



DeKalb County  
GEORGIA

**RECEIVED**

By Rachel Bragg at 1:50 pm, Mar 01, 2023

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)**

Applicant and/or  
Authorized Representative Joshua F. Hall BOA No. \_\_\_\_\_  
Mailing Address: 1195 Woodland Ave., APT B2  
City/State/Zip Code: Atlanta, GA, 30324  
Email: jhall30458@gmail.com  
Telephone Home: 912-536-5853 Business: N/A

**OWNER OF RECORD OF SUBJECT PROPERTY**

Owner: Joshua F. Hall  
Address (Mailing): 1195 Woodland Ave. NE, APT B2  
Email: jhall30458@gmail.com  
Telephone Home: 912-536-5853 Business: N/A

**ADDRESS/LOCATION OF SUBJECT PROPERTY**

Address: 3320 Altacrest Drive City: Scottdale State: GA Zip: 30079  
District(s): 18 Land Lot(s): 046 Block: N/A Parcel: 18-046-03-278  
Zoning Classification: R-75 Commission District & Super District: 4/Super District 6

**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**

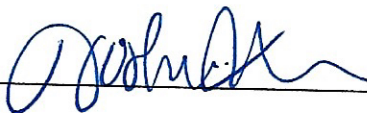
I hereby authorize the staff and members of the Zoning Board of Appeals  
To inspect the premises of the Subject Property

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: 02/28/2023

Applicant:  
Signature



DATE: \_\_\_\_\_

Applicant:  
Signature

\_\_\_\_\_

March 2, 2023

DeKalb County  
Department of Planning and Sustainability  
330 West Ponce de Leon Avenue  
Suite 300  
Decatur, GA 30030

Re: 3320 Altacrest Drive

Planning Staff:

The owner of 3320 Altacrest Drive is seeking to reduce the front yard landscape strip from 5 ft. to 3 ft. DeKalb County requires a 5 ft. sidewalk and 5 ft. landscape strip placed in the front yard. Scottdale, as a whole, has had issues as most of the homes do not have 10 feet from property line to the street. Specifically, all the homes on Altacrest Drive only have 8 ft. from property line to the street. As a result, either the sidewalks or landscape strips need to be reduced to incorporate this variance.

DeKalb County Senior Planner, Adam Chappell, has noted these concerns and is working with the Planning and Sustainability Department to create an initiative to overcome this obstacle over the coming years. In the meantime, all residents of Scottdale have been directed to ZBOA for variance approval.

**Extraordinary/Exceptional Conditions Pertaining to the Property because of Size/Shape**

By reason of width from property line to street, which were not created by the owner, the strict application of the requirements set forth in chapter 7.5.4 would deprive the property owner of their rights and privileges enjoyed by other property owners in the same zoning district.

**Proposal is the minimum required to afford relief**

The requested variance does not go beyond the minimum necessary to afford relief. The owner is asking to reduce the front yard landscape strip from 5 ft. to 3 ft. This reduction does not constitute a grant of special privilege inconsistent with the limitations upon other properties in the zoning district in which the property is located.

**Proposal is not materially detrimental to the public welfare or injurious to the property**

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. Letters of Support from residents on Altacrest Drive are attached.

**Strict application of the code causes undue and unnecessary hardship**

Given the width of this space, a literal interpretation and strict application of the applicable provisions or requirements without a variance would cause undue and unnecessary hardship.

**Proposal is consistent with the spirit and purpose of Section 7.5.1 and the DeKalb County Comprehensive Plan Text**

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



1. By reason of exceptional narrowness and shape of my lot (25' X 100'), which were not created by the owner or applicant, the strict application of the requirements set forth in chapter 7.5.4 would deprive the property owner (Joshua F. Hall) of his rights and 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. I am asking to reduce the landscape strip from five feet to three feet. This reduction does not constitute a grant of special privilege inconsistent with the limitations upon other properties in the zoning district in which the property is located.
3. The grant of the variance(s) 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. Letters of Support from residents on Altacrest Drive are attached.
4. Given the width and dimensions of the lot, a literal interpretation and strict application of the applicable provisions or requirements without a variance would cause undue and unnecessary hardship.
5. The requested variance would be consistent with the spirit and purpose of this chapter and the DeKalb County Comprehensive Plan text.









DRAWINGS BY:  
STUDIO TEN DESIGNS

JASON ALBERT - 678.390.4655  
JASON@STUDIOTENDESIGNS

NEW CONSTRUCTION @:  
3320 ALTACREST DR  
SCOTSDALE, GA 30079

PROJECT MANAGER

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DRAWN BY:  
JASON ALBERT  
678.390.4655  
JASON@STUDIOTENDESIGNS.COM

DOCUMENT PHASE:

RELEASED FOR  
CONSTRUCTION

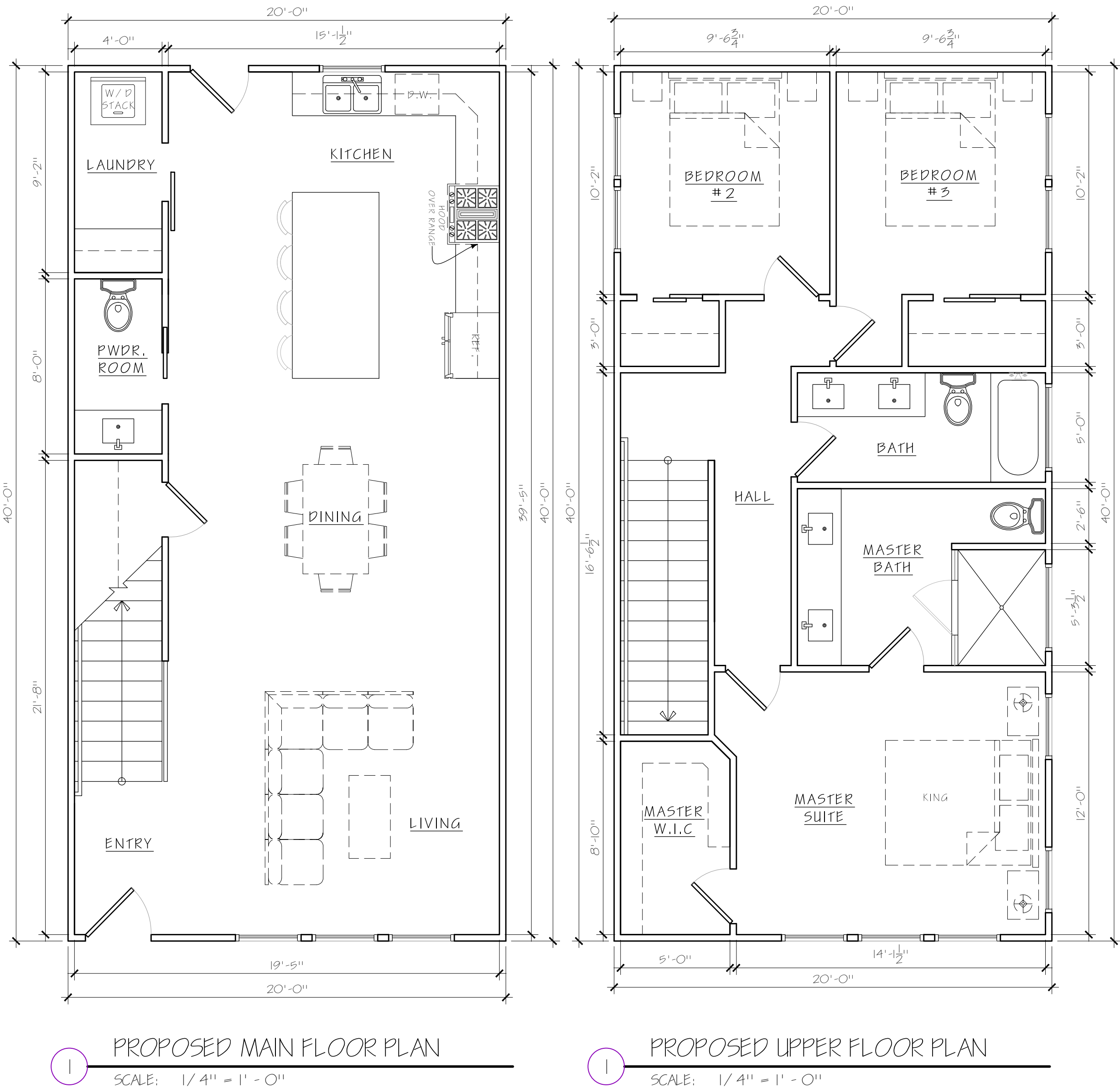
MAY, 24 2022

SHEET TITLE:

PROPOSED  
FLOOR PLANS

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A.I











## Letter of Support

3320 Altacrest Drive, Scottdale, GA 30079

06/17/2020

I, Tanner Horton, am in support of Joshua F. Hall building a home on 3320 Altacrest Drive. I have reviewed Mr. Hall's proposed plan to build a 20 X 40 foot house on the lot. I understand to obtain a building permit, he will have to obtain a variance from the zoning commission.

As a neighbor and member of the Scottdale community, Mr. Hall has reviewed his plan of building a home and variances needed to establish building permit with me.

Thank you,

Tanner Horton



# Letter of Support

3320 Altacrest Drive, Scottdale, GA 30079

06/17/2020

I, Peter Ukwu, am in support of Joshua F. Hall building a home on 3320 Altacrest Drive. I have reviewed Mr. Hall's proposed plan to build a 20 X 40 foot house on the lot. I understand to obtain a building permit, he will have to obtain a variance from the zoning commission.

As a neighbor and member of the Scottdale community, Mr. Hall has reviewed his plan of building a home and variances needed to establish building permit with me.

A handwritten signature in black ink, appearing to read 'Peter Ukwu', with a stylized flourish at the end.

Thank you,

# Letter of Support

3320 Altacrest Drive, Scottdale, GA 30079

06/17/2020

I, Eli de Leal, am in support of Joshua F. Hall building a home on 3320 Altacrest Drive. I have reviewed Mr. Hall's proposed plan to build a 20 X 40 foot house on the lot. I understand to obtain a building permit, he will have to obtain a variance from the zoning commission.

As a neighbor and member of the Scottdale community, Mr. Hall has reviewed his plan of building a home and variances needed to establish building permit with me.

A handwritten signature in black ink, appearing to read "Eli de Leal". The signature is written in a cursive, flowing style with a large initial 'E'.

Thank you,