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

October 14, 2026

**RE: VARIANCE REQUEST — 5710 MANASSAS RUN, STONE MOUNTAIN, GEORGIA 30087**
**Parcel ID: 16 065 02 001**
**Lot 21 — The Woods of the Southland Subdivision**

Dear Members of the Zoning Board of Appeals:

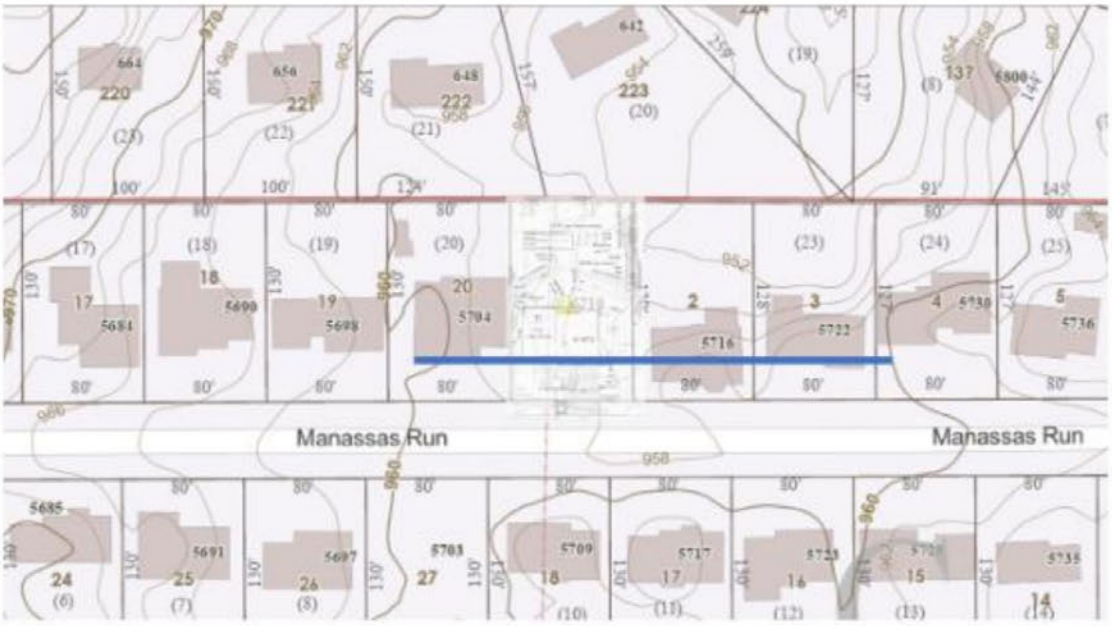
My name is Kareem, and I am the owner of the residential property located at **5710 Manassas Run, Stone Mountain, Georgia 30087**. I am writing to formally request limited variance relief from **Section 27-5.6.2 of the DeKalb County Zoning Ordinance** and applicable **front-yard setback requirements** to permit the reasonable development of this existing residential lot with one single-family residence.

Specifically, I respectfully request the following relief:

**1. A variance from Section 27-5.6.2** to permit construction of one single-family residence on an existing residential lot containing a pre-existing stormwater detention facility; and

**2. A variance to reduce the required front-yard setback from 24.65 feet to 20 feet**, representing a reduction of only **4.65 feet**.

The requested relief arises from unusual physical and historical conditions affecting the property that were not created by the current property owner.



## 1. EXTRAORDINARY OR EXCEPTIONAL PHYSICAL CONDITION

The subject property contains extraordinary and exceptional physical conditions that distinguish it from a typical residential lot within the subdivision.

The existing stormwater detention area is located primarily toward the rear portion of the property and affects approximately one-half of the area that would otherwise be reasonably available for residential development. The detention area, together with its associated drainage infrastructure, substantially restricts the practical building envelope available for construction of a single-family residence.

The underlying drainage and topographical conditions are naturally occurring physical characteristics of the property. The subsequent subdivision development and stormwater configuration resulted in the existing detention facility affecting this residential lot. These conditions predate the current owner's proposed development and were not created by the current property owner.

The current owner did not install, locate, expand, relocate, or otherwise cause the existing detention facility or the resulting development constraint.

Additionally, the surrounding subdivision was developed primarily during an earlier period, and neighboring residences appear to have been constructed under earlier development and setback standards and/or may constitute legally nonconforming placements under current requirements. Consequently, strict application of today's requirements to this remaining residential lot creates a building-envelope constraint that did not necessarily affect surrounding residences when they were constructed.

The combination of the naturally occurring site conditions, pre-existing detention facility, drainage infrastructure, and limited remaining building area constitutes an extraordinary physical condition unique to this property.

Strict application of Section 27-5.6.2 and the current 24.65-foot front-yard setback would substantially impair, and potentially prevent, reasonable development of the property for its intended single-family residential use.

## 2. MINIMUM VARIANCE NECESSARY

The applicant seeks only the minimum relief reasonably necessary to permit development of one single-family residence.

The requested variance from Section 27-5.6.2 does not seek permission to eliminate or abandon the existing detention area. The detention area will remain functional, and the proposed development will be designed to preserve its necessary stormwater and drainage function, subject to applicable DeKalb County engineering and stormwater requirements.

The applicant is not seeking additional residential density, multiple dwelling units, or a change in land use.

The requested front-yard setback variance is similarly modest. The applicant requests a reduction from 24.65 feet to 20 feet—only 4.65 feet of relief.

A 20-foot setback would also provide a more compatible relationship between the proposed residence and the existing residences immediately to the left and right. Rather than positioning the proposed house substantially farther back than neighboring homes, the proposed 20-foot setback would approximately split the difference between the existing front setbacks of the residences on either side of the subject property, producing a more consistent streetscape.

Moving the proposed residence modestly forward also creates additional flexibility at the rear of the building envelope, helping the applicant minimize encroachment toward the existing detention and drainage area.

The requested relief therefore represents a balanced solution: preserve the stormwater function, maintain one single-family residence, minimize the setback reduction, and position the new home compatibly with the established neighborhood.

**3. PUBLIC WELFARE AND SURROUNDING PROPERTIES**

Granting the requested variances would not be materially detrimental to the public welfare or injurious to surrounding properties.

The proposed development consists of one single-family residence, consistent with the existing residential character and density of The Woods of the Southland subdivision.

The proposed residence will be designed so that its architectural character, scale, exterior materials, rooflines, landscaping, and overall appearance complement the established homes within the subdivision. The intent is not merely to place a structure on the vacant lot, but to construct an attractive new residence that fits naturally into the existing streetscape and contributes positively to the appearance of Manassas Run.

The development of the currently vacant residential lot with a professionally designed and landscaped single-family residence should enhance the continuity of the streetscape while maintaining the established character of the surrounding community.

The proposal will not introduce apartments, townhomes, commercial activity, or additional residential density. It will simply allow the property to be used for the same general single-family residential purpose as the surrounding properties.

The existing detention area will remain functional, and the applicant will comply with applicable County engineering, stormwater, building, permitting, and inspection requirements.

Importantly, the proposed project has also received support from members of the surrounding community. Several community members have endorsed letters expressing support for the requested variance and the construction of a single-family residence on the property. These letters will be submitted as part of the applicant's supporting materials for consideration by the Zoning Board of Appeals.

The community support further demonstrates that surrounding residents understand the nature of the request and believe the proposed residential development can be compatible with the neighborhood.

## 4. UNDUE AND UNNECESSARY HARDSHIP

Literal and strict application of Section 27-5.6.2, together with the required 24.65-foot front-yard setback, creates an undue and unnecessary hardship because of the unusual physical conditions affecting the property.

The hardship was not created by the current property owner.

The current owner acquired an existing platted residential lot already affected by the detention and drainage conditions. The owner did not create the subdivision, establish the original drainage configuration, install the detention facility, or create the physical circumstances necessitating the requested variances.

The existing detention area significantly reduces the portion of the property practically available for residential construction. Strict application of Section 27-5.6.2 would further prevent construction of a single-family residence because of a pre-existing condition beyond the current owner's control.

Likewise, strict application of the 24.65-foot front setback unnecessarily pushes the residence farther toward the constrained rear portion of the property.

Allowing a modest reduction to 20 feet provides additional flexibility to locate the residence away from the detention area while maintaining an appropriate relationship with neighboring residences.

Without reasonable variance relief, an existing platted residential lot could be substantially deprived of its intended residential use because of circumstances the current property owner did not create.

The requested variances provide a reasonable and limited means of alleviating that hardship.

## 5. ALIGNMENT WITH THE SPIRIT AND PURPOSE OF THE LAW

The requested variances are consistent with the spirit and purpose of the DeKalb County Zoning Ordinance because they allow reasonable use of an existing residential lot without undermining the underlying purposes of the applicable regulations.

The proposal maintains the property's established single-family residential use, does not increase density, and does not introduce an incompatible land use.

The applicant also proposes to maintain the necessary function of the existing detention area rather than eliminate the public stormwater benefit that the facility provides.

The requested 20-foot front-yard setback further promotes compatibility with the established streetscape.

During discussions regarding the development of the property, Howard Johnson, Senior Commercial Planner with the DeKalb County Planning & Sustainability Department, recommended consideration of a 20-foot front setback to better align the proposed residence with the existing homes along the street.

The applicant has incorporated that recommendation into the variance request. The proposed 20-foot setback therefore represents not simply the applicant's preferred placement, but a site-planning approach intended to create a more compatible relationship between the new residence and the established development pattern along Manassas Run.

The proposal balances several legitimate objectives:

- allowing reasonable residential use of an existing platted lot;
- maintaining the function of the existing stormwater detention area;
- minimizing the amount of setback relief requested;
- positioning the residence away from the most constrained portion of the property;
- maintaining the established single-family character of the subdivision; and
- aligning the proposed residence more naturally with neighboring homes.

Accordingly, granting the requested variances would accomplish the underlying purposes of the ordinance while preventing an unusual physical condition from effectively depriving the property of reasonable residential use.

**REQUEST FOR APPROVAL**

For the reasons stated above, the applicant respectfully requests approval of:

1. A variance from Section 27-5.6.2 to allow construction of one single-family residence on the existing residential lot containing the pre-existing stormwater detention facility, with the detention area remaining functional; and

2. A variance reducing the required front-yard setback from 24.65 feet to 20 feet, representing a reduction of only 4.65 feet.

The requested relief represents a limited and balanced response to extraordinary physical conditions affecting the property.

Approval will permit reasonable residential development while preserving the necessary stormwater function, improving compatibility with the existing streetscape, maintaining the single-family character of The Woods of the Southland subdivision, and allowing development of a residential lot burdened by conditions that were not created by the current property owner.

The applicant respectfully requests favorable consideration and approval of both variance requests.

Respectfully submitted,

Property Owner/Applicant
5710 Manassas Run
Stone Mountain, Georgia 30087

**LETTER OF SUPPORT FOR VARIANCE REQUEST**
**5710 Manassas Run, Stone Mountain, Georgia 30087**
**Parcel ID: 16 065 02 001**
**Lot 21 – The Woods of the Southland Subdivision**

**To the DeKalb County Zoning Board of Appeals:**

I am a resident and/or property owner in the neighborhood surrounding **5710 Manassas Run, Stone Mountain, Georgia 30087,** and I am writing to express my support for the property owner's request for reasonable variance relief necessary to construct a single-family residence on this property.

I understand that the property is an existing residential lot within **The Woods of the Southland subdivision** and that the property is affected by a pre-existing stormwater detention facility and associated drainage infrastructure.

I further understand that this condition existed prior to the current owner's proposed development of the property and was not created by the current property owner.

I support the owner's efforts to develop the property for its intended **single-family residential use,** provided that the proposed development complies with applicable DeKalb County requirements and maintains the necessary stormwater and drainage functions of the property.

I do not believe that allowing reasonable variance relief for construction of a single-family residence on this existing residential lot would negatively affect the residential character of our neighborhood or my use and enjoyment of my property.

I therefore respectfully ask the **DeKalb County Zoning Board of Appeals** to give favorable consideration to the variance request for **5710 Manassas Run** and to grant the minimum relief necessary to allow reasonable residential development of the property.

I voluntarily provide this letter in support of the variance request.

**Neighbor/Property Owner Information**

Printed Name: Ansley Abraham

Property Address: [redacted] Manassas Run

City/State/ZIP: Stone Mtn., GA 30087

Signature: Ansley Abraham

Date: 8/21/26

Phone or Email *(optional)*: [redacted]

**Relationship to Subject Property:**
Adjacent Property Owner / Nearby Neighbor / Neighborhood Resident

*Thank you for considering the views of the surrounding community.*

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**Neighbor/Property Owner Information**

Printed Name: Janice Jeffrey

Property Address: [redacted] manassa run

City/State/ZIP: Stone Mountain GA

Signature: Janice Jeffrey

Date: 8-21-2026

Phone or Email *(optional)*: [redacted]

**Relationship to Subject Property:**
Adjacent Property Owner / Nearby Neighbor / Neighborhood Resident

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**Neighbor/Property Owner Information**

Printed Name: ZAID ABDUL-RAHMAN

Property Address: [redacted] MANASSAS RUN

City/State/ZIP: STN MTN, GA

Signature:

Date: 6-21-26

Phone or Email *(optional)*:

**Relationship to Subject Property:**
Adjacent Property Owner / Nearby Neighbor / Neighborhood Resident

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**Neighbor/Property Owner Information**

Printed Name: Bryan K. Lindsey
Property Address: [redacted] Manassas Run
City/State/ZIP: Stone Mountain GA 30087
Signature: Bryan K. Lindsey
Date: 8/21/2026
Phone or Email *(optional)*: [redacted]

**Relationship to Subject Property:**
Adjacent Property Owner / Nearby Neighbor / Neighborhood Resident

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**Neighbor/Property Owner Information**

Printed Name: Gina Akparakan

Property Address: [redacted] Appomattox trce

City/State/ZIP: Stone mountain GA 30087

Signature: [signature]

Date: 08/21/26

Phone or Email *(optional)*: [redacted]

**Relationship to Subject Property:**
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**Neighbor/Property Owner Information**

Printed Name: RAS SPENCER Reid

Property Address: [redacted] MANASSAS

City/State/ZIP: Stone Mountain, GA

Signature: Spencer Reid

Date: 6-21-26

Phone or Email *(optional)*: _____

**Relationship to Subject Property:**
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I voluntarily provide this letter in support of the variance request.

**Neighbor/Property Owner Information**

Printed Name: Michael Peterson

Property Address: [redacted] Manassas Run

City/State/ZIP: Stone Mnt GA 30087

Signature: [signature]

Date: 02-21-2026

Phone or Email *(optional)*: _____

**Relationship to Subject Property:**
Adjacent Property Owner / Nearby Neighbor / Neighborhood Resident

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I voluntarily provide this letter in support of the variance request.

**Neighbor/Property Owner Information**

Printed Name: KHALID KHAN

Property Address: [redacted] MANASSAS RUN

City/State/ZIP: 30087

Signature: [signature]

Date: 8-24-26

Phone or Email *(optional)*: _____

**Relationship to Subject Property:**
Adjacent Property Owner / Nearby Neighbor / Neighborhood Resident

*Thank you for considering the views of the surrounding community.*

**From:** Tess Snipes [redacted]
**Sent:** Monday, September 21, 2026 3:20 PM
**To:** Hill, LaSondra <lahill@dekalbcountyga.gov>; Wells, Debora M <dmwells@dekalbcountyga.gov>
**Cc:** [redacted]
**Subject:** ZBA Hearing N2-5710 Manassas Run A 26-1248293, District 4

To: Zoning Board of Appeals Members:

Thank you for your service on the ZBA. This is to express my objection to request for a variance on the October 14 ZBA Agenda. The Case is N-2 5710 Manassas Run, A 26-1248293. The land owner is seeking to build a new home on a lot that is on a major part of the retention pond for our subdivision. This pond extends beyond my home and my yard already becomes a small lake when it rains heavily. I strongly object to any new home being built on the property at 5710 Manassas Run which would negatively impact the homes at [redacted] and my home [redacted] Manassas Run. Unfortunately, I am unable to attend the Zoom Meeting on October 14th. Please deny this request for a variance.

Best regards,
Tess Snipes
[redacted] Manassas Run
Stone Mountain, GA 30087
Cell: [redacted]
Emai[redacted]