

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: Moritz Bosselmann
Mailing Address: 4046 Wembley Forest Way
City/State/Zip Code: Atlanta, GA 30340
Email: mbosselmann@gmail.com
Telephone Home: 404.384.6105 Business: 404.384.6105

OWNER OF RECORD OF SUBJECT PROPERTY

Owner: Moritz Bosselmann
Address (Mailing): 4046 Wembley Forest Way, Atlanta, GA 30340
Email: mbosselmann@gmail.com Telephone Home: 404.384.6105 Business: 404.384.6105

ADDRESS/LOCATION OF SUBJECT PROPERTY

Address: 4046 Wembley Forest Way City: Atlanta State: GA Zip: 30340
District(s): _____ Land Lot(s): _____ Block: _____ Parcel: 18 288 04 032
Zoning Classification: R-100 Commission District & Super District: 1/7

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

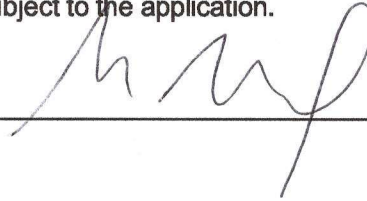
I hereby authorize the staff and members of the Zoning Board of Appeals to inspect the premises of the Subject Property.

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: 1/16/2025

Applicant
Signature:



DATE: _____

Applicant
Signature:

DEPARTMENT OF PLANNING & SUSTAINABILITY

ZONING BOARD OF APPEALS APPLICATION

AUTHORIZATION TO REPRESENT THE PROPERTY OWNER

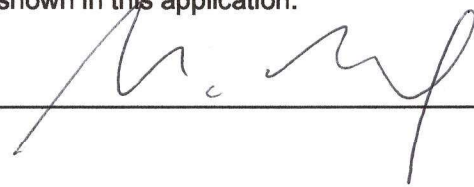
I hereby authorize the staff and members of the Zoning Board of Appeals to inspect the premises of the Subject Property.

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: 1/16/2025

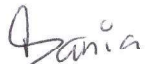
Applicant/Agent
Signature:



TO WHOM IT MAY CONCERN:

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

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

 Naima

Notary Public



Owner Signature

Notary Public

Owner Signature

Notary Public

Owner Signature



Letter of Intent

Dekalb County Department of Planning & Sustainability
Zoning Board of Appeals
178 Sams Street, Decatur, GA 30030
www.dekalbcountyga.gov/planning
404-371-2155 (o); 404-371-4556 (f)

Esteemed members of the Zoning Board of Appeals,

My name is Moritz Bosselmann, and I have lived in DeKalb County for over 30 years, including the last 17 years at 4046 Wembley Forest Way, 30340. I am a designer, my wife is a schoolteacher, and we have two sons: Jonah (20) and Miles (25). Miles has autism and lives with us. However, he needs his own living space. He has developmental delays, and we have been preparing him to be more independent for many years. This context is important because the apartment we wish to build above our garage is intended for him, so that, in time, he can learn to live on his own in a separate living area with a bedroom, bathroom, and a small kitchen.

In order to build this second-story ADU (#316), we are seeking a variance (Section 27-2.2.1) to reduce the side yard setback from 10 feet to 4 feet.

1. Physical Conditions of the Site:

Our home and garage were built in 1977, long before the zoning code was established in 2015. There are many large trees on the property, and we have already removed one large pine tree between our garage and the neighboring property in order to clear space and prevent potential damage. If we were to consider building in another location, we would need to remove multiple trees, including large pines, magnolias, and sweetgum trees located directly behind the existing garage.

Additionally, there is a significant slope across most of our property (an 8-foot drop in the rear yard, and more in the front yard). As a result, there are no suitable areas to build without extensive deforestation and grading. Building on top of the garage is the least intrusive option, as it allows us to tie into the existing power and wastewater lines with minimal disruption.

2. Minimum Variance Necessary:

We are seeking the minimum variance necessary—reducing the side yard setback from 10 feet to 4 feet. This request does not expand the degree of nonconformity because we are building upward, not outward.

3. Public Welfare:

We have lived at 4046 Wembley Forest Way since 2007 and maintain friendly relationships with all of our neighbors. The property next to our garage is owned by an elderly woman, and her daughter and family live next door. We have discussed our plans to build the garage ADU with this family and all other adjacent neighbors, and they are supportive of our proposal, as evidenced by the letters we have gathered.

Furthermore, adding the second story to our garage will improve housing density, eliminating the need for our son to seek alternative housing. It will also enhance the appearance of our property. We frequently receive compliments from neighbors about how well we maintain our house and yard, and we have put considerable effort into designing this additional space to ensure it complements the neighborhood aesthetically.

4. Ordinance Hardship:

Building an apartment on top of our garage is the only feasible option that allows us to keep our adult son close by while providing the care he needs and giving him a chance to become more independent. Given the terrain of our property, there is no viable alternative to building above the garage.

5. Alignment with the Spirit of the Law:

Our area is designated as Suburban (SUB). Adding this ADU would be an example of infill development, increasing housing availability and contributing, even if modestly, to addressing the current housing shortage. At 25 years old, our son needs his own living space. Building this ADU would prevent him from having to seek housing elsewhere, which, due to his disability, is not a realistic option at this time.

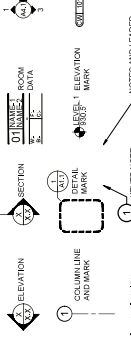
I sincerely appreciate your consideration of this variance application and hope that my explanation will be sufficient for approval. I respect the important work you do to ensure safe and compliant building in DeKalb County.

Thank you for your time and attention.

Sincerely,
Moritz Bosselmann
4046 Wembley Forest Way, 30340
404.384.6105

4046 Wembley Forest Way, Atlanta, GA 30340

01	DRAWING TITLE
A101	1/8" = 1'-0"



DIVISION 01 - GENERAL REQUIREMENTS

THE DRAWINGS ILLUSTRATE GENERAL WORKPRACTICE REQUIREMENTS AND DO NOT ELABORATE ON INSTALLATION TECHNIQUES. ALL WORK SHALL MEET OR EXCEED APPLICABLE INDUSTRY STANDARDS, AND BE PERFORMED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, SUBSISTENT FOR CONSTRUCTION, AND DO NOT SHOW ANY CONFLICT OR AFFECT OF ANY CONDITIONS IN THE FIELD, NOTIFY THE ARCHITECT IMMEDIATELY. IF ANY CONDITIONS IN THE FIELD WHICH ARE DIFFERENT THAN THOSE INDICATED IN THE DRAWINGS.

DO NOT SCALE DRAWINGS. ALL DIMENSIONS SHOWN ON THE DRAWINGS ARE TO BE CONSIDERED CRITICAL. IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE CORRECT DIMENSIONS FROM THE ARCHITECT BEFORE CONTINUING WITH CONSTRUCTION.

THE CONTRACTOR SHALL FURNISH CONSTRUCTION TOLERANCES AND TAKE FIELD MEASUREMENTS OF ALL EXISTING CONDITIONS RELATED TO THE WORK ON THIS PROJECT. ANY CONDITIONS DISCOVERED THAT ARE DIFFERENT THAN THOSE INDICATED IN THE DOCUMENTS SHALL BE REPORTED TO THE ARCHITECT BEFORE

[illegible]

THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF MECHANICAL, ELECTRICAL, PLUMBING, AND STRUCTURAL WORK WITH THE ARCHITECTURAL DRAWINGS. DISCREPANCIES IN THE DOCUMENTS SHALL BE REPORTED TO THE ARCHITECT FOR RESOLUTION BEFORE WORK IS DONE.

APPLIANCES SPECIFIED UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL VERIFY ALL PLUMBING AND ELECTRICAL REQUIREMENTS RELATED TO THE EQUIPMENT AND APPLIANCES IN THE SCOPE OF WORK.

COORDINATION WITH AUTHORITIES AND UTILITY COMPANIES. THE CONTRACTOR SHALL COORDINATE WITH ALL NECESSARY STATE AND LOCAL AUTHORITIES AND COMPANIES PRIOR TO COMMENCING ANY UTILITY WORK. UTMOST CARE MUST BE TAKEN TO AVOID DISRUPTION OR DAMAGE TO UTILITIES DURING THE WORK. OWNER IS NOT RESPONSIBLE FOR UNFORESEEN DAMAGES TO UNDERGROUND UTILITIES WHERE CONTRACTOR HAS NOT TAKEN ALL NECESSARY PRECAUTIONS, NOTIFICATIONS, AND SURVEYING IN ORDER TO LOCATE AND PROPERLY COORDINATE WITH UTILITIES.

WORK, NATURAL GAS, ELECTRIC SERVICE, WATER, CABLE, TELEPHONE / DATA, THE OWNER SHALL NOT BE RESPONSIBLE FOR TASK-SPECIFIC UTILITY OR ENERGY SERVICES REQUIRED TO COMPLETE THE WORK THAT ARE ABOVE AND BEYOND THOSE COSTS LISTED IN THE CONTROL ESTIMATE AND CONTRACT SUM, INCLUDING BUT NOT LIMITED TO: SPECIALIZED LIFELINES AND GASES, TEMPORARY GENERATORS, TEMPORARY HEATER

ALTERNATIVES TO THE WORK MAY BE REQUESTED BY THE ARCHITECT ONLY AS PART OF THE CONTROL, ESTIMATE PROCESS. THE OWNER MAY ELECT TO MODIFY THE CONTROL ESTIMATE PRIOR TO THE SIGNING OF THE CONTRACT. BY INCORPORATING SAID ALTERNATIVES, ONCE ELECTED, THE ALTERNATIVES BECOME PART OF THE CONTRACT DOCUMENTS AND THE CONTRACT SUM.

OF THE CONTROL ESTIMATE OR DURING THE COURSE OF THE WORK. A REQUEST FOR

- WILL PROVIDE THE SAME WARRANTY FOR THE SUBSTITUTION AS FOR THE SPECIFIC PRODUCT.
- WILL COORDINATE INSTALLATION AND MAKE CHANGES TO OTHER WORK WHICH MAY BE REQUIRED FOR THE WORK TO BE COMPLETE WITH NO ADDITIONAL COST TO OWNER.
- WAIVES CLAIMS FOR ADDITIONAL COSTS OR TIME EXTENSION WHICH MAY SUBSEQUENTLY BECOME APPARENT.
- WILL REIMBURSE OWNER AND ARCHITECT FOR REVIEW OR REDISIGN SERVICES ASSOCIATED WITH RE-APPROVAL BY AUTHORITIES.

ANY CHANGE TO THE COST OF THE WORK (POSITIVE OR NEGATIVE) SHALL BE STATED AS PART OF THE SUBSTITUTION REQUEST. UNLESS THERE IS TO BE NO COST IMPACT WHETHER FOR THE SUBSTITUTED ITEM ITSELF OR ANY RELATED PARTS OF THE WORK.

- CONTRACTOR SHALL TAKE A MINIMUM OF (20) DIGITAL PHOTOGRAPHS PER WEEK TO DOCUMENT THE CONSTRUCTION. PHOTOGRAPHS MUST FOCUS ON APPROPRIATE AREAS OF WORK AND MUST DOCUMENT CONDITIONS BEFORE THEY ARE CONCEALED BY SUBSEQUENT CONSTRUCTION. PHOTOGRAPHS ARE TO BE SHARED WITH ARCHITECT AND OWNER AT REQUEST.

1. DIMENSIONS, UNLESS NOTED OTHERWISE, ARE TO FACE OF FRAMING.

- ◆ DIMENSION FROM FINISH MATERIAL TO FACE OF FRAMING

6" FACE OF FRAMING TO
FACE OF FRAMING



110

BY OWNER.

6. DIMENSIONS TO

EXTENSION OF EXISTING CONDITIONS

PRIOR TO DEMOLITION, THE CONTRACTOR SHALL EXAMINE THE VARIOUS DRAWINGS, VISIT THE SITE, DETERMINE THE EXTENT OF THE WORK, THE EXTENT OF WORK AFFECTED THEREIN, AND ALL CONDITIONS UNDER WHICH HE IS REQUIRED TO PERFORM THE VARIOUS OPERATIONS.

STORMWATER, WASTEWATER, AND/OR WATER FACILITIES, ARE NOT OPERATIONAL AND ARE READY FOR DEMOLITION.

DEMOLITION GENERALLY INCLUDES:

THE WORK AS SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN.

STRUCTURES, CONCRETE SLABS AND FOUNDATIONS, VAULTS, AND UNDERGROUND UTILITIES (WATER, WASTEWATER, ELECTRICAL, ETC.) AS SHOWN

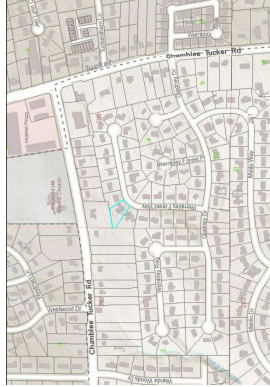
- ALL MATERIAL, EQUIPMENT, RUBBLE, DEBRIS, AND OTHER PRODUCTS OF THE DISASTERS SHALL BECOME THE PROPERTY OF THE CONTRACTOR FOR THE

ORDINANCES AT THE CONTRACTOR'S EXPENSE. THE SALE OF SALVAGEABLE

SALE OF REMOVED ITEMS ON THE SITE IS PROHIBITED BY THE COUNTY.

SQUARE AND PLUMB AT TRANSITIONS FROM AREAS OF DEMOLITION TO AREAS TO BE

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000 1001 1002 1003 1004 1005 1006 1007 1008 1009 1010 1011 1012 1013 1014 1015 1016 1017 1018 1019 1020 1021 1022 1023 1024 1025 1026 1027 1028 1029 1030 1031 1032 1033 1034 1035 1036 1037 1038 1039 1040 1



The work consists of the demolition and removal of the roof and roof structure on the existing detached garage, and the addition of a ~450 sq.ft., second story to serve as an efficient dwelling space including full bath, kitchenette, and bedroom. The dwelling will be accessed by a new set of external stairs, and will have additional fire egress through egress-sized windows.

Dwelling space electrical service to be from a 60amp sub-panel connected to main residence feed.

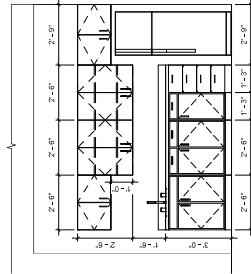
Vaulted ceiling to be framed with 2x10, and insulated to R30.

BOSSELMAN RESIDENCE
#046 WEMBLEY FOREST WAY
ATLANTA, GA 30340

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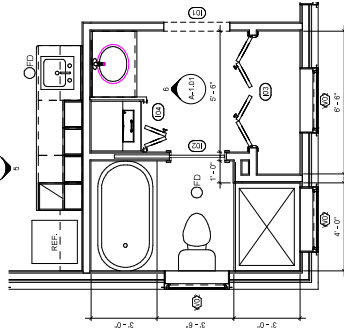
FLOOR PLAN GENERAL NOTES

1. ALL DOOR FRAMES IN STUD WALLS SHALL BE SET 4" FROM PERPENDICULAR WALLS ADJACENT TO DOOR HINGE SIDE.
2. THE FINISH ELEVATIONS OF EXIT LANDINGS SHALL NOT EXCEED A MAXIMUM OF 1/2" BELOW THRESHOLDS.

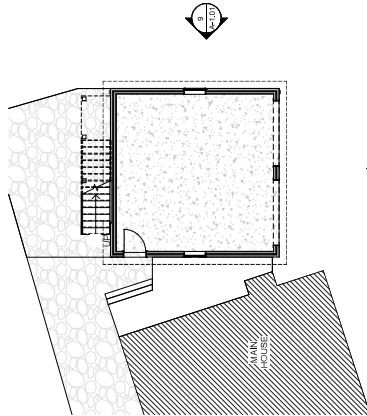


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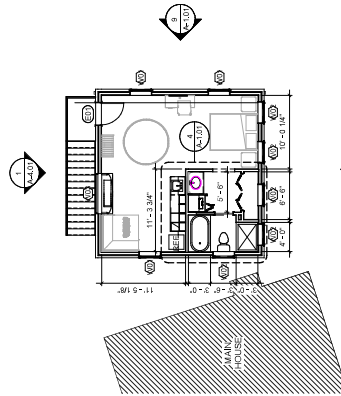
5 KITCHENELEV



ENLARGED FLOOR PLAN



FIRST LEVEL - FLOOR PLAN



1 SECOND LEVEL - FLOOR PLAN

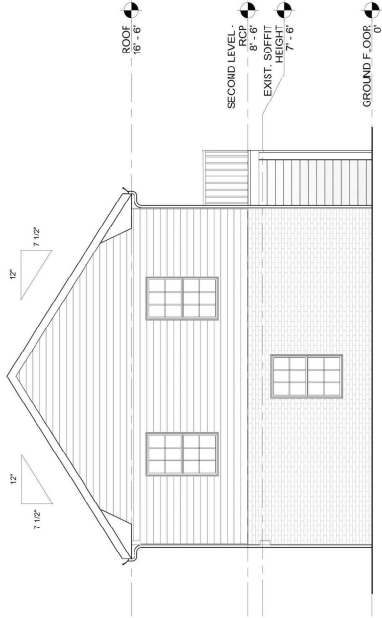
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MILES PLACE
BROSSELMAN RESIDENCE
#046 WEMBLEY FOREST WAY
ATLANTA, GA 30340

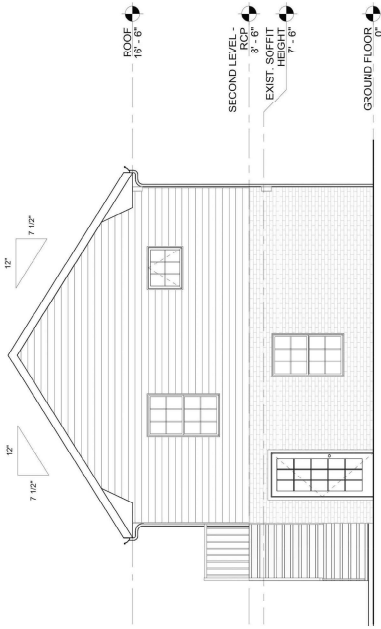
FLOOR PLANS

Sheet No. _____

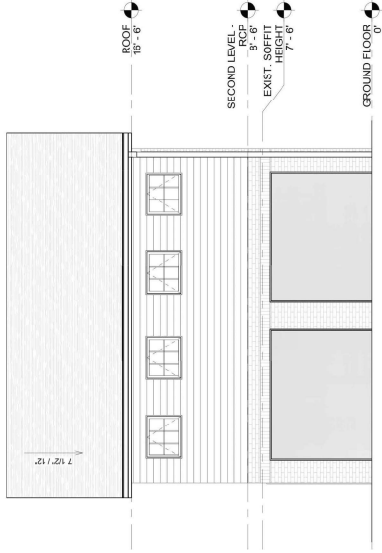
A-101



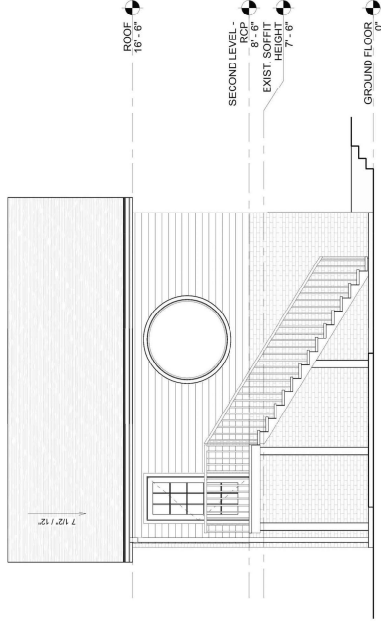
4 EAST ELEVATION
SCALE: 1/4" = 1'-0"



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



3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

MILES PLACE
ROSSELMAN RESIDENCE
ATLANTA, GA 30340

PRINT RECORD
NO. DATE DESCRIPTION

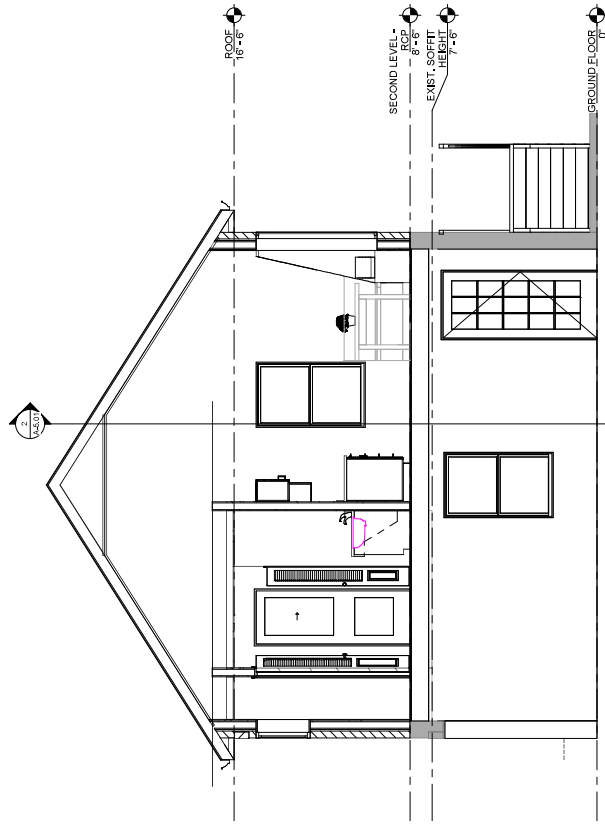
Drawn By
MS
Checked By
DS
Date
10/30/2024
Job No.
Sheet Title

EXTERIOR
ELEVATIONS

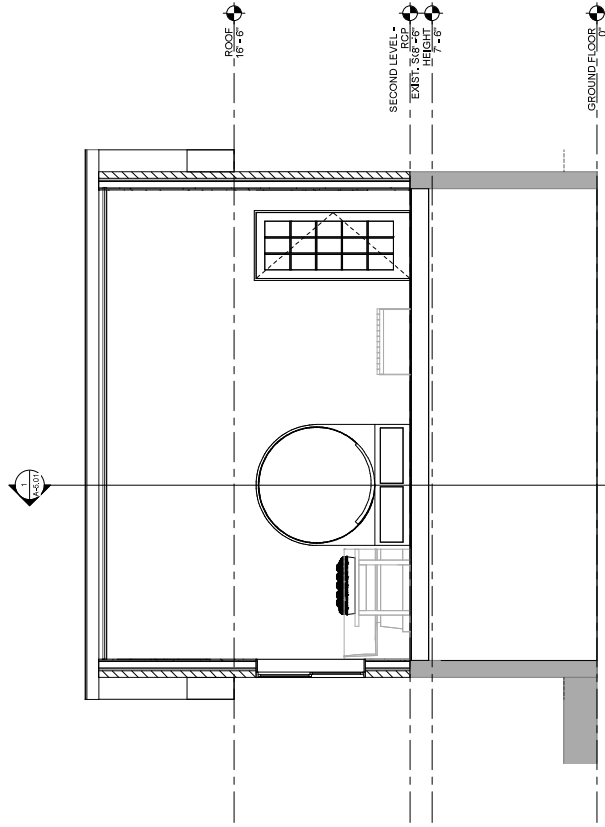
Sheet No.

A-201

SCALE: 3/8" = 1'-0"



SCALE: 3/8" = 1'-0"

A blank grid consisting of 10 columns and 10 rows of squares, intended for drawing a picture.

AUDITOR	CHECKER
Date	Job No.

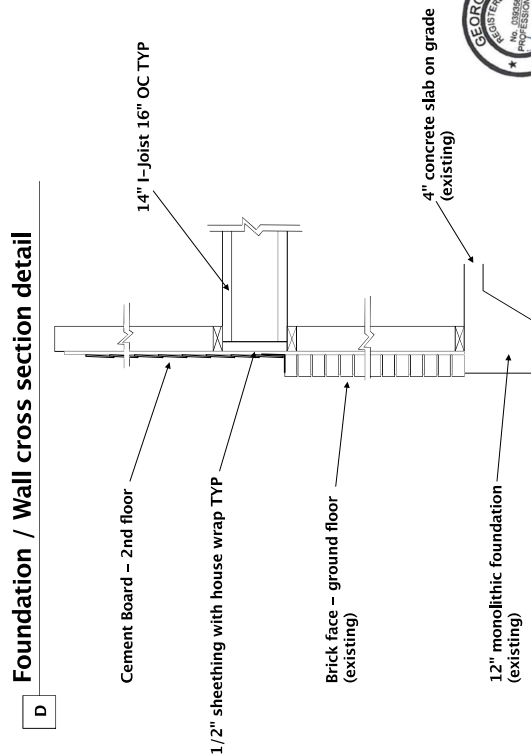
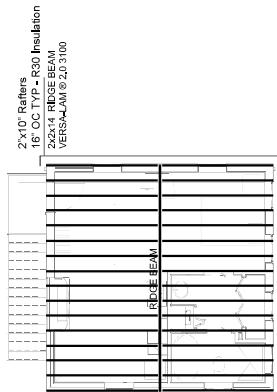
Sheet Title

10

1001

NOT RELEASED FOR CONSTRUCTION

Rafters Framing Plan



Foundation / Wall cross section detail

2

[illegible]

PR-1.01

NOT RELEASED FOR CONSTRUCTION

January 16, 2025

Letter of Support

To the Dekalb County Department of Planning & Sustainability
Zoning Board of Appeals
178 Sams Street, Decatur, GA 30030
www.dekalbcountyga.gov/planning
404-371-2155 (o); 404-371-4556 (f)

Re: Zoning variance application of the Bosselmann family for building a garage ADU at 4046 Wembley Forest Way, Atlanta, GA 30340

Esteemed Zoning Board of Appeals,

My name is Sue Hsu located at 4052

Wembley Forest Way, and I am a neighbor of the Bosselmann family.

I support the Bosselmanns' application for a zoning variance. Our neighborhood was built in the late 1970s before current zoning guidelines were established, and I feel that it would impose undue hardship to Moritz Bosselmann and his family if the Board were to interpret the current guidelines strictly, resulting in the Bosselmanns' inability to build a garage apartment for their adult son with Autism.

I feel that the approval of a zoning variance is justified in this case.

Having seen the Bosselmanns' property and being aware of the steep terrain on which it is located, it is obvious to me that the garage is the only feasible area on the parcel where an apartment could be built.

I consider the Bosselmann family good neighbors who keep their home in aesthetically appealing shape. I have seen the architectural drawings for the second story apartment, and believe that it will not disturb rather than enhance the look of the neighborhood.

Thank you for your consideration and approval of the Bosselmann zoning variance application.

Name: Sue Hsu

Signature: Sue W Hsu

January 16, 2025

Letter of Support

To the Dekalb County Department of Planning & Sustainability
Zoning Board of Appeals
178 Sams Street, Decatur, GA 30030
www.dekalbcountyga.gov/planning
404-371-2155 (o); 404-371-4556 (f)

Re: Zoning variance application of the Bosselmann family for building a garage ADU at 4046 Wembley Forest Way, Atlanta, GA 30340

Esteemed Zoning Board of Appeals,

My name is FRANK DOMINA located at 4035

Wembley Forest Way, and I am a neighbor of the Bosselmann family.

I support the Bosselmanns' application for a zoning variance. Our neighborhood was built in the late 1970s before current zoning guidelines were established, and I feel that it would impose undue hardship to Moritz Bosselmann and his family if the Board were to interpret the current guidelines strictly, resulting in the Bosselmanns' inability to build a garage apartment for their adult son with Autism.

I feel that the approval of a zoning variance is justified in this case.

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Thank you for your consideration and approval of the Bosselmann zoning variance application.

Name: Frank T. Domina

Signature: Frank T. Domina

January 16, 2025

Letter of Support

To the Dekalb County Department of Planning & Sustainability
Zoning Board of Appeals
178 Sams Street, Decatur, GA 30030
www.dekalbcountyga.gov/planning
404-371-2155 (o); 404-371-4556 (f)

Re: Zoning variance application of the Bosselmann family for building a garage ADU at 4046 Wembley Forest Way, Atlanta, GA 30340

Esteemed Zoning Board of Appeals,

My name is Jennifer Chang located at 4058

Wembley Forest Way, and I am a neighbor of the Bosselmann family.

I support the Bosselmanns' application for a zoning variance. Our neighborhood was built in the late 1970s before current zoning guidelines were established, and I feel that it would impose undue hardship to Moritz Bosselmann and his family if the Board were to interpret the current guidelines strictly, resulting in the Bosselmanns' inability to build a garage apartment for their adult son with Autism.

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Thank you for your consideration and approval of the Bosselmann zoning variance application.

Name: Jennifer Chang

Signature: Jennifer Chang

January 16, 2025

Letter of Support

To the Dekalb County Department of Planning & Sustainability
Zoning Board of Appeals
178 Sams Street, Decatur, GA 30030
www.dekalbcountyga.gov/planning
404-371-2155 (o); 404-371-4556 (f)

Re: Zoning variance application of the Bosselmann family for building a garage ADU at 4046 Wembley Forest Way, Atlanta, GA 30340

Esteemed Zoning Board of Appeals,

My name is Matthew E Robinson located at 4040

Wembley Forest Way, and I am a neighbor of the Bosselmann family.

I support the Bosselmanns' application for a zoning variance. Our neighborhood was built in the late 1970s before current zoning guidelines were established, and I feel that it would impose undue hardship to Moritz Bosselmann and his family if the Board were to interpret the current guidelines strictly, resulting in the Bosselmanns' inability to build a garage apartment for their adult son with Autism.

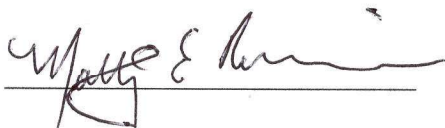
I feel that the approval of a zoning variance is justified in this case.

Having seen the Bosselmanns' property and being aware of the steep terrain on which it is located, it is obvious to me that the garage is the only feasible area on the parcel where an apartment could be built.

I consider the Bosselmann family good neighbors who keep their home in aesthetically appealing shape. I have seen the architectural drawings for the second story apartment, and believe that it will not disturb rather than enhance the look of the neighborhood.

Thank you for your consideration and approval of the Bosselmann zoning variance application.

Name: Matthew E Robinson

Signature: 

January 16, 2025

Letter of Support

To the Dekalb County Department of Planning & Sustainability
Zoning Board of Appeals
178 Sams Street, Decatur, GA 30030
www.dekalbcountyga.gov/planning
404-371-2155 (o); 404-371-4556 (f)

Re: Zoning variance application of the Bosselmann family for building a garage ADU at 4046 Wembley Forest Way, Atlanta, GA 30340

Esteemed Zoning Board of Appeals,

My name is Sue Hsu located at 4052

Wembley Forest Way, and I am a neighbor of the Bosselmann family.

I support the Bosselmanns' application for a zoning variance. Our neighborhood was built in the late 1970s before current zoning guidelines were established, and I feel that it would impose undue hardship to Moritz Bosselmann and his family if the Board were to interpret the current guidelines strictly, resulting in the Bosselmanns' inability to build a garage apartment for their adult son with Autism.

I feel that the approval of a zoning variance is justified in this case.

Having seen the Bosselmanns' property and being aware of the steep terrain on which it is located, it is obvious to me that the garage is the only feasible area on the parcel where an apartment could be built.

I consider the Bosselmann family good neighbors who keep their home in aesthetically appealing shape. I have seen the architectural drawings for the second story apartment, and believe that it will not disturb rather than enhance the look of the neighborhood.

Thank you for your consideration and approval of the Bosselmann zoning variance application.

Name: Sue Hsu

Signature: Sue W Hsu

January 16, 2025

Letter of Support

To the Dekalb County Department of Planning & Sustainability
Zoning Board of Appeals
178 Sams Street, Decatur, GA 30030
www.dekalbcountyga.gov/planning
404-371-2155 (o); 404-371-4556 (f)

Re: Zoning variance application of the Bosselmann family for building a garage ADU at 4046 Wembley Forest Way, Atlanta, GA 30340

Esteemed Zoning Board of Appeals,

My name is FRANK DOMINA located at 4035

Wembley Forest Way, and I am a neighbor of the Bosselmann family.

I support the Bosselmanns' application for a zoning variance. Our neighborhood was built in the late 1970s before current zoning guidelines were established, and I feel that it would impose undue hardship to Moritz Bosselmann and his family if the Board were to interpret the current guidelines strictly, resulting in the Bosselmanns' inability to build a garage apartment for their adult son with Autism.

I feel that the approval of a zoning variance is justified in this case.

Having seen the Bosselmanns' property and being aware of the steep terrain on which it is located, it is obvious to me that the garage is the only feasible area on the parcel where an apartment could be built.

I consider the Bosselmann family good neighbors who keep their home in aesthetically appealing shape. I have seen the architectural drawings for the second story apartment, and believe that it will not disturb rather than enhance the look of the neighborhood.

Thank you for your consideration and approval of the Bosselmann zoning variance application.

Name: Frank T. Domina

Signature: Frank T. Domina

January 16, 2025

Letter of Support

To the Dekalb County Department of Planning & Sustainability
Zoning Board of Appeals
178 Sams Street, Decatur, GA 30030
www.dekalbcountyga.gov/planning
404-371-2155 (o); 404-371-4556 (f)

Re: Zoning variance application of the Bosselmann family for building a garage ADU at 4046 Wembley Forest Way, Atlanta, GA 30340

Esteemed Zoning Board of Appeals,

My name is Jennifer Chang located at 4058

Wembley Forest Way, and I am a neighbor of the Bosselmann family.

I support the Bosselmanns' application for a zoning variance. Our neighborhood was built in the late 1970s before current zoning guidelines were established, and I feel that it would impose undue hardship to Moritz Bosselmann and his family if the Board were to interpret the current guidelines strictly, resulting in the Bosselmanns' inability to build a garage apartment for their adult son with Autism.

I feel that the approval of a zoning variance is justified in this case.

Having seen the Bosselmanns' property and being aware of the steep terrain on which it is located, it is obvious to me that the garage is the only feasible area on the parcel where an apartment could be built.

I consider the Bosselmann family good neighbors who keep their home in aesthetically appealing shape. I have seen the architectural drawings for the second story apartment, and believe that it will not disturb rather than enhance the look of the neighborhood.

Thank you for your consideration and approval of the Bosselmann zoning variance application.

Name: Jennifer Chang

Signature: Jennifer Chang