



DeKalb County

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: Michael Radigan
Mailing Address: 2625 Whiteleigh Dr NE
City/State/Zip Code: Atlanta, GA 30345
Email: mradigan747@yahoo.com
Telephone Home: 8503531120 Business: _____

OWNER OF RECORD OF SUBJECT PROPERTY

Owner: Michael Radigan
Address (Mailing): 2625 Whiteleigh Dr NE, Atlanta, GA 30345
Email: mradigan747@yahoo.com Telephone Home: 8503531120 Business: _____

ADDRESS/LOCATION OF SUBJECT PROPERTY

Address: 2625 Whiteleigh Dr NE City: Atlanta State: GA Zip: 30345
District(s): 4 Land Lot(s): _____ Block: _____ Parcel: 18 248 01 035
Zoning Classification: R-100 Commission District & Super District: 1/7

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: 10/28/2024

Applicant Signature: [Handwritten Signature]

DATE: _____

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.

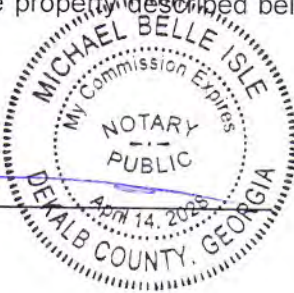
DATE: 10/28/24 Applicant/Agent Signature: Calvin

TO WHOM IT MAY CONCERN:

(I)/ (WE): Michael Radwan
(Name of Owners)

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

[Signature]
Notary Public



[Signature]
Owner Signature

Notary Public

Owner Signature

Notary Public

Owner Signature

Dear Commissioners,

We purchased our home May 10, 2010. Our home was built in the 1970s and sits on a corner lot in a neighborhood that has seen a great deal of renovation, updating and addition work over the past several years. Aside from undertaking some small interior projects, we have been putting aside funds over the last number of years to be able to make much needed improvements to our home. Our two boys are now teenagers, and we now have a very pressing need for an additional living space. This is very much our neighborhood and, without being able to expand our home in line with our proposed addition, which is more fully described below, we will need to look to relocate.

There is an original small screen porch off the main floor to the back of our home. It was constructed on columns as there is a basement/crawlspace below. The floor of the screen porch is concrete, set in a form. The structure has become compromised over the years and has reached the point where we are concerned about its integrity. This has been the catalyst to our proposed addition. As described in the paragraph above, we are very short of heated living space, and we approached an architect to design a new heated space in place of the existing porch. The plan is to demolish the existing structure and add a bigger space to meet our needs for this extra living area. The existing porch is 218 sf and our proposed sunroom addition would be 411 sf. This new space is planned to be our primary living area, the existing space is made up of our kitchen, dining and living area all in one and has become a very cramped space as our children have become older. This proposed addition will enhance our home in keeping with the character of the neighborhood.

We had an existing survey which did not show any measurements relating to setback information and we believed that our desired addition would easily fall within the prescribed setbacks. We had no idea that our corner lot created restrictions that would impact our desired addition. Once we had finalized the drawings, we contracted with a surveyor to prepare a survey/site plan for our proposed project. Once the surveyor had completed the survey/site plan, we discovered that our proposed addition would extend beyond the rear setback. As noted above, this came as a complete surprise to us.

We have already entered into a contract with a general contractor and began planning for the project while waiting for the survey/site plan to be completed (we were on the surveyor's waiting list for at least six weeks). As soon as we discovered the setback issue, we took the necessary steps, with the assistance of our general contractor, to begin this variance application process. In doing so, we made absolutely sure that the size and design of our proposed addition would be the bare minimum we require in order to make the new space work for the purpose it is meant to fulfill. The width of the proposed space lines up with the existing living area and limits it to 20 feet and the minimum depth required in order to facilitate furniture and the ability to comfortably navigate around this space requires a minimum of 20 feet.

In light of what we have stated above, we submit that we have complied with the five requirements of Section 27-922 of the DeKalb County Zoning Ordinance.

- a. We are on a corner lot, which has resulted in a reduced rear setback. Additionally, Dekalb County's requirement, when the home was built, that the placement of the home must line up with the average of the front elevations of the homes to the sides of it, drastically limited the potential depth of our home when it was built. This limitation makes it impossible, without the need for a variance, to improve our home in keeping with the evolution of our neighborhood. This is evidenced by the fact that our surrounding neighbors have absolutely no objection to our application.
- b. We have made our case above that this proposed expansion is necessary to ensure that we are able to remain in our home and in our beautiful neighborhood and that it will only enhance and not detract from the neighborhood. Additionally, we will not be affecting any trees and green space with this proposed

addition. What we are seeking to add is the bare minimum necessary to accomplish this end. This relief will most certainly not give us a special privilege or convenience over other property owners in our area.

- c. 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 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. As we have stressed in the paragraphs above, this proposed addition will enhance the neighborhood, in that it will follow the surge of home improvements that have been undertaken by many of our neighbors over the past several years.
- d. The literal interpretation and strict application of the applicable provisions or requirements of this chapter would cause undue and unnecessary hardship for the reasons we have outlined above.
- e. The requested variance would be consistent with the spirit and purpose of this chapter and the DeKalb County Comprehensive Plan text, by promoting the enhancement of our neighborhood.

In the circumstances as set out above, we request that our variance application be granted.

Very truly yours

A handwritten signature in cursive script, appearing to read "Michael and Lori Radigan".

Michael and Lori Radigan.

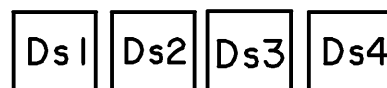
FLOOD HAZARD STATEMENT:

THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA AS PER THE FIRM FLOOD HAZARD MAP OF DEKALB COUNTY, GEORGIA, COMMUNITY PANEL NUMBER 13089C 0057 K, DATED 05/16/13

ZONING INFORMATION:

CLASSIFICATION: R-100
 MINIMUM LOT WIDTH - 100 FEET
 MINIMUM LOT AREA - 15,000 sf.
 SETBACKS: FRONT - 35 FEET
 SIDE - 10 FEET
 REAR - 40 FEET
 MAXIMUM LOT COVERAGE - 35%
 MINIMUM FLOOR AREA - 2000 sf.
 MAXIMUM BUILDING HEIGHT - 35 FEET

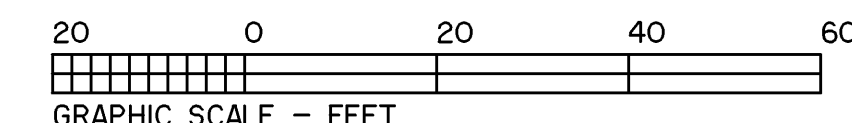
NO GRADED SLOPE SHALL EXCEED 3H:1V ON ALL DISTURBED AREAS



DISTURBED AREA = 6435 sf.
 0.148 ACRES

CUT/FILL VOLUMES:

CUT VOLUMES = LESS THAN 2 CU YRDS
 FILL VOLUMES = LESS THAN 2 CU YRDS
 - SITE TO BE BALANCED
 - QUANTITIES ARE APPROXIMATE



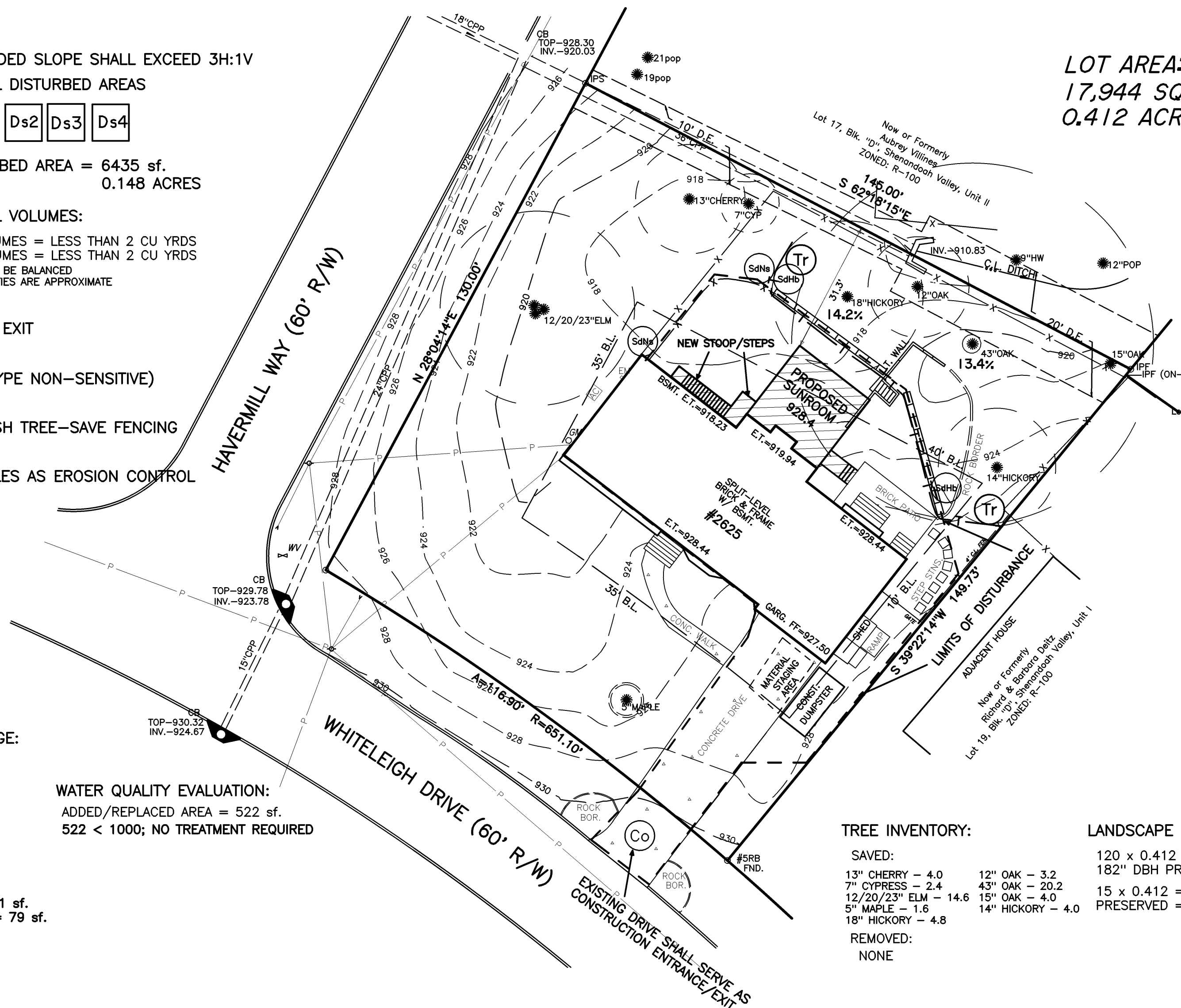
LOT AREA:
 17,944 SQ. FT.
 0.412 ACRES



LEGEND

- IPF = 1/2" REBAR FOUND
- IPS = 1/2" REBAR PIN SET
- LL = LAND LOT
- LLL = LAND LOT LINE
- P.L = PROPERTY LINE
- CL = CENTERLINE
- B.L = BUILDING LINE
- R/W = RIGHT-OF-WAY
- S.S.E. = SANITARY SEWER EASEMENT
- D.E. = DRAINAGE EASEMENT
- MH = MANHOLE
- C.B. = CATCH BASIN
- J.B. = JUNCTION BOX
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- O = FLOOD HAZARD ZONE LINE
- = STORM SEWER LINE/PIPE
- W = WATER LINE
- G = GAS LINE
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- WV = WATER VALVE
- LS = LIGHT STANDARD
- OTP = OPEN TOP PIPE FOUND
- CTP = CRIMP TOP PIPE FOUND
- WD = WOOD DECK
- CO = CLEAN OUT
- ICV = IRRIGATION CONTROL VALVE
- WM = WATER METER
- GW = GUY WIRE

- Co** - CONSTRUCTION EXIT
- SdNs** - SILT-FENCE (TYPE NON-SENSITIVE)
- Tr** - 4' ORANGE MESH TREE-SAVE FENCING
- SdHb** - STAKED HAYBALES AS EROSION CONTROL



EXISTING LOT COVERAGE:

HOUSE = 2584 sf.
 DRIVEWAY = 857 sf.
 FRONT WALK = 125 sf.
 FRONT STEPS = 43 sf.
 SHED = 26 sf.
 RAMPS = 34 sf.
 STEPPING STONES = 32 sf.
 REAR PATIO = 257 sf.
 SCREEN PORCH = 218 sf.
 REAR WALK = 32 sf.
 WALL/STEPS = 42 sf.
 TOTAL = 4250 sf.
 LOT COVERAGE = 23.68%

PROPOSED LOT COVERAGE:

HOUSE = 2584 sf.
 DRIVEWAY = 857 sf.
 FRONT WALK = 125 sf.
 FRONT STEPS = 43 sf.
 SHED = 26 sf.
 RAMPS = 34 sf.
 STEPPING STONES = 32 sf.
 REAR PATIO = 257 sf.
 REAR WALK = 32 sf.
 WALL/STEPS = 42 sf.
 PROPOSED SUNROOM = 411 sf.
 PROPOSED STOOP/STEPS = 79 sf.
 TOTAL = 4522 sf.
 LOT COVERAGE = 25.20%

WATER QUALITY EVALUATION:

ADDED/REPLACED AREA = 522 sf.
 522 < 1000; NO TREATMENT REQUIRED

TREE INVENTORY:

SAVED:
 13" CHERRY - 4.0
 7" CYPRESS - 2.4
 12/20/23" ELM - 14.6
 5" MAPLE - 1.6
 18" HICKORY - 4.8
 12" OAK - 3.2
 43" OAK - 20.2
 15" OAK - 4.0
 14" HICKORY - 4.0
 REMOVED:
 NONE

LANDSCAPE REQUIREMENTS:

120 x 0.412 = 49.5" REQUIRED
 182" DBH PRESERVED
 15 x 0.412 = 6.2 UNITS REQUIRED
 PRESERVED = 58.8 UNITS

GENERAL NOTES:

- 1) THE INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO OR CONCURRENT WITH LAND-DISTURBING ACTIVITIES.
- 2) 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.
- 3) ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE ON-SITE INSPECTOR.
- 4) 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.
- 5) LOCATE AND FIELD STAKE ALL UTILITIES, EASEMENTS, PIPES, FLOOD LIMITS, STREAM BUFFERS, AND TREE SAVE AREAS PRIOR TO ANY LAND DISTURBING ACTIVITIES.
- 6) ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION.
- 7) ALL TREE PROTECTION DEVICES TO BE INSTALLED PRIOR TO LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING.
- 8) ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND REPAIRED OR REPLACED AS NEEDED.
- 9) A FINAL AS-BUILT LOT SURVEY REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY.
- 10) A FINAL AS-BUILT WATER QUALITY CERTIFICATE REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY.
- 11) DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN STREET OR TREE PROTECTION AREA OR RIGHT OF WAY.
- 12) WATER QUALITY BMP(S) TO BE INSTALLED AT THE TIME OF FINAL LANDSCAPING.
- 13) ALL COLLECTED WATER SHALL BE DIRECTED TO THE WATER QUALITY BMP(S)
- 14) NO WATER QUALITY BMP(S) ALLOWED IN UNDISTURBED STREAM BUFFERS OR TREE SAVE/CRITICAL ROOT ZONE.
- 15) WORK HOURS AND CONSTRUCTION DELIVERIES ARE:

MONDAY-FRIDAY 7:00am-7:00pm
 SATURDAY 8:00am-5:00pm

16) I ROBERT W. RICHARDSON CERTIFY UNDER PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY DIRECT SUPERVISION.

OWNER:

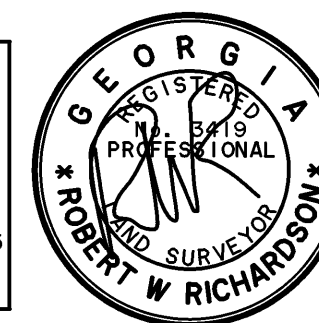
MICHAEL RADIGAN
 (850)353-1120
 MRADIGAN747@YAHOO.COM
 2625 WHITELEIGH DRIVE
 ATLANTA, GA. 30345

24 HR CONTACT:

JOEY HOTZ
 TBSG@COMCAST.NET
 (404)457-1557

* - SURVEY PERFORMED BY BARTON SURVEYING
 DATED 03/06/20212

GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION
 ROBERT W. RICHARDSON
 LEVEL II CERTIFIED DESIGN PROFESSIONAL
 CERTIFICATION NUMBER 0000089322
 ISSUED 10/12/2019 EXPIRES 10/11/2025
 10/02/24



ALPHA LAND SERVICES
 P.O. BOX 1651
 LOGANVILLE, GA. 30052
 CONTACT: ROBERT RICHARDSON
 OFF: 770.696.4054 EMAIL: ROBERT@ALPHASURVEYOR.COM

2625 WHITELEIGH DRIVE
 TAX PARCEL #18-248-01-035

LAND LOT: 248	LOT: 18 BLOCK: D
DISTRICT: 18TH	SUB: SHENANDOAH VALLEY
DEKALB COUNTY	
GEORGIA	
FIELD DATE: *	AREA = 0.412 ACRES
REF. PLAT: PB. 33 P. 105	JOB No. 24468S1

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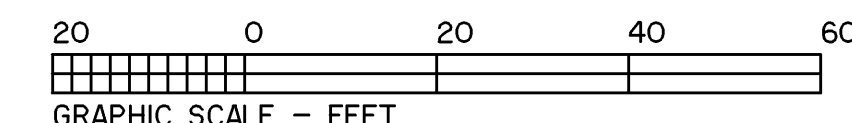
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 SETBACKS: FRONT - 35 FEET
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 REAR - 40 FEET
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 MINIMUM FLOOR AREA - 2,000 sf.
 MAXIMUM BUILDING HEIGHT - 35 FEET

EXISTING LOT COVERAGE:

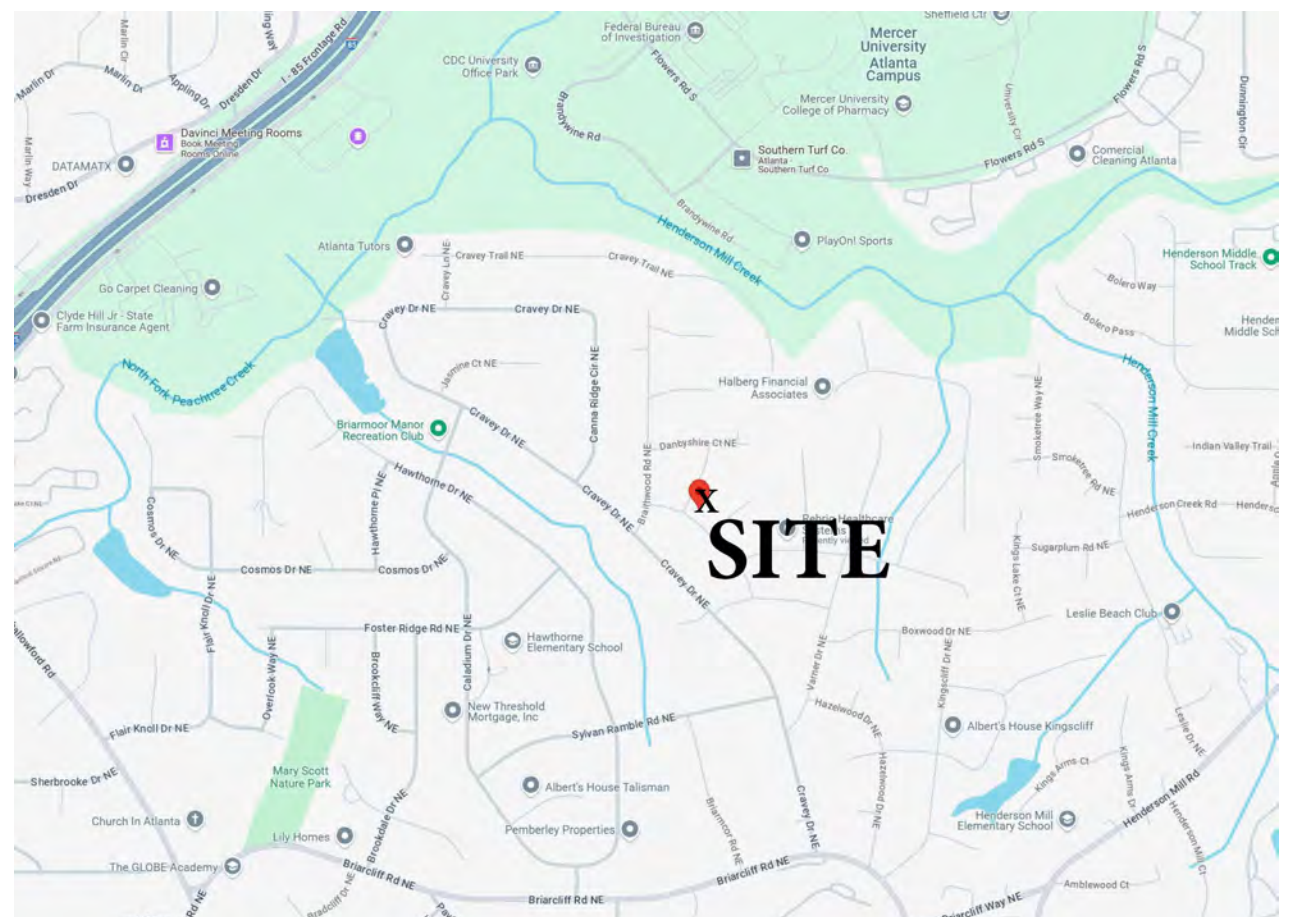
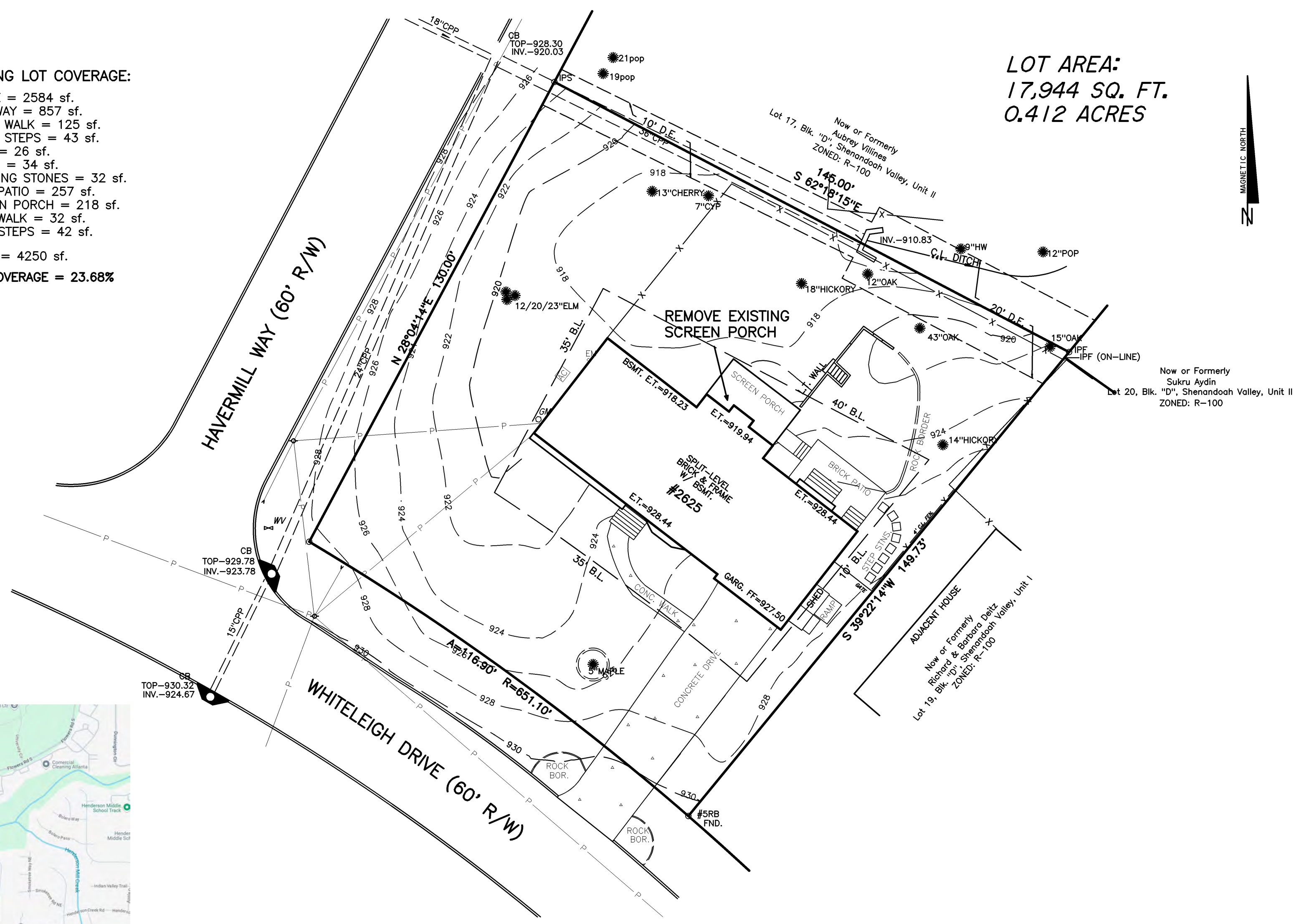
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24 HR CONTACT:
 JOEY HOTZ
 TBSC@COMCAST.NET
 (404)457-1557

DEMOLITION NOTES:

- 1) ALL LAND DISTURBANCE TO BE STABILIZED WITH VEGETATION UPON COMPLETION OF DEMOLITION
- 2) ALL TREES TO REMAIN AND HAVE PROPER PROTECTION UNLESS APPROVED PLANS INDICATES OTHERWISE
- 3) ALL DEMOLITION DEBRIS TO BE HAULED OFF SITE.
- 4) DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN STREET OR TREE PROTECTION AREA OR RIGHT OF WAY.
- 5) ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE ON-SITE INSPECTOR
- 6) CALL FOR FINAL INSPECTION AT 404-371-3010
- 7) NO TREE REMOVAL DURING DEMOLITION

GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION
 ROBERT W. RICHARDSON
 LEVEL II CERTIFIED DESIGN PROFESSIONAL
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* - SURVEY PERFORMED BY BARTON SURVEYING DATED 03/06/20212 PAGE 1 OF 3

ALPHA LAND SERVICES P.O. BOX 1651 LOGANVILLE, GA. 30052 CONTACT: ROBERT RICHARDSON OFF: 770.696.4054 EMAIL: ROBERT@ALPHASURVEYOR.COM		EXISTING CONDITIONS FOR: 2625 WHITELEIGH DRIVE TAX PARCEL #18-248-01-035	
REVISION:	LAND LOT: 248	LOT: 18	BLOCK: D
	DISTRICT: 18TH	SUB: SHENANDOAH VALLEY	
	DEKALB COUNTY		
	GEORGIA		
FIELD DATE: *	AREA = 0.412 ACRES		
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