT.

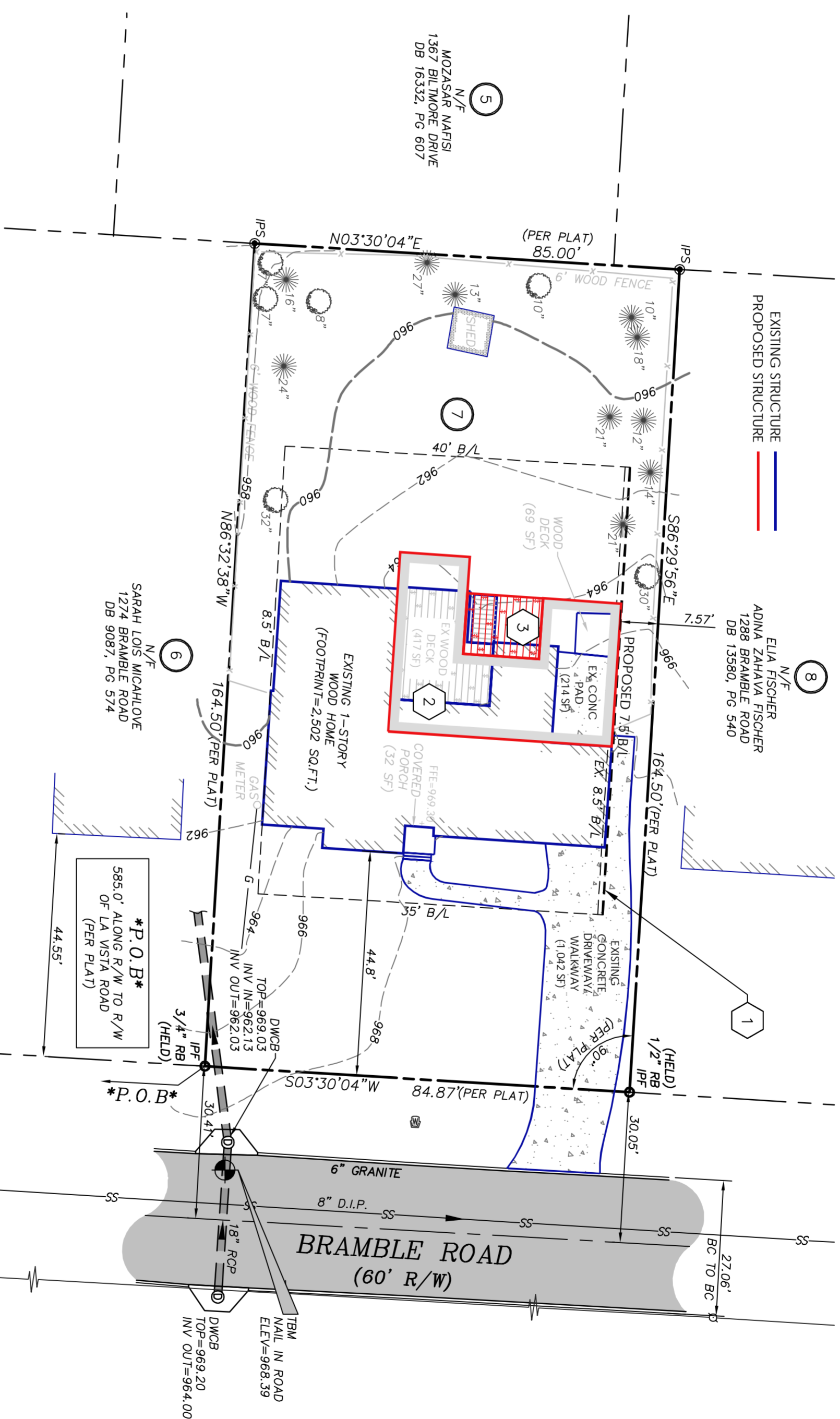
CALC = 4561/13972 = 0.326  
= 32.6%

LEGEND	
IPF	IRON PIN FOUND
CMP	1/2" REBAR SET
R/W	CORRUGATED METAL PIPE
G	RIGHT OF WAY
F	CENTER LINE
H	PROPERTY LINE
FES	FLARED END SECTION
LLL	LAND LOT LINE
TBM	TEMPORARY BENCHMARK
INV.	INVERT ELEVATION
SMH	SANITARY SEWER MANHOLE
PO	POWER POLE
PH	FIRE HYDRANT
LV	LIGHT POLE
ICV	IRRIGATION CONTROL VALVE
TV	TRAVERSE POINT (GOD NAIL)
DM	DRAINAGE MANHOLE
GV	GAS VALVE
BM	BENCHMARK
IPF	IRON PIN FOUND
---	PROPERTY LINE
-X-X-	FENCE
-T-T-	TELEPHONE LINE
-G-G-	GAS LINE
-W-W-	WATER LINE
-SS-SS-	SANITARY SEWER LINE
-DTP-DTP-	POWER LINE
-O-O-	OPEN TOP PIPE
-R/R-	CRIMP TOP PIPE
-Y/Y-	REBAR
-D/D-	YARD INLET
-D.I.-	DRAIN INLET
-S/S-	SAN. SEWER MANHOLE
-C/C-	CLEANOUT
-W/W-	WATER METER
-W/W-	WATER VALVE
-A/C-	AIR CONDITIONER
-N/F-	NOW OR FORMERLY
PT	PERC. TEST (BOREHOLE)
4x4	TRANSFORMER
RRT	RAIL ROAD TIE WALL

TREE LEGEND	
	EX. HARDWOOD TREE
	PINE TREE
	PECAN TREE
	OAK TREE

**REVISIONS:**

LOT 7, BLOCK C, LAVISTA FOREST SUBDIVISIONO  
LAND LOT 110 of the 18th DISTRICT  
DEKALB COUNTY, GEORGIA  
DATE: 05/20/2024 SCALE: 1" = 20'

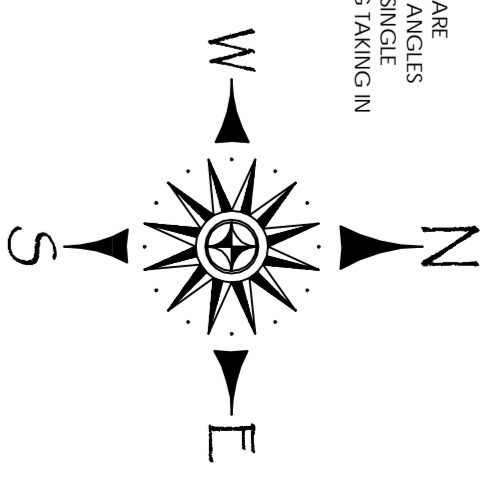


- SITE NOTES:**
- PROPOSED VARIANCE TO REDUCE SIDE (NORTH PROPERTY LINE) SETBACK FROM 8.5' TO 7.5'.
  - PROPOSED HOME ADDITION AND RENOVATION.
  - PROPOSED WOOD DECK.

**TOTAL SITE AREA**  
13,972 SQ. FT.  
0.321 ACRES

**PROPOSED / EXISTING**  
PROPOSED VARIANCE TO REDUCE SIDE (NORTH PROPERTY LINE) SETBACK FROM 8.5' TO 7.5'.

ALL BEARINGS HELD ARE CALCULATED FROM ANGLES TURNED BASED ON SINGLE MAGNETIC READING TAKING IN FIELD.



INSTRUMENT USED: SOKKIA IX 5000 (ROBOTIC/MOTORIZED)  
WORK PERFORMED ON NOVEMBER 5-17, 2021.  
THIS SURVEY ONLY INCLUDES OBJECTS THAT ARE VISIBLE AND IS NOT RESPONSIBLE FOR UNDERGROUND UTILITIES OR OTHER OBJECTS THAT ARE NOT APPARENT BY VISUAL OBSERVATION, I.E. UNDERGROUND GAS TANKS, GAS LINES, WATERLINES, SEWER LINES, ETC.

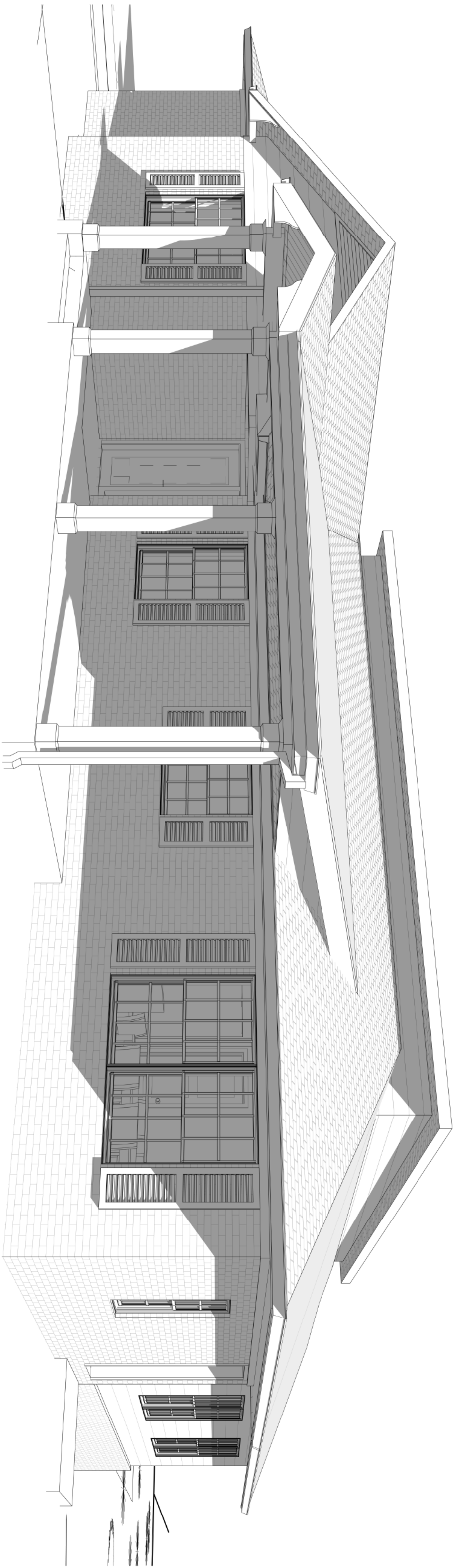


**MERIDIAN GEOMATICS, LLC**  
Land Surveying ~ Residential, Commercial & Municipal

216 Powers Ferry Road  
Marietta, Georgia 30067  
phone: (770) 675-6197  
surveyingatlanta@gmail.com

DRAWN BY  
S.C.D.  
JOB.#  
2021-357





① 3D VIEW 1

THIS DRAWING IS THE PROPERTY OF CARLOS A PEREZ STUDIO LLC - SANI CONSTRUCTION LLC. IT IS NOT TO BE REPRODUCED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT. IT SHALL BE RETURNED UPON REQUEST. COPYRIGHT AS DATED CARLOS A PEREZ STUDIO LLC - SANI CONSTRUCTION LLC.

Existing Home Renovations & Additions  
**1282 Bramble Road**  
 Atlanta, Georgia

FOR VARIANCE  
 Owner: Josh Gottlieb

1282 Bramble Road  
 Atlanta, GA 30329

Title: 3D VIEWS

No: **G002**

Date: 05/13/2024

ISSUANCES

Description	Date



## 1282 Bramble Variance Application- Letter of Intent

**Summary:** To whom it may concern, I am requesting a variance to encroach into the current side setback to reduce it from 8.5 feet to 7.5 feet for a proposed rear addition to increase living space in a one (1) story house within the R85 Zoning District. This additional setback will allow for the addition to be flush with the original footprint of the North side of the house (built in 1957).

Additionally, the neighbor on the North side of the property (at 1288 Bramble Rd) has signed permission indicating no objection to the proposed construction (letter is included in application).

**A1. There is an extraordinary or exceptional physical condition(s) pertaining to the particular piece of property (such as, but not limited to, lot size, lot shape, specimen tree(s), steep slope(s), or preservation of historic characteristics of the property), which was not created by the current owner, previous owner, or applicant; by reason of a clearly demonstrable condition(s), the strict application of the requirements of this chapter would deprive the property owner of rights and privileges enjoyed by other property owners in the same zoning district, as distinguished from a special privilege or convenience sought by the property owner.**

The existing dwelling built in 1957 is constructed slightly within required side yard. The proposed addition placement is warranted to align with this existing footprint and create cohesion with the existing dwelling. The proposed addition is compatible to the building envelope and yard thus created, and does not create any new non-comformities. Total proposed impervious coverage after construction is 32.6% percent which complies with the 35 percent coverage maximum. Structure height and architectural compatibility will comply with the Code.

**A2. The requested variance does not go beyond the minimum necessary to afford relief and does not constitute a grant of special privilege inconsistent with the limitations upon other properties in the zoning district in which the subject property is located.**

The requested variance is limited to the proposed addition and does not seek its application upon the entirety of the property and/or to larger or subsequent additions and/or other structures. It requests only enough variance to allow for cohesion with the existing structure built in 1957. The property owners wish to preserve the home, trees, and character in perpetuity as a fixture within the community.

**A3. The grant of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the zoning district in which the subject property is located.**

The proposed addition preserves the present streetscape of the neighborhood as well as the North side footprint of the existing house and will be completely unnoticeable to nearby properties. Failure to grant the relief would in fact create a more awkward-looking structure potentially detrimental the zoning district, with a 1 foot indentation from the existing dwelling to the new addition.

**A4. The literal interpretation and strict application of the applicable provisions or requirements of this chapter would cause undue and unnecessary hardship.**

The existing dwelling predates modern regulation (circa 1957), and its application would require an indent in the addition and render the property very complicated to build on without relief being granted. As other similar non-conformities exist within the general and immediate vicinity, relief is justified.

**A5. The requested variance would be consistent with the spirit and purpose of this chapter and the DeKalb County Comprehensive Plan text.**

The subject land use is allowable under its present zoning; and said improvement is consistent with the Comprehensive Plan of DeKalb County which engenders to preserve and enhance neighborhood character in housing choice.

**LETTER OF CONSENT/NON-CONSENT FROM ADJOINING NEIGHBORS  
FOR SITE WORK ALONG COMMON PROPERTY LINES**

**To be completed by the Petitioner**

Owner: Joshua Gottlieb  
Project Address: 1282 Bramble Rd NE, Atlanta, GA 30329

Scope of Work:  
We are requesting a variance to encroach into the current side setback ~~to~~ to have the proposed addition be more cohesive, and align with the existing house at the North side of the property

REQUEST: To receive support for the above-listed Scope of Work proposed along the adjoining property line as exhibited in the attached plans.

I certify that the plans presented to the neighbor for his/her review are identical to those plans for which a building permit is being requested.

Petitioner Signature: Joshua Gottlieb  
Print Name: Joshua Gottlieb Date: 5/13/24

**To be completed by Neighbor**

I, Adina Fischer (Name), am the legal owner of property located at 1288 Bramble Rd NE (Address), which is an adjoining property to the project address. I am aware of the proposed project and Scope of Work at the subject property and have reviewed the plans presented to me by the petitioner for the proposed project.

AF I HAVE NO OBJECTION TO GRANTING MY CONSENT FOR THE AFOREMENTIONED PROJECT TO PROCEED.

\_\_\_\_\_ I OBJECT TO THIS REQUESTED PROJECT. (NOTE THAT NEIGHBORS ARE UNDER NO OBLIGATION TO SIGN) \*moves to a Minor Project without consent

Neighbor Signature: Adina Fischer  
Print Name: Adina Fischer Date: May 17, 2024