

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer
Lorraine Cochran-Johnson

Director
Juliana A. Njoku

ZONING BOARD OF APPEALS (ZBA) APPLICATION

to Amend the Official Zoning Map of DeKalb County, Georgia

Subject Property Address: 1658 East Clifton Road, NE - Jeffrey Paciero, Applicant

City: Atlanta State: GA Zip: 30307

Parcel ID Number(s): 18 003 03 023 Acreage: 0.423

District: 18th Land Lot: 3 Block: 45 Parcel:

Commission District(s): 2 Super District: 6

Type of Hearing Requested (check one):

- [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.*

I hereby authorize the staff of the Planning and Sustainable Department to inspect the property that is the subject of this application.

[x] Owner [] Agent

Signature: [Handwritten Signature] Date: 3/16/26

ZONING BOARD OF APPEALS (ZBA) APPLICATION FEE: \$300.00

DeKalb County does not require payment by wire transfer. Be aware of scammers and fraudulent emails.

Email plansustain@dekalbcountyga.gov with any questions

DEPARTMENT OF PLANNING & SUSTAINABILITY

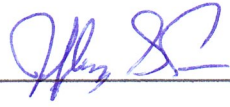
ZONING BOARD OF APPEALS APPLICATION

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: 3/16/26 Applicant Signature: 

DATE: _____ Applicant Signature: _____

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: 3-16-26

Applicant/Agent Signature: RICHARD SOSEBEE

TO WHOM IT MAY CONCERN:

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

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

[Signature]

Notary Public

[Signature]

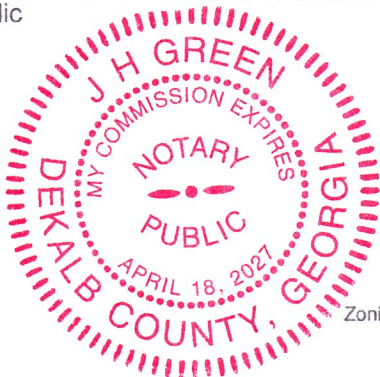
Owner Signature

Notary Public

Owner Signature

Notary Public

Owner Signature



DeKalb County Planning & Sustainability Department
Zoning Division
178 Sams Street
Decatur, GA 30030

RE: Letter of Intent for Variance
Property Address: 1658 East Clifton Road, NE, Atlanta, GA 30307
Parcel ID: 18 003 03 023

Dear Members of the Zoning Board of Appeals,

We respectfully submit this Letter of Intent in support of our application for a variance from Section 27-4.2.2 of the Dekalb County Zoning Ordinance to construct a pool in the side yard at our residence.

Physical Conditions of the Site

The unique physical conditions of our property create a hardship and our need for this variance. Our house is positioned on a lot that resembles a piece of pie (i.e., there are 3 sides to the lot) with the house facing the street. The lot measures roughly 190 feet wide at the street, and the width declines to less than 5 feet at the back of the lot. In addition, the lot slopes significantly downward from the street to the back of the lot. The elevation of the high point in the front yard is roughly 975 feet, and it declines to 955 feet at the back of the lot. The shape and slope of the lot are inherent and not a result of actions taken by me or prior property owners.

Minimum Variance Necessary

The requested variance does not go beyond the minimum necessary to afford relief and does not seek advantages beyond those available to other property owners in the zoning district.

Public Welfare

The grant of the variance will provide a positive impact on the neighborhood and community. In addition, the construction of the pool in the side yard will not introduce privacy concerns because the pool sits below street grade, is modest in size and scale, and has significant existing tree coverage. Furthermore, the pool will not impact visibility from the public right-of-way due to its location, the slope of the lot, existing tree coverage and landscaping, and the proposed fencing to surround the pool. Finally, no surrounding neighbor has indicated any objection to the proposed plan.

Ordinance Hardship

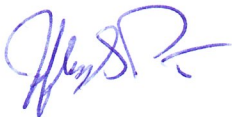
A strict interpretation of the zoning ordinances would cause an undue hardship because the rear of the lot cannot accommodate a pool due to the shape of the lot and its slope. The only practical location for the pool is the side yard.

Alignment with the Spirit of the Law

The request for this variance is consistent with the overall purpose of the applicable zoning laws and DeKalb County Comprehensive Plan, including alignment with traditional neighborhood land use, and supports the preservation goals of the Druid Hills Historic District.

We appreciate the County's consideration of these requests and will gladly provide any additional information, as needed.

Sincerely,



Jeffrey Paciero
1658 East Clifton Road, NE
Atlanta, GA 30307



Re: Request for Support for Construction of a Pool at 1658 East Clifton

1 message

Jeffrey Paciero <jspaciero@gmail.com>
To: Suzanne <suzannecurquhart@gmail.com>
Cc: Beth <bethsummers216@gmail.com>

Mon, Apr 13, 2026 at 3:53 PM

Hi Suzanne,

Thanks for your response and support. To confirm, we plan to maintain the screening with the current row of cedar trees.

Jeff and Beth

On Mon, Apr 13, 2026 at 10:05 AM Suzanne <suzannecurquhart@gmail.com> wrote:

Hi Jeff and Beth,

I am so sorry for the delay! I kept forgetting to respond. When you asked us for our opinion on building a pool, before you bought the house, we supported your application under the condition that you would maintain the current screening (the row of cedar trees) or something similar. Assuming that you are still willing to do that, we support your plans. Good luck with the process! Also, if you want to discuss 1680 E Clifton at some point, please let me know.

Suzanne
908-391-2933

On Apr 8, 2026, at 2:51 PM, Jeffrey Paciero <jspaciero@gmail.com> wrote:

Hi Suzanne,

Thanks! The pool dimensions are 11 feet 10 inches by 20 feet 2 inches.

Jeff

On Wed, Apr 8, 2026 at 2:41 PM Suzanne <suzannecurquhart@gmail.com> wrote:

Hi Jeff,

Thanks for this information. Ed is away, but we will take a look ASAP. What are the pool dimensions? I can't read it on the blueprint.

Thanks!
Suzanne

> On Apr 8, 2026, at 10:17 AM, Jeffrey Paciero <jspaciero@gmail.com> wrote:

>

>

> Hi Suzanne and Ed,

>

> As you might recall, last summer during our due diligence for 1658 East Clifton, we mentioned our intention to build a small pool on our property. Attached are the plans we submitted to DeKalb County for purposes of a Variance from the Zoning Board of Appeals (ZBA) and for purposes of a Certificate of Appropriateness (COA) for the Dekalb County Historic Preservation Committee. The variance is necessary because technically the pool would be located in the side yard. We are not asking for a variance from the setbacks.

>

> The pool will be relatively small and located within the existing stone patio. I have attached two draft renderings - one illustrating the patio today and one illustrating the patio with the pool. The pool will be enclosed by a 5 foot fence as illustrated in red on the attached plan. Can you take a look and let me

know if you are okay (and not in opposition) with this plan?

>

> Thank you and let us know if you would like to discuss it in person. Since the Dekalb County Historic Preservation Committee meeting is April 20, 2026, it would be great if you could let us know by April 15th. Thanks again!

>

> Jeff and Beth

> 404-281-7066

>

> <Site Plan for Pool.pdf>



Jeffrey Paciero <jspaciero@gmail.com>

Re: Request for Support for Construction of a Pool at 1658 East Clifton

1 message

Jeffrey Paciero <jspaciero@gmail.com>

Mon, Apr 13, 2026 at 9:18 PM

To: Olivia Manders <oliviammanders@gmail.com>

Cc: Beth <bethsummers216@gmail.com>, David Manders <dmanders.jr@gmail.com>, Olivia Manders <oliviammanders@gmail.com>

Hi Olivia,

Thanks for your response and support.

To address your concerns, I previously worked with this pool construction company at my former home in Morningside and found them to be very conscientious. Their plan already includes measures such as erosion control, but we will reiterate your concerns regarding the slope/drainage to the owner and the foreman.

Thanks again!

Jeff and Beth

On Mon, Apr 13, 2026 at 3:34 PM Olivia Manders <oliviammanders@gmail.com> wrote:

Hi Jeff & Beth!

Thank you for reaching out & sharing the plans with us. I've cc'd David on this email as well. We believe this will increase the values of the properties on our street & we are okay with it. Our only concern is if the drainage or the construction of the pool will have any effect on our property as there's a steep slope from your property to ours.

Thanks,
Olivia

On Wed, Apr 8, 2026 at 9:44 AM Jeffrey Paciero <jspaciero@gmail.com> wrote:

Hi Olivia and David,

As you might recall, last summer during our due diligence for 1658 East Clifton, we mentioned our intention to build a small pool on our property. Attached are the plans we submitted to DeKalb County for purposes of a Variance from the Zoning Board of Appeals (ZBA) and for purposes of a Certificate of Appropriateness (COA) for the Dekalb County Historic Preservation Committee. The variance is necessary because technically the pool would be located in the side yard. We are not asking for a variance from the setbacks.

The pool will be relatively small and located within the existing stone patio. I have attached two draft renderings - one illustrating the patio today and one illustrating the patio with the pool. The pool will be enclosed by a 5 foot fence as illustrated in red on the attached plan. Can you take a look and let me know if you are okay (and not in opposition) with this plan?

Thank you and let us know if you would like to discuss it in person. Since the Dekalb County Historic Preservation Committee meeting is April 20, 2026, it would be great if you could let us know by April 15th. Thanks again!

Jeff and Beth
404-281-7066



Jeffrey Paciero <jspaciero@gmail.com>

Re: Request for Support for Construction of a Pool at 1658 East Clifton

1 message

Keith Griffin <keith.w.griffin@gmail.com>
To: Jeffrey Paciero <jspaciero@gmail.com>
Cc: farrisce@gmail.com, Beth <bethsummers216@gmail.com>

Wed, Apr 8, 2026 at 11:09 AM

No issues. It's your yard!

Good luck.

Keith Griffin
954-790-1833

On Wed, Apr 8, 2026 at 9:45 AM Jeffrey Paciero <jspaciero@gmail.com> wrote:

Hi Cady and Keith,

Thinking you might be on spring break this week; however, we wanted to get this off to you...

As you might recall, last summer during our due diligence for 1658 East Clifton, we mentioned our intention to build a small pool on our property. Attached are the plans we submitted to DeKalb County for purposes of a Variance from the Zoning Board of Appeals (ZBA) and for purposes of a Certificate of Appropriateness (COA) for the Dekalb County Historic Preservation Committee. The variance is necessary because technically the pool would be located in the side yard. We are not asking for a variance from the setbacks.

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Thank you and let us know if you would like to discuss it in person. Since the Dekalb County Historic Preservation Committee meeting is April 20, 2026, it would be great if you could let us know by April 15th. Thanks again!

Jeff and Beth
404-281-7066