



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 Brock
Mailing Address: 2292 Desmond Drive Decatur, GA
City/State/Zip Code: 30033
Email: mjb25@gmail.com
Telephone Home: 678-471-7598 Business: 678-471-7598

OWNER OF RECORD OF SUBJECT PROPERTY

Owner: Michael Brock
Address (Mailing): 2292 Desmond Drive Decatur GA 30033
Email: mjb25@gmail.com Telephone Home: 678-471-7598 Business: 678-471-7598

ADDRESS/LOCATION OF SUBJECT PROPERTY

Address: 2292 Desmond Drive City: Decatur State: GA Zip: 30033
District(s): 18th Land Lot(s): 61 Block: B Parcel: 18 061 10 007
Zoning Classification: R-75 Commission District & Super District: _____

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: 3-19-25

Applicant Signature: Michael J. Brock

DATE:

Applicant Signature:

**ZBA Letter of Intent for Zoning Variance
2292 Desmond Drive, Decatur GA 30033**

This request is for my property at 2292 Desmond Drive, Decatur GA. It is a legal non-conforming house built in 1950, where the side yard setback on the west is less than the required 7.5 feet. My request is for the following:

To adjust the side carport entrance 6 feet to the left. This will enable a direct interior pathway from the primary living spaces to the rear of the house where the mudroom/laundry room/backyard are located. Currently the only path to these areas is through a child's bedroom. The new entrance doorway would be within the current 7.5-yard setback requirement. This is depicted graphically in a later attachment.

To update the room behind the carport into a more livable space. To create the opening for the pathway described above, some remodeling is required in the area. The laundry connections will need to be moved, and usability would be enhanced by updating the existing structure in this area (drywall, ceiling, floor, and required framing to support). All improvements would take place within the existing footprint; any additional footprint expansion (closet bump-out) would be built within the 7.5 foot setback.

Physical Conditions of the Site

The property is a legal non-conforming house built 1950 with a slope descending 12' eastward. The lot is relatively small (9,500 sq ft vs 10,000 for R-75), and the only flat area is the carport and the area directly behind, where I am seeking the variance.

Minimum Variance Necessary

I respect the character of the neighborhood's original look and feel, and do not want to expand far beyond the existing footprint. The proposed direct pathway via carport doorway is the most efficient means to solve the problem posed by the house's challenging layout. This will enable easy access from the primary living spaces, i.e., the kitchen and living room, for common daily activities (refrigerator to grill, dog to outdoor fenced yard, trips to and from washer/dryer). Currently each of these require passing thru my son's bedroom.

Public Welfare

The proposed modification will move the side entrance door about 6 feet nearer the adjacent property at 2286 Desmond Drive, but well within the 7 1/2 ft. setback required. - I have attached a letter of support from the owner/neighbor at 2286 Desmond who would be most directly impacted.

Ordinance Hardship

If the request is denied, I would have to undertake a much larger scale redesign of the house on the sloped part of the lot, and this would be a significant deviation from the house's original design and reduce the yard/deck space that is essential to our enjoyment of the property.

Alignment with the Spirit of the Law

Granting the request will provide enhanced usage within the property to current and future homeowners by granting sensible accessibility to outdoor areas and enhancing quality of life by encouraging greater use of outdoor space and healthy interaction with friendly neighbors.

ZBA Letter of Intent for Zoning Variance
2292 Desmond Drive, Decatur GA 30033

Thank you for your time and consideration of my request. I am committed to working together to see that my modifications are in the best interests of my neighborhood and of Dekalb County.

Sincerely,

Michael Brock

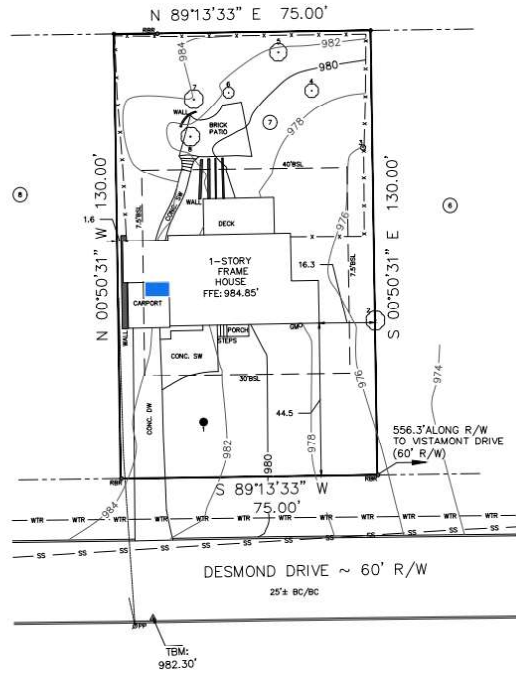
FLOOD HAZARD STATEMENT

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 13089C0066K EFFECTIVE DATE: 08/15/2019
 ZONE X

ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY PUBLIC OR PRIVATE. NOTE: PROPERTY LINES SHOWN ON THIS MAP/PLAT REPRESENT PHYSICAL FIELD CONDITIONS BY EVIDENCE OF APPARENT POSSESSION (IRON PINS FOUND, OLD & ESTABLISHED FENCE LINES, OLD WALL LINES, SHRUB & HEDGE LINE, HOUSE LOCATIONS, ETC.) THEY MAY DIFFER AND BE IN CONTENTION FROM EVIDENCE FOUND AT THE APPLICABLE COUNTY COURTHOUSE. THEY MAY ALSO DIFFER FROM OTHER SURVEYOR OPINIONS AND/OR NEIGHBORS SURVEYS/PLATS. A FULL LAND TITLE REPORT OPINION ON ALL PROPERTIES, INCLUDING ADJACENT AND CONTIGUOUS PROPERTIES MAY BE NEEDED TO RESOLVE ALL POSSIBLE PROPERTY LINE DISPUTES OR DISCREPANCIES. THIS MAP/PLAT WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY. THIS MAP/PLAT IS SUBJECT TO REVISIONS AND UPDATE UPON RECEIPT OF S40 TITLE COMMITMENT. BUILDING LINES SHOWN HEREON DERIVED FROM VARIOUS ONLINE SOURCES. THEY MAY BE IN CONTENTION WITH OR DIFFER FROM INTERPRETATIONS OF GOVERNING AUTHORITIES. IT IS THE CLIENT'S OBLIGATION TO CONFIRM WITH PERMITTING AGENCIES BASED ON THEIR SPECIFIC CONSTRUCTION PROJECTS. ~ THIS MAP/PLAT HAS BEEN FIELD RUN WITH ASSUMED ELEVATIONS, THEN ADJUSTED TO HAVE BE BASED ON MULTIPLE OBSERVATIONS FROM GOOGLE EARTH SATELLITE IMAGERY OR OTHER ONLINE SOURCES. THE ELEVATIONS SHOWN HEREON ARE +/- 1' (1/4 ONE FOOT). TREE SYMBOLS ARE NOT TO SCALE. TREE SYMBOLS REPRESENT POSITION OF TREE & ARE NOT THE CRITICAL ROOT ZONE (NOT DRIPLINE). NOTE: ANY & ALL UNDERGROUND UTILITIES, I.E. SEWER, STORM, GAS, WATER, ETC., HAVE NOT BEEN FIELD LOCATED BY CONVENTIONAL SURVEY METHODS.

PLAT PREPARED FOR:
 2292 DESMOND DRIVE

DATE: 08/15/2019
 BY: [Signature]
 [Stamp]



LEGEND

NOTE: ALL ITEMS IN THIS LEGEND MAY NOT APPEAR ON THIS PLAT.
 N/A ALSO KNOWN AS N/V NOW OR FORMERLY
 APD AS PER DEED NAIL NAIL FOUND
 APP AS PER PLAT P PLAT (BOOK/PAGE)
 BSL BUILDING (SETBACK) LINE POB POINT OF BEGINNING
 CP COMPUTED POINT POC POINT OF COMMENCEMENT
 CTP CRIMP TOP PIPE FOUND R RADIUS LENGTH
 D DEED (BOOK/PAGE) R/W RIGHT-OF-WAY
 DW DRIVEWAY R/R RIGHT-OF-WAY
 EP EDGE OF PAVEMENT R/R RIGHT-OF-WAY
 FFE FINISH FLOOR ELEVATION R/R RIGHT-OF-WAY
 FFA FORMERLY KNOWN AS R/R RIGHT-OF-WAY
 IFF IRON PIN FOUND R/R RIGHT-OF-WAY
 L LAND LOT R/R RIGHT-OF-WAY
 LLL LAND LOT LINE R/R RIGHT-OF-WAY
 N NEIGHBORS R/R RIGHT-OF-WAY

TR. NO.	DIAMETER	TYPE
1	12"	PINE
2	24"	OAK
3	6"	OAK
4	15"	OAK
5	22"	OAK
6	14"	OAK
7	30"	OAK
8	35"	OAK

IMPERVIOUS (IN SQUARE FEET)	
HOUSE	1217
CARPOT	162
DECK	214
CONC. DW	367
CONC. SW	281
WALL	68
PORCH	21
STEPS	24
BRICK PATIO	236
TOTAL IMPERVIOUS	2590

Paul Ferguson
2286 Desmond Drive
Decatur GA 30033

March 17, 2025

TWMC;

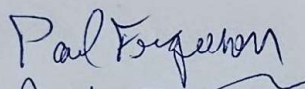
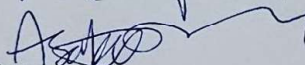
My wife and I are the property owners of 2286 Desmond Drive, Decatur 30033.

My longstanding neighbor, Michael Brock of 2292 Desmond Drive, informed me of his intent to apply for a variance to extend the carport side door entrance by approximately 6 feet in the direction of my property.

His intention is to provide a direct path from the interior of his house to the backyard and laundry room and basic updates to an existing room.

This is a sensible request and will provide additional value and utility to our neighborhood without sacrificing aesthetic appeal. It will not adversely impact the usability of my property.

Thanks in advance for your anticipated assistance to Mr Brock in his request.



Paul Ferguson

Asako Akai-Ferguson

