



Lorraine Cochran-Johnson

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

Wednesday, September 9, 2026

Planning Department Staff Analysis

Chief Executive Officer



Juliana
Njoku

Director

N2. Case No: A-26-1248217

Parcel ID(s): 18 149 02 011

Commission District 02 | Super District 06

Applicant: Sunspaces South Atlanta

Owner: Kontos and Sons Management, LLC; spelling and ownership to be confirmed

Project Name: The Grove Restaurant Pergola

Location: 2761 / 2747 Lavista Road, Decatur, GA 30033

Requests:

1. Reduce the required front-yard setback from 60 feet to 35 feet pursuant to Section 27-2.2.1 to facilitate construction of a freestanding operable pergola in the C-1 zoning district.

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.
2. Permit drawings shall be substantially consistent with the submitted survey and pergola plans. The approved front setback shall be no less than 35 feet, measured in accordance with the Zoning Ordinance.
3. The variance applies only to the pergola shown in the submitted materials and does not authorize expansion of the principal building, outdoor dining area, parking area, or any other structure into a required yard.
4. No portion of the pergola, roof drainage, lighting, landscaping, or related improvement shall encroach into the public right-of-way, a required sight-distance triangle, or an easement.

STAFF FINDINGS:

The subject property is a developed commercial property located at the intersection of Lavista Road and Oak Grove Road in the C-1 zoning district. The submitted materials depict an irregularly configured corner site with frontage along both Lavista Road and Oak Grove Road. Existing development includes The Grove Restaurant, surface parking, vehicular circulation areas, and an outdoor dining/patio area associated with the restaurant.

The submitted survey reflects an established development pattern in which the existing building, parking areas, and vehicular circulation occupy substantial portions of the site. The corner configuration and dual street frontages further affect the relationship between the existing development and applicable yard requirements.

The applicant proposes construction of a freestanding operable pergola approximately 22 feet by 24 feet over an outdoor area associated with the existing restaurant. The submitted plans depict an open-sided structure supported by posts with an operable louvered roof. The applicant requests a reduction of the required front-yard setback from 60 feet to 35 feet. The proposed improvement does not involve expansion of the principal restaurant building or a change in the underlying commercial use.

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 is an irregularly configured corner lot with frontage along Lavista Road and Oak Grove Road. The existing restaurant, parking, circulation, and outdoor area further constrain placement of the proposed pergola. These site-specific conditions provide a reasonable basis for relief from the required front-yard setback.

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 request is limited to reducing the front-yard setback from 60 feet to 35 feet for the approximately 22-foot by 24-foot pergola. The variance does not authorize expansion of the principal building or other improvements into the required yard.

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 proposed pergola would serve an existing restaurant and outdoor area and would not introduce a new land use or materially intensify the existing commercial use of the property. The proposed pergola would serve an existing restaurant and outdoor area without introducing a new use or materially intensifying the property. With conditions protecting the public right-of-way, sight-distance areas, and applicable easements, the request is not expected to adversely affect public welfare or surrounding properties.

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 60-foot front setback would significantly constrain placement of a structure serving the existing outdoor area due to the property's corner configuration and established building, parking, and circulation layout. The hardship is therefore associated with existing site conditions rather than solely with the applicant's preferred design.

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

The request facilitates a limited accessory improvement to an established commercial property without expanding the principal building or changing the existing use. It supports the goals of the CRC (Commercial Redevelopment Corridor) land use by expanding on service infrastructure. Subject to the recommended conditions, the request is consistent with the intent of the Zoning Ordinance and Comprehensive Plan.

FINAL STAFF ANALYSIS:

The property's irregular corner configuration, dual street frontages, and established building, parking, circulation, and outdoor areas create site-specific constraints supporting limited relief from the required front-yard setback. The proposed pergola would retain a 35-foot setback and would not expand the principal building or materially intensify the existing commercial use. Therefore, 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.
2. Permit drawings shall be substantially consistent with the submitted survey and pergola plans. The approved front setback shall be no less than 35 feet, measured in accordance with the Zoning Ordinance.
3. The variance applies only to the pergola shown in the submitted materials and does not authorize expansion of the principal building, outdoor dining area, parking area, or any other structure into a required yard.
4. No portion of the pergola, roof drainage, lighting, landscaping, or related improvement shall encroach into the public right-of-way, a required sight-distance triangle, or an easement.

ZONING BOARD OF APPEALS (ZBA) APPLICATION

to Amend the Official Zoning Map of DeKalb County, Georgia

APPLICANT/OWNER: Sunspaces South Atlanta / Pete KONTOSSubject Property Address: 2761 Lavista RoadCity: DecaturState: GeorgiaZip: 30033Parcel ID Number(s): 4683241Commission District(s): 04

Super District(s): _____

Acreage: Total lot 1.792 ac**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 5.

FAILURE TO FOLLOW GUIDELINES MAY RESULT IN SCHEDULING DELAYS.*

NOTE: PLEASE BE MINDFUL THAT THE APPLICATION AND ALL OF ITS CONTENTS IS A
PUBLIC RECORD ONCE SUBMITTED AND ACCEPTED FOR A ZONING CYCLEI hereby authorize the staff of the Planning and Sustainable Department to inspect the property that is the subject of this
application.

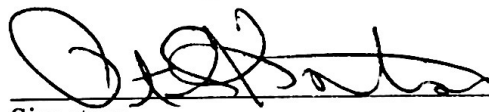
Owner



Agent



Signature



Date

6-10-2026Email plansustain@dekalbcountyga.gov with any questions**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.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

Planning & Sustainability Department
Current Planning / Zoning Division

APPLICANT PERSONAL CONTACT
INFORMATION PAGE

Applicant Name: Sunspaces South Atlanta
Address: 1074 Bear Creek Blvd Suite J Hampton, Ga 30228
Telephone: 678-794-1187 Email: qhi@bellsouth.net

Owner Name: Pete Kontos
Address: 2761 LAVISTA Rd Decatur, GA. 30033
Telephone: 770-314-8921 Email: r.shellenberger@att.net

Subject Property Address:

2761 Lavista Rd Decatur Ga 30033

District(s): 18th Land Lot(s): 149 Block: _____ Parcel(s): 4683241

Zoning Designation: _____ Zoning District(s): _____

I hereby authorize the staff of the Planning and Sustainability Department, Current Planning/Zoning Division, to inspect the property that is the subject of this application.

Owner ☒ Agent ☐ Signature of Applicant: [Signature] Date: 6-10-2026

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.

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.

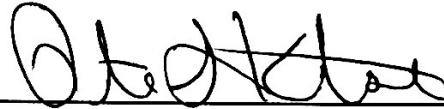
DATE: 6-10-2026

Applicant
Signature:



DATE: 6-10-2026

Applicant
Signature:



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.

6-10-2026
Date

[Signature]
Applicant/Owner Signature:

TO WHOM IT MAY CONCERN:

(I)/ (WE): Kontoes & Sons Property LLC [Signature]
(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/Applicant Signature

6-10-2026
Date:



THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURTHOUSE

ZONING NOTE:

BEFORE DEVELOPMENT OF THIS PROPERTY, DEVELOPER AND ARCHITECT TO CONFIRM ZONING DISTRICT, PER ZONING DEPARTMENT. ZONING INFORMATION SHOWN HEREON WAS DERIVED FROM ONLINE SOURCE MUNICODE.



PROPERTY IS ZONED C-1 UNINCORP. DEKALB COUNTY

BUILDING SETBACKS:
FRONT 60' (ARTERIAL)
SIDE 20' (INTERIOR), 50' (CORNER SIDE)
REAR 30'
AS PER DEKALB COUNTY
ADAM W. CHAPPELL, AICP
SENIOR PLANNER-ZONING REVIEW TEAM LEAD
DATE: 06/25/2026

MAGNETIC

SURVEY NOTES:

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, TELEPHONE, ELECTRIC, WATER AND SEWER, GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
2. THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE LOCATED USING SIDE DIMENSIONS FROM THE HOUSE. ALL MATTERS OF THE TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAY PUBLIC OR PRIVATE.
3. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD RECORDED AND NOT RECORDED, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCEPTED. PROPERTY OWNER OR PERSONS ORDERING THE SURVEY IS RESPONSIBLE TO CONTACT CLOSING ATTORNEY OR TITLE COMPANY FOR A FULL TITLE SEARCH AND COMMITMENT INCLUDING ALL THE EXCEPTION.
5. SURVEY LAND EXPRESS, INC IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREIN. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES, TELEPHONE CONVERSATION WITH ZONING OFFICE AT THE COUNTY OR CITY, ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.
6. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS, ENTITY.

AS PER FEDERAL AID PROJECT
GEORGIA D.O.T. P.I. NO. 0008374
RIGHT OF WAY PLANS FOR INTERSECTION
IMPROVEMENTS AT LAVISTA ROAD
AND OAK GROVE ROAD
CSSTP-0008-00(374)

THIS SURVEY PLAT OF THE PROPERTY MUST BE USED AS A SINGLE STAND ALONE DOCUMENT. IT CAN NOT BE SCANNED AND ALTERED, CROPPED OUT COPY/PASTE OR MODIFIED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE. THIS SURVEY PLAT CAN BE ONLY ATTACHED AS A SEPARATE DOCUMENT BY ITSELF TO DEVELOPMENT PROJECTS AND SITE PLANS AND CAN NOT BE INSERTED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE TO SOME OTHER DEVELOPMENT PROJECTS PREPARED BY ANY OTHER PARTY WITHOUT WRITTEN APPROVAL AND ORIGINAL BLUE INK SIGNATURE OF THE SURVEYOR OF RECORD.

* LEGEND *

- | | | | |
|--------|--------------------------|------|-------------------------|
| AC | AIR CONDITIONING | IM | IRRIGATION METER |
| APD | AS PER DEED | IV | IRRIGATION VALVE |
| AE | ACCESS EASEMENT | JB | JUNCTION BOX |
| APF | AS PER FIELD | LP | LIGHT POLE |
| AI | ANGLE IRON FOUND | LL | LAND LOT LINE |
| AIF | ANGLE IRON FOUND | MAG | MAGNETIC READING |
| APP | AS PER PLAT | MGN | MAGNOLIA TREE |
| APR | AS PER RECORD | MH | MAN HOLE |
| APZ | AS PER ZONING | MNT | MONUMENT |
| B | BOLLARD | MTF | METAL FENCE |
| BC | BACK OF CURB | N | N'BORS. |
| BLK | BLOCK | OH | OVERHANG |
| BL | BUILDING LINE SETBACK | OTF | OPEN TOP PIPE FOUND |
| BR | BRICK | OU | OWNERSHIP UNCLAR |
| CB | CATCH BASIN | P | PORCH |
| CBX | CABLE BOX | PC | PROPERTY CORNER |
| CL | CENTER LINE | PL | PROPERTY LINE |
| CLF | CHAIN LINK FENCE | PN | PINE TREE |
| CM | CADAstral MAP | POB | POINT OF BEGINNING |
| CMP | CORRUGATED METAL PIPE | POC | POINT OF COMMENCEMENT |
| C.O.A. | CITY OF ATLANTA | PP | POWER POLE |
| CO | SAN. SEWER CLEANOUT | PW | POWER LINE |
| CONC | CONCRETE (C) | (P) | PLAT |
| CP | CALCULATED POINT | R | RECORD |
| CR | CORNER | RBF | REINFORCING BAR FOUND |
| CTP | CRIMP TOP PIPE FOUND | RBS | REINFORCING BAR SET |
| D | DEED | ROP | REINFORCED CONC. PIPE |
| DI | DRAINAGE EASEMENT | R/W | RIGHT-OF-WAY |
| DI | DRAINAGE INLET | SN | SIGN |
| EB | ELECTRIC POWER BOX | SSL | SANITARY SEWER LINE |
| EM | ELECTRIC METER | SSE | SANITARY SEWER EASEMENT |
| EP | EDGE OF PAVEMENT | STN | STONE |
| F | FIELD | S/P | SCREENED PORCH |
| FC | FENCE CORNER | SW | SIDEWALK |
| FH | FIRE HYDRANT | TB | TOP OF BANK |
| FP | FENCE POST | TP | TRAFFIC POLE |
| FR | FRAME | UE | UTILITY EASEMENT |
| GL | GAS LINE | WD | WOOD |
| GM | GAS METER | WDF | WOOD FENCE |
| GV | GAS VALVE | WDK | WOOD DECK |
| GW | GUY WIRE | WL | WATER LINE |
| GT | GREASE TRAP | WM | WATER METER |
| HDW | HEAD WALL | WRF | WIRE FENCE |
| HW | HARDWOOD TREE | WV | WATER VALVE |
| ICM | IRRIGATION CONTROL METER | WW | WEI. WEATHER |
| IPF | IRON PIN FOUND | YI | YARD INLET |
| IPS | IRON PIN SET | -X-X | FENCE |
| IR | IRON ROD FOUND | | |
| IRF | IRON FENCE | | |

* LINE INDICATORS *

- INDICATES EASEMENT
INDICATES FENCE LINE
INDICATES POWER LINE
INDICATES SANITARY SEWER LINE
INDICATES DRAINAGE LINE
INDICATES WATER LINE
YELLOW LINE (FUEL/GAS/OIL)
RED LINE (ELECTRICAL)
ORANGE LINE (TELECOMM)
- * SYMBOLS *
- ELECTRIC PANEL/METER
WATER METER
AIR CONDITIONER
GAS METER
WATER VALVE
IRRIGATION VALVE
SANITARY SEWER MANHOLE
STORM MANHOLE
TRAFFIC/INFO SIGN
GAS MARKER
LAMP POST
FIRE HYDRANT
DRAINAGE INLET

SURVEYORS CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. 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.

Eugene Stepanov
GA Reg. Land Surveyor No. 3197
06/23/2026
Date

LOT	
SUBDIVISION	
LAND LOT 149	18TH DISTRICT
DEKALB COUNTY, GEORGIA	DB.24782/Pg.164 DB.13315/Pg.588
FIELD WORK DATE JUNE 19, 2026	PRINTED/SIGNED JUNE 23, 2026
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	PAPER SIZE: 18" x 24"

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET, AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

AP
COORD #20260915
DWG #20120250
SURVEY LAND EXPRESS, INC
LAND SURVEYING SERVICES

PLAT PREPARED FOR:

SHEET 1 OF 1

ROBERT SHELLENBERGER

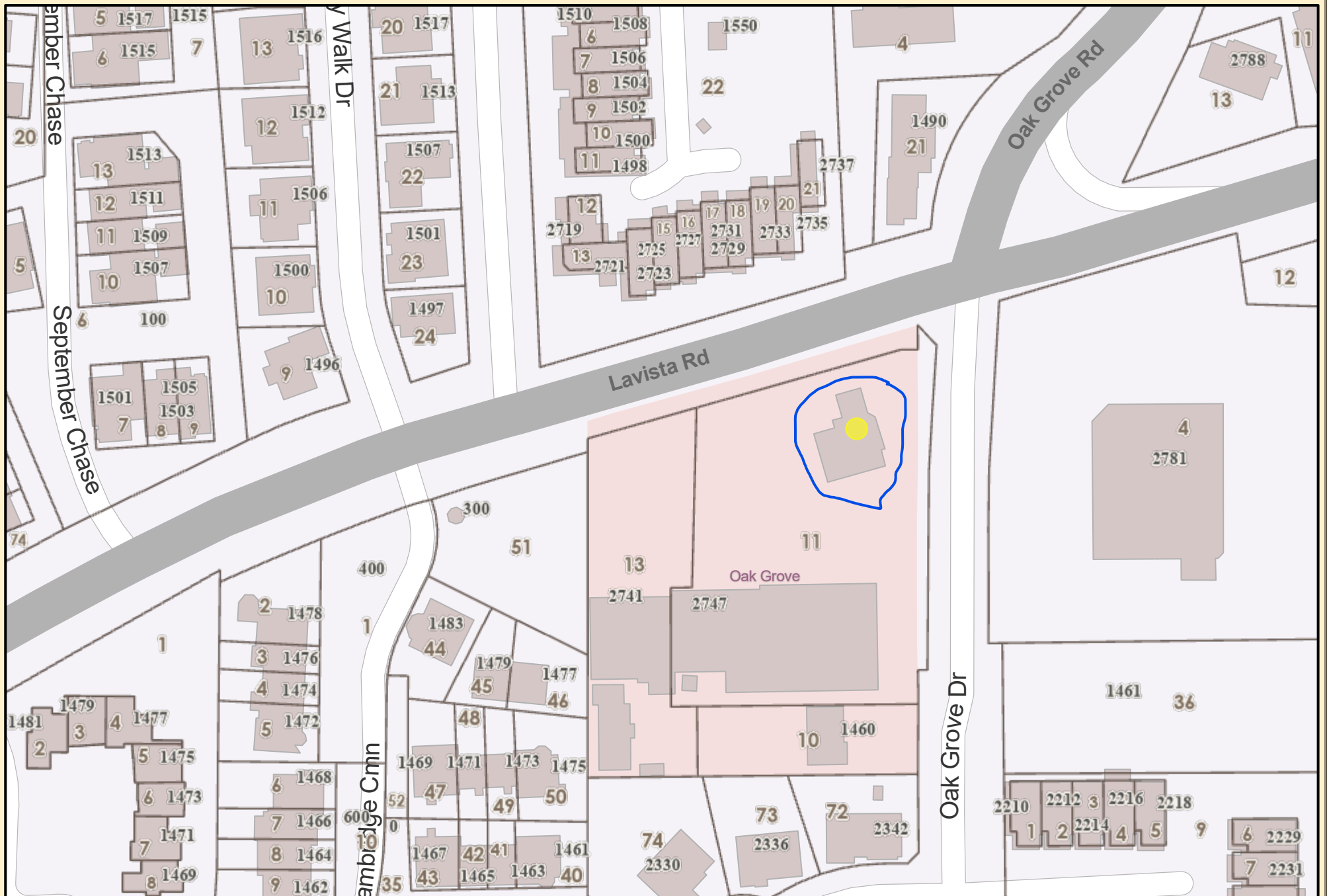
PROPERTY ADDRESS:
2749 LAVISTA ROAD
DECATUR, GA 30033



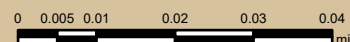
24 LENOX POINT
ATLANTA, GA 30324
FAX 404-601-0941
TEL 404-252-5747
INFO@SURVEYLANDEXPRESS.COM

TOTAL LAND AREA
81,048.33 SF / 1.861 AC

0 30
SCALE 1" = 30'



ArcGIS Web Map

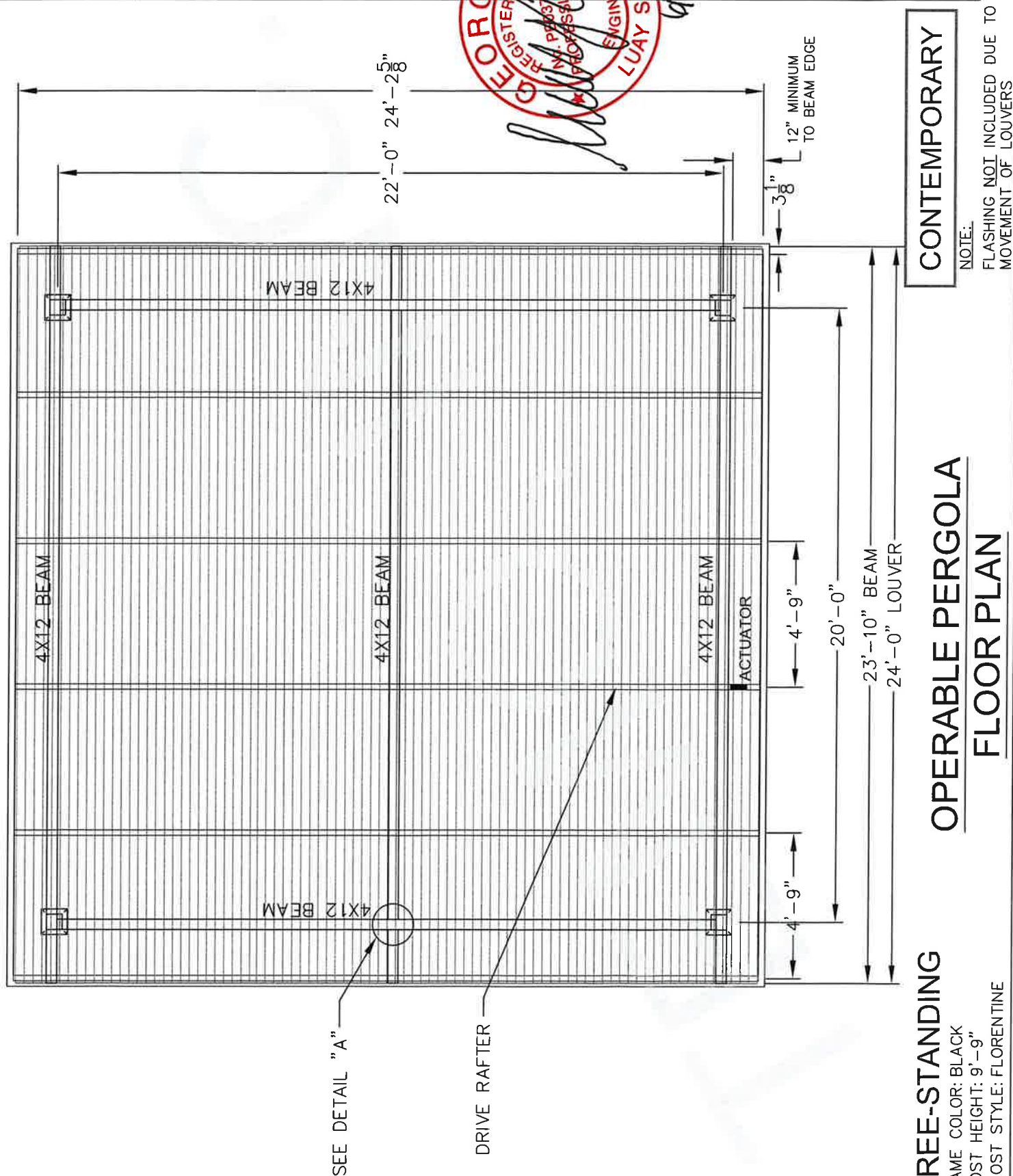


Date Printed: 7/6/2026

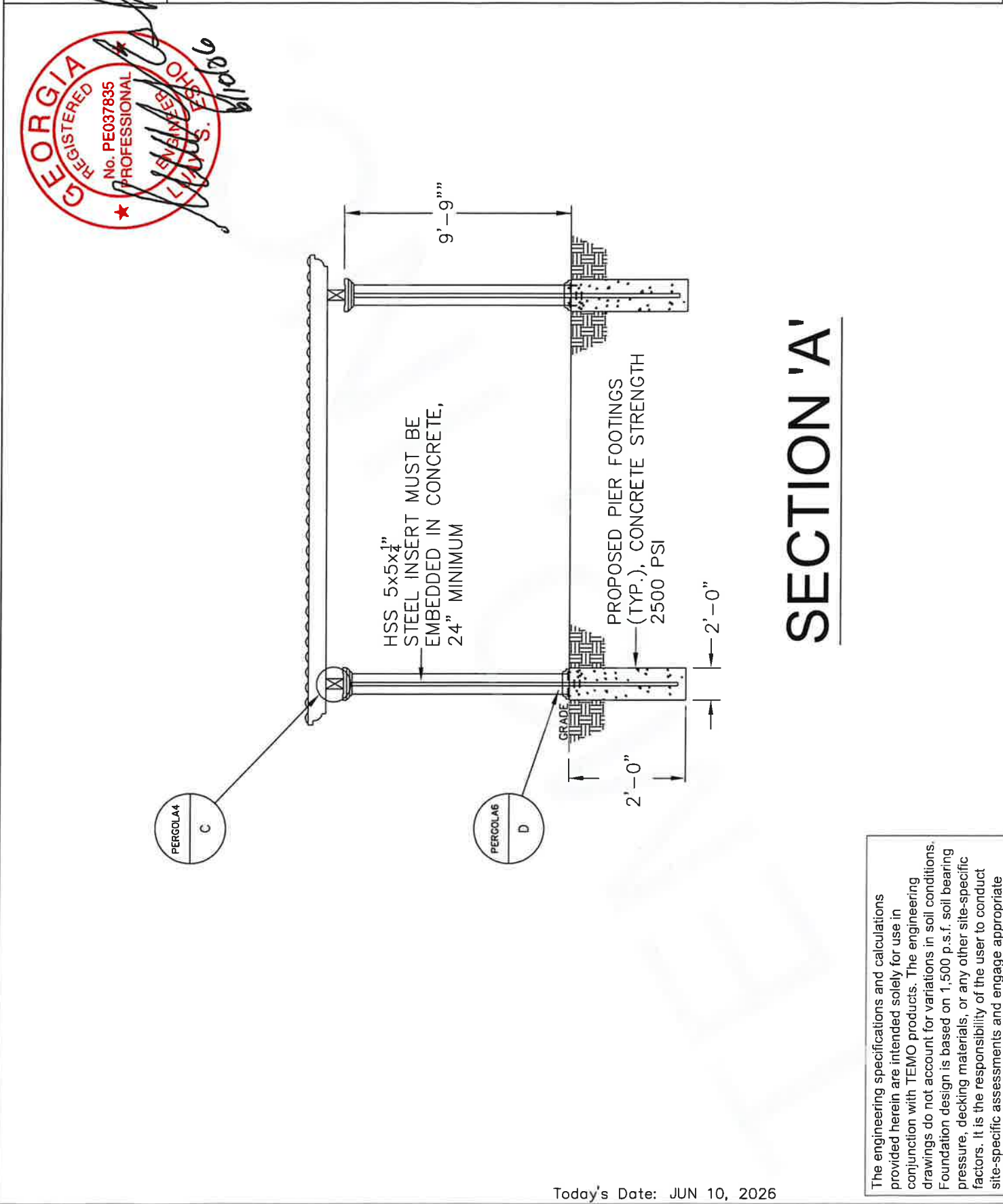


DeKalb County GIS Disclaimer

The maps and data, contained on DeKalb County's Geographic Information System (GIS) are subject to constant change. While DeKalb County strives to provide accurate and up-to-date information, the information is provided "as is" without warranty, representation or guarantee of any kind as to the content, sequence, accuracy, timeliness or completeness of any of the database information provided herein. DeKalb County explicitly disclaims all representations and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. In no event shall DeKalb County be liable for any special, indirect, or consequential damages whatsoever resulting from loss of use, data, or profits, whether in an action of contract, negligence, or other actions, arising out of or in connection with the use of the maps and/or data herein provided. The maps and data are for illustration purposes only and should not be relied upon for any reason. The maps and data are not suitable for site-specific decision-making nor should it be construed or used as a legal description. The areas depicted by maps and data are approximate, and are not necessarily accurate to surveying or engineering standards.



JOB NAME: SCHELLENBERGER, ROBERT 2761 LAVISTA RD DECATUR, GA 30033		REV: A	SIZE:	DRAWN BY: DREW JONES	DATE: 03/24/26
PART NUMBER: PABK-FCNF024X24-26W8765		DEALER:	SCALE:	APPROVED BY:	DATE:
DESCRIPTION: 24X24 FREESTAND FLORENTINE CONTEMP OP. PERGOLA BLACK					



SECTION 'A'

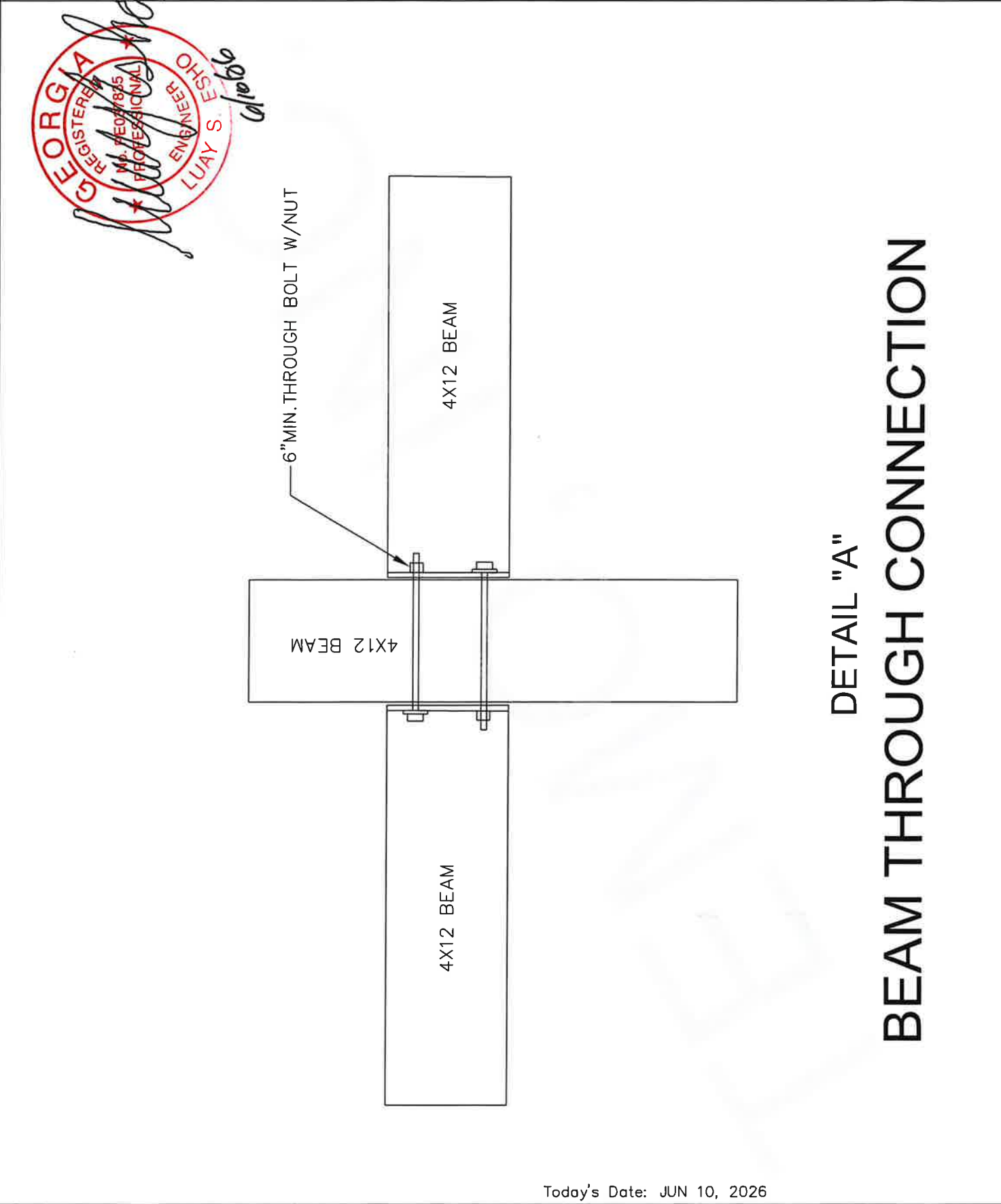
The engineering specifications and calculations provided herein are intended solely for use in conjunction with TEMO products. The engineering drawings do not account for variations in soil conditions. Foundation design is based on 1,500 p.s.f. soil bearing pressure, decking materials, or any other site-specific factors. It is the responsibility of the user to conduct site-specific assessments and engage appropriate professionals to address these considerations.

ROOF LOAD: 20 P.S.F.

Today's Date: JUN 10, 2026

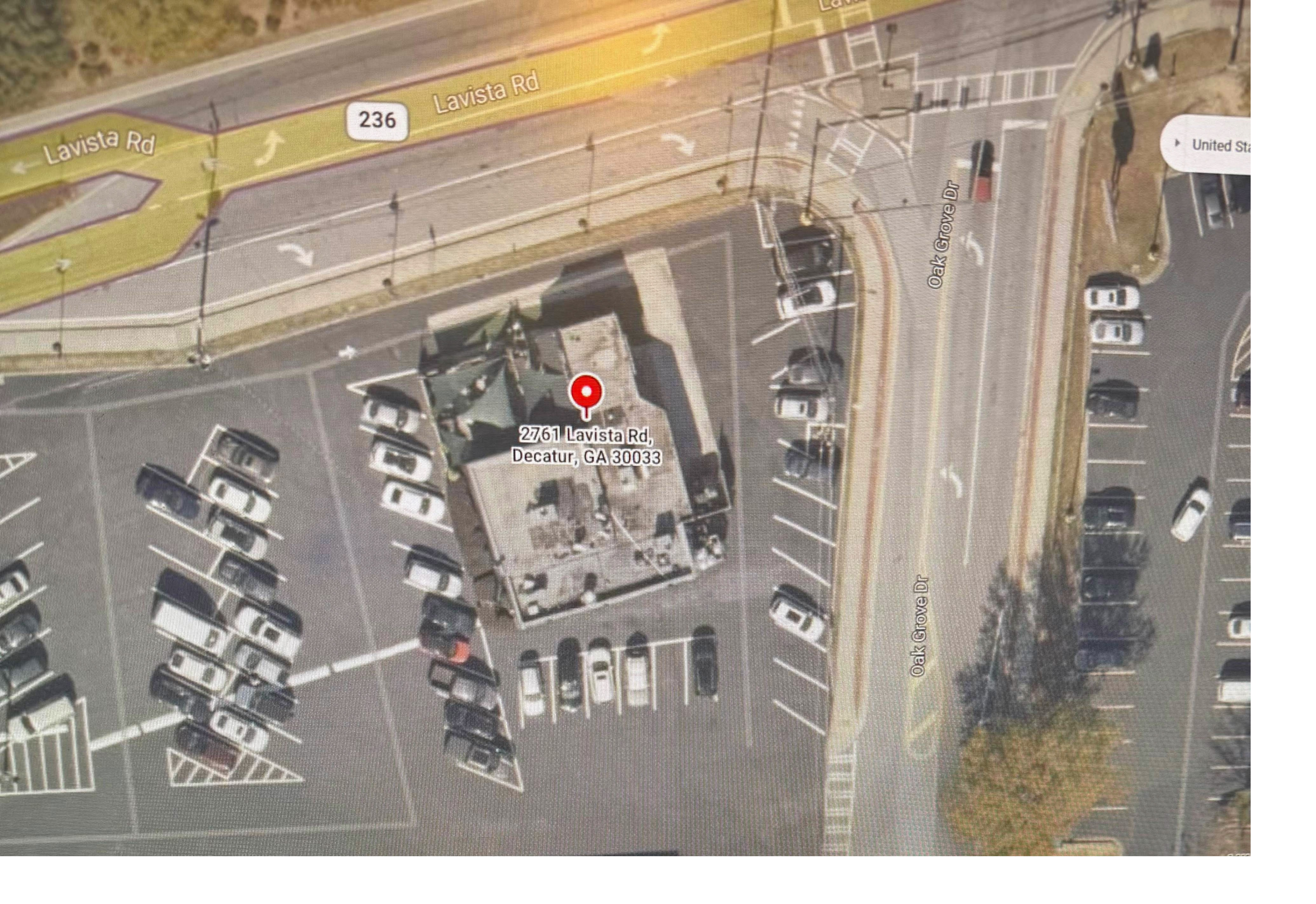


JOB NAME: SCHELLENBERGER, ROBERT 2761 LAVISTA RD DECATUR, GA 30033		REV: A	SIZE:	DRAWN BY: DREW JONES	DATE: 03/24/26
PART NUMBER: PABK-FCNF024X24-26W8765		DEALER:	SCALE:	APPROVED BY:	DATE:
DESCRIPTION: 24X24 FREESTAND FLORENTINE CONTEMP OP. PERGOLA BLACK					
20400 HALL RD. CLINTON TWP., MI 48038		LUAY ESHO P.E. 20400 HALL RD. CLINTON TWP., MI, 48038			



REGISTERED PROFESSIONAL ENGINEER
 LUAY S. ESHO
 No. PE037835
 GA Lic. #PE037835

DETAIL "A"
 BEAM THROUGH CONNECTION



Lavista Rd

236

Lavista Rd

United Sta

Oak Grove Dr

2761 Lavista Rd,
Decatur, GA 30033

Oak Grove Dr

The Grove Restaurant
Robert Shellenberger
2749 Lavista Rd
Decatur, Ga 30033

LETTER OF INTENT
Request for Front Setback Variance

Property Address: 2761 Lavista Road, Decatur, Georgia

To the Members of the Zoning Board of Appeals,

I am respectfully requesting approval of a variance to reduce the required front setback for the property located at **2761 Lavista Road, Decatur, Georgia.**

The current zoning ordinance requires a **60-foot front setback**. We are requesting that the required front setback be reduced from **60 feet to 35 feet**, allowing the proposed construction to be located 35 feet from the front property line.

This request is the minimum variance necessary to allow for the reasonable use and development of the property. The proposed reduction will not adversely affect neighboring properties, public safety, or the overall character of the surrounding area. The improvement has been designed to fit within the existing site constraints while maintaining appropriate spacing, visibility, and access.

The requested variance will not create a special privilege that is inconsistent with other properties in the area. Rather, it will allow the property to be used in a reasonable manner while respecting the intent of the zoning ordinance. The proposed setback will remain sufficient to preserve the streetscape and will not interfere with traffic visibility or utility easements. We respectfully ask the Board to consider this request and approve the reduction of the required front setback from **60 feet to 35 feet**.

Thank you for your time and consideration. We appreciate the opportunity to present this request and are available to answer any questions the Board may have.

Sincerely,



Property Owner / Authorized Representative

Date: 6-23-26