



DeKalb County  
GEORGIA

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

Chief Executive Officer **DEPARTMENT OF PLANNING & SUSTAINABILITY** Interim Director  
Michael Thurmond Cedric Hudson

**ZONING BOARD OF APPEALS APPLICATION FOR PUBLIC HEARING (VARIANCES, SPECIAL EXCEPTIONS, APPEALS OF ADMINISTRATIVE DECISIONS)**

Applicant and/or Authorized Representative: Cindra Johnson  
Mailing Address: 4408 Briens Place  
City/State/Zip Code: Stone Mountain, GA 30083  
Email: welhome11c@gmail.com  
Telephone Home: 404-707-7894 Business: \_\_\_\_\_

**OWNER OF RECORD OF SUBJECT PROPERTY**

Owner: Cindra Johnson  
Address (Mailing): 4408 Briens Place Stone Mountain, GA 30083  
Email: welhome11c@gmail.com Telephone Home: 404-707-7894 Business: \_\_\_\_\_

**ADDRESS/LOCATION OF SUBJECT PROPERTY**

Address: 4408 Briens Place City: Stone Mtn State: GA Zip: 30083  
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

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: 11/25/24 Applicant/Agent Signature: [Handwritten Signature]

TO WHOM IT MAY CONCERN: (I) (WE): [Handwritten Name] (Name of Owners)

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

[Handwritten Signature] 11/25/24 Notary Public

[Handwritten Signature] Owner Signature

N/A Notary Public

N/A Owner Signature

N/A Notary Public

N/A Owner Signature



Andra Johnson  
4408 Briers Place  
Stone Mountain, GA 30083  
Welhomellc@gmail.com  
404-707-7849  
11/22/2024

Department of Planning & Sustainable Variance Board  
Zoning and Variance Board members  
1300 Commerce Drive  
Decatur, GA, 30030

Subject: Letter Regarding the Safety, Storage, and Security Benefits of Our New Garage Addition

Dear Department of Planning & Sustainable Variance Board,

I am writing to inform you of the recent addition of a new garage to our property and to highlight the multiple benefits it brings not only to our household but also to the surrounding neighborhood. This new structure is designed to enhance safety, provide valuable storage space, and reduce the risk of property crimes such as break-ins, robberies and theft. In addition, the arrangements we have made regarding the safe storage and security of my father's assisted living equipment while he is staying with us in our home. The construction of our new garage addition also plays a key role in this process, ensuring that all necessary equipment is stored appropriately and securely.

Specifically, the new garage serves the following important purposes:

#### 1. Increased Safety for Our Property

The addition of a secure, enclosed garage significantly improves the safety of our home. By providing a designated area for parking, we can ensure that our vehicles are kept off the street and away from potential hazards, such as traffic accidents or vandalism. The garage serves as a protective barrier between our home and the exterior, creating an additional layer of security for our family and property.

#### 2. Enhanced Storage Space

In addition to providing security for our vehicles, the garage offers much-needed storage space for tools, equipment, and personal items. This not only helps us keep our home more organized and decluttered but also allows us to store valuable or seasonal items in a secure environment, further reducing the risk of theft or damage. The added storage space will help maintain my father's assisted living equipment, including mobility aids and other medical devices, which will

be safely stored in a designated area, reducing the risk of damage or tripping hazards within our home. This will ensure a tidy and safe environment both inside and outside our home.

### 3. Reduced Risk of Break-Ins and Theft

One of the primary benefits of the garage is its ability to protect our vehicles and belongings from potential theft or break-ins. With the garage securely locking our vehicles and items away from view, it reduces the temptation for criminals who might otherwise target our property if items were left unattended or visible in the driveway. This addition contributes to the overall safety of our neighborhood by minimizing opportunities for crime in the area. In our neighborhood, vehicles parked on the street and in drive-ways have been targeted by criminals checking doors, breaking into locked cars and going as far as brandishing a weapon and opening fire on a homeowner.

### 4. Improved Neighborhood Security

The new garage not only benefits our household but also contributes to the overall security of our neighborhood. By investing in this upgrade, we are helping to create a safer environment for everyone. The garage reduces clutter, discourages unauthorized access to our property, and sends a positive signal that our neighborhood is one where residents are proactive in safeguarding their homes and their belongings.

### 5. County and Government Vehicles

Street parking prevents Dekalb County Sanitation trucks from picking up the trash weekly, unless cars are moved off the street to allow the trucks to maneuver safely without incident around the cul de sac and neighborhood due to the narrow streets. This also allows road space for larger emergency vehicles (ambulance and fire trucks) access for emergency responders.

In summary, this addition has been carefully planned to meet my father's equipment storage and future needs, ensuring that his comfort, safety, and mobility are prioritized. Additionally, this new garage addition is a significant improvement that increases both the safety and security of our property while offering additional storage space. These enhancements will provide long-term benefits not only for us as homeowners but also for the community as a whole by fostering a safer, more organized living environment.

Thank you for your time and consideration. Please feel free to reach out if you have any questions or require additional information about the new garage or its benefits.

Sincerely,

*Andra Johnson*



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: 11/25/24

Applicant Signature:

Handwritten signature of Andrew John

DATE: N/A

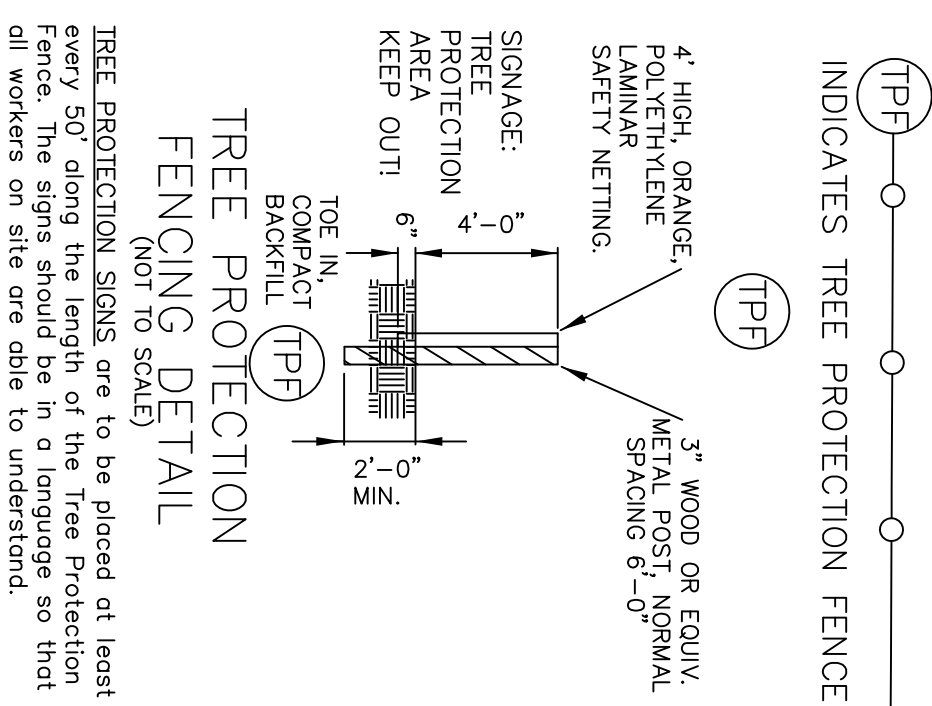
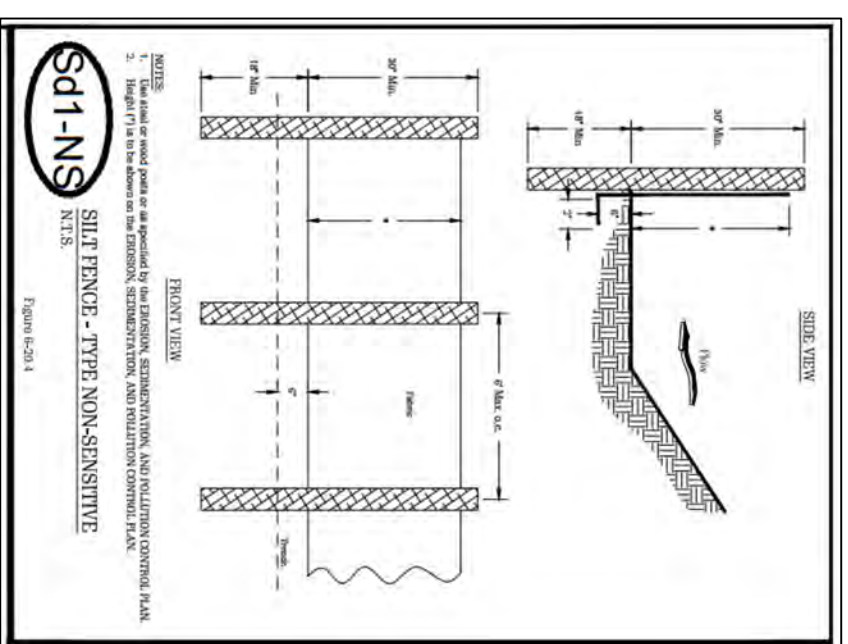
Applicant Signature:

N/A

**FLOOD HAZARD STATEMENT**

I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.  
 PANEL 13089CC0079L  
 EFFECTIVE DATE: 08/15/2019

ZONE 'X'



**THE PROTECTION AREA KEEP OUT!**

THE FENCE AND PROTECTION ARE SUBJECT TO THE PRESERVATION ORDER. OWNER'S OBLIGATION IS TO MAINTAIN THE PRESERVATION ORDER AND TO OBTAIN NECESSARY PERMITS FOR ANY CHANGES TO THE PROTECTION AREA.

THE FOLLOWING MUST BE OBSERVED BY ALL PERSONS ENTERING THE PROTECTION AREA:

- NO PERSON SHALL ENTER THE PROTECTION AREA.
- NO MACHINE OR PLANT SHALL ENTER THE PROTECTION AREA.
- NO MATERIAL SHALL BE STORED IN THE PROTECTION AREA.
- NO EXCAVATION SHALL OCCUR IN THE PROTECTION AREA.
- NO SOIL SHALL BE DEPOSITED IN THE PROTECTION AREA.

ANY VIOLATION OF THE PROTECTION AREA MUST BE WITH THE WRITTEN PERMISSION OF THE LOCAL PLANNING AUTHORITY.

**DEKALB COUNTY - NOTES**

1. ALL LAND DISTURBANCE TO BE STABILIZED WITH VEGETATION UPON COMPLETION OF DEMOLITION.
2. ALL TREES TO REMAIN AND HAVE PROPERTY PROTECTION UNLESS APPROVED PLANS INDICATE OTHERWISE.
3. ALL DEMOLITION DEBRIS TO BE HAULED OFF SITE.
4. DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN THE STREET OR TREE PROTECTION AREA OR OTHER RIGHT OF WAY.
5. ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE ON-SITE INSPECTOR(S).
6. CALL FOR FINAL INSPECTION AT (404) 371-4913

- Section V - Erosion Control
1. The escape of sediment from the site shall be prevented by the installation of erosion and sediment control measures prior to or concurrent with land-disturbing activities.
  2. Erosion control measures will be maintained at all times until the site is stabilized and approved plan does not provide for effective erosion control, additional erosion and sediment control measures shall be implemented to control or treat the sediment source.
  3. Disturbed areas left idle 14 days shall be stabilized with temporary vegetation and mulch; disturbed areas remaining idle 30 days shall be stabilized with permanent vegetation.
  4. Erosion and sediment control measures shall be inspected at least weekly, after each rain, and repaired as necessary.
  5. Additional erosion and sediment control measures shall be installed if determined necessary by on-site inspection.
  6. Silt fence shall be Types 3, as per the Manual for Erosion and Sediment Control in Georgia and be wire reinforced (see attached detail).

The installation of erosion and sedimentation control measures and practices shall occur prior to or concurrent with land disturbing activities.

Erosion and sedimentation control measures will be maintained at all times. If full implementation of the approved plan does not provide for effective erosion and sediment control additional erosion and sediment control measures shall be implemented to control or treat the sediment source. Additional erosion controls shall be installed as deemed necessary by the on-site inspector. All lots/sites with 2' of fill or greater will require a compaction certificate by a professional registered engineer prior to a building permit and/or prior to footers being poured. Locate and field stake all utilities, easements, pipes flood limits, stream buffers, and tree save areas prior to any land disturbing activities. All tree protection areas to be protected from sedimentation. All tree protection areas to be inspected daily and repaired or replaced as needed. A final as-built water quality certificate required prior to issuance of Certificate of Occupancy. Dumpsters and/or temporary sanitary facilities shall not be located in street or tree protection area or right-of-way. Water quality BMP(s) to be installed at the time of final landscaping. No water quality BMP(s) allowed in undisturbed stream buffers or tree save/critical root zone. Work hours and construction deliveries are:  
 o Monday-Friday 7:00am-7:00pm  
 o Saturday 8:00am-5:00pm

I, GERALD H. BERNHARD, CERTIFY UNDER PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATION DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY DIRECT SUPERVISION.

PROPERTY ADDRESS:  
 4408 BRIERS PLACE,  
 STONE MOUNTAIN, GA 30083

SITE PLAN PREPARED FOR:  
 4408 BRIERS PLACE

LAND AREA:  
 6,072 SF  
 0.139 AC

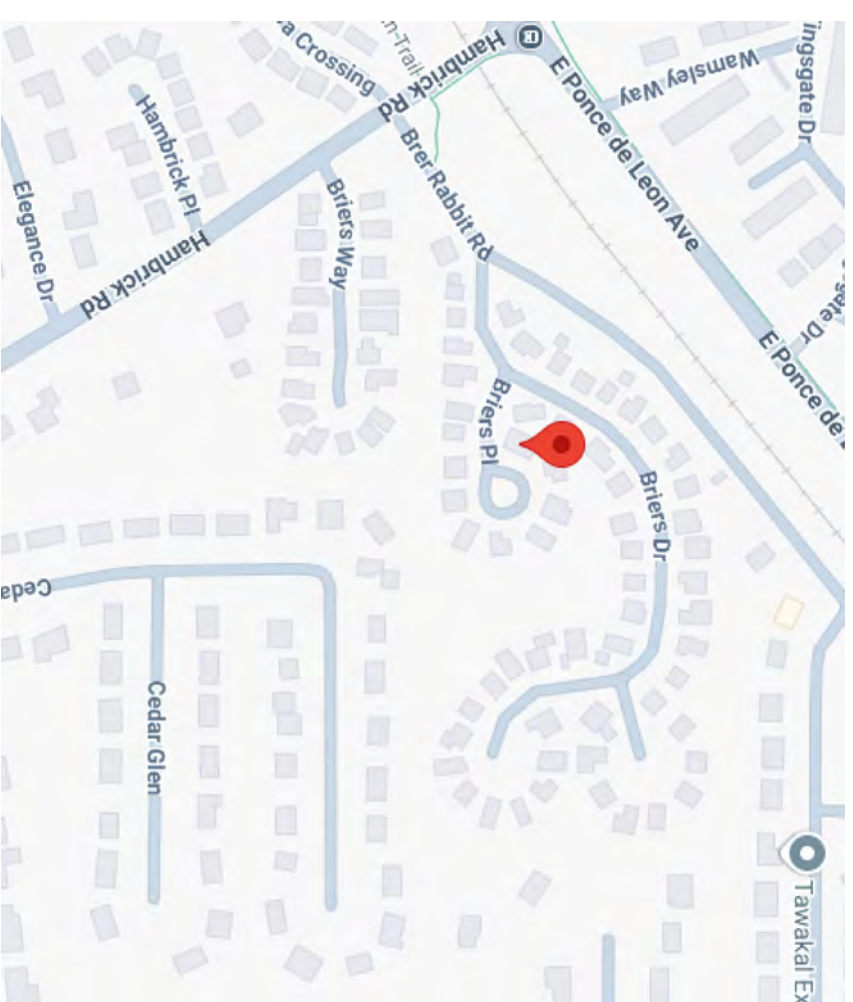
ZONING: RSM

LOT 47	BRIERS SUBDIVISION	PARCEL ID: 18 122 02 085	BY:
LAND LOT 122	18th DISTRICT	FIELD DATE: 09-11-2024	NH
DEKALB COUNTY, GEORGIA	DRAWN DATE: 09-12-2024	AE	
REFERENCE: PLAT BOOK 67, PAGE 140	ALL WORKS OF THIS PROJECT TO BE IN ACCORDANCE WITH THE DEKALB COUNTY ZONING ORDINANCE, CHAPTER 15, ARTICLE 11, SECTION 15-11-010	CELL: 678-591-6084	OFFICE: 404-760-0010
REFERENCE: DEED BOOK 23257, PAGE 529	DEKALB COUNTY, GEORGIA	SP: 9-27-2024	JL
THE SURVEY FROM WHICH THIS PLAN WAS CREATED CONFORMS TO THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA, SURVEY SYSTEMS & ASSOC., INC. ASSUMES NO LIABILITY OR RESPONSIBILITY FOR THE ACCURACY OF THIS SURVEY. THE SURVEYOR'S RESPONSIBILITY IS TO OBTAIN ALL NECESSARY INFORMATION AND TO PREPARE AN ACCURATE SURVEY. ANY REVISIONS, COMMENTS, CORRECTIONS, ALTERATIONS, ETC. FROM REVIEWERS MAY BE DEEMED AS BILLABLE.	SURVEY SYSTEMS ATLANTA, GA 30303 404-525-0082 404-760-0010 www.ssa.com	24 HOUR EMISSION	DATE: 09-12-2024

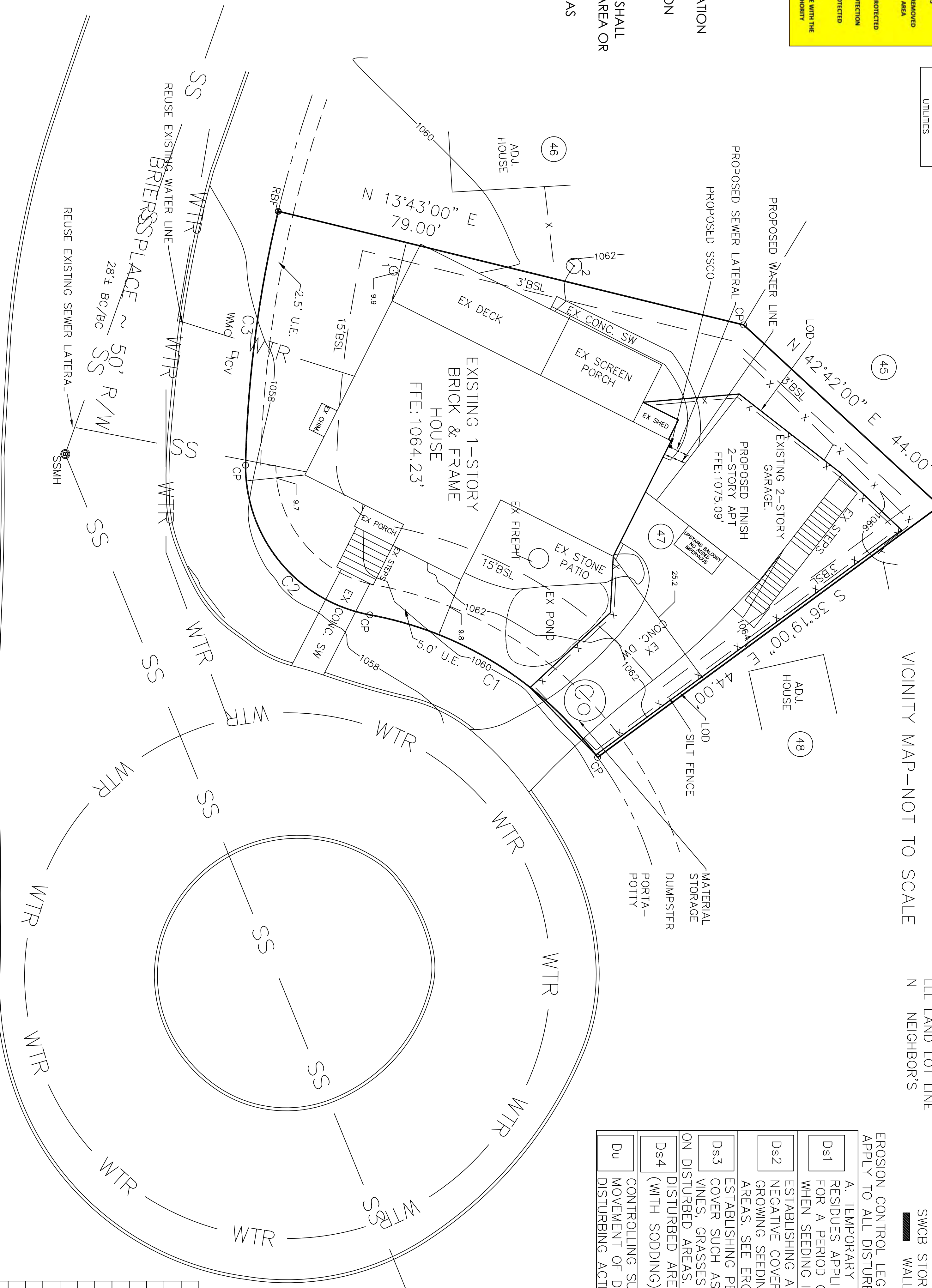
CURVE	RADIUS	LENGTH	CHORD	CH. BEARING
C1	60.00'	45.36'	44.29'	S 32°02'00" W
C2	25.00'	34.83'	32.08'	S 50°17'26" W
C3	198.96'	42.28'	42.20'	N 82°39'48" W

USE EXIST DW AS CONSTRUCTION OUTLET
NO UTILITY WORK PROPOSED
NO TREES REMOVED PROTECT ALL TREES
NO GRADING NO CUT, NO FILL
RE-USE EXISTING UTILITIES

NO PROPOSED GRADING EXCEEDING TWO (2) FEET EXISTING. MAX. 3H:1V SLOPES



VICINITY MAP - NOT TO SCALE



\* LEGEND \*

NOTE: ALL ITEMS IN THIS LEGEND MAY NOT APPEAR ON THIS PLAT.

AKA ALSO KNOWN AS  
 N/F NOW OR FORMERLY  
 APP AS PER DEED  
 APP AS PER PLAT  
 BSL BUILDING (SETBACK) LINE  
 POB POINT OF BEGINNING  
 POC POINT OF COMMENCEMENT  
 CTP CRIMP TOP PIPE FOUND  
 O/P OPEN TOP PIPE FOUND  
 R/W RIGHT-OF-WAY  
 DEED (BOOK/PAGE)  
 DW DRIVEWAY  
 EP EDGE OF PAVEMENT  
 FFE FINISH FLOOR ELEVATION  
 FKA FORMERLY KNOWN AS  
 IPF IRON PIN FOUND  
 L ARC LENGTH  
 LL LAND LOT  
 LLL LAND LOT LINE  
 N NEIGHBOR'S

EROSION CONTROL LEGEND  
 APPLY TO ALL DISTURBED AREAS

Ds1 A. TEMPORARY COVER OF PLANT RESIDUES APPLIED TO THE SOIL SURFACE FOR A PERIOD OF (6) MONTHS OR LESS WHEN SEEDING IS NOT PRACTICAL

Ds2 ESTABLISHING A TEMPORARY NEGATIVE COVER WITH FAST GROWING SEEDING ON DISTURBED AREAS. SEE EROSION CONTROL NOTES

Ds3 ESTABLISHING PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES OR LEGUMES ON DISTURBED AREAS. SEE ENLARGED PLANS

Ds4 DISTURBED AREA STABILIZATION (WITH SODDING)

Du CONTROLLING SURFACE AND AIR MOVEMENT OF DUST ON LAND DISTURBING ACTIVITIES

DISTURBED AREA  
 A.K.A.  
 LIMITS OF CONSTRUCTION  
 1864 SF = 0.042 AC

TREE TABLE	TRNO.	DIAMETER	TYPE
1	6	OAK	
2	10	OAK	

NO CHANGE IN IMPERVIOUS EXISTING=PROPOSED

IMPERVIOUS (IN SQUARE FEET)	HOUSE	1476
GARAGE	478	
SHED	23	
CONC. DW	490	
CONC. SW	134	
CONC. PAD	13	
PORCH	180	
SCREEN PORCH	27	
DECK	287	
STEPS	148	
STONE PATIO	230	
POND	170	
FIRE PIT	9	
TOTAL IMPERVIOUS	3665	

To whom it may concern,

I am writing this letter in support of the new garage being constructed by my neighbor Andre. As a neighbor who lives in the cul-de-sac and friend of 8 years, I am excited about the structure and hope to build one of my own in the very near future. Other neighbors have also asked about construction of their own.

As the vice president of the neighborhood association, I have spoken to many neighbors and visitors of the neighborhood who share the same sentiment as me. Our neighborhood is unique in that we have very small driveways and streets as well as homes with small garages. We have had many car break-ins and issues with street parking. Moving cars off the street is one of our main focuses in the community and we believe it will be safer if we can. Some of us have the opportunity and means to construct garages on our properties and would like to do so to help improve things in the Briers.

Andrea and Leslie have always been excellent neighbors who have supported and participated in every improvement project we have done throughout the neighborhood. They take very good care of their property and are a shining example of how many homes in the Briers should look. All neighbors I have spoken with have zero concern and are in support of not only this garage but looking into building their own.

Thank You,

Mycal Dillingham

Vice President the Briers Neighborhood

4407 Briers Place Stone Mountain Ga 30083

To Whom It May Concern,

My name is Catherine Bradford, and I owned the property at 4414 Briers Place. My neighbor, Andre Johnson, new garage is a beautiful addition to our community and his yard and will help decrease the amount of parking on our streets.

Street parking in our neighborhood is terrible and many times the sanitation department has not come to pick up our trash due to the amount of cars block their path. One year the fire department could not make it to one of the homes that was on fire and the home owner did not make it out.

Andre Johnson new garage addition is not a nuisance to our neighborhood it a new beginning to people parking in their yard and off the street.

Thank you,  
Catherine Bradford  
4414 Briers Place Stone Mountain Ga 30083  
404-825-3194



Q

Hello Zoning Board,

Please allow my neighbors, Lesley & Andre Johnson, to continue building their detached garage.

It is my belief the addition of this structure will be an added value to our neighborhood. To illustrate, our subdivision has limited parking options for homeowners. This detached garage would help reduce street parking and provide better access to homes. This is specifically a need for our neighborhood since in the past we had issues with emergency and government services being able to access homes due to cars parking on the street.

Additionally, excess vehicle parking in the neighborhood can lure criminals and car break-ins. The detached garage can help reduced the number of automobiles on the street & possibly crime.

Please accept this letter as support for the Johnsons' detached garage. If any questions, please feel free to contact me at (504) 858-5648.

Thank you

Domonique Harris  
Briers Neighbor  
1337 Briers Dr, Stone Mountain, GA 30083

November 20, 2024

To Whom It May Concern:

Please know that my neighbor Andre Johnson has built a more accessible garage on his property so that he can utilize putting his truck in a secure place. It is my opinion that this addition is not a problem or unsightly for this community.

You may contact me if you need further information.

Sandra Mobley  
4416 Briers Place  
Stone Mountain, GA. 30038  
404-416-3254