ZONING BOARD OF APPEALS (ZBA) APPLICATION

to Amend the Official Zoning Map of DeKalb County, Georgia

APPLICANT/OWNER: Joseph Butler Black, Sr.

Subject Property Address: 1965 Fisher Trl NE

City: Atlanta State: GA Zip: 30345

Parcel ID Number(s): 18 195 05 006

Commission District(s): 2 Super District(s): 6 Acreage: 0.56

TYPE OF HEARING REQUESTED (check one)

- [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.

***PLEASE REVIEWTHE 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.

[x] Owner [ ] Agent

Signature 9/16/2026 Date

ZONING BOARD OF APPEALS (ZBA) PPLICATION 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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

DeKalb County
GEORGIA

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: 9/16/2026 Applicant Signature: _____

DATE: 9/16/2026 Applicant Signature: _____

Variance Submission for a New Accessory Building

(Detached Garage)

Joe Black, Sr.
October 7, 2026

DeKalb County, Georgia
Variance Submission – New Accessory Building (Detached Garage)

Property Location: 1965 Fisher Trail NE, Atlanta, GA 30345
Property Owners: Joe & Lynn Black

STATEMENT OF HARDSHIP AND JUSTIFICATION FOR ZONING VARIANCE

We respectfully request a zoning variance to allow construction of a detached garage at the above property in a location that requires relief from the applicable accessory-building setbacks under **DeKalb County Zoning Ordinance Chapter 27, Article 4, Section 4.2.2**.

The proposed detached garage is a modest, one-story accessory structure designed primarily to provide enclosed parking, vehicle protection, and workshop/storage space. The requested variance is the minimum relief necessary to make reasonable use of the property while preserving the character of the neighborhood and avoiding material impacts on surrounding properties.

1. Physical Conditions of the Property

The physical configuration and existing development of the lot create a unique hardship that limits the practical locations for an accessory building.

The existing house was constructed in 1957 and is situated relatively far back on the approximately 24,500-square-foot lot. As a result, the usable area available for an accessory building is constrained by the location of the existing house, driveway, property lines, and the shape of the lot.

The proposed garage needs to be located adjacent to the existing driveway and reasonably close to the house in order to serve its intended purpose as a garage. The zoning requirement that an accessory building be located behind the main structure significantly limits the available locations.

Placing the garage directly behind the house would consume a substantial portion of the usable backyard. It would also require additional driveway or paved access, resulting in considerably more hard-surface and potentially increasing stormwater runoff. It would also create an unattractive arrangement on the property and would not be consistent with the established appearance of the home and surrounding neighborhood.

The other potential location, along the side yard adjacent to Fairwood Ln. NE, is not a practical alternative. It would place the garage more than 100 feet from the house, making it inconvenient for its intended use as vehicle storage and creating the need for a new pedestrian and/or vehicular connection. The lot also narrows in that area, making compliance with the required location behind the rear line of the main structure impractical. That alternative could also require additional curb cuts and street access.

The proposed location is therefore the only practical and aesthetically appropriate location for the garage. The attached survey and plot plans illustrate the physical constraints and proposed placement.

2. Minimum Relief Necessary

The requested variance is limited to the minimum relief necessary to make reasonable use of the property.

The proposed garage will not encroach onto neighboring property, easements, or utilities. It will be positioned as far from the property lines as reasonably possible while still providing a functional two-car garage and workshop/storage area.

The required setbacks are approximately:

- **Side setbacks:** 10 feet required; approximately 5–6 feet proposed.
- **Rear setback:** 10 feet required; approximately 4–5 feet proposed.

The remaining portions of the property are unobstructed.

Alternative locations would either make the garage impractical for its intended purpose, require substantially more paved area, create additional access or curb-cut requirements, consume much of the backyard, or still require setback relief.

The proposed 26-foot by 32-foot structure is not oversized for its intended use. The 26-foot width is necessary to accommodate two garage doors and usable vehicle access, while the 32-foot depth provides sufficient room for a small workshop and storage area.

Neighboring property owners have been informed of the proposal, and the attached consent letters demonstrate that nearby residents have no objection to the proposed location.

3. Public Welfare and Impact on Surrounding Properties

The requested variance will not result in material harm to surrounding properties or adversely affect the public welfare.

No trees will be removed as a result of the proposed construction. Only a small number of existing landscape plants may need to be relocated.

The garage will be positioned so that it will not materially interfere with sunlight to neighboring properties. The building will face west, and the resulting shadows will primarily fall on the applicant's property.

The owners of the two properties immediately adjacent to the proposed garage have given permission/consent, and at least five additional nearby neighbors have provided written consent letters, which are included with this submission.

The proposed garage will also improve on-site parking and reduce the likelihood that vehicles belonging to the owners or their guests will need to park along the street. This will improve the appearance of the property and help reduce potential traffic and parking conflicts.

The proposed structure is intended to complement the existing home and neighborhood rather than detract from it.

4. Ordinance Hardship

The requested variance is necessary because of the unique placement of the existing home and the physical characteristics of the lot.

Under **DeKalb County Zoning Ordinance Chapter 27, Article 4, Section 4.2.2**, the accessory building setbacks would require approximately 10 feet from the side and rear property lines.

The proposed garage would be approximately:

- **5–6 feet from the applicable side property line**, and
- **4–5 feet from the applicable rear property line.**

Requiring the full setbacks would leave an area too narrow and shallow to construct a garage that is reasonably functional for the property.

We need an enclosed garage space for a classic automobile, a golf cart, and a truck. The existing carport and basement also contain workshop equipment and tools that need to be relocated into a more appropriate and safer workspace.

The garage will provide needed storage and workspace while allowing the existing driveway and carport areas to function more effectively.

We are in our early 70s, and accessibility is an important consideration in making reasonable use of the property. I have had recently undergone hip replacement surgery and requires additional knee treatment, and both of us have difficulty with stairs. Providing convenient, ground-level access to vehicles, storage, and workshop space will substantially improve the functionality and safety of the property.

The requested setback relief is therefore not simply a matter of preference or convenience. It results from the existing physical configuration of the property and the placement of the existing residence, combined with the need to maintain a reasonably functional garage.

5. Spirit and Purpose of the Ordinance

The proposed variance is consistent with the spirit and purpose of the zoning regulations.

The property will remain a residential property, and the proposed garage will be used solely as an accessory structure. There will be **no living space** in the building.

The proposed structure will be approximately **26 feet by 32 feet (832 square feet)**, one story, with an anticipated height of approximately **12–15 feet**. It will include two garage doors, one 3-foot-wide side entry door, and windows.

The building will have an asphalt-shingle roof, Concrete Board lap siding, and a concrete slab foundation. The lot is relatively level, and the proposed construction will not materially alter existing drainage or water flow.

Electrical power will be supplied from the existing dwelling. There will be no plumbing or sewer connections. Georgia Power has confirmed that the existing service is adequate for the additional electrical demand.

There are no known easements or utility conflicts affecting the proposed location.

The project will comply with all applicable permitting and construction requirements. The main structure will be a prefabricated kit constructed by the manufacturer, with the manufacturer handling the required building permits.

Lot Coverage

The property contains approximately **24,500 square feet**.

Existing and proposed improvements are approximately:

- Existing house: **2,720 sq. ft. (approximately 11%)**
- Existing driveway, sidewalks and patio: **2,144 sq. ft. (approximately 8.75%)**
- Proposed garage: **832 sq. ft. (approximately 3.4%)**
- Total: **5,696 sq. ft. (approximately 23.3%)**

The proposed improvements therefore remain within the applicable overall land-coverage limitation.

Conclusion

The requested variance is driven by the unique physical conditions of the property, including the location of the existing 1957 residence, the shape and dimensions of the lot, the location of the existing driveway, and the limited practical locations available for an accessory building.

The proposed location is the only practical location that allows the garage to serve its intended purpose without consuming the usable backyard, creating unnecessary additional pavement, requiring additional curb cuts, or creating an unreasonable impact on the property or surrounding neighborhood.

The requested relief is limited to the minimum necessary. The proposed garage will remain entirely on the owners' property, will not require removal of any trees, will not interfere with utilities or easements, and will not materially adversely affect neighboring properties.

The project will provide enclosed parking, safer and more convenient vehicle access, appropriate workshop and storage space, and improved use of the existing property. It will also reduce the need for street parking and enhance the appearance and functionality of the property.

For these reasons, **Joe and Lynn Black respectfully request approval of the variance** to permit construction of the proposed detached garage in the location shown on the accompanying survey and site plan.

Thank you for your consideration.

Respectfully submitted,

Joe Black, Sr.
Owner

Lynn Black
Owner

Attachments:
Variance Application
Plot Plan / Land Survey showing proposed building location to scale
Applicant Personal Contact Information
Authorization of Property Owner
Parcel Information
Building Information
Photographs of Proposed Building Site
Neighbor Consent Letters

SURVEY FOR:

#1965 FISHER TRAIL

LOT 6 - BLOCK "B" - UNIT 2
BRIARCLIFF WOODS

LAND LOT 195 - 18TH DISTRICT
DEKALB COUNTY, GEORGIA

DEKALB COUNTY PARCEL
18 195 05 006

SCALE 1" = 30'

DATE: MAY 7, 2015



THE FIELD DATA FROM WHICH THIS PLAT IS BASED HAS A CLOSURE THAT EXCEEDS 1 FOOT IN 25,000 FEET, AND AN ANGULAR OF 4 SECONDS PER ANGLE POINT. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE IN ACCURATE TO ONE FOOT IN 85,099 FEET.

ACCORDING TO DEKALB COUNTY GEORGIA FIRM 13089C0058J, DATED MAY 16, 2013, THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA.

REFERENCE:
DB 24884 PG 783
PB 25 PG 102
BRIARCLIFF WOODS
UNIT 2

CONTAINING
24,501 SQ.FT.
OR
0.562 ACRES

NO NATIONAL GEODETIC SURVEY MONUMENTS FOUND WITHIN 500 FEET OF THIS SITE.

THIS PLAT HAS BEEN PREPARED WITHOUT THE EXISTANCE OF A TITLE SEARCH PROVIDED TO LANDMAN INC. ANY EASEMENTS OF RECORD NOT SHOWN IS NOT THE RESPONSIBILITY OF LANDMAN INC.

NOTE: ABOVE GROUND UTILITY LOCATIONS WERE OBTAINED FROM FIELD OBSERVATIONS, LANDMAN INC. HAS NOT RESEARCHED UNDERGROUND UTILITY LOCATIONS. INFORMATION SHOWN HEREON REGARDING THE EXISTANCE, SIZE, TYPE AND LOCATION OF UNDERGROUND UTILITIES IS BASED ON MARKINGS IN THE FIELD AND INFORMATION FURNISHED BY OTHERS. LANDMAN INC. IS UNABLE TO CERTIFY TO THE ACCURACY OR COMPLETENESS OF THIS INFORMATION. LOCATION SHOULD BE CONFIRMED IN THE FIELD WITH UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION.

GRAPHIC SCALE 1"=30'

0 30 60 90

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

LARRY R. BOLLINGER RLS. #2361

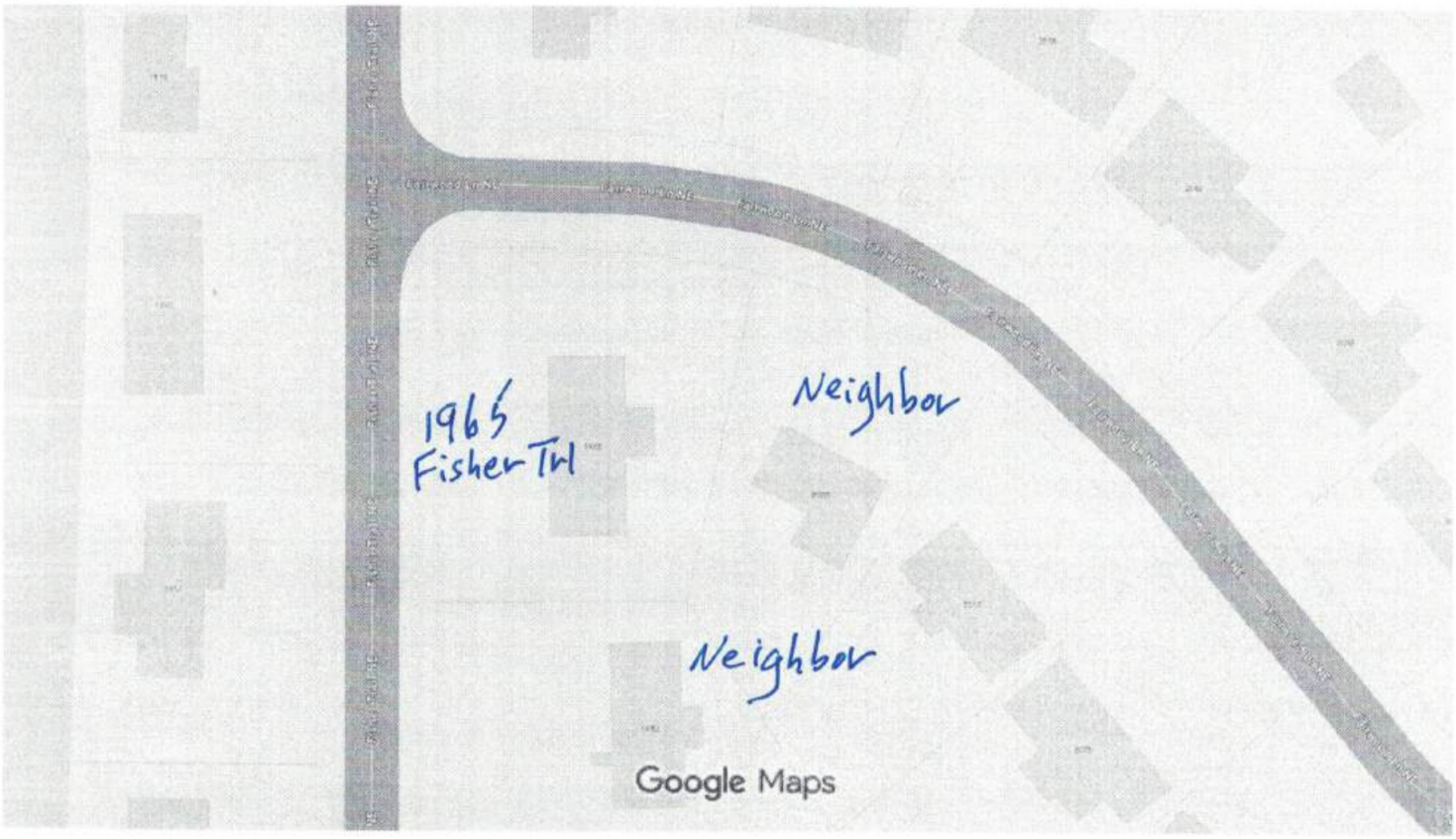
GEORGIA REGISTERED No. 2361 LICENSED SURVEYOR LARRY R. BOLLINGER

LANDMAN INC.
DBA: LAND DEVELOPING CO.
Land Surveying / Land Planning
1152 Rockbridge Road
Stone Mountain, Ga.
PHONE: (770) 923-8691
FAX: (770) 923-8485

SCALE:	1" = 30'
DATE SURVEYED:	5-7-15
DATE DRAFTED:	5-20-15
SURVEYED BY:	RC, AB
DRAWN BY:	LRB
JOB NUMBER:	#2582

18 195 04 023
Fairwood Ln
18 195 04 001
18 195 05 007
(7)
Chainlink Fence
166.4'
Backyard
Fence
Plants
New Garage
(6)
Joint in Driveway
Carport
Driveway
18 195 05 006
1965
160'
125'
174'
Fisher Trl NE

Google Maps



Map data ©2026 20 ft

(11)

Property Summary
Make Payment
Payment Summary
County Payments
Atlanta Payments
Tucker Payments
Payoff by Year
Print Payment Receipts
Owner History
Tax by Authority
Land
Residential Structures
Commercial Structures
Sales
Value History
Appeal History
Photos
Sketch
Map
Map Changes
Pictometry
Exemptions
Special Assessments

PARID: 18 195 05 006
BLACK JOSEPH SR

1965 FISHER TRL 1 of 1

Tax Year: 2025

Owner History

Tax Year	Address	City Exmp Code	County Exmp Code
2026	BLACK JOSEPH SR 1965 FISHER TRL NE ATLANTA GA 30345		H4F
2025	BLACK JOSEPH SR 1965 FISHER TRL NE ATLANTA GA 30345		H1F
2024	BLACK JOSEPH SR 1965 FISHER TRL NE ATLANTA GA 30345		H1F
2023	BLACK JOSEPH SR 1965 FISHER TRL NE ATLANTA GA 30345		H1F
2022	BLACK JOSEPH SR 1965 FISHER TRL NE ATLANTA GA 30345		H1F
2021	BLACK JOSEPH SR 1965 FISHER TRL NE ATLANTA GA 30345		H1F
2020	BLACK JOSEPH SR 1965 FISHER TRL NE ATLANTA GA 30345		H1F
2019	BLACK JOSEPH SR 1965 FISHER TRL NE ATLANTA GA 30345		H1F

Actions
Printable Summary
Printable Version

Reports
PRINT TODAY'S BAL
Go

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TUFF SHED

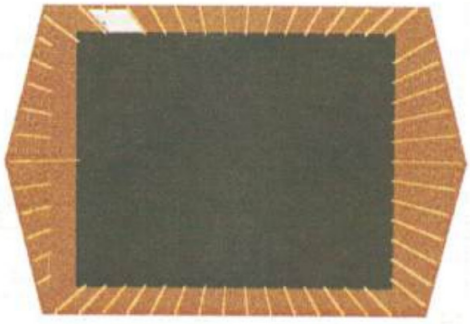
Joe Black
1965 Fisher Trl NE
Atlanta GA 30345
Q-3713575





Wall D

Wall A



Wall C

Wall B

Base Details/Permit Details

Building Size & Style
Premier Ranch Garage - 26' wide by 32' long

Door
Overhead Garage Door (10' x 7'), , Insulated Garage Door Upgrade, Glass Top Panel

Door
6-Panel Residential Door (Left Hand Inswing),

Paint Selection
Base: No Paint, Trim: No Paint

Roof Selection
Weathered Wood Dimensional Premium Shingle

Drip Edge
White

Is a permit required for this job?
Yes, Engineering fees still apply

Who is pulling the permit?
Customer

Optional Details

Doors
Overhead Garage Door (10' x 7'), , Insulated Garage Door Upgrade, Glass Top Panel

Windows
30 x 42 Single Hung Vinyl Window - White
2 24 x 30 Single Hung Vinyl Window - White

Walls
1108 Sq Ft House Wrap
1108 Sq Ft Horizontal Cement Lap Siding

Roof
1057 Sq Ft Roof - 6/12 Roof Pitch Upgrade
52 Lin Ft 12" Gable Overhang
34 Lin Ft Ridge Vent

Concrete Foundation
Concrete Partner: Tuff Shed
Footer Type: Monolithic
Footer Depth: 12"
Conduit: 0

Jobsite/Installer Details

Do you plan to insulate this building after Tuff Shed installs it?
Yes

Is there a power outlet within 100 feet of installation location?
Yes

The building location must be level to properly install the building. How level is the install location?
Slab provided by customer will be within ½" tolerance on square, level, exterior dimensions to match the building size (per customer agreement).

Will there be 18" of unobstructed workspace around the perimeter of all four walls?
Yes

Can the installers park their pickup truck & trailer within approximately 200' of your installation site?
Yes

Substrate Shed will be installed on?
Concrete without Shed Floor

TUFF SHED

QUOTE Q-3713575

QUOTE NUMBER	Q-3713575	**SALES LOCATION**	Doraville | #560 [redacted]
DATE	September 3, 2026	**STORE/FACTORY**	Doraville | #560 [redacted]
CUSTOMER	Joe Black [redacted]	**PREPARED BY**	Brandon Byrd [redacted]
SHIPPING ADDRESS	1965 Fisher Trl NE Atlanta, GA 30345		

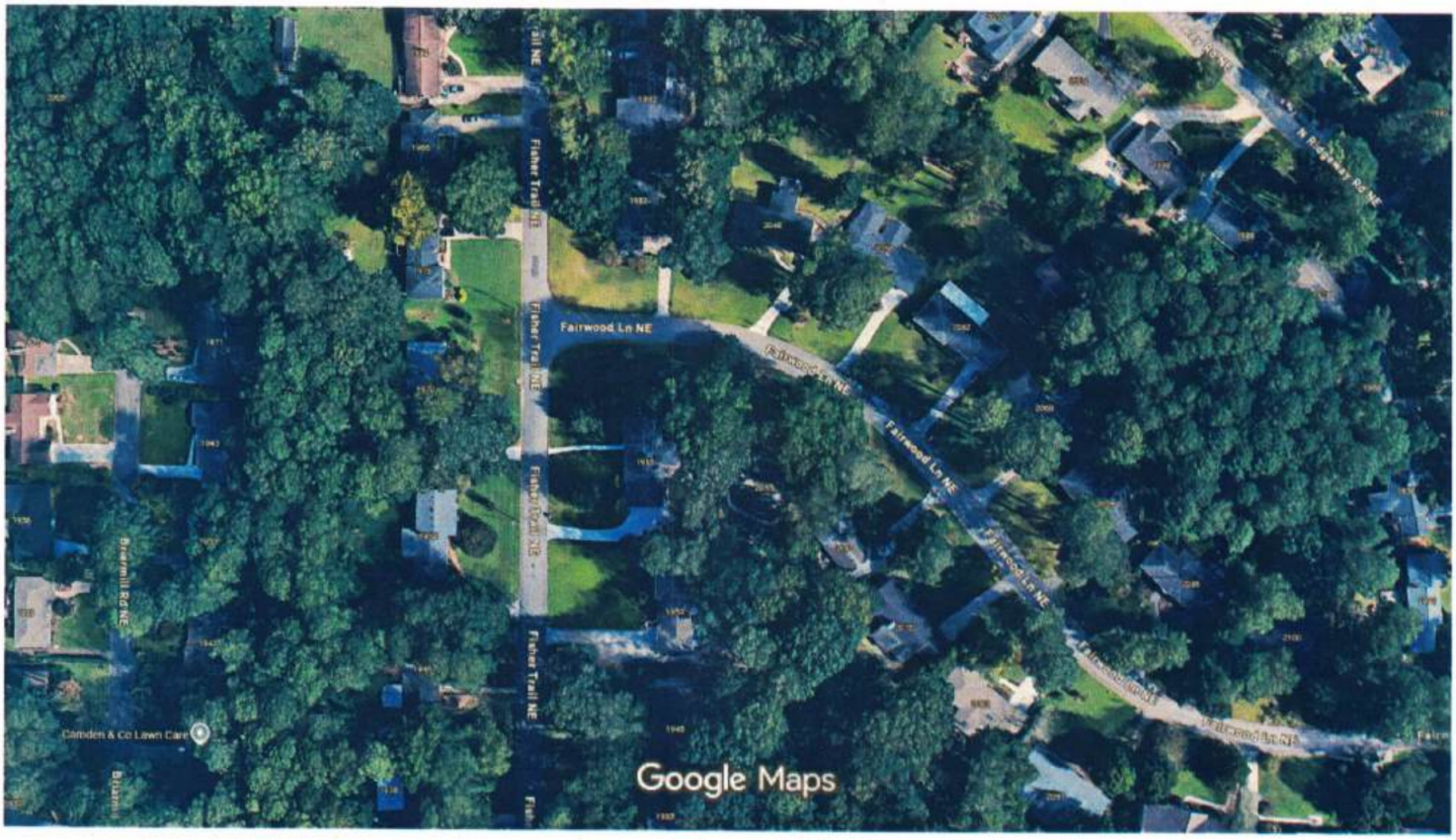
DESCRIPTION	PRICE	QTY	TOTAL
Premier Ranch Garage 26 x 32	$32,789.00	1	$32,789.00
12" Gable Overhang	$30.00	52	$1,560.00
Roof - 6/12 Roof Pitch Upgrade	$3.50	1,057	$3,699.50
Horizontal Cement Lap Siding	$8.75	1,108	$9,695.00
Engineering Fees	$1.25	832	$1,040.00
10'x7' Standard Garage Door	$0.00	1	$0.00
Insulated Garage Door Upgrade	$700.00	2	$1,400.00
Glass Top Panel Garage Door Upgrade	$700.00	2	$1,400.00
Upgrade - 10'x7' Overhead Garage Door	$1,200.00	1	$1,200.00
3068 L-In 6 Panel Residential Door	$0.00	1	$0.00
Ridge Vent	$11.00	34	$374.00
HDZ Shingle Upgrade	$1.00	1,057	$1,057.00
House Wrap	$0.40	1,108	$443.20
24 x 30 Single Hung Vinyl Window - White	$209.00	2	$418.00
30 x 42 Single Hung Vinyl Window - White	$279.00	1	$279.00
Estimated Concrete Cost	$16,720.00	1	$16,720.00
Weathered Wood HDZ	$0.00	1,057	$0.00
Garage Delivery Fee	$375.00	1	$375.00

SUBTOTAL	$72,449.70
ESTIMATED TAX	$0.00
TOTAL	**$72,449.70**

The price quoted is valid through the expiration date of the promotion, but in no case shall be valid longer than seven days. Once an order has been placed, pricing is guaranteed for up to 6 months. If the installation is not completed within 6 months for any reason, Tuff Shed has the right to modify the order pricing. You will be notified regarding any price adjustment prior to installation or incurring any additional charges.

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Google Maps



Imagery ©2026 Google, Imagery ©2026 Airbus, Maxar Technologies, Map data ©2026 50 ft

Current Property: 1965 Fisher Trl NE



Similar look of the proposed garage







