

**RECEIVED**

By Howard Johnson at 8:31 pm, Mar 02, 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)**

BOA No. \_\_\_\_\_

Applicant and/or  
Authorized Representative Joshua Hall

Mailing Address: 1195 Woodland Ave. NE, APT B2

City/State/Zip Code: Atlanta, GA, 30079

Email: jhall30458@gmail.com

Telephone Home: 912-536-5853 Business: \_\_\_\_\_

**OWNER OF RECORD OF SUBJECT PROPERTY**

Owner: Cavalier Recovery, LLC

Address (Mailing): 675 Seminole Ave. #301 Atlanta GA 30307

Email: ayoub@ayoubmansour.com

Telephone Home: 404.806.7381 Business: 404.892.2599  
404.545.5428

**ADDRESS/LOCATION OF SUBJECT PROPERTY**

Address: 543 Calhoun St. City: Scottdale State: GA Zip: 30079

District(s): 18 Land Lot(s): 046 Block: 02 Parcel: 18-046-02-044

Zoning Classification: R-75 Commission District & Super District: 18th

**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: 3/11/23

Applicant:  
Signature

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

Applicant:  
Signature

\_\_\_\_\_



## 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: 03/02/2023

Applicant/Agent:  
Signature

TO WHOM IT MAY CONCERN:

(I)/ (WE) Cavalier Recovery, LLC  
(Name of Owners)

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

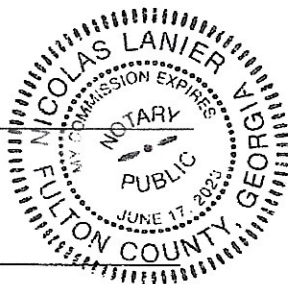
  
Notary Public  
Owner

Notary Public

Owner

Notary Public

Owner



March 2, 2023

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

Re: 543 Calhoun Street

Planning Staff:

The applicant of 543 Calhoun Street is seeking to build a single family residential home on the currently vacant lot. The Scottdale community has an affordable housing shortage and the proposed home will provide needed relief with an associated sales price of \$350-400K. The home will provide the same finishes/esthetics, same price per sq.ft of the community (Which will not affect the sales price of the neighboring homes) and, simultaneously, encompass the DeKalb County Affordable Housing Initiative. For reference, any new construction single family detached dwelling without HOA, in the area, is currently priced above \$550K, consistently between \$600 - 850K.

There is another vacant lot to the left of 543 Calhoun Street. If the applicant were to purchase this lot (545 Calhoun Street) and combine with 543 Calhoun Street, the result would significantly increase the ultimate sales price of 543 Calhoun Street and remove the home from the Affordable Housing Initiative by creating another \$600 - 850K home.

With this in mind and with the full support of the neighbors of Calhoun Street, the applicant believes the current request for a newly constructed home at 543 Calhoun Street will fulfill DeKalb County community initiatives and continue harmonious relationships between community members.

To achieve this goal, the applicant is requesting the below variances in order to build a 3 bedroom / 2.5 bath / 1600 sq.ft. single family detached home. The lot is located in R-75 (Scottdale Overlay District - Tier 2).

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

By reason of exceptional narrowness and shape of the 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 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 variances do not go beyond the minimum necessary to afford relief. The applicant is asking to reduce side setbacks from 7.5 ft. to 2 ft., increase the land coverage from 35% to 38.5%, and the landscape strip from 5 ft. to 0 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 variances 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 Calhoun Street are attached.

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

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.

**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.

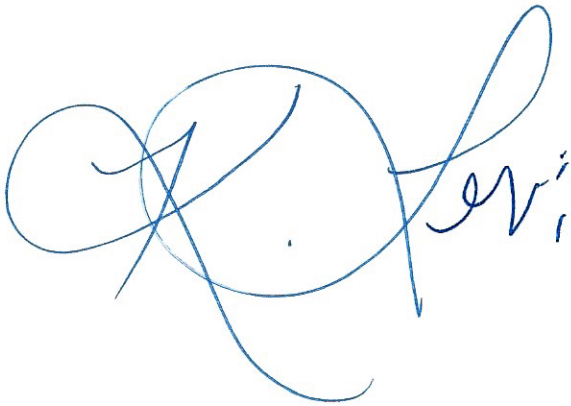
# Letter of Support

543 Calhoun Street, Scottdale, GA 30079

02/12/2023

I, Keunalev, am in support of Joshua F. Hall building a home on 543 Calhoun Street. 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 blue ink, appearing to read 'Keunalev', with a large, stylized circular flourish on the left side.

Thank you,

# Letter of Support

543 Calhoun Street, Scottdale, GA 30079

02/12/2023

I, Quen Dera, am in support of Joshua F. Hall building a home on 543 Calhoun Street. 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.

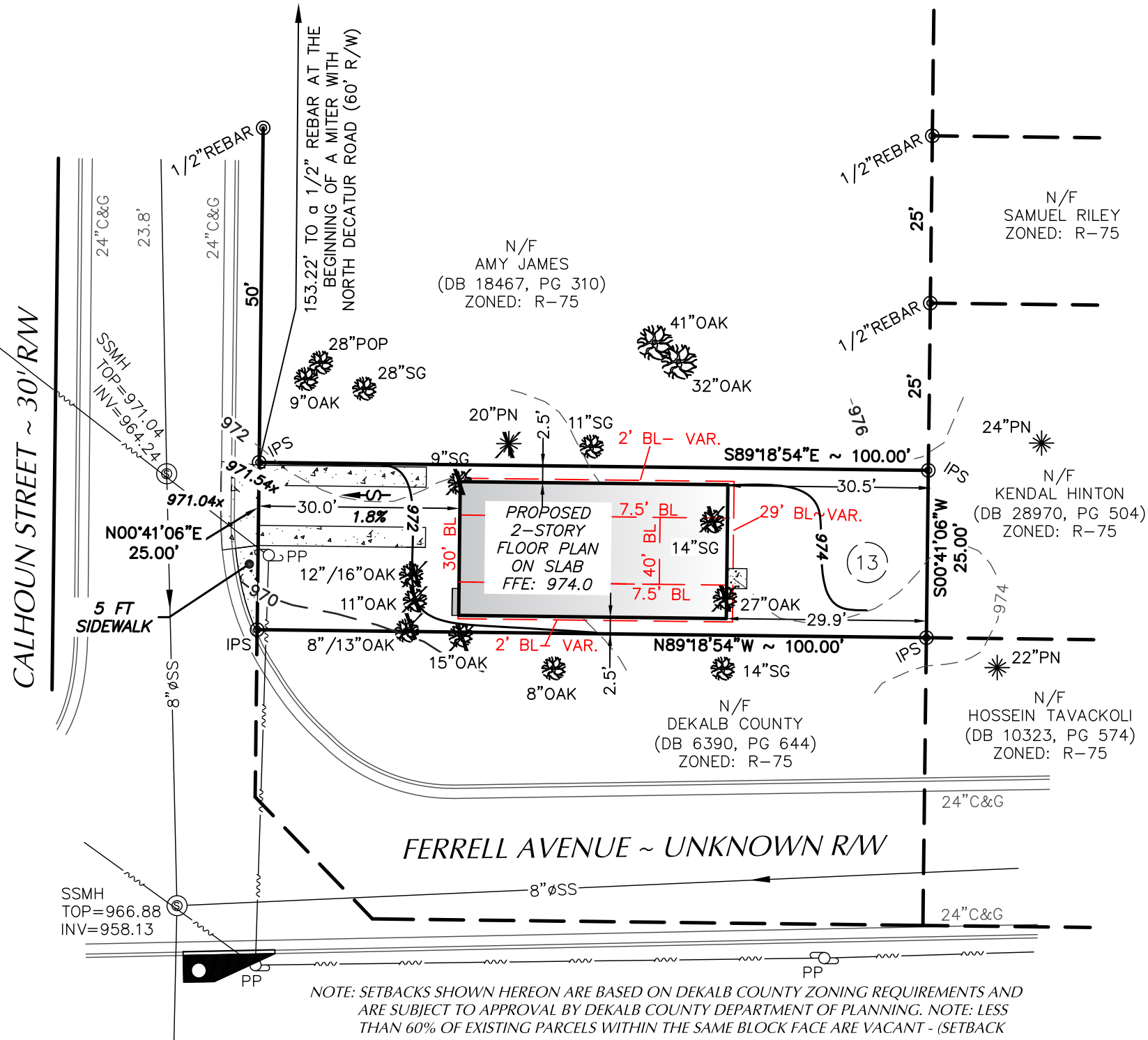
Thank you,

A handwritten signature in blue ink, consisting of a stylized 'Q' followed by a long horizontal stroke that curves upwards at the end.

IPS  
 RBF  
 CTF  
 OTF  
 JB  
 R/W  
 B.L.  
 R  
 CB  
 HW  
 SSMH  
 -X-  
 L.L.L.  
 O.L.L.  
 D.E.  
 S.E.  
 U.E.  
 C.L.  
 PP  
 DI  
 LP  
 EP  
 C  
 IRON PIN SET  
 (1/2" REBAR)  
 REBAR FOUND  
 CRIMP TOP FOUND  
 OPEN TOP FOUND  
 JUNCTION BOX  
 RIGHT-OF-WAY  
 BUILDING LINE  
 PROPERTY LINE  
 CATCH BASIN  
 HEADWALL  
 SEWER MANHOLE  
 FENCE  
 LAND LOT LINE  
 ORIGINAL LOT LINE  
 DRAINAGE EASM'T.  
 SEWER EASM'T.  
 UTILITY EASM'T.  
 CHAIN LINK  
 POWER POLE  
 DROP INLET  
 LIGHT POLE  
 EDGE OF PAVEMENT  
 CENTERLINE

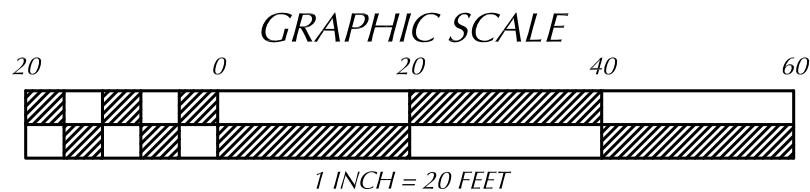


MAGNETIC NORTH



NOTE: SETBACKS SHOWN HEREON ARE BASED ON DEKALB COUNTY ZONING REQUIREMENTS AND ARE SUBJECT TO APPROVAL BY DEKALB COUNTY DEPARTMENT OF PLANNING. NOTE: LESS THAN 60% OF EXISTING PARCELS WITHIN THE SAME BLOCK FACE ARE VACANT - (SETBACK AVERAGING IS NOT APPLICABLE).

NOTE: NO HOUSE EXIST ON SAME BLOCK SIDE OF CALHOUN STREET AS SUBJECT PROPERTY



SCALE : 1" = 20'

**GADDY SURVEYING  
& DESIGN, INC.**

1215 PLEASANT HILL ROAD  
LAWRENCEVILLE, GEORGIA 30044  
PHONE - (770) 931-5920  
FAX - (770) 931-5903



543 CALHOUN STREET  
LOT 13 ~ BLOCK 19  
MEADOWBROOK SUBDIVISION  
(DEED BOOK 29622, PAGE 466)  
LAND LOT 46 ~ 18TH DISTRICT  
DEKALB COUNTY, GEORGIA

PROJECT NUMBER  
JMH-23-001

DATE 3/1/23	DRAWN CJW	CHECKED VFG
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SHEET 1 OF 1





