

**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 NW, PO BOX 19973

City/State/Zip Code: Atlanta, GA 30325

Email: hello@altairdevelopments.com

Telephone Home: 4042477727 Business: 4042477727

OWNER OF RECORD OF SUBJECT PROPERTY

Owner: Megha Joshi

Mailing Address: 1984 Howell Mill Rd NW, PO BOX 19973, Atlanta, GA 30325

Email: hello@altairdevelopments.com Telephone: 4042477727 Business: 4042477727

ADDRESS/LOCATION OF SUBJECT PROPERTY

Address: 3213 McHenry Ave City: Scottdale State: GA Zip: 30079

District(s): 18 Land Lot(s): 18 046 03 162 Block: _____ Parcel: 18 046 03 162

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.

March 25, 2025

DATE: _____

SIGNATURE: _____



March 25, 2025

DeKalb County
Department of Planning and Sustainability

178 Sams Street

Decatur, GA 30030

Letter of Intent - 3213 McHenry Ave, Scottdale, GA 30079

Re: 3213 McHenry Ave Planning Staff:

The applicant of 3213 McHenry Ave 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

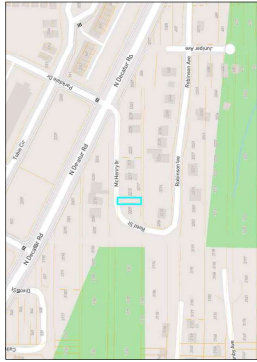
By reason of exceptional narrowness and shape of the lot (25' X 100'), which were not created by the owner or applicant, the strict application of the requirements set forth in chapter 7.5.4 would deprive the property owner of their rights and privileges enjoyed by other property owners in the same zoning district.

Proposal is the minimum required to afford relief

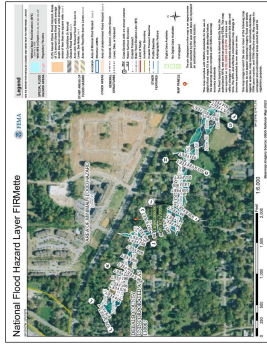
The requested variances do not go beyond the minimum necessary to afford relief. The applicant is asking to reduce side setbacks from 7.5 ft. to 5 ft. and reduce back setback from 30 ft. to 25 ft. This reduction does not constitute a grant of special privilege inconsistent with the limitations upon other 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.



VICINITY MAP (NTE)



- LEGEND:**
- 1. LOT 100' x 100' (10,000 sq ft)
 - 2. LOT 100' x 100' (10,000 sq ft)
 - 3. LOT 100' x 100' (10,000 sq ft)
 - 4. LOT 100' x 100' (10,000 sq ft)
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 - 98. LOT 100' x 100' (10,000 sq ft)
 - 99. LOT 100' x 100' (10,000 sq ft)
 - 100. LOT 100' x 100' (10,000 sq ft)

FRONT AND SIDE SETBACKS VARIANCES NEEDED.
TREE REMOVAL SUBMISSION NEEDED.

CURRENT LEGAL DESCRIPTION REFERENCES PARCEL ID NUMBER ONLY.
PROPERTY LINES ESTABLISHED BY DEKALB COUNTY TAX MAP AND
MONUMENTS FOUND.

IMPERVIOUS AREA

AREA	EXISTING	PROPOSED CHANGE	NET
HOUSE	0.00%	0.00%	0.00%
DRIVEWAY	0.00%	0.00%	0.00%
PORCH	0.00%	0.00%	0.00%
PATIO	0.00%	0.00%	0.00%
TOTAL	0.00%	0.00%	0.00%

THE PROPOSED WORK
APPLY 1/4" MIN. ON ALL CRZ AREAS.
THE CONSTRUCTION OF THE COVERAGE WITHIN AFFECTED AREA:
2.28% CANOPY COVERAGE

MIN. TREE COVERAGE REQUIRED
THE LESSER OF 13% / ACRES OR 25% EXISTING:
0.00% ACRES x 13% = 0.00% DENSITY REQUIRED
OR
25% x 31' = 7.75% DENSITY REQUIRED

15 UNITS PER ACRE MUST REMAIN
15 x 0.00% = 0.00%
1 UNITS PER ACRE MUST REMAIN
1 x 0.00% = 0.00%

TREES OUTSIDE THE LIMITS OF DISTURBANCE SHALL BE PRESERVED
THERE ARE 4 TREES THAT ARE SCHEDULED FOR REMOVAL FROM THIS
SITE DUE TO CONSTRUCTION ACTIVITIES 4 ON THE SUBJECT PROPERTY
AND 2 ON THE ADJACENT PROPERTY.
15% TREE COVERAGE WITHIN AFFECTED AREA
84% OF CANOPY TO REMAIN
SPECIMEN TREES REMOVED:
NONE

SITE DATA

ZONING: SCOTTDALE TIER II (CENTRAL-SCOTTDALE) HEIGHTS
MIN. LOT SIZE: 5,000 SF
MIN. LOT WIDTH: 90 FEET
MIN. HOUSE SIZE: 1,000 SF
MIN. BUILDING HEIGHT: 35 FEET (33 FEET IF NON-CONFORMING LOT OR BUILDING)
SETRBACKS:
SIDE: 30 FEET
REAR: 75 FEET
FRONT: 30 FEET

GSWCC Georgia State and Water
Conservation Commission
Ricky C. Bushbee
Lead II Certified Design Professional
Certificate Number: 000004420
Date: 02/17/2024 Expires: 02/17/2027

ANTICIPATED ACTIVITY SCHEDULE

ACTIVITY	DATE	TIME
PRELIMINARY DESIGN	02/17/2024	09:00 AM - 05:00 PM
DESIGN DEVELOPMENT	02/17/2024	09:00 AM - 05:00 PM
CONSTRUCTION	02/17/2024	09:00 AM - 05:00 PM

VEGETATIVE PRACTICES

VEGETATIVE PRACTICES	DATE	TIME
VEGETATIVE PRACTICES	02/17/2024	09:00 AM - 05:00 PM
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STRUCTURAL PRACTICES

STRUCTURAL PRACTICES	DATE	TIME
STRUCTURAL PRACTICES	02/17/2024	09:00 AM - 05:00 PM
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