

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric Hudson

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

Applicant and/or
Authorized Representative: _____

Mailing Address: _____

City/State/Zip Code: _____

Email: _____

Telephone Home: _____ Business: _____

OWNER OF RECORD OF SUBJECT PROPERTY

Owner: _____

Address (Mailing): _____

Email: _____ Telephone Home: _____ Business: _____

ADDRESS/LOCATION OF SUBJECT PROPERTY

Address: _____ City: _____ State: _____ Zip: _____

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

Zoning Classification: _____ Commission District & Super District: _____

CHECK 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.

Email plansustain@dekalbcountyga.gov with any questions.

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: _____

Applicant
Signature:

Chris Williams

DATE: _____

Applicant
Signature:

DEPARTMENT OF PLANNING & SUSTAINABILITY

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: 08/08/2023 Applicant/Agent Logan Clark
Signature: _____

TO WHOM IT MAY CONCERN:

(I)/ (WE): Claiborne Williams
(Name of Owners) _____

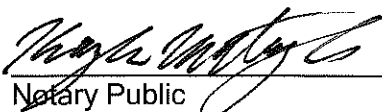
being (owner/owners) of the property described below or attached hereby delegate authority to the above signed agent/applicant.

Notary Public

Claiborne Williams
Owner Signature

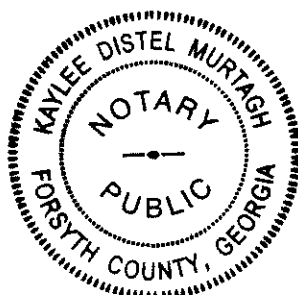
Notary Public

Owner Signature


Notary Public

8/22/23

Owner Signature



VARIANCE JUSTIFICATION

2920 Brandywine Road

1. **By reason of exceptional narrowness, shallowness, or shape of a specific lot, or by reason of exceptional topographic and other site conditions (such as, but not limited to, floodplain, major stand of trees, steep slope), 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 owners in the same zoning district.**

The proposed project consists of the redevelopment of an existing office building to support a new office headquarters for a Federal tenant. The existing parking on the site does not meet the parking requirements of the federal program. Additional parking is required due to the program needing to have certain vehicles onsite, and the size of the lot is too small to surface park all the additional spaces. Therefore, a parking deck is proposed to house all the additional parking within a small footprint. To require strict compliance with the zoning ordinance would significantly and negatively impact the Federal tenant's program requirements for parking which would impact their ability to meet the General Services Administration (GSA) tenant lease requirements.

2. **The requested variance does not go beyond the minimum necessary to afford relief and does not constitute a grant of special privilege of inconsistent with the limitations upon other properties in the zoning district in which the subject property is located.**

The variance requested does not go beyond the minimum necessary to afford relief. The federal program requirements exceed the County parking maximum written in Sec. 6.1.4: "Office: One (1) space for each two hundred fifty (250) square feet of floor area." While the additional parking exceeds the County standards, it is being placed inside a parking deck that prevents an unnecessary expansion of the existing asphalt parking lot. No additional parking is being installed than is absolutely necessary for the tenant.

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.**

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. There is no loss of view from any neighboring property because the property across the street lies in a valley inside the floodplain. Furthermore, the addition of parking stalls inside the parking deck prevents a sea of asphalt and any adverse runoff effects that would occur with large quantity of surface parking.

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

The literal interpretation and strict application of the applicable provisions or requirements of this chapter would cause undue and unnecessary hardship. If the property were required to strictly comply, the federal program would have to be terminated and relocated elsewhere.

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

The comprehensive plan has designated the property as Regional Center. Within this designation, the comprehensive plan denotes high intensity office and institutional buildings. Here, by granting the requested variance, the property will be able to develop so that the plan is met. The result will be an expanded office building with the potential for high density parking without the creation of a sea of asphalt.

BRANDYWINE ROAD
(APARENT 60' RIGHT OF WAY)
(PB. 72 PG. 68)
POSTED SPEED LIMIT - 25 MPH

BRANDYWINE ROAD
(APARENT 60' RIGHT OF WAY)
(PB. 72 PG. 68)
POSTED SPEED LIMIT - 25 MPH

DEVELOPMENT SUMMARY:

SITE SUMMARY:

CURRENT ZONING:

OI (OFFICE INSTITUTIONAL)

SITE AREA:

4.70 ACRES

IMPERVIOUS AREA:

3.21 ACRES (68.3%)

PERVIOUS AREA:

1.49 ACRES (31.7%)

TOTAL DISTURBED AREA:

2.19 ACRES

BUILDING SETBACK:

FRONT (THROUGHFARES AND ARTERIALS): 20 FT

FRONT (ALL OTHER STREETS):

10 FT

SIDE (INTERIOR LOT):

20 FT

SIDE (CORNER LOT ON PUBLIC STREETS):

15 FT

REAR:

20 FT

EXISTING LAND USES & DENSITIES:

OFFICE, PROFESSIONAL 23,649 SF

PROPOSED LAND USES & DENSITIES:

GOVERNMENT FACILITY 33,649 SF

PARKING SUMMARY:

REQUIRED PARKING:

OFFICE, PROFESSIONAL 144 SPACES (TOTAL)

GOVERNMENT FACILITY 144 SPACES (1 SPACE/500 SF)

PROPOSED PARKING:

GOVERNMENT FACILITY 321 SPACES

VISITOR PARKING 38 SPACES

STANDARD 348 SPACES

ADA 11 SPACES

OPEN SPACE CALCULATION:

TOTAL OPEN SPACE: 1,4929 AC

% IMPERVIOUS 2.48%

- SITE NOTES:
1. THE PROPOSED BUILDING INFORMATION SHOWN HEREON IS FROM AN ELECTRONIC FILE PROVIDED BY SMITHGROUP, DATED 02/03/2023 AND IS FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING INFORMATION.

2. EXISTING CONDITIONS SHOWN HEREON ARE FROM A SURVEY FILE PROVIDED BY TERRAMARK LAND SURVEYING, INC., DATED 11/28/2022.

3. ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.

4. SIDEWALK INSTALLED AGAINST BACK OF CURB SHALL BE INSTALLED PER THE PLAN AS MEASURED FROM THE BACK OF CURB.

5. ALL SIGNAGE AND STRIPING MUST MEET THE LATEST REQUIREMENTS SET FORTH BY MUTCD, GDOT, AND GEORGIA STATE CODE.

6. REFERENCE LANDSCAPE PLANS FOR ALL HARDSCAPE AND LANDSCAPE DETAILS AND SPECIFICATIONS.

7. SITE PLAN IS DESIGNED TO ACCOMMODATE OWNER-DESIGNATED DESIGN VEHICLES PUMPER FIRE TRUCK AND SU-40 BOX TRUCK.

SITE PLAN LEGEND:

PROPERTY LINE

30 FT BUILDING SETBACK LINE

75 FT LANDSCAPE BUFFER LINE

STANDARD DUTY ASPHALT PAVEMENT

HEAVY DUTY ASPHALT PAVEMENT

STANDARD DUTY CONCRETE SIDEWALK

HEAVY DUTY CONCRETE PAVEMENT

PARKING COUNT

GEORGIA811

Utility Protection Center, Inc.

Know what's below.

Call before you dig.

GRAPHIC SCALE IN FEET

0 15 30 60

GSWCC NO. (LEVEL II) 0000077042

DRAWN BY MZB

DESIGNED BY TNF

REVIEWED BY LDC

DATE 07/25/2023

PROJECT NO. 013296002

TITLE

SITE PLAN

SHEET NUMBER

C2-00

Drawing name: K:\ALP_PR\013296002_DEA Atlanta HQ\CAD\Plansheets\C2-00 - SITE PLAN.dwg C2-00 SITE PLAN Aug 21, 2023 8:44am by: j.p.etterh

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Kimley»Horn

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ATLANTA, GEORGIA 30309
PHONE (770) 619-4281
WWW.KIMLEY-HORN.COM

PREPARED BY

TGPS 2920 LLC C/O

PARKSIDE

PARTNERS LLC

1776 PEACHTREE ST. NW, SUITE 200S
ATLANTA, GA 30309
PHONE XX

PROJECT

DEA ATLANTA OFFICE

2920 BRANDYWINE ROAD, ATLANTA, GEORGIA 30341

LAND LOT 266 & 267, 18TH DISTRICT

PARCEL ID: 18 267 06 001

REGISTERED PROFESSIONAL ENGINEER

LOGAN DREW CLARK

07/25/2023

GSWCC NO. (LEVEL II) 0000077042

DRAWN BY MZB

DESIGNED BY TNF

REVIEWED BY LDC

DATE 07/25/2023

PROJECT NO. 013296002

TITLE

SITE PLAN

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