

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

Applicant and/or
Authorized Representative: Michael Nualla

Mailing Address: PO BOX 727

City/State/Zip Code: DECATUR, GA. 30031

Email: nualladesign@gmail.com

Telephone Home: 404-934-8787 Business: 404-934-8787

OWNER OF RECORD OF SUBJECT PROPERTY

Owner: Christine & Thomas Lawley

Mailing Address: 1208 Oxford Rd. NE, Dekalb County, GA. 30306

Email: chrislawley@gmail.com Telephone: 404-377-5112 Business: _____

ADDRESS/LOCATION OF SUBJECT PROPERTY

Address: 1208 Oxford Rd. NE City: _____ State: GA Zip: 30306

District(s): 18 Land Lot(s): 54 Block: 12-A Parcel: 18-054-04-007

Zoning Classification: R-85 Commission District & Super District: Druid Hills Historic District

CHECK TYPE OF HEARING REQUESTED:

X 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.***

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.

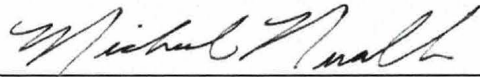
I hereby certify that I am the owner of the property and that I authorize the applicant/agent to apply for a hearing to the Zoning Board of Appeals for the requests as shown in this application.

3/3/25

DATE:

Michael Nualla

APPLICANT/AGENT SIGNATURE



TO WHOM IT MAY CONCERN:

(I)/ (WE):

Christine Jawley

Thomas Jawley

Name of Owner(s)

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


Notary Public


Owner Signature



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.

3/26/25
DATE:

Tam J. Lowery
SIGNATURE:

Dekalb County
Department of Planning and Sustainability
178 Sams Street
Decatur, GA. 30030

Variance Letter of Intent:
1208 Oxford Rd. NE
Atlanta, GA. 30306
Zoning: R-85 Parcel ID#:18 054 04 007

VARIANCE REQUEST:

Increase allowable Lot Coverage from maximum 35% to 42% per Section 27-2.2.1.

The homeowners, CHRISTINE & THOMAS LAWLEY, request a variance to increase the maximum lot coverage from 35% to 42% in order to build an Ageing-in-Place bedroom addition. The design of the proposed addition has been approved for a Certificate of Appropriateness, case #1247408. The original home was built in 1923 prior to current, modern Zoning Codes. In the subsequent 100+ years, several additions, accessory buildings, decks, and hardscape features have been added to the property resulting in the current 43.3% lot coverage. When the current homeowners purchased the home in 1999, this property was and still is Legally Nonconforming. Due to these existing conditions that were the responsibility of others, the homeowners are being deprived of the ability to make any improvements to the home and property. Concurrently, this property sits below in grade to the adjacent properties at the rear of lot and on the southwest border. Stormwater from these adjacent properties drains down into 1208 Oxford Rd. In order to reduce and control stormwater flow, improvements need to be made to the lot. However, the Legally Nonconforming status prevents any improvements to be made without a variance to the allowable lot coverage.

The requested variance does not go beyond the minimum necessary to afford relief. By allowing this variance request, the proposed Scope of Work will actually reduce the existing lot coverage from 43.3% down to 42%. The creation of planting strips in the driveway will allow for stormwater from the properties uphill to be slowed and controlled rather than flowing freely downhill into the neighbors' yards. The

removal of more walkways and paths to reduce the lot coverage even further was considered. However, the elderly age and reduced mobility of the homeowners, required the retention of a minimum amount of walkways for safety concerns. Other reductions of lot coverage, such as the removal of the pool or demolition of accessory buildings (built by others) would be financially burdensome.

The grant of this variance will not be materially detrimental to the public or injurious to the property or improvements in the zoning district. By allowing this variance, the adjacent neighbors downhill will benefit from the improved stormwater management that the proposed planting strips in the driveway will provide.

The literal interpretation and strict application of the applicable provision would cause undue and unnecessary hardship because no meaningful upgrades can occur at all due to the legal non-conforming status without a variance. In order to comply with the 35% maximum Lot Coverage, all the existing accessory buildings would need to be demolished, that includes the original, historic garage, as well as the existing retaining walls, before any upgrades to the property can be made. The removal of some of these structures, especially the retaining walls would allow stormwater from the uphill properties to cascade down unimpeded and cause detrimental erosion to the neighboring properties. Only by allowing a variance, can any work be started in order to improve the stormwater management.

This parcel at 1208 Oxford Road resides in a TN (Traditional Neighborhood) per the Dekalb County Comprehensive Plan. **By allowing a variance for Lot Coverage, the proposed work will add to and improve upon the objectives of the Traditional Neighborhoods Character Area.** The proposed addition has already been reviewed and approved by the Dekalb County Historic Preservation Committee. The issuance of the Certificate of Appropriateness for this project signified that the design meets all regulatory standards of the historic district and compliments the neighborhood character. As a Traditional Neighborhood, one of the goals is to create community. By issuing the variance, the elderly homeowners will be allowed to stay in their home by creating an Ageing-in-Place bedroom suite and increasing accessibility into the home and within it. This will in turn help preserve an age diversification within the neighborhood and also stabilizes the population. Another goal of the Traditional Neighborhood is the promoting of infill development. With the Lot Coverage variance, the proposed work will increase the total square footage of housing within the neighborhood, but stay within the limited density.

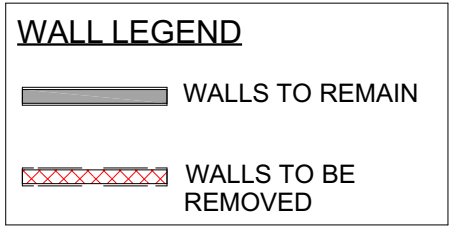
The homeowners, Christine & Thomas Lawley, have enjoyed living in their home for the last 26 years. They have created strong ties with their neighbors and would like to stay in their home for as long as possible. By allowing the lot coverage to increase from 35% to 42%, this variance will allow them to build a bedroom suite on the main level that will allow them to enjoy their home safely for many more years to come. Thank you for considering our request.

Respectfully submitted,

A handwritten signature in black ink, reading "Michael Nualla". The signature is written in a cursive style with a large, stylized "M" and "N".

Michael Nualla
Applicant

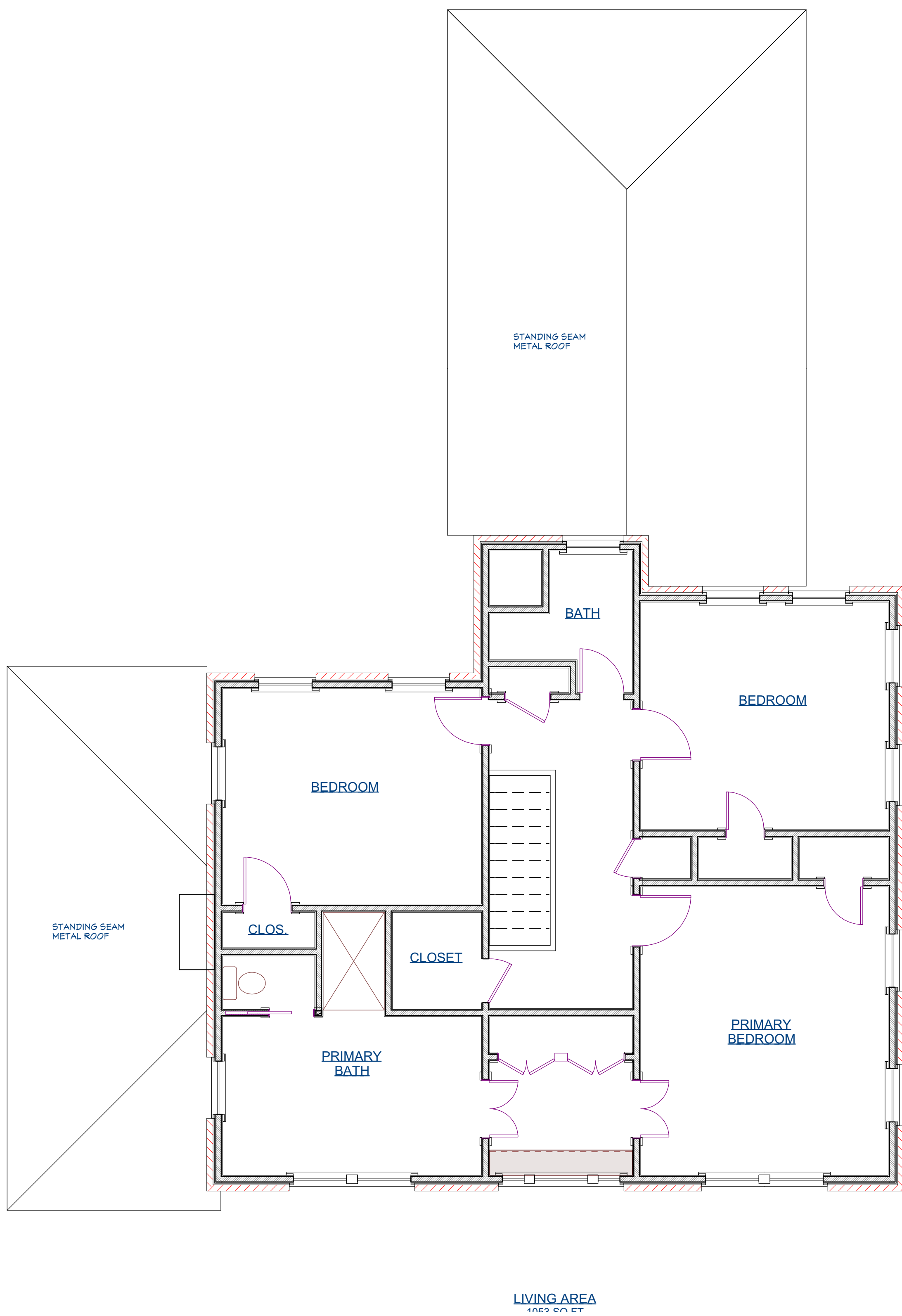
April 22, 2025



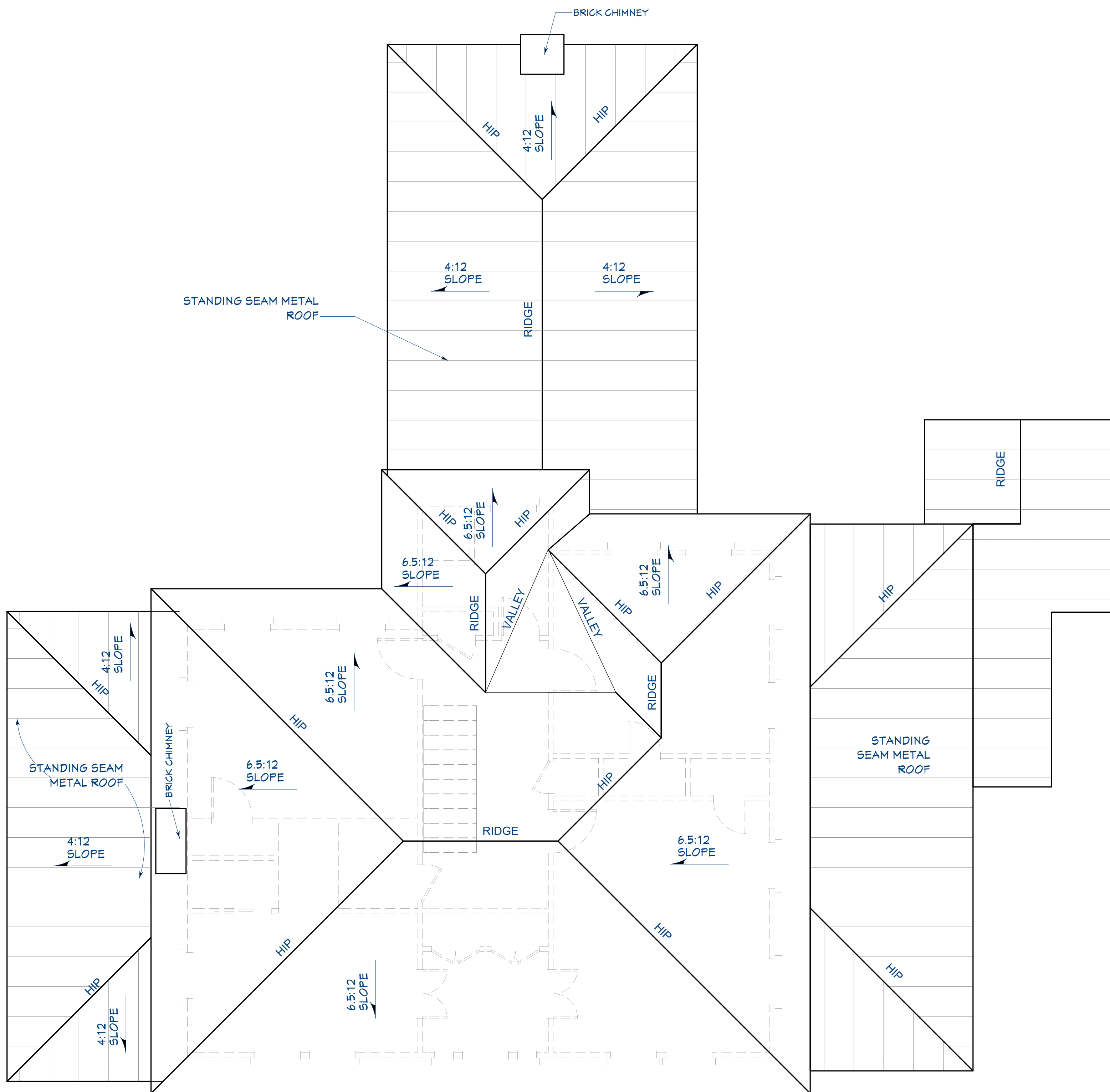
2176 SQ. FT.

A1

RELEASED FOR
CONSTRUCTION



1
A2 AS-BUILT SECOND LEVEL FLOOR PLAN
SCALE= 1/4"=1'-0"



2
A2 AS-BUILT ROOF PLAN
SCALE= 1/4"=1'-0"



LAWLEY RESIDENCE
1208 OXFORD RD. NE
DEKALB COUNTY, GA. 30306

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DATE:
1-24-25
SCALE:
AS NOTED

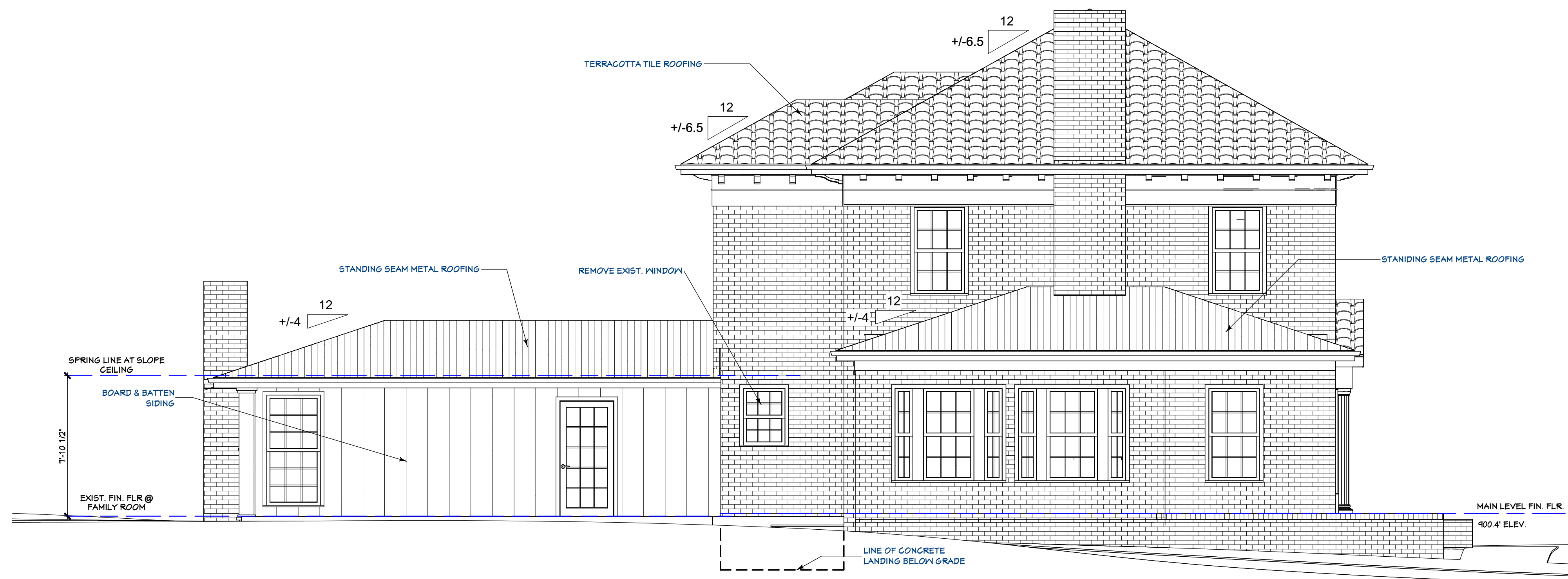
A2

RELEASED FOR
CONSTRUCTION



1
A2

AS-BUILT FRONT ELEVATION
SCALE= 1/4"=1'-0"



2
A2

AS-BUILT LEFT ELEVATION
SCALE= 1/4"=1'-0"

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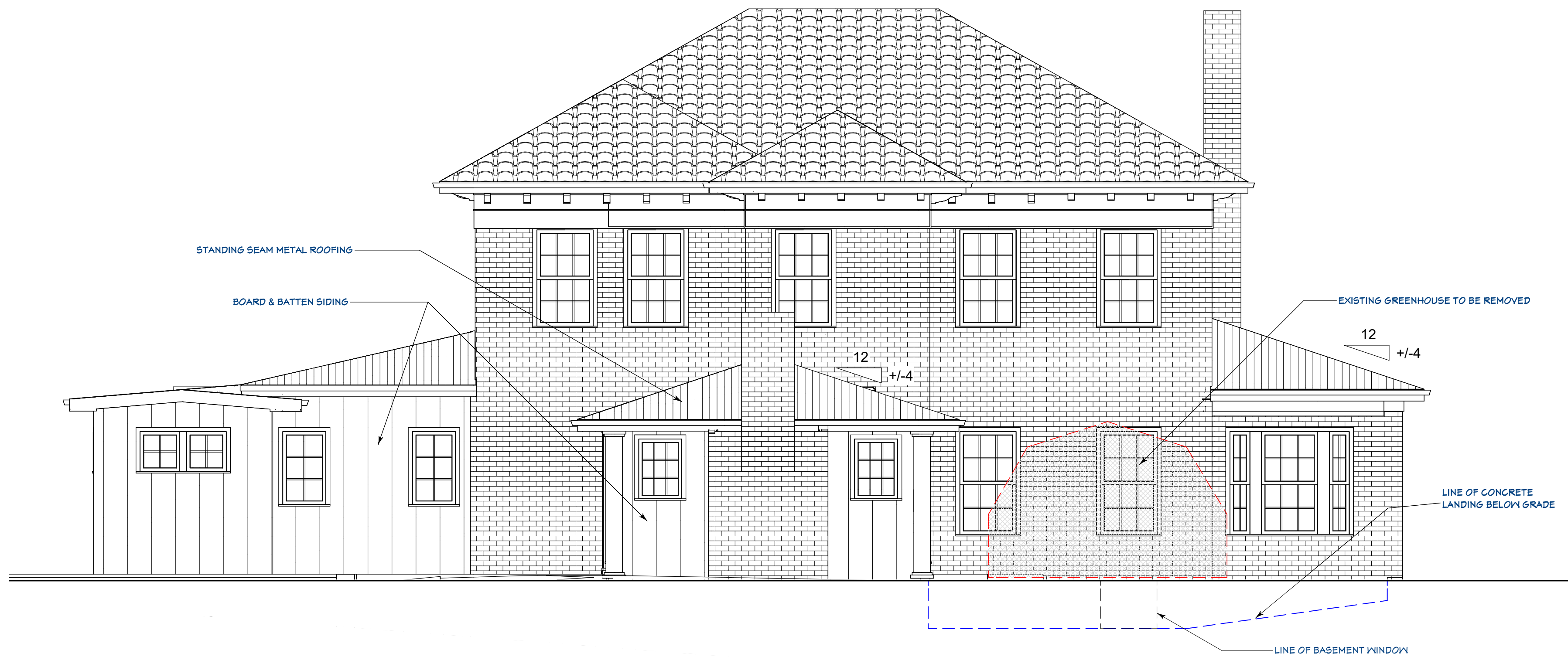
1-24-25

SCALE:

AS NOTED

A3

RELEASED FOR
CONSTRUCTION



1
A3 AS-BUILT REAR ELEVATION
SCALE= 1/4"=1'-0"



2
A3 AS-BUILT RIGHT ELEVATION
SCALE= 1/4"=1'-0"

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SCALE:
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A4

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WINDOW SCHEDULE						
NUMBER	QTY	FLOOR	SIZE	EGRESS	DESCRIPTION	COMMENTS
W01	5	1	2026FX		FIXED GLASS	
W02	2	1	20410DH	YES	DOUBLE HUNG	
W03	1	1	34410DH	YES	DOUBLE HUNG	

- WINDOW NOTES:
- WINDOW SIZES IN SCHEDULE DENOTE SASH SIZE IN FEET & INCHES. "2420"=2'-4"wide X 2'-0" high.
 - **AN**=AWNING **DH**=DOUBLE HUNG **FX**=FIXED **SG**=SINGLE CASEMENT
 - WINDOWS MANUFACTURED BY JELDWIN SITELINE EX OR EQUIVALENT
 - PRIMED & PAINTED WOOD SASHES
 - PROVIDE DOUBLE-PANE, INSULATED GLASS w/ SIMULATED DIVIDED LITES w/ DARK BRONZE SHADOW BARS
 - PROVIDE INSECT SCREENS AT ALL OPERABLE WINDOWS



1
A5 PROPOSED MAIN LEVEL FLOOR PLAN
SCALE= 1/4"=1'-0"

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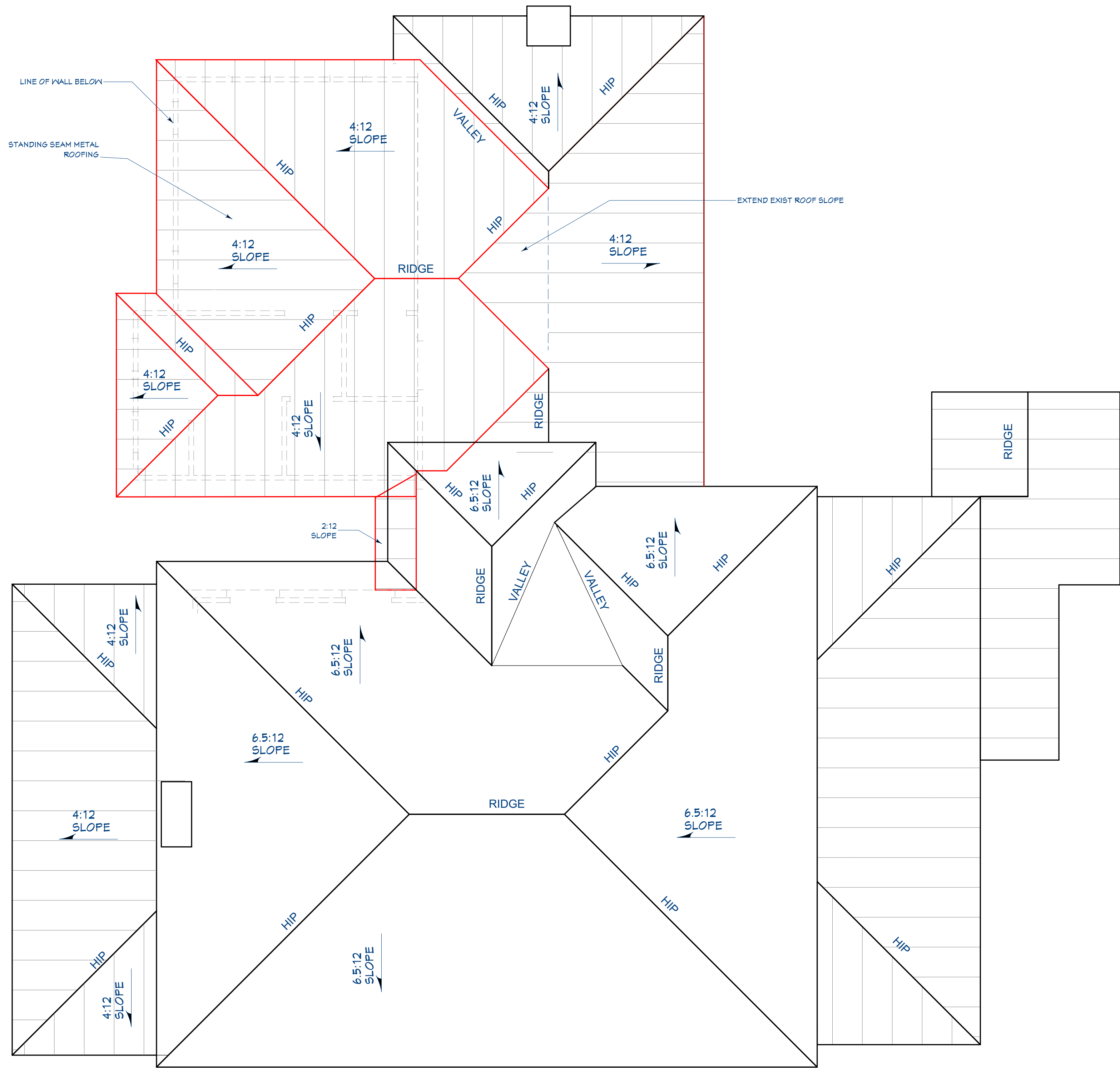
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DATE:
1-24-25

SCALE:
AS NOTED

A5

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1
A6

PROPOSED ROOF PLAN
SCALE= 1/4"=1'-0"

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SCALE:
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A6

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EXTERIOR MATERIALS:

- SIDING: PAINTED, CEMENT BOARD BOARD & BATTEN. 1X2 BATTENS @ +/-16" ON CENTER.
- CORNER BOARDS: 1X2 CEMENT BOARD, PAINT FINISH
- FASCIA: 1X8 CEMENT BOARD, PAINT FINISH
- FRIEZE BANDS: 1X6 CEMENT BOARD
- SOFFIT: BEAD BOARD PLYWOOD w/ 2" CONTINUOUS VENT STRIP
- ROOFING: STANDING SEAM METAL ROOF, MATCH EXISTING AS CLOSELY AS POSSIBLE
- RAMP SURFACE: DURADECK MEMBRANE "LEGACY CEDARWOOD" SERIES

WINDOWS:

- NEW WINDOWS TO BE JELDOWEN SITELINE EX or equivalent quality w/ WOOD EXTERIOR SASH
- EXTERIOR CASING TO BE FLAT STOCK 2.5"wide BRICK MOULD



RENDERING OF LEFT ELEVATION



2
A7
PROPOSED LEFT ELEVATION
SCALE= 1/4"=1'-0"



NO CHANGE TO FRONT ELEVATION

1
A7
PROPOSED FRONT ELEVATION
SCALE= 1/4"=1'-0"

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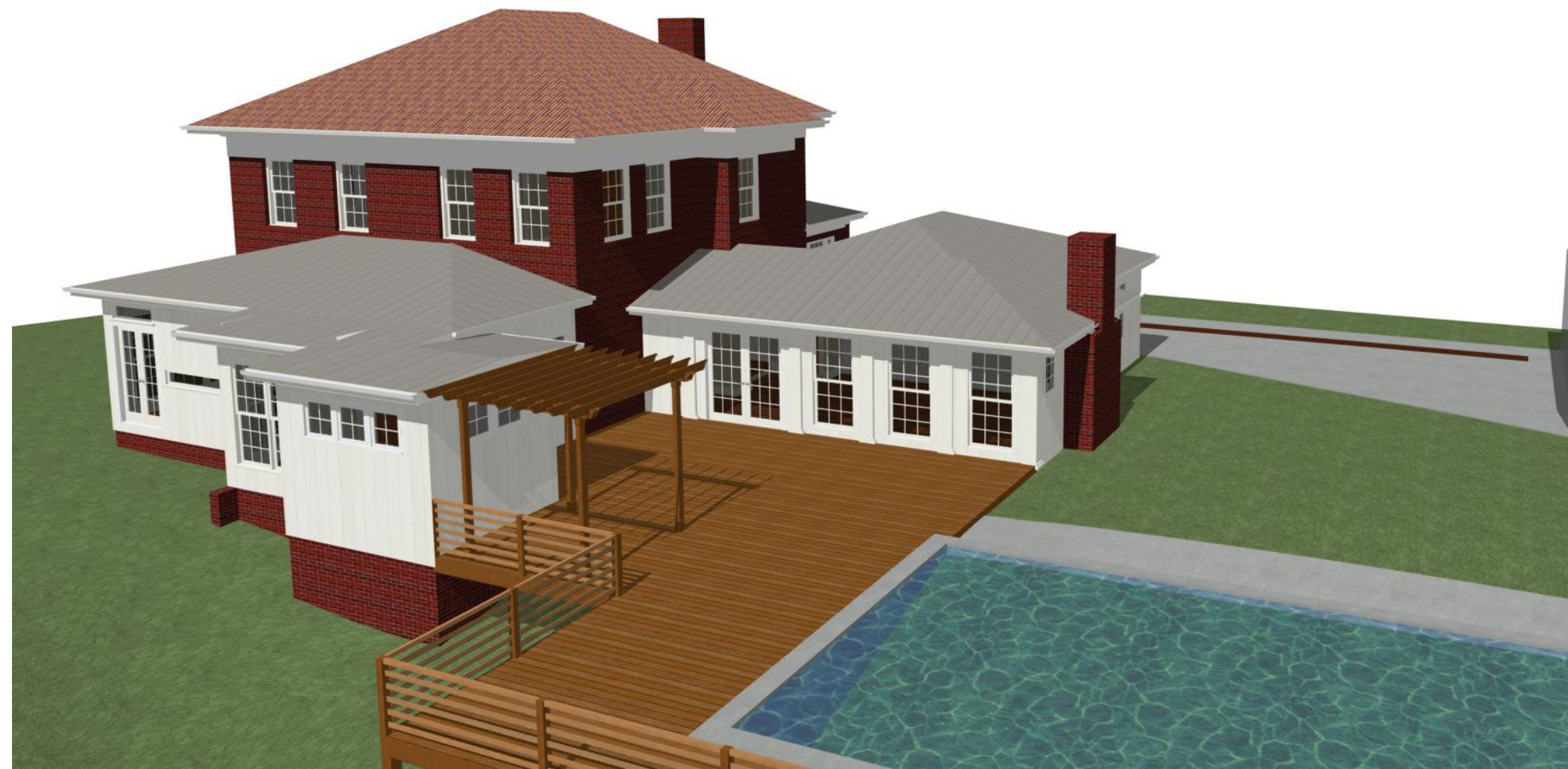
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SCALE:
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A7

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RENDERING OF REAR ELEVATION

EXTERIOR MATERIALS:

- SIDING: PAINTED, CEMENT BOARD BOARD & BATTEN. 1X2 BATTENS @ +/-16" ON CENTER.
- CORNER BOARDS: 1X2 CEMENT BOARD, PAINT FINISH
- FASCIA: 1X8 CEMENT BOARD, PAINT FINISH
- FRIEZE BANDS: 1X6 CEMENT BOARD
- SOFFIT: BEAD BOARD PLYWOOD w/ 2" CONTINUOUS VENT STRIP
- ROOFING: STANDING SEAM METAL ROOF, MATCH EXISTING AS CLOSELY AS POSSIBLE
- RAMP SURFACE: DURADECK MEMBRANE "LEGACY CEDARWOOD" SERIES

WINDOWS:

- NEW WINDOWS TO BE JELDWEN SITELINE EX or equivalent quality w/ WOOD EXTERIOR SASH
- EXTERIOR CASING TO BE FLAT STOCK 2.5"wide BRICK MOULD



1
A8

PROPOSED REAR ELEVATION
SCALE= 1/4"=1'-0"

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SCALE:
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A8

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2
A8

PROPOSED RIGHT ELEVATION
SCALE= 1/4"=1'-0"



RENDERING OF REAR ELEVATION

To the Zoning Board of Appeals
DeKalb County, Georgia

Dear Members of the Board,

I am writing to express my support for Thomas & Christine Lawley's request for a Lot Coverage variance to allow them to build a bedroom suite and make improvements for stormwater management to the property at 1208 Oxford Rd. NE, Atlanta, Georgia, 30306

I am a neighbor of Tom & Chris. They are responsible and considerate neighbors, and I have no objections to their variance in order to build their addition.

I believe that this project would be a positive addition to our neighborhood. The proposed addition is well-designed and fits nicely with the existing neighborhood. I also understand that they are requesting this variance due to a unique situation with their property, and I believe that this is a reasonable request.

I encourage you to grant the variance and approve their project.

Sincerely,

Jonathan A. Zimring 9/22/2025
Date

Address: 1260 Oxford Rd, NE
Atlanta, GA 30306



AS-BUILT FRONT
ELEVATION



AS-BUILT REAR ELEVATION



AS-BUILT FRONT
ELEVATION



CONCRETE LANDING
AT REAR



CONCRETE LANDING
SLOPES TOWARDS
BASEMENT WINDOW

LAWLEY RESIDENCE
1208 OXFORD RD. NE
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