

Subject: Variance Request for Rear Yard Setback Reduction - Section 27-2.2.1 – Accessory Structure Construction

Dear Members of the Zoning Board of Appeals,

We are Amy Rowland and Brad Kendrick, new residents of Scottdale in Dekalb County. We recently downsized from our family home in another lovely city of Dekalb, and while in love with our new neighborhood, we are missing outdoor living space.

We are making a variance request from Section 27-2.2.1 to increase our lot coverage from 35% to 37%. We had plans for a screen porch created and later learned that our “as built” survey from the purchase of our new home didn’t include a percentage of coverage for the pavers in our front driveway. Our modest but perfect plan for our outdoor space has been kicked from permitting (submitted end of Feb) to your board for consideration.

Zoning Ordinance. Our property is located at 614 Glendale Road, and we’ve learned that our R-75 zoned lot is a substandard size and shape (7405.2 acres vs 10k SF minimum and 64-foot-wide lot vs the 75-foot minimum).

Physical Conditions of the Site. The lot size meets the Scottdale tier 2 requirements, but the shape of the lot creates a challenging footprint (Scottdale Tier 2: 5k minimum / 50 foot wide). The irregular shape of the lot and front yard facing Glendale Road limits the development of a modest screened porch to one area of the property that is not visible from the main road and is well-shielded from the neighbors.

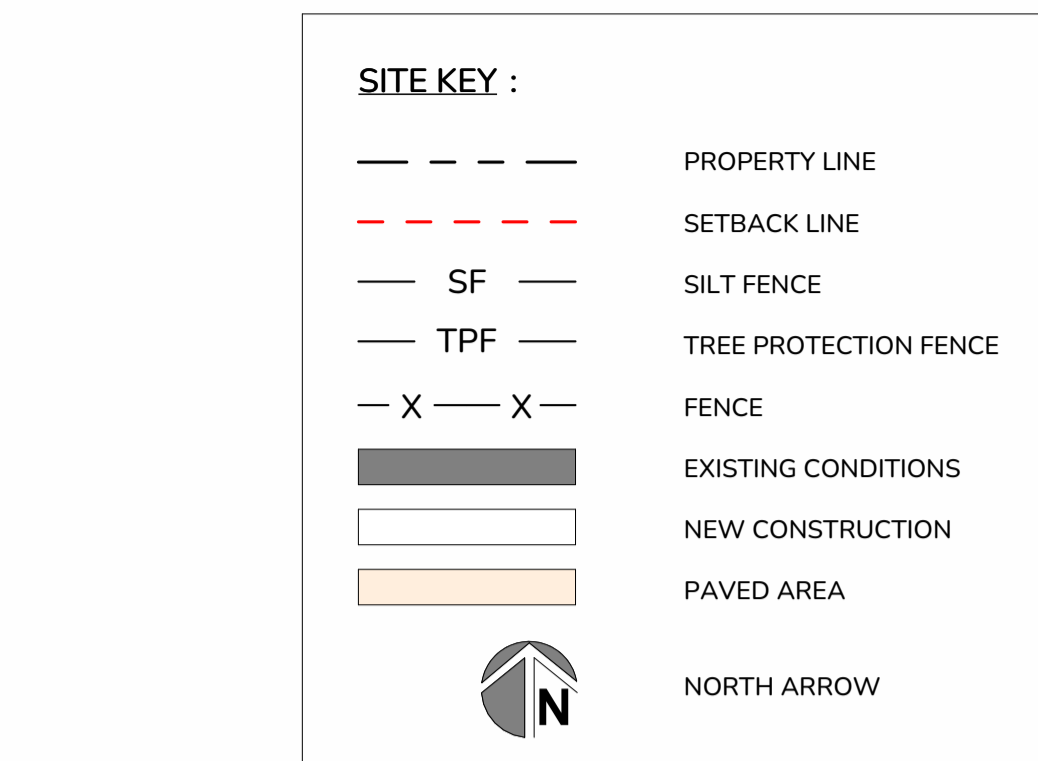
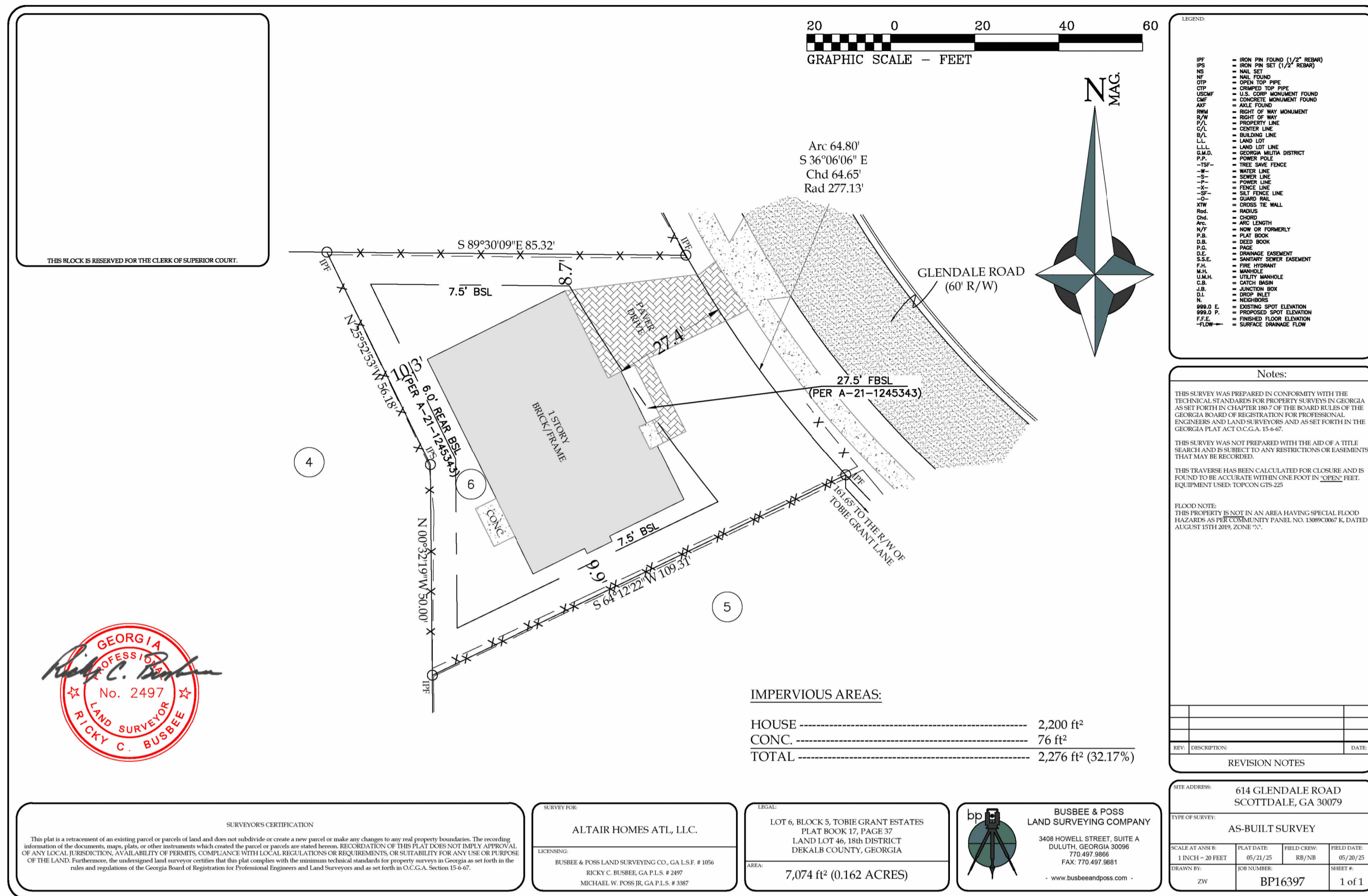
Minimum Variance Necessary. We would like to build a 275 SF porch that would allow us exterior living space behind our home, a small screened-in area, and privacy and safety away from the main road in front. The proposed addition is 162 SF over the limit.

Public Welfare. The work that we have done to improve the lot has been very well-received by our church neighbors on two sides and our lovely neighbors to the left whose backyard connects to our side yard. We removed two layers of old chain link fence and cleared the property line from crazy overgrowth and debris for the benefit of all parties. The church allowed us access to do this work from their property, as needed, and we have planted trees together. Our neighbors support this request and have seen the site plan and drawings. They are eagerly awaiting the first barbeque and community gathering from the back porch!

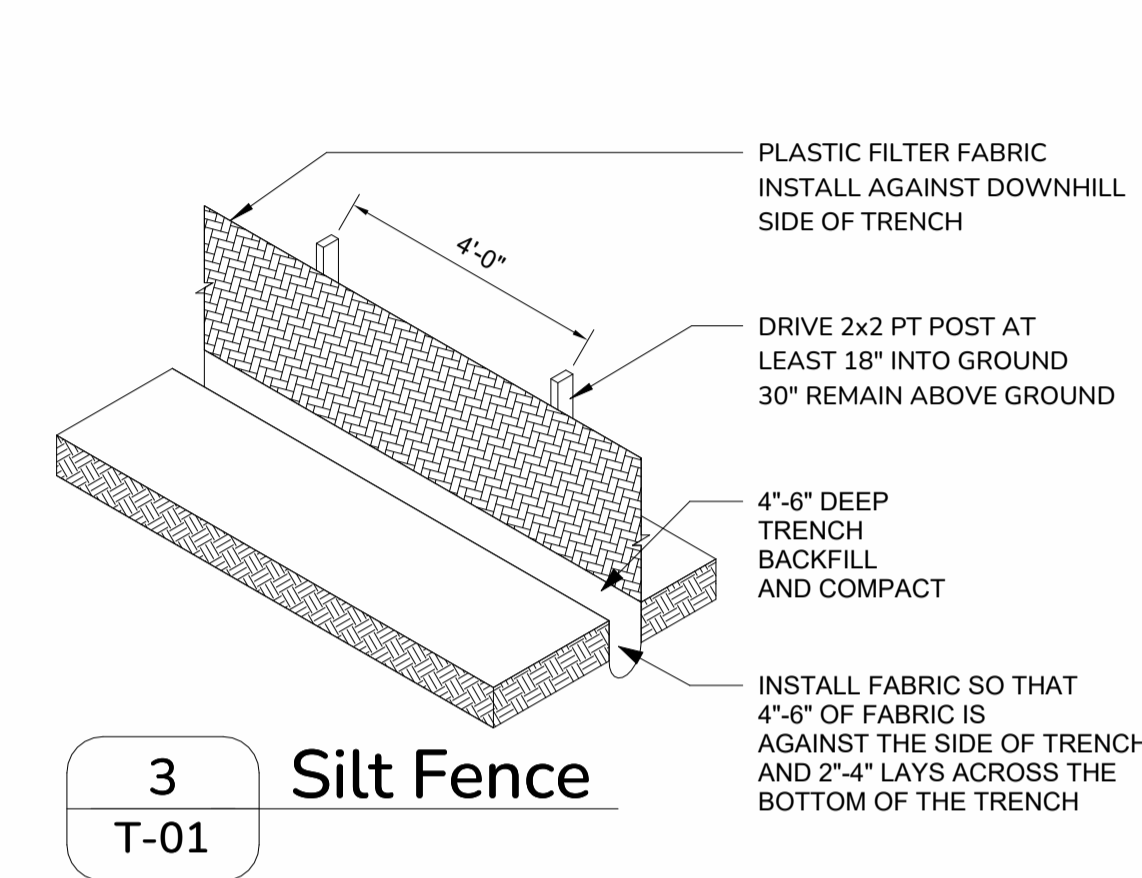
Ordinance Hardship. To work within zoning limits, the porch would be limited to 113 SF, which would not allow for any screened in area. Any good southerner knows that we will be eaten alive without the addition of screens, which would allow us use of the additional living space for 9 – 10 months of the year.

Thank you for considering our request,

Amy and Brad
614 Glendale Road
Scottdale, GA 30079



- SITE NOTES:**
- SITE INFORMATION TAKEN FROM OWNER SUPPLIED SURVEY DATED : 05.21.2025 BY RICKY C. BUSBEE , REGISTERED SURVEYOR # 2497 . DESIGNER ASSUMES NO LIABILITY FOR INFORMATION CONVEYED THEREIN OR ASSUMPTIONS BASED ON THAT OWNER SUPPLIED INFORMATION.
 - PROVIDE SILT FENCE AS SHOWN. SILT FENCE SHALL MEET THE REQUIREMENTS OF SECTION 171 TEMPORARY SILT FENCE, OF THE STATE OF GEORGIA, DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, 2016 EDITION.
 - MAINTENANCE STATEMENT: EROSION CONTROL MEASURES WILL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RAIN BY THE CONTRACTOR AND REPAIRED AS REQUIRED.
 - INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES IF DEEMED NECESSARY BY ONSITE INSPECTION.
 - CONTRACTOR TO VERIFY EXISTING SITE CONDITIONS AND NOTIFY ROSS DESIGN OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
 - PROPERTY OWNER CHARLES DAVIDSON, LAND LOT 46, 18TH DISTRICT, FULTON COUNTY, GEORGIA.



- INSTALLATION NOTES**
- PROVIDE SILT FENCE AS SHOWN. SILT FENCE SHALL MEET THE REQUIREMENTS OF SECTION 171 TEMPORARY SILT FENCE, OF THE STATE OF GEORGIA, DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, 2016 EDITION.
 - INSTALL FIRST AT THE CENTER OF THE LOW POINT SPACE THE REMAINING POSTS @ 48" O.C. BURY POSTS AT LEAST 18" INTO THE GROUND.
 - USE PLASTIC FILTER FABRIC SIMILAR TO U.S. FABRICS "MIRIFIL" FW403 (FILTER WEAVE) OR OTHER FROM GA DOT QUALIFIED PRODUCTS LIST 28, REV. NOV 15, 2013.
 - INSTALL PER MANUFACTURERS INSTRUCTIONS WITH A MINIMUM OF 18" OVERLAP AT ALL SPLICE JOINTS. INSTALL 2x2 PT POST AT CENTER OF ALL SPLICES.
 - BACKFILL AND COMPACT THE TRENCH TO INSURE THAT FLOW CANNOT PASS UNDER THE BARRIER.
 - INSPECT EROSION CONTROL MEASURES AT LEAST WEEKLY AND AFTER EACH RAIN BY THE CONTRACTOR, REPAIR AS REQUIRED.
 - ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED, IF DEEMED NECESSARY BY ON SITE INSPECTION.

ZONING CLASSIFICATION - R-75

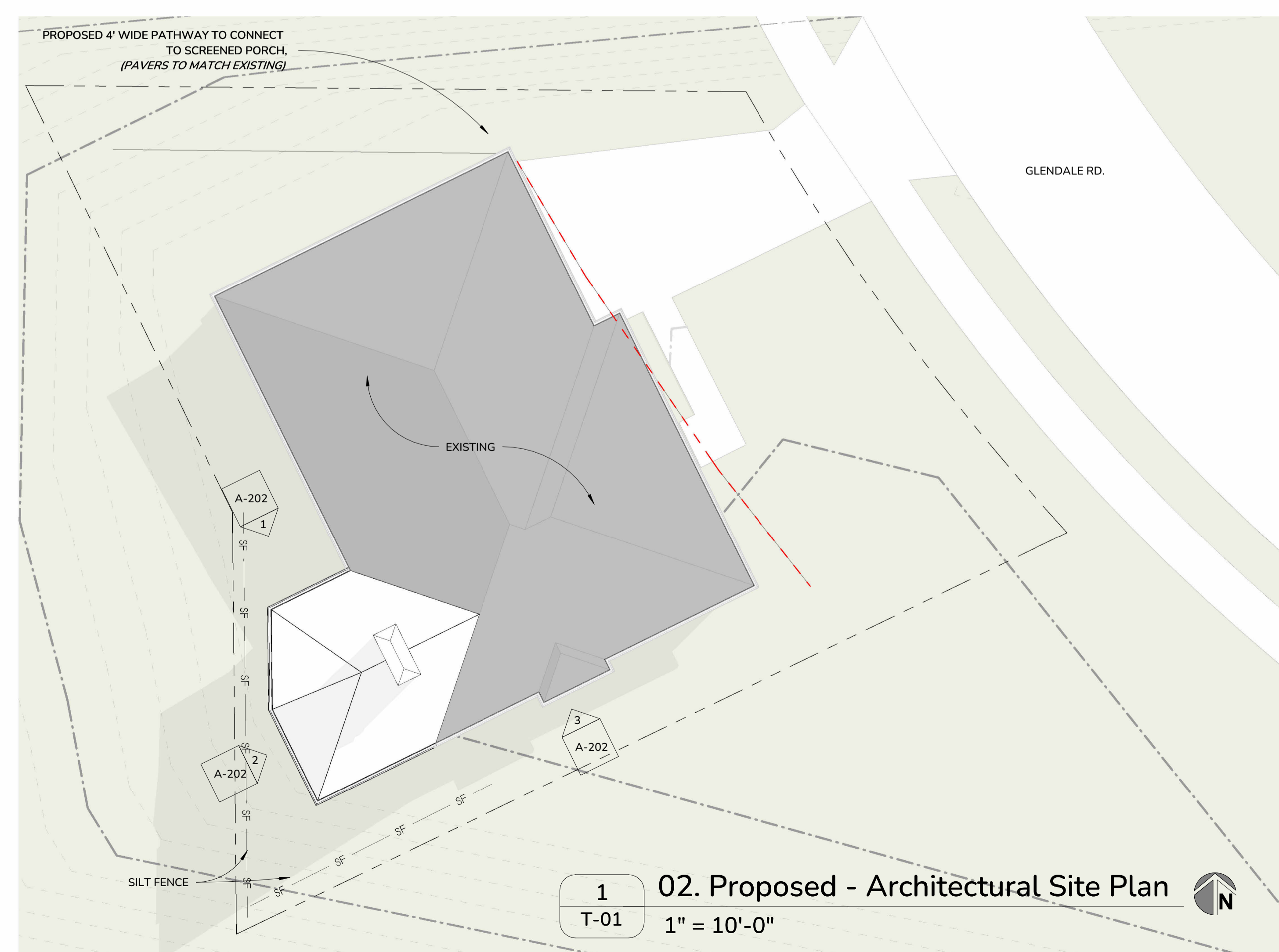
SETBACK TYPE	REQUIREMENT
FRONT	50 FT
SIDE	10 FT
REAR	20 FT

LOT COVERAGE

LOT SIZE	PERCENTAGE	SIZE
7,074 SF	100%	7,074 SF
ALLOWED	35%	2,829 SF
PROPOSED	34%	2,475 SF

FLOOR AREA RATIO (FAR)

LOT SIZE	FAR RATIO	FAR ALLOWED
7,074 SF	.40	2,829 SF



DRAWN : LM
CHECKED : LM
APPROVED: RR
DATE : 04.09.2026
PROJECT NUMBER 2025.20

T-01

REVISIONS:

NBR.	DATE

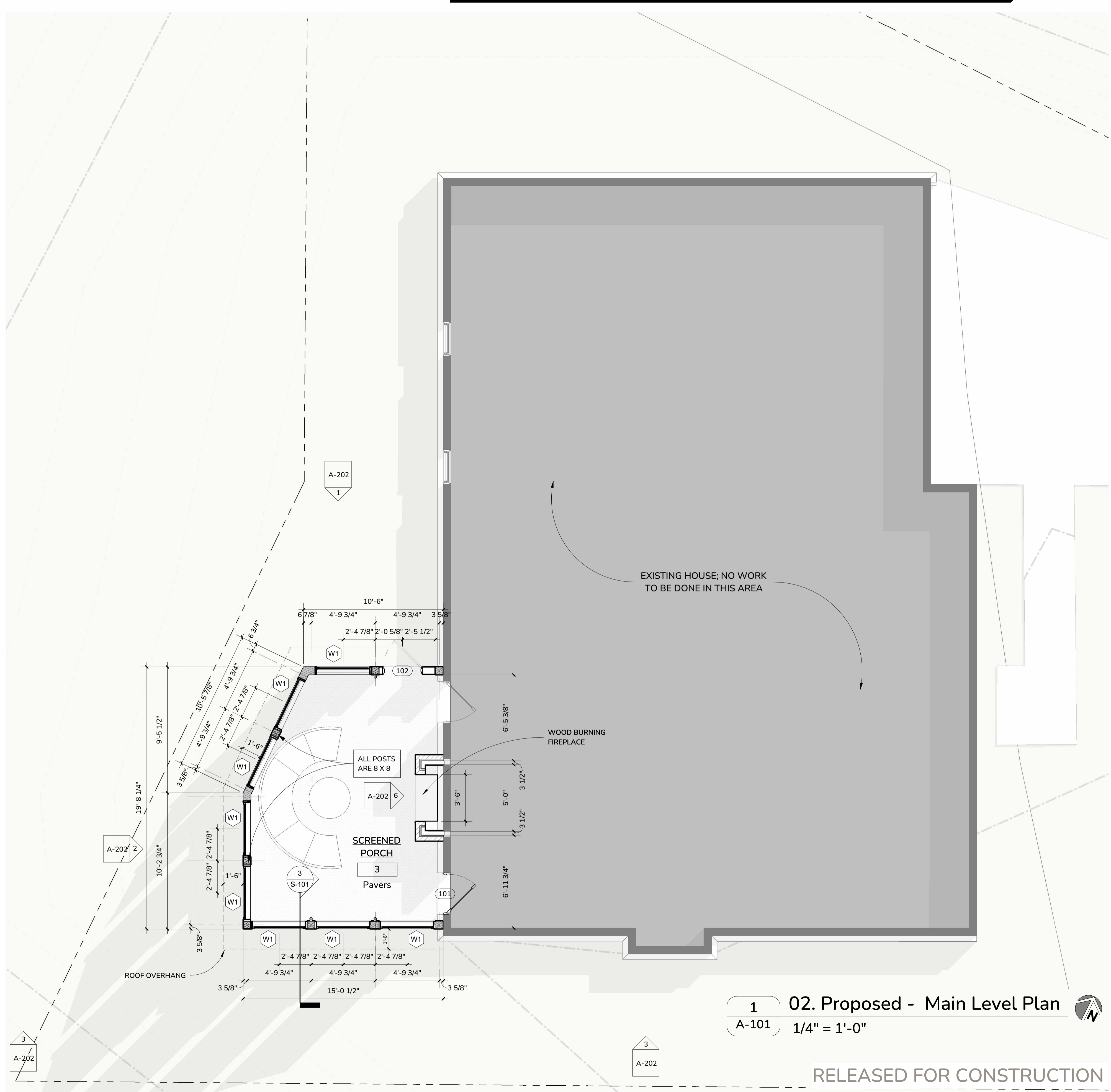
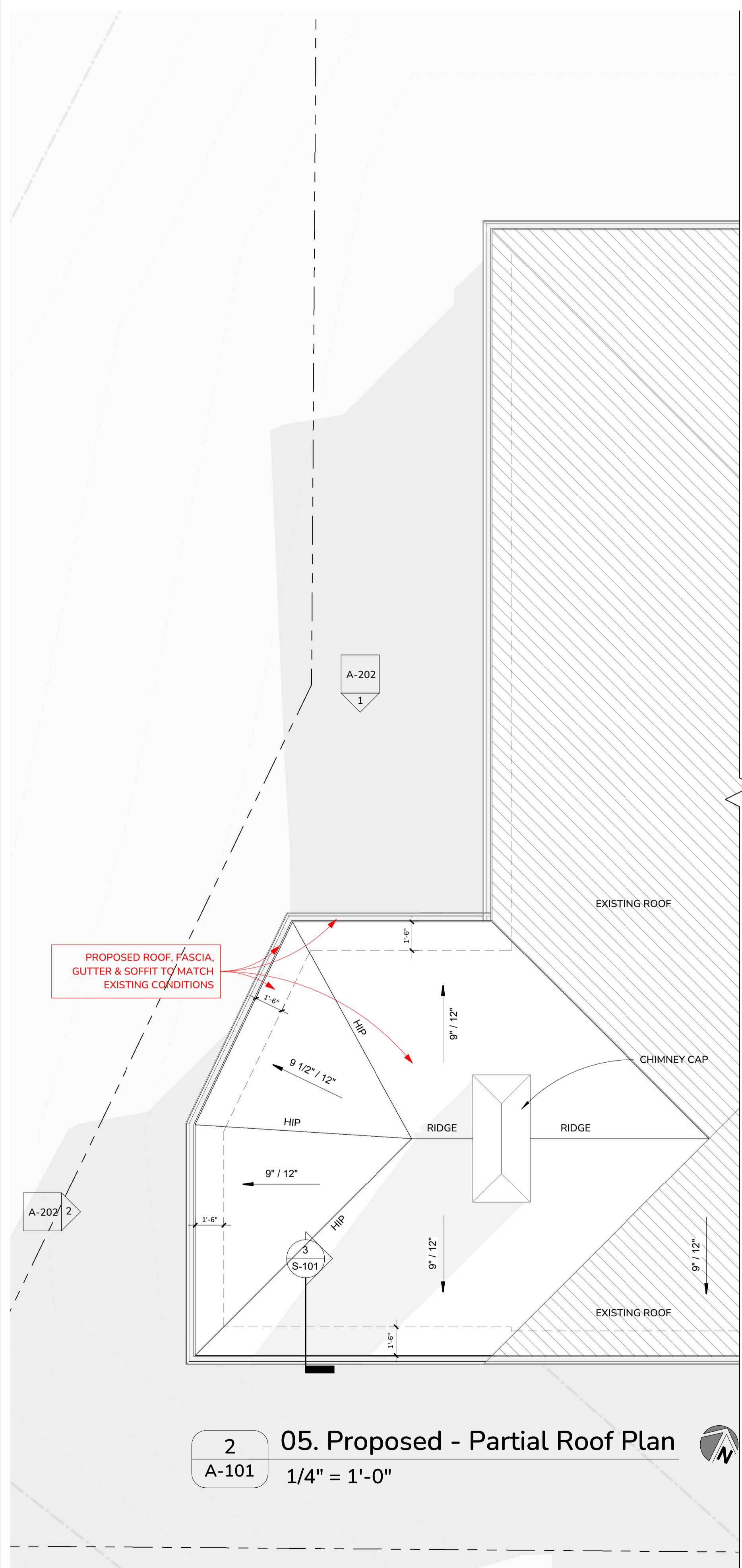
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RELEASED FOR CONSTRUCTION

WALL KEY :

WALL EXIST	
WALL DEMO	
WALL NEW	

- GENERAL NOTES:**
- DO NOT SCALE DRAWINGS. NEW WORK TO ALIGN WITH EXISTING CONDITIONS. CONTRACTOR TO NOTIFY ROSS DESIGN OF ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND ACTUAL FIELD CONDITIONS.
 - PROVIDE SHEATHING AND NEW SIDING OVER NEW TYVEK HOUSE WRAP OR EQUAL. WRAP DOOR AND WINDOW OPENINGS PER MANUFACTURER'S PUBLISHED INSTRUCTIONS.
 - MAINTAIN INTEGRITY AND SECURITY OF HOUSE DURING CONSTRUCTION DO NOT REMOVE WINDOWS OR DOORS UNTIL NEW UNITS ARE ON SITE AND READY TO BE INSTALLED.
 - VERIFY WINDOW AND DOOR ROUGH OPENINGS WITH ACTUAL MANUFACTURER'S PRODUCT DATA. INSTALL OWNER SUPPLIED FRONT DOOR UNIT AND HARDWARE.
 - ACOUSTICALLY ISOLATE ALL PLUMBING DROPS.
 - CABINETRY AND COUNTERS REFERENCED ON THESE DRAWINGS FOR GENERAL LOCATION PURPOSES ONLY. VERIFY PLUMBING AND APPLIANCES WITH ACTUAL UNITS SELECTED.
 - VERIFY ALL FINISHES AND COLORS WITH OWNER.



DRAWN : BH
CHECKED : RR
APPROVED : RR
DATE : 04.09.2026
PROJECT NUMBER : 2025.20

A-101

REVISIONS:

NBR.	DATE

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RELEASED FOR CONSTRUCTION



Rowland - Kendrick Renovation

614 Glendale Rd
Scottsdale, GA 30079-1408

3D Views

DRAWN : Author
CHECKED : Checker
APPROVED: Approver
DATE : 04.09.2026
PROJECT NUMBER **2025.20**

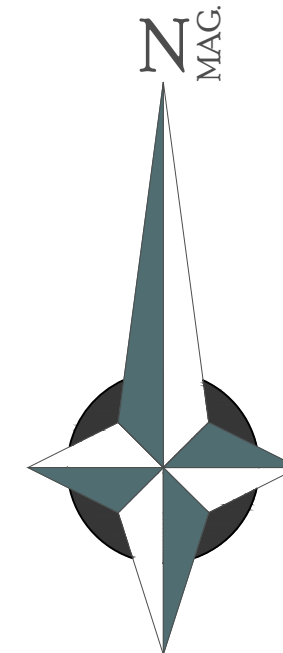
A-902

REVISIONS:

NBR.	DATE

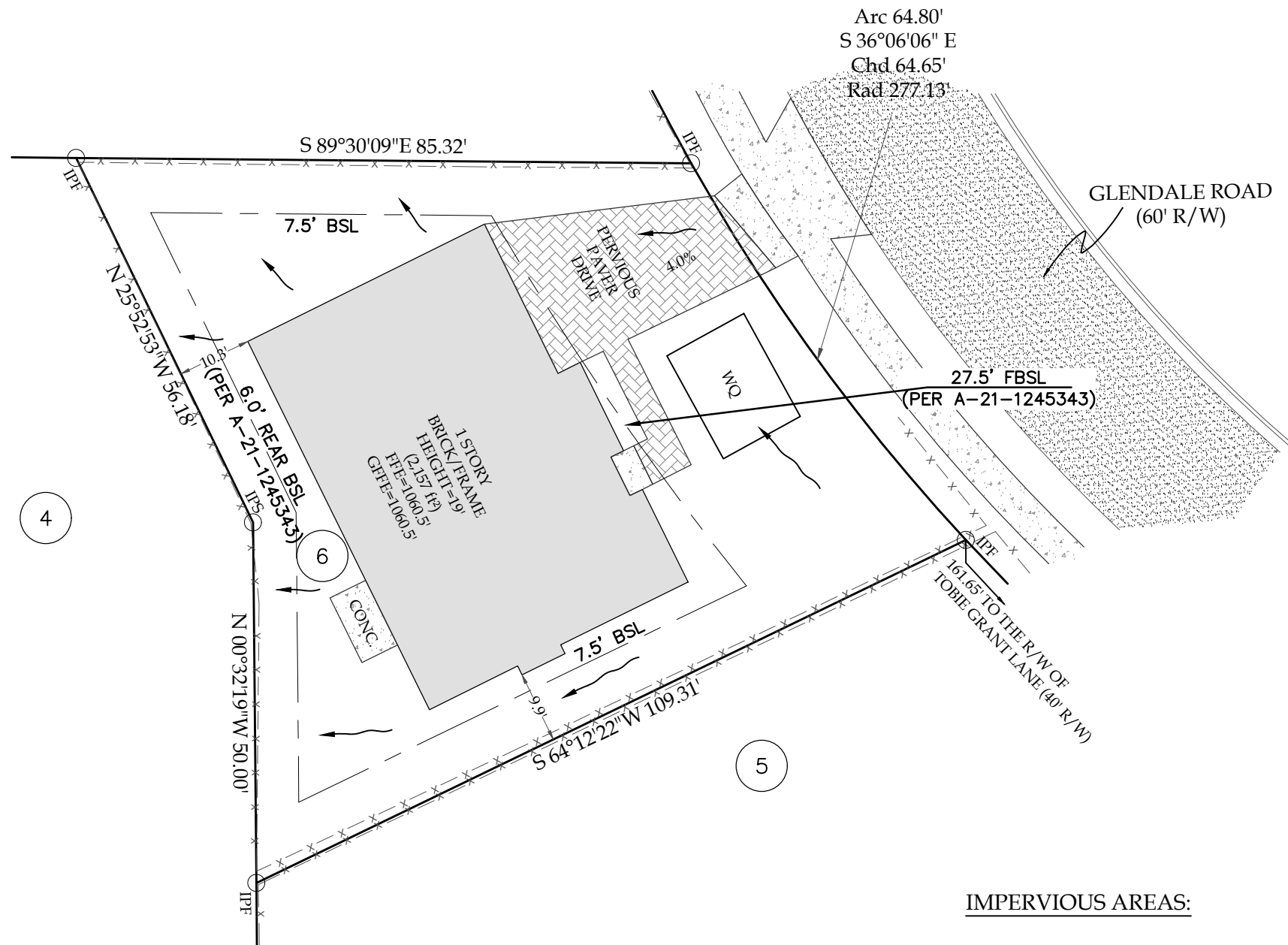
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RELEASED FOR CONSTRUCTION



LEGEND:

IPF	= IRON PIN FOUND (1/2" REBAR)
IPS	= IRON PIN SET (1/2" REBAR)
NS	= NAIL SET
NF	= NAIL FOUND
OTP	= OPEN TOP PIPE
CTP	= CRIMPED TOP PIPE
USCMF	= U.S. CORP MONUMENT FOUND
CMF	= CONCRETE MONUMENT FOUND
AXF	= AXLE FOUND
RWM	= RIGHT OF WAY MONUMENT
R/W	= RIGHT OF WAY
P/L	= PROPERTY LINE
C/L	= CENTER LINE
B/L	= BUILDING LINE
L/L	= LAND LOT
L.L.L.	= LAND LOT LINE
G.M.D.	= GEORGIA MILITIA DISTRICT
P.P.	= POWER POLE
-TSF-	= TREE SAVE FENCE
-W-	= WATER LINE
-S-	= SEWER LINE
-P-	= POWER LINE
-X-	= FENCE LINE
-SF-	= SILT FENCE LINE
-O-	= GUARD RAIL
XTW	= CROSS TIE WALL
Rad.	= RADIUS
Chd.	= CHORD
Arc.	= ARC LENGTH
N/F	= NOW OR FORMERLY
P.B.	= PLAT BOOK
D.B.	= DEED BOOK
P.C.	= PAGE
D.E.	= DRAINAGE EASEMENT
S.S.E.	= SANITARY SEWER EASEMENT
F.H.	= FIRE HYDRANT
M.H.	= MANHOLE
U.M.H.	= UTILITY MANHOLE
C.B.	= CATCH BASIN
J.B.	= JUNCTION BOX
D.I.	= DROP INLET
N.	= NEIGHBORS
999.0 E.	= EXISTING SPOT ELEVATION
999.0 P.	= PROPOSED SPOT ELEVATION
F.F.E.	= FINISHED FLOOR ELEVATION
-FLOW-	= SURFACE DRAINAGE FLOW



4

6

5

IMPERVIOUS AREAS:

HOUSE	-----	2,200 ft ²
CONC.	-----	76 ft ²
PERVIOUS PAVERS	-----	94 ft ² (629 x 15%)
TOTAL	-----	2,370 ft² (33.5%)



SURVEY FOR:
ALTAIR HOMES ATL, LLC.

LICENSING:
BUSBEE & POSS LAND SURVEYING CO., GA L.S.F. # 1056
RICKY C. BUSBEE, GA P.L.S. # 2497
MICHAEL W. POSS JR, GA P.L.S. # 3387

LEGAL:
LOT 6, BLOCK 5, TOBIE GRANT ESTATES
PLAT BOOK 17, PAGE 37
LAND LOT 46, 18th DISTRICT
DEKALB COUNTY, GEORGIA

AREA:
7,074 ft² (0.162 ACRES)

BUSBEE & POSS
LAND SURVEYING COMPANY

3408 HOWELL STREET, SUITE A
DULUTH, GEORGIA 30096
770.497.9866
FAX: 770.497.9881
- www.busbeelandposs.com -

Notes:

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE BOARD RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

THIS SURVEY WAS NOT PREPARED WITH THE AID OF A TITLE SEARCH AND IS SUBJECT TO ANY RESTRICTIONS OR EASEMENTS THAT MAY BE RECORDED.

THIS TRAVERSE HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN "OPEN" FEET. EQUIPMENT USED: TOPCON GTS-225

FLOOD NOTE:
THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS AS PER COMMUNITY PANEL NO. 13089C0067 K, DATED AUGUST 15TH 2019, ZONE "X".

1	ADJUST IMPERVIOUS AREA, FLOW ARROWS, WQ	5/21/25
REV:	DESCRIPTION:	DATE:

REVISION NOTES

SITE ADDRESS: **614 GLENDALE ROAD
SCOTSDALE, GA 30079**

TYPE OF SURVEY: **AS-BUILT SURVEY**

SCALE AT ANS I B: 1 INCH = 20 FEET	PLAT DATE: 05/21/25	FIELD CREW: RB/NB	FIELD DATE: 05/20/25
DRAWN BY: ZW	JOB NUMBER: BP16397	SHEET #: 1 of 1	

614 Glendale Road

Side Yard – Before and After



Standing
Water After
Rain -
Side yard &
back left
corner



Install French drain and Flo-well drainage solution

