



Lorraine Cochran-Johnson

Chief Executive Officer

DeKalb County Zoning Board of Appeals
Department of Planning & Sustainability
178 Sams Street,
Decatur, GA 30030

Wednesday, June 10, 2025

Planning Department Staff Analysis



Juliana Njoku

Director

N4 Case No: A-26-1248116

Parcel ID(s): 18 046 01 098

Commission District 04 Super District 06

Applicant: Amy Rowland & Brad Kendrick
614 Glendale Road
Scottdale, GA 30079

Owner: Amy Rowland & Brad Kendrick
614 Glendale Road
Scottdale, GA 30079

Project Name: 614 Glendale Road - Screened Porch Addition

Location: 614 Glendale Road, Scottdale, GA 30079

Requests: Variance request from Section 27-2.2.1 of the DeKalb County Zoning Ordinance to increase the maximum lot coverage from 35 percent to 37 percent to facilitate construction of a screened porch addition to an existing single-family residence in the R-75 (Residential Medium Lot-75) zoning district and Scottdale Overlay District Tier 2.

Staff Recommendation: Approval with conditions

Conditions:

1. The following information about this variance shall be noted on any site plan prepared for the subject property: case number, approval date, type of variance, and condition(s) of approval.

STAFF FINDINGS:

The applicants request a variance to increase the maximum permitted lot coverage from 35 percent to 37 percent to allow construction of a screened porch addition to the existing single-family residence. The subject property is located at 614 Glendale Road in the R-75 zoning district, within the Traditional Neighborhood (TN) Character Area and Scottsdale Overlay District Tier 2.

1. There is an extraordinary or exceptional physical condition(s) pertaining to the particular piece of property, such as, but not limited to, lot size, lot shape, specimen tree(s), steep slope(s), or preservation of historic characteristics of the property, which was not created by the current owner, previous owner, or applicant; by reason of a clearly demonstrable condition(s), the strict application of the requirements of this chapter would deprive the property owner of rights and privileges enjoyed by other property owners in the same zoning district, as distinguished from a special privilege or convenience sought by the property owner.

The subject property contains physical conditions that distinguish it from a typical R-75 lot. The submitted materials indicate that the lot is approximately 7,074 square feet in area and approximately 64 feet wide, which is above the Scottsdale Tier 2 minimum of 5,000 square feet and 50-foot lot width. However, the existing home occupies much of the practical buildable area, and the remaining yard area is shaped by the lot's boundaries, existing structure placement, and prior drainage conditions. These conditions were not created by the applicants as the home was constructed in 1952 according to county tax records

2. The requested variance does not go beyond the minimum necessary to afford relief, and does not constitute a grant of special privilege inconsistent with the limitations upon other properties in the zoning district in which the subject property is located.

The requested increase in lot coverage from 35 percent to 37 percent is limited in scope. The applicants state that strict compliance with the 35 percent lot coverage standard would limit the porch to approximately 113 square feet, which would not provide a meaningful screened outdoor living area. The proposed porch is approximately 275 square feet, resulting in a relatively modest increase beyond the permitted lot coverage limit.

3. The grant of the variance 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.

The requested variance is not expected to be materially detrimental to the public welfare or injurious to surrounding properties. The proposed screened porch is located to the rear/side of the existing residence and is not prominently visible from Glendale Road. The applicants indicate that the property is bordered by a church and parking lot on two sides, and that the neighboring residential property owner most directly affected is supportive of the request.

The submitted materials also document prior drainage concerns along the side yard and rear-left portion of the property. The applicants state that those conditions have been improved through installation of a French drain and Flo-well drainage system. Any final construction will remain subject to applicable building, development, and stormwater review. With those permits and reviews in place, the proposed porch addition may not create a material adverse impact on adjacent properties or public welfare.

4. The literal interpretation and strict application of the applicable provisions or requirements of this chapter would cause undue and unnecessary hardship.

Strict application of the 35 percent lot coverage standard would prevent the applicants from constructing any meaningful addition to the 74-year old structure. The existing outdoor area is limited, and the applicants state that the current concrete pad is too small to provide meaningful outdoor use.

5. The requested variance would be consistent with the spirit and purpose of this Chapter and the DeKalb County Comprehensive Plan Text.

The subject property is located within the Traditional Neighborhood (TN) Character Area. The Traditional Neighborhood character area generally supports preservation and enhancement of established residential neighborhoods, compatible reinvestment in existing housing, and development that maintains neighborhood scale and character. The proposed screened porch addition is a modest residential improvement that supports continued use and reinvestment in the existing single-family home.

The intent of lot coverage standards is to prevent excessive impervious surface, overbuilding, and adverse impacts to surrounding properties. In this case, the requested increase is modest, the addition is attached to the existing residence, and the submitted materials indicate that drainage concerns have been considered and addressed through on-site improvements. The proposal does not alter the residential use of the property and appears consistent with the established character of the surrounding neighborhood.

FINAL STAFF ANALYSIS:

The applicants request a variance from Section 27-2.2.1 to increase maximum lot coverage from 35 percent to 37 percent for construction of a screened porch addition to an existing single-family residence. The subject property is a substandard and irregularly shaped R-75 lot located within the Traditional Neighborhood Character Area and Scottdale Overlay District Tier 2.

Staff finds that the property's lot size, width, and irregular shape create a physical condition that limits the reasonable placement of a functional screened porch. The requested lot coverage increase is modest and limited to a residential porch addition. The proposed improvement is located behind the primary residence, does not appear to create a new adverse setback condition, and is not expected to materially injure surrounding properties. The applicants have also documented prior drainage issues and indicate that drainage improvements have been installed to address those conditions.

Based on review of Section 7.5.2 of the DeKalb County Zoning Ordinance, the submitted site plan, the applicant's letter of intent, and the physical characteristics of the subject property, Staff recommends approval with conditions.

Staff Recommendation: Approval with conditions

Conditions:

1. The following information about this variance shall be noted on any site plan prepared for the subject property: case number, approval date, type of variance, and condition(s) of approval.

ZONING BOARD OF APPEALS (ZBA) APPLICATION
to Amend the Official Zoning Map of DeKalb County, Georgia

Subject Property Address: 614 Glendale Road

City: Scottdale State: GA Zip: 30079

Parcel ID Number(s): 18 046 01 098 Acreage: _____

District: _____ Land Lot: _____ Block: _____ Parcel: _____

Commission District(s): _____ Super District: _____

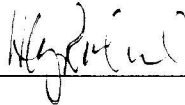
Type of Hearing Requested (check one):

- 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.

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

Owner Agent

H. A. Rowland



4/26/2026

Signature

Date

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



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: 4/26/2026

Applicant H. Brad Kendrick
Signature: *H. Brad Kendrick*

DATE: 4/26/2026

Applicant H. Amy Rowland
Signature: *H. Amy Rowland*


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.

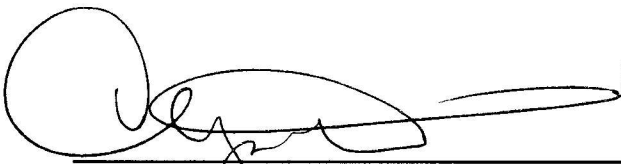
I hereby certify that I am the owner of the property and that I authorize the applicant/agent to apply for a hearing to the Zoning Board of Appeals for the requests as shown in this application.

DATE: 4/26 ~~2021~~ 2026 Applicant/Agent H. A. Rowland
Signature: 

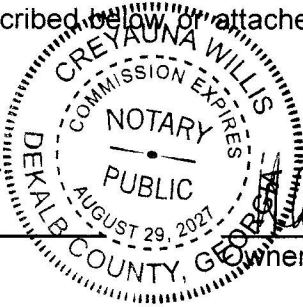
TO WHOM IT MAY CONCERN:


(I)/ (WE): Brad Kendrick and Amy Rowland
(Name of Owners)

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



Notary Public





Owner Signature

Notary Public

Owner Signature

Notary Public

Owner Signature

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.

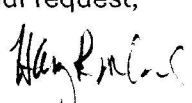

Minimum Variance Necessary. We would like to build a 275 SF porch that would allow us exterior living space behind our home, a small screened-in area, and privacy and safety away from the main road in front. The proposed addition is 162 SF over the limit.

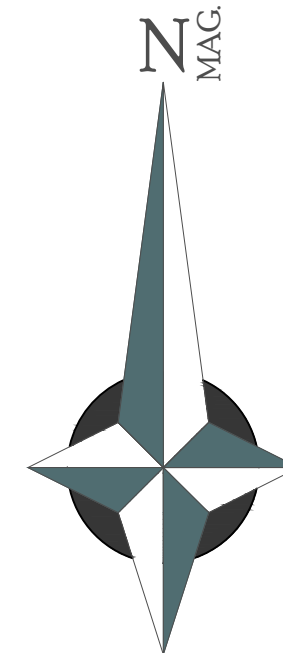
Public Welfare. The work that we have done to improve the lot has been very well-received by our church neighbors on two sides and our lovely neighbors to the left whose backyard connects to our side yard. We removed two layers of old chain link fence and cleared the property line from crazy overgrowth 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,

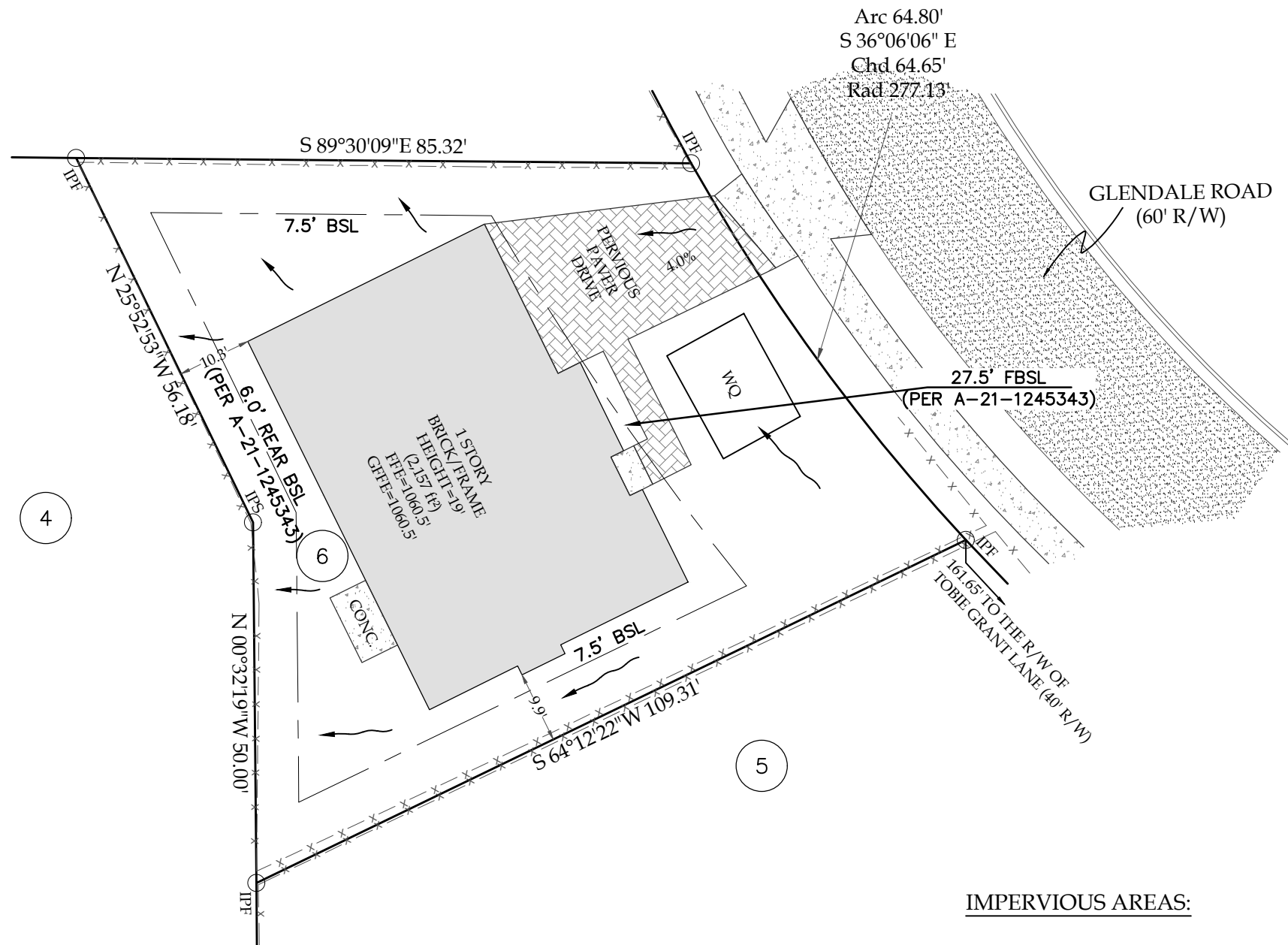
Amy and Brad
614 Glendale Road
Scottdale, GA 30079

 4/26/26
 4/26/26



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".

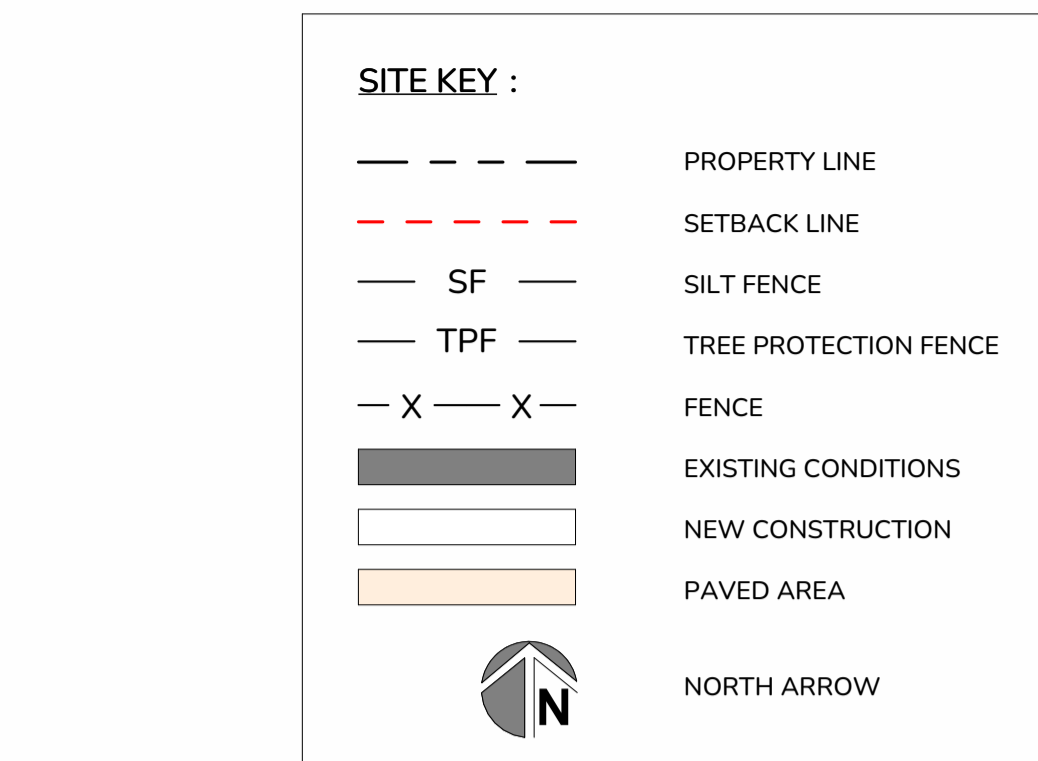
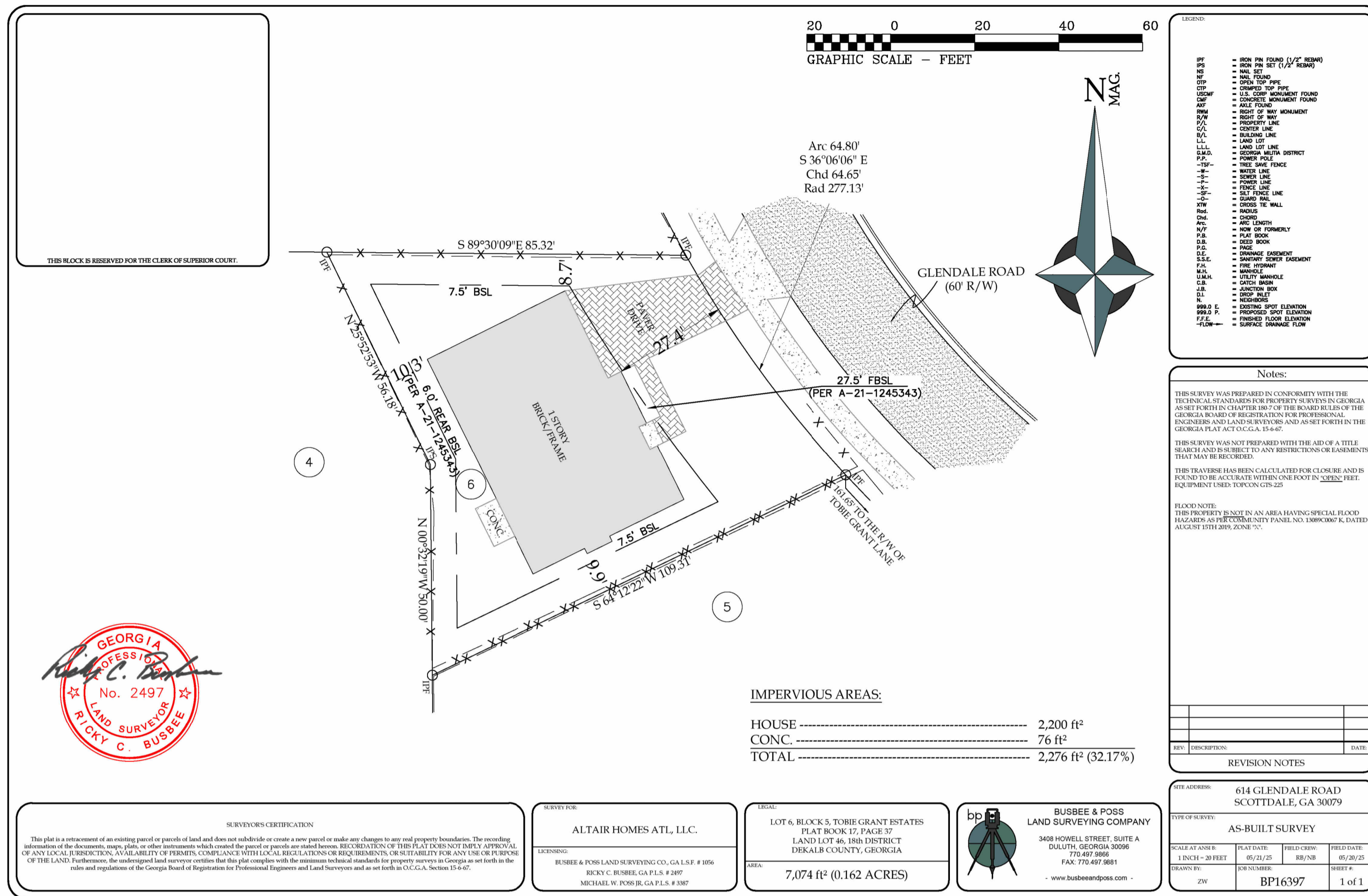
1	ADJUST IMPERVIOUS AREA, FLOW ARROWS, WQ	5/21/25
REV:	DESCRIPTION:	DATE:

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	



- 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 "MIRIFIX" 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

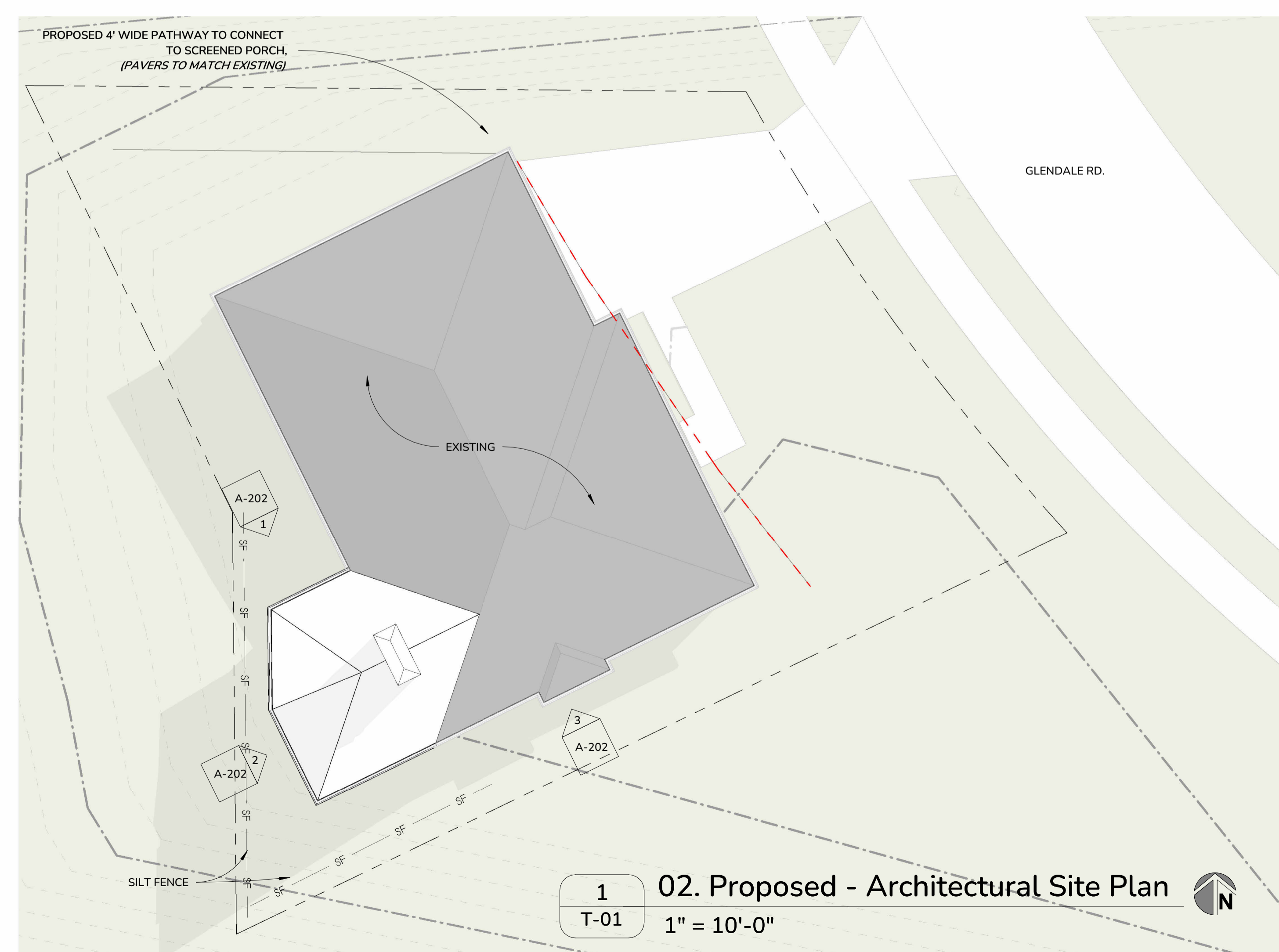
SETBACK TYPE	REQUIREMENT
FRONT	50 FT
SIDE	10 FT
REAR	20 FT

LOT COVERAGE

LOT SIZE	PERCENTAGE	SIZE
LOT SIZE	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

This drawing, as an instrument of service is and shall remain the property of Ross Design, Inc. and shall not be reproduced, published or used in any way without permission of same.

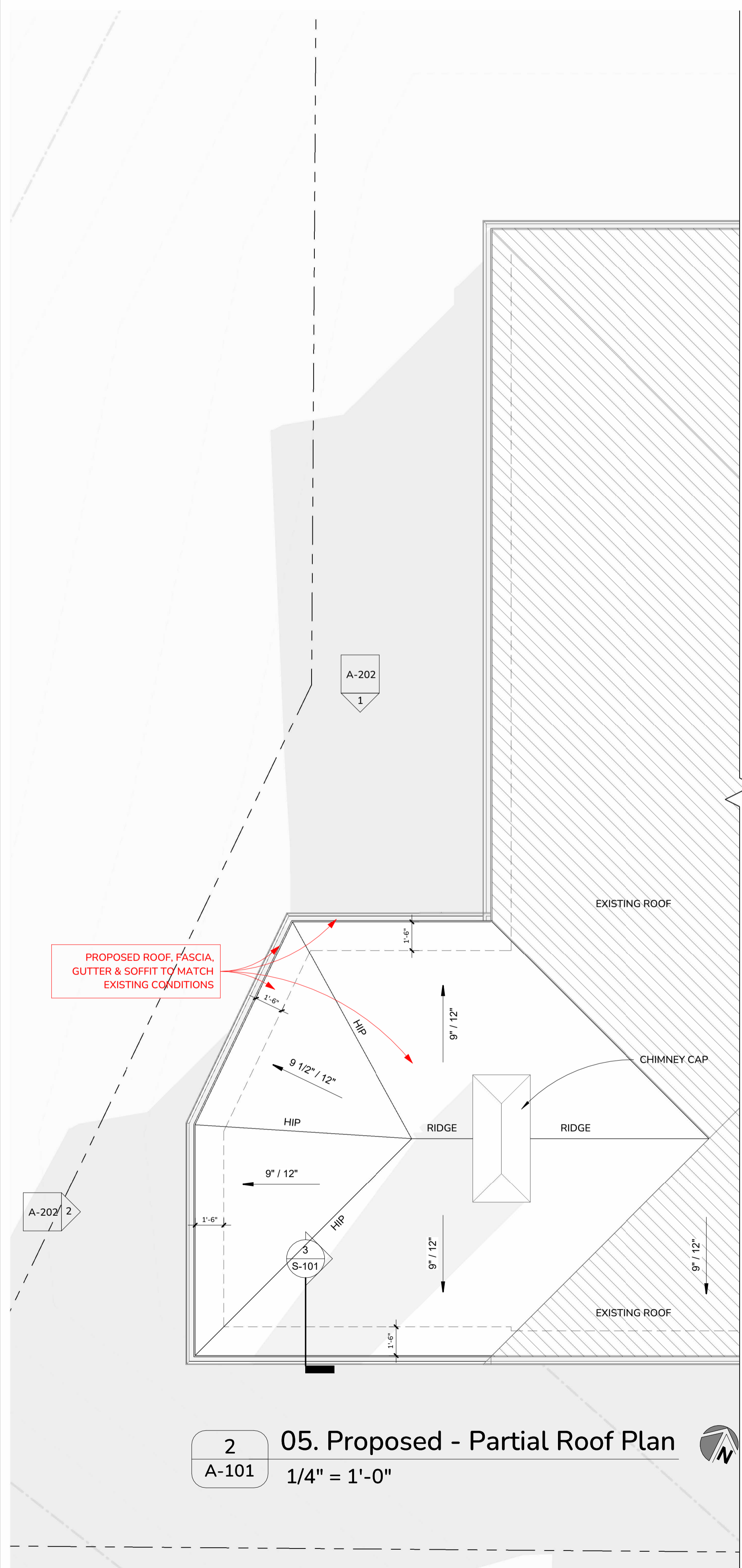
RELEASED FOR CONSTRUCTION

WALL KEY :

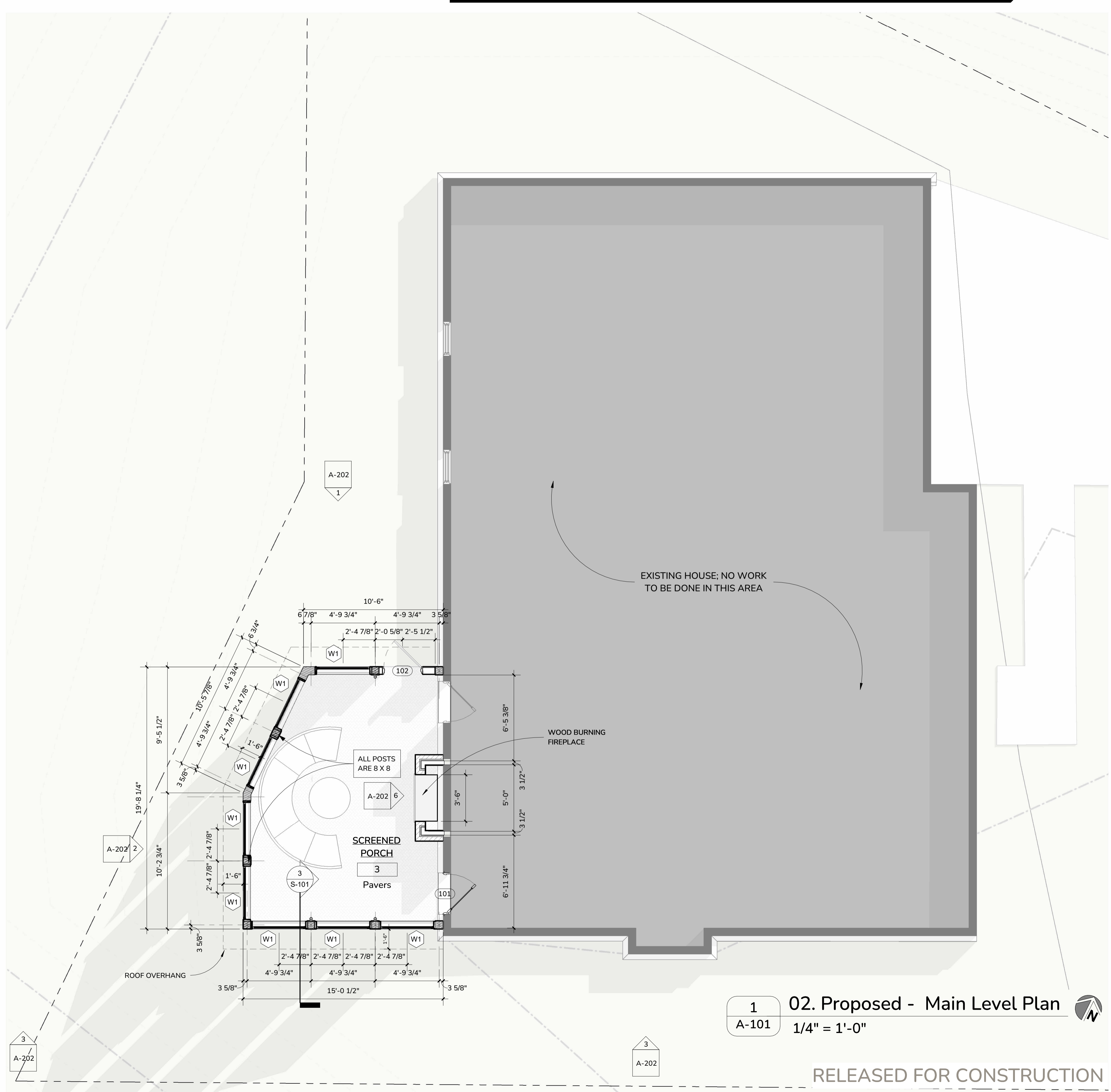
WALL EXIST	
WALL DEMO	
WALL NEW	

GENERAL NOTES:

1. 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.
2. PROVIDE SHEATHING AND NEW SIDING OVER NEW TYVEK HOUSE WRAP OR EQUAL. WRAP DOOR AND WINDOW OPENINGS PER MANUFACTURER'S PUBLISHED INSTRUCTIONS.
3. 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.
4. VERIFY WINDOW AND DOOR ROUGH OPENINGS WITH ACTUAL MANUFACTURER'S PRODUCT DATA. INSTALL OWNER SUPPLIED FRONT DOOR UNIT AND HARDWARE.
5. ACOUSTICALLY ISOLATE ALL PLUMBING DROPS.
6. CABINETRY AND COUNTERS REFERENCED ON THESE DRAWINGS FOR GENERAL LOCATION PURPOSES ONLY. VERIFY PLUMBING AND APPLIANCES WITH ACTUAL UNITS SELECTED.
7. VERIFY ALL FINISHES AND COLORS WITH OWNER.



2
A-101
05. Proposed - Partial Roof Plan
1/4" = 1'-0"



1
A-101
02. Proposed - Main Level Plan
1/4" = 1'-0"

RELEASED FOR CONSTRUCTION

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

A-101

REVISIONS:

NBR.	DATE

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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

614 Glendale Road

Side Yard – Before and After



Standing
Water After
Rain -
Side yard &
back left
corner



Post install – side & back dry after heavy rains; all old fences and debris removed.



Install French drain and Flo-well drainage solution

