

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

Subject Property Address: 1373 Markan Drive

City: Atlanta State: GA Zip: 30306

Parcel ID Number(s): 18 055 04 011 Acreage: .24

District: 18 Land Lot: 55 Block: 4 Parcel: 18 055 04 011

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.

***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.

☒ Owner ☐ Agent

Caleb Koffler

Signature

5/6/2026

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

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: 5/8/2026

Applicant Caleb Koffler
Signature: _____

DATE: 5/8/2026

Applicant Kasia Zycinska
Signature: K. Zycinska

DEPARTMENT OF PLANNING & SUSTAINABILITY

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:

5/6/26

Applicant/Agent
Signature:



TO WHOM IT MAY CONCERN:

(I)/ (WE):

Caleb Koffler

(Name of Owners)

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

Notary Public

Notary Public

Notary Public



Owner Signature

Owner Signature

Owner Signature



Atlanta Mid-Century Modern
Architecture Firm
ATL-MCM

Variance Application | Letter of Intent

1 3 7 1 - 1 3 7 3 M a r k a n D r i v e

2026.05.08

Dear Members of the Board and Fellow Neighbors,

On the behalf of the owner of the duplex property at 1371-1373 Markan Drive, Caleb Koffler, I am requesting variances as noted below. The intent for the variance asks is to be able to renovate the 1956 single-story building into a quadriplex by adding another floor that would be a duplicate of the existing floor plan and reconstruction of the roofline as currently exists to create a timeless and architecturally appropriate structure seeming as it has always been designed and constructed in such manner. We are intending to continue to fit in with the scale and character of the neighborhood and adjacent buildings while enhancing the existing streetscape.

Although adding a second story to a single story building on a property zoned MR-2 does not seem as something that would require a Zoning Board of Appeals permission, as even a single family home can reach 3-stories and 35 feet in height, 1371-1373 Markan Drive is adjacent to the south side and east rear to properties having a lower zoning designations:

- 1363 Markan Dr - South-West, side - RSM, Residential Small Mix, Druid Hills Historic District
- 1300 University Dr - South-East, side - R-3
- 1302 University Dr - East, rear - R3

These designations necessitate a 50 ft wide buffer, which when applied, takes up 80% of this small lot, becoming the major hurdle to any renovation or changes of this property and therefore the first variance ask below.



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ATL-MCM

Variances Requested:

A. Reduction of 50 ft transitional buffer along the south side to ____ ft (TBD per new survey), as required per Municode Chapter 27, Article 5, Section 5.4.5 - Transitional Buffers:

We understand very well the merits of such buffers, providing a breather between lower and higher zoned sites and can imagine ample conditions where such a buffer serves both properties very well (for instance a single family home adjacent to a 4-story apartment complex, that could very well be constructed in MR-2 zoning). In our particular case, such buffer has no merit, as it would not be separating dissimilar properties. At the moment, the properties adjacent to the south, in fact, appear to be of higher use than our property regarding their scale. As shown in the Google Street View, they are 2 and 3 stories tall. What we are requesting is to bring our property's scale to what's already adjacent to us. With 1371-1373 Markan Drive being a 2-story structure, it will create a unified street frontage regarding the character and scale with the properties adjacent to the south, appearing as zoned the same and not standing out, and therefore not requiring any buffer.

The buffer that we are proposing for the reduction width in this variance is predicated on the existing building footprint and its most protruding to the south corner.

B. Allowance of off-street parking in front yard that typically is not allowed in MR-2 per Municode Chapter 27, Article 6, Section 6.1.3 - 4, unless parking in the rear is not possible or impractical:

Due to the narrowing of the lot from front to back and existing building footprint, there is insufficient clearance between the property lines and building corners to allow for a car to pass through into the rear, see survey.



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C. Reduction of minimum required off-street parking per Municode Chapter 27, Article 6, Section 6.1.4, Table 6.2: Off-street Parking Ratios:

Table 6.2: Off-street Parking Ratios stipulates that a multi-family dwelling (1 or more bedrooms) requires minimum of one and one-half (1.5) spaces for every dwelling unit, imposing a minimum of 6 parking spaces. This would not be difficult to achieve if rear parking were feasible and we do not wish to reduce the front yard to nothing but a parking lot as it would not be in keeping with the required character of the streetscape.

As such, we are proposing reduction to one (1) parking space per unit, four (4) in total which can be accommodated easily in the front, not exceed the typical amount of parking accustomed seeing at single family homes (with 2 cars parked side by side in front of a house) and able to thoughtfully integrate the parking into the front scape and partially screened with landscaping elements as shown in drawings that accompany this letter. Providing the full six required spaces in the front setback area would substantially increase impervious surface coverage and visually dominate the streetscape with parking, contrary to the residential character of Markan Drive. The requested reduction allows the site to maintain landscaping, soften the visual impact of parked vehicles, and preserve a more pedestrian-oriented frontage.

Variance Justifications:

1. Extraordinary or exceptional physical condition(s) pertaining to the particular piece of property:

The difficult condition of this particular property is its adjacency to properties in the south and east carrying zoning that necessitates a 50 ft wide buffer because the lot in question at its widest in the front is only 90 ft wide, but at the same time well within the minimum size for an MR-2 lot. Indeed if the lot was vacant, it would be unbuildable. The property already has a structure on it from 1956 that predates the implementation of the first zoning regulations in 1970s.



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2. Minimum Variance Necessary:

The minimum variance necessary is to allow this property to be developable without having to rely on grandfathering of an existing structure. The buffer should be reduced to allow for the existing structure to be able to be legally modified in ways that does not violate any of the zoning regulations building or site constraints for MR-2 zoning designation, such as a modest addition of a second story as proposed.

3. Public Welfare:

The proposed 2-story structure does not create a negative impact on the neighborhood or adjacent properties as it is in keeping with the existing multi-story character of the neighborhood and will blend well with the adjacent historic structures. It will help graduate the scale of the structures - from the 3-story corner at University and Markan Drive, followed by the 2-story apartment structure directly adjacent on the south, and the single-story structure to the north - becoming an architectural bridge between the scale and style.

Additionally, the proposed quadriplex increases the supply of modestly sized 2-bedroom rental housing in an area experiencing continued population and housing demand growth.

4. Ordinance Hardship:

The strict interpretation of the zoning ordinance regarding the 50 ft buffer leaves the property undevelopable as it covers almost the entirety of the lot. Strict application of the transitional buffer leaves only a limited and impractical building envelope relative to the existing structure.

Furthermore, strict interpretation is not in keeping with the intent of this type of buffer because it would separate properties that are identical in use, scale, and character.

Municode is about metrics. Variance is about common sense to how zoning regulations should be applied - less about metrics and more about merits and built environment outcomes. What we are considering when asking about the variance is an optimal use of my client's property, as well as the most appropriate outcome for the adjacent properties scale and neighborhood character as a whole. Making our ask modest and sensible.



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5. Alignment with the Spirit of the Law:

The proposed quadriplex is in keeping with the spirit of Dekalb County's Zoning Regulations and Comprehensive Land Use Plan. The proposed structure maintains the intent of MR-2 zoning and does not violate any of the building or site constraints delineated in the zoning code. Additionally, it promotes and increases the density of the lot as outlined for the future of this area in the Comprehensive Land Use Plan. The proposal concentrates additional density effortlessly and unobtrusively - vertically within the existing building footprint rather than expanding building coverage across the site. The design put forward harmonizes with the adjacent neighbors and intends to create a timeless structure seeming as original to the street scape in its 2-story form as it was as a single-story building, ever-present, defining the historic character of the area.

The property's owner, Caleb Koffler, is committed to maintaining a residential character compatible with the surrounding neighborhood through careful architectural detailing, landscaping, and responsible site planning. The intent is to improve an aging structure while minimizing visual and operational impacts on adjacent properties.

Thank you in advance for your consideration,

Kasia Zycinska

Principal Architect
A T L - M C M
Atlanta Mid-Century Modern
Architecture Firm



The field data upon which this plat is based has a closure precision of one foot in 15,000 feet and an angular error of 03" seconds per angle point and was adjusted using the Compass Rule. This plat has been calculated for closure and is found to be accurate within one foot in 100,000 feet.

Equipment used: Topcon GTS-213 Total Station.

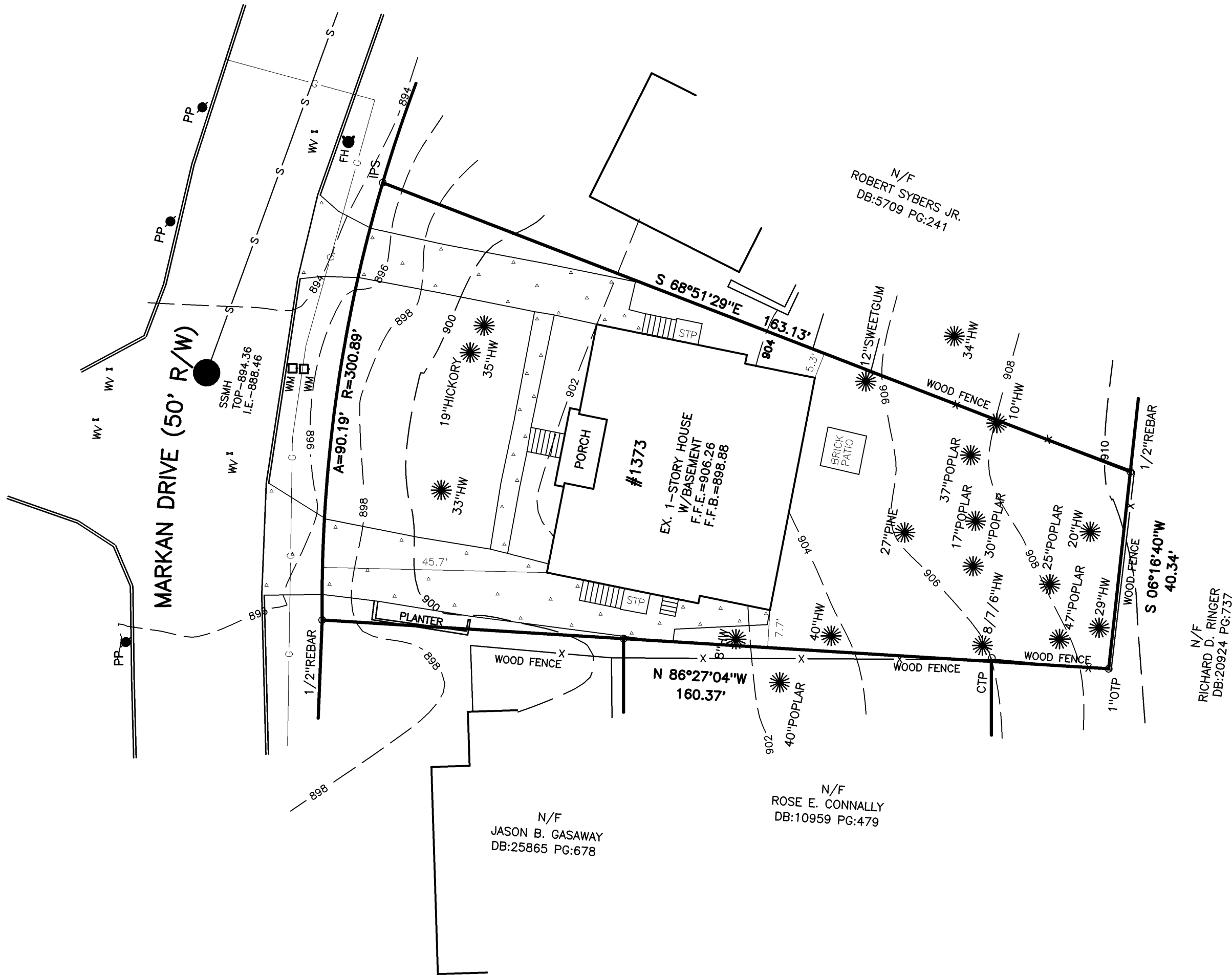
FLOOD HAZARD STATEMENT

THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA AS PER THE FIRM FLOOD HAZARD MAP OF DEKALB COUNTY, GEORGIA, COMMUNITY PANEL NUMBER 13089C 0062K, DATED 08/15/19

LOT AREA:
10,567 sf.
0.243 ACRES
ZONING: MR-2

LEGEND

- IPF = 1/2" REBAR FOUND
- IPS = 1/2" REBAR PIN SET
- L.L. = LAND LOT
- L.L.L. = LAND LOT LINE
- P.L. = PROPERTY LINE
- CL = CENTERLINE
- B.L. = BUILDING LINE
- R/W = RIGHT-OF-WAY
- S.S.E. = SANITARY SEWER EASEMENT
- D.E. = DRAINAGE EASEMENT
- MH = MANHOLE
- C.B. = CATCH BASIN
- J.B. = JUNCTION BOX
- HW = HEADWALL
- D.I. = DROP INLET
- PP = POWER/UTILITY POLE
- F.H. = FIRE HYDRANT
- I.E. = INVERT ELEVATION
- F.F.E. = FINISHED FLOOR ELEVATION
- F.F.B. = FINISHED FLOOR BASEMENT
- F.F.G. = FINISHED FLOOR GARAGE
- BOC = BACK OF CURB
- EP = EDGE OF PAVEMENT
- N/F = NOW OR FORMERLY
- P.O.B. = POINT OF BEGINNING
- SS = SANITARY SEWER LINE/PIPE
- X-X-X = FENCE LINE
- O = FLOOD HAZARD ZONE LINE
- SS = STORM SEWER LINE/PIPE
- W = WATER LINE
- G = GAS LINE
- CM = CONCRETE MONUMENT
- C.E. = CONSTRUCTION EASEMENT
- C&G = CURB AND GUTTER
- LS = LIGHT STANDARD
- OTP = OPEN TOP PIPE FOUND
- CTP = CRIMP TOP PIPE FOUND



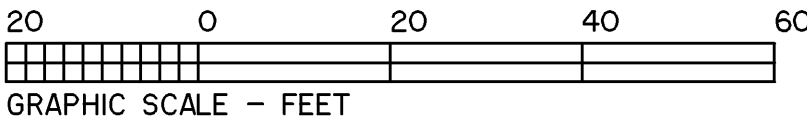
AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

Robert W. Richardson

ROBERT W. RICHARDSON, GA RLS #3419

05/26/26

DATE



ALPHA LAND SERVICES
P.O. BOX 1651
LOGANVILLE, GA. 30052
ENGINEERING * LAND SURVEYING

OFF: 770.696.4054 EMAIL: ROBERT@ALPHASURVEYOR.COM

REVISION: _____

REF. PLAT: PB. 14 P. 117

SURVEY FOR:

1373 MARKAN DRIVE
TAX PARCEL# 18 055 04 011

LAND LOT: 55	LOT: 1	BLOCK: H
DISTRICT: 1ST	SUB: ROCK SPRINGS	ESTATES
DEKALB COUNTY		
GEORGIA		
FIELD DATE: 05/06/26	AREA = 0.243 ACRES	
PLAT DATE: 05/26/26	JOB No. 26-05-235	



LEFT: PROPERTY TO THE NORT, 1379 Markan Dr. CENTER: VARIANCE PROPERTY



LEFT: VARIANCE PROPERTY. CENTER & RIGHT: 1363 Markan Dr. R/M, Druid Hills Historic District



LEFT & RIGHT: 1363 Markan Dr. R/M, Druid Hills Historic District

PROJECT INFO

EXISTING UNIT MATRIX:

LEVEL	UNIT	HEATED SF	BED/BATH
GROUND	UNIT 1	1,054 SF	2 / 1
	UNIT 2	1,097 SF	2 / 1
TOTAL	2	2,151 SF	4 / 2

PROPOSED UNIT MATRIX:

LEVEL	UNIT	HEATED SF	BED/BATH
GROUND	UNIT 1	1,054 SF	2 / 2
	UNIT 2	1,097 SF	2 / 2
UPPER	UNIT 3	1,054 SF	2 / 2
	UNIT 4	1,097 SF	2 / 2
TOTAL	4	4,302 SF	8 / 8

PARKING:

(1) SPACE PER UNIT
(4) SPACES TOTAL

BUILDING HEIGHT:
MAX. ALLOWED: 2-STORIES OR 35 FT
PROPOSED HEIGHT: 2-STORIES & 30 FT

ZONING / SITE INFO

PARCEL: 18 055 04 011
ZONING: MR-2
LAND USE: SUB
LOT AREA: 10,567 SF
FRONTAGE: 90 FT
EXIST. BLDG FOOTPRINT: 2,493 SF
EXIST. BLDG COVERAGE: 24%

PROPOSED BLDG FOOTPRINT: 3,147 SF
PROPOSED BLDG COVERAGE: 30%

EXISTING USE: DUPLEX
PROPOSED USE: 4-UNITS / MULTI-FAMILY
PROPOSED DENSITY: 16 UNITS/ACRE

PROPOSED LOT COVERAGE / IMPERVIOUS:

BLDG FOOTPRINT: 3,147 SF (*)
NORTH IMPERVIOUS: 1,055 SF
SOUTH IMPERVIOUS: 1,091 SF
BRICK BREEZE WALL: 32 SF
TOTAL: 5,325 SF (50%)

MAX LOT COVERAGE ALLOWED: 75%

(*) INCLUDES: EXIST. BLDG FOOTPRINT & NEW
FRONT & SIDE STAIRS, AS WELL REAR PATIO /
TERRACE AREA

DRAWING LIST

A1.1 COVER SHEET
A1.2 SITE PLANS
A2.1 EXISTING PLANS
A2.2 PROPOSED GROUND LEVEL
A2.3 PROPOSED UPPER LEVEL
A3.1 EXISTING ELEVATIONS
A3.2 PROPOSED ELEVATIONS
A3.3 INSPIRATION IMAGES

PROJECT SCOPE

RENOVATION OF EXISTING SINGLE-STORY
RESIDENTIAL DUPLEX BUILDING AND ADDITION
OF SECOND STORY TO EXPAND IT INTO A
QUADRUPLX. ADDITION OF REAR PATIO FOR
GROUND LEVEL AND TERRACE ABOVE FOR UPPER
LEVEL. UPGRADES TO BUILDING FRONTAGE.

VARIANCE REQUESTS

- Article 5, Section 5.4.5 - Transitional Buffers:
Reduction of 50 ft transitional buffer required
- Article 6, Section 6.1.3 - 4: allowance of front
yard parking
- Article 6, Section 6.1.4, Table 6.2: Off-street
Parking Ratios: reduction of off-street parking
minimum requirement

PROJECT CONTACTS

PROJECT NAME:
MARKAN QUADRUPLX

PROJECT ADDRESS:
1371-1373 MARKAN DRIVE
ATLANTA, GA 30306

PROPERTY OWNER:
CALEB KOFFLER
1511 RAINIER FALLS DR
ATLANTA, GA 30329
770.542.7551
CALEB.KOFFLER@GMAIL.COM

APPLICANT & ARCHITECT:
KATARZYNA "KASIA" ZYCINSKA
ATL-MCM, LLC
3424 NORTHLAKE TRL
ATLANTA, GA 30340
901.287.1179
KASIA@ATL-MCM.COM

ATL
MCM

ATLANTA
MID-CENTURY
MODERN
ARCHITECTURE FIRM



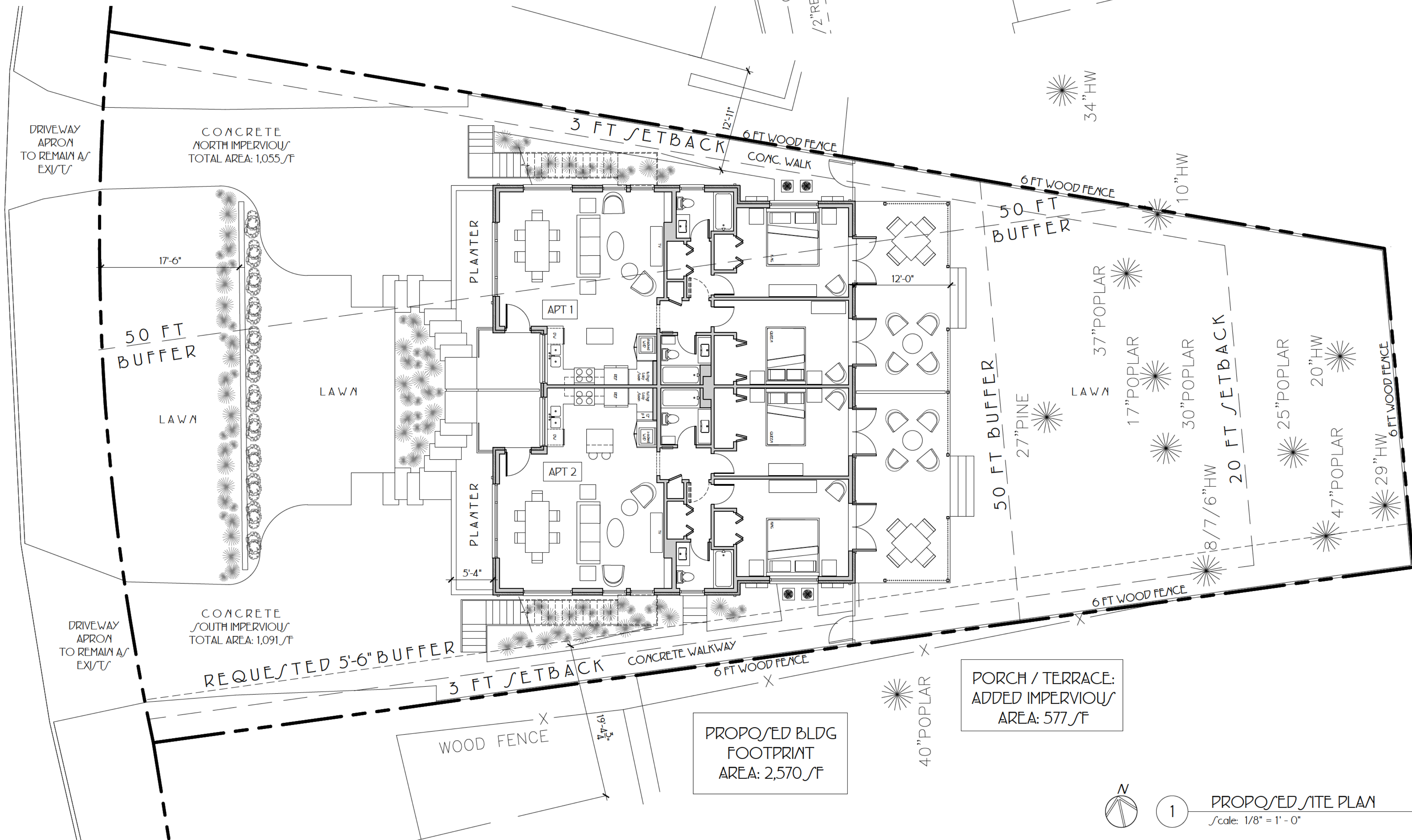
MARKAN QUADRUPLX
1371-1373 MARKAN DRIVE | ATLANTA, GA 30306
VARIANCE APPLICATION

ISSUED RECORD
MAY, 8 2026 | VARIANCE

COVER SHEET

A1.1

MARKAN DRIVE (50' R/W)



1

PROPOSED SITE PLAN
Scale: 1/8" = 1' - 0"

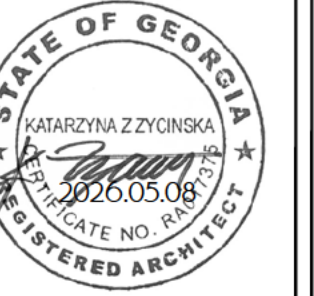


2

EXISTING SITE PLAN
Scale: 3/32" = 1' - 0"

ATL
MCM

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MODERN
ARCHITECTURE FIRM



MARKAN QUADRUPLEX
1371-1373 MARKAN DRIVE | ATLANTA, GA 30306
VARIANCE APPLICATION

ISSUED RECORD
MAY, 8 2026 | VARIANCE

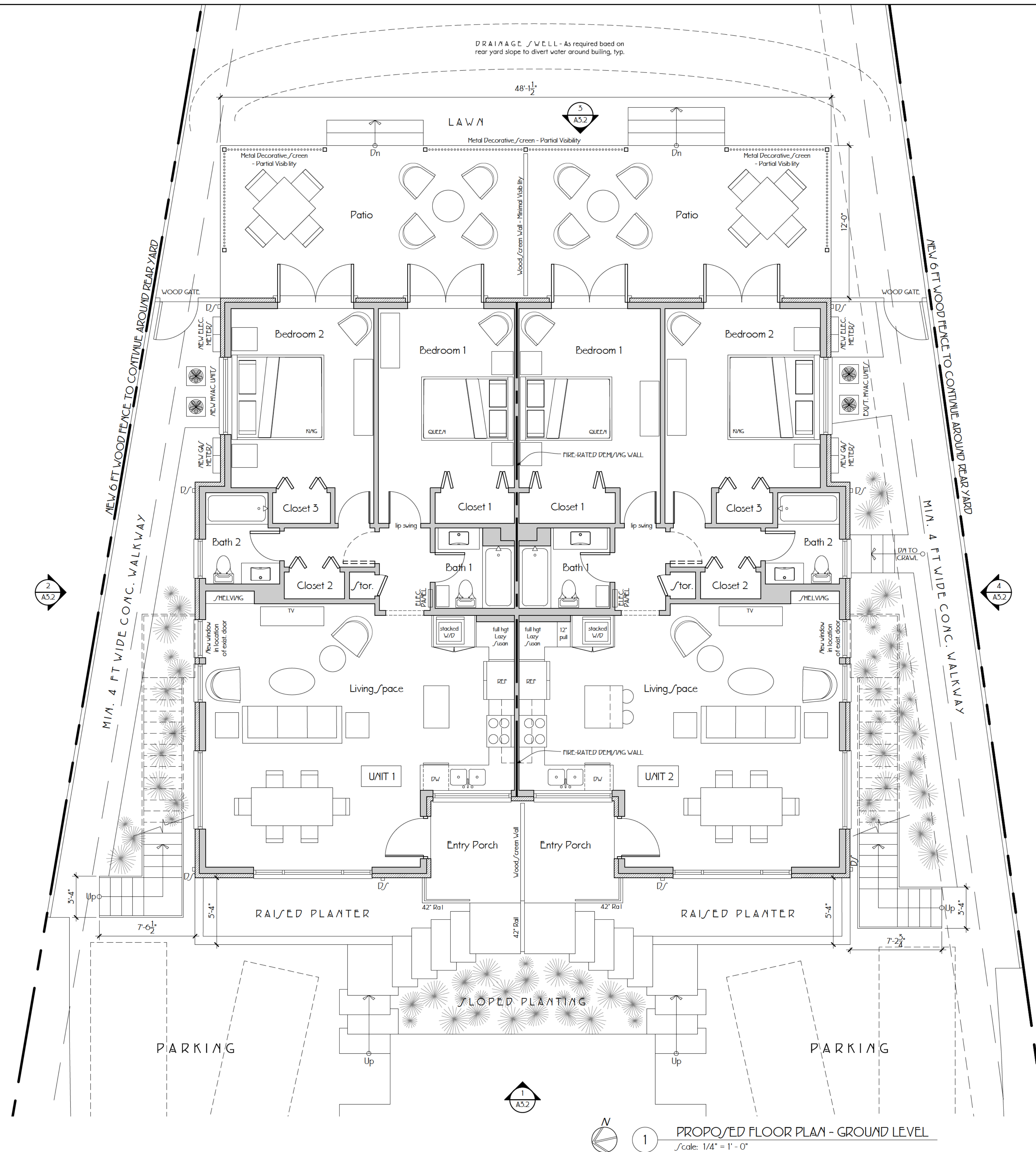
SITE PLAN

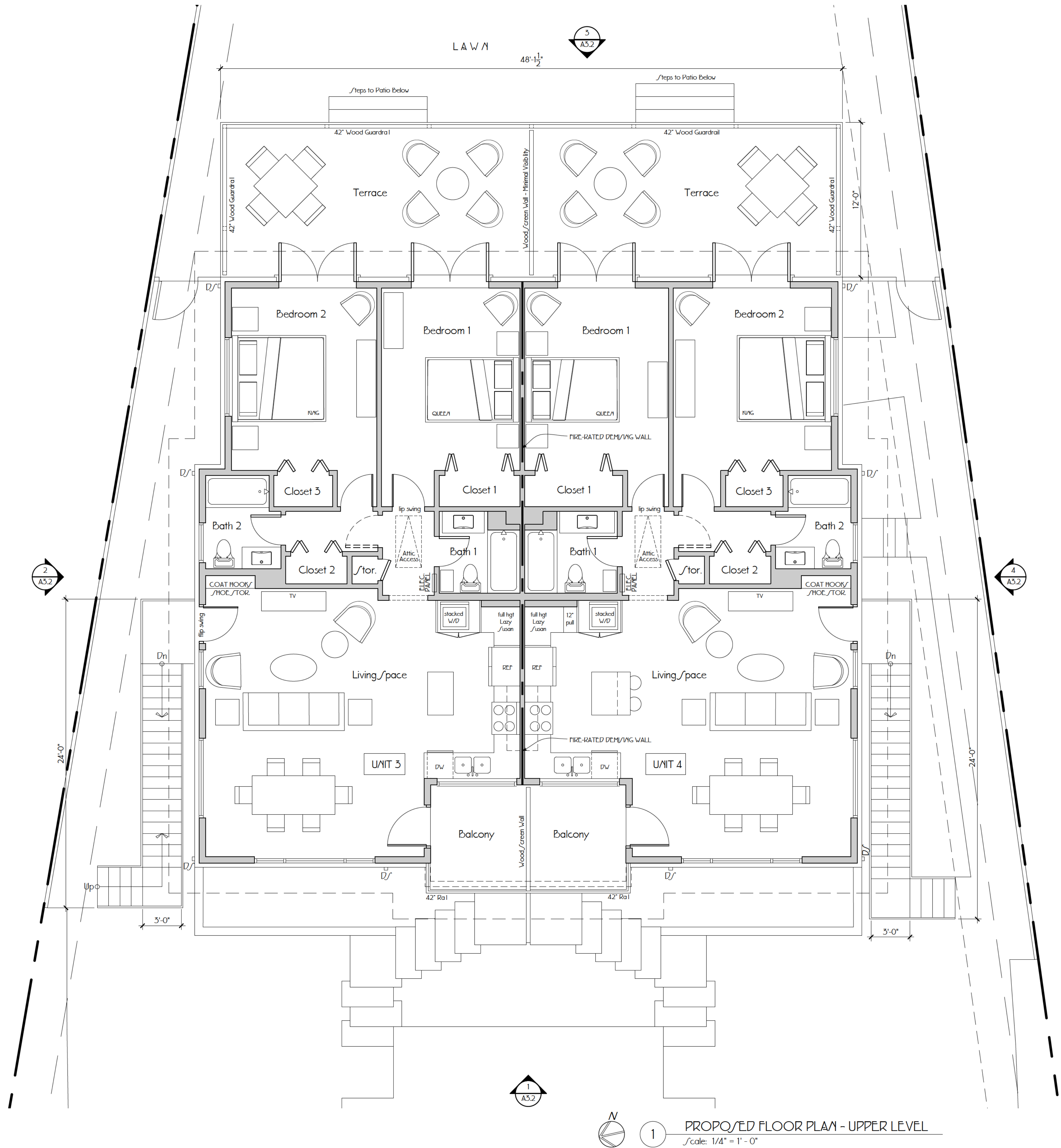
A1.2

RELEASED FOR VARIANCE APPLICATION SUBMISSION


2
EXISTING & PROPOSED ROOF PLAN
 $\text{Scale: } 3/16" = 1' - 0"$

1 EXISTING FLOOR PLAN
Scale: 1/4" = 1' - 0"





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MID-CENTURY
MODERN
ARCHITECTURE FIRM

STATE OF GEORGIA
KAROLINA ZYONSKA
2026.03.08
REGISTERED ARCHITECT

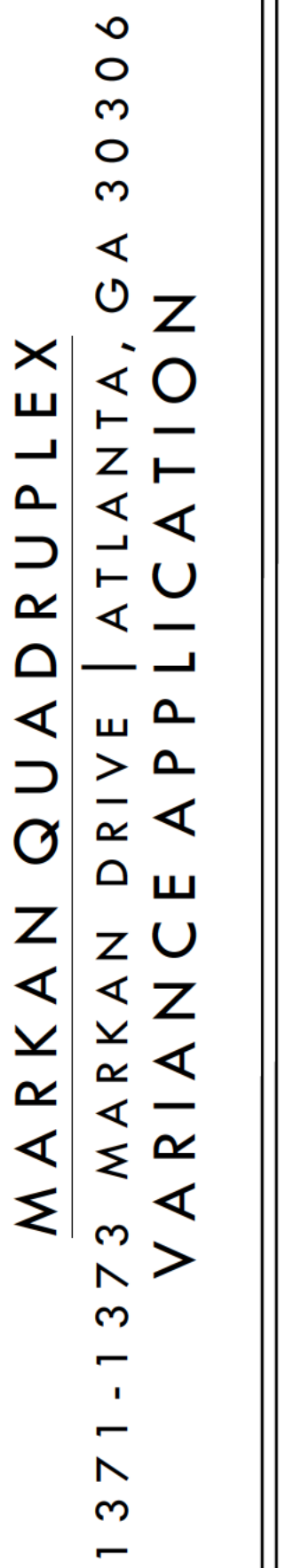
MARKAN QUADRUPLEX
1371-1373 MARKAN DRIVE | ATLANTA, GA 30306
VARIANCE APPLICATION

ISSUED RECORD
MAY, 8 2026 | VARIANCE

PROPOSED
UPPER LEVEL

A2.3

RELEASED FOR VARIANCE APPLICATION SUBMISSION



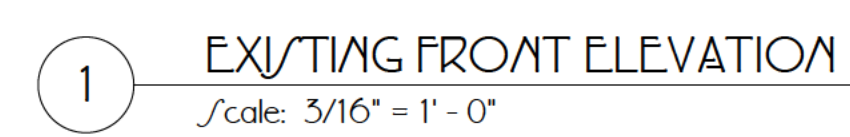
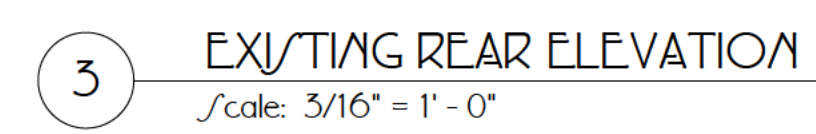
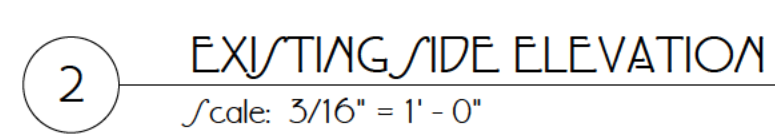
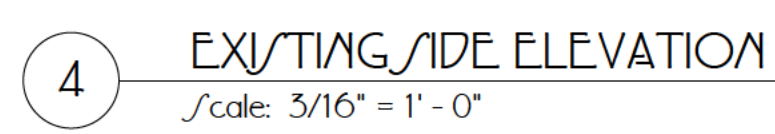
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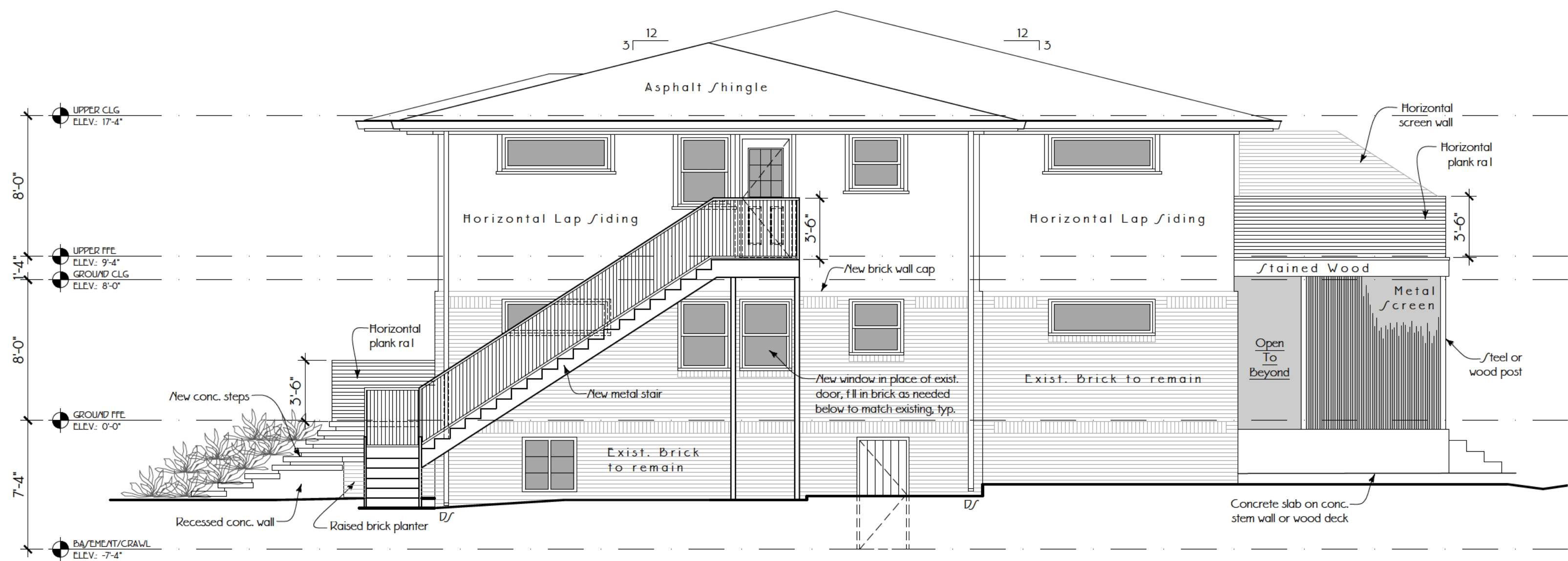
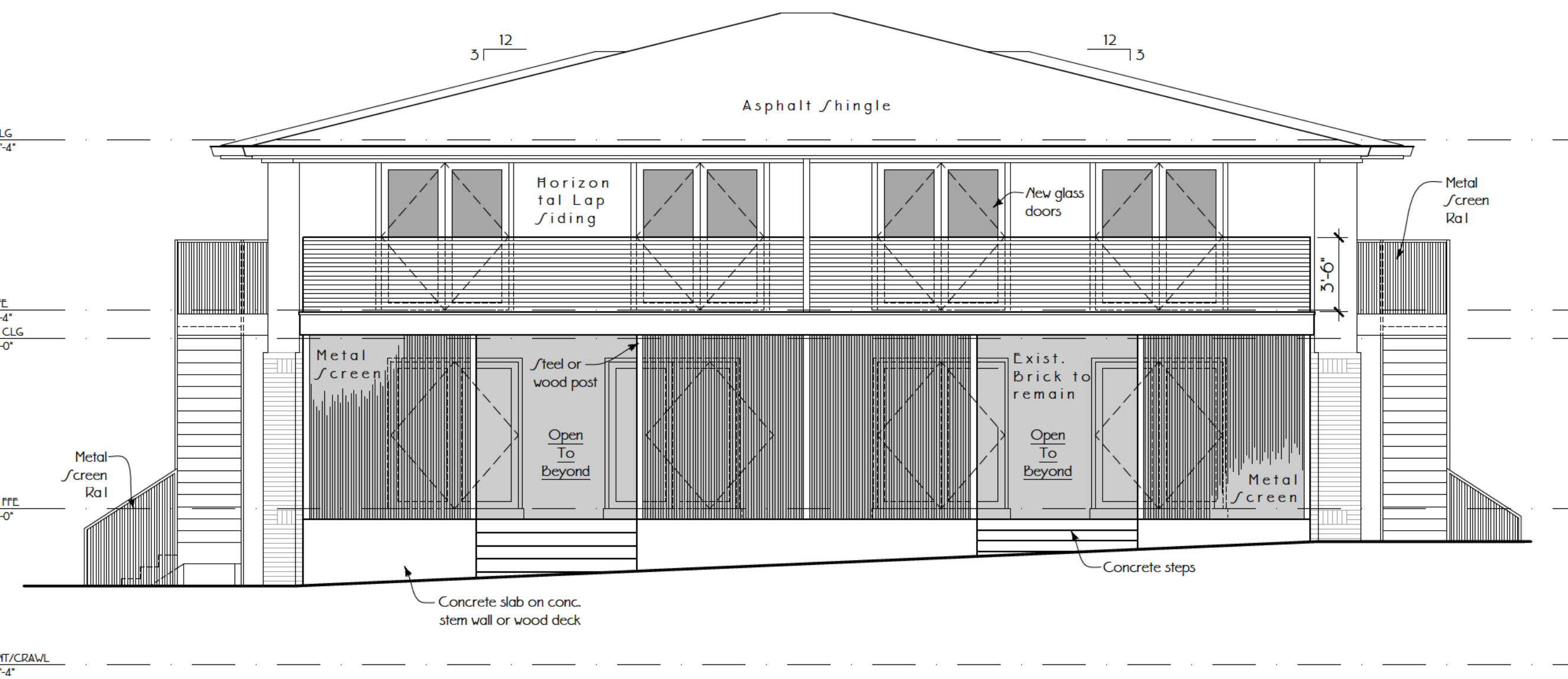
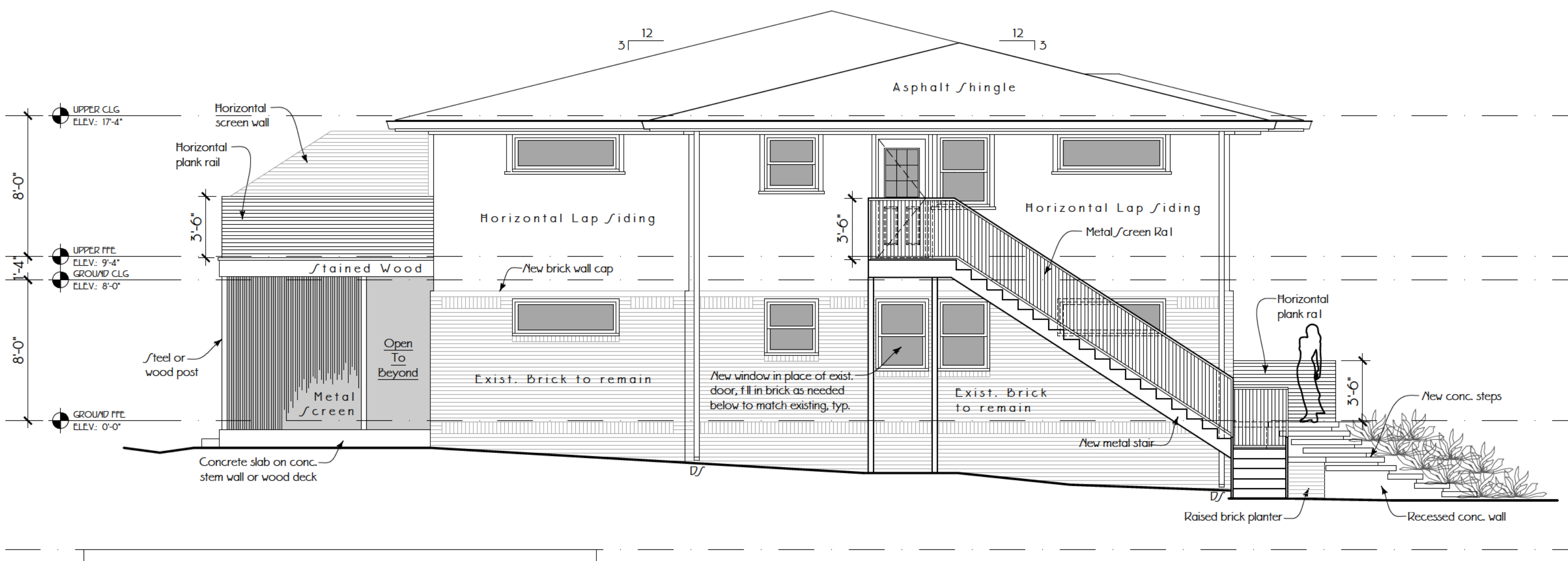
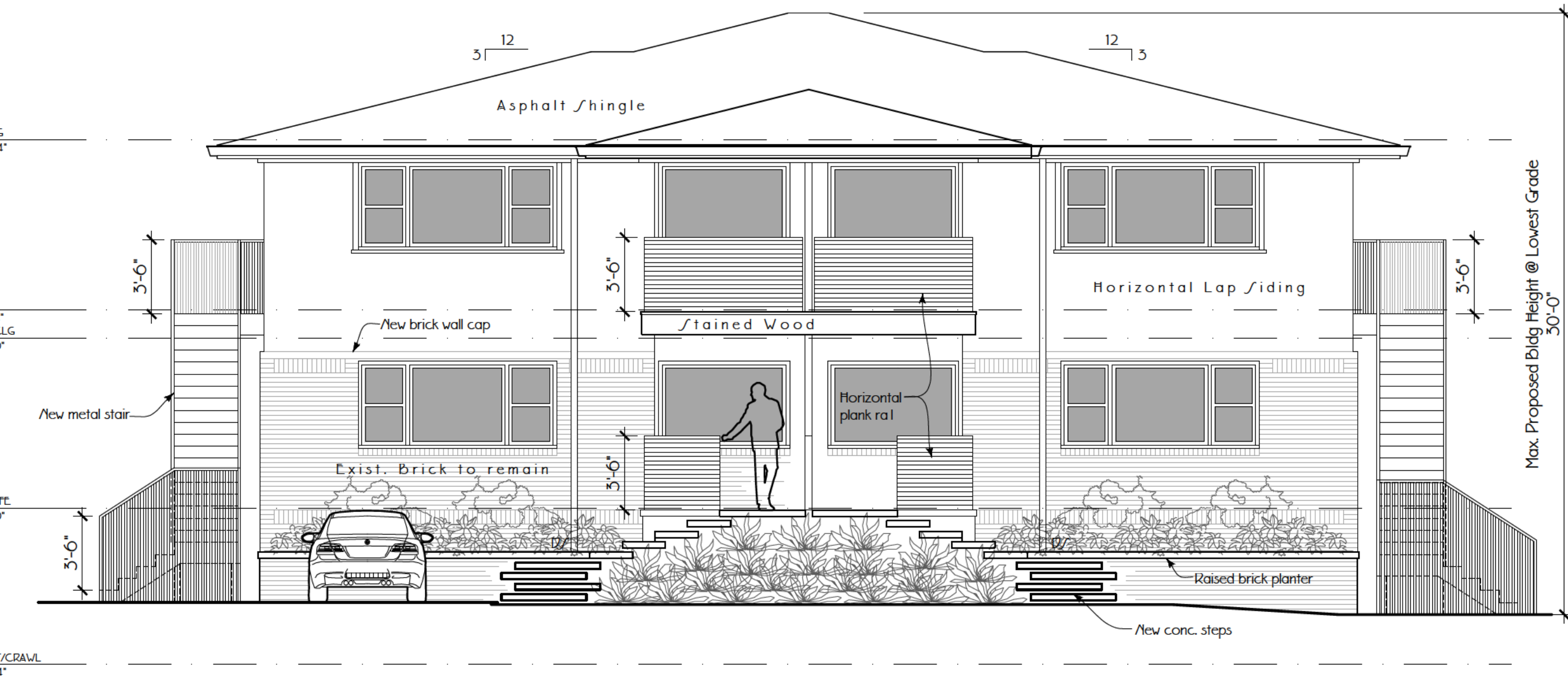
7, 8 2026 | VARIANCE

EXISTING
ELEVATIONS

A3.1

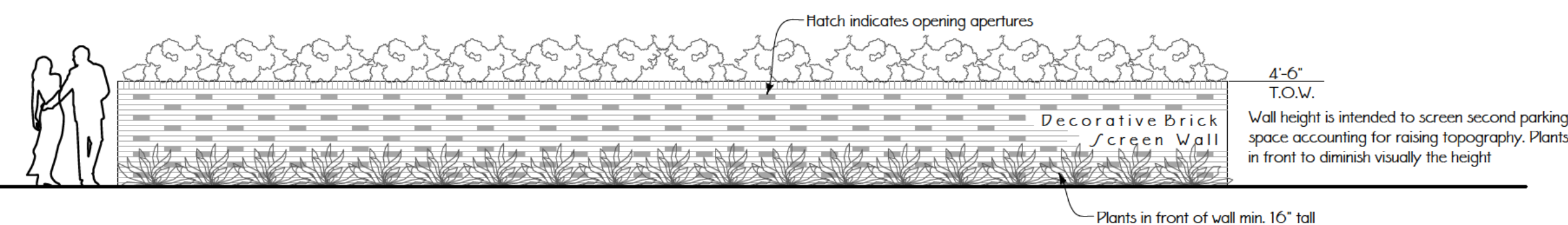
RELEASED FOR VARIANCE APPLICATION SUBMISSION



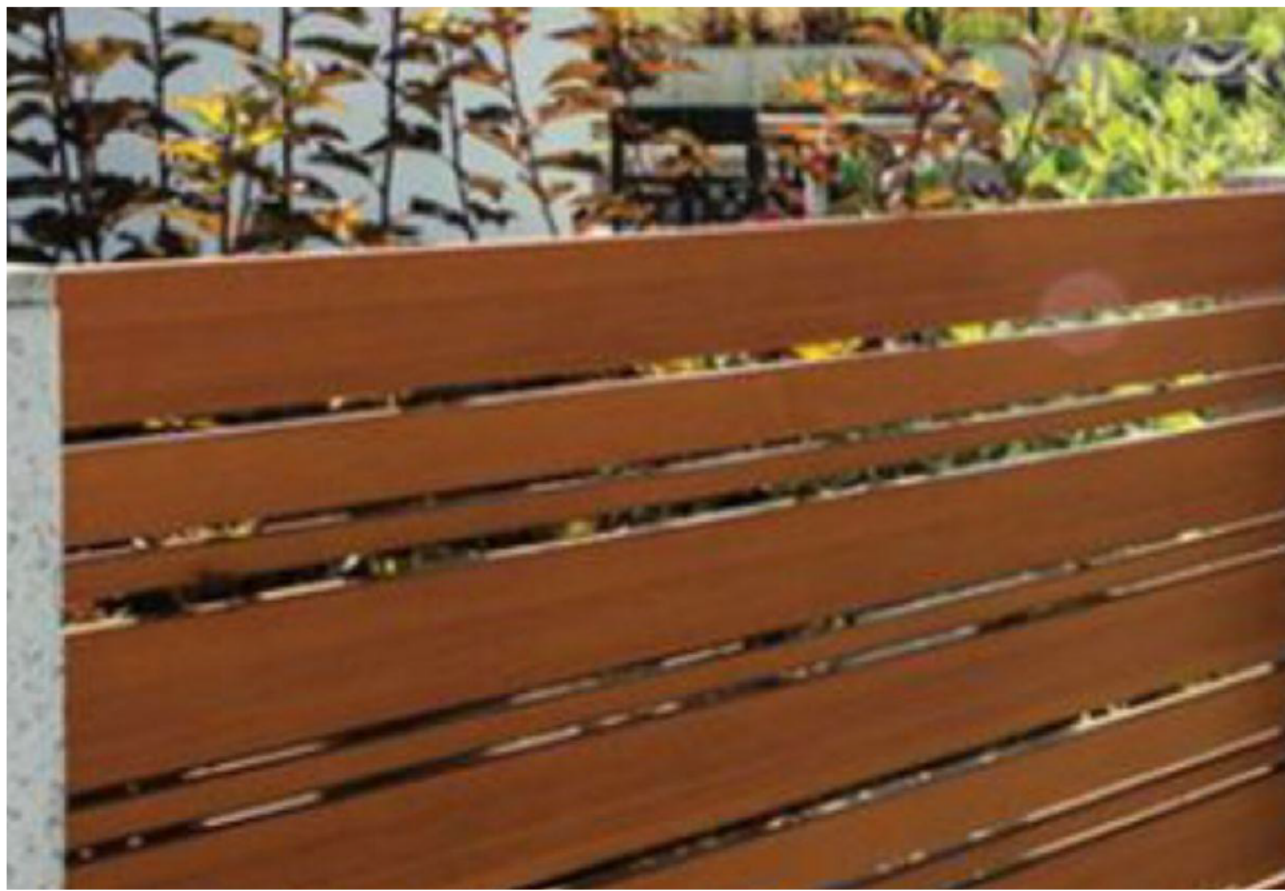
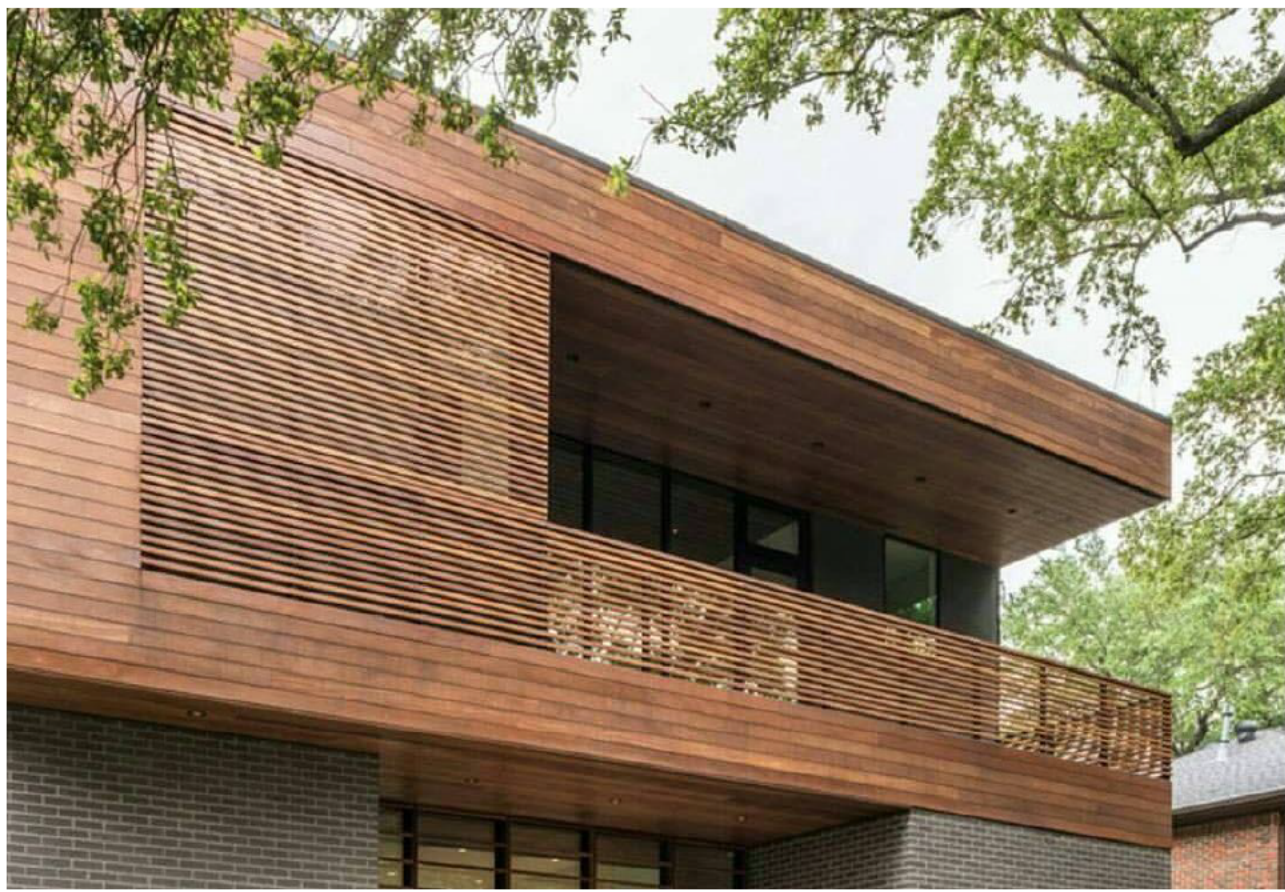
4 PROPOSED SIDE ELEVATION
Scale: 3/16" = 1' - 0"3 PROPOSED REAR ELEVATION
Scale: 3/16" = 1' - 0"2 PROPOSED SIDE ELEVATION
Scale: 3/16" = 1' - 0"1 PROPOSED FRONT ELEVATION
Scale: 3/16" = 1' - 0"

EXTERIOR FINISH SCHEDULE

EXIST. BRICK	COLOR TO REMAIN
NEW BRICK	TO MATCH EXISTING
LAP SIDING	PAINTED, LIGHT BROWN COLOR
TERRACE / BALCONY	STAINED, MEDIUM BROWN COLOR
WOOD RAILS	STAINED, MEDIUM BROWN COLOR
WINDOW SASHES	DARK GRAY
METAL STAIR	DARK GRAY
METAL SCREEN	DARK GRAY
ROOFING	MEDIUM GRAY



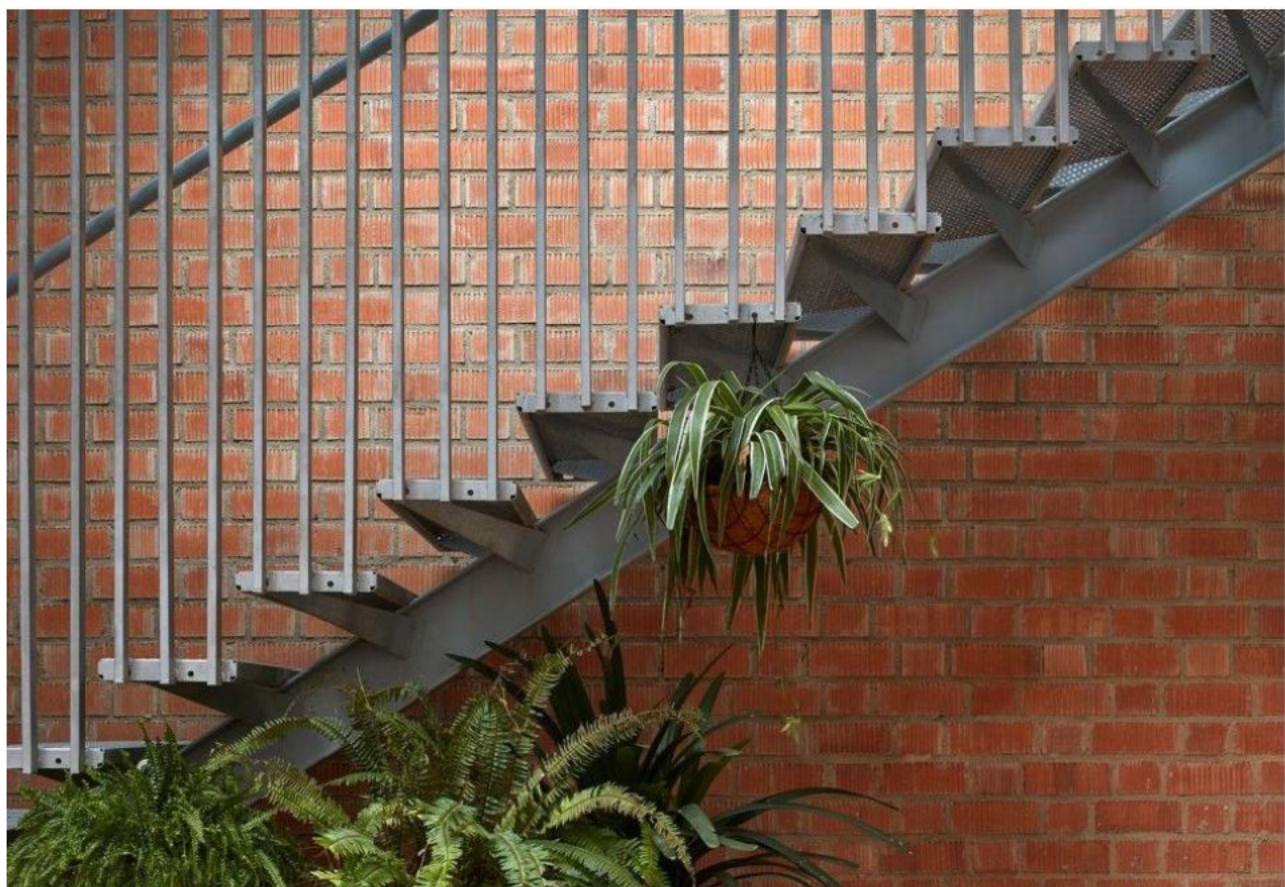
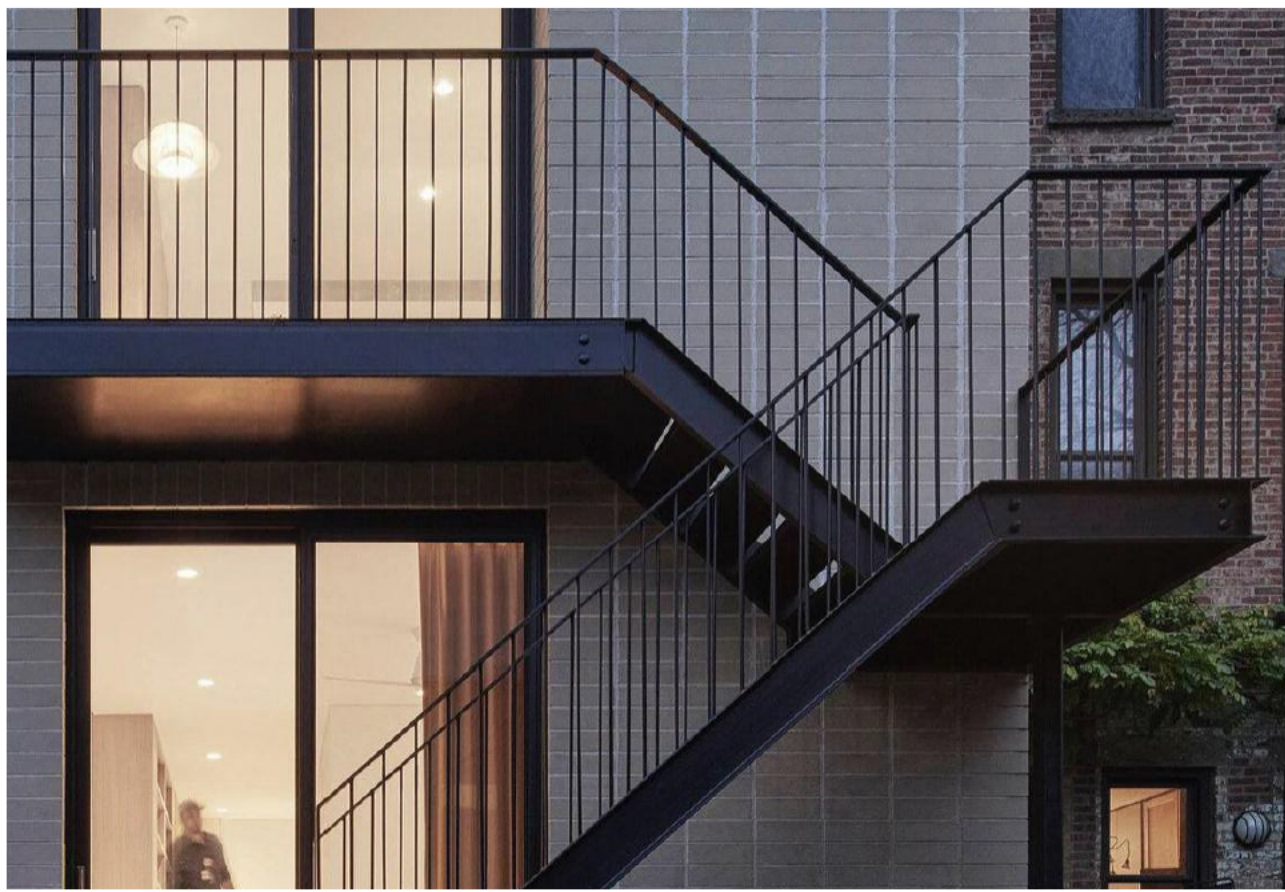
STAINED WOOD RAIL



BUILDING COLOR SCHEME



ENTRY METAL STAIR



ENTRY CONCRETE STAIR

