

Development Services Center
178 Sams Street
Decatur, GA 30030

404-371-2155 (o); 404-371-4556 (f)

DeKalb County

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric Hudson

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

Applicant and/or
Authorized Representative: Lindval Baptist
Mailing Address: 485 Heathrow Way
City/State/Zip Code: Stone mountain GA 30087
Email: [REDACTED]
Telephone Home: [REDACTED] Business: [REDACTED]

OWNER OF RECORD OF SUBJECT PROPERTY

Owner: Linda Baptist
Address (Mailing): 6513 Rebecca Way Lithonia GA 30058
Email: [REDACTED] Telephone Home: [REDACTED] Business: [REDACTED]

ADDRESS/LOCATION OF SUBJECT PROPERTY

Address: 572 Daniel Ave City: Decatur State: GA Zip: 30
District(s): 15 Land Lot(s): 163 Block: [REDACTED] Parcel: 1517108004
Zoning Classification: R-75 Commission District & Super District: 3 & 7

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.

Email

with any questions.

ZONING BOARD OF APPEALS APPLICATION

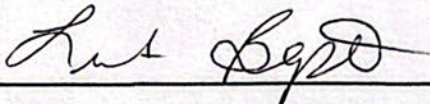
AUTHORIZATION OF THE PROPERTY OWNER

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: 04-03-2026

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: 4/18/20 Applicant/Agent Signature: [Signature]

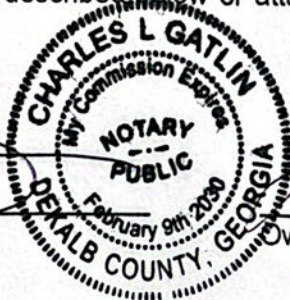
TO WHOM IT MAY CONCERN:

(I)/ (WE): Linda Baptista
(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

Subject: Variance requests for Rear yard setback reduction section. 27- 2.2.1.

They are members of the Zoning Board of Appeals,

My name is Linda Baptist and I am writing to formally request a variance from section 27-2.2.1 of the Cab County zoning coordinates. My request pertains to the reduction of the rear yard setback reducing from 7'5" to 6 feet for my property located at 572 Daniel Ave., Decatur, GA 30032. The purpose of this variance is to facilitate the construction of a master bedroom.

1. Physical condition of the site

The unique physical condition of my property constitutes a special case necessitating this variance. The parcel is characterized by a narrow 50-foot-wide lot in zone R – 75 the house was built in 1953; the zoning code was last updated in 2015. The previous floor plan was scrapped because we could not get a variance due to the addition being on the south-side. We could not get variance because of the fire department accessibility. We obtained a new floor plan that was passed by the city.

2. Minimum variance necessary

I assure you that my request is solely for the minimum variance necessary to render my property usable. The setback to 6 feet is necessary so wall plane could continue as is-aids to the house functionality. A prior approval was granted Permit #3088915 which was issued in 2022 and expired in 2023. This was approved in zoning review by Robert Satterwhite.

3. Public welfare

The proposed addition would provide a positive impact on the neighborhood and community. The addition has been existing for three years without any harm on the neighborhood. The process of removing and rebuilding the addition would cause more harm. The neighbor 's fence at 568 addresses any privacy concerns. The reduced setback will not pose any harm to the public welfare, neighborhood properties, or overall improvements on the R-75 zoning district. The master bedroom will be a tasteful addition enhancing the property without imposing adverse effects to the surrounding areas.

4. Ordinance Hardship

A strict interpretation of the zoning laws in this case would cause undue harm for me. If denied, I would be forced to tear down an already built addition which was previously approved by the prior zoning review. The variance is therefore essential to prevent unnecessary hardship and allow for a reasonable use of my land.

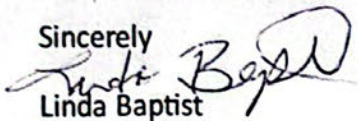
5. Alignment with the Spirit of the Law.

I firmly believe that my variance request aligns with the intent of the traditional Neighborhood areas as outlined in the DeKalb County Comprehensive Plan. The Lot coverage 3% increase is negligible when it comes to storm water runoff. The setback neighborhood overall appears to be consistent with spacing pattern between houses; existing wall plan is intact Traditional neighborhood land use is appropriate for character area aesthetically.

In conclusion, I appreciate your time and consideration of my variance request. I am Committed to working collaboratively to ensure my proposed changes align with the broader goals and policies of the Dekalb county.

Thank you for your attention in this matter.

Sincerely


Linda Baptist