



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 Richard Shore

Mailing Address: 1151 Hammond Dr NE STE 240

City/State/Zip Code: Atlanta, GA 30346

Email: richard@cosmicdesignstudios.com

Telephone Home: 706 231 6699 Business: _____

OWNER OF RECORD OF SUBJECT PROPERTY

Owner: Sophie Jacobson

Address (Mailing): 443 Chelsea Circle NE, Atlanta, GA 30307

Email: jacobsonsophie@gmail.com

Telephone Home: 310 986 5296 Business: _____

ADDRESS/LOCATION OF SUBJECT PROPERTY

Address: 443 Chelsea Circle NE City: Atlanta State: GA Zip: 30307

District(s): 18th Land Lot(s): 4 Block: 15 Parcel: 18 004 01 023

Zoning Classification: R-75 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: 3/27/23

DATE: 3/27/23

Applicant:
Signature

Applicant:
Signature



DeKalb County
GEORGIA

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: 03/27/2023

Applicant/Agent: Richard Shore
Signature

TO WHOM IT MAY CONCERN:

(I)/ (WE) Lars Jacobson + Sophie Jacobson
(Name of Owners)

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

Maria Carter
Notary Public

Maria Carter
NOTARY PUBLIC
Fulton County, GEORGIA
My Commission Expires 04/12/2026

Notary Public

Notary Public

[Signature]
Owner

[Signature]
Owner

Owner

To whom it may concern,

This is a letter of intent to request a variance for the items below:

1. We request to install a residential swimming pool on the side yard of the property by reason of the entirety of the back yard being inside a 75' impervious buffer due to the house being located directly adjacent to Peavine Creek, making it impossible to expand onto said back yard. The property is located within the R-75 zoning district. As per Sec. 4.2.2 of the Dekalb County Code of Ordinances, par. C:

Yard and setbacks.1. All accessory buildings or structures shall be located in the rear yard of the lot, with the exception of ATM bank machines which are also allowed in the front or side yard.

2. We request to install paving for the side patio past the side yard's 7.5 feet setback, leaving a distance of 5 feet between the lot line and the paving, as per Sec 5.2.1 "Minimum required yards and building setbacks,"

2. An open, unenclosed porch, balcony or hardsurfaced terrace, steps, stoops and similar fixtures of a building may project into a required front yard or rear yard for a distance not to exceed ten (10) feet, and into a side yard to a point not closer than five (5) feet from any lot line.

3. Due to exceptional topographical restrictions existing on the side yard where the patio is proposed, we request an administrative variance for a retaining wall to be built up to a height of six (6) feet. As per Sec. 5.4.7 of the Dekalb County Code of Ordinances, par. D.6:

A variance is required to increase the height of a retaining wall as follows:

- a. If exceptional topographical restrictions exist that were not created by the owner or his agent on a lot, and it is established to the reasonable satisfaction of the director of planning that no practical alternative design of such wall is feasible, then the director of planning may, upon application therefore, grant an administrative variance allowing a wall up to six (6) feet. An applicant for a retaining wall administrative variance shall include with the application a certified field-run site plan or a topographical map certified by a licensed engineer or landscape architect.***

Richard Shore

PROJECT MANAGER

COSMIC DESIGN STUDIO

O: 404 400 3652 | C: 706 231 6699