



Lorraine Cochran Johnson

Chief Executive Officer

## DeKalb County Zoning Board of Appeals

Department of Planning & Sustainability

178 Sams Street,

Decatur, GA 30030

Wednesday, June 11, 2025

### Planning Department Staff Analysis



Cedric Hudson

Interim Director

**D1. Case No: A-24-247339**

**Parcel ID(s): 18 122 02 085**

#### **Commission District 04 Super District 07**

**Applicant:** Andra Johnson  
4408 Briers Place  
Stone Mountain, GA, 30083

**Owner:** Andra Johnson  
4408 Briers Place  
Stone Mountain, GA 30083

**Project Name:** 4408 Briers Place – 2-story ADU and garage

**Location:** 4408 Briers Place, Stone Mountain, GA, 30083

**Request:** Variance from 4.2.2.D to permit the construction of the accessory structure closer than 15 feet to the rear property line.

#### **Staff acknowledges the applicant's withdrawal of the following variance requests:**

- Variance from 2.11.2 to increase the lot coverage from 50% to 60%.
- Variance from 4.2.2.C to permit the existing rear deck to encroach on the minimum setback at 0' of the property line.
- Variance from 4.2.3.C.7 to allow for the ADU to be in the side yard of the primary structure.
- Variance from 4.2.3.C.11 to allow for stairs to face the neighboring property.
- Variance from 4.2.3.C to omit the lot size requirement of 10,000 SF to construct an ADU.
- Variance from 4.2.2.I to permit the ADU to be taller than the primary structure.

#### **STAFF FINDINGS:**

The remaining request pertains solely to Section 4.2.2.D, which establishes a minimum 15-foot rear setback for accessory structures. The applicant seeks relief to construct the ADU and garage closer than this required distance.

While the applicant has reduced the scope of their request significantly, staff asserts that the original list of variances may still be necessary depending on the final layout, structure height, and configuration of use. However, the applicant may provide a compelling argument to the Zoning Board of Appeals demonstrating how their revised plan meets the criteria for relief and avoids the need for previously listed variances.

Staff requires updated site plans and documentation that reflect the reduced variance scope to fully assess the revised request. The lack of current materials limits staff's ability to confirm consistency with code requirements or evaluate potential neighborhood impacts.

Staff Recommendation: Denial due to lack of documentation. Criteria have not been sufficiently addressed and site plan information has not been submitted to show compliance with Zoning Code.

Chief Executive Officer  
Michael Thurmond

## DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director  
Cedric Hudson

### PRE-APPLICATION FORM ZONING BOARD OF APPEALS

Last updated: 12/07/23

#### **Applicant Information**

Applicant Name: \_\_\_\_\_ Phone: \_\_\_\_\_ Email: \_\_\_\_\_

#### **Meeting Information**

Date/Time: \_\_\_\_\_ Planner Name: \_\_\_\_\_

Planner Email: \_\_\_\_\_

#### **Subject Property**

Property Address: \_\_\_\_\_

Comm. District(s): \_\_\_\_\_ Tax Parcel ID: \_\_\_\_\_

Zoning: \_\_\_\_\_ Land Use: \_\_\_\_\_ Overlay: \_\_\_\_\_

Existing Use: \_\_\_\_\_ Supplemental Regs: \_\_\_\_\_

#### **Proposed Project**

Project Description:

Code sections/Titles needing a variance from:

## ***Ordinance Criteria for Variance Hardships***

*Derived from the ordinance and translated into Layman's Terms*

*(Chapter 27 Section 7.5.2)*

### **1. Physical Conditions of the site**

Address the specific issues of the physical condition of the property that make it a special case. This could be its narrowness, shallowness, unique shape, or other physical features such as floodplains, trees, or a steep slope. These conditions should be the result of natural order, not created by you or a prior owner.

### **2. Minimum Variance Necessary**

Demonstrate that your request is only for the *minimum necessary* to make your property usable and does not provide any special advantages that aren't available to other property owners in your zoning district.

### **3. Public Welfare**

Discuss the potential impact of your proposed changes on your neighborhood and community. Show that the variance you're seeking won't harm public welfare, neighboring properties, or any improvements in the same zoning district.

### **4. Ordinance Hardship**

Detail how a strict interpretation of the zoning laws would cause undue hardship for you. This could be in terms of impracticality or inability to use your property effectively.

### **5. Alignment with the Spirit of the Law**

Demonstrate how your variance request aligns with the overall purpose of the zoning laws and the DeKalb County Comprehensive Plan. Show that your proposal does not undermine these broader goals and policies, but rather seeks a reasonable adaptation to them. Ask your assigned planner for text regarding the parcel's assigned land use.

## WHAT TO EXPECT

### The Application Itself

- Application requirements
  - Completeness
  - Owner Authorization
  - Property Access Form
  - Application Authorization
  - Letter of Intent (LOI)
    - See Page 4, *Preparing your Letter of Intent*
  - Site Plan requirements
    - Georgia-registered engineer/surveyor validation stamp
    - Property lines and dimensions; To-Scale
    - Locations of existing and proposed structures
    - Landmark features including trees and fences
    - Lot area and coverage breakdown
    - Legal description required if not within a platted subdivision
  - Other relevant materials (Photographs, Letters of Support, Citations, etc.)
  - Proper submittal procedure
    - See Page 3, *Application Submittal Instructions*

### Public Notice Requirements

- The State of Georgia requires a minimum 30-day public notice in the form of an on-property sign posting & legal ad displayed in a geographically relevant newspaper.
  - Legal Ad (Newspaper)
    - This is handled on planning staff's end.
  - Sign Posting
    - Planning staff (DMWells@DeKalbCountyGA.gov) will email you one week ahead of the sign posting due date with a PDF file of the sign itself and instructions on ordering & posting.

### Staff Report & Agenda

- Planning staff will prepare a **staff report** ahead of the meeting in which they evaluate your case against ordinance criteria for variance hardships. This report will include a staff recommendation for ZBA's action. (Approve, deny, defer, etc.)
- Staff will email this report along with the **agenda for the ZBA Meeting** when the report is prepared, typically the week before the meeting.

### The Zoning Board of Appeals (ZBA) Meeting

- The Zoning Board of Appeals (ZBA) is a board of seven members appointed by the Board of Commissioners that specialize in community and zoning matters. They meet once a month to determine actions on variance requests.
- When your case is called by the Chairperson:
  - The assigned **planner will present** case context and the staff report along with the staff recommendation.
  - Community is given opportunity to **state their oppositions and support**.
  - ZBA will have **open discussion** amongst themselves in which **they may ask you questions**.
    - This means **you are required to attend the meeting**.
    - It is important to be prepared to answer any questions.
  - ZBA will then make a motion for an action regarding your case.

## YOUR VARIANCE TIMELINE

Application Deadline: \_\_\_\_\_

Sign Posting Deadline: \_\_\_\_\_

ZBA Meeting: \_\_\_\_\_

## APPLICATION SUBMITTAL INSTRUCTIONS

**1. Compile all completed materials into a single PDF file, preferably in the following order.**

- a. ZBA Public Hearing Application
- b. Owner Authorization
- c. Property Access Form
- d. Application Authorization (If Applicable)
- e. Letter of Intent
- f. Site Plan
- g. Other relevant materials (Photographs, Letters of Support, Citation, etc.)

**2. Head over to <https://epermits.dekalbcountyga.gov/> to create/update your account.**

- a. Head to the above link and create/update your account
- b. Start a “BOA-VAR” application and follow instructions to fill in the prompted fields and submit your PDF file.
- c. If done correctly, you should see your application number (**1246XXX**). This number is your case! You will need this for the next step.
- d. You will be notified to pay the \$300 ZBA application fee.
- e. Note: This is separate from your building permit

**3. Email [LJCarter@DeKalbCountyGA.gov](mailto:LJCarter@DeKalbCountyGA.gov) with your application # (1246XXX)**

- a. This step alerts DeKalb County Planning that you’ve submitted your application. Failure may result in a deferral.

## PREPARING YOUR LETTER OF INTENT

Your Letter of Intent (LOI) serves a crucial role when seeking a zoning variance. It's your opportunity to clearly communicate your unique circumstances, address the specific zoning requirements of DeKalb County, and demonstrate how your proposal aligns with the broader goals of the community.

### Formatting your letter

- Intro
  - Kindly introduce yourself to the Zoning Board of Appeals (ZBA)
  - Present context of your overall intended project
  - Address the specific code and amount you're seeking a variance for
- Body
  - Address the five variance criteria (Page 2) individually, 1-2 paragraphs each
    - Physical Conditions
    - Minimum Variance Necessary
    - Public Welfare
    - Ordinance Hardship
    - Alignment with the Spirit of the Law
- Conclusion
  - Summarize your request and thank the ZBA for their time and consideration

### Pro Tips

- Write as though the reader is looking at your case for the first time
- Cost & time of your project is not a hardship. Mentioning cost may even hurt your case!
- If using AI software, ensure that all information is correct
- An example letter of intent has been provided on the next page
- Reach out to a planner if you're unsure of anything
- Variances aren't granted, they're earned.

**Example Letter of Intent**

Subject: Variance Request for Rear Yard Setback Reduction - Section 27-2.2.1 – Accessory Structure Construction

Dear Members of the Zoning Board of Appeals,

My name is Grover, and I am writing to formally request a variance from Section 27-2.2.1 of the DeKalb County Zoning Ordinance. My request pertains to the reduction of the rear yard setback requirement from 40 feet to 30 feet for my property located at 124 Sesame Street. The purpose of this variance is to facilitate the construction of an accessory structure, namely the "Bird's Nest," which is crucial for the improvement and effective use of my property.

**1. Physical Conditions of the Site:**

The unique physical conditions of my property constitute a special case necessitating this variance. The parcel is characterized by a narrow and irregular shape, making compliance with the 40-foot rear yard setback particularly challenging. Additionally, the presence of specimen trees, a natural feature of the land, further restricts the feasible location for constructing the accessory structure. These conditions are inherent and not a result of any actions taken by me or previous property owners.

**2. Minimum Variance Necessary:**

I assure you that my request is solely for the minimum variance necessary to render my property usable, the Bird's Nest must be constructed to a specific parameter and size to accommodate the resident that will be residing there. The 30-foot setback is essential for the practical and reasonable placement of the Bird's Nest, ensuring that I can enjoy full use of my property without seeking advantages beyond those available to other property owners in the same zoning district.

**3. Public Welfare:**

The proposed addition will provide a positive impact on the neighborhood and community. The reduced setback will not pose any harm to public welfare, neighboring properties, or the overall improvements in the R-75 zoning district. The Bird's Nest will be a modest and tasteful addition, enhancing the property without imposing adverse effects on the surrounding area. I have received a letter of support from my neighbor, Oscar, who resides at 125 Sesame Street and does not feel the addition would intrude on his privacy.

**4. Ordinance Hardship:**

A strict interpretation of the zoning laws, in this case, would cause undue hardship for me. The impracticality of adhering strictly to the 40-foot setback would limit my ability to use the property effectively. The variance is, therefore, essential to prevent unnecessary hardship and allow for a reasonable use of my land.

**5. Alignment with the Spirit of the Law:**

I firmly believe that my variance request aligns with the intent of the Suburban Character Area, as outlined in the DeKalb County Comprehensive Plan. The proposed construction of the Bird's Nest is in line with the goals of recognizing traditional suburban land use patterns while encouraging increased connectivity and accessibility. The development aims to enhance community connectivity, preserve and improve existing greenspace, and align with the proposed density of up to 8 dwelling units per acre for areas of this type.

In conclusion, I appreciate your time and consideration of my variance request. I am committed to working collaboratively to ensure that my proposed changes align with the broader goals and policies of DeKalb County. Thank you for your attention to this matter.

Sincerely,

**Grover**

***Variance Criteria***

***In ordinance terms***

***(Chapter 27 Section 7.5.2)***

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 property owners in the same zoning district.
2. The requested variance does not go beyond the minimum necessary to afford relief, and does not constitute a grant of special privilege inconsistent with the limitations upon other properties in the zoning district in which the subject property is located.
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.
4. The literal interpretation and strict application of the applicable provisions or requirements of this chapter 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.

***Planner's Notes***



Development Services Center  
178 Sams Street  
Decatur, GA 30030  
[www.dekalbcountyga.gov/planning](http://www.dekalbcountyga.gov/planning)  
404-371-2155 (o); 404-371-4556 (f)

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: Cindra Johnson  
Mailing Address: 4408 Briens Place  
City/State/Zip Code: Stone Mountain, GA 30083  
Email: welhome11c@gmail.com  
Telephone Home: 404-707-7894 Business: \_\_\_\_\_

OWNER OF RECORD OF SUBJECT PROPERTY  
Owner: Cindra Johnson  
Address (Mailing): 4408 Briens Place Stone Mountain, GA 30083  
Email: welhome11c@gmail.com Telephone Home: 404-707-7894 Business: \_\_\_\_\_

ADDRESS/LOCATION OF SUBJECT PROPERTY  
Address: 4408 Briens Place City: Stone Mtn State: GA Zip: 30083  
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](mailto:plansustain@dekalbcountyga.gov) with any questions.



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: 11/25/24 Applicant/Agent Signature: [Signature]

TO WHOM IT MAY CONCERN:  
(I) (WE): [Signature]  
(Name of Owners)

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

[Signature] 11/25/24  
Notary Public

N/A  
Notary Public

N/A  
Notary Public

[Signature]  
Owner Signature

N/A  
Owner Signature

N/A  
Owner Signature





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: 11/25/24

Applicant  
Signature:

Andrew John

DATE: N/A

Applicant  
Signature:

N/A

Andra Johnson  
4408 Briers Place  
Stone Mountain, GA 30083  
Welhomellc@gmail.com  
404-707-7849  
11/22/2024

Department of Planning & Sustainable Variance Board  
Zoning and Variance Board members  
1300 Commerce Drive  
Decatur, GA, 30030

Subject: Letter Regarding the Safety, Storage, and Security Benefits of Our New Garage Addition

Dear Department of Planning & Sustainable Variance Board,

I am writing to inform you of the recent addition of a new garage to our property and to highlight the multiple benefits it brings not only to our household but also to the surrounding neighborhood. This new structure is designed to enhance safety, provide valuable storage space, and reduce the risk of property crimes such as break-ins, robberies and theft. In addition, the arrangements we have made regarding the safe storage and security of my father's assisted living equipment while he is staying with us in our home. The construction of our new garage addition also plays a key role in this process, ensuring that all necessary equipment is stored appropriately and securely.

Specifically, the new garage serves the following important purposes:

#### 1. Increased Safety for Our Property

The addition of a secure, enclosed garage significantly improves the safety of our home. By providing a designated area for parking, we can ensure that our vehicles are kept off the street and away from potential hazards, such as traffic accidents or vandalism. The garage serves as a protective barrier between our home and the exterior, creating an additional layer of security for our family and property.

#### 2. Enhanced Storage Space

In addition to providing security for our vehicles, the garage offers much-needed storage space for tools, equipment, and personal items. This not only helps us keep our home more organized and decluttered but also allows us to store valuable or seasonal items in a secure environment, further reducing the risk of theft or damage. The added storage space will help maintain my father's assisted living equipment, including mobility aids and other medical devices, which will

be safely stored in a designated area, reducing the risk of damage or tripping hazards within our home. This will ensure a tidy and safe environment both inside and outside our home.

### 3. Reduced Risk of Break-Ins and Theft

One of the primary benefits of the garage is its ability to protect our vehicles and belongings from potential theft or break-ins. With the garage securely locking our vehicles and items away from view, it reduces the temptation for criminals who might otherwise target our property if items were left unattended or visible in the driveway. This addition contributes to the overall safety of our neighborhood by minimizing opportunities for crime in the area. In our neighborhood, vehicles parked on the street and in drive-ways have been targeted by criminals checking doors, breaking into locked cars and going as far as brandishing a weapon and opening fire on a homeowner.

### 4. Improved Neighborhood Security

The new garage not only benefits our household but also contributes to the overall security of our neighborhood. By investing in this upgrade, we are helping to create a safer environment for everyone. The garage reduces clutter, discourages unauthorized access to our property, and sends a positive signal that our neighborhood is one where residents are proactive in safeguarding their homes and their belongings.

### 5. County and Government Vehicles

Street parking prevents Dekalb County Sanitation trucks from picking up the trash weekly, unless cars are moved off the street to allow the trucks to maneuver safely without incident around the cul de sac and neighborhood due to the narrow streets. This also allows road space for larger emergency vehicles (ambulance and fire trucks) access for emergency responders.

In summary, this addition has been carefully planned to meet my father's equipment storage and future needs, ensuring that his comfort, safety, and mobility are prioritized. Additionally, this new garage addition is a significant improvement that increases both the safety and security of our property while offering additional storage space. These enhancements will provide long-term benefits not only for us as homeowners but also for the community as a whole by fostering a safer, more organized living environment.

Thank you for your time and consideration. Please feel free to reach out if you have any questions or require additional information about the new garage or its benefits.

Sincerely,

*Andra Johnson*

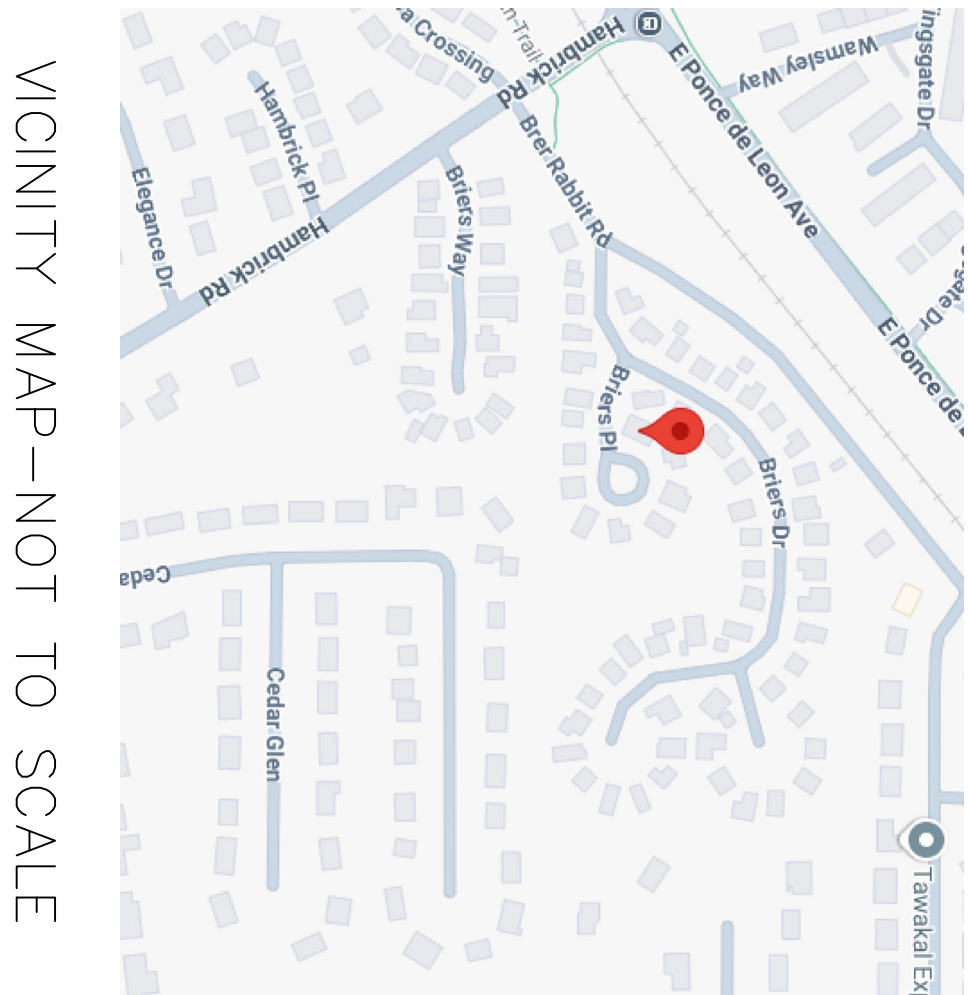
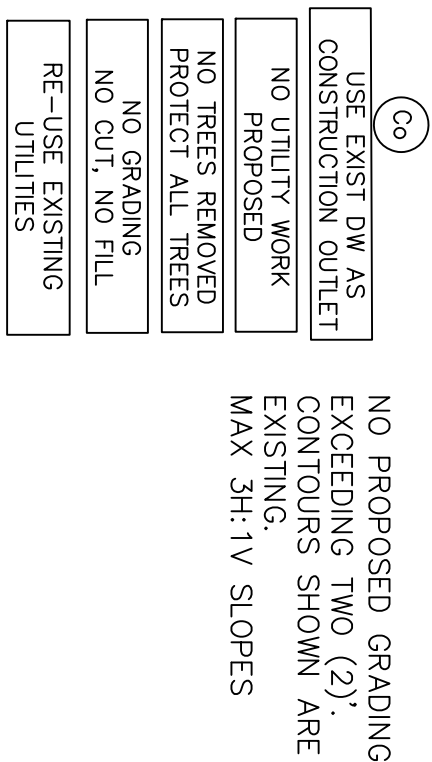
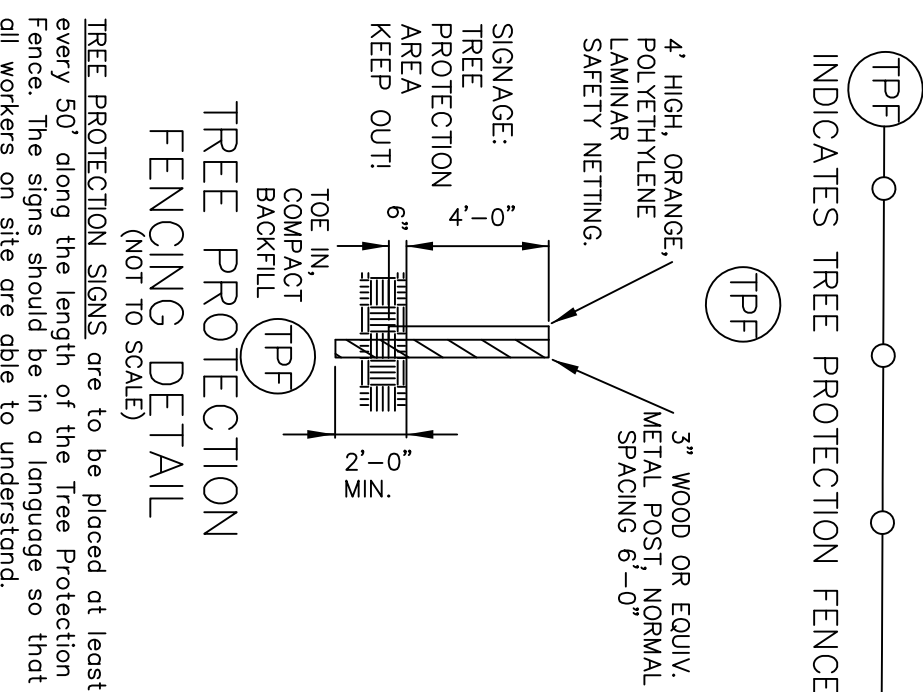
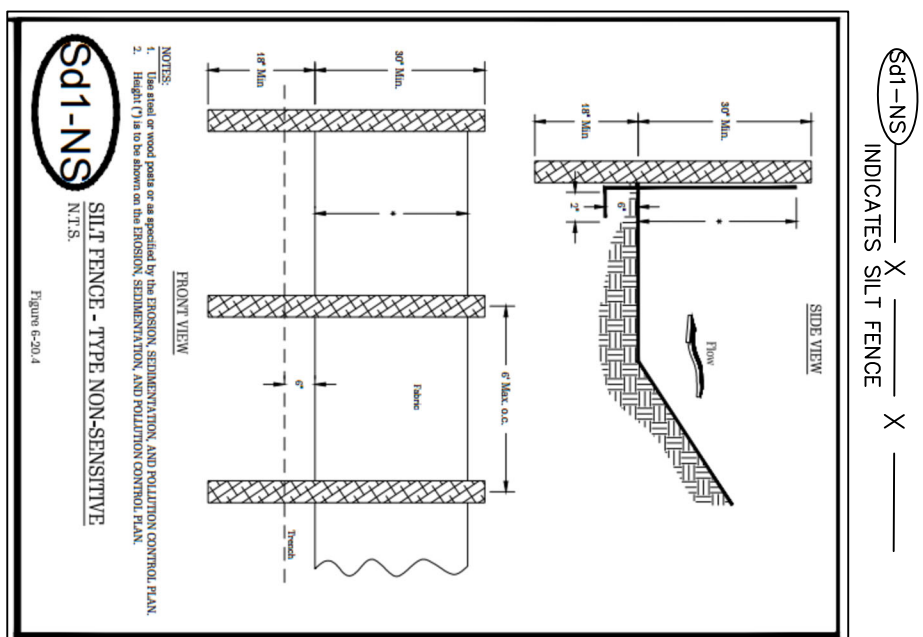
## FLOOD HAZARD STATEMENT

I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

PANEL 13089C0079L

EFFECTIVE DATE: 08/15/2019

ZONE 'X'



CURVE	RADIUS	LENGTH	CHORD	CH. BEARING
C1	60.00'	45.36'	44.29'	S 32°02.00"W
C2	25.00'	34.83'	32.08'	S 50°17'26"W
C3	198.96'	42.28'	42.20'	N 82°39'48"W

DEKALB COUNTY - NOTES

1. ALL LAND DISTURBANCE TO BE STABILIZED WITH VEGETATION UPON COMPLETION OF DEMOLITION.
2. ALL TREES TO REMAIN AND HAVE PROPERTY PROTECTION UNLESS APPROVED PLANS INDICATE OTHERWISE.
3. ALL DEMOLITION DEBRIS TO BE HAULED OFF SITE.
4. DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN THE STREET OR TREE PROTECTION AREA OR OTHER RIGHT OF WAY.
5. ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE ON-SITE INSPECTOR(S).
6. CALL FOR FINAL INSPECTION AT (404) 371-4913

1. The escape of sediment from the site shall be prevented by the installation of erosion and sediment control measures prior to or concurrent with land-disturbing activities.
2. Erosion control measures shall be installed at all times. If full implementation of the approved plan does not provide for effective erosion control, additional erosion and sediment control measures shall be implemented to control or treat the sediment source.
3. Disturbed areas left idle 14 days shall be stabilized with temporary vegetation and mulch; disturbed areas remaining idle 30 days shall be stabilized with permanent vegetation.
4. Erosion and sediment measures shall be inspected and tested weekly, after each rain, and 5 additional erosion and sediment control measures shall be installed if determined necessary by on-site inspection.
5. All erosion and sediment control measures shall be inspected and tested weekly by the "Type S" as per the Manual for Erosion and Sediment Control in Georgia and be well reinforced (see attached detail).

The installation of erosion and sedimentation control measures and practices shall occur prior to or concurrent with land disturbing activities.

Erosion and sedimentation control measures will be maintained at all times. If full implementation of the approved plan does not provide for effective erosion and sediment control, additional erosion and sediment control measures shall be implemented to control or treat the sediment source.

Additional erosion controls shall be installed as deemed necessary by the on-site inspector.

All jobs/sites with 2 ft of fill or greater will require a compaction certificate by a professional registered engineer prior to a building permit and/or prior to loaders being poured.

Locate and field stake all utilities, easements, pipes foot limits, stream buffers, and tree save areas prior to construction.

All tree protection plans to be protected from sedimentation.

All tree protection devices to be installed prior to land disturbance and maintained until final landscaping.

A final tree protection fencing to be inspected daily and repaired or replaced as needed.

A final as-built lot survey required prior to issuance of Certificate of Occupancy.

A final as-built water quality certificate required prior to Certificate of Occupancy.

Dumpsters and/or temporary sanitary facilities shall not be located in street or tree protection area or right-of-way.

Water quality BMP(s) to be installed at the time of final landscaping.

All collected water shall be directed to the water quality BMP(s).

No water quality BMP(s) allowed in undisturbed stream buffers or tree save/critical root zone.

Rock works and construction deliveries are:

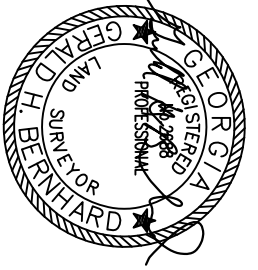
I GERALD H BERNHARD, CERTIFY UNDER PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATION DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY DIRECT SUPERVISION.

SITE PLAN PREPARED FOR:

PROPERTY ADDRESS:  
4408 BRIERS PLACE,  
STONE MOUNTAIN, GA 30083

LAND AREA  
6,072 SF  
0.139 AC

**ZONING: RSM**

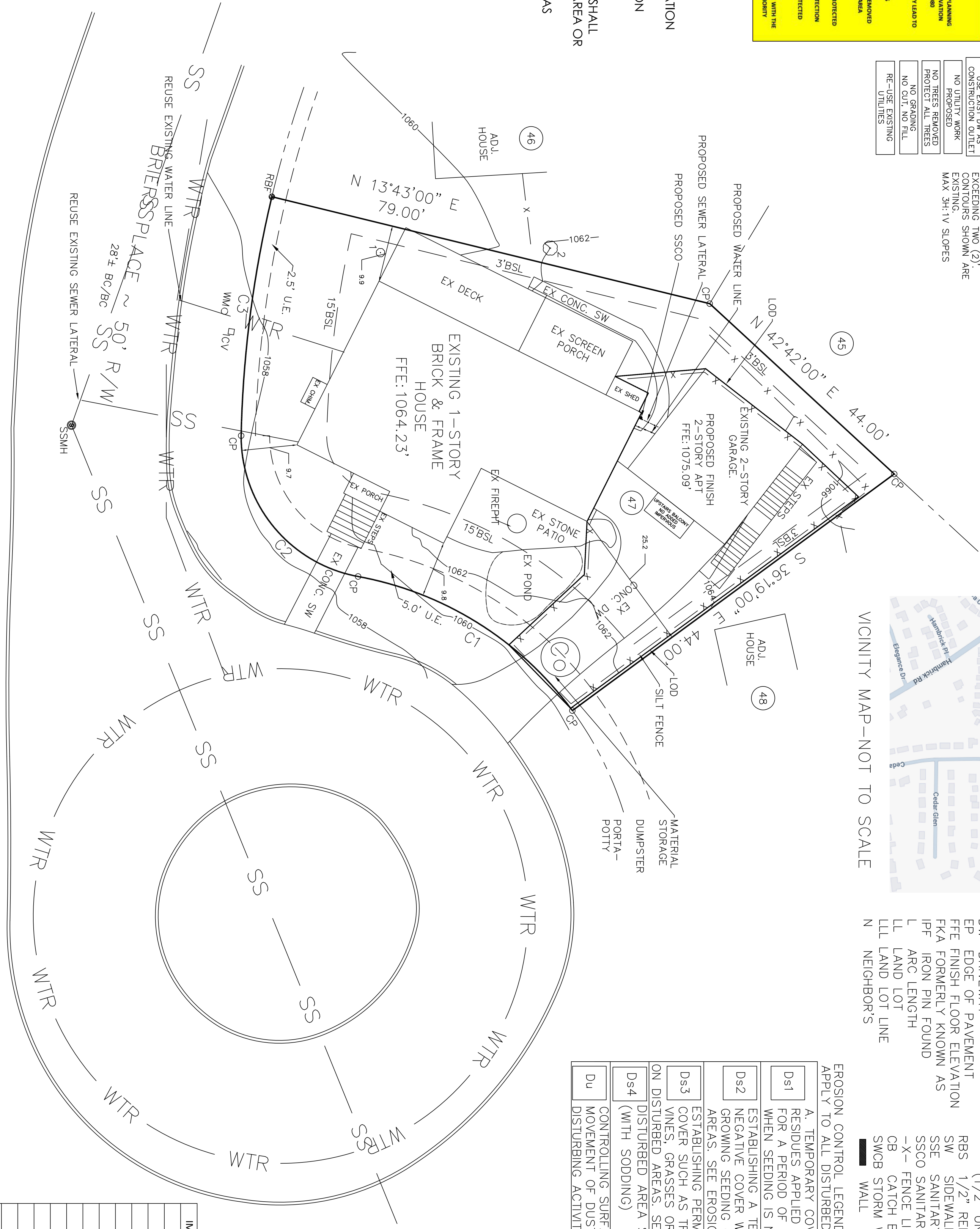


TECHNICAL STANDARDS OF PROPERTY SURVEYORS IN GEORGIA. SURVEY SYSTEMS & ASSOC., INC. ASSUMES NO LIABILITY OR RESPONSIBILITY FOR ERRORS OR OMISSIONS ON DEED OR SITE PLANS. IT IS THE CLIENT'S RESPONSIBILITY TO REVIEW PLANS FOR COMPLETENESS AND ACCURACY. ANY REDLINES, COMMENTS, CORRECTIONS, ALTERATIONS, ETC. FROM REVIEWERS MAY BE DEEMED AS BILLABLE.

REVISIONS:  
10-10-10-22 J.L.

BUILDER-DEVELOPER & OWNER:  
DAVID JOHNSON  
4408 BRETS BL.  
STONE MOUNTAIN GA. 30083  
wjohnson@stone.com

STONE MOUNTAIN GA 30063  
welhormellc@gmail.com



DISTURBED AREA  
A.K.A.  
LIMITS OF CONSTRUCTION  
1864 SF= 0.042 AC

TREE TABLE		
TR.NO.	DIAMETER	TYPE
1	6	OAK
2	10	OAK

IMPERVIOUS (IN SQUARE FEET)	
HOUSE	1476
GARAGE	478
SHED	23
CONC. DW	490
CONC. SW	134
CONC. PAD	13
PORCH	180
SCREEN PORCH	27
DECK	287
STEPS	148
STONE PATIO	230
POND	170
FINE PIT	9
TOTAL IMPERVIOUS	3665

NO CHANGE IN  
IMPERVIOUS  
EXISTING=PROPOSED

\* L E G E N D \*

NOTE: ALL ITEMS IN THIS LEGEND MAY NOT APPEAR ON THIS PLAT.

AKA ALSO KNOWN AS	N/F NOW OR FORMERLY
APD AS PER DEED	NAIL NAIL FOUND
APP AS PER PLAT	P PLAT (BOOK/PAGE)
BSL BUILDING (SETBACK) LINE	POB POINT OF BEGINNING
CP COMPUTED POINT	POC POINT OF COMMENCEMENT
CTP CRIMP TOP PIPE FOUND	R RADIUS LENGTH
OTP OPEN TOP PIPE FOUND	R/W RIGHT-OF-WAY
D DEED (BOOK/PAGE)	RBF REINFORCING BAR FOUND
DW DRIVEWAY	(1/2" UNO)
EP EDGE OF PAYEMENT	RBS 1/2" REINFORCING BAR SET
FFE FINISH FLOOR ELEVATION	SW SIDEWALK
IFK FORMERLY KNOWN AS	SSE SANITARY SEWER EASEMENT
IPF IRON PIN FOUND	SSCO SANITARY SEWER CLEANOUT
L ARC LENGTH	-X- FENCE LINE
LL LAND LOT	CB CATCH BASIN
LLL LAND LOT LINE	SWCB STORM WATER CATCH BASIN
N NEIGHBOR'S WALL	

EROSION CONTROL LEGEND  
APPLY TO ALL DISTURBED AREAS

APPLY TO ALL DISTURBED AREAS

Ds1	A TEMPORARY COVER OF PLANT RESIDUES APPLIED TO THE SOIL SURFACE FOR A PERIOD OF (6) MONTHS OR LESS WHEN SEEDING IS NOT PRACTICAL
Ds2	ESTABLISHING A TEMPORARY NEGATIVE COVER WITH FAST GROWING SEEDING ON DISTURBED AREAS. SEE EROSION CONTROL NOTES
Ds3	ESTABLISHING PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES OR LEGUMES ON DISTURBED AREAS. SEE ENLARGED PLANS
Ds4	DISTURBED AREA STABILIZATION (WITH SODDING)
Du	CONTROLLING SURFACE AND AIR MOVEMENT OF DUST ON LAND DISTURBING ACTIVITIES





AXONOMETRIC VIEW



SYMBOLS LEGEND

SECTION MARKER

ELEVATION MARKER

INTERIOR ELEVATIONS

DETAIL CALLOUT

DATUM MARKER

SLOPE MARKER

COMPASS (TRUE NORTH)

WINDOW CALLOUT

DOOR CALLOUT

SOIL

CONCRETE

BRICK

CMU BLOCK

RIGID INSULATION

BATT INSULATION

DIMENSIONAL LUMBER

ELECTRIC OUTLET

SWITCH

CEILING LIGHT

RECESSED LIGHT

WALL-MOUNTED LIGHT

CEILING FAN

SHEET INDEX

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NOTES

1. DRAWINGS SHOULD BE PRINTED ON ARCH D SIZE PAPER TO ENSURE ACCURATE SCALE PRINTING
2. CONSTRUCTION DETAILS ILLUSTRATED IN THIS SET ARE TYPICAL, CONSULT WITH YOUR BUILDER FOR DETAILS THAT MEETS YOUR LOCAL BUILDING CODE.
3. MATERIALS AND FINISHES ILLUSTRATED IN THIS SET ARE TYPICAL, AND SHOULD BE VERIFIED BY YOUR BUILDER OR DESIGNER BEFORE CONSTRUCTION.
4. THIS DRAWING SET IS NOT INTENDED FOR PERMITTING OR CONSTRUCTION. CONSULT WITH YOUR LOCAL BUILDING DEPARTMENT FOR BUILDING CODE REQUIREMENTS.

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22 X 22 ADU GARAGE

COVER PAGE

Project number

BB-GP0003

Date

Drawn by

B.B

Checked by

J.L

A-000

Sheet Number

Scale

## NOTES

1. DRAWINGS SHOULD BE PRINTED ON ARCH D SIZE PAPER TO ENSURE ACCURATE SCALE PRINTING  $1/2" = 1'-0"$
2. CONSTRUCTION DETAILS ILLUSTRATED IN THIS SET ARE TYPICAL. CONSULT WITH YOUR BUILDER FOR DETAILS THAT MEETS YOUR LOCAL BUILDING CODE.
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[illegible]

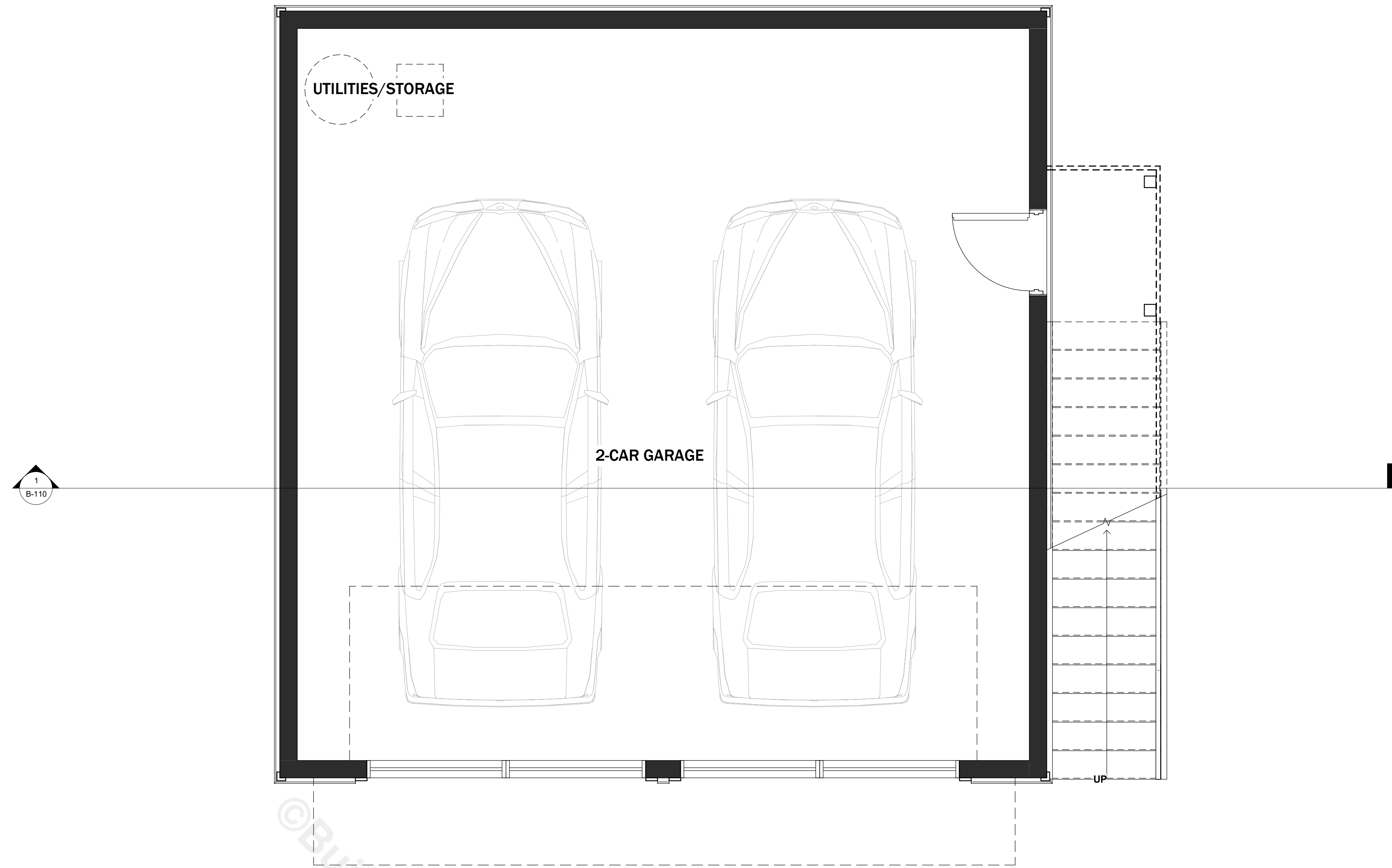
22 X 22 ADU GARAGE

## GROUND FLOOR PLAN

Project number	<b>BB-GP0003</b>
Date	
Drawn by	B.B
Checked by	J.L

A-001

Sheet Number	
Scale	1/2" = 1'-0"



**GROUND FLOOR PLAN**  
SCALE: 1/2" = 1'-0"

## NOTES

1. DRAWINGS SHOULD BE PRINTED ON ARCH D SIZE PAPER TO ENSURE ACCURATE SCALE PRINTING  $1/2" = 1'-0"$
2. CONSTRUCTION DETAILS ILLUSTRATED IN THIS SET ARE TYPICAL. CONSULT WITH YOUR BUILDER FOR DETAILS THAT MEETS YOUR LOCAL BUILDING CODE.
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[illegible]

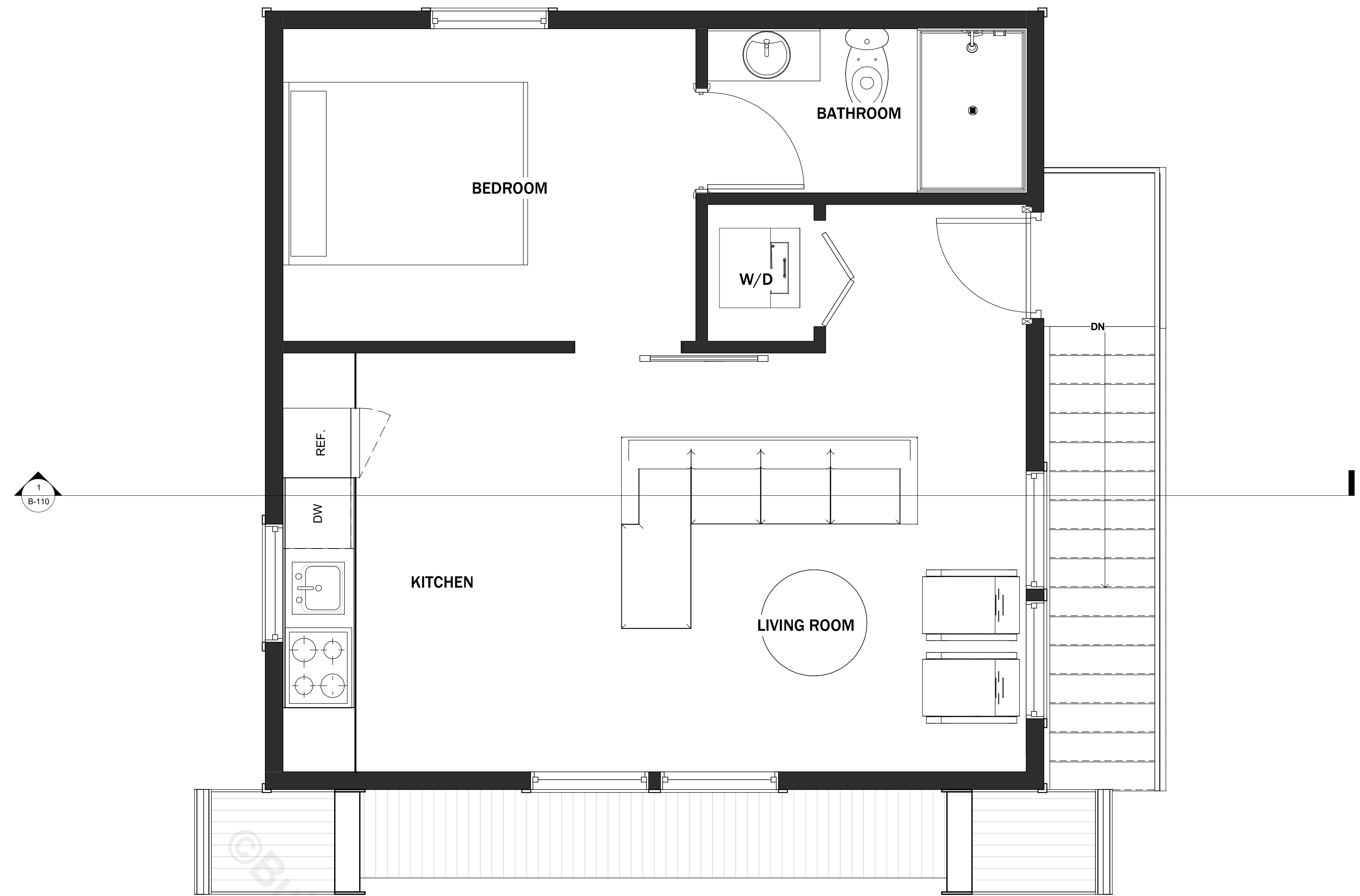
22 X 22 ADU GARAGE

FIRST FLOOR PLAN

Project number	<b>BB-GP0003</b>
Date	
Drawn by	B.B
Checked by	J.L

A-002

Sheet Number	
Scale	1/2" = 1'-0"



**FIRST FLOOR PLAN**  
SCALE: 1/2" = 1'-0"

## NOTES

1. DRAWINGS SHOULD BE PRINTED ON ARCH D SIZE PAPER TO ENSURE ACCURATE SCALE PRINTING  $1/4" = 1'-0"$
2. CONSTRUCTION DETAILS ILLUSTRATED IN THIS SET ARE TYPICAL, CONSULT WITH YOUR BUILDER FOR DETAILS THAT MEETS YOUR LOCAL BUILDING CODE.
3. MATERIALS AND FINISHES ILLUSTRATED IN THIS SET ARE TYPICAL, AND SHOULD BE VERIFIED BY YOUR BUILDER OR DESIGNER BEFORE CONSTRUCTION.
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[illegible]

22 X 22 ADU GARAGE

## ELEVATION I

Project number BB-GP0003

Date \_\_\_\_\_

Drawn by	B.B
Checked by	J.L

A-003

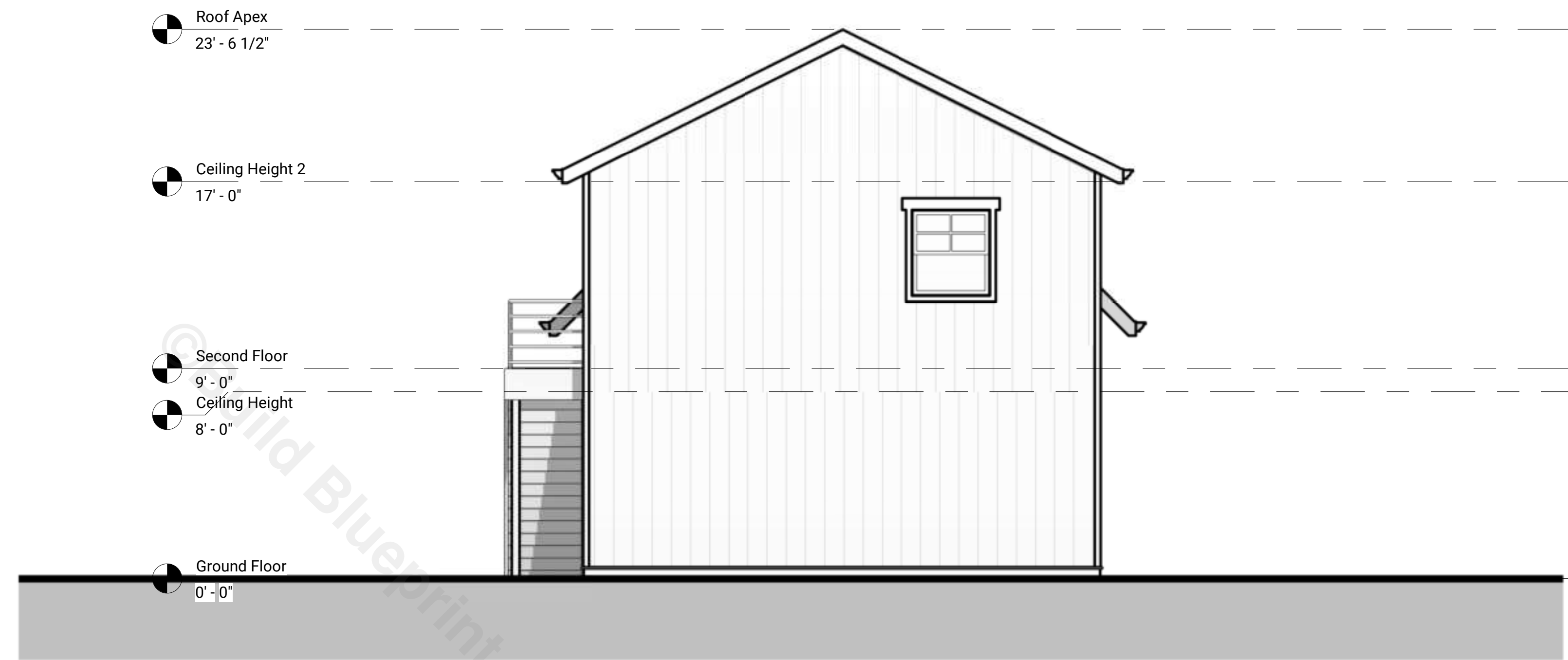
Sheet Number

Scale  $1/4" = 1'-0"$



### SOUTH EXTERIOR ELEVATION

SCALE = 1/4" : 1' - 0"



### NORTH EXTERIOR ELEVATION

SCALE = 1/4" : 1' - 0"

## NOTES

1. DRAWINGS SHOULD BE PRINTED ON ARCH D SIZE PAPER TO ENSURE ACCURATE SCALE PRINTING  $1/4" = 1'-0"$
2. CONSTRUCTION DETAILS ILLUSTRATED IN THIS SET ARE TYPICAL, CONSULT WITH YOUR BUILDER FOR DETAILS THAT MEETS YOUR LOCAL BUILDING CODE.
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[illegible]

22 X 22 ADU GARAGE

## ELEVATIONS II

Project number	<b>BB-GP0003</b>
Date	
Drawn by	B.B
Checked by	J.L

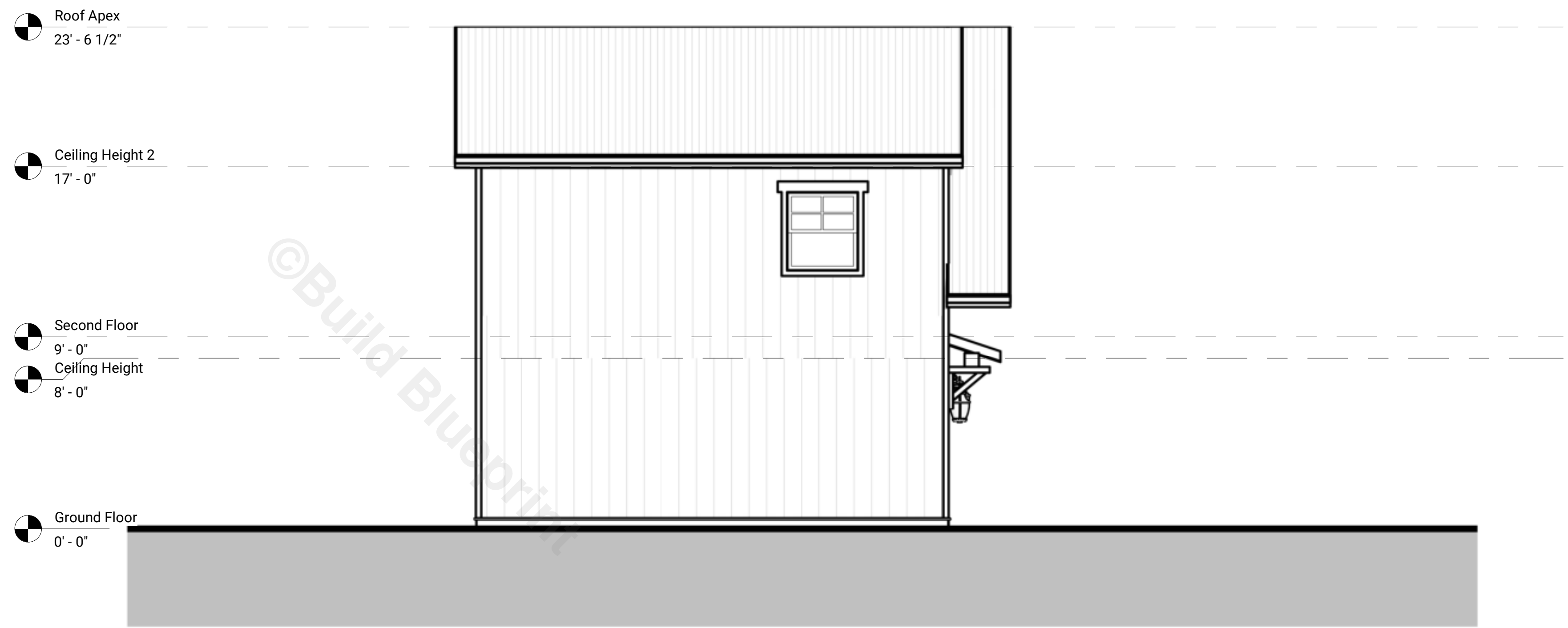
A-004

Sheet Number	
Scale	1/4" = 1'-0"



### EAST EXTERIOR ELEVATION

SCALE = 1/4" : 1' - 0"



### WEST EXTERIOR ELEVATION

SCALE = 1/4" : 1' - 0"

## NOTES

1. DRAWINGS SHOULD BE PRINTED ON ARCH D SIZE PAPER TO ENSURE ACCURATE SCALE PRINTING  $1/2" = 1'-0"$
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[illegible]

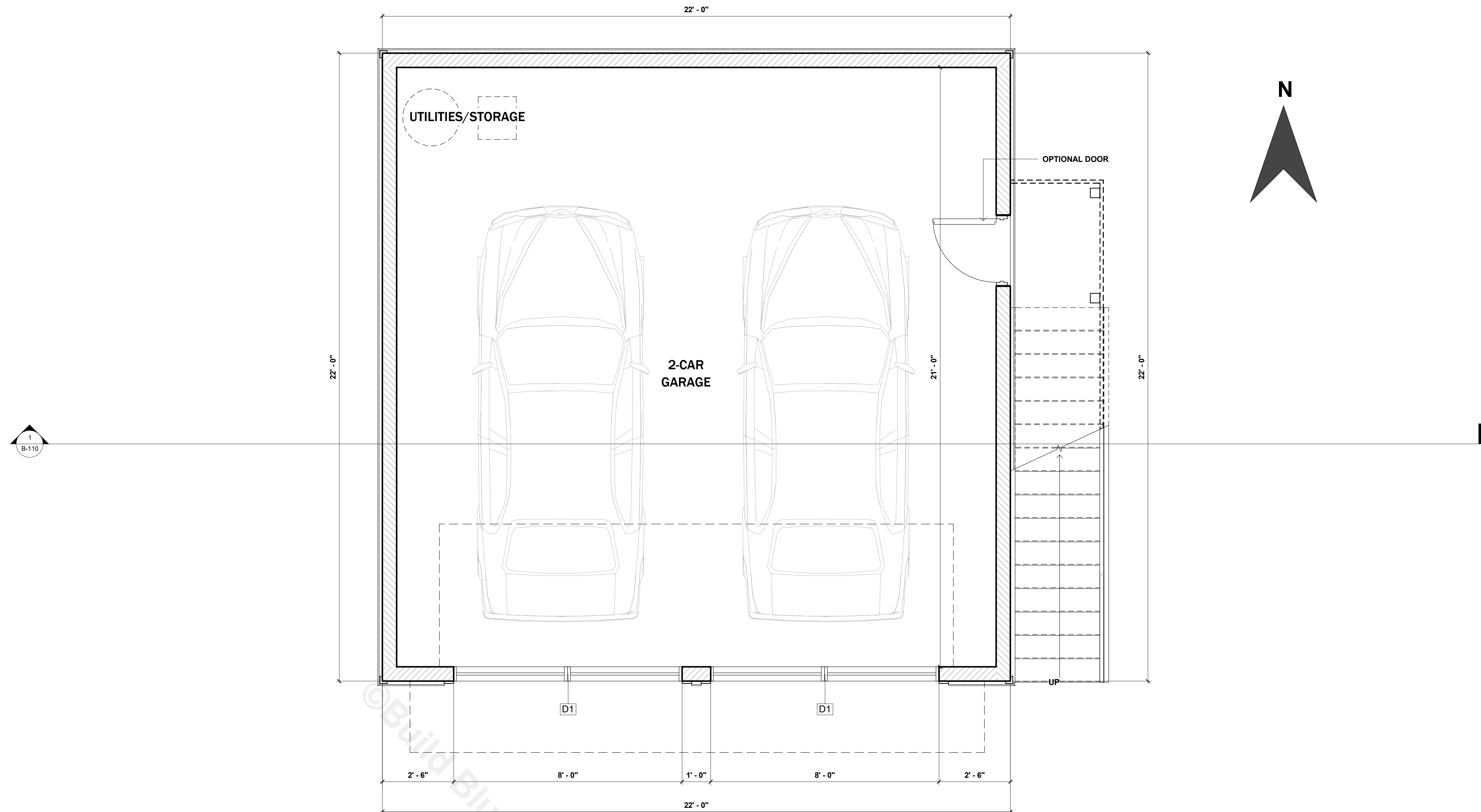
22 X 22 ADU GARAGE

GROUND FLOOR

Project number	<b>BB-GP0003</b>
Date	
Drawn by	B.B
Checked by	J.L

B-101

Sheet Number	
Scale	1/2" = 1'-0"



**GROUND FLOOR PLAN**  
SCALE: 1/2" = 1'-0"

## NOTES

1. DRAWINGS SHOULD BE PRINTED ON ARCH D SIZE PAPER TO ENSURE ACCURATE SCALE PRINTING  $1/2" = 1'-0"$
2. CONSTRUCTION DETAILS ILLUSTRATED IN THIS SET ARE TYPICAL. CONSULT WITH YOUR BUILDER FOR DETAILS THAT MEETS YOUR LOCAL BUILDING CODE.
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[illegible]

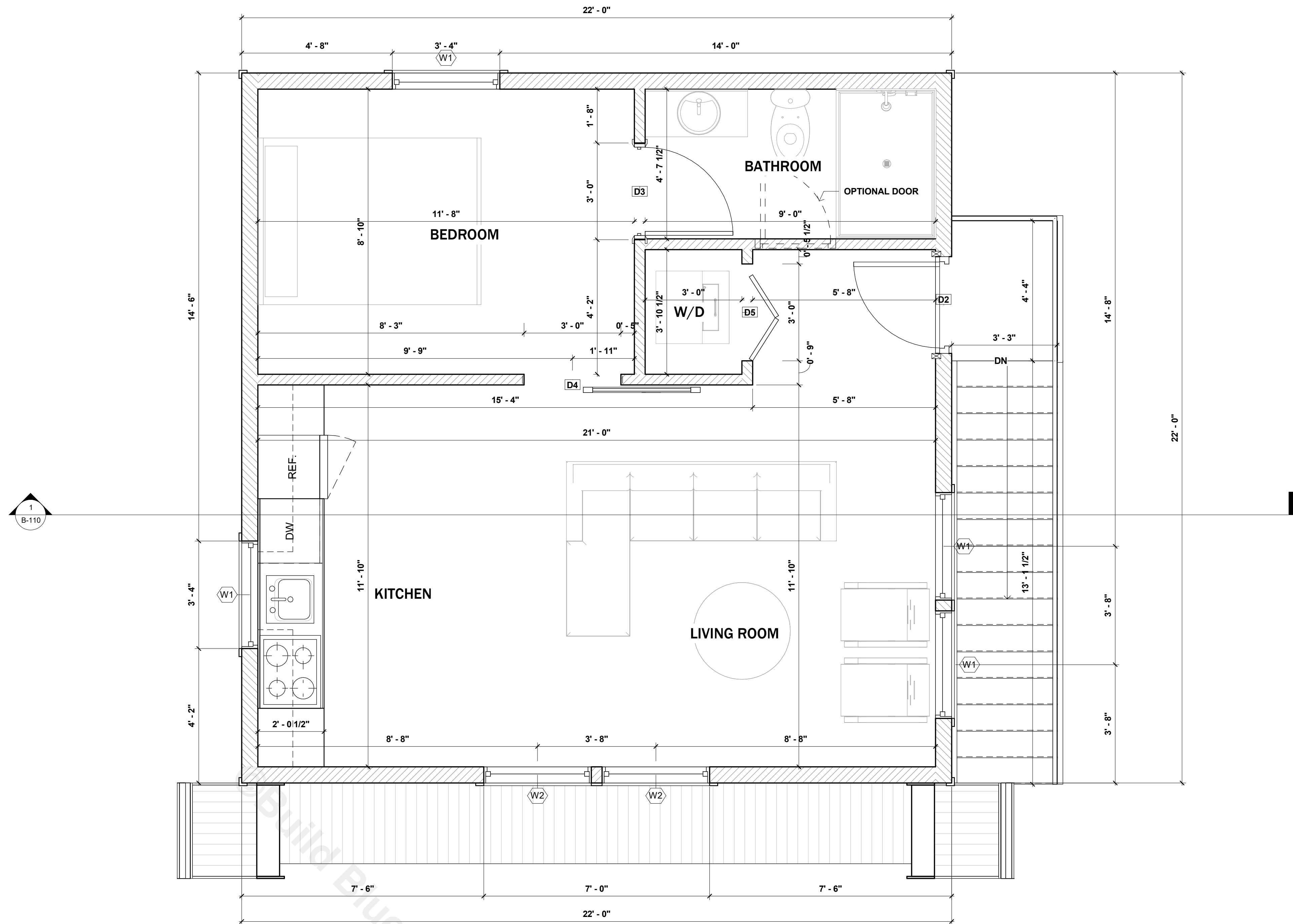
22 X 22 ADU GARAGE

FIRST FLOOR

Project number	BB-GP0003
Date	
Drawn by	B.B
Checked by	J.L

B-102

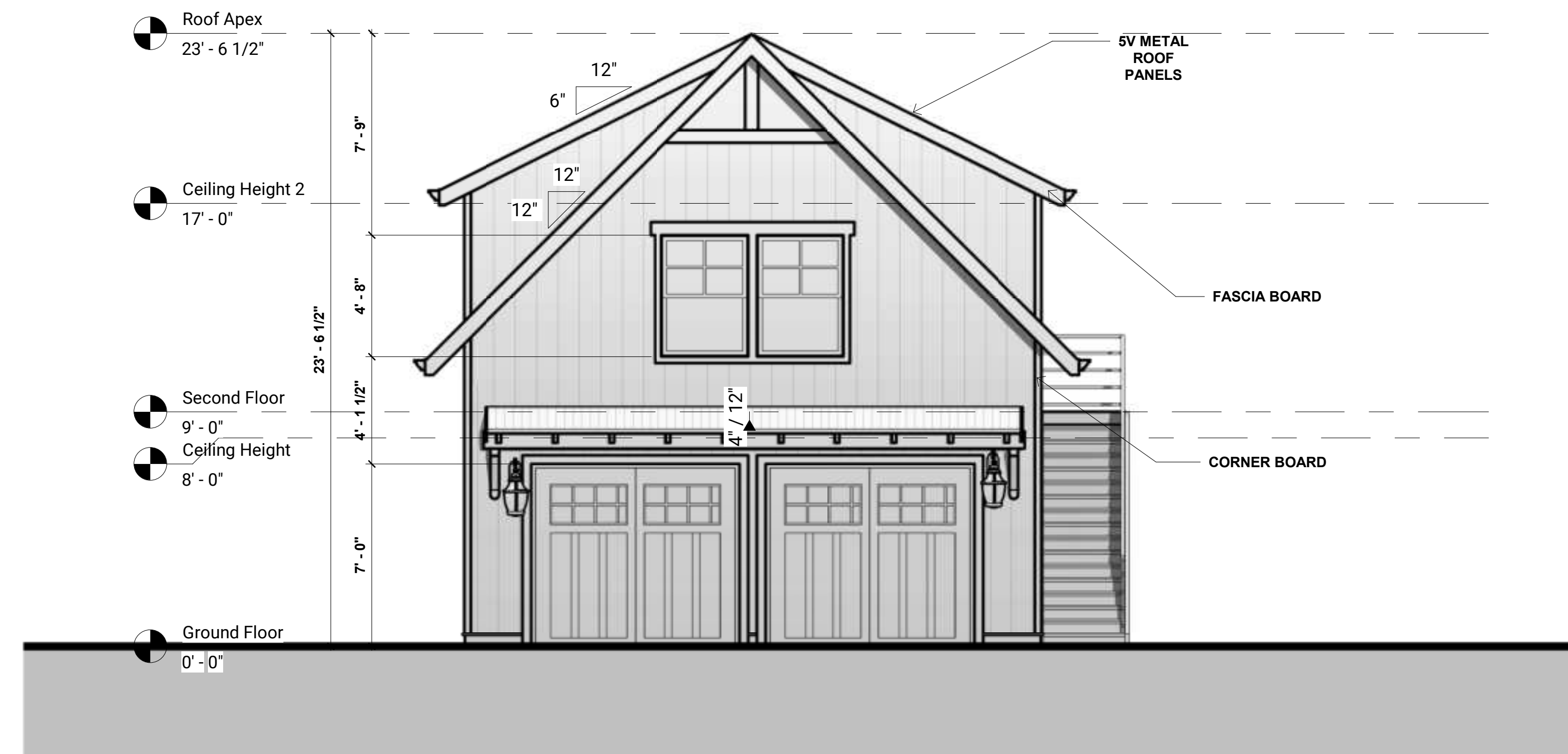
Sheet Number	
Scale	<b>1/2" = 1'-0"</b>



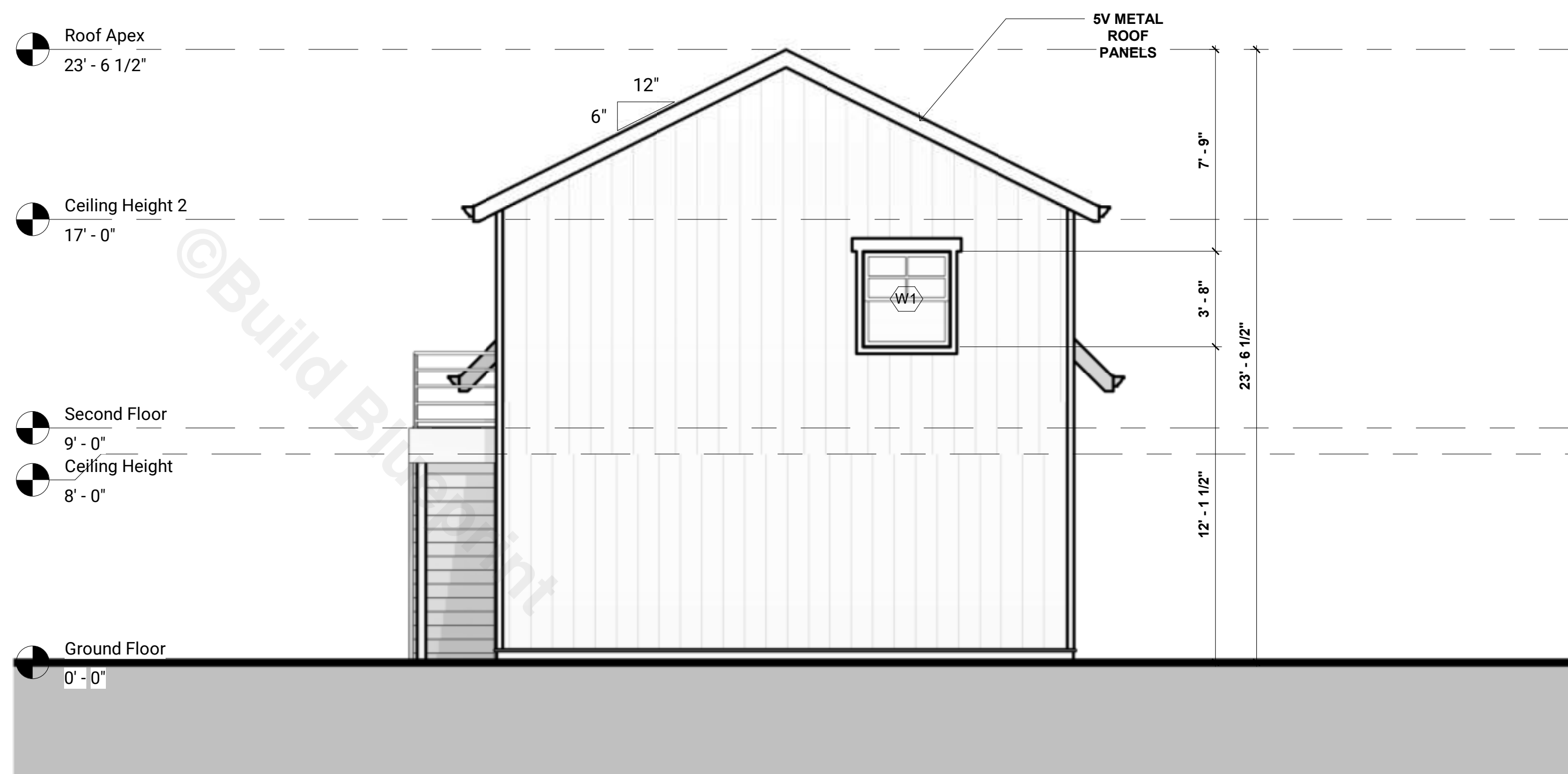
**FIRST FLOOR PLAN**  
SCALE: 1/2" = 1'-0"

## NOTES

1. DRAWINGS SHOULD BE PRINTED ON ARCH D SIZE PAPER TO ENSURE ACCURATE SCALE PRINTING  $1/4" = 1'-0"$
2. CONSTRUCTION DETAILS ILLUSTRATED IN THIS SET ARE TYPICAL, CONSULT WITH YOUR BUILDER FOR DETAILS THAT MEETS YOUR LOCAL BUILDING CODE.
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**SOUTH EXTERIOR ELEVATION**  
SCALE = 1/4" : 1' - 0"



**NORTH EXTERIOR ELEVATION**  
SCALE = 1/4" : 1' - 0"

[illegible]

22 X 22 ADU GARAGE

NORTH & SOUTH  
ELEVATION

Project number	<b>BB-GP0003</b>
Date	
Drawn by	B.B
Checked by	J.L

B-103

Sheet Number	
Scale	1/4" = 1'-0"

## NOTES

1. DRAWINGS SHOULD BE PRINTED ON ARCH D SIZE PAPER TO ENSURE ACCURATE SCALE PRINTING  $1/4" = 1'-0"$
2. CONSTRUCTION DETAILS ILLUSTRATED IN THIS SET ARE TYPICAL, CONSULT WITH YOUR BUILDER FOR DETAILS THAT MEETS YOUR LOCAL BUILDING CODE.
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### EAST EXTERIOR ELEVATION

SCALE = 1/4" : 1' - 0"



### WEST EXTERIOR ELEVATION

SCALE = 1/4" : 1' - 0"

[illegible]

22 X 22 ADU GARAGE

## EAST &amp; WEST ELEVATION

Project number	<b>BB-GP0003</b>
Date	
Drawn by	B.B
Checked by	J.L

B-104

Sheet Number	
Scale	1/4" = 1'-0"

## NOTES

1. DRAWINGS SHOULD BE PRINTED ON ARCH D SIZE PAPER TO ENSURE ACCURATE SCALE PRINTING  $1/2" = 1'-0"$
2. CONSTRUCTION DETAILS ILLUSTRATED IN THIS SET ARE TYPICAL. CONSULT WITH YOUR BUILDER FOR DETAILS THAT MEETS YOUR LOCAL BUILDING CODE.
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[illegible]

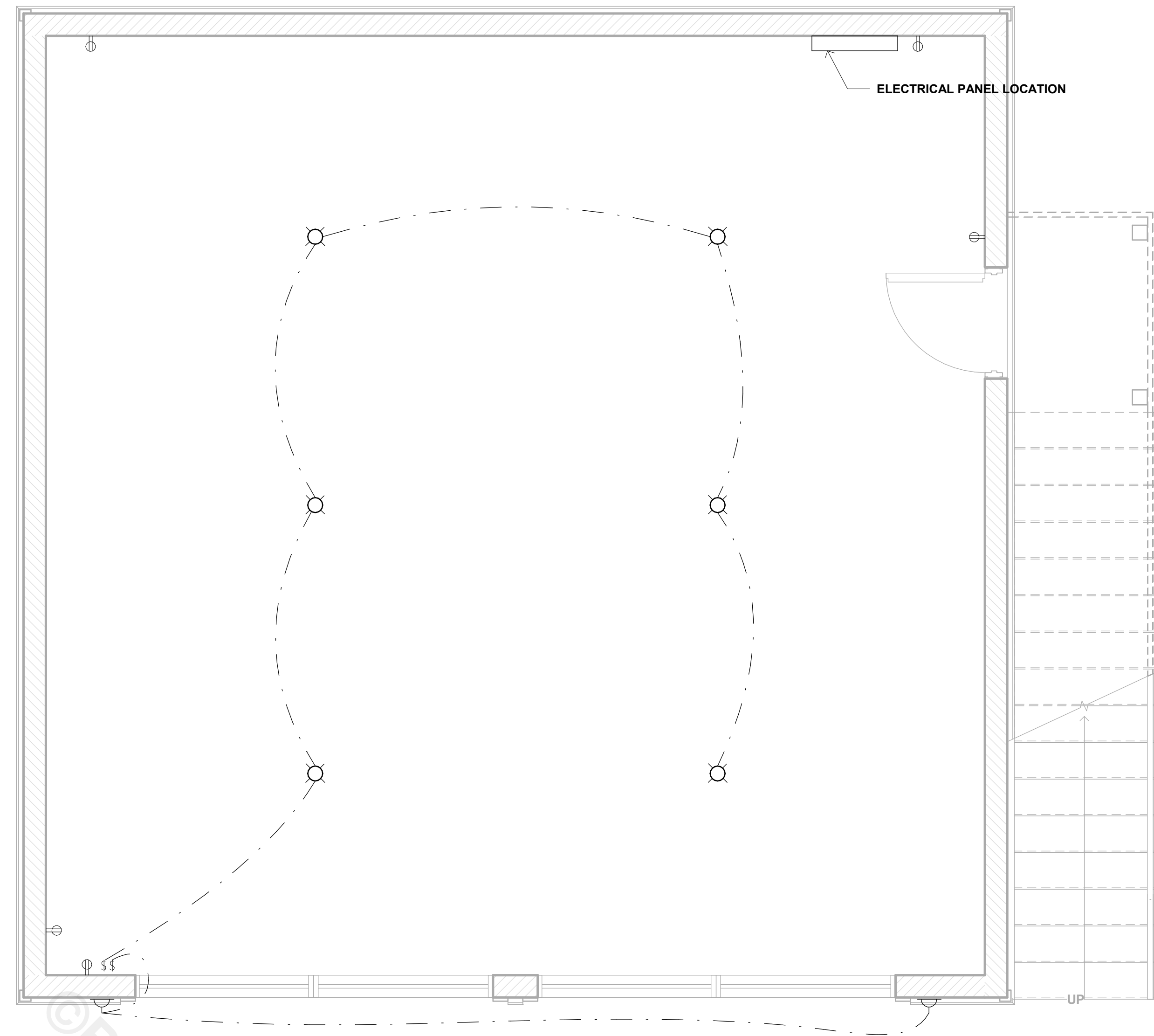
22 X 22 ADU GARAGE

## GROUND FLOOR ELECTRICAL PLAN

Project number	<b>BB-GP0003</b>
Date	
Drawn by	B.B
Checked by	J.L

B-105

Sheet Number	
Scale	1/2" = 1'-0"



## GROUND FLOOR ELECTRICAL PLAN

SCALE: 1/2" = 1'-0"

## NOTES

1. DRAWINGS SHOULD BE PRINTED ON ARCH D SIZE PAPER TO ENSURE ACCURATE SCALE PRINTING  $1/2" = 1'-0"$
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[illegible]

22 X 22 ADU GARAGE

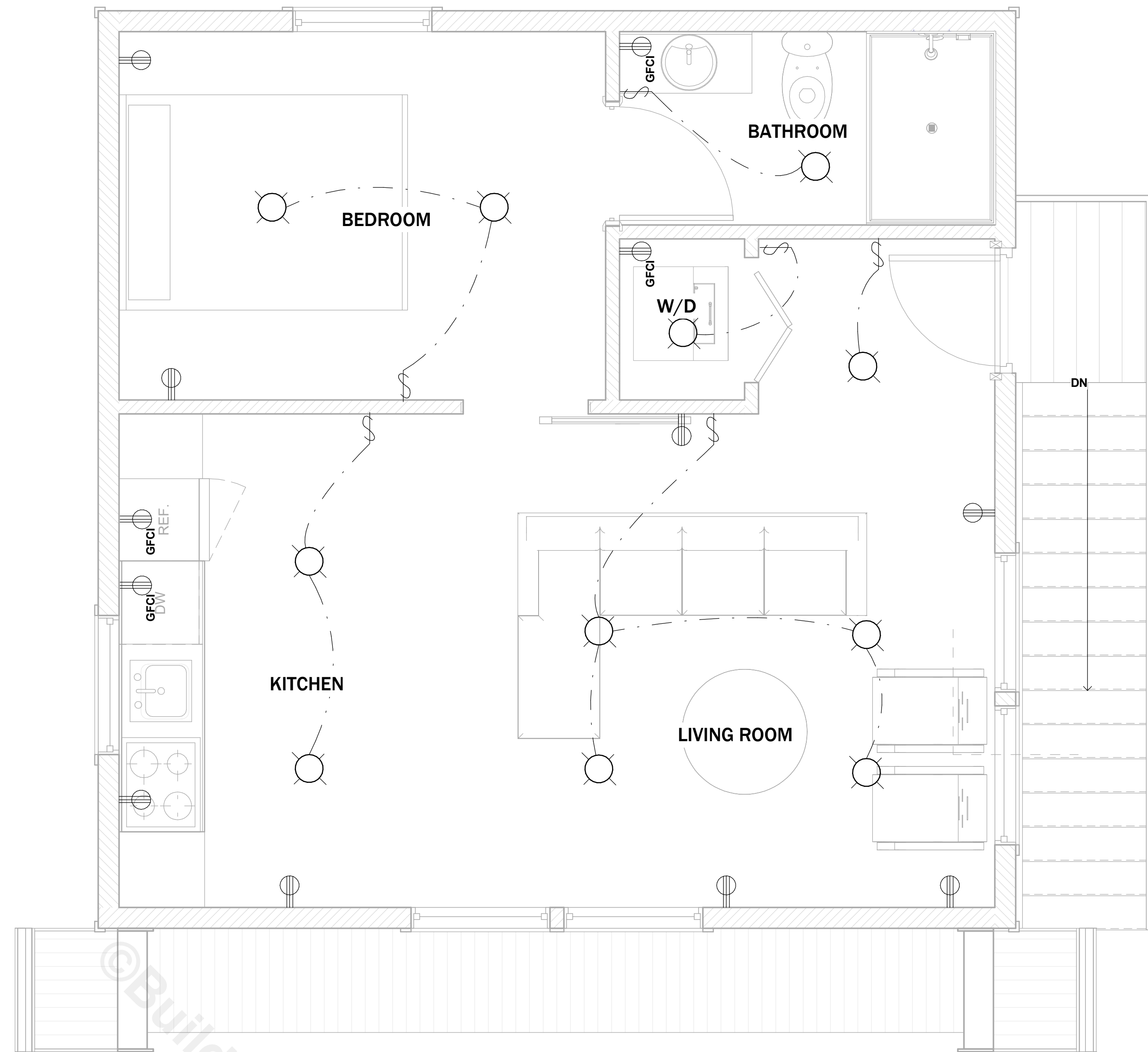
## FIRST FLOOR ELECTRICAL PLAN

Project number	<b>BB-GP0003</b>
Date	
Drawn by	B.B
Checked by	J.L

B-106

Sheet Number

Scale	1/2" = 1'-0"
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## FIRST FLOOR ELECTRICAL PLAN

SCALE: 1/2" = 1'-0"

## NOTES

1. DRAWINGS SHOULD BE PRINTED ON ARCH D SIZE PAPER TO ENSURE ACCURATE SCALE PRINTING  $1/2" = 1'-0"$
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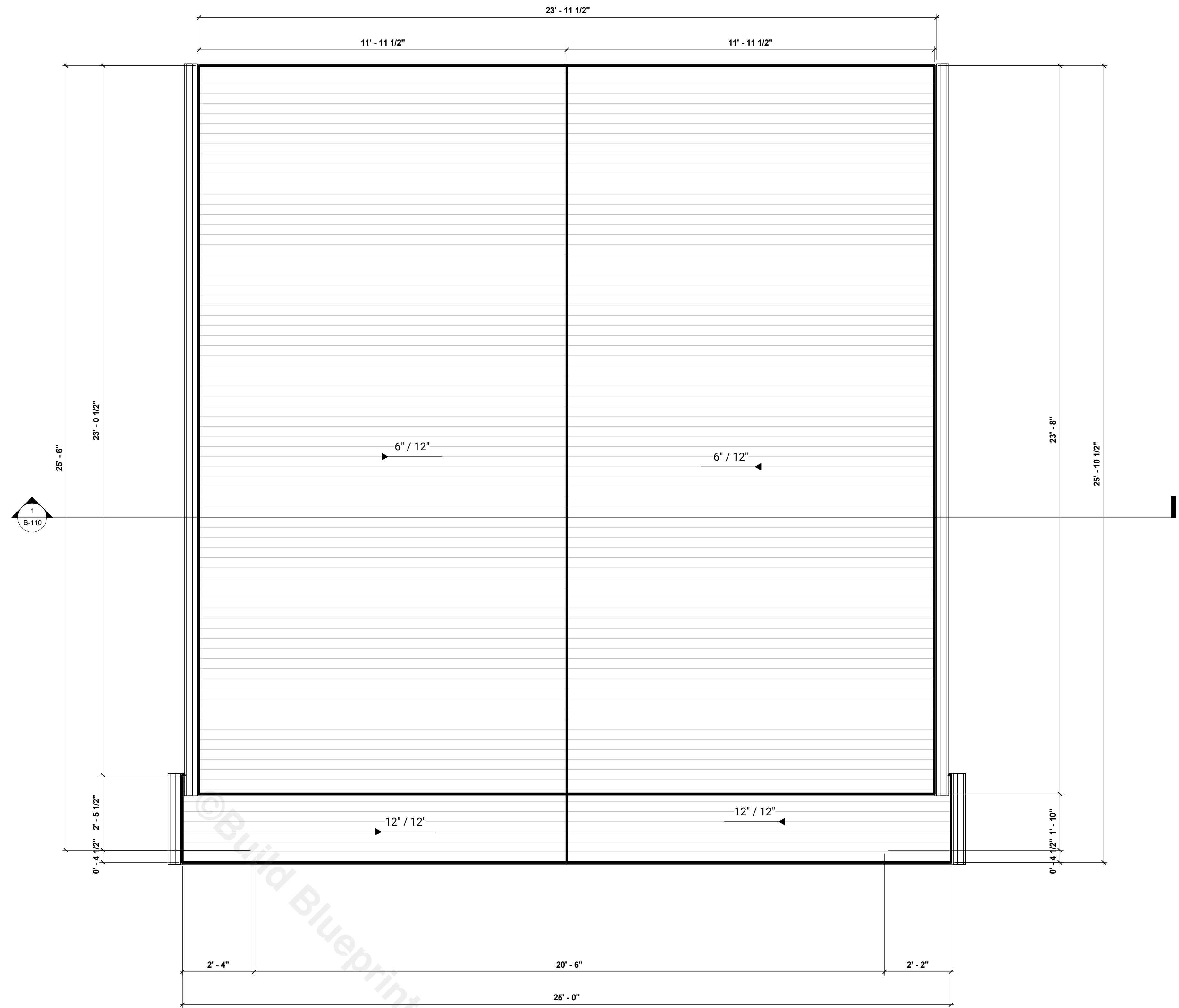
22 X 22 ADU GARAGE

## ROOF PLAN

Project number	<b>BB-GP0003</b>
Date	
Drawn by	B.B
Checked by	J.L

B-107

Sheet Number	
Scale	1/2" = 1'-0"



**ROOF PLAN**  
SCALE: 1/2" = 1'-0"

## NOTES

1. DRAWINGS SHOULD BE PRINTED ON ARCH D SIZE PAPER TO ENSURE ACCURATE SCALE PRINTING  $1/2" = 1'-0"$
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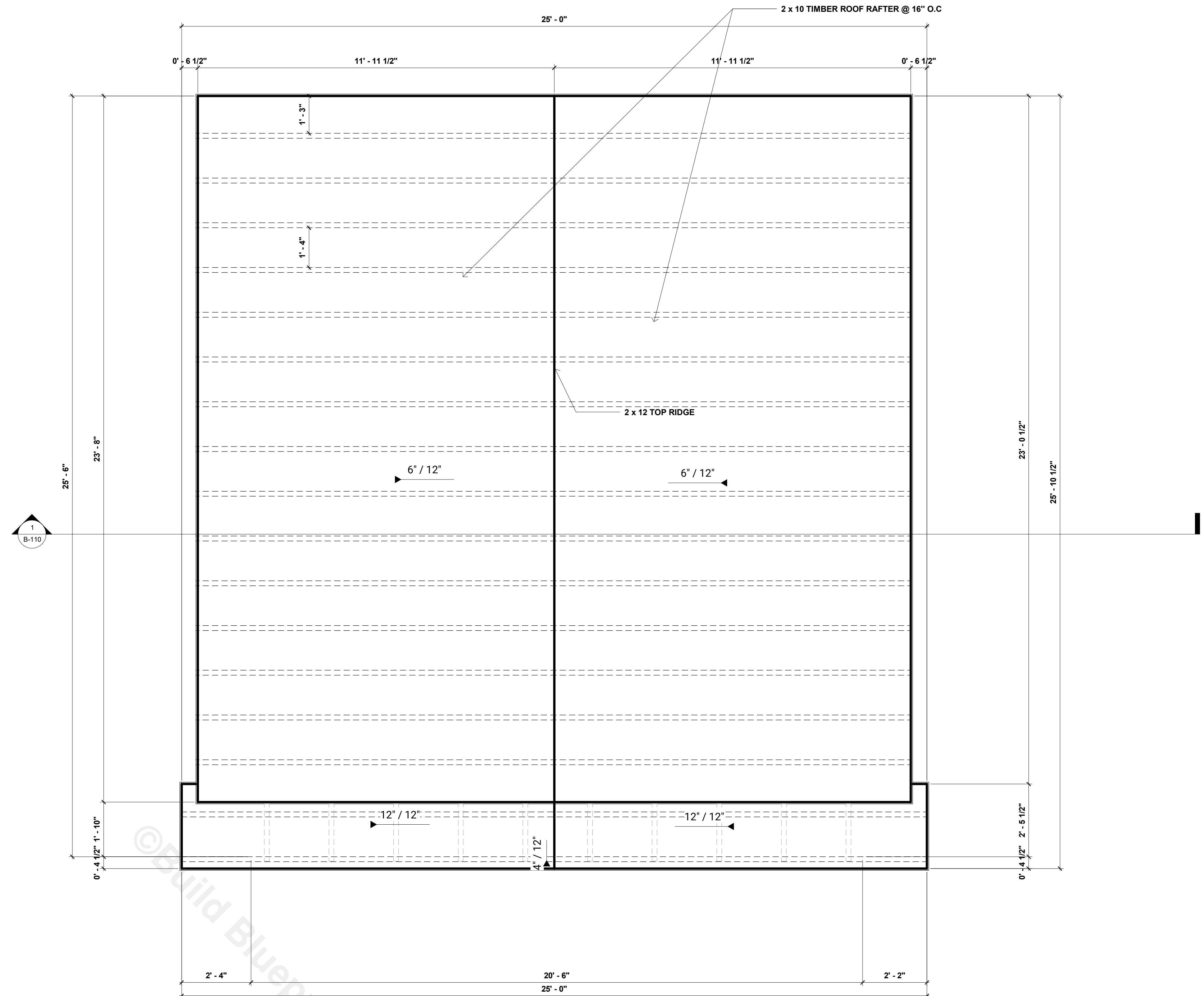
22 X 22 ADU GARAGE

## ROOF FRAMING PLAN

Project number	<b>BB-GP0003</b>
Date	
Drawn by	B.B
Checked by	J.L

B-108

Sheet Number	
Scale	1/2" = 1'-0"



**ROOF FRAMING PLAN**  
SCALE: 1/2" = 1'-0"

## NOTES

1. DRAWINGS SHOULD BE PRINTED ON ARCH D SIZE PAPER TO ENSURE ACCURATE SCALE PRINTING  $1/2" = 1'-0"$
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[illegible]

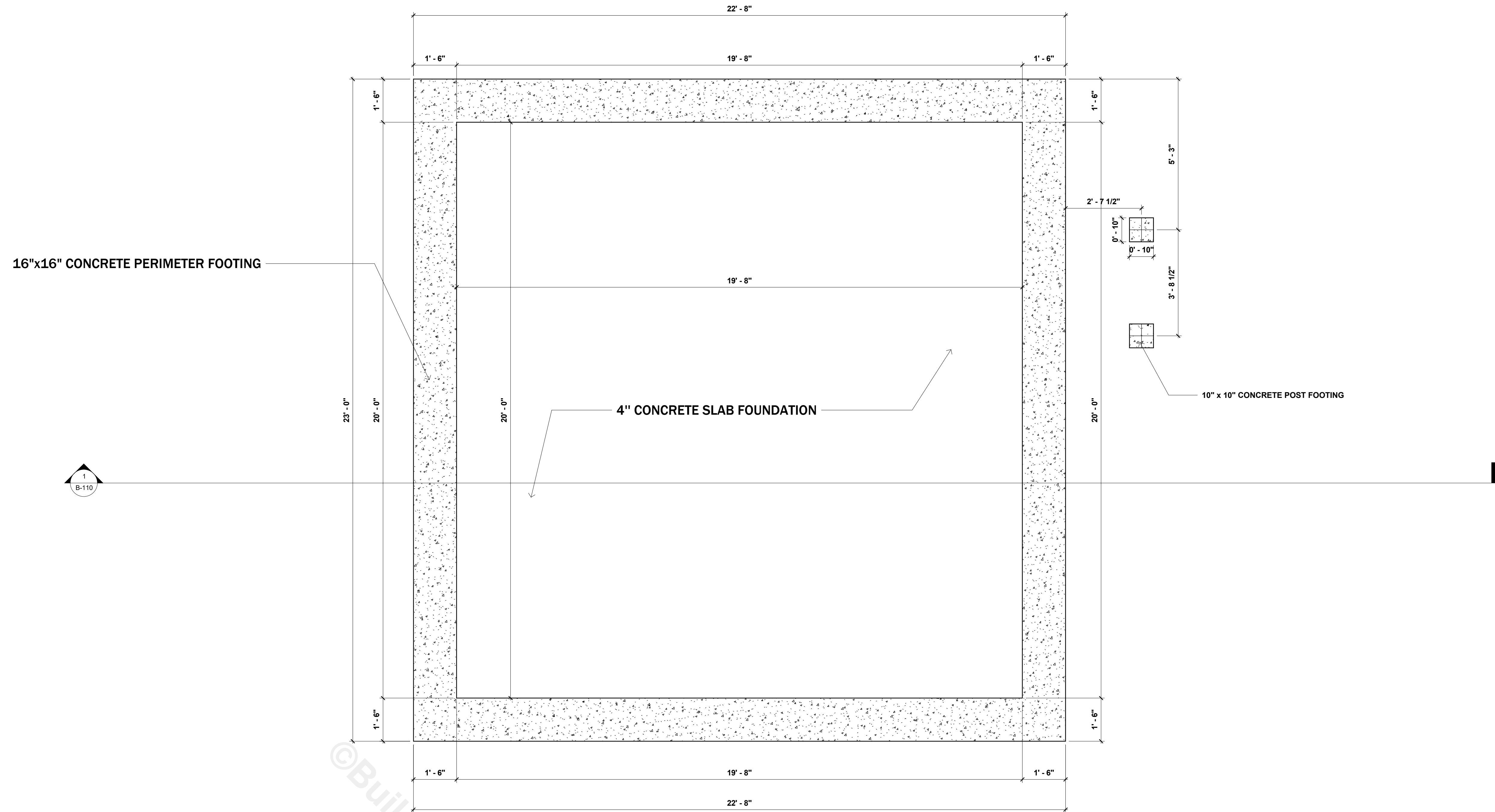
22 X 22 ADU GARAGE

## SLAB FOUNDATION

Project number	<b>BB-GP0003</b>
Date	
Drawn by	B.B
Checked by	J.L

B-109

Sheet Number	
Scale	1/2" = 1'-0"



**SLAB FOUNDATION OPTION**  
SCALE: 1/2" = 1'-0"

## NOTES

1. DRAWINGS SHOULD BE PRINTED ON ARCH D SIZE PAPER TO ENSURE ACCURATE SCALE PRINTING  $1/2" = 1'-0"$
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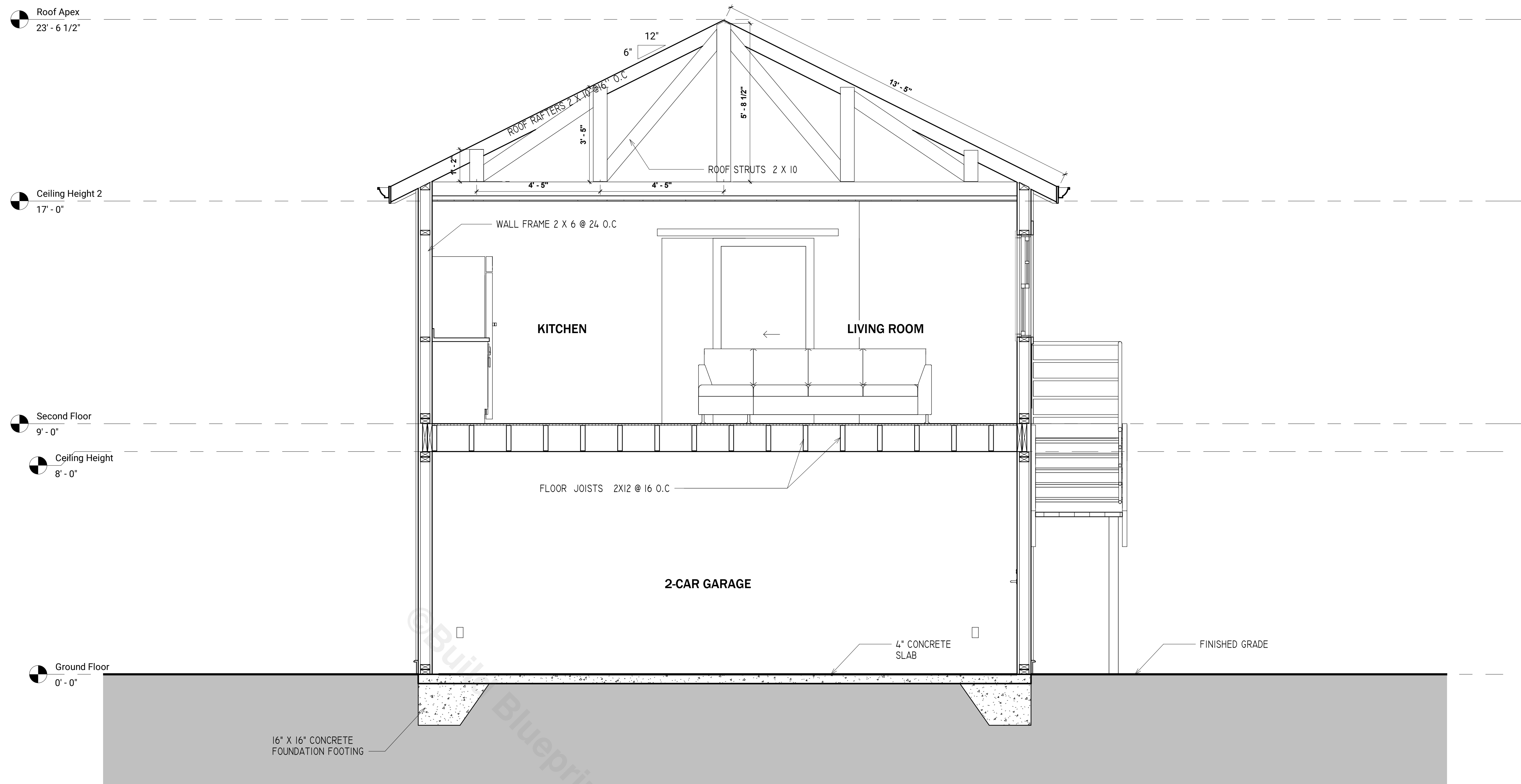
22 X 22 ADU GARAGE

## SECTION DETAIL

Project number	<b>BB-GP0003</b>
Date	
Drawn by	B.B
Checked by	J.L

B-110

Sheet Number	
Scale	1/2" = 1'-0"

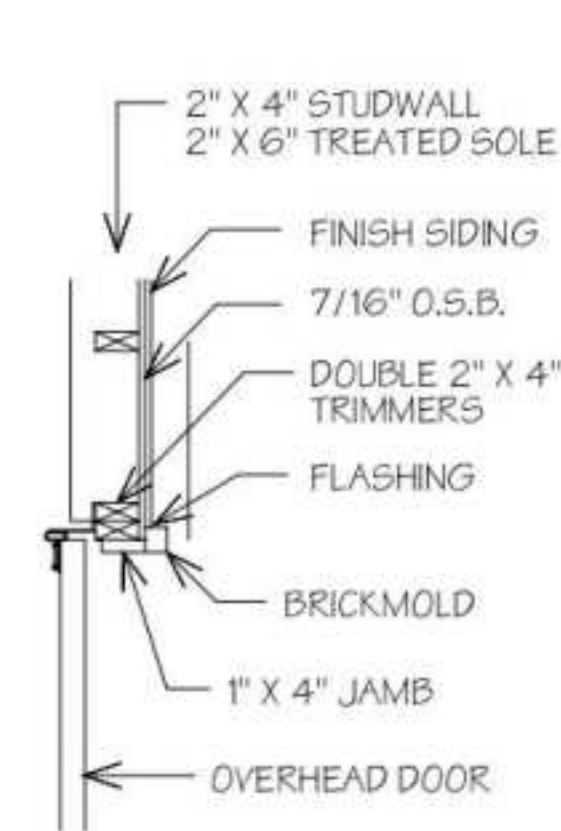


## SECTION DETAIL

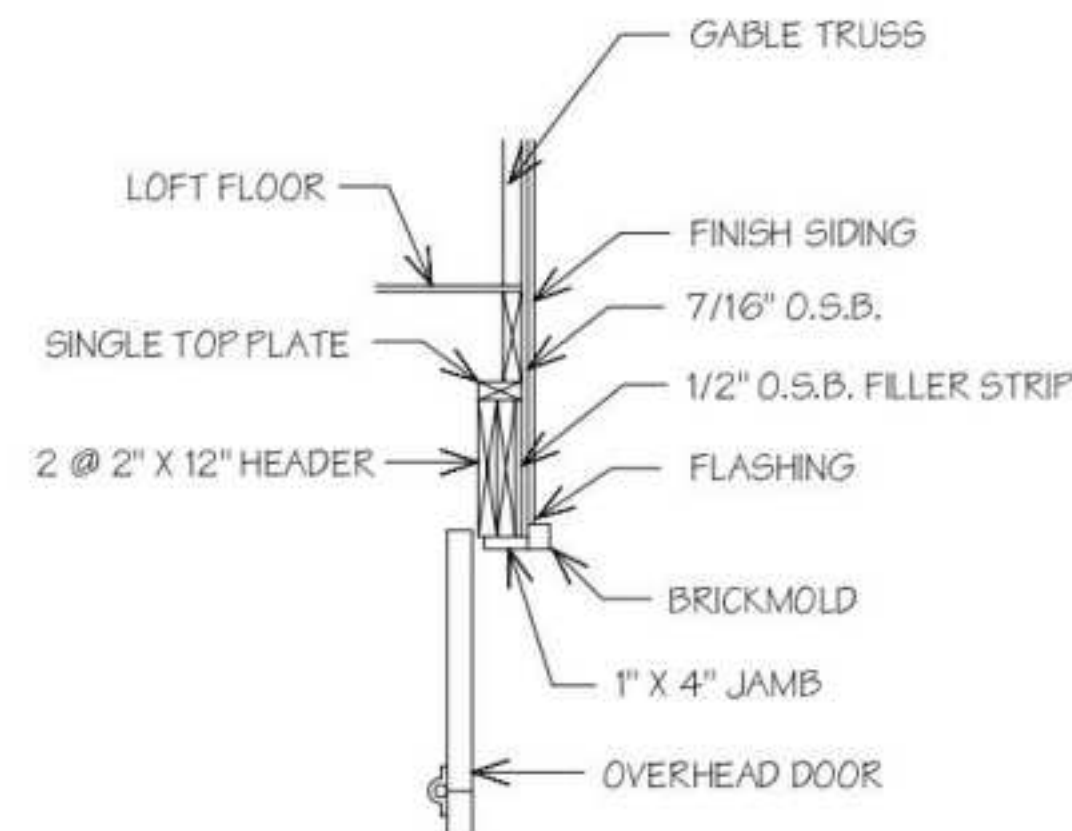
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## NOTES

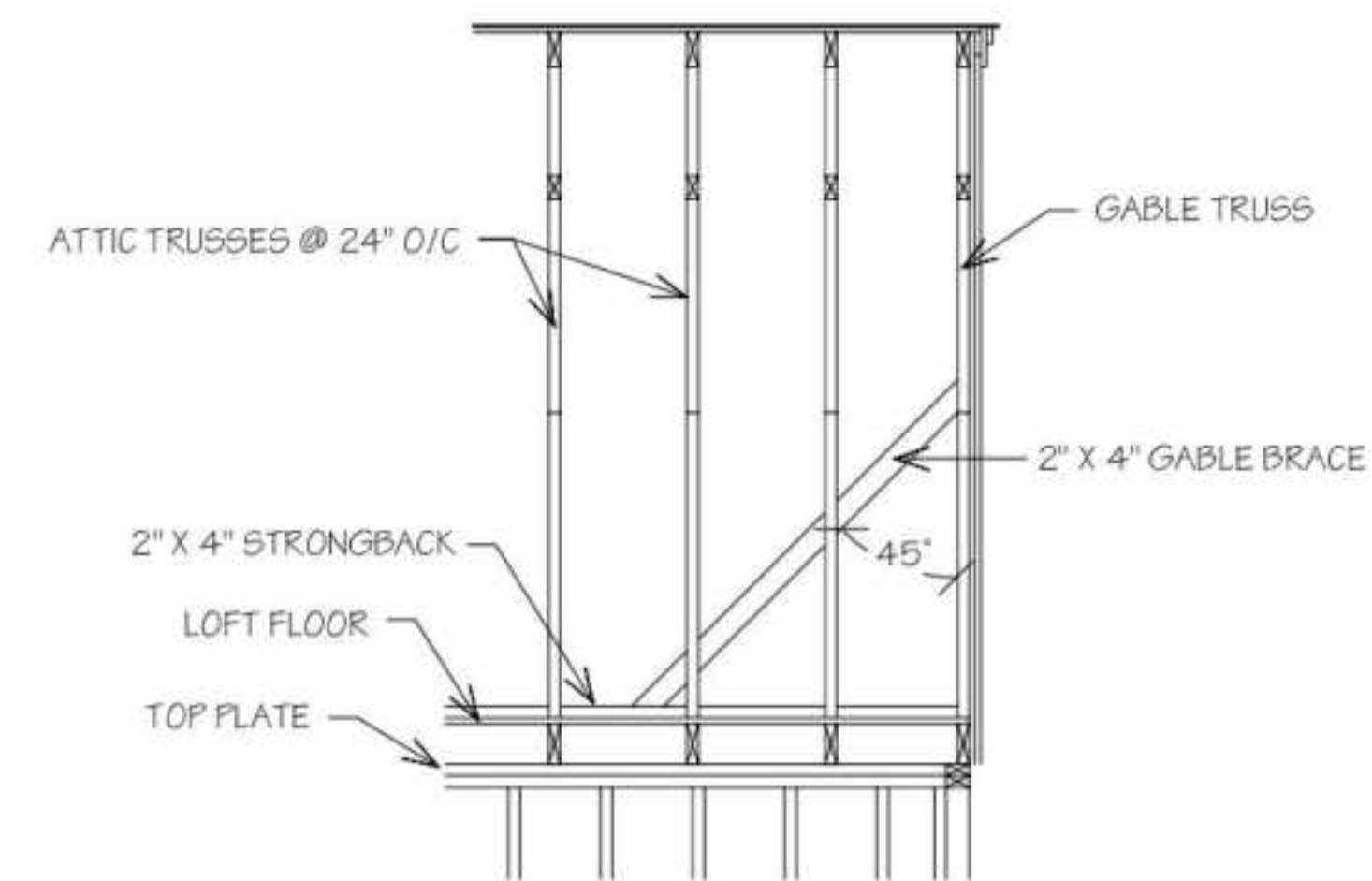
1. DRAWINGS SHOULD BE PRINTED ON ARCH D SIZE PAPER TO ENSURE ACCURATE SCALE PRINTING
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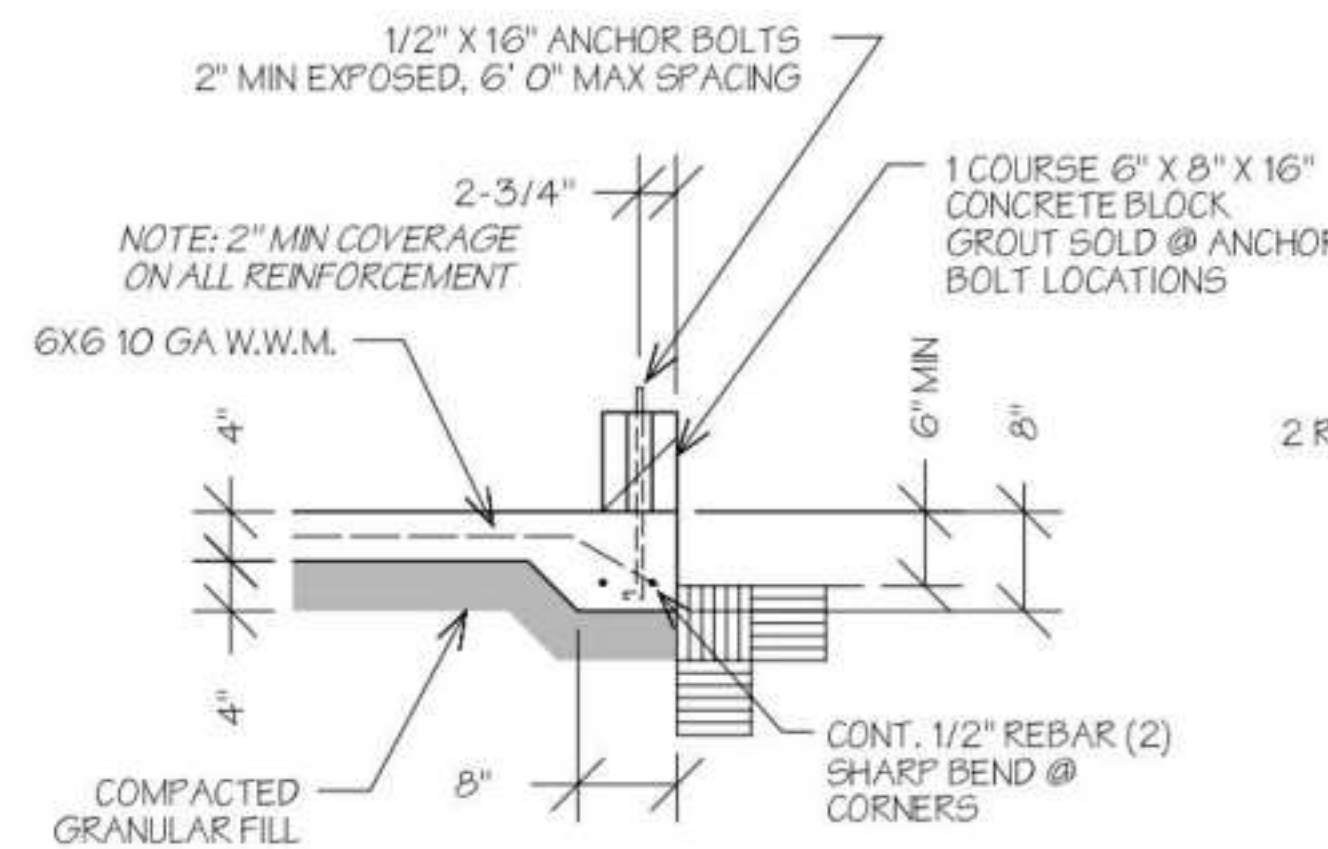
(A) SECTION THRU OHD JAMB  
SCALE: 1/2" = 1' 0"



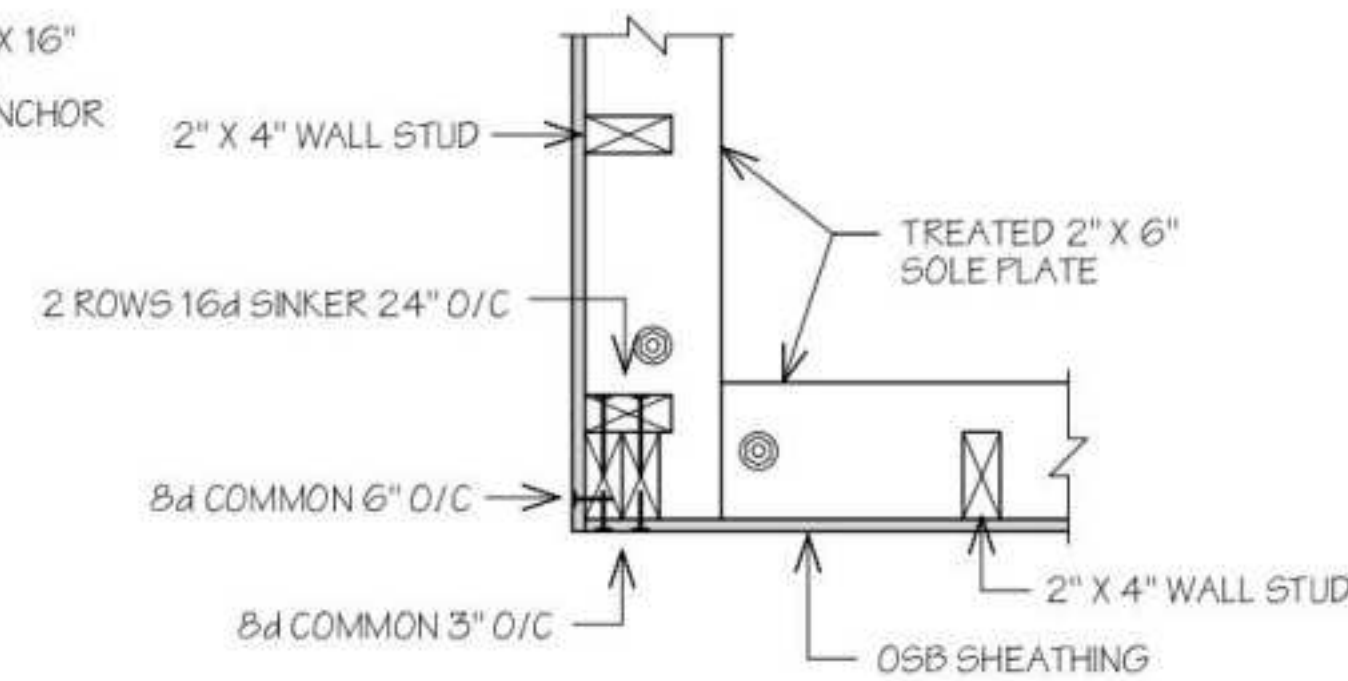
(B) SECTION THRU OHD HEADER  
SCALE: 1/2" = 1' 0"



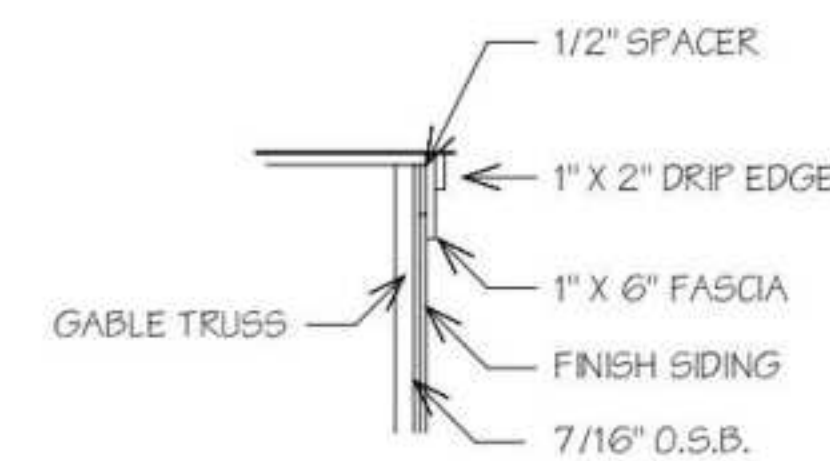
(E) GABLE BRACE DETAIL  
SCALE: 1/4" = 1' 0"



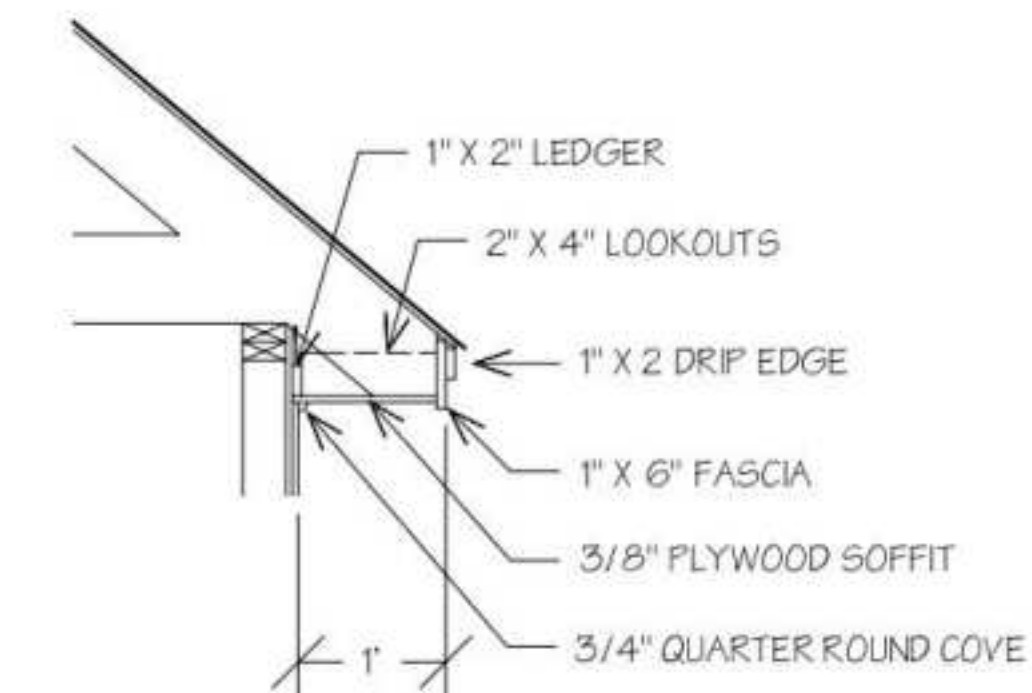
(C) SLAB EDGE DETAIL  
SCALE: 1/2" = 1' 0"



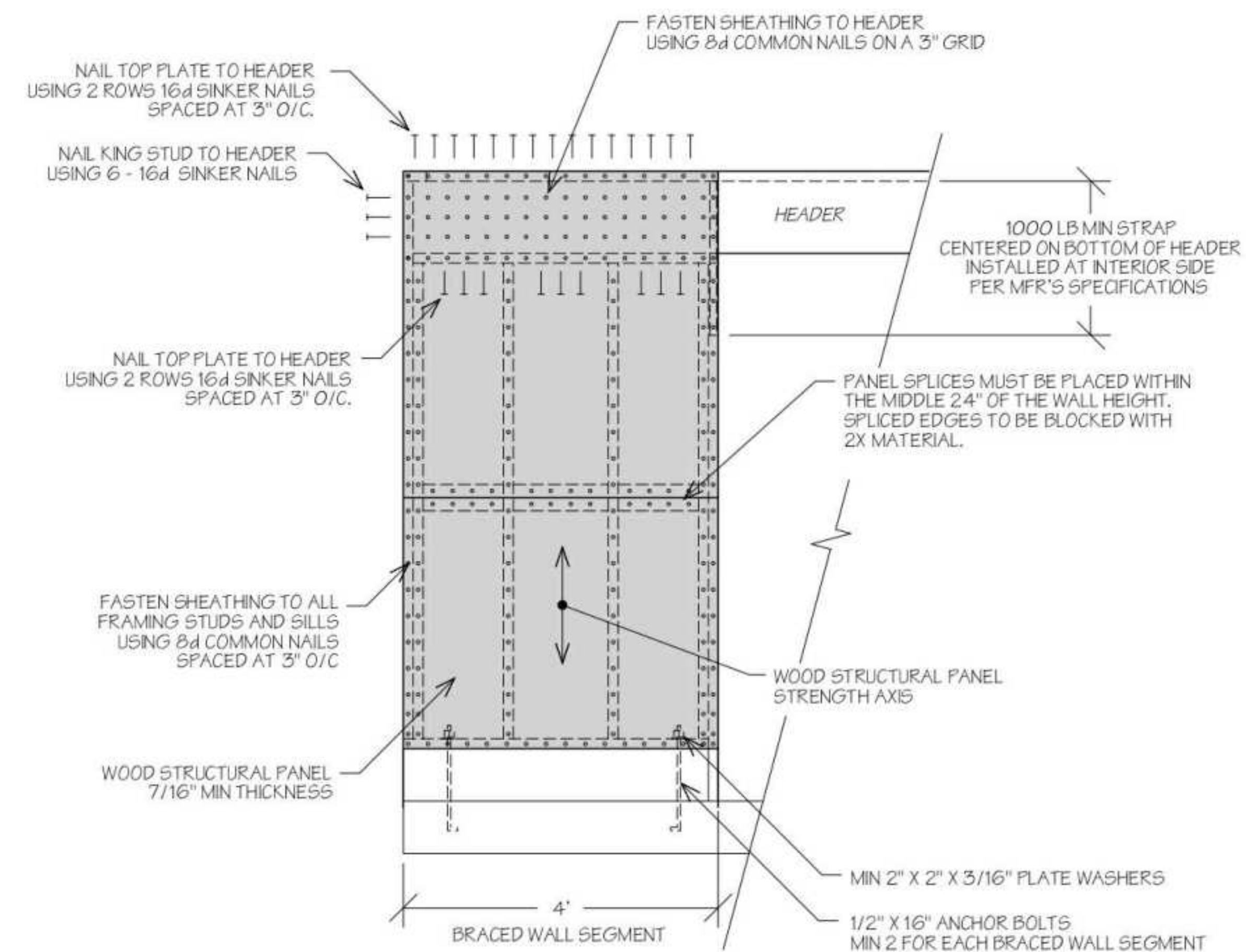
(D) CORNER FRAMING DETAIL  
SCALE: 1" = 1' 0"



(F) GABLE RAKE DETAIL  
SCALE: 1/2" = 1' 0"



(G) OVERHANG DETAIL  
SCALE: 1/2" = 1' 0"

[illegible]

22 X 22 ADU GARAGE

## DETAILS

Project number BB-GP0003

Date \_\_\_\_\_

Drawn by	B.B
Checked by	J.L

B-111

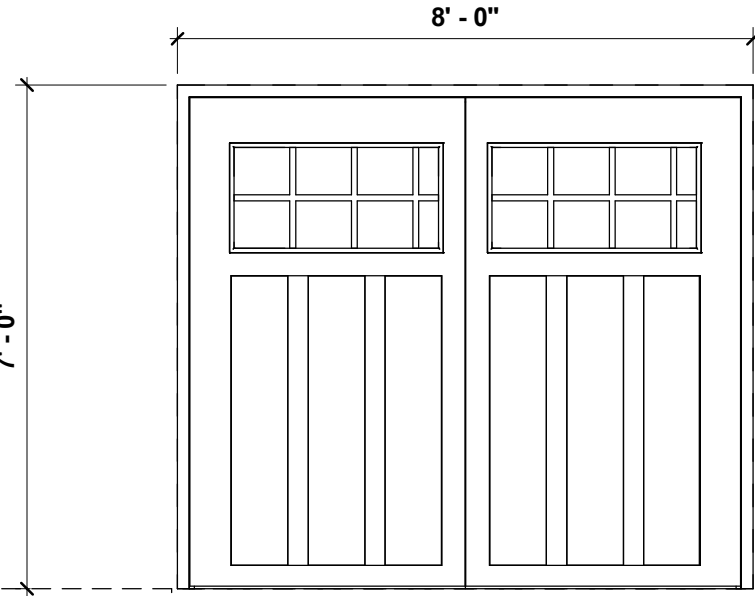
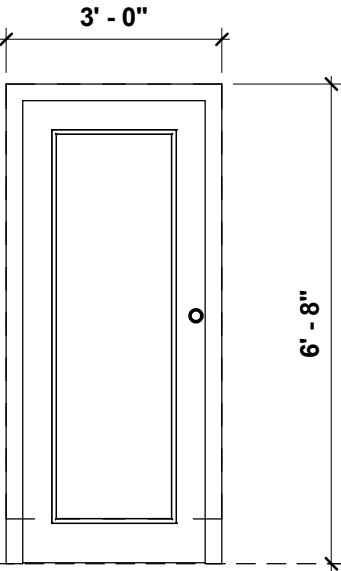
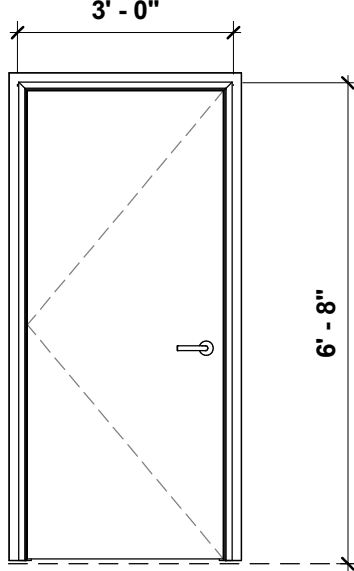
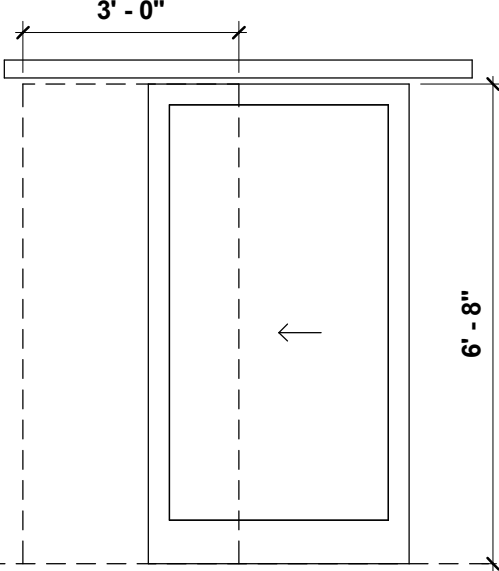
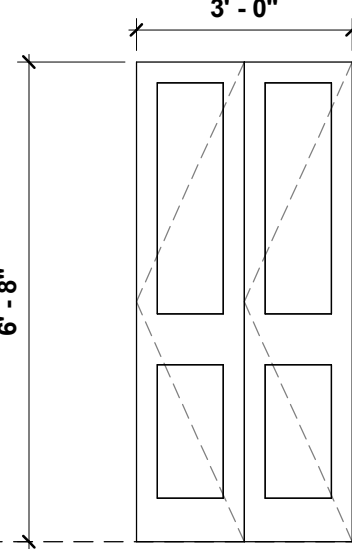
Sheet Number

Scale

## NOTES

1. DRAWINGS SHOULD BE PRINTED ON ARCH D SIZE PAPER TO ENSURE ACCURATE SCALE PRINTING  $\frac{3}{8}" = 1'-0"$
2. CONSTRUCTION DETAILS ILLUSTRATED IN THIS SET ARE TYPICAL. CONSULT WITH YOUR BUILDER FOR DETAILS THAT MEETS YOUR LOCAL BUILDING CODE.
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## DOOR SCHEDULE

DOOR SCHEDULE					
					
FL		SF	SF		
Mark/Tag	D1	D2	D3	D4	D5
Quantity	2	1	1	1	1
Location	Garage	Exit	Bathroom	Bedroom	Laundry
Description	Timber Sectional door External Door Paint Finished	Glass Panel door External Door Aluminium frame	Timber Panel door Internal Door Plywood Sheath Finished	Timber Barn door Internal Door Plywood Sheath Finished	Timber Bifold door Internal Door Plywood Sheath Finished

[illegible]

22 X 22 ADU GARAGE

## DOOR SCHEDULES

Project number	<b>BB-GP0003</b>
Date	
Drawn by	B.B
Checked by	J.L

C-101

Sheet Number	
Scale	<b>3/8" = 1'-0"</b>

## NOTES

1. DRAWINGS SHOULD BE PRINTED ON ARCH D SIZE PAPER TO ENSURE ACCURATE SCALE PRINTING  $3/8" = 1'-0"$
2. CONSTRUCTION DETAILS ILLUSTRATED IN THIS SET ARE TYPICAL. CONSULT WITH YOUR BUILDER FOR DETAILS THAT MEETS YOUR LOCAL BUILDING CODE.
3. MATERIALS AND FINISHES ILLUSTRATED IN THIS SET ARE TYPICAL, AND SHOULD BE VERIFIED BY YOUR BUILDER OR DESIGNER BEFORE CONSTRUCTION.
4. THIS DRAWING SET IS NOT INTENDED FOR PERMITTING OR CONSTRUCTION. CONSULT WITH YOUR LOCAL BUILDING DEPARTMENT FOR BUILDING CODE REQUIREMENTS.

[illegible]

22 X 22 ADU GARAGE

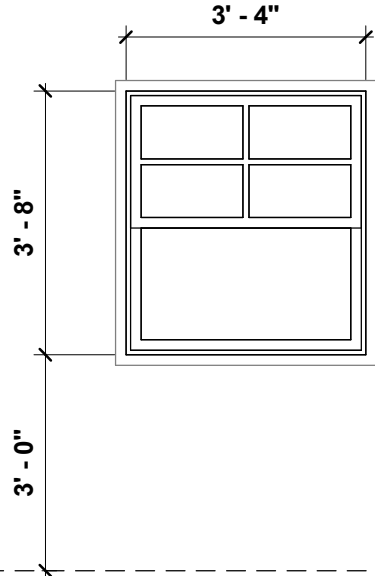
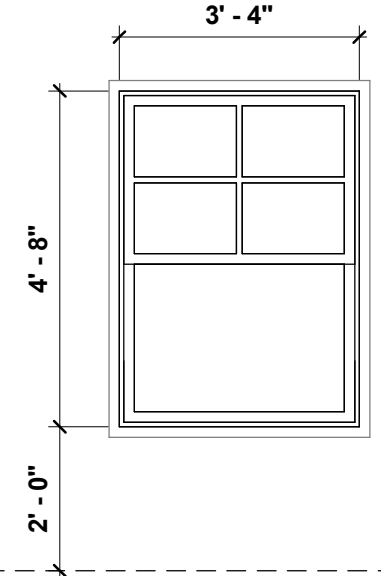
## WINDOW SCHEDULE

Project number	<b>BB-GP0003</b>
Date	
Drawn by	B.B
Checked by	J.L

C-102

Sheet Number	
Scale	3/8" = 1'-0"

## WINDOWS SCHEDULE

WINDOWS SCHEDULE					
					
SF					
Mark/Tag	W1	W2			
Quantity	4	2			
Location	Living Room Bedroom Kitchen	Living Room			
Description	Double Hung Window Double glazed Wood frame	Double Hung Window Double glazed Wood frame			

22 x 22 GARAGE				
FOUNDATION & FLOORING				
QTY	MATERIAL	SIZE	AREA	PURPOSE
34	2x12 Wood Joist @ 16" O.C	12'-0"		First Floor
15	3/4" Subfloor	4'x8'	462 SF	First Floor
15	Hardwood Flooring(F-60)	4'x8'	462 SF	First Floor
EXTERIOR WALLS				
QTY	MATERIAL	SIZE	AREA	PURPOSE
12	2x6 Top and Bottom Plate	12'-0"		Garage Floor Exterior Wall Framing
12	2x6 Top and Bottom Plate	12'-0"		Garage Floor Exterior Wall Framing
44	2x6 Wall Studs @ 24"	8'-0"		Garage Floor Exterior Wall Framing
12	2x6 Top and Bottom Plate	12'-0"		First Floor Exterior Wall Framing
12	2x6 Top and Bottom Plate	12'-0"		First Floor Exterior Wall Framing
44	2x6 Wall Studs @ 24"	8'-0"		First Floor Exterior Wall Framing
8	2x10 Water Table Board	12'-0"		Exterior Facade
-	1/2" Exterior Sheathing	-	1375 SF	Exterior Facade
104	Wood Furring	8'-0"		Exterior Facade
-	Exterior Siding	-	1375 SF	Exterior Facade
INTERIOR WALLS				
QTY	MATERIAL	SIZE	AREA	PURPOSE
22	2x4 Wall Stud @ 16"	8'-0"		Interior Wall Studs on First Floor Level
18	2x4 Plates	12'-0"		Top & Bottom Plates
CEILING AND ROOFING				
QTY	MATERIAL	SIZE	AREA	PURPOSE
34	2x10 Ceiling Joists @ 16" O.C	11'-0"		Ceiling
34	2x10 Roof Rafters @ 16" O.C	14'-0"		6/12 Pitched Roof
2	2x10 Lumber	12'-0"		Main Ridge
17	2x10 King Post @ 16" O.C	6'-0"		6/12 Pitched Roof
34	2x10 Roof Struts @ 16" O.C	7'-6"		6/12 Pitched Roof
34	2x10 Roof Struts @ 16" O.C	5'-6"		6/12 Pitched Roof
34	2x10 Roof Struts @ 16" O.C	3'-6"		6/12 Pitched Roof
34	2x10 Roof Struts @ 16" O.C	1'-0"		6/12 Pitched Roof
4	2x10 Roof Rafters @ 16" O.C	18'-0"		12/12 Pitched Roof
10	2x6 Roof Rafters @ 24" O.C	2'-0"		4/12 Pitched Roof over Garage Door
<b>6/12 Pitched Roof</b>				
19	Plywood Sub-roofing Boards	4'x8'	584 SF	Sub-roofing Materials
-	Underlayment	-	584 SF	Waterproofing Roofing Layer
-	Metal Decking	-	584 SF	Roofing
7	Fascia Board	10'-0"		Roofing
<b>12/12 Roofing</b>				
4	Plywood Sub-roofing Boards	4'x8'	99 SF	Sub-roofing Materials
-	Underlayment	-	99 SF	Waterproofing Roofing Layer
-	Metal Decking	-	99 SF	Roofing
4	Fascia Board	10'-0"		Roofing
<b>4/12 Roofing over Garage Door</b>				
1	Plywood Sub-roofing Boards	4'x8'	21 SF	Sub-roofing Materials
-	Underlayment	-	21 SF	Waterproofing Roofing Layer
-	Metal Decking	-	21 SF	Roofing

2		Fascia Board	12'-0"		Roofing
EXTERIOR STAIRS					
QTY	MATERIAL		SIZE	AREA	PURPOSE
2	2x12 Stairs Stringer		16'-0"		Exterior Stairs
2	6x6 Wood Post under Landing		8'-0"		Exterior Stairs
16	Stairs Tread		0'-2" x 0'-9" x 3'-4"		Exterior Stairs
17	Stairs Riser		0'-2" x 0'-6" x 3'-4"		Exterior Stairs
2	Railing		12'-0"		Exterior Stairs
Disclaimer: The purpose of the material list provided here is for reference only, please consult your builder or GC for an official takeoff for the construction phase. Due to various building methods and builder preferences, some materials might differ than the list provided here. It is recommended you consult your local engineer or architect before starting the building process. Build Blueprint is not responsible for any issues or damages during any building projects.					
				<div><div>build</div><div>blueprint</div></div> <div>Copyrighted @ BuildBlueprint</div>	

Brady Holcomb  
1355 Briers Drive  
Stone Mountain, GA 30083  
[BradyLHolcomb@gmail.com](mailto:BradyLHolcomb@gmail.com)  
December 30<sup>th</sup>, 2024

Dear Members of the Zoning Board of Appeals,

I am writing to oppose the construction of a 2-story garage being built at 4408 Briers Place, Stone Mountain, GA 30083. I am the owner of the property bordering the back of Andre Johnson's property and would be heavily impacted by a variance of County Zoning Ordinance.

I'd like to bring the following concerns to the attention of the Board, given the potential of negative impact to my property and the surrounding neighborhood.

### **Construction Without Permit**

Firstly, I'd like to inform the Board that this structure in question had already begun construction in July 2024, violating zoning and permit procedures by beginning construction without County approval, and was the subject of a stop-work order issued by the County in August 2024<sup>1</sup> and has since been sitting incomplete. The existing construction does not appear to comply with County Zoning Ordinance, most notably setback requirements, as I discuss on the next page.

The blueprint submitted by my neighbor in the application now appears to seek retroactive approval for this structure that has already been begun seemingly in violation of zoning requirements. This raises significant concerns not only about adherence to zoning laws but also about the integrity of future developments in our neighborhood if this structure is allowed to remain as is.

### **No Public Hearing Sign Posted**

Additionally, there has been no public hearing sign posted on any public-facing side of the property as of December 30<sup>th</sup> (within 9 days of the appeal meeting of January 8<sup>st</sup>). The Department of Planning and Sustainability required<sup>2</sup> this notice to be posted on or before December 9<sup>th</sup> 2024, however the applicant has not complied.

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<sup>1</sup> <https://epermits.dekalbcountyga.gov/record-details/#intdetails/codeenforcement/intid/1294851>

<sup>2</sup> <https://www.dekalbcountyga.gov/sites/default/files/2024-11/2025-26%20Zoning%20Board%20of%20Appeals%20%28ZBA%29%20Calendar.pdf>

### **Setting Precedent for Construction without Permitting**

It is my understanding that the structure was begun without appropriate permits, and is now seeking to obtain a retroactive approval to rectify County zoning violations after the fact. I am concerned that retroactively permitting a structure built without proper approval may set a dangerous precedent and encourage future violations of zoning laws in our neighborhood. This undermines the integrity of zoning laws that are meant to maintain consistency and fairness within residential areas. It is critical that this process adheres strictly to the zoning and building codes to ensure that all structures are compliant from the start.

### **Inaccurate Blueprint**

The blueprint submitted by the applicant indicates that this unauthorized construction was already a 1-story existing garage. However, County parcel records<sup>3</sup>, County permit records<sup>4</sup>, and separate dated photography that I can provide all prove there was no structure there before the applicant began construction without a permit in July 2024. Additionally, the 3' setback indicated on the blueprint is in actuality less than 32" to the property-line fence, as photos I've supplied on the following page prove. Furthermore, the applicant's blueprint suggests encroachment onto my property, claiming the property line to be several feet over the fence and onto my back deck, however County parcel records prove that the property line is actually the fence<sup>5</sup>. Lastly, the blueprint does not disclose the existing attached 2-car garage, which would solve the parking issue brought up by the applicant.

### **Violation of Privacy Due to Setback**

The structure's current location—less than 32 inches from my fence—appears to violate the minimum rear setback laws for the Residential Small Mix district of 20 feet (County Codes 27-2.12.3 & 27-2.11.2; See *RSM rear setback without alley for SFD*)<sup>6 7</sup>. Additionally, the 2-story structure, complete with door and windows, towers an additional 15 feet above this fence (higher than even the lot's main residential building), violating both the privacy of my property and of my family. To illustrate, I can touch the side of this structure while at the same time grilling on my back porch. This height and proximity not only violates the privacy of neighbors, but also blocks light, kills existing vegetation, and could prevent firefighter personnel from effectively responding to the back area in the case of a fire.

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<sup>3</sup><https://propertyappraisal.dekalbcountyga.gov/datalets/sketchframe.aspx?mode=sketch.aspx&UseSearch=no&pin=18%20122%2002%20085&jur=000&taxyr=2024&LMparent=20>

<sup>4</sup> <https://epermits.dekalbcountyga.gov/lookup-record>

<sup>5</sup><https://www.arcgis.com/apps/webappviewer/index.html?id=f241af753f414cdfa31c1fdef0924584&find=4408%20Briers%20Place>

<sup>6</sup>[https://library.municode.com/ga/dekalb\\_county/codes/code\\_of\\_ordinances?nodeId=CODECO\\_CH27ZO\\_AR\\_T2DIRE\\_27-2.12\\_DIVISION\\_12RSSMLOREMIDI\\_S2.12.3DIRE](https://library.municode.com/ga/dekalb_county/codes/code_of_ordinances?nodeId=CODECO_CH27ZO_AR_T2DIRE_27-2.12_DIVISION_12RSSMLOREMIDI_S2.12.3DIRE)

<sup>7</sup>[https://library.municode.com/ga/dekalb\\_county/codes/code\\_of\\_ordinances?nodeId=CODECO\\_CH27ZO\\_AR\\_T2DIRE\\_27-2.11\\_DIVISION\\_11MEHIDEREZODIDIRE\\_S2.11.2DIRE](https://library.municode.com/ga/dekalb_county/codes/code_of_ordinances?nodeId=CODECO_CH27ZO_AR_T2DIRE_27-2.11_DIVISION_11MEHIDEREZODIDIRE_S2.11.2DIRE)



*Top Row: the incomplete structure built without permit is within 32" of the applicant's rear property line*

*Middle Row: The structure is within arm's reach from the property line.*

*Bottom Left: view from our 2<sup>nd</sup> story bedroom*

*Bottom Right: view from our downstairs*

### **Incurable External Obsolescence**

I am concerned about the negative impact that this structure will have on the value of my property as well as that of the other neighbors. The large scale (taller than the original residence) and imposing proximity of the structure, as well as loss of light to both existing vegetation and interior rooms, is an incurable external obsolescence that has the potential to degrade the marketability of the surrounding properties, particularly if it violates privacy, blocks sightlines, and alters the open feel of the surrounding area in such a uniquely designed neighborhood. As a result, the ability for the other neighbors and I to sell our homes at their full market values could be compromised.

## **Community Voice**

I have spoken with multiple neighbors, and 2 of the 3 properties bordering 4408 Briers Place oppose this construction. These are the residents who will be directly and most impacted by this garage. We were informed by Andre Johnston that he would be constructing a 1.5 story structure (very different from the 2-story structure that is partially completed), yet we did not offer approval, nor were blueprints & surveys disclosed to us. We are not only concerned for the potential detriment to our property value, violation of privacy, and loss of light, but also the overall look and tone of the uniquely designed neighborhood, the lifelong project of an architect in the 1970s.

## **Alternative and Fair Solutions**

While I understand that the garage may serve as a parking location and provide a 2<sup>nd</sup> story living area, I believe the building's scale and location are neither appropriate nor fair to the surrounding neighbors who have sought proper permitting for their own past construction. There are alternative, less intrusive solutions that would meet the same needs without infringing on the privacy and rights of neighboring property owners.

If someone is looking to create more storage, they would construct something like a shed or an additional room to the house, not an additional detached 2-story residential living space, complete with bathroom, sewer line, and exterior staircase for the 2<sup>nd</sup> story entrance. These are all features that Andre Johnston himself pointed out to me in person, indicating that this is not just a garage for storage. It appears there's a future plan that goes beyond the intent of "storage" that was disclosed to the Board. This is an unnecessary structure that causes direct negative impact to the neighbors of 4408 Briers Place.

## **No Additional Parking Created**

Lastly, this garage does not create additional parking, as 4408 Briers Place already has a fully functional 2-car garage with a wide single door, as well as ample room for parking at least 3 additional vehicles on the driveway, as I have seen there before. The garage is built over an existing portion of the driveway, repurposing existing parking space rather than creating new parking space, thus not reducing street parking as others have claimed.

I respectfully request the Board to deny the variance and require modifications to ensure that the partially-built structure, having previously received a code-violation from Dekalb County, fully complies with all zoning and setback laws (County Code 12-7.5.7<sup>8</sup>).

Thank you for your time and consideration. I trust that the Board's decision will be for the betterment and protection of the community, ensuring all future development in our neighborhood adheres to the rules that safeguard the character and livability of the area.

Sincerely,  
Brady Holcomb  
1355 Briers Drive,  
Stone Mountain GA 30083

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<sup>8</sup>[https://library.municode.com/ga/dekalb\\_county/codes/code\\_of\\_ordinances?nodeId=CODECO\\_CH27ZO\\_AR\\_T7AD\\_27-7.5\\_DIVISION\\_5VAAPZOBOAP\\_S7.5.7COSTUPDE](https://library.municode.com/ga/dekalb_county/codes/code_of_ordinances?nodeId=CODECO_CH27ZO_AR_T7AD_27-7.5_DIVISION_5VAAPZOBOAP_S7.5.7COSTUPDE)

To Whom It May Concern,

My name is Catherine Bradford, and I owned the property at 4414 Briers Place. My neighbor, Andre Johnson, new garage is a beautiful addition to our community and his yard and will help decrease the amount of parking on our streets.

Street parking in our neighborhood is terrible and many times the sanitation department has not come to pick up our trash due to the amount of cars block their path. One year the fire department could not make it to one of the homes that was on fire and the home owner did not make it out.

Andre Johnson new garage addition is not a nuisance to our neighborhood it a new beginning to people parking in their yard and off the street.

Thank you,  
Catherine Bradford  
4414 Briers Place Stone Mountain Ga 30083  
404-825-3194

Q

Hello Zoning Board,

Please allow my neighbors, Lesley & Andre Johnson, to continue building their detached garage.

It is my belief the addition of this structure will be an added value to our neighborhood. To illustrate, our subdivision has limited parking options for homeowners. This detached garage would help reduce street parking and provide better access to homes. This is specifically a need for our neighborhood since in the past we had issues with emergency and government services being able to access homes due to cars parking on the street.

Additionally, excess vehicle parking in the neighborhood can lure criminals and car break-ins. The detached garage can help reduced the number of automobiles on the street & possibly crime.

Please accept this letter as support for the Johnsons' detached garage. If any questions, please feel free to contact me at (504) 858-5648.

Thank you

Domonique Harris  
Briers Neighbor  
1337 Briers Dr, Stone Mountain, GA 30083

To whom it may concern,

I am writing this letter in support of the new garage being constructed by my neighbor Andre. As a neighbor who lives in the cul-de-sac and friend of 8 years, I am excited about the structure and hope to build one of my own in the very near future. Other neighbors have also asked about construction of their own.

As the vice president of the neighborhood association, I have spoken to many neighbors and visitors of the neighborhood who share the same sentiment as me. Our neighborhood is unique in that we have very small driveways and streets as well as homes with small garages. We have had many car break-ins and issues with street parking. Moving cars off the street is one of our main focuses in the community and we believe it will be safer if we can. Some of us have the opportunity and means to construct garages on our properties and would like to do so to help improve things in the Briers.

Andrea and Leslie have always been excellent neighbors who have supported and participated in every improvement project we have done throughout the neighborhood. They take very good care of their property and are a shining example of how many homes in the Briers should look. All neighbors I have spoken with have zero concern and are in support of not only this garage but looking into building their own.

Thank You,

Mycal Dillingham

Vice President the Briers Neighborhood

4407 Briers Place Stone Mountain Ga 30083

November 20, 2024

To Whom It May Concern:

Please know that my neighbor Andre Johnson has built a more accessible garage on his property so that he can utilize putting his truck in a secure place. It is my opinion that this addition is not a problem or unsightly for this community.

You may contact me if you need further information.

Sandra Mobley  
4416 Briers Place  
Stone Mountain, GA. 30038  
404-416-3254

Jonathan Pascual  
1395 Briers Dr  
Stone Mountain, GA 30083  
[iamjpascual@gmail.com](mailto:iamjpascual@gmail.com)  
(404) 909-4986

Dear Members of the Zoning Board of Appeals,

As a homeowner in The Briers Neighborhood for the past 12 years, I'm writing to share my concerns about the variance request for a two-story garage addition at 4408 Briers Place, scheduled to be reviewed at the Zoning Board of Appeals meeting on January 8, 2025.

While I understand the applicant's intentions, I believe the project raises important issues that merit careful consideration.

In the variance application, one of the primary stated justifications for the project—to improve parking—is problematic. The new structure sits on the pre-existing driveway, and effectively blocks access to the pre-existing two-car garage on the property, which could otherwise serve the stated purpose of reducing street parking.

In addition, the construction has understandably raised concerns among nearby neighbors, as it impacts privacy, may violate building distancing requirements of adjacent properties, and alters the character of the immediate area. A two-story detached structure of this scale is out of place in The Briers, and approving this variance could set a precedent for future projects that might challenge the unique look and feel of our neighborhood.

I also feel it's important to note that the homeowner appears to have initially moved forward with this substantial project without intending to adhere to county zoning rules. This raises concerns about fairness and consistency in applying the standards we should follow as residents.

I respectfully urge the Board to take these considerations into account when reviewing the variance application. Thank you for your time and attention to this matter.

Sincerely,

Jonathan Pascual

From: Mail-Customer <[tigerbrown17@yahoo.com](mailto:tigerbrown17@yahoo.com)>

Sent: Tuesday, December 31, 2024 10:37 AM

To: Plansustain <[plansustain@dekalbcountyga.gov](mailto:plansustain@dekalbcountyga.gov)>

Subject: A-241247339 / 18 122 02 085 / 4408 Briers Place - Andre Johnson

Dear Members of DeKalb Co. Zoning Board,

Hi, my name is Ed Brown and I'm writing to oppose Mr. Johnson's separate 2-story garage being constructed. My house and Mr. Johnson's house are back-to-back. Mr. Johnson already has an attached two-car garage at his residence. Mr. Johnson has one of the longest and widest driveways in the Briers neighborhood. Mr. Johnson has always parked his car and truck in his driveway.

I feel this issue is not about parking on the street in the cul-de-sac, as all houses have driveways to park their cars in. Nor is this issue about crimes being committed in the neighborhood. In the last 5 years there has only been one incident, which was caused by an unlocked car which was entered into. If this is about Mr. Johnson wanting to have more storage, there are better ways to address the situation. Perhaps a shed or extra room added to the home would be much more appropriate than having a 2-story building constructed, which itself happens to be taller than his actual residence.

When I look out the window of my 2<sup>nd</sup> floor bathroom, all I see is this large building. I have no view of any of the houses on the back cul-de-sac. When I stand at my dining room window all I see is this large yellow building, and again no view of any houses on the back cul-de-sac.

I appreciate your time and consideration taken with this matter. Please feel free to reach out with any further questions you may have.

Sincerely,

Edward L. Brown  
4400 Briers Place  
Stone Mountain, GA 30083  
(404) 296-4233  
[tigerbrown17@yahoo.com](mailto:tigerbrown17@yahoo.com)