



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: Matthew J. Foley & Jessica Flake
Mailing Address: 10203 Parkview Lane
City/State/Zip Code: Alpharetta, GA 30005
Email: mjfoley@mjfpermits.com
Telephone Home: 404-918-4053 Business: MJF Permitting Services, LLC.

OWNER OF RECORD OF SUBJECT PROPERTY

Owner: Larry and Jennifer Westerman
Address (Mailing): 402 Poplar Lane Way
Email: lew2@cdc.gov Telephone Home: 404-984-1883 Business: _____

ADDRESS/LOCATION OF SUBJECT PROPERTY

Address: 402 Poplar Lane Way City: Decatur State: GA Zip: 30030
District(s): 18 Land Lot(s): 7 Block: _____ Parcel: 18 007 02 001
Zoning Classification: R-75 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 with any questions.

DEPARTMENT OF PLANNING & SUSTAINABILITY

ZONING BOARD OF APPEALS APPLICATION

AUTHORIZATION OF THE PROPERTY OWNER

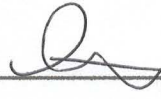
I hereby authorize the staff and members of the Zoning Board of Appeals to inspect the premises of the Subject Property.

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.

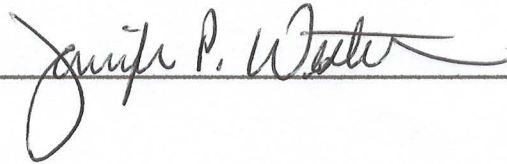
DATE: 18-Dec-2024

Applicant
Signature:

 Larry Westerman

DATE: 19-DEC-2024

Applicant
Signature:

 Jennifer P. White

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: 12/20/24

Applicant/Agent
Signature:

J. P. Flake

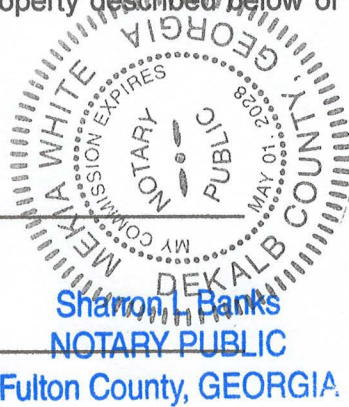
TO WHOM IT MAY CONCERN:

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

Larry and Jennifer Westerman

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

Melba White
Notary Public



[Signature]
Owner Signature

Sharon L. Banks
Notary Public

Jennifer P. Westerman
Owner Signature

Notary Public

Owner Signature

Dekalb County Zoning Board of Appeals
1300 Commerce Drive,
Decatur, GA 30030

Subject: Variance Request for Rear and Side Yard Setback - Section 27-2.2.1 - Single story addition to existing single-story residence.

Dear Members of the Zoning Board of Appeals,

My name is Jessica Flake, I am writing to formally request a variance from Sections 27-2.2.1 of the Dekalb County Zoning Ordinance on behalf of Larry and Jennifer Westerman of 402 Poplar Lane Way. We are requesting a reduction of the rear yard setback from 40 feet to 5 feet and a reduction of the side yard setback from 7.5 feet to 3.5 feet. The purpose of this request is to facilitate the construction of a single-story addition to their existing single-story residence. The homeowners have enjoyed living here for 28 plus years and this addition is critical to ensuring they can continue to live here through retirement and their senior years.

1. Physical Condition of the Site:

The unique physical conditions of this property constitute a special case necessitating this variance. The most significant constraint is the existing trees, which are extremely close to the home and limit the location of the addition. This property is also a corner lot, which creates imposing setbacks based on how DeKalb county identifies the "Front Yard." The existing home is also under the minimum floor area of dwelling identified in Zoning R-75 Section 2.2.1, Table 2.2 at 1157 square feet. The addition will increase the floor area to 1989 square feet.

2. Minimum Variance Necessary:

I assure you that my request is solely for the minimum variance necessary to render the property usable as the homeowners age in place. The proposed floor plan provides single level living accessed by minimal stairs and features spaces designed to accommodate the use of future mobility aids. A second-floor addition would not meet the homeowners concerns for future accessibility and the existing trees also limit that option. The requested setbacks are essential for the practical and reasonable placement of the addition and ensures the homeowner full use of their property without seeking advantages beyond those available to other property owners in the same zoning district.

3. Public Welfare:

The proposed addition will provide a positive impact on the neighborhood and community. The reduced setback will not pose any harm to public welfare, neighboring properties, or the overall improvements in the R-75 zoning district. The proposed variance documents, including floor plans, elevations, and 3D views exhibit the modest and tasteful nature of the addition. These drawings have been shared with the immediate neighbors. Letters of support from the homeowners at 393 Woodhaven Dr and 390 Poplar Lane Way have been included in this application and neither exhibited any concerns.

4. Ordinance Hardship:

A strict interpretation of the zoning laws, in this case, would cause undue hardship for the homeowners. The impracticality of adhering strictly to the rear setback on our corner lot would limit their ability to use their property effectively as the trees on site prohibit frontward expansion of the home. The structure is also largely original to 1948 and thus predates

modern building codes. The variance is, therefore, essential to prevent unnecessary hardship and allow for a reasonable use of their land.

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 addition is in line with the goals of recognizing traditional suburban land use patterns while encouraging increased connectivity and accessibility. The development aims to enhance community connectivity, preserve and improve existing greenspace, and align with the proposed density of up to 8 dwelling units per acre for area of this type.

In conclusion, I appreciate your time and consideration of our variance request. We are committed to working collaboratively to ensure that my proposed changes align with the broader goals and policies of Dekalb County. Thank you for your attention to this matter.

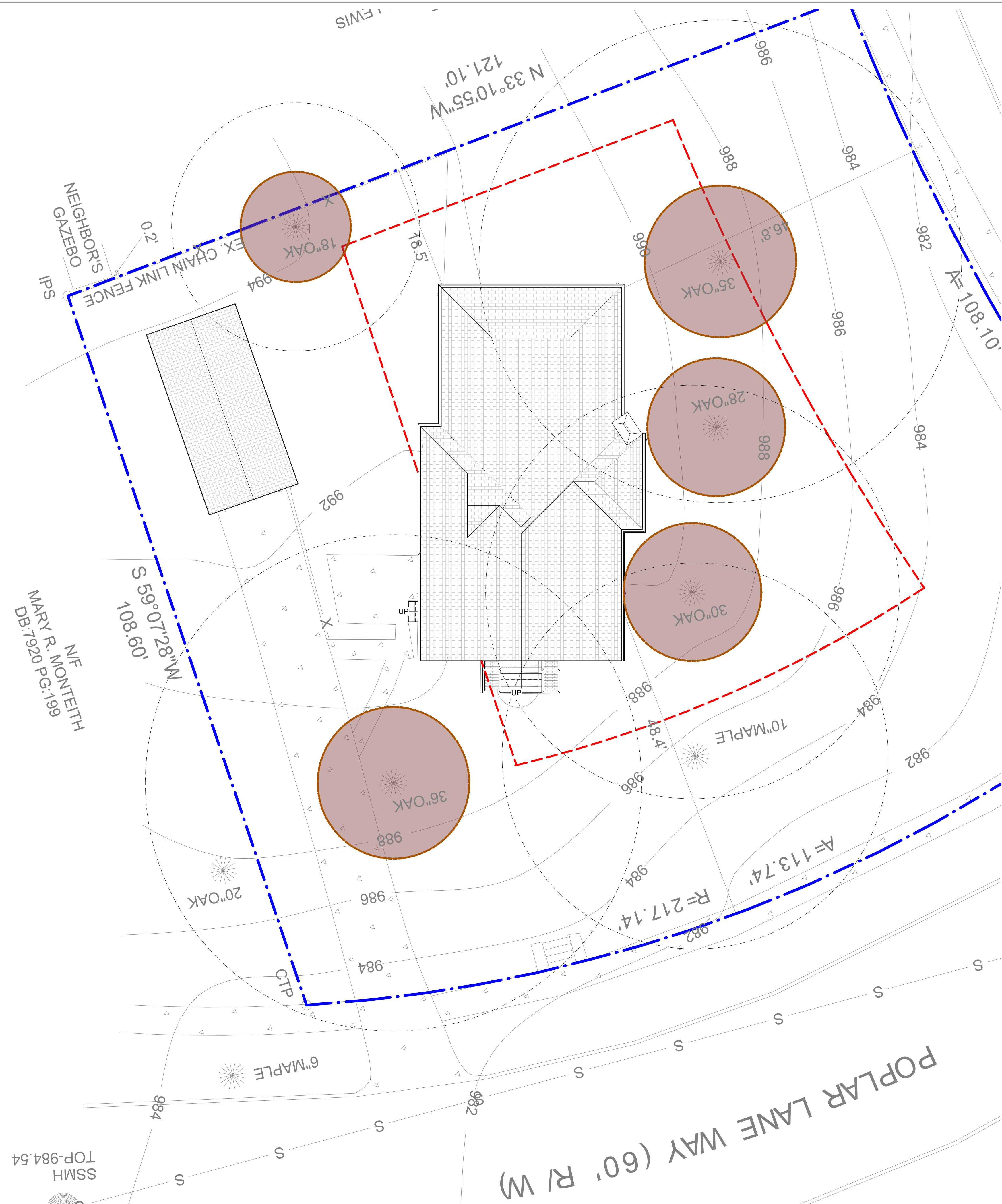
Sincerely,
Jessica Flake
Architect & Lead Designer
Copper Sky Design + Remodel
1155 Zonolite Rd NE,
Suite A-2
Atlanta, GA 30306

FLOOR AREA (SQ FT)				
	EXISTING	EXISTING TO REMAIN	NEW	
FIRST FLOOR	1157 SF	1157 SF	832 SF	
SHED FLOOR	262 SF	0 SF	0 SF	
CARPORT LEVEL	0 SF	0 SF	432 SF	
ATTIC LEVEL	0 SF	0 SF	0 SF	NEW TOTAL AREA
SUBTOTAL	1419 SF	1157 SF	1264 SF	2421 SF

FLOOR AREA RATIO			
ALLOWABLE	(R-75)	EXISTING	NEW
50%		9.53 %	16.26%

PROJECT INFO	
LOCATION	
ADDRESS:	402 Poplar Lane, Decatur, GA 30030
LAND LOT & DISTRICT:	7-18
COUNTY:	Dekalb
ZONING	R-75
SETBACKS	
FRONT	30'
SIDE	7.5'
REAR	40'
LOT AREAS	
LOT AREA:	APPROX. 14,887 SF (0.342 ACRES)
MAX FAR:	.5
ACTUAL FAR:	1,988 SF / 14,887 SF = .13 APPROX
MAX LOT COVERAGE:	35%
ACTUAL LOT COVERAGE:	4,095 SF / 14,887 SF = 0.275 APPROX
MAX HEIGHT:	35'
ACTUAL BLDG HEIGHT:	+/- 19'-6 3/4"

LOT COVERAGE SUMMARY	
MAX LOT COVERAGE = 35%	
EXISTING (SEE PROPERTY SURVEY)	
TOTAL	4,095 SF
4,095 SF / 14,887 SF = 27.5%	
NEW	
DRIVEWAY	897 SF
BUILDING FOOTPRINT	1,893 SF
DECKS & SCREEN PORCH	675 SF
WALKWAYS	198 SF
CARPORT	432 SF
SITE WALLS	-- SF
TOTAL	4,095 SF
4,095 SF / 14,887 SF = 27.5%	



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Atlanta, GA 30306
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CONSTRUCTION

DD SET

12/20/24

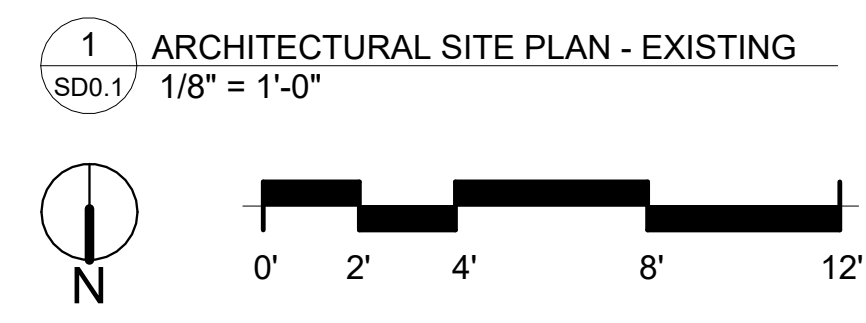
WESTERMAN
402 Poplar Lane,
Decatur, GA 30030

Drawn By: Author

REVISIONS		
No.	Date	Description

EXISTING SITE
PLAN

SD0.1

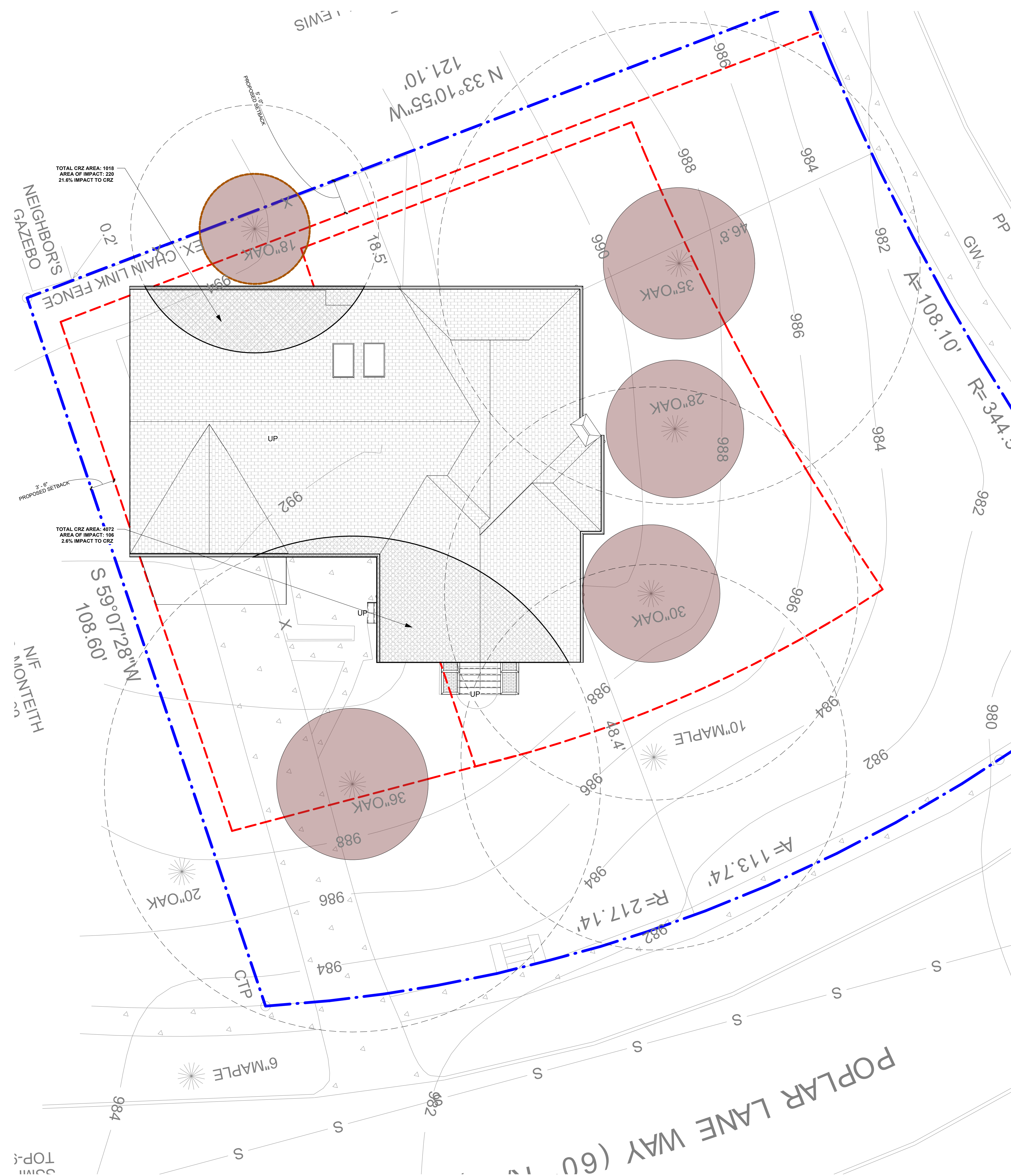


FLOOR AREA (SQ FT)				
	EXISTING	EXISTING TO REMAIN	NEW	
FIRST FLOOR	1157 SF	1157 SF	832 SF	
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LAND LOT & DISTRICT:	7-18
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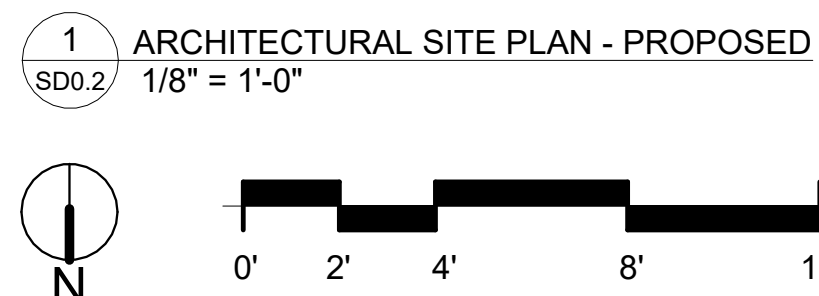
DD SET
 12/20/24

WESTERMAN
 402 Poplar Lane,
 Decatur, GA 30030

Drawn By: Author		
REVISIONS		
No.	Date	Description

PROPOSED SITE PLAN

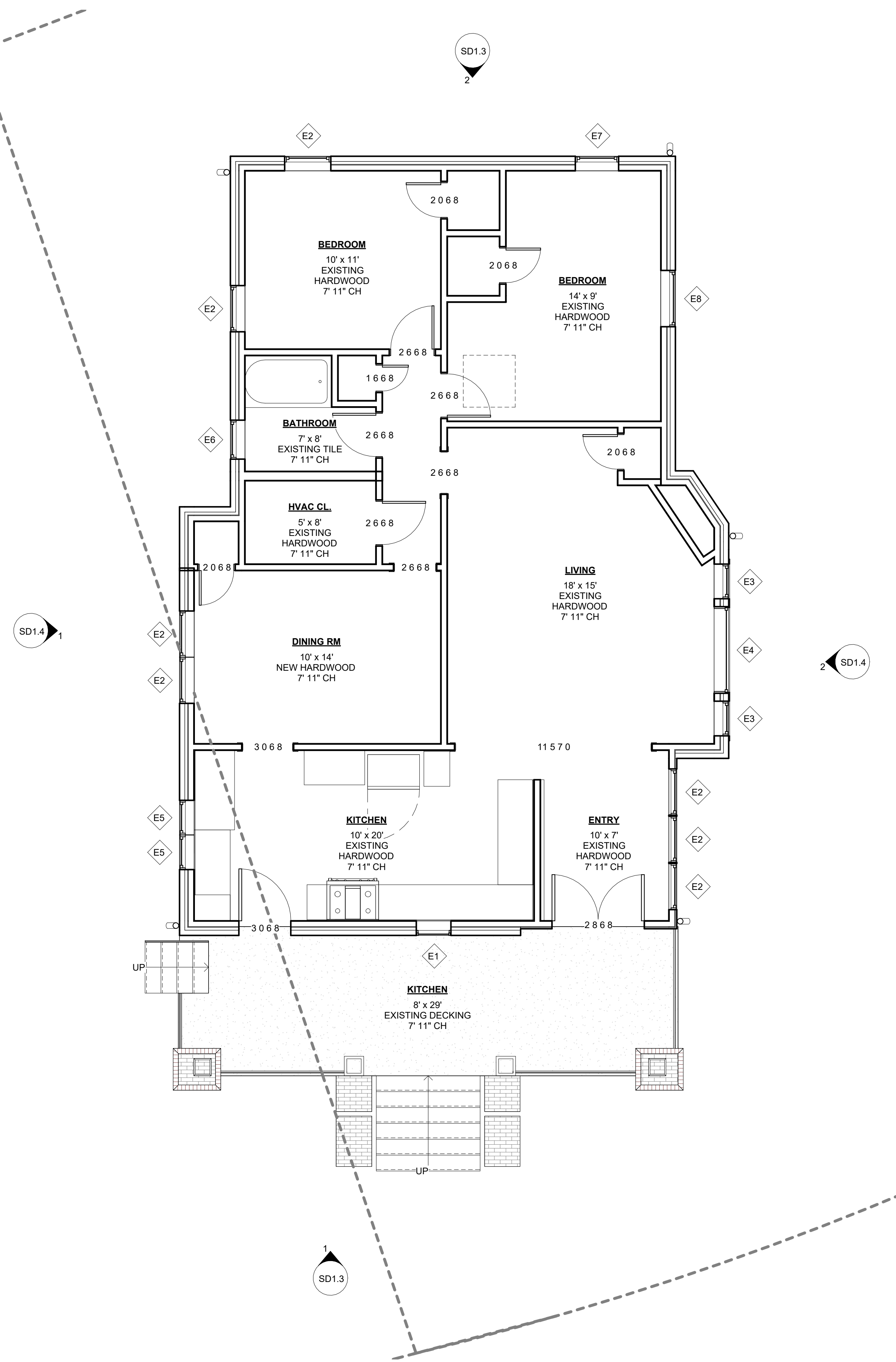
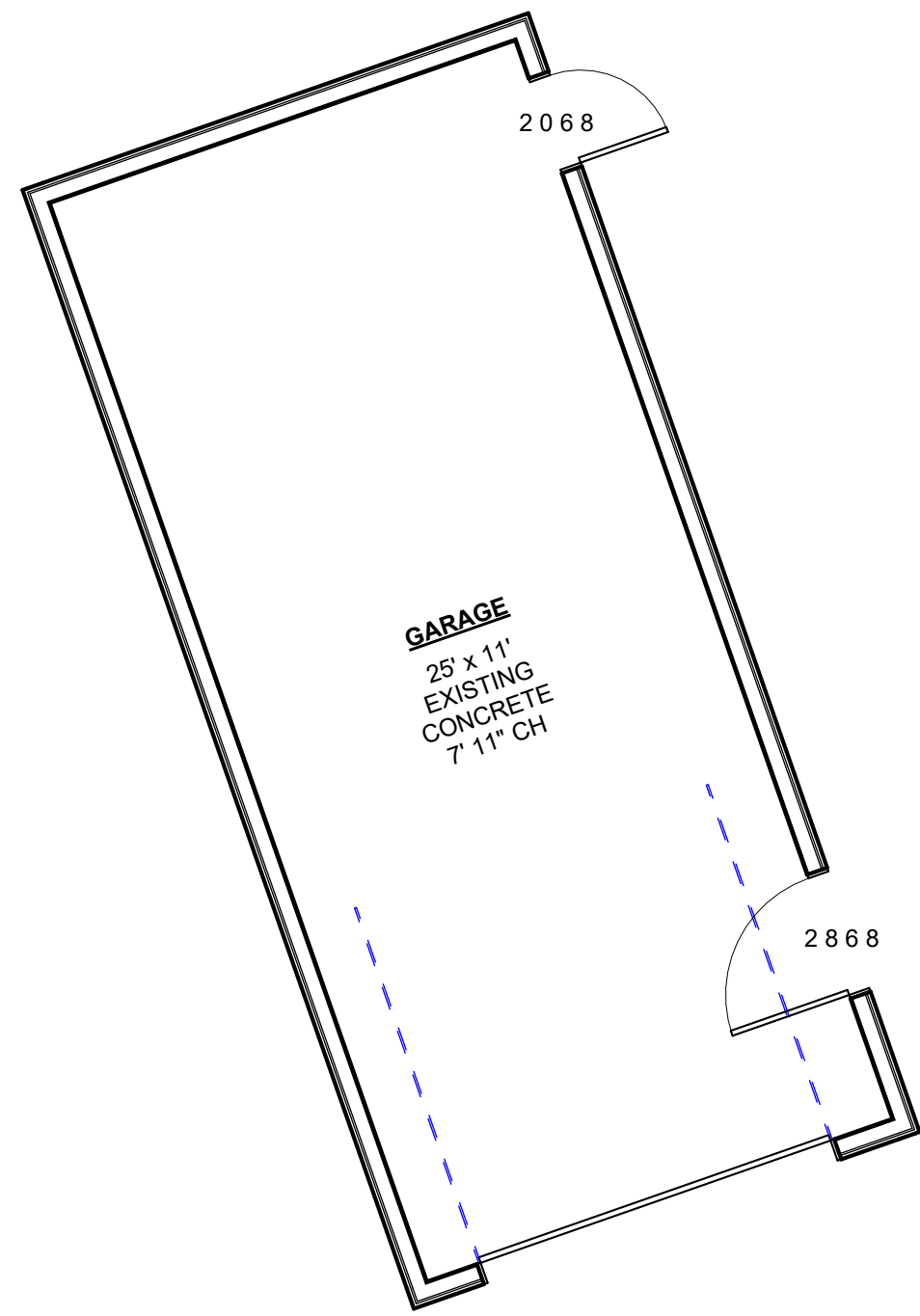
SD0.2



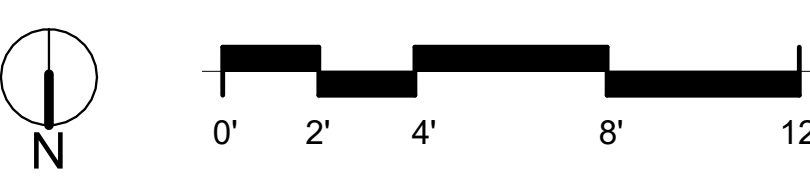
1 ARCHITECTURAL SITE PLAN - PROPOSED
 SD0.2 1/8" = 1'-0"

EXISTING WINDOW SCHEDULE					
MARK	Type	HEIGHT	WIDTH	Count	Comments
E1	A	2'-0"	2'-0"	1	
E2	B	4'-4 1/2"	2'-8"	7	
E3	B	5'-6"	2'-0"	2	
E4	A	5'-6"	5'-0"	1	
E5	B	3'-0"	2'-0"	2	
E6	B	3'-0"	2'-3"	1	
E7	B	4'-0"	2'-6"	1	
E8	B	4'-4 1/2"	3'-3"	1	

- WINDOW NOTES:**
- TYPE A: FIXED WINDOW
 - TYPE B: DOUBLE HUNG WINDOW
 - TYPE C: SKYLIGHT



1 FIRST FLOOR - EXISTING
SD1.0 1/4" = 1'-0"



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WESTERMAN
402 Poplar Lane,
Decatur, GA 30030

Drawn By: JPF

REVISIONS		
No.	Date	Description

AS-BUILT
FIRST FLOOR
PLAN

SD1.0



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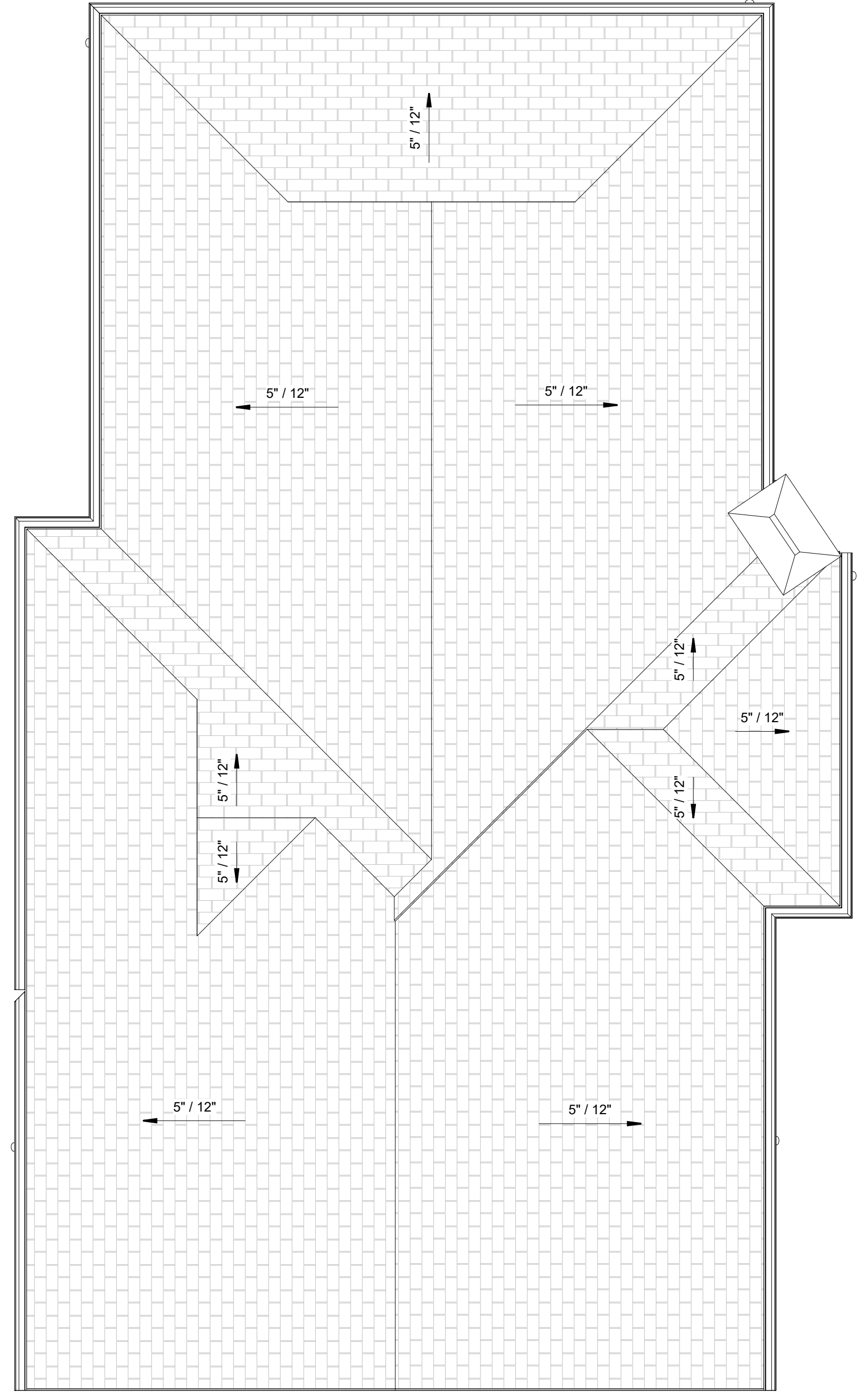
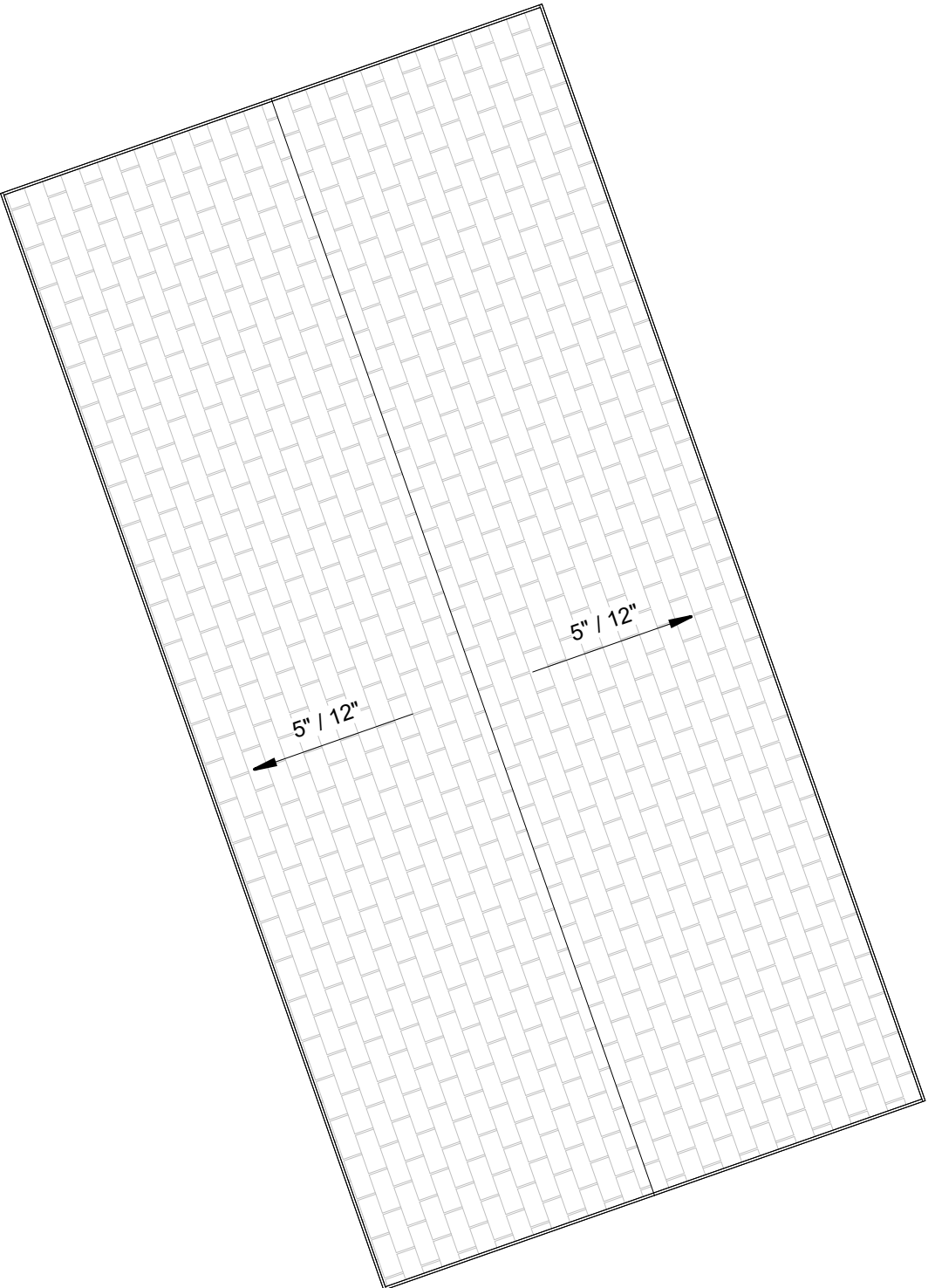
WESTERMAN
402 Poplar Lane,
Decatur, GA 30030

Drawn By: JPF

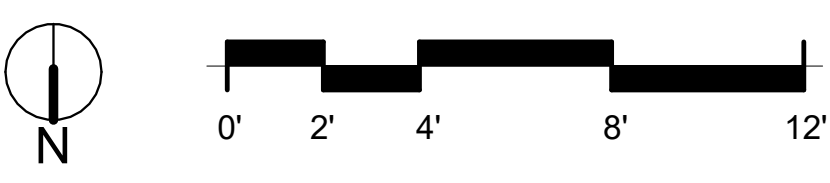
REVISIONS		
No.	Date	Description

AS-BUILT
ROOF PLAN

SD1.2



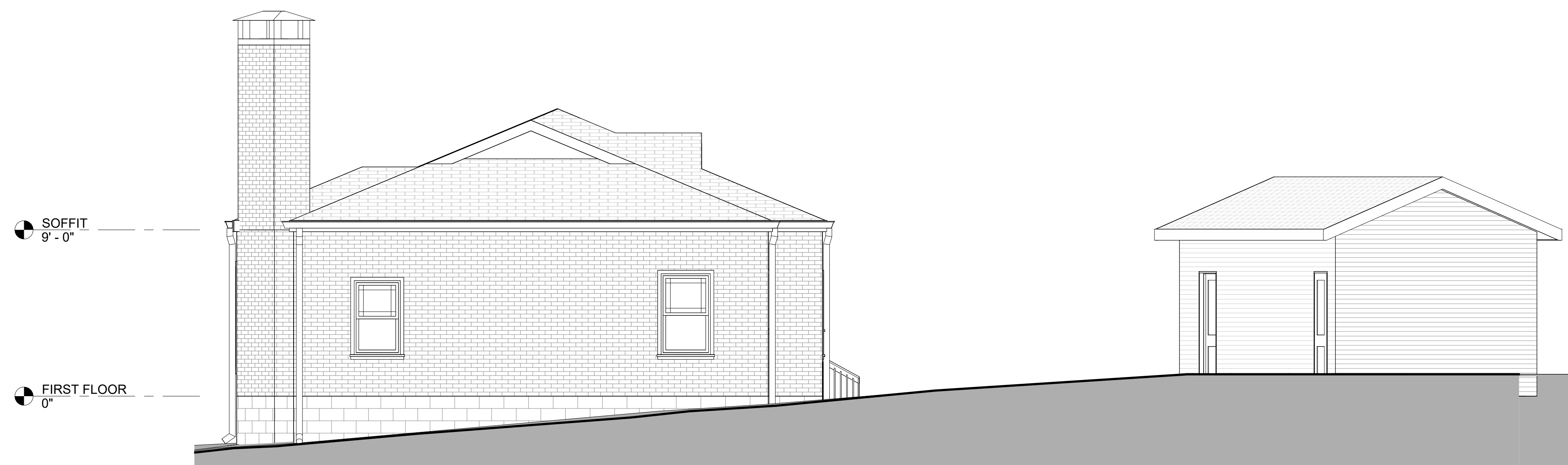
1 ROOF - EXISTING
SD1.2 1/4" = 1'-0"



No.	Date	Description



1 EXISTING FRONT ELEVATION
SD1.3 1/4" = 1'-0"



2 EXISTING REAR ELEVATION
SD1.3 1/4" = 1'-0"



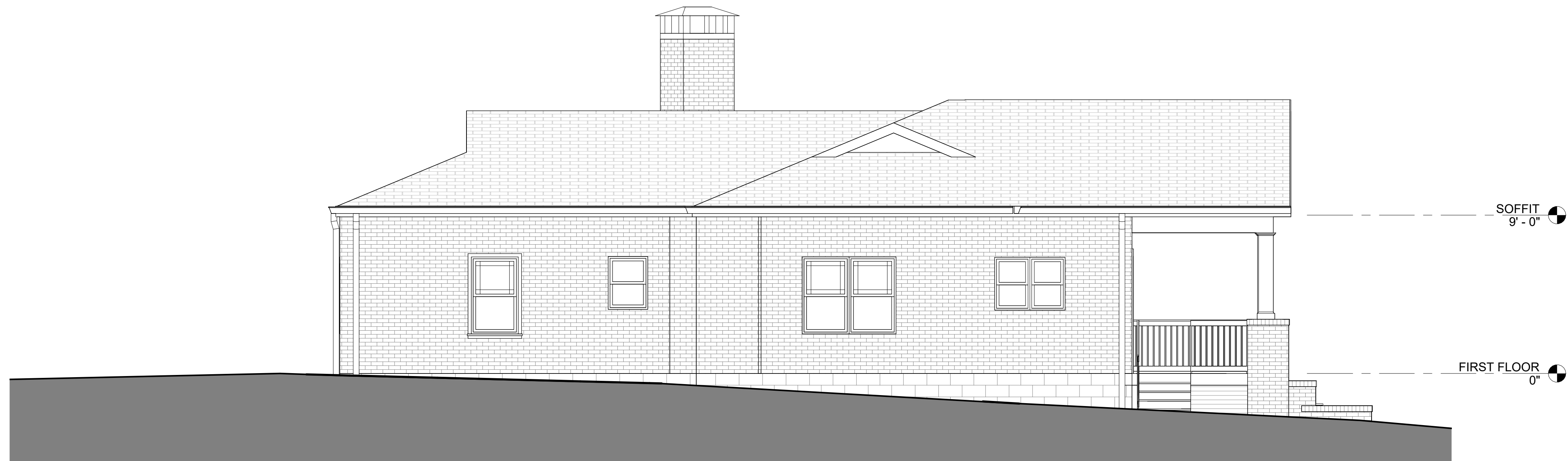
Drawn By: JPF

REVISIONS

No.	Date	Description

AS-BUILT
ELEVATIONS

SD1.4



1 EXISTING LEFT ELEVATION
SD1.4 1/4" = 1'-0"



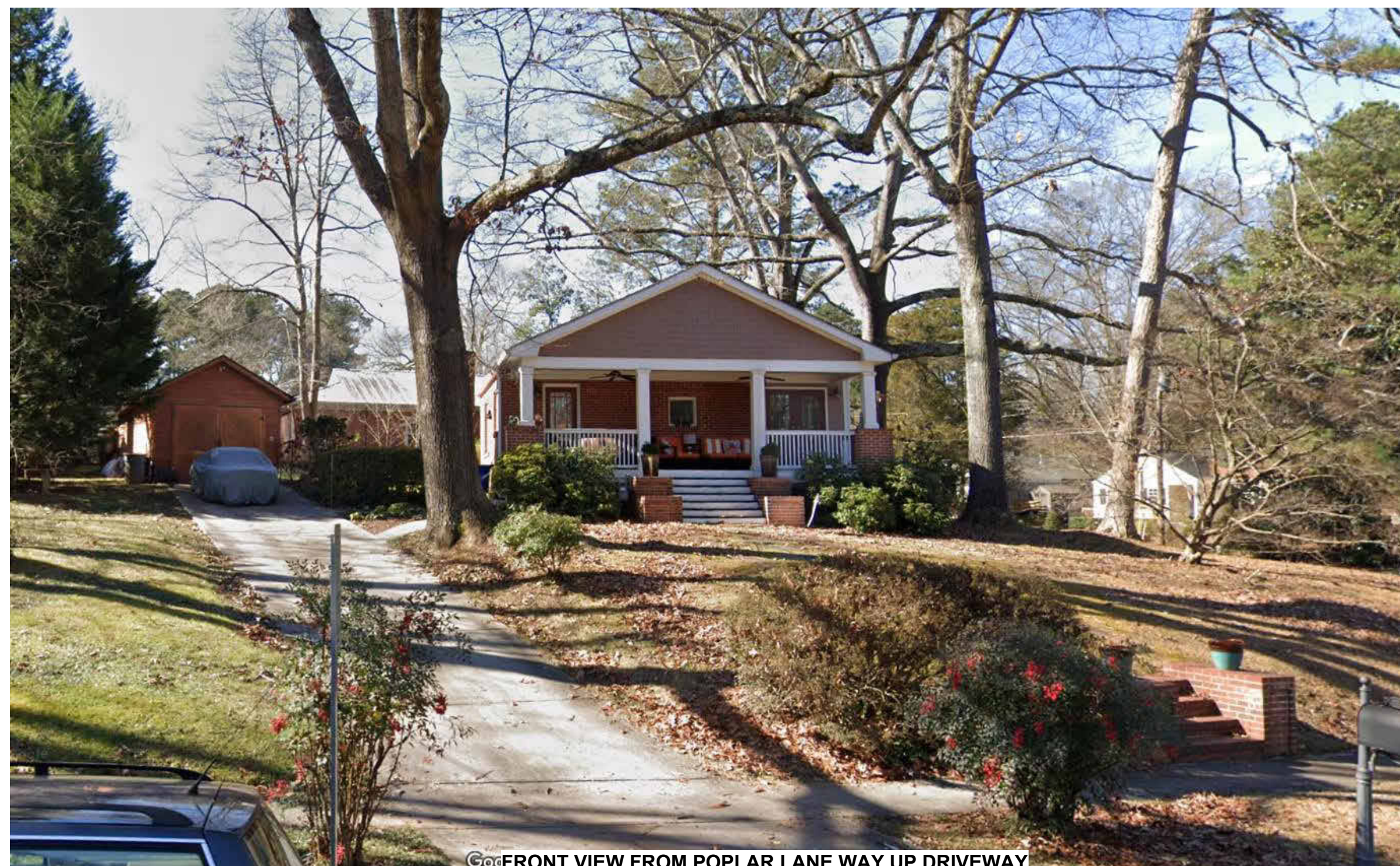
2 EXISTING RIGHT ELEVATION
SD1.4 1/4" = 1'-0"



FRONT VIEW FROM POPLAR LANE WAY



SIDE VIEW FROM CORNER OF POPLAR LANE WAY AND WOODHAVEN DR



FRONT VIEW FROM POPLAR LANE WAY UP DRIVEWAY



SIDE VIEW FROM WOODHAVEN DR



SIDE VIEW ELEVATION WITH TREES



REAR LEFT CORNER VIEW WITH TREE



REAR RIGHT CORNER VIEW WITH TREE



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Decatur, GA 30030

Drawn By: JPF

REVISIONS

No.	Date	Description

EXISTING SITE
PHOTOS

SD1.5

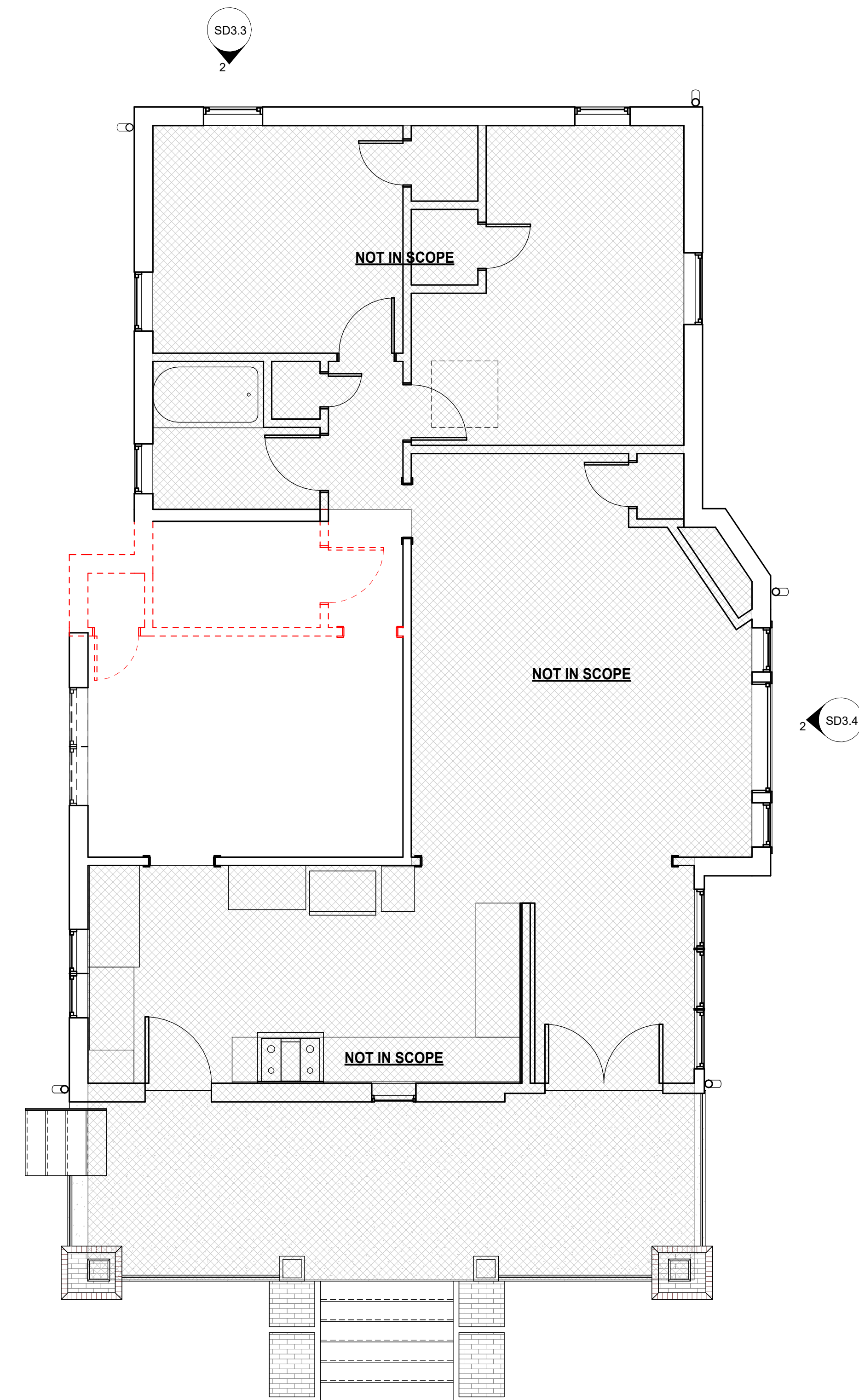
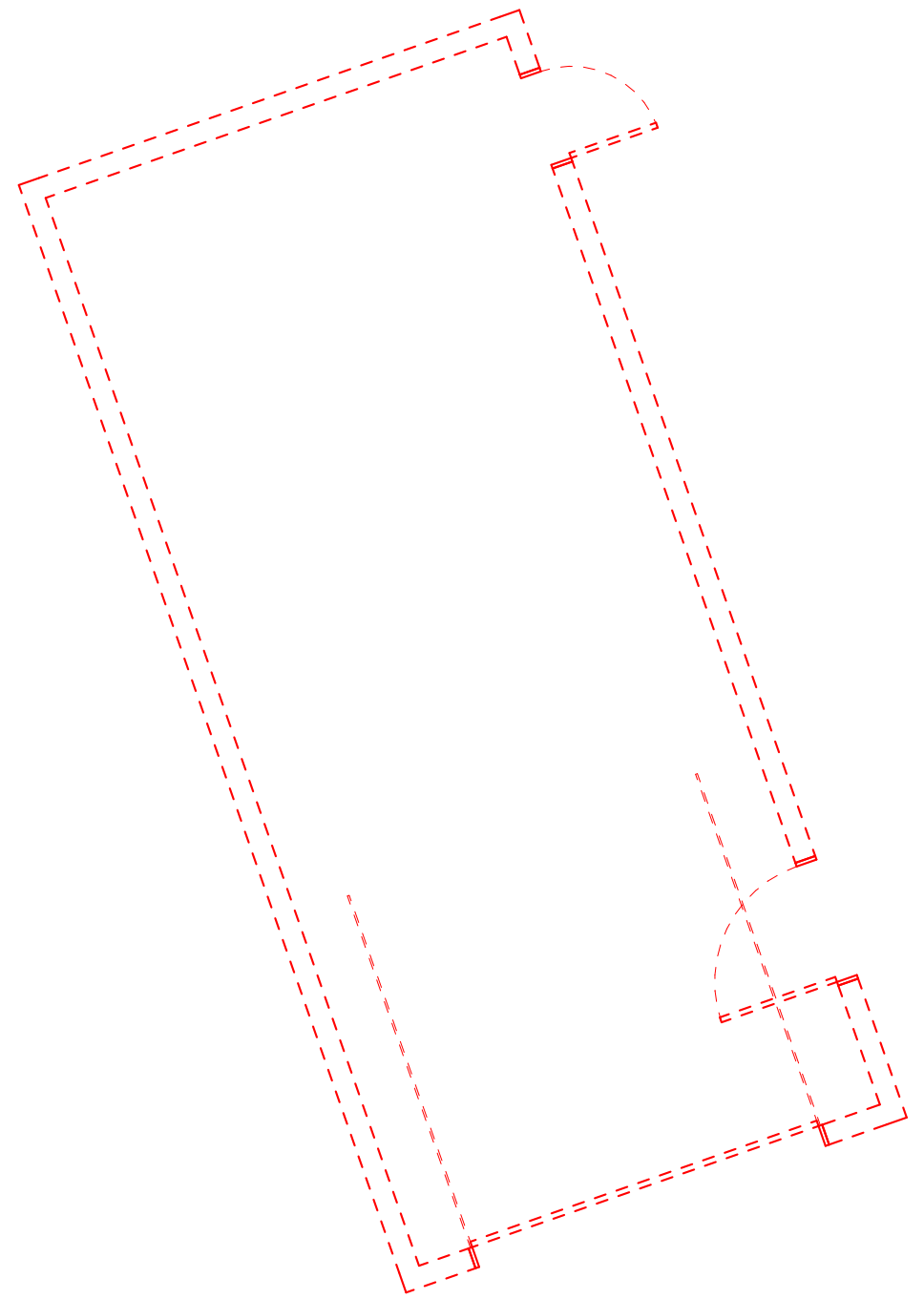
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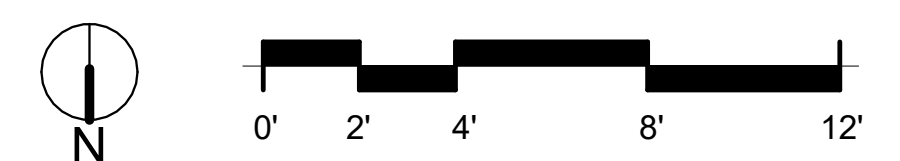
No.	Date	Description

DEMO FIRST
FLOOR PLAN

SD2.0



1 FIRST FLOOR - DEMO
SD2.0 1/4" = 1'-0"



DEMOLITION LEGEND:

1)	
2)	
3)	

FLOOR AREA (SQ FT)

	EXISTING	EXISTING TO REMAIN	NEW	
FIRST FLOOR	1157 SF	1157 SF	832 SF	
SHED FLOOR	262 SF	0 SF	0 SF	
CARPOT LEVEL	0 SF	0 SF	432 SF	
ATTIC LEVEL	0 SF	0 SF	0 SF	NEW TOTAL AREA
SUBTOTAL	1419 SF	1157 SF	1264 SF	2421 SF

FLOOR AREA RATIO

ALLOWABLE	(R-75)	EXISTING	NEW
50%		9.53 %	16.26%

PROJECT INFO

LOCATION
 ADDRESS: 402 Poplar Lane, Decatur, GA 30030
 LAND LOT & DISTRICT: 7-18
 COUNTY: Dekalb
 ZONING: R-75

SETBACKS
 FRONT: 30'
 SIDE: 7.5'
 REAR: 40'

LOT AREAS
 APPROX. 14,887 SF (0.342 ACRES)
 LOT AREA:

MAX FAR: .5
 ACTUAL FAR: 1,988 SF / 14,887 SF = .13 APPROX

MAX LOT COVERAGE: 35%
 ACTUAL LOT COVERAGE: 4,095 SF/14,887 SF= 0.275 APPROX

MAX HEIGHT: 35'
 ACTUAL BLDG HEIGHT: +/- 19'-6 3/4"

PARTITION TYPE LEGEND

- NEW WALL PARTITION
- EXISTING WALL
- DEMO WALL
- 2X4 OR 2X6 WD STUD AT 16" O.C. W/ 1/2" GYP EA SIDE
- 2X6 WD STUD AT 16" O.C. WR-19 INSULATION. SEE ELEVATIONS FOR EXTERIOR FINISH. 1/2" GYP INTERIOR FINISH U.N.O.

DOOR SCHEDULE

MARK	DOOR TYPE	HEIGHT	WIDTH	Count	COMMENTS
1	C	6'-5 3/4"	2'-11 3/4"	1	
2	E	6'-8"	3'-0"	1	
3	A	6'-8"	3'-0"	1	
3	I	6'-8"	3'-0"	1	
6	D	6'-8"	6'-0"	1	
7	F	6'-8"	2'-8"	1	
9	K	7'-0"	2'-8"	1	
9	L	7'-0"	2'-8"	1	
12	M	6'-8"	2'-4"	1	
22	J	6'-8"	3'-6"	1	

DOOR NOTES:

- TYPE A: INTERIOR WOOD DOOR, TWO PANEL
- TYPE B: INTERIOR WOOD POCKET DOOR, TWO PANEL
- TYPE C: EXTERIOR, CARPORT ENTRY DOOR, 1/2 OR 3/4 PRAIRIE LITE DOOR
- TYPE D: EXTERIOR, FULL LIGHT SLIDER, PRAIRIE LITE PATTERN
- TYPE E: EXTERIOR, CARPORT STORAGE DOOR
- TYPE F: EXTERIOR, FULL LITE DOUBLE DOOR, PRAIRIE LITE PATTERN
- TYPE G: SCREEN DOOR

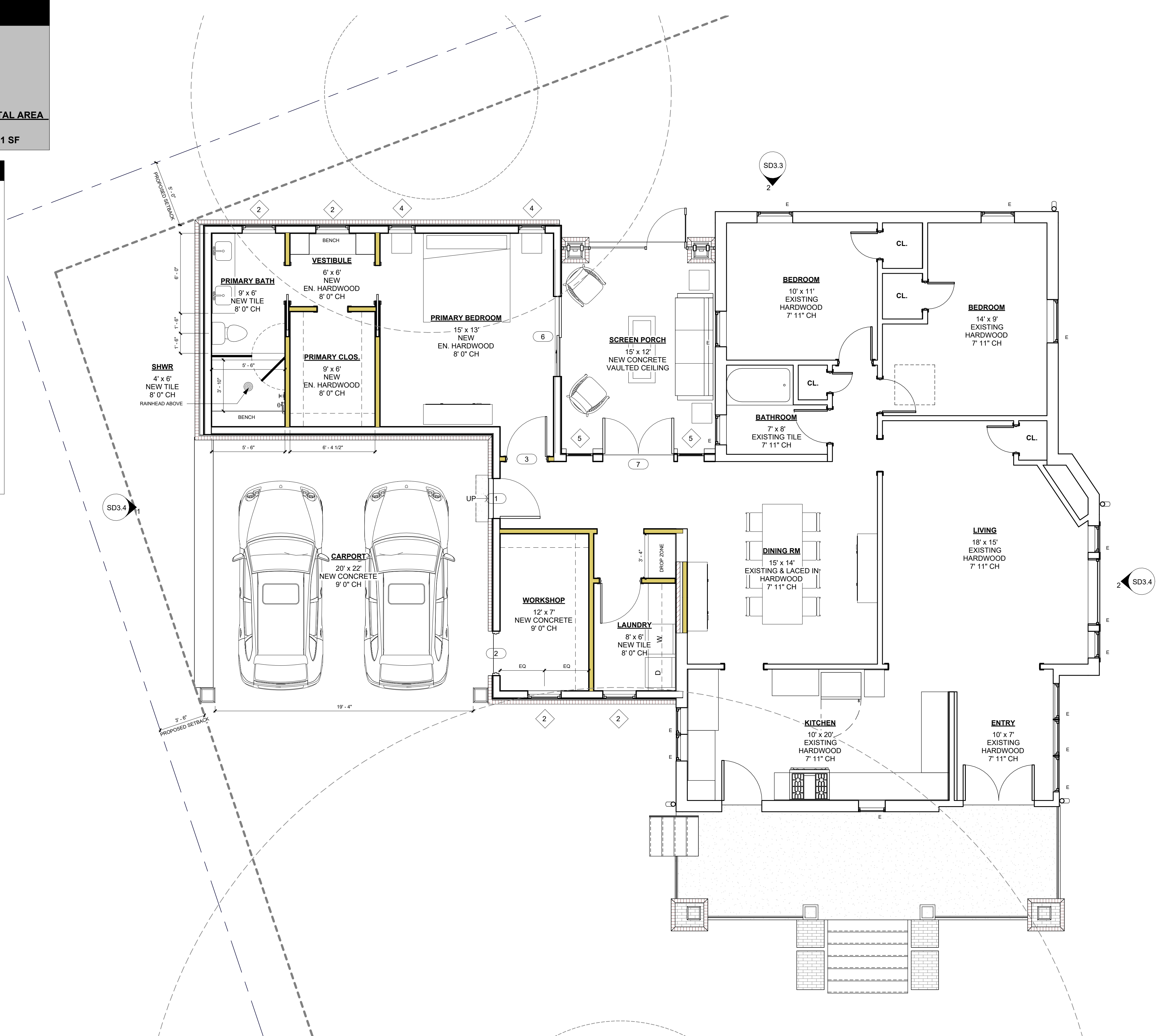
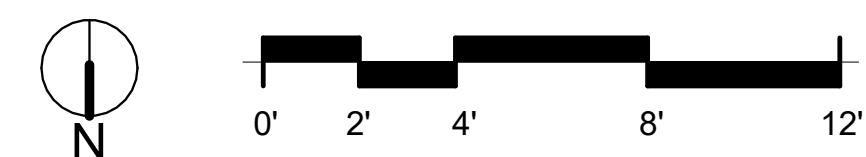
WINDOW SCHEDULE

MARK	Type Mark	HEIGHT	WIDTH	Count	Comments
2	B	3'-4"	2'-6"	4	
4	B	4'-6"	2'-0"	2	
5	A	6'-8"	2'-0"	2	
6	A	2'-0"	4'-0"	1	TRANSOM. SEE ELEVATIONS FOR LOCATION
7	C	5'-0"	3'-0"	2	SKYLIGHT. SEE ROOF PLAN FOR LOCATION

WINDOW NOTES:

- TYPE A: FIXED WINDOW
- TYPE B: DOUBLE HUNG WINDOW
- TYPE C: SKYLIGHT

1 FIRST FLOOR - PROPOSED
 SD3.0 1/4" = 1'-0"



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WESTERMAN
 402 Poplar Lane,
 Decatur, GA 30030

Drawn By: Author

REVISIONS		
No.	Date	Description

PROPOSED
 FIRST FLOOR
 PLAN

SD3.0

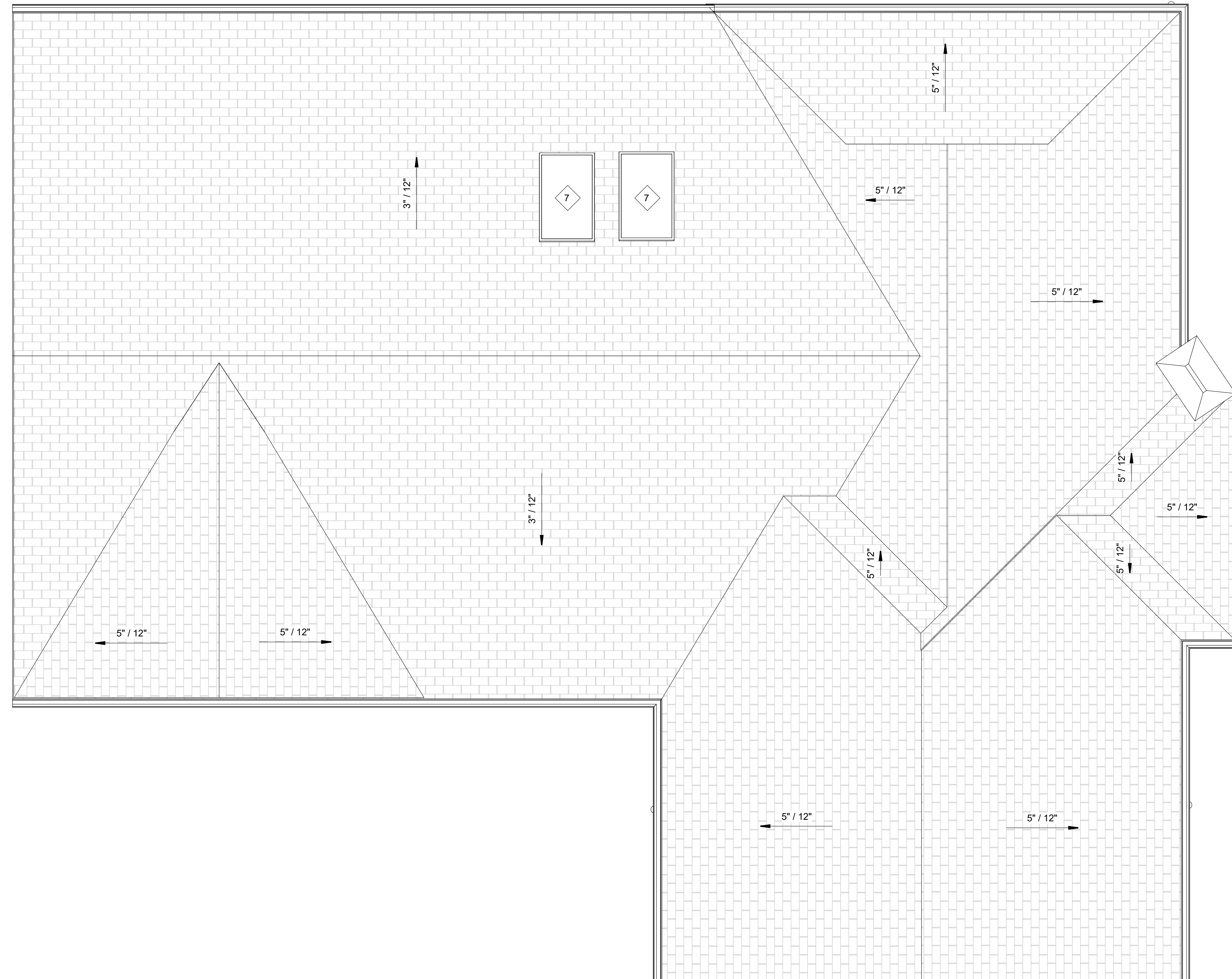
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REVISIONS

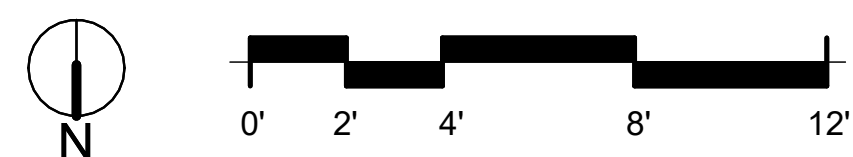
No.	Date	Description

**PROPOSED
ROOF PLAN**

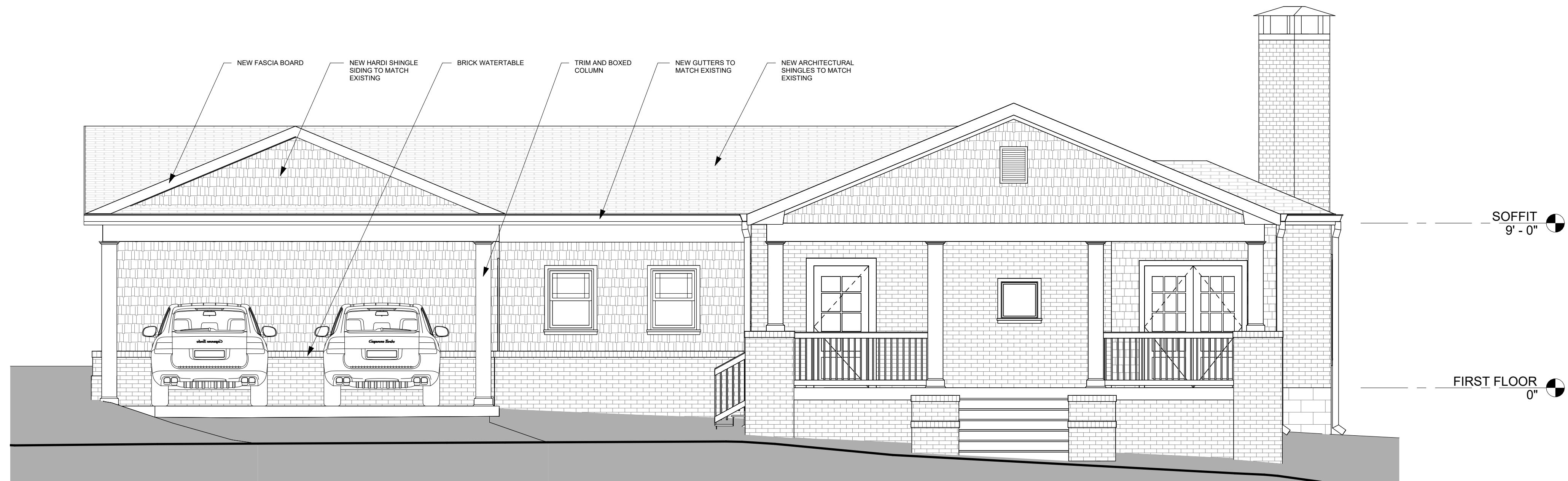
SD3.2



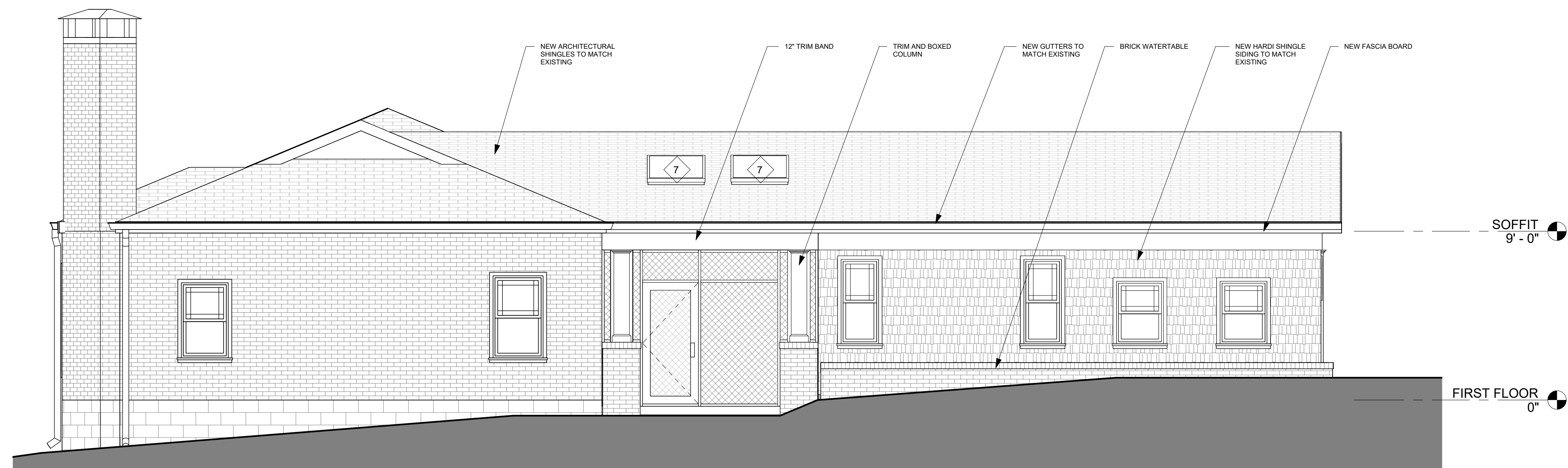
1 ROOF - PROPOSED
SD3.2 1/4" = 1'-0"



No.	Date	Description



1 PROPOSED FRONT ELEVATION
SD3.3 1/4" = 1'-0"



2 PROPOSED REAR ELEVATION
SD3.3 1/4" = 1'-0"



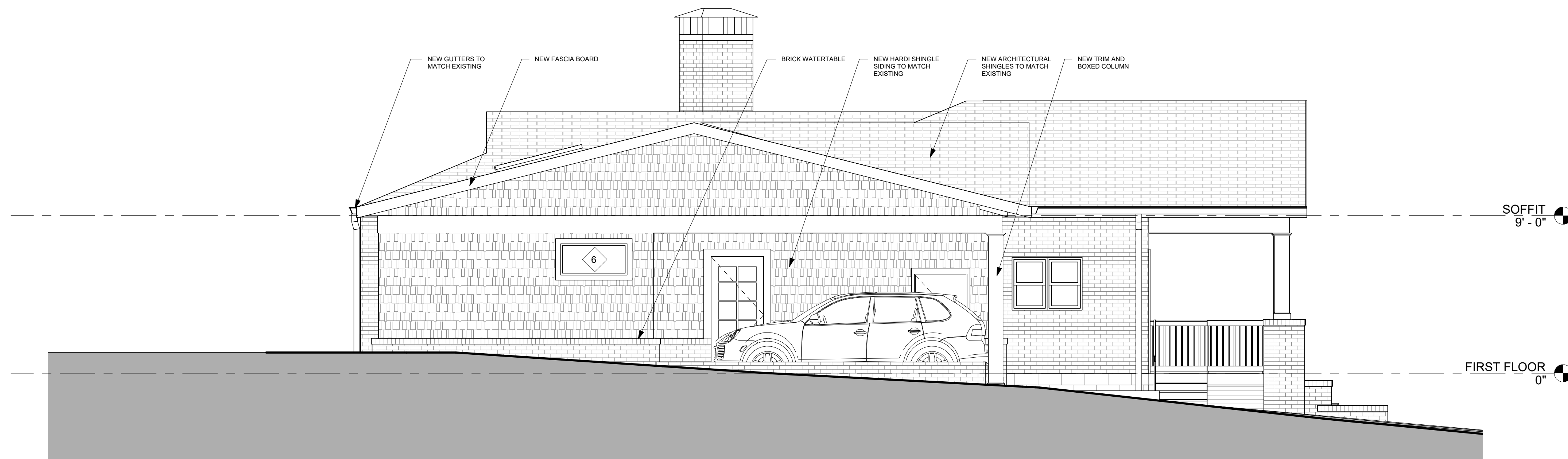
Drawn By: Author

REVISIONS

No.	Date	Description

PROPOSED
ELEVATIONS

SD3.4



1 PROPOSED LEFT ELEVATION
SD3.4 1/4" = 1'-0"



2 PROPOSED RIGHT ELEVATION
SD3.4 1/4" = 1'-0"





1 FRONT 3D View
SD3.5



2 LEFT SIDE 3D View
SD3.5



3 REAR 3D View
SD3.5



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Decatur, GA 30030

Drawn By: Author

REVISIONS

No.	Date	Description

PROPOSED 3D
VIEWS

SD3.5

Jessica Flake

From: Mary Monteith <marymonteith@gmail.com>
Sent: Wednesday, December 18, 2024 6:46 PM
To: Westerman, Larry (CDC/GHC/DGHT)
Subject: Re: 402 Poplar Lane Way Variance

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Yes, I approve.

On Wed, Dec 18, 2024, 6:41 PM Westerman, Larry (CDC/GHC/DGHT) <lew2@cdc.gov> wrote:

Mary,

As you know we will be adding on to our house. This will require a variance from DeKalb County. We are asking for a letter of support in favor of our proposed project that is included in our variance application. We have include the proposed design in this email for your review.

An email response to this email will suffice for the letter of support.

Thanks in Advance,

Larry and Jennifer Westerman

Larry Westerman, PhD MMSc

International Laboratory Branch

Division of Global HIV & TB

Global Health Center

Centers for Disease Control and Prevention

Jessica Flake

From: Jeremy Lewis <jdlewis5674@gmail.com>
Sent: Wednesday, December 18, 2024 8:48 PM
To: Westerman, Larry (CDC/GHC/DGHT)
Cc: Jennifer; Jennifer; Jennifer; Jennifer
Subject: Re: 402 Poplar Lane Way Variance

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

You have our full support!

Jeremy Lewis
404.398.8032

On Dec 18, 2024, at 3:59 PM, Westerman, Larry (CDC/GHC/DGHT) <lew2@cdc.gov> wrote:

Jeremy and Beth,

As you know we will be adding on to our house. This will require a variance from DeKalb County. We are asking for a letter of support in favor of our proposed project that is included in our variance application. We have include the proposed design in this email for your review.

An email response to this email will suffice for the letter of support.

Thanks in Advance,
Larry and Jennifer Westerman

Larry Westerman, PhD MMSc
International Laboratory Branch
Division of Global HIV & TB
Global Health Center
Centers for Disease Control and Prevention

<Westerman - FOR NEIGHBORS.pdf>