



Michael L. Thurmond
Chief Executive Officer

DeKalb County Zoning Board of Appeals

Department of Planning & Sustainability
330 Ponce De Leon Avenue, Suite 300
Decatur, GA 30030

Wednesday, July 14, 2021 at 1:00 PM

Planning Department Staff Analysis



N4. Case No: A-21- 1245007 Parcel ID(s): 18-285-03-069

Commission District 01 Super District 07

Applicant: Linda Diulus
4020 Stovall Terrace
Atlanta, GA 30342

Owner: Juan Subiry
3540 Janie Court
Chamblee, GA 30341

Project Name: 3540 Janie Court

Location: Property is located approximately 100-feet east of the intersection of Rockaway Road and Janie Court, in Chamblee, Georgia 30341.

REQUEST: Variance from Chapter 27-2.2 Division 2- Residential Zoning Districts: Dimensional Requirements of the DeKalb County Zoning Ordinance within the R-100 zoning district to increase the maximum lot coverage to 43.5% to build an addition and bring the lot into compliance.

Staff Recommendation: Approval with conditions.

STAFF FINDINGS:

Variance Analysis:

The applicant proposes to replace an existing rear, screened porch with an addition. The submitted site plan states the current lot coverage is 43.5 %. The applicant proposes to remove the 181.23 square foot screened porch, 84.79 square feet of concrete, and 36.23 square feet of pavers and build a 302.25 square foot rear addition. This results in no change to the existing 43.5% lot coverage. The maximum lot coverage of the R-100 zoning district is 35%. The proposed changes require a variance.

1. By reason of exceptional narrowness, shallowness or shape of a specific lot, or by reason of exceptional topographic conditions, which were not created by the owner or applicant, 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:

The subject property is located within the R-100 zoning district. Per Chapter 27-2.2 Division 2- Residential Zoning Districts: Dimensional Requirements of the *DeKalb County Zoning Ordinance*, the minimum lot area for R-100 zoned properties is 15,000 square feet, and the minimum lot width is 100 feet. The lot appears to be conforming.

The lot's topography changes, rising from the street to a plateau. This elevation change requires a longer driveway than some others in the surrounding neighborhood. The long driveway contributes to the lot coverage; 45.86% of the lot coverage comes from the driveway (3,004.91 square feet of concrete and 6,551.20 square feet of total impervious lot coverage). By reason of topographic conditions, the strict application of the requirements of this chapter may deprive the property owner of privileges enjoyed by other property owners in the same zoning district.

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:

Allowing the property owner to maintain the lot coverage while rearranging their site plan may not go beyond the minimum necessary to afford relief and may not constitute a grant of special privilege.

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:

Based on the submitted materials, it appears that granting the variance may not be materially detrimental to the public welfare or injurious to the property or improvements in the zoning district. The applicant submitted materials supporting the assertion that the water will continue to drain away from any neighbor's property and onto the public street. The current lot coverage would be maintained.

4. The literal interpretation and strict application of the applicable provisions or requirements of this chapter would cause undue and unnecessary hardship:

Based on the submitted materials, it appears that the strict application of the applicable provisions and requirements of this Chapter may cause an undue and unnecessary hardship as the applicant would be unable to build a rear addition due to the amount of impervious coverage caused by the long driveway. Staff did not find a permit for the driveway, so it was likely built as part of the original subdivision construction.

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

Based on the submitted materials, it appears that the requested variance may not conflict with the spirit and purpose of this Chapter and the *DeKalb County Comprehensive Plan*.

FINAL STAFF ANALYSIS:

Based on the submitted materials, the strict application of the zoning requirements may deprive the owner of rights enjoyed by other property owners. The requested variance may not go beyond the minimum necessary to afford relief or constitute a grant of special privilege inconsistent with the limitations upon other properties in the R-100 zoning district.

If this application is approved, Staff recommends the following conditions:

1. The following information about this variance shall be noted on any site plan prepared for the subject property:

Case number: A-21- 1245007

Approval date: July 14, 2021

Type of variance: Variance from Chapter 27-2.2 Division 2- Residential Zoning Districts: Dimensional Requirements of the DeKalb County Zoning Ordinance within the R-75 zoning district to increase the maximum lot coverage to 43.5%.

Condition(s) of approval: (see below)

2. The maximum lot coverage shall not exceed 43.5%.



DeKalb County Department of Planning & Sustainability

Hon. Michael Thurmond
Chief Executive Officer

Andrew Baker, AICP,
Director

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

BOA No. _____

Applicant and/or
Authorized Representative Linda Diulus

Mailing Address: 4020 Stovall terrace

City/State/Zip Code: Atlanta, GA, 30342

Email: lindadiulus@gmail.com

Telephone Home: _____ Business: 678-761-1015

OWNER OF RECORD OF SUBJECT PROPERTY

Owner: Juan Subiry

Address (Mailing): 3540 Janie court, Chamblee, GA, 30341

Email: _____

Telephone Home: _____ Business: _____

ADDRESS/LOCATION OF SUBJECT PROPERTY

Address: 3540 Janie ct City: Chamblee State: GA Zip: 30341

District(s): _____ Land Lot(s): _____ Block: _____ Parcel: _____

Zoning Classification: R-100 Commission District & Super District: _____

CIRCLE TYPE OF HEARING REQUESTED:

- 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. *

TO BE COMPLETED BY PLANNING AND SUSTAINABILITY DEPARTMENT:

Date Received: _____ Fee Paid: _____



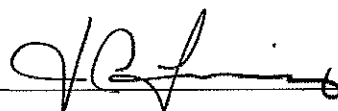
ZONING BOARD OF APPEALS APPLICATION AUTHORIZATION OF THE PROPERTY OWNER

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: 05/31/21 _____

Applicant:  _____
Signature

DATE: _____

Applicant: _____
Signature



DeKalb County
G E O R G I A

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: 05/31/21

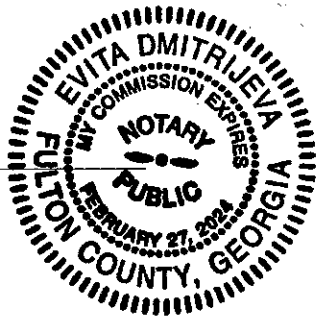
Applicant/Agent: Linda Diulus
Signature

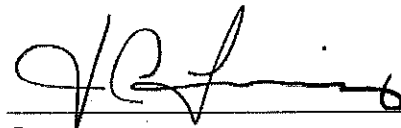
TO WHOM IT MAY CONCERN:

(I)/ (WE) Juan Subiry
(Name of Owners)

being (owner/owners) of the property described below or attached hereby delegate authority to:


Notary Public




Owner

Notary Public

Owner

Notary Public

Owner

Letter of Intent
In Support of Request for Variance
3540 Janie Ct. Chamblee, GA 30341

This Letter of Intent is in support of the owner's request for a variance on Tax Parcel ID 18-285-03-069. The intention is to tear down existing sunroom and rebuilding it and adding a second level.

The variance was not self-created by the property owner. The property has an exceptionally large driveway (3090 SQ) due to the steep slopes and location of the detached garage that impact a large percentage of the lot coverage.

What the owner would ask the board to consider, is (1) we are removing pavers to lower current lot coverage.; (2) we are moving shed into existing concrete to lower lot coverage.; (3) The submitted plans do not add to the overall variance.; (4) The requested variance does not create an adverse effect upon properties in the immediate vicinity or in the district.; and (5) the proposed project would be an improvement to the neighborhood and result in an overall increase in property value and tax base created by improvement.

Thank you for your consideration.

Respectfully submitted,


George Gerald Biggs

PRE-APPLICATION FORM
ZONING BOARD OF APPEALS APPLICATIONS FOR PUBLIC HEARING
(VARIANCES, SPECIAL EXCEPTIONS, APPEALS OF ADMINISTRATIVE DECISIONS)
(Required prior to filing application: signed copy of this form must be submitted at filing)

Applicant Name: Juan Subiry Phone: 404.431.2614 Email: juansubiry@gmail.com

Property Address: 540 Janie Court

Tax Parcel ID: 18-285-03-069 Comm. District(s): 01, 07 Acreage: 0.34

Existing Use: Residential Proposed Use: Same

Supplemental Regs: NA Existing Zoning: R-100 Overlay: NA

Variance (From Development Standards causing undue hardship upon owners of property): Yes X No

Variance Request: Increase the lot coverage to bring the property into compliance and build an addition.

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Review Meeting Dates: Letter of Intent: Owner Authorization(s):

Campaign Disclosure: Zoning Conditions: Public Notice, Signs:

Site Plan Layout Floor Plan Layout Letters of Support from Neighborhood

Payment Submittal Submittal Format: NO STAPLES, NO BINDERS PLEASE

Review of Site Plan

Density: Density Bonuses: Mix of Uses: Open Space: Enhanced

Open Space: Setbacks: front sides side corner rear Lot Size:

 Frontage: Street Widths: Landscape Strips: Buffers:

Parking Lot Landscaping: Parking - Auto: Parking - Bicycle: Screening:

 Streetscapes: Sidewalks: Fencing/Walls: Bldg. Height: Bldg.

Orientation: Bldg. Separation: Bldg. Materials: Roofs: Fenestration:

Façade Design: Garages: Pedestrian Plan: Perimeter Landscape Strip: Bldg.

Floor Layout:

DEPARTMENT OF PLANNING & SUSTAINABILITY

Anticipated Meeting Date: ____ If submitted by June 3, the application will be on the agenda for the July 14 ZBOA meeting

Comments:

Planner: _____ Rachel Bragg _____ Date __ 05/21/2021 _____

Filing Fees

APPLICATION FEE:

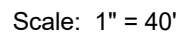
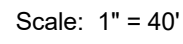
\$300.00

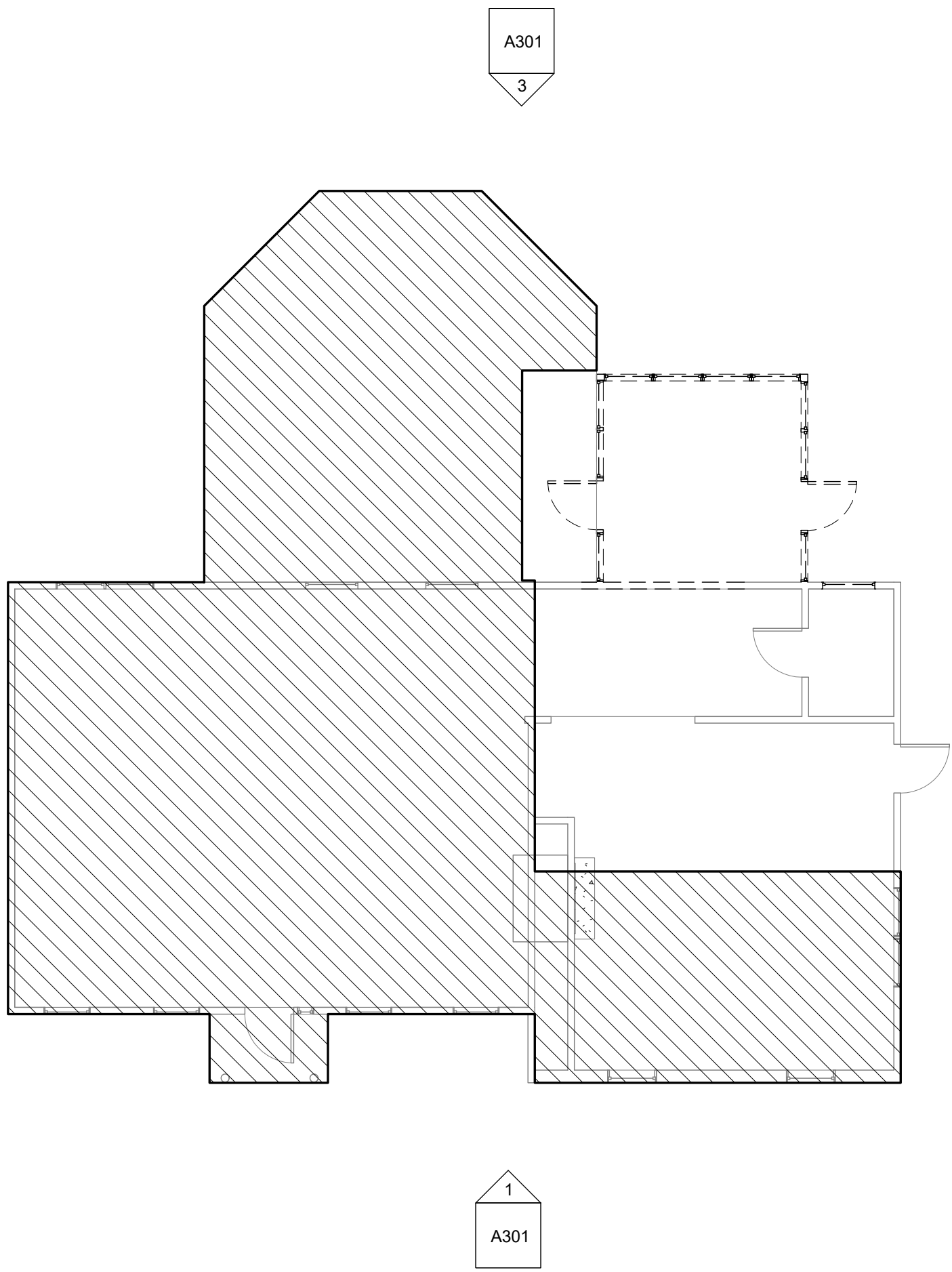
The General Contractor shall be responsible for the execution of this work in accordance with the true intent of the drawings and specifications, which is, to effect, a completed first class job and to furnish all labor and materials required for the project, whether it is specifically mentioned or not.

The Contractor shall give notices and comply with applicable laws, ordinances, rules, regulations, and lawful orders of public authorities bearing on safety of persons or property or their protection from damage, loss, or injury.

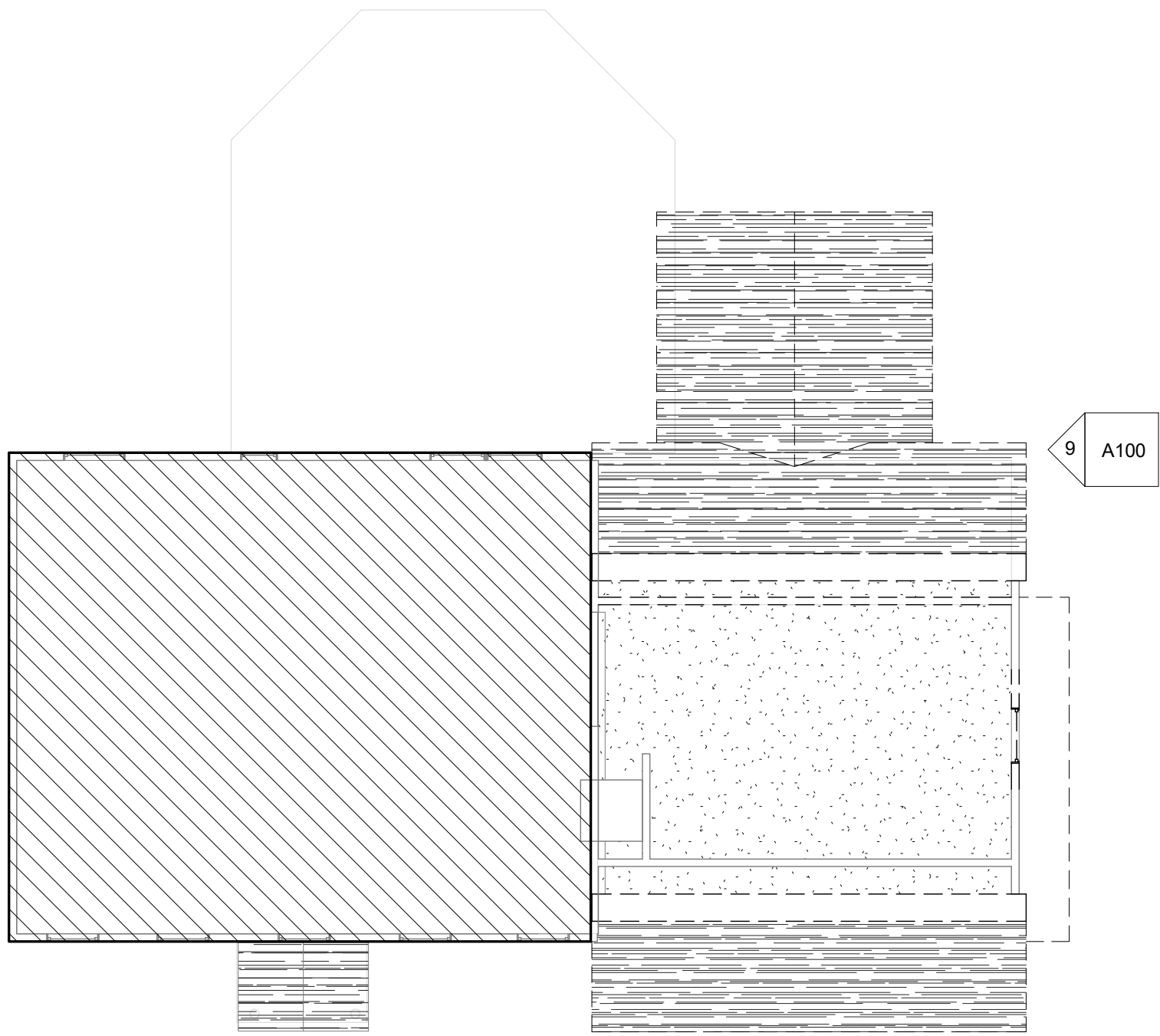
All material furnished shall be new without and indications of damage.

Workmanship shall be equal to best standard practice, with work performed by expert, skilled craftsmen only.





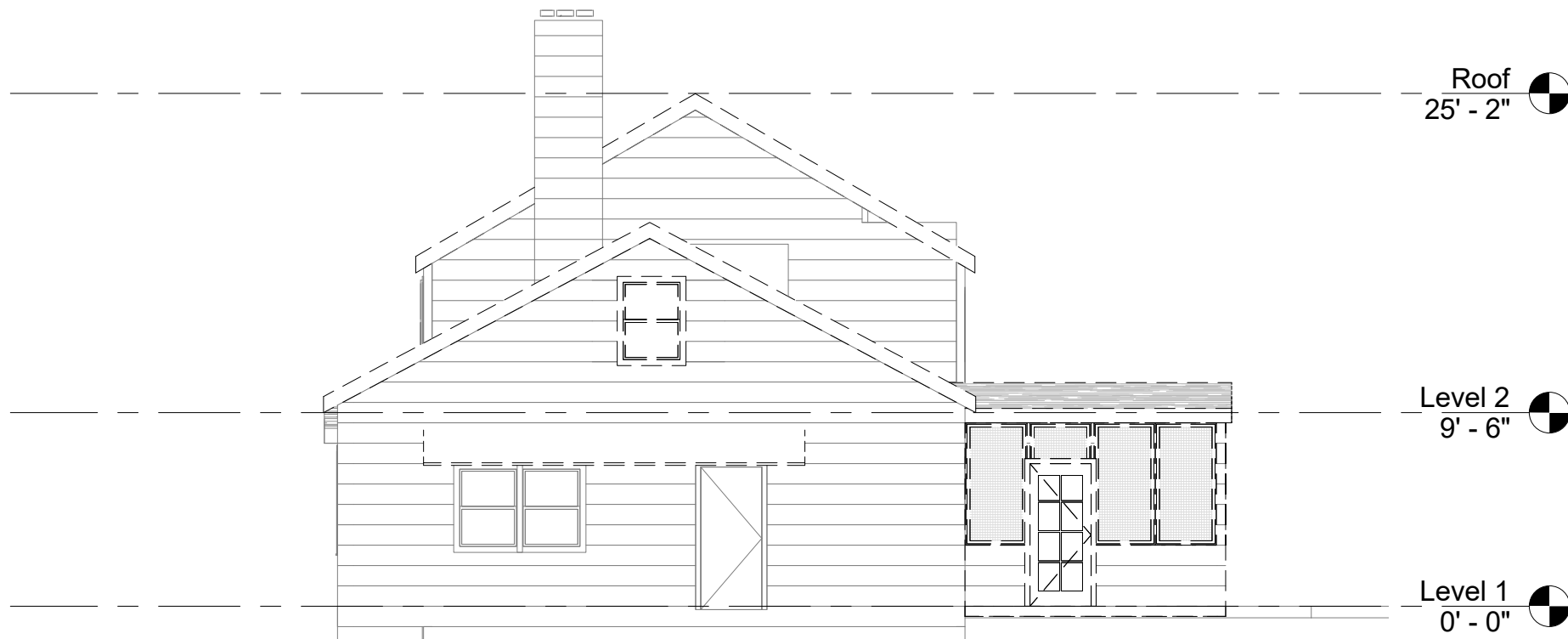
1 Level 1
1/8" = 1'-0"



6 Level 2
1/8" = 1'-0"



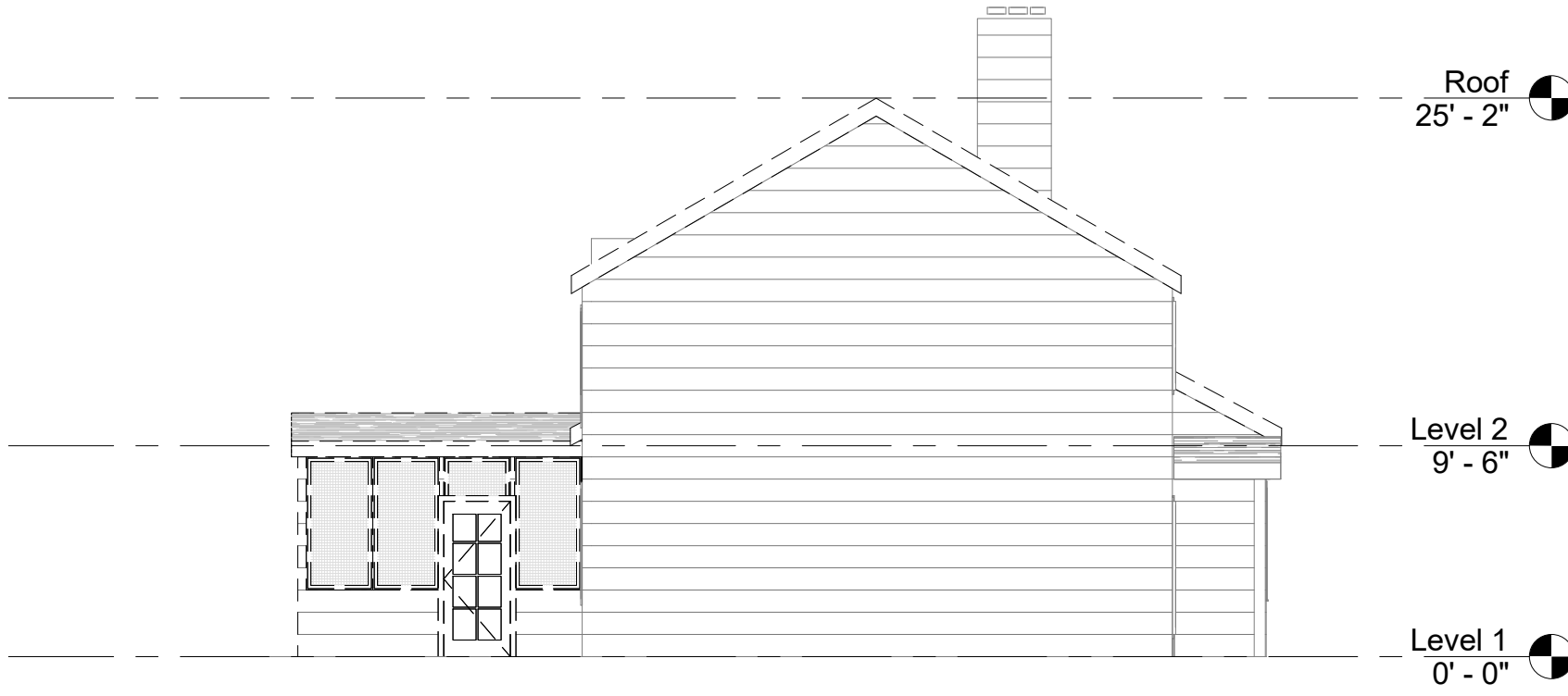
2 Elevation 1 - a
1/8" = 1'-0"



3 Elevation 2 - a
1/8" = 1'-0"



4 Elevation 3 - a
1/8" = 1'-0"



5 Elevation 4 - a
1/8" = 1'-0"

BDJ
Consulting

Design & Construction Management

Project
Subiry Residence

Owner:
Juan Subiry

Location:
3540 Janie Ct.
Chamblee, GA 30341

Issue Date:
2/10/20

Notes

RELEASED FOR
CONSTRUCTION

Existing Plans &
Elevations
A010

Scale 1/8" = 1'-0"

Date 2/10/20
Project Number BDJ-0046
Checked By Checker
Drawn By Author

Drawn by: Brian Jones

Printed:
2/10/2020, 3:52:27 PM

Project
Subiry ResidenceOwner:
Juan SubiryLocation:
**3540 Janie Ct.
Chamblee, GA 30341**Issue Date:
2/10/20

Notes

RELEASED FOR
CONSTRUCTION

Structural Plans & Dtl's

A100

Scale As indicated

Date	2/10/20
Project Number	BDJ-0046
Checked By	Checker
Drawn By	Author

Drawn by: Brian Jones

Printed:
2/10/2020, 3:52:28
PM

STRUCTURAL NOTES:

GENERAL

- FOUNDATION DESIGN TO BE CONFIRMED BY GC BASED ON EXISTING SOIL CONDITIONS.
- ALL FOOTINGS TO REST ON SOLID UNDISTURBED SOIL. MAXIMUM DESIGN BEARING CAPACITY IS 1,500 PSF.
- NO CONCRETE IS TO BE POURED IN EXCAVATION CONTAINING WATER OR ON FROZEN GROUND.
- PROVIDE PERIMETER DRAIN AROUND BASEMENT AREAS.
- SLOPE GRADE AWAY FROM BUILDING MIN. 5' HORIZONTAL.

CONCRETE & FOOTINGS

CONCRETE SHALL CONFORM TO APPLICABLE PROVISIONS OF LATEST REVISION OF ACI-3-18-83.

CONCRETE 28 DAY COMPRESSIVE STRENGTH TO BE MIN. 3000 PSI

REINFORCEMENT TO CONFORM TO ASTM A615 GRADE 60

WELDED WIRE FABRIC TO CONFORM TO ASTM 165

FOOTINGS TO BE 2' x 2' x 18" w/ #4 BARS T & B BOTH WAYS.

FRAMING & LUMBER

ALL LUMBER TO BE SPF GRADE #2 OR BETTER.

ALL LUMBER IN CONTACT WITH GROUND OR CONCRETE TO BE PRESSURE TREATED.

PROVIDE MIN. 2 - 2X10 HEADER OVER ALL DOOR AND WINDOW OPENINGS UNLESS NOTED OTHERWISE.

PROVIDE MIN. 1 - 2X AND 1 KING POST AT EACH END OF ALL BEAMS AND HEADERS UNLESS NOTED OTHERWISE.

PROVIDE FULL HEIGHT WALL STUDS AT EACH SIE OF WALL OPENINGS EQUAL TO ONE-HALF OR GREATER THE NUMBER OF INTERRUPTED STUDS. ONE MINIMUM REQUIRED FOR HEADER SPANS LESS THAN 5'. TWO MINIMUM REQUIRED FOR HEADER SPANS GREATER THAN 5'. PROVIDE ONE BEARING (TRIM) STUD MINIMUM AT HEADER BEARING FOR SPANS LESS THAN 5'. TWO MINIMUM REQUIRED FOR SPANS GREATER THAN 5'

WOOD i JOISTS TO BE DESIGNED, MANUFACTURES, AND ERECTED IN ACCORDANCE WITH MANUFACTURER'S STANDARD SPECIFICATIONS AND RECOMMENDATIONS PER TRUSS-JOIST APPLICATION GUIDE. ALL TRUSSES TO BE DESIGNED BY A LICENSED ENGINEER IN THE STATE OF GEORGIA.

LVLS TO BE SELECTED USING A MANUFACTURER'S SPAN TABLE AND PROPER SIZING AND INSTALLATION PRACTICES TO BE CONFIRMED BY THE GENERAL CONTRACTOR PRIOR TO INSTALLATION.

PRE-ENGINEERED TRUSSES SHALL BE DESIGNED AND FABRICATED UNDER THE SUPERVISION OF A GEORGIA LICENSED STRUCTURAL ENGINEER FOR THE LOADS AND CONDITIONS SHOWN ON THE DRAWINGS AND REQUIREMENTS OF THE BUILDING CODES.

PLYWOOD SHALL CONFORM TO AMERICAN PLYWOOD ASSOCIATIONS CURRENT PRODUCT STANDARD SPECIFICATION AND SHALL BE PERFORMANCE RATED BY THE APA.

8D ROOF SHEATHING SHALL BE 7/16" OSB APA 52/16 EXPOSURE RATED SHEATHING. NAIL WITH NAILS AT 6" O.C. AT PANEL PERIMETER AND AT 12" O.C. AT INTERMEDIATE FRAMING.

10" FLOOR SHEATHING SHALL BE 3/4" APA 45/24 STURDIFLOOR EXPOSURE RATED TOUNGUE AND GROOVE DECKING. GLUE AND NAIL WITH 8D NAILS AT 6" O.C. AT PANEL PERIMETER AND AT 10" O.C. AT INTERMEDIATE FRAMING.

SHEATH ALL EXTERIOR WALLS WITH 15/32" PLYWOOD OR 7/116" OSB, APA 52/16 EXPOSURE RATED SHEATHING. FASTEN PANEL EDGES WITH 8D NAILS AT 4" O.C. AND INTERMEDIATE FRAMING W/8D NAILS AT 12" O.C.

PROVIDE RIM JOIST OR SOILD BLOCKING UNDER ALL BEARING POINTS. BLOCKING UNDER POSTS LARGER THAN (2) 2X4S MUST BE FULL AREA OF POST.

METAL CONNECTORS TO BE PROVIDED AS REQUIRED PER LOCAL CODES. CONNECTORS TO BE SIMPSON STRONG TIE OR EQUAL.

ALL TRUSSES AND ROOF RAFTERS TO BE TIED TO BEARING WITH ONE (1) SIMPSON H2.5 HURRICANE CLIP OR EQUAL.

ALL EXTERIOR AND INTERIOR LOAD BEARING WALLS TO BE FRAMED AT 16" O.C. WITH DOUBLE TOP AND BOTTOM PLATE.

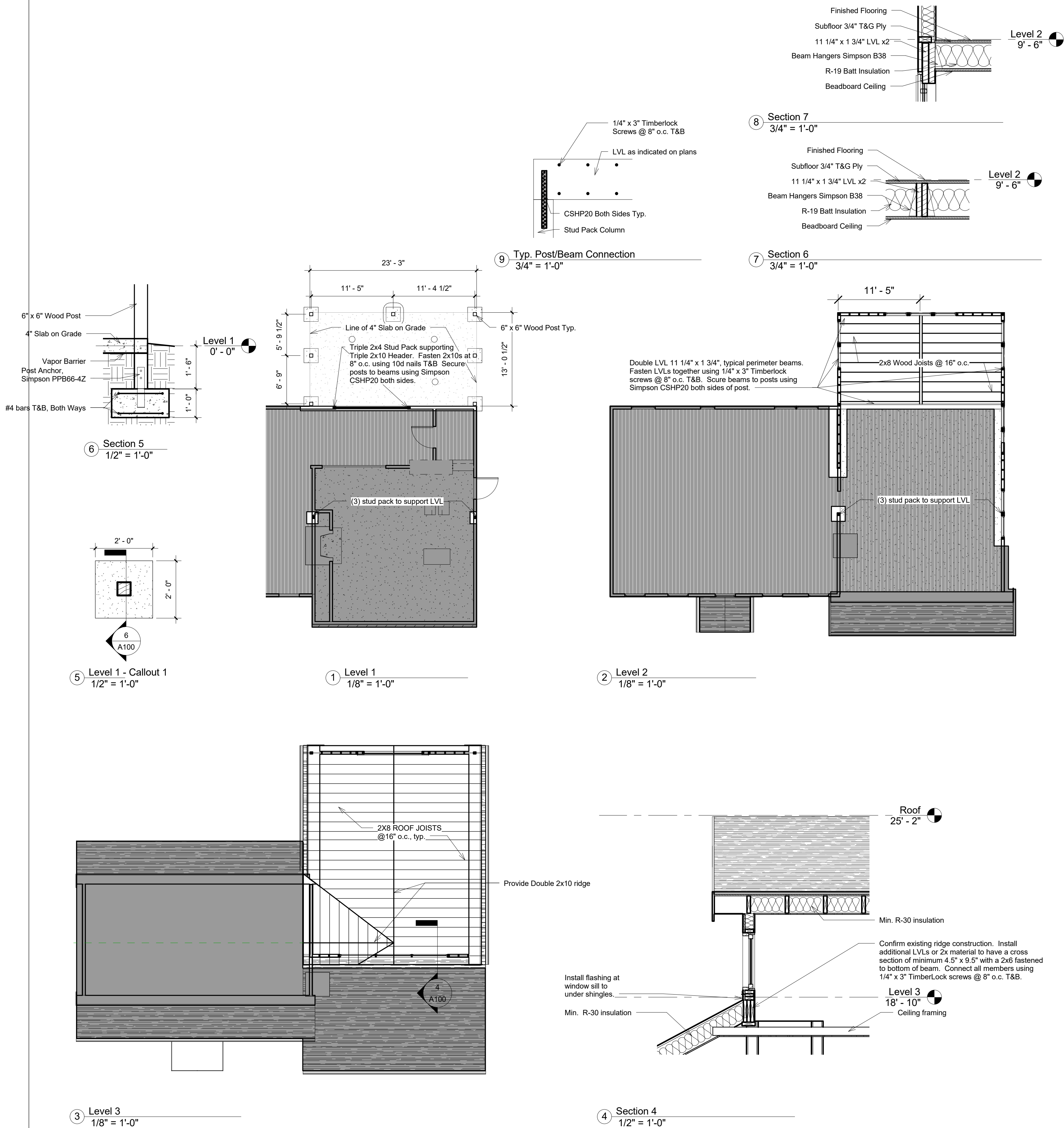
MULTIPLE MEMBERS (2 OR MORE) AND ALL MICROLAMS SHALL BE GLUED AND NAILED TOGETHER. NAILS TO BE TWO (2) ROWS 16D NAILS AT 16" O.C. EACH FACE.

CONFIRM BEARING REQUIREMENTS OF GLUE LAM BEAMS WITH MANUFACTURER'S REQUIREMENTS.

PROVIDE 1/2" DIA X 10" LONG A307 ANCHOR BOLTS AT MAX. 4' O.C. EMBED MIN. 7" MIN. OF TWO (2) BOLTS PER PIECE. LOCATE ONE (1) BOLT WITHIN 12" OF EACH END OF EACH PIECE.

ALL FRAMING TO CONFORM WITH INTERNATIONAL RESIDENTIAL CODE.

ALL NAILING TO CONFORM WITH TABLE R602 INTERNATIONAL RESIDENTIAL CODE.



BDJ

Consulting

Design & Construction Management

Project
Subiry Residence

Owner:
Juan Subiry

Location:
3540 Janie Ct.
Chamblee, GA 30341

Issue Date:
2/10/20

Notes

RELEASED FOR
CONSTRUCTION

1st Floor Plan
A110

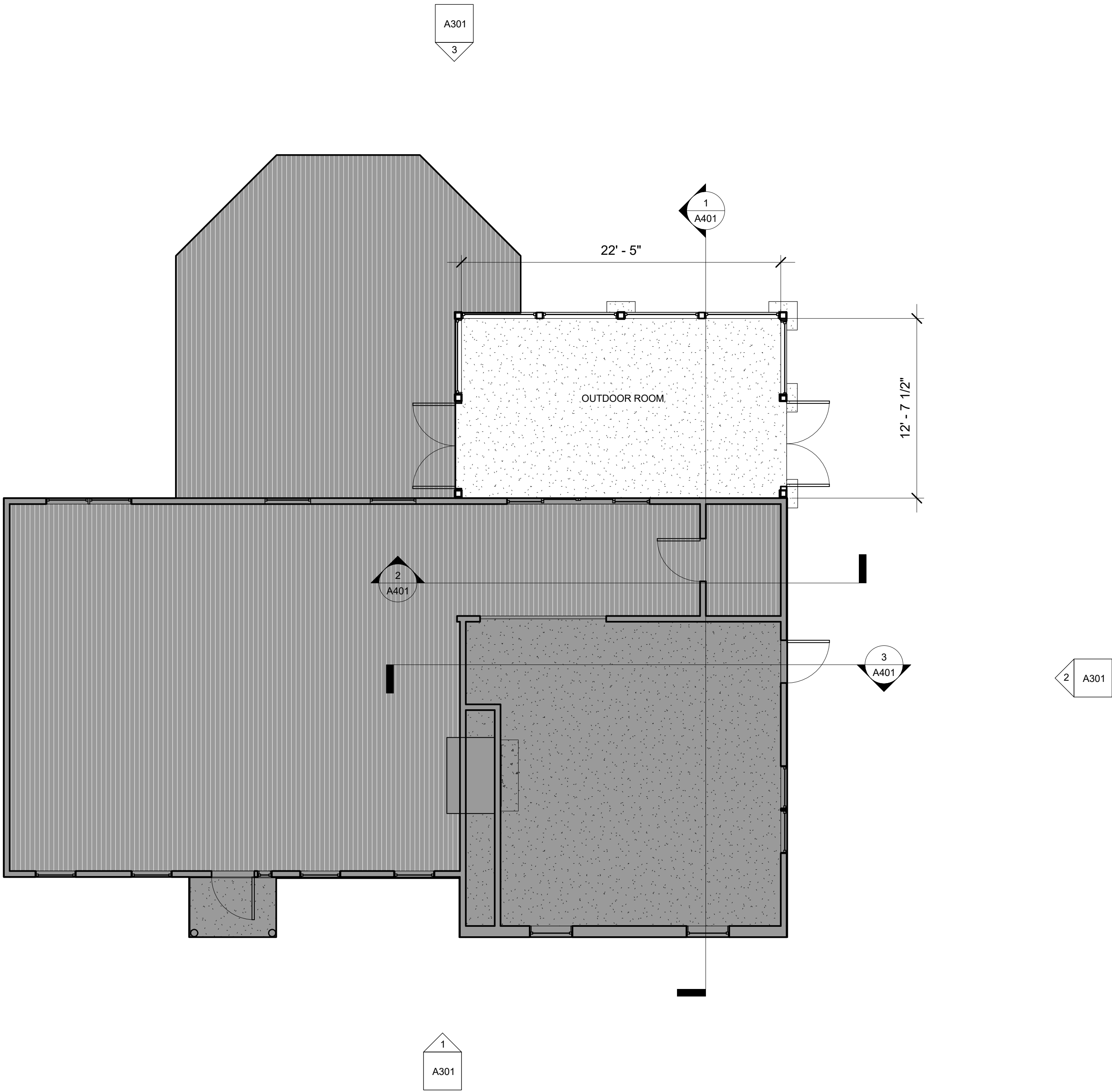
Scale 3/16" = 1'-0"

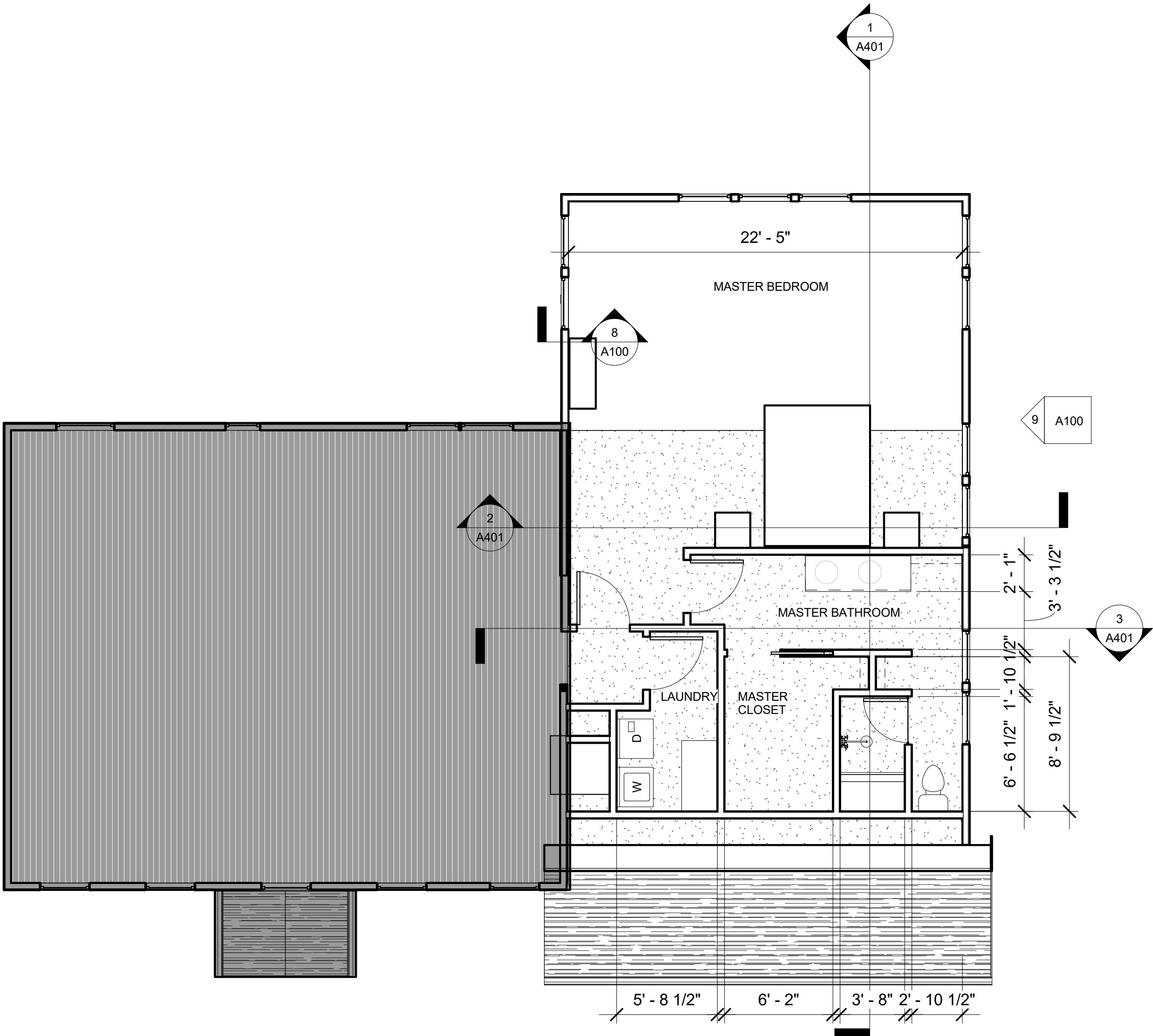
Date	2/10/20
Project Number	BDJ-0046
Checked By	Checker
Drawn By	Author

Drawn by: Brian Jones

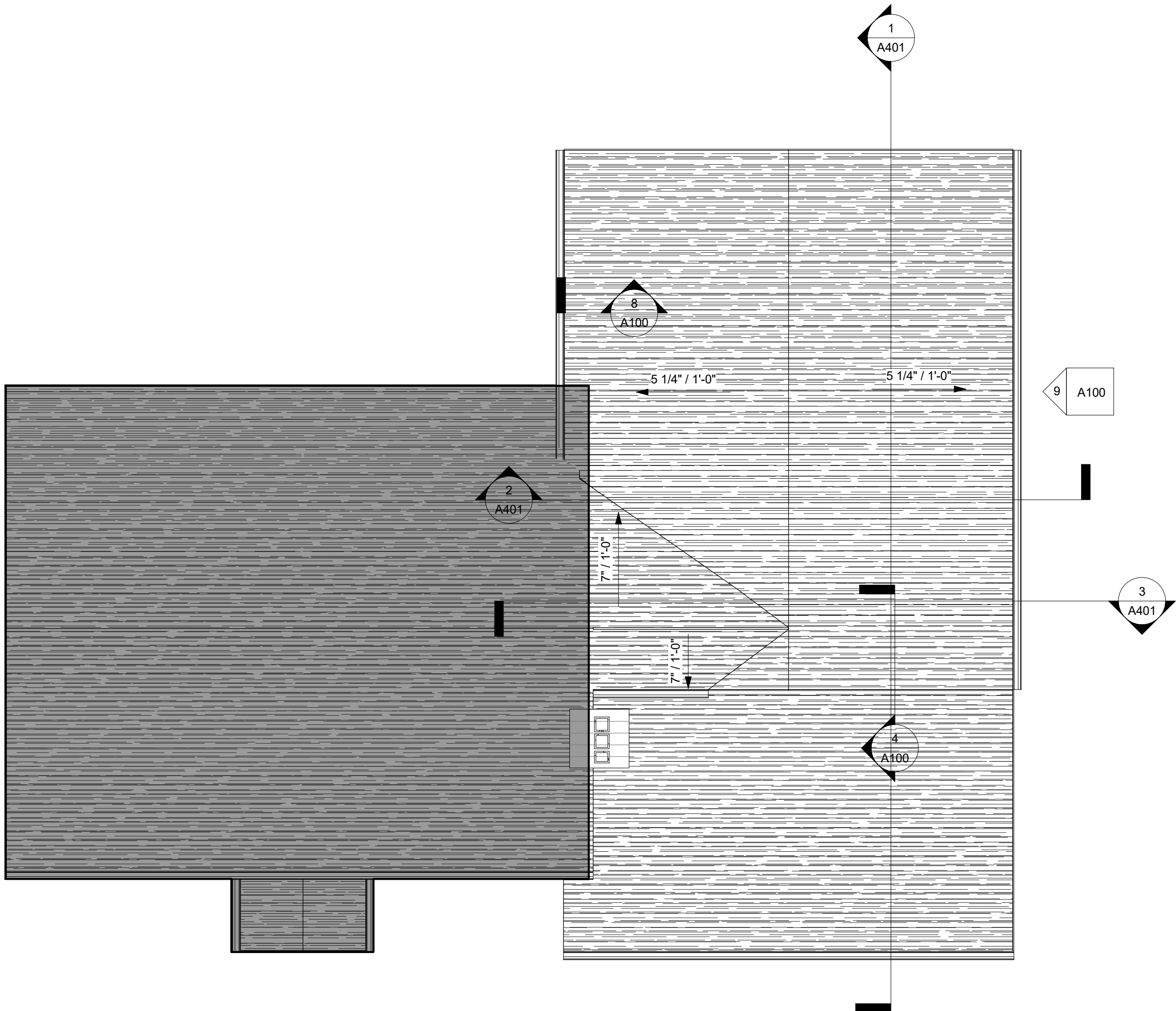
Printed:
2/10/2020, 3:52:28 PM

1 Level 1 - NEW
3/16" = 1'-0"





① Level 2 - NEW
3/16" = 1'-0"



② Roof - NEW
3/16" = 1'-0"

BDJ
Consulting

Design & Construction Management

Project
Subiry Residence
Owner:
Juan Subiry
Location:
**3540 Janie Ct.
Chamblee, GA 30341**

Issue Date:
2/10/20

Notes

RELEASED FOR
CONSTRUCTION

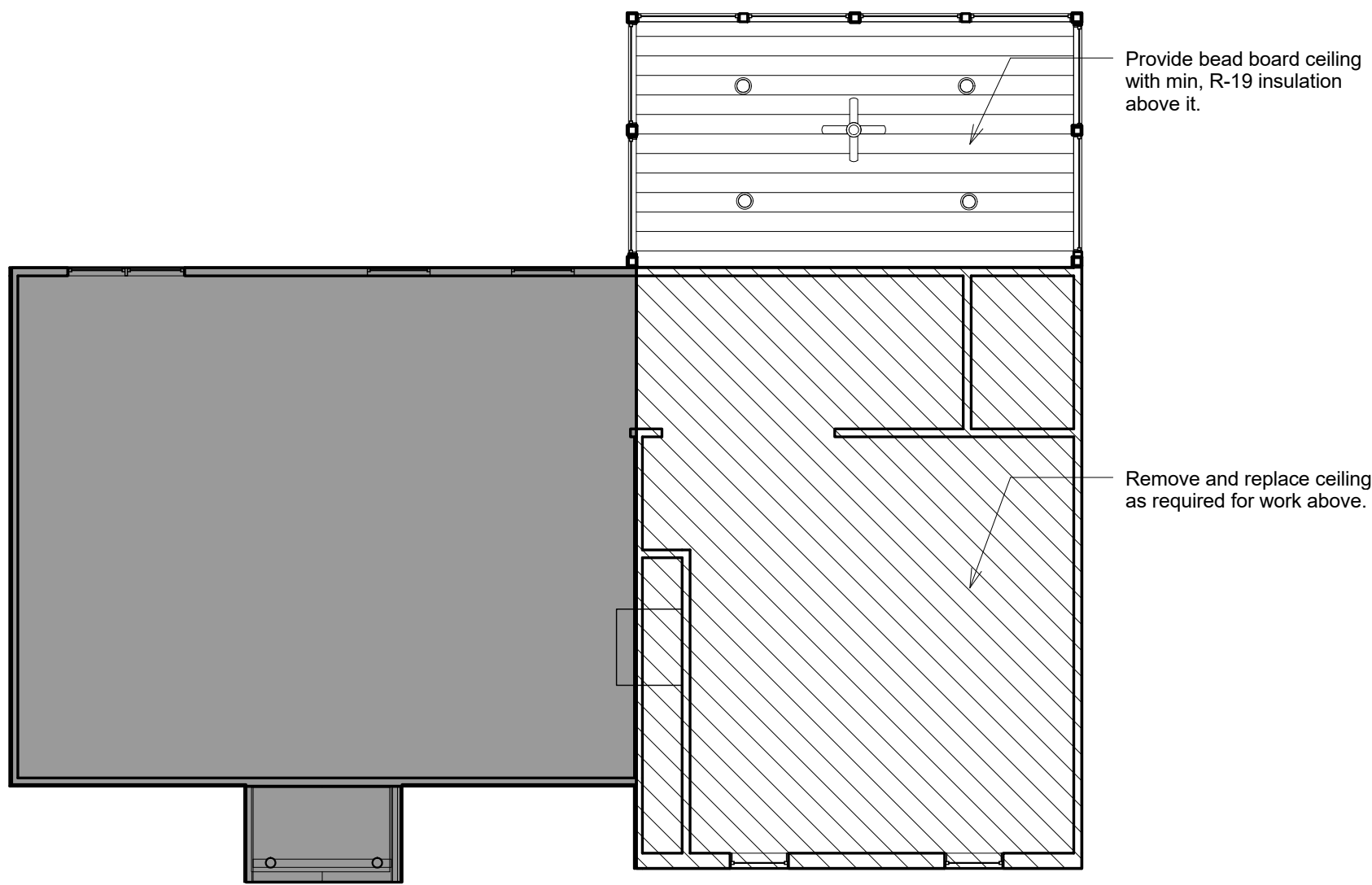
2nd Floor & Roof Plan
A111

Scale 3/16" = 1'-0"

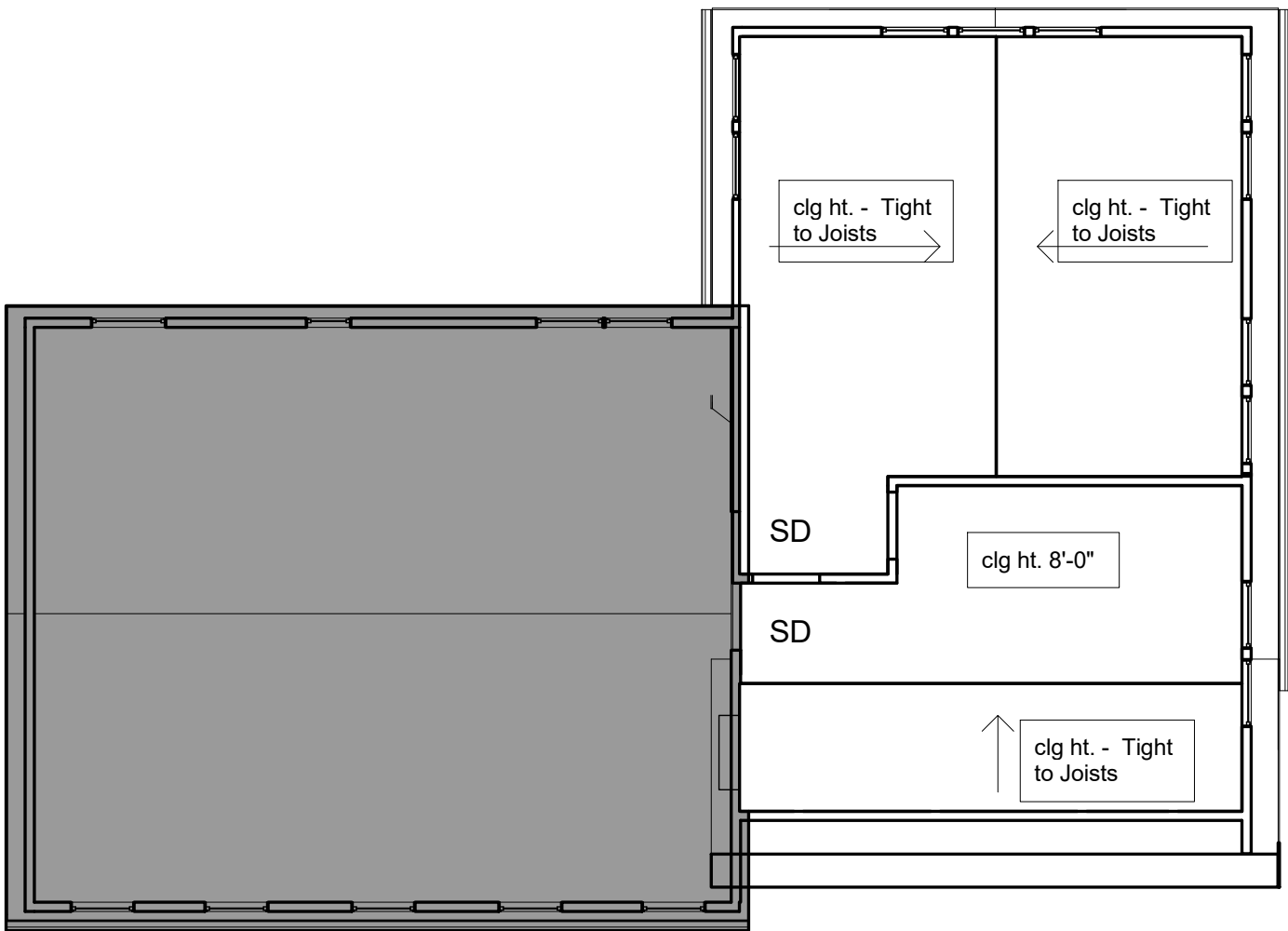
Date	2/10/20
Project Number	BDJ-0046
Checked By	Checker
Drawn By	Author

Drawn by: Brian Jones

Printed:
2/10/2020, 3:52:29 PM



① Level 1
1/8" = 1'-0"



② Level 2
1/8" = 1'-0"

(SD) SMOKE DETECTOR. W/ CO DETECTOR OUTSIDE OF BEDROOMS

BDJ

Consulting

Design & Construction Management

Project
Subiry Residence

Owner:
Juan Subiry

Location:
3540 Janie Ct.
Chamblee, GA 30341

Issue Date:
2/10/20

Notes

RELEASED FOR
CONSTRUCTION

Reflected Ceiling Plans

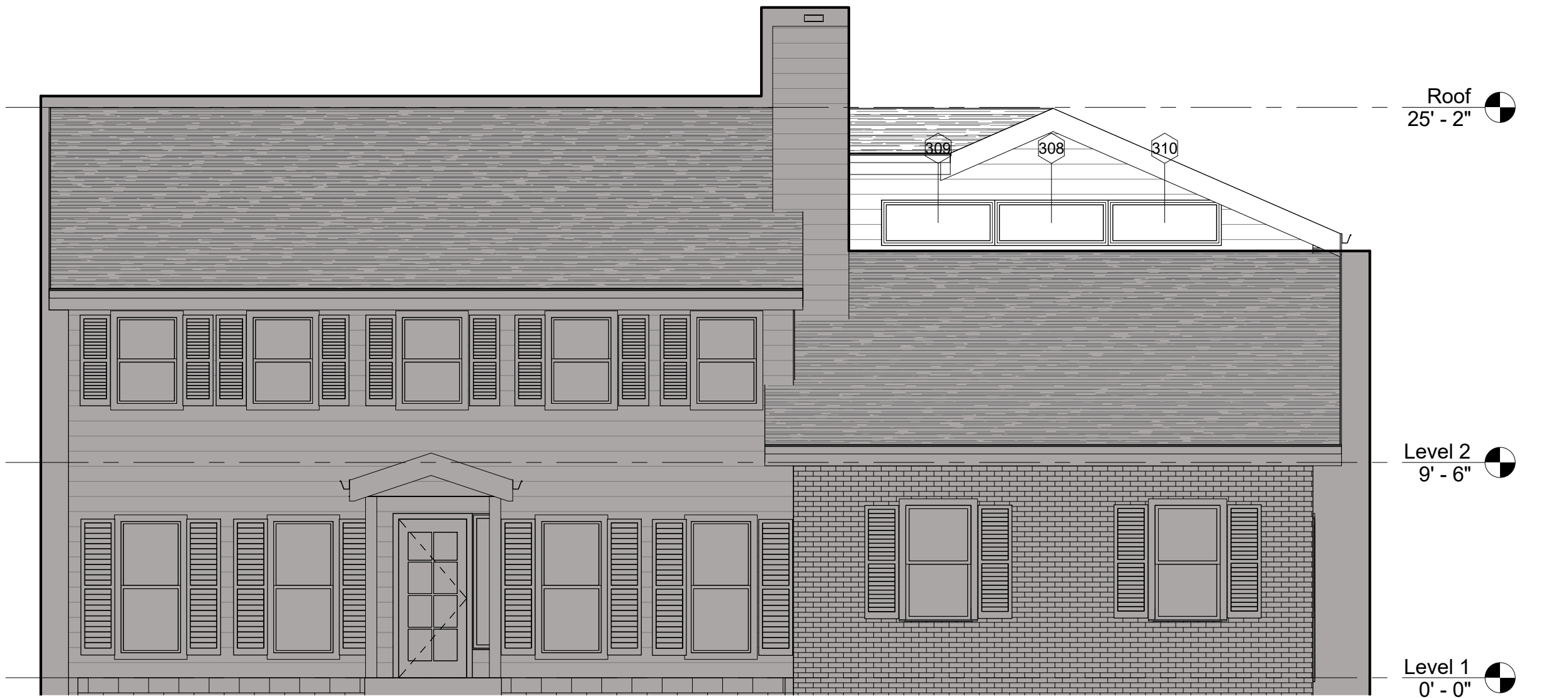
A201

Scale 1/8" = 1'-0"

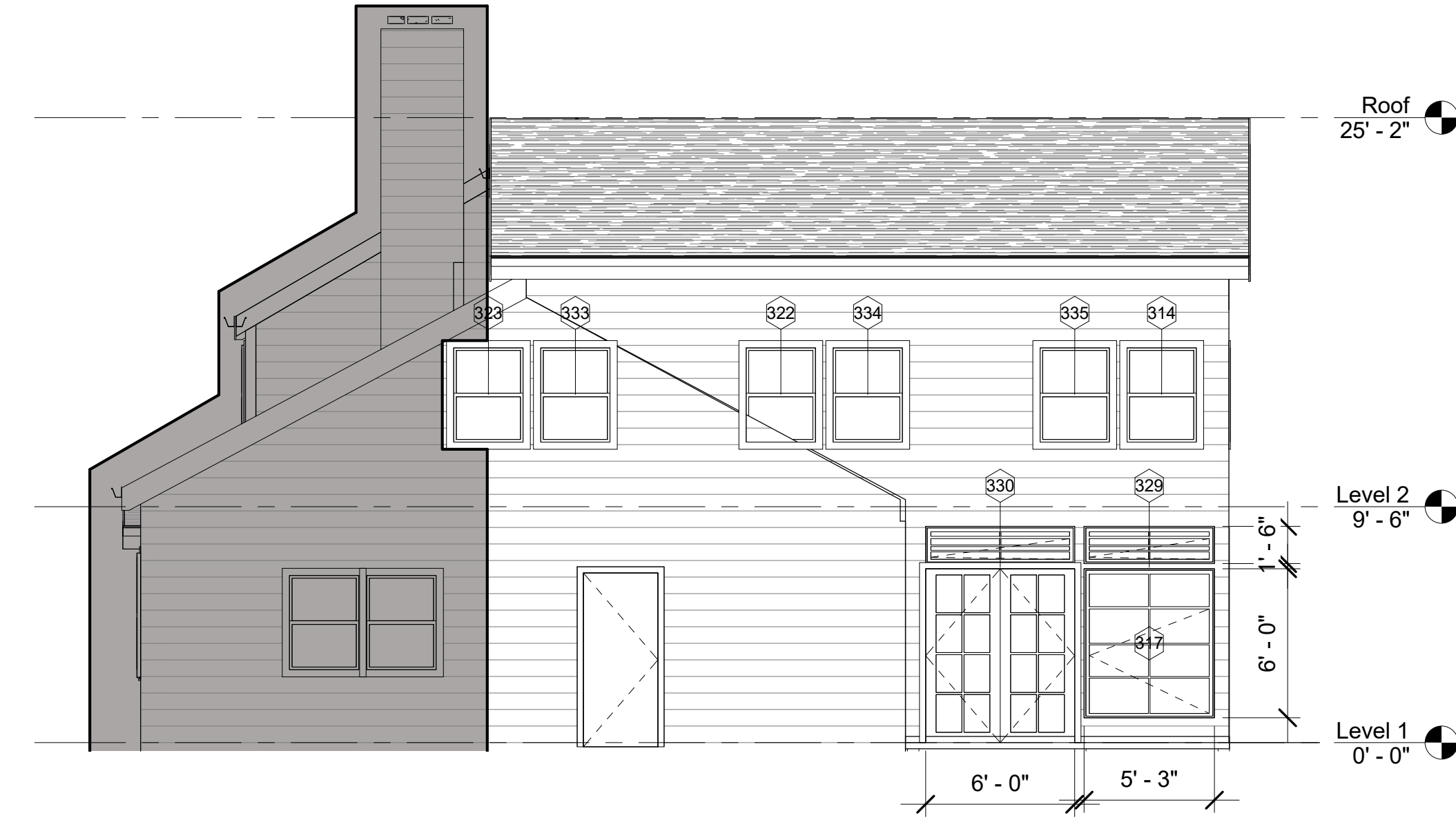
Date	2/10/20
Project Number	BDJ-0046
Checked By	Checker
Drawn By	Author

Drawn by: Brian Jones

Printed:
2/10/2020, 3:52:30 PM



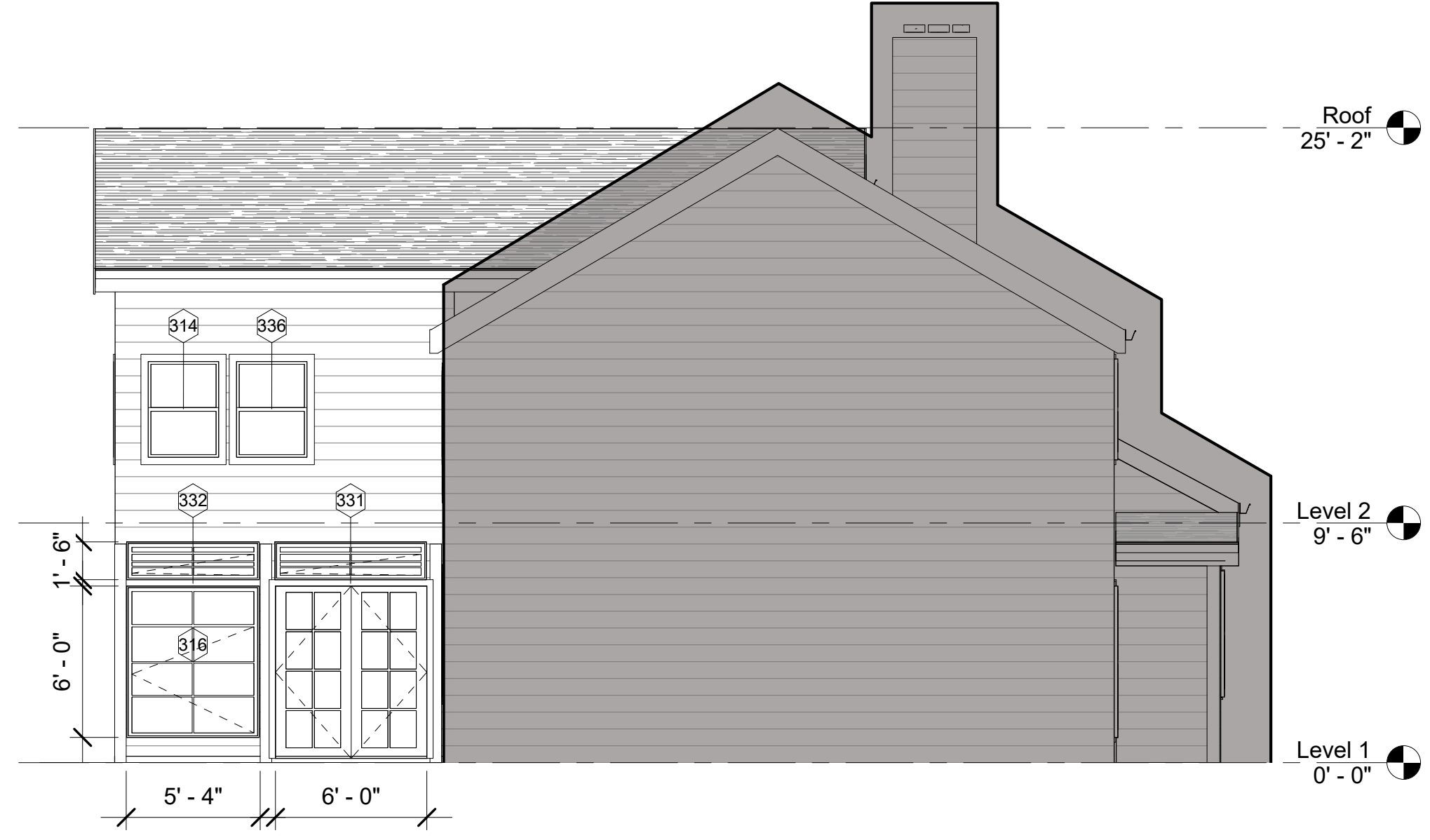
① Elevation 1 - a NEW
3/16" = 1'-0"



② Elevation 2 - a NEW
3/16" = 1'-0"



③ Elevation 3 - a NEW
3/16" = 1'-0"



BDJ

Consulting

Design & Construction Management

Project
Subiry Residence
Owner:
Juan Subiry
Location:
**3540 Janie Ct.
Chamblee, GA 30341**

Issue Date:
2/10/20

Notes

RELEASED FOR
CONSTRUCTION

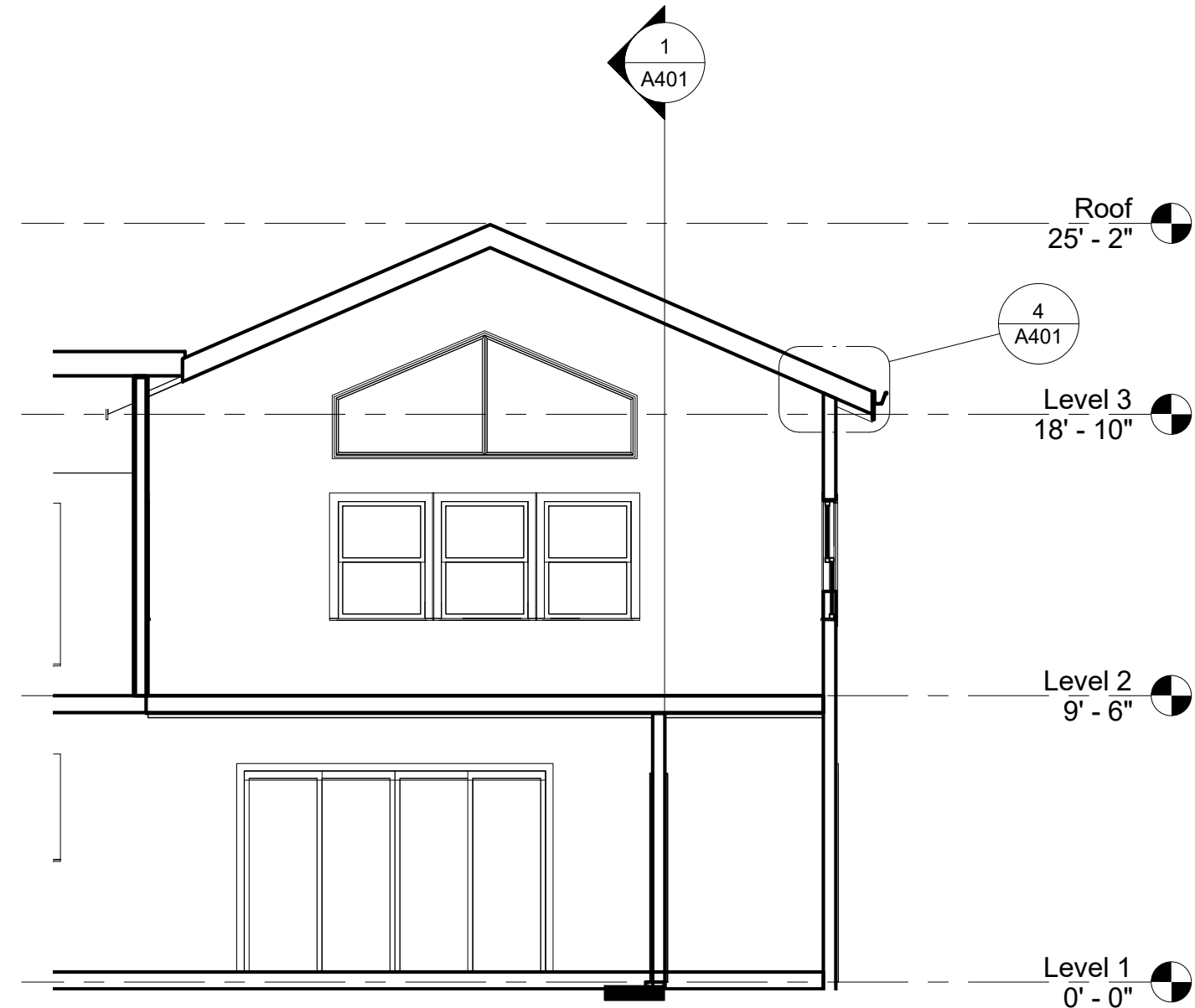
Sections A401

Scale As indicated

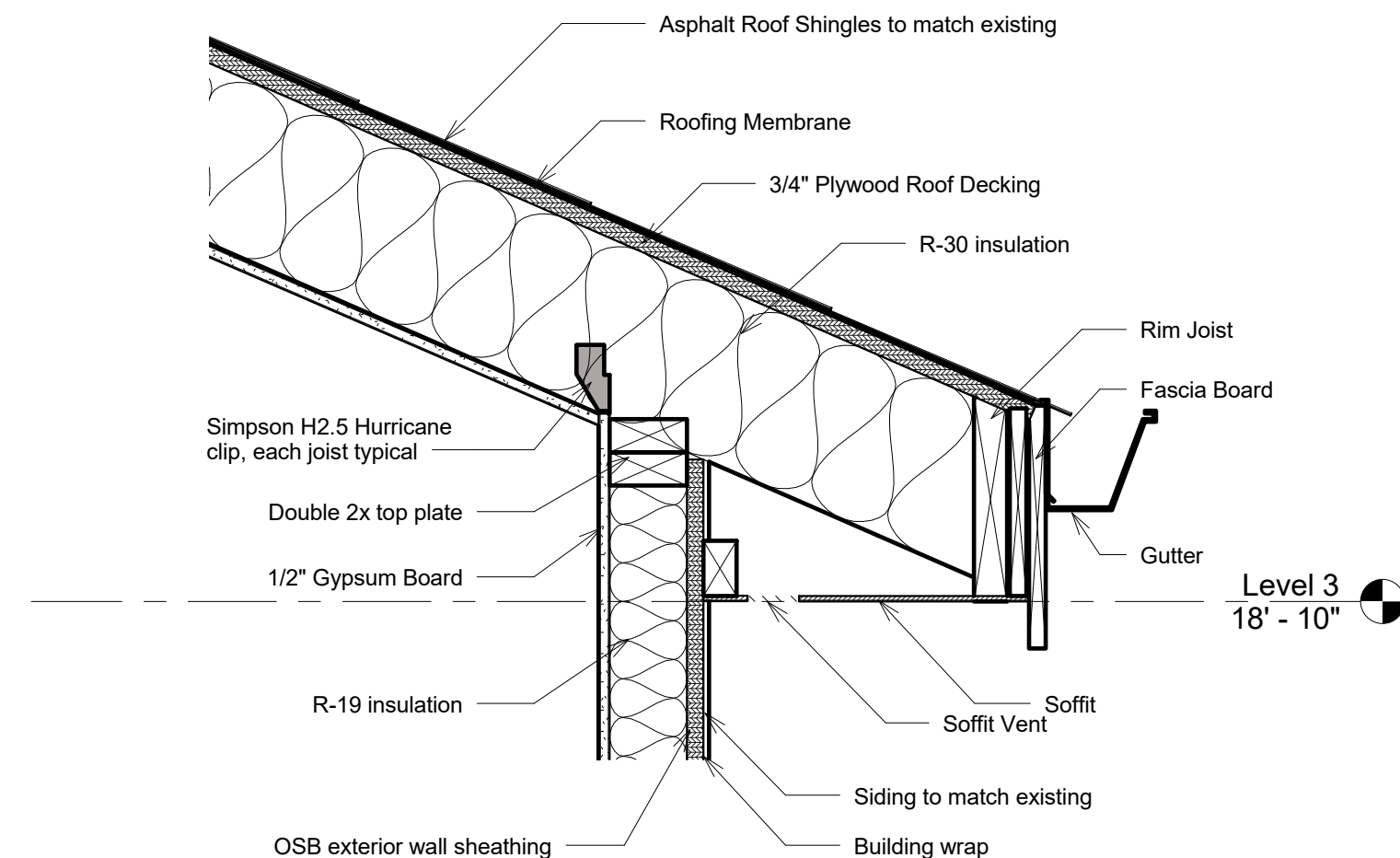
Date	2/10/20
Project Number	BDJ-0046
Checked By	Checker
Drawn By	Author

Drawn by: Brian Jones

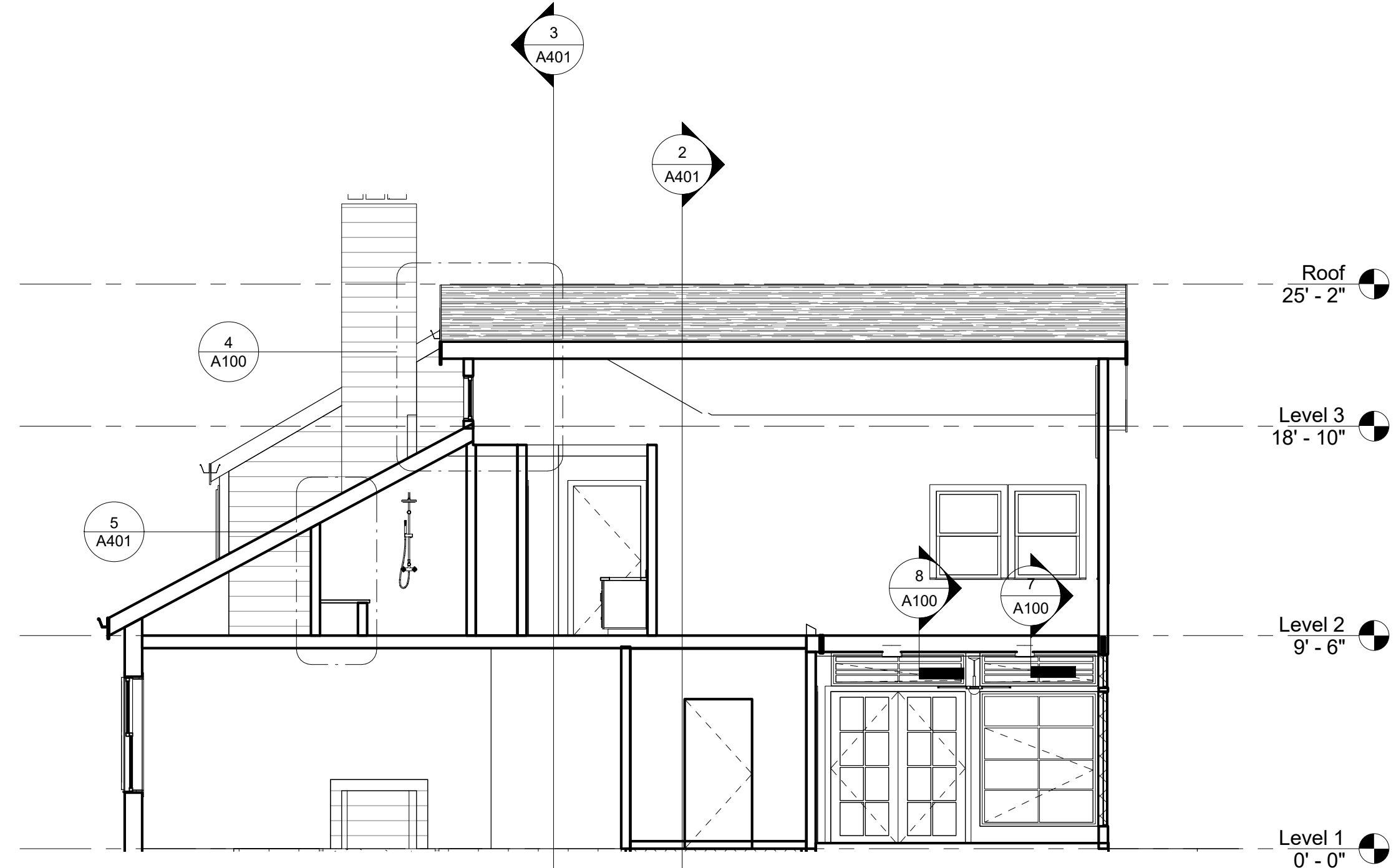
Printed:
2/10/2020, 3:52:32
PM



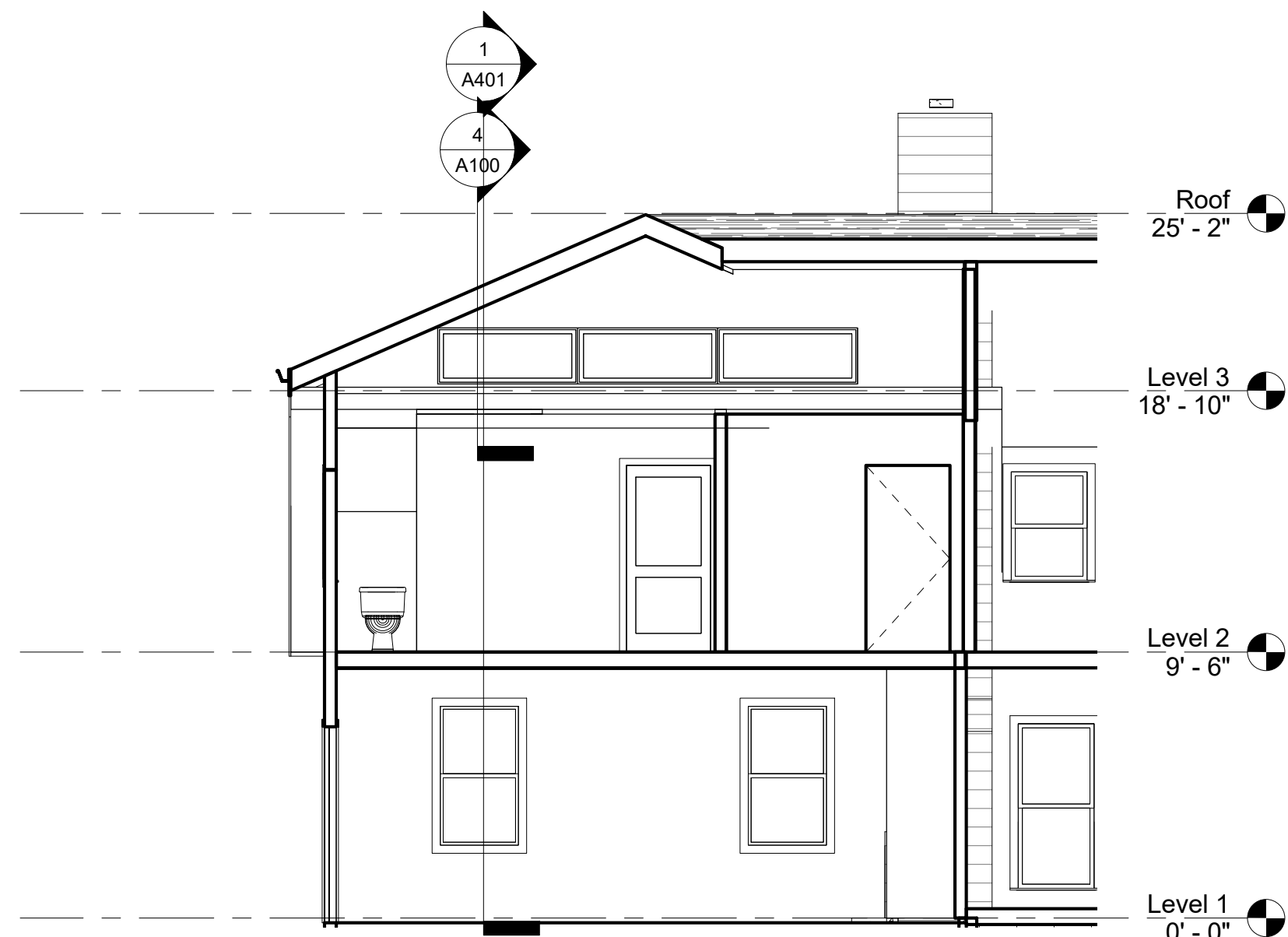
② Section 2
3/16" = 1'-0"



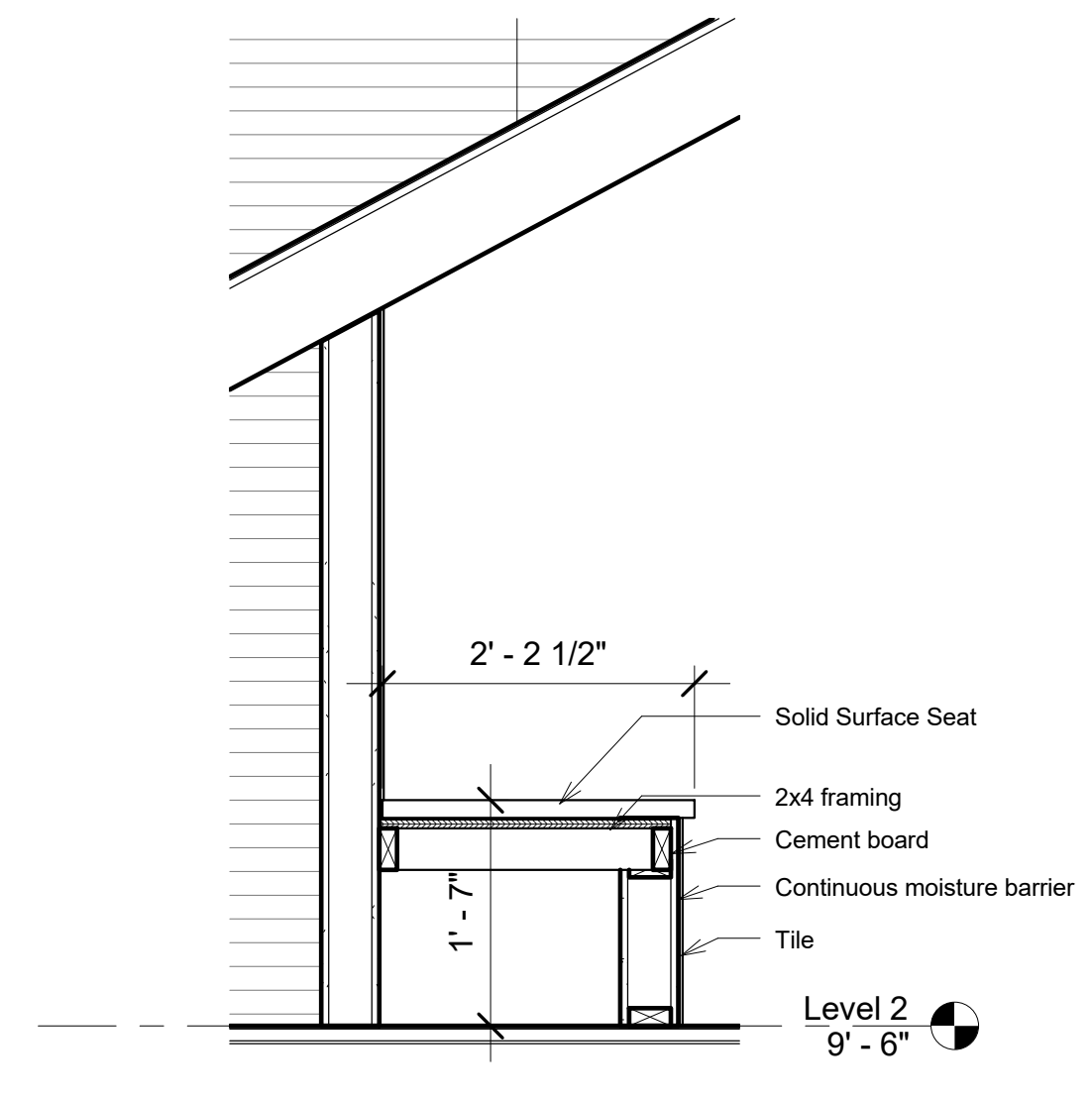
④ Section 2 - Callout 1
1 1/2" = 1'-0"



① Section 1
3/16" = 1'-0"



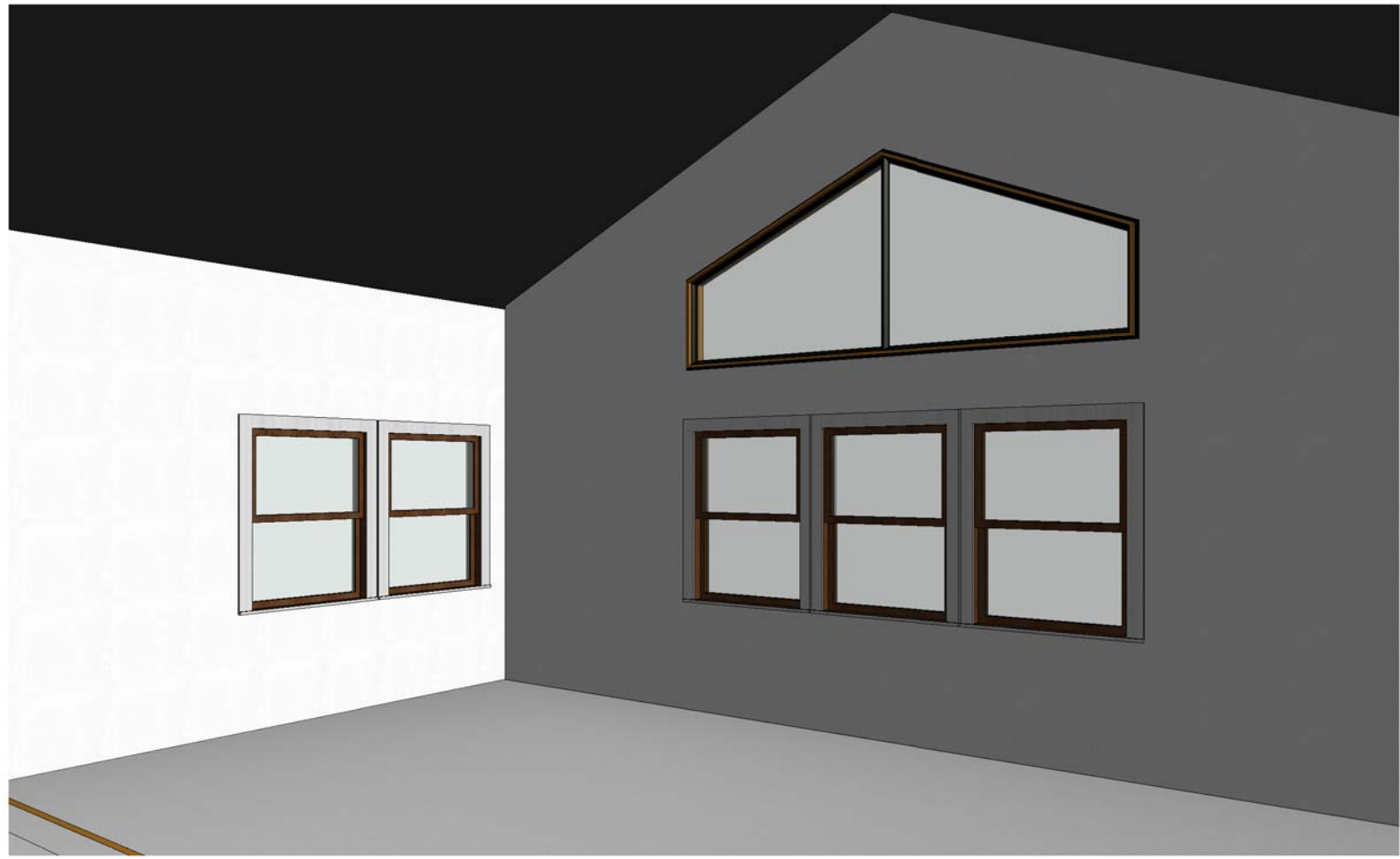
③ Section 3
3/16" = 1'-0"



⑤ Section 1 - Callout 1
3/4" = 1'-0"



① 3D View 3



② 3D View 7



③ 3D View 5

BDJ
Consulting

Design & Construction Management

Project
Subiry Residence
Owner:
Juan Subiry
Location:
3540 Janie Ct.
Chamblee, GA 30341

Issue Date:
2/10/20

Notes

RELEASED FOR
CONSTRUCTION

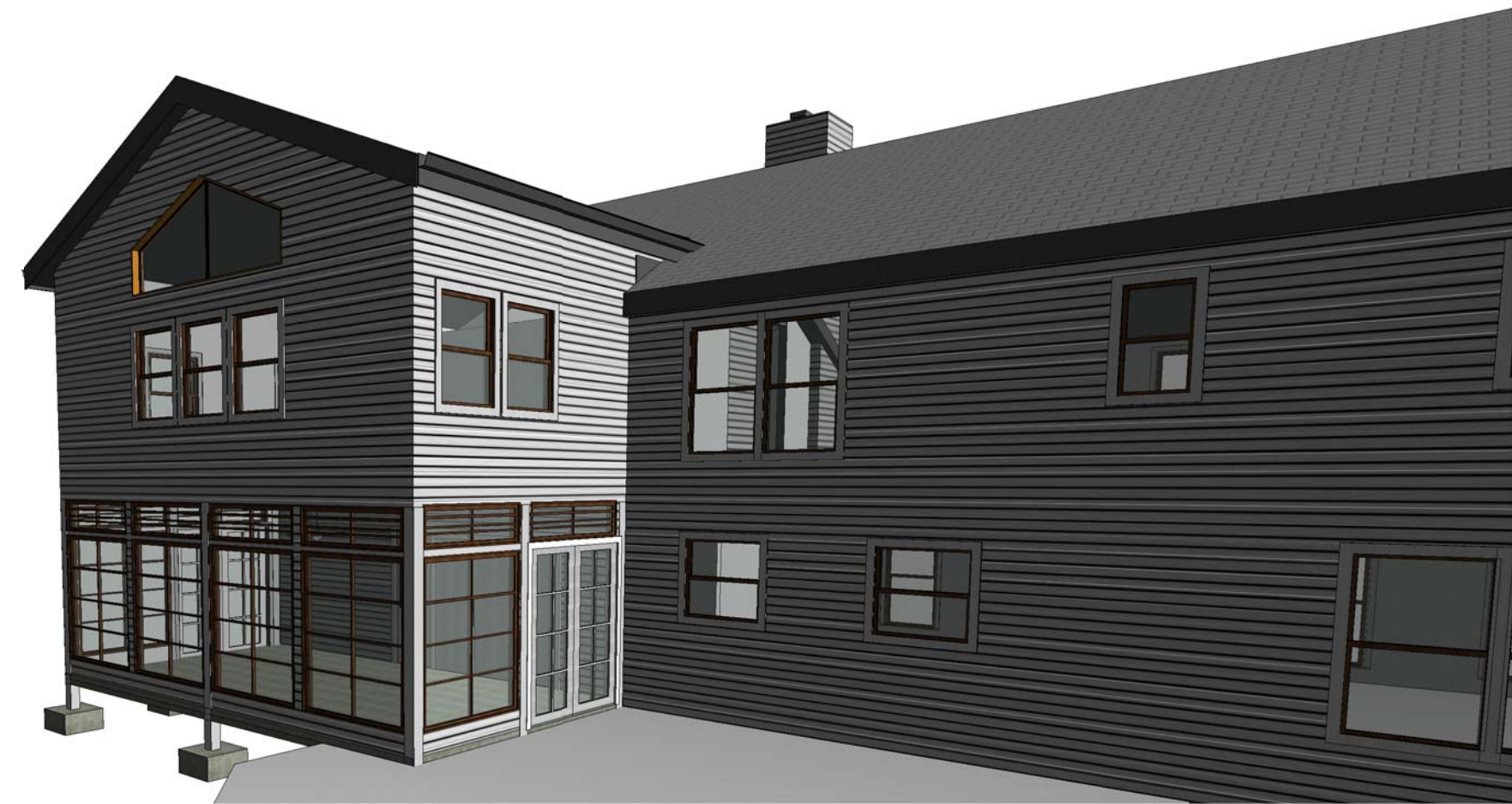
3D - Interior
A501

Scale

Date	2/10/20
Project Number	BDJ-0046
Checked By	Checker
Drawn By	Author

Drawn by: Brian Jones

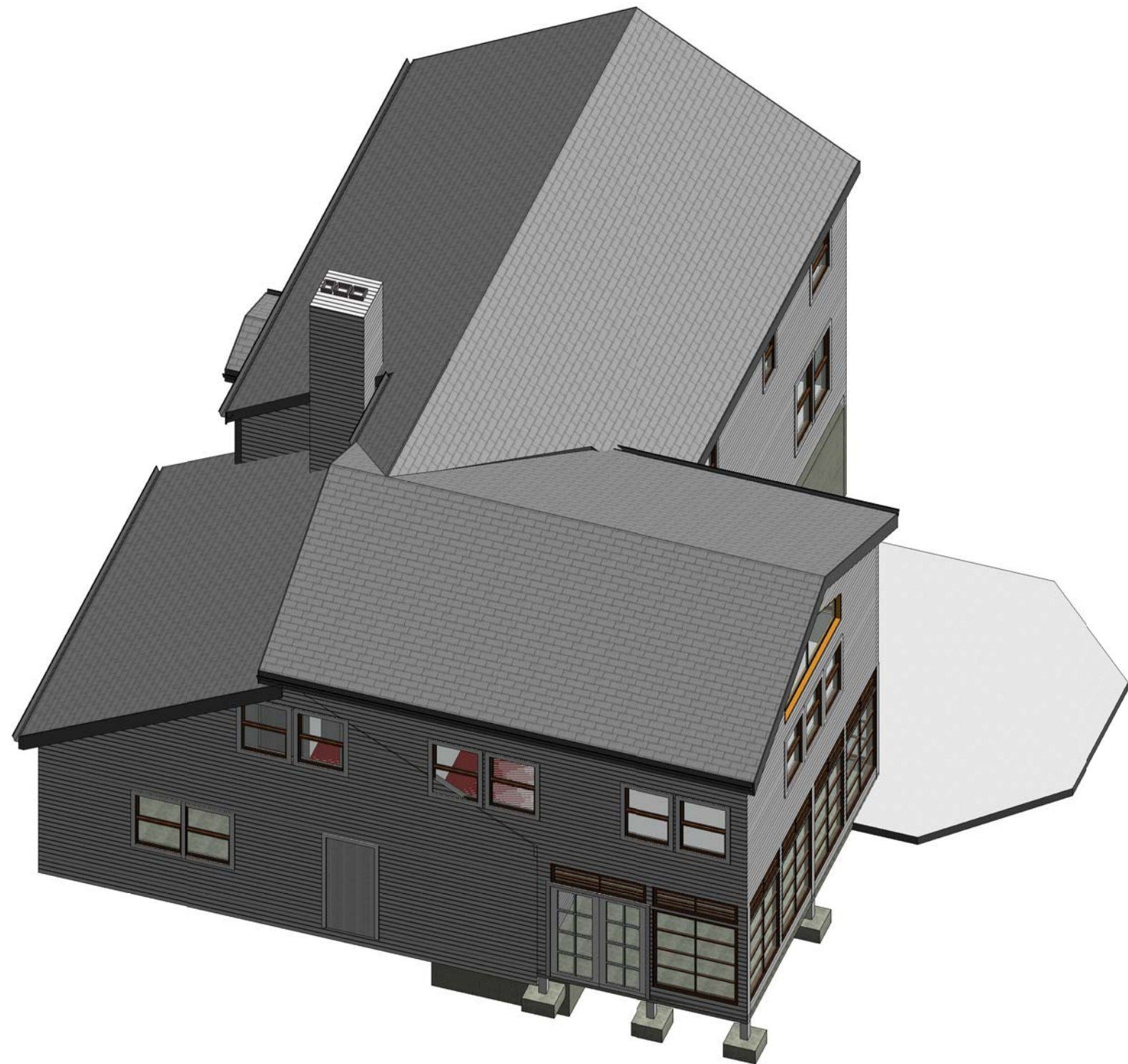
Printed:
2/10/2020, 3:52:40
PM



① 3D View 1



② 3D View 2



③ {3D}

BDJ
Consulting

Design & Construction Management

Project
Subiry Residence

Owner:
Juan Subiry

Location:
3540 Janie Ct.
Chamblee, GA 30341

Issue Date:
2/10/20

Notes

RELEASED FOR
CONSTRUCTION

3D - Exterior
A502

Scale

Date	2/10/20
Project Number	BDJ-0046
Checked By	Checker
Drawn By	Author

Drawn by: Brian Jones

Printed:
2/10/2020, 3:52:46
PM

N4 A-21- 1245007
18-285-03-069
3540 JANIE COURT, CHAMBLEE, GA 30341

Commission District 01 Super District 07

Application of Linda Diulus to request a variance from Chapter 27 of the DeKalb County Zoning Ordinance to increase the maximum allowed lot coverage for a proposed addition, as well as to bring the existing legal non-conforming structure into compliance, relating to the R-100 zoning district. The property is located north of Janie Court, at 3540 Janie Court, Chamblee, GA 30341.

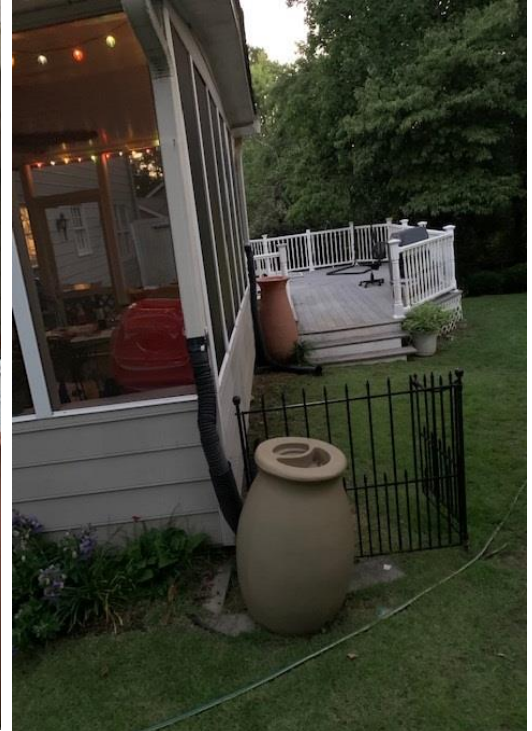
Hi Gerald,

Here are some pictures of the existing gutters. The ones facing my neighbor will not change.. the application will retain the same overall property coverage and the gutters will be moved 2-3 feet further from the house but retaining the same drainage path. So we expect same flow for the same coverage as it has been for the last 20 years... It is also noteworthy to mention that my house is the highest house in the Cul de Sac and most rain water flows rapidly to the curb down my driveway.

Hope that helps. Thanks!

Juan





From: [Pam Strassburger](#)
To: [Bragg, Rachel L.](#)
Cc: [Chuck Strassburger](#)
Subject: Zoning Board of Appeals meeting for 3540 Janie Court, Chamblee 30341
Date: Friday, July 2, 2021 9:49:44 AM

I received your contact email from the Dekalb County Zoning Department to find out information regarding the application to a variance on the property located at 3540 Janie Court, Chamblee, GA, 30341. We received a notice letter from the Department of Planning & Sustainability concerning the upcoming Zoning Board of Appeals meeting on Wednesday, July 14 at 1:00 pm. The property at 3540 Janie Court backs up to our property. We are concerned about the location of the proposed addition and the compliance request on an existing structure, mentioned in the notice letter, that is being presented at this meeting as we have no knowledge of this matter. We would like to receive further detailed information as to what the application is for as the owners of this property have recently built an addition, that is within a few inches of our property line, to an existing building on their property. We are very concerned about what the property is being used for and how this variance application will affect our property. The application is from Linda Diulus. The reference numbers on the notice letter are A-21-1245007 and 18-285-03-069.

Thank you for your help with this before the meeting as we plan on attending.

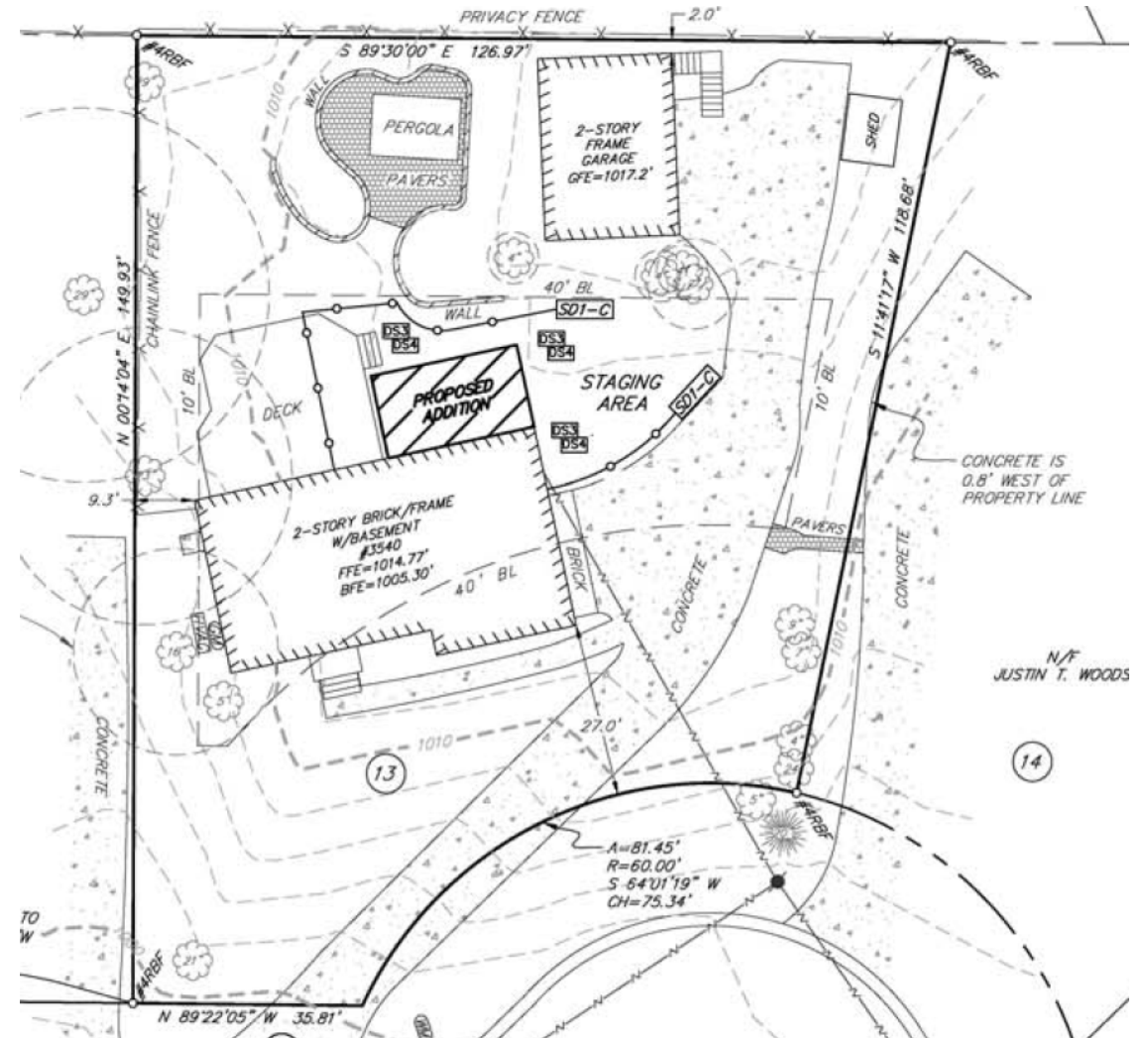
Pam and Chuck Strassburger
404-285-7913

--
Pam Strassburger

N4. 3540 Janie Court Site Plan



Existing



Proposed

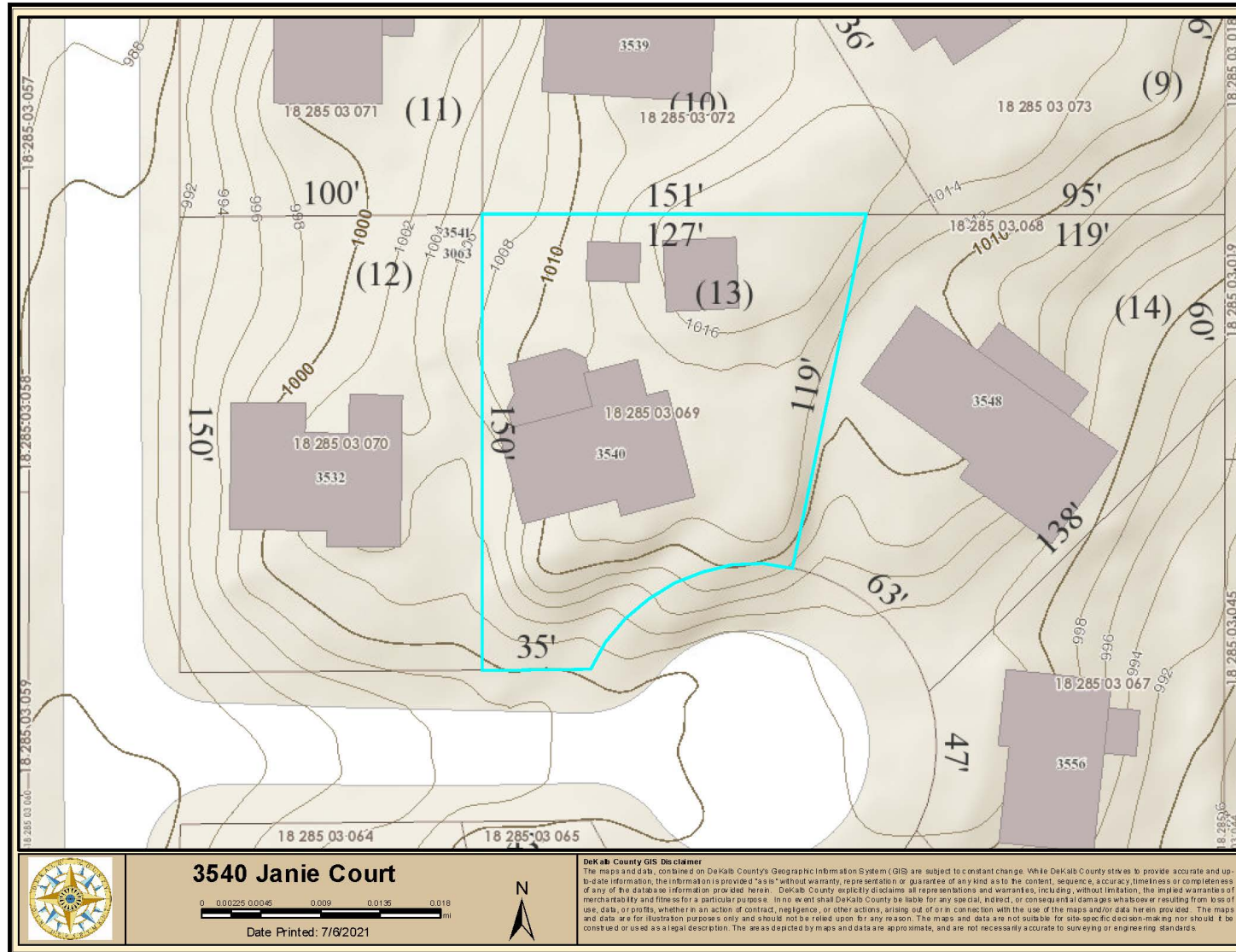
N4. 3540 Janie Court Aerial



N4.

3540 Janie Court

Topo Map



N4.

3540 Janie Court

Site Photo

