

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

Applicant and/or
Authorized Representative: Megha Joshi

Mailing Address: 1984 Howell Mill Rd. Unit 19973

City/State/Zip Code: Atlanta GA 30325

Email: hello@altairdevelopments.com

Telephone Home: 404-247-7727 Business: _____

OWNER OF RECORD OF SUBJECT PROPERTY

Owner: Megha Joshi

Mailing Address: 1984 Howell Mill Rd. Unit 19973 Atlanta GA 30325

Email: hello@altairdevelopments.com Telephone: 404-247-7727 Business: _____

ADDRESS/LOCATION OF SUBJECT PROPERTY

Address: 3208 Kelly Street City: Scottdale State: GA Zip: 30079

District(s): 18 Land Lot(s): 1804603228 Block: _____ Parcel: 1804603228

Zoning Classification: R-75 Commission District & Super District: 4/SuperDistrict6

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.***

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.

3/25/2025

DATE: _____



Megha Joshi

SIGNATURE: _____



March 25, 2025

DeKalb County
Department of Planning and Sustainability

178 Sams Street

Decatur, GA 30030

Letter of Intent - 3208 Kelly St, Scottdale, GA 30079

Re: 3208 Kelly Street Planning Staff:

The applicant of 3208 Kelly Street is seeking to build a single-family residential home on the currently vacant lot. The Scottdale community has an affordable housing shortage, and the proposed home will provide needed relief with an associated sales price of \$350-400K. The home will provide the same finishes/esthetics, same price per sqft of the community (Which will not affect the sales price of the neighboring homes) and, simultaneously, encompass the DeKalb County Affordable Housing Initiative. For reference, any new construction single family detached dwelling without HOA, in the area, is currently priced above \$550K, consistently between \$600 - 850K.

To achieve this goal, the applicant is requesting the below variances to build a 15 feet wide, single family detached home. The lot is located in R-75 (Scottdale Overlay District - Tier 2).

Extraordinary/Exceptional Conditions Pertaining to the Property because of Size/Shape

By reason of exceptional narrowness and shape of the lot (25' X 105'), which were not created by the owner or applicant, the strict application of the requirements set forth in chapter 7.5.4 would deprive the property owner of their rights and privileges enjoyed by other property owners in the same zoning district.

Proposal is the minimum required to afford relief

The requested variances do not go beyond the minimum necessary to afford relief. The applicant is asking to reduce side setbacks from 7.5 ft. to 5 ft. This reduction does not constitute a grant of special privilege inconsistent with the limitations upon other properties in the zoning district in which the property is located.

Proposal is not materially detrimental to the public welfare or injurious to the property

The grant of the variances 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. Letters of Support from residents are attached.



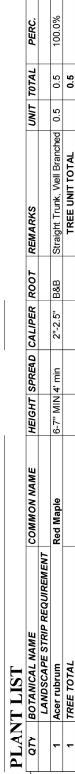
CONTRACTOR SHALL NOT INSTALL ANY NEW UNDERGROUND UTILITY LINES WITHIN THE TRAIL SAVE AREAS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE COUNTY AGENCIES. THE DEEP LANE OF ANY TRAIL, AS SHOWN ON THE ATTACHED MAP, SHALL BE CONSIDERED A TRAIL. THE REMOVAL OF TREES WITHIN THE CRITICAL ROOT ZONE OF THE TRAILS WILL BE DONE BY HAND. NO HEAVY MACHINERY ALLOWED WITHIN THE C.P.Z.

TRAIL PRESERVATION:
The "deep lane" of all CPZ areas.
PRE CONSTRUCTION THE COVERAGE WITHIN AFFECTED AREA 4 FEETES
MINIMUM TRAIL COVERAGE REQUIRED
THE LESSER OF 140' /Acres or 25% of EXISTING.

[illegible]

EXISTING		PROPOSED CHANGE		NET	
AREA	EXIST. %	PROP. ft ²	PROP. %	NET ft ²	NET %
HOUSE	0 ft ² 0.00%	609 ft ²	24.27%	589 ft ²	24.27%
DRIVEWAY	0 ft ² 0.00%	153 ft ²	6.10%	265 ft ²	6.10%
PORCH	0 ft ² 0.00%	13 ft ²	0.52%	19 ft ²	0.52%
PATIO	0 ft ² 0.00%	32 ft ²	1.28%	32 ft ²	1.28%
TOTAL	0 ft ² 0.00%	807 ft ²	32.16%	905 ft ²	32.16%

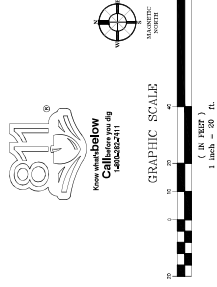
INSTRUMENTAL AREA



QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPEED	CAL/PER	ROOT	REMARKS	UNIT	TOTAL	PERC.
1	LANDSCAPE STRIP REQUIREMENT	Red Maple	6-7' MIN	4' min	2'-2.5'	B&B	Straight Trunk, Well Branched	0.5	0.5	100.0%
1	TREE TOTAL						TREE UNIT TOTAL	0.5		

[illegible]

EROSION & SEDIMENT CONTROL PRACTICES	
D81	DISTURBED AREA TREATMENT (WITH MUDDY SOIL) ESTABLISH TEMPORARY PROTECTION FOR DISTURBED AREAS, MAINTAIN SLOPES AT NOT MORE THAN A SUITABLE GRADING SLOPE TO PREVENT AN EXCESSIVE SLIDING OR FLOWING COVER.
D82	DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING) ESTABLISH A TEMPORARY AGGREGATE COVER WITH FAST GROWING SEEDING ON DISTURBED AREAS.
D83	DISTURBED AREA TREATMENT (WITH PERMANENT AGGREGATE COVER) OBTAIN PERMANENT AGGREGATE COVER, SUCH AS TREES, SHRUBS, VINES, GRASSES, SIZE OR LOCATES ON STABILIZED AREAS.
D84	DISTURBED AREA STABILIZATION (WITH CERTIFIED SOIL) ESTABLISH PERMANENT AGGREGATE COVER WITH SOIL, GO TO DESIRED SLOPE WITH 45% AND PLANTED WITH GRASS SEEDING. SOIL TO BE PLANTED ACCORDING TO COUNTY REQUIREMENTS.



SIGNED / SEALED

3/24/25

CLERK OF SUPERIOR COURT

IN AND FOR THE COUNTY OF CLATSOP

BY: [Signature]

FRONT AND SIDE
VARIANCES NEEDED

