



Lorraine Cochran-Johnson

Chief Executive Officer

DeKalb County Zoning Board of Appeals

Department of Planning & Sustainability

178 Sams Street,

Decatur, GA 30030

Wednesday, July 9, 2025

Planning Department Staff Analysis



Cedric Hudson

Interim Director

D6. Case No: A-25-1247490

Parcel ID(s): 18 046 03 029

Commission District 04 Super District 06

Applicant: **Megha Joshi**
1984 Howell Mill Road
PO Box 19973
Atlanta, GA 30325

Owner: **Megha Joshi**
1984 Howell Mill Road
PO Box 19973
Atlanta, GA 30325

Project Name: 3174 Granby Avenue – New Home Construction

Location: 3174 Granby Avenue, Scottdale, GA 30079

Requests: Application by Megha Joshi to request variances from Section 27-3.36.10 of the DeKalb County Zoning Ordinance to allow construction of a single-family home in R-75 (Residential Medium Lot) and Scottdale Overlay District – Tier 2 zoning district.

1. Reduce rear yard setback 30 ft. to 13.5 ft
2. Reduce side yard setbacks from 7.5 ft to 5 ft
3. Reduce minimum dwelling size from 1,000 to 600 square feet

Staff Recommendation: Approval with condition

Condition: The following information about this variance shall be noted on any site plan prepared for the subject property: case number, approval date, type of variance and condition(s) of approval.

STAFF FINDINGS:

The applicant of 3174 Granby Avenue is proposing to construct a single-family home on a currently vacant lot located within the R-75 zoning district and Scottdale Overlay Tier 2. To enable construction, the applicant seeks variances to reduce front yard setbacks from 30 ft. to 13.5 ft and side setbacks from 7.5 ft to 5 ft and to reduce minimum dwelling size from 1,000 to 600 square feet

1. There is an extraordinary or exceptional physical condition(s) pertaining to the particular piece of property (such as, but not limited to, lot size, lot shape, specimen tree(s), steep slope(s), or preservation of historic characteristics of the property), which was not created by the current owner, previous owner, or applicant; by reason of a clearly demonstrable condition(s), 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, as distinguished from a special privilege or convenience sought by the property owner.

The lot's physical constraints are clear and unusual. At just 25 feet wide and 85 feet deep, the parcel's size and shape present inherent limitations not shared by typical R-75 lots. These conditions were not created by the applicant but stem from historic platting patterns in the Scottdale area. Without relief, the required setbacks and minimum lot size may render the lot undevelopable, effectively depriving the applicant of a use that is enjoyed by other property owners in the same district.

The parcel's size—only 2,178 square feet—is less than half the required minimum for the Scottdale Overlay Tier 2, further supporting the claim of an exceptional condition. Given that the constraints are physical, longstanding, and not self-imposed.

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:

The requested variances are limited in scope and appear to represent the minimum deviation necessary for viable development. The applicant seeks to reduce side setbacks from 7.5 feet to 5 feet and the front setback from 30 feet to 13.5 feet—reasonable reductions when working with a 25-foot-wide lot. The applicant also requests a variance to allow for a dwelling footprint of 609 square feet, below the 1,000 square foot minimum required by the overlay.

Any attempt to meet the 1,000 square foot minimum would likely necessitate a lot coverage variance, as the resulting structure would exceed the ordinance's 35% maximum. Therefore, the dimensional requests appear proportionate to the constraints posed by the site.

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:

Nearby residents have expressed significant concern about potential negative impacts. A letter of opposition from the owner of 3178 Granby details fears related to structural damage from construction activity, potential flooding, and diminished property values due to the close proximity of the proposed home. Concerns were also raised about aesthetic disruption, noise, debris, and possible violations of existing streetscape design standards.

Additionally, the neighbor notes that the proposed home would sit less than two feet from their property, raising concerns about legal encroachment and trespass. While these are not strictly zoning criteria and the proposal is requesting a setback of five feet from the side property line, the volume and specificity of opposition indicate that the proposed build, if not managed carefully, may pose real risks to adjacent property owners. Staff recommends that these concerns be addressed in the event of approval, potentially through conditions of approval or coordination with permitting.

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

Due to the physical characteristics of the lot, a strict application of the ordinance may make it impossible to construct a home. The required setbacks and minimum square footage cannot be met on a parcel of this size, creating a condition where the property would remain permanently vacant without relief.

5. The requested variance would be consistent with the spirit and purpose of this Chapter and the DeKalb County Comprehensive Plan Text:

The proposed home aligns with the goals of the Suburban Character Area by promoting infill development in a manner that preserves traditional neighborhood patterns. While the lot's small size deviates from overlay standards, the overall approach supports the county's affordable housing initiatives and increases housing diversity.

FINAL STAFF ANALYSIS:

Staff finds that the subject property presents clear and exceptional physical constraints that prevent compliance with current zoning requirements and warrant relief. The proposed variances represent the minimum necessary to allow reasonable use of the property, and the resulting home will contribute to the County's affordable housing goals. While neighbor concerns are noted, they can be addressed through the standard permitting process and do not outweigh the broader public benefit of productive infill development. Therefore, staff recommends approval of the application.

Staff Recommendation: Approval with condition

Condition: The following information about this variance shall be noted on any site plan prepared for the subject property: case number, approval date, type of variance and condition(s) of approval.

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

Applicant and/or
Authorized Representative: Megha Joshi

Mailing Address: 1984 Howell Mill Rd. Unit 19973

City/State/Zip Code: Atlanta GA 30325

Email: hello@altairdevelopments.com

Telephone Home: 404-247-7727 Business: _____

OWNER OF RECORD OF SUBJECT PROPERTY

Owner: Megha Joshi

Mailing Address: 1984 Howell Mill Rd. Unit 19973 Atlanta GA 30325

Email: hello@altairdevelopments.com Telephone: 404-247-7727 Business: _____

ADDRESS/LOCATION OF SUBJECT PROPERTY

Address: 3174 Granby Ave City: Scottdale State: GA Zip: 30079

District(s): 18 Land Lot(s): 1804603029 Block: _____ Parcel: 1804603029

Zoning Classification: R-75 Commission District & Super District: 4/SuperDistrict6

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 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.

3/25/2025

DATE:



Megha Joshi

SIGNATURE:



June 11th, 2025

DeKalb County
Department of Planning and Sustainability

178 Sams Street

Decatur, GA 30030

Letter of Intent – 3174 Granby Ave, Scottdale, GA 30079

Re: 3174 Granby Ave Planning Staff:

The applicant of 3174 Granby Ave is seeking to build a single-family residential home on the currently vacant lot. The Scottdale community has an affordable housing shortage, and the proposed home will provide needed relief with an associated sales price of \$350-400K. The home will provide the same finishes/esthetics, same price per sqft of the community (Which will not affect the sales price of the neighboring homes) and, simultaneously, encompass the DeKalb County Affordable Housing Initiative. For reference, any new construction single family detached dwelling without HOA, in the area, is currently priced above \$550K, consistently between \$600 - 850K.

To achieve this goal, the applicant is requesting the below variances to build a 15 feet wide, single family detached home. The lot is located in R-75 (Scottdale Overlay District - Tier 2).

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

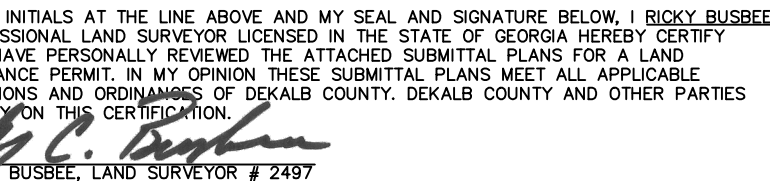
By reason of exceptional narrowness and shape of the lot (25' X 85'), which were not created by the owner or applicant, the strict application of the requirements set forth in chapter 7.5.4 would deprive the property owner of their rights and privileges enjoyed by other property owners in the same zoning district.

Proposal is the minimum required to afford relief

The requested variances do not go beyond the minimum necessary to afford relief. The applicant is asking to reduce side setbacks from 7.5 ft. to 5 ft. and reduce front setback from 30 ft. to 23 ft and reduce rear setback from 30' to 20'. This reduction does not constitute a grant of special privilege inconsistent with the limitations upon other properties in the zoning district in which the property is located.

Proposal is not materially detrimental to the public welfare or injurious to the property

The grant of the variances will not be materially detrimental to the public welfare or injurious to the property or improvements in the zoning district in which the subject property is located. Letters of Support from residents are attached.



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

Ricky C. Busbee

RICKY C. BUSBEE, LAND SURVEYOR # 2497



I CERTIFY THAT THE PERMITTEE'S EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN PROVIDES FOR AN APPROPRIATE AND COMPREHENSIVE SYSTEM OF BEST MANAGEMENT PRACTICES REQUIRED BY THE GEORGIA WATER QUALITY CONTROL ACT AND THE DOCUMENT MANUALLY FOR EROSION AND SEDIMENT CONTROL IN GEORGIA, PUBLISHED BY THE STATE SOIL AND WATER CONSERVATION COMMISSION, PERMITTEE'S ONE OF THE AREAS IN WHICH THE LAND DISTURBING ACTIVITY IS PERMITTED, PROVIDES FOR THE SAMPLING OF THE RECEIVING WATERS OR THE SAMPLING OF THE STORM WATER RUNOFF AND THE DATA OBTAINED WILL BE USED TO MONITOR THE EFFECTS OF SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENTS CONTAINED IN THE GENERAL PERMITS NO. GAR 10000, (1, 2 OR 3).

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

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

THE PURPOSE OF THIS PLAT IS TO OBTAIN A PERMIT TO BUILD A RESIDENTIAL HOUSE. THE SUBMISSION OF THIS PLAT DOES NOT GUARANTEE A BUILDING PERMIT AND MUST BE APPROVED BY THE MUNICIPALITY IN WHICH THE PROPERTY IS LOCATED. MULTIPLE VARIANCES WILL BE NEEDED FOR THIS SITE.











IMPERVIOUS AREA						
EXISTING			PROPOSED CHANGE		NET	
AREA	EXIST. ft²	EXIST. %	PROP. ft²	PROP. %	NET ft²	NET %
HOUSE	0 ft²	0.00%	609 ft²	28.48%	609 ft²	28.48%
DRIVEWAY	0 ft²	0.00%	115 ft²	5.38%	115 ft²	5.38%
PORCH	0 ft²	0.00%	13 ft²	0.61%	13 ft²	0.61%
PATIO	0 ft²	0.00%	32 ft²	1.50%	32 ft²	1.50%
SIDEWALK	0 ft²	0.00%	66 ft²	3.09%	66 ft²	3.09%
TOTAL	0 ft²	0.00%	835 ft²	39.06%	835 ft²	39.06%

THERE ARE NO EXISTING TREES LOCATED ON THIS SITE.

TREES OUTSIDE THE LIMITS OF DISTURBANCE SHALL BE PRESERVED THROUGHOUT THIS PROJECT.

THERE ARE 0 TREES THAT ARE SCHEDULED FOR REMOVAL FROM THIS SITE DUE TO CONSTRUCTION ACTIVITIES.

VEGETATIVE PRACTICES				
CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Ds1	DEFURROWED AREA (NO PLANTING OR MULCHING ONLY)		Ds1	Establishing temporary protection for disturbed areas when seedlings may not have a suitable growing medium to produce an erosion-retarding cover.
Ds2	DEFURROWED AREA FILLING (WITH POSS. SEEDING)		Ds2	Establishing a temporary vegetative cover with fast growing seedlings on disturbed areas.
Ds3	DEFURROWED AREA CHANGEOVER (WITH POSS. SEEDING)		Ds3	Establishing a permanent vegetative cover such as trees, shrubs, vines, grasses, or legumes on disturbed areas.
Ds4	DEFURROWED AREA FILLING/COVER (NO SEEDING)		Ds4	A permanent vegetative cover using seeds on highly erodible or critically eroded lands.

STRUCTURAL PRACTICES				
CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Co	CONSTRUCTION EXIT			A crushed stone pad located at the construction site used to provide a place for removing mud from tires thereby protecting public streets.
Sd1	SEGMENT BARRIER			A barrier to prevent sediment from leaving the construction site. It may be sandbags, bales of straw or hay brush, logs and poles, gravel, or a silt fence.

[illegible]

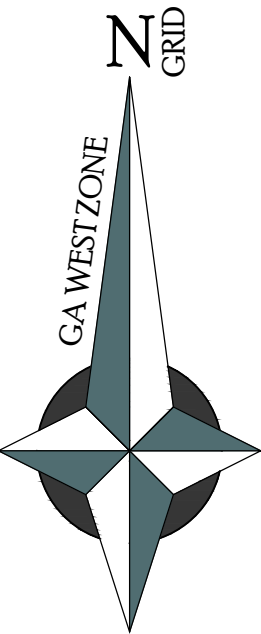
SITE DATA:

ZONING R-75
OVERLAY DISTRICT SCOTTDALE TIER II (CENTRAL SCOTTDALE/ESKIMO HEIGHTS)

MIN. LOT SIZE	5,000 ft²
MIN. LOT WIDTH	50 FEET
MIN. HOUSE SIZE	1,000 ft²
MAX. BUILDING HEIGHT	28 FEET (32 FEET IF NON-CONFORMING LOT OR BUILDING)

SETBACKS:

FRONT	30 FEET
SIDE	7.5 FEET
REAR	30 FEET



LEGEND:

[illegible]

Notes:

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE BOARD RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

THIS SURVEY WAS NOT PREPARED WITH THE AID OF A TITLE SEARCH AND IS SUBJECT TO ANY RESTRICTIONS OR EASEMENTS THAT MAY BE RECORDED.

THIS SURVEY WAS PERFORMED USING GPS EQUIPMENT.
EQUIPMENT USED: EMLID REACH RS2+ DUAL FREQUENCY; NMEA RECEIVER

TECHNIQUE USED: EPOCH MONITORING+ DUAL FREQUENCY+ WIDE RECEIVER,
PROJECTION: NAD83/GA WEST,
NETWORK: RTK NTRIP VRS,
RELATIVE POSITIONAL ACCURACY: $\pm 0.05+100$ PPM.

FLOOD NOTE:
THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS AS PER COMMUNITY
PANEL NO. 13089C0067 K, DATED AUGUST 15th 2019, ZONE "X".

SCALE AT ANSI D: 1" = 10'	PLAT DATE: 03/24/2025	FIELD CREW: RB/NB	FIELD DATE: 03/18/2025
DRAWN BY: MP	JOB NUMBER: BP16421		SHEET #: 1 of 1









Good morning! My name is Byron F. Wilson, and I oppose the requested variance at 3174 Granby Avenue, Scottdale, GA 30079, case # N7: A-25-1247490. As the owner of 3178 Granby Ave, (directly next to 3174) I contest this variance for the following reasons:

Property Damage

Structural Issues:

Construction vibrations, particularly from equipment or blasting, can cause cracks in foundations, walls, and even windows of nearby houses.

Debris and Damage:

Falling debris from construction sites can damage roofs, siding, and landscaping.

Flooding:

Construction that alters drainage patterns or raises the ground level can lead to flooding or water damage on adjacent properties.

Falling Debris:

Debris from construction sites, such as bricks, concrete, or scaffolding poles, can fall onto neighboring properties, causing damage.

Reduced Property Value

Aesthetic Concerns:

Close construction can disrupt the appearance of the neighborhood and potentially lower property values.

Noise and Discomfort:

Constant construction noise can negatively impact property values, especially for those with sensitive hearing or who rely on a quiet environment.

Legal Issues

Encroachment:

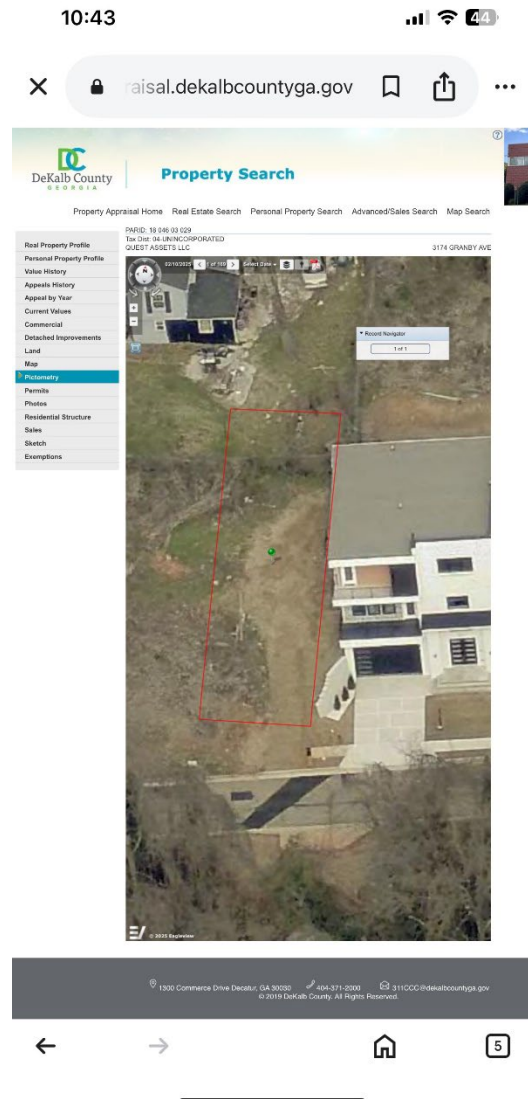
Building structures or elements (like fences or additions) that extend onto a neighbor's property is considered encroachment and can lead to disputes. This variance would place a home less than 2 feet from my property.

Trespass:

Construction activity that damages a neighbor's property, even unintentionally, can be grounds for a trespass claim.

Attached and shown below is a photo showing my lot (and home), the lot in question, and how it would negatively impact my lot. 3174 Granby is outlined by a red rectangle. We obtained these dimensions via Dekalb County documentation and a surveyor.

Thank you for submitting my opposition, and I would like to attend the public hearing if one has already been scheduled.



Good afternoon,

My name is Vanessa Mauge, and I oppose the requested variance at [3174 Granby Avenue, Scottdale, GA 30079](#), case # N7: A-25-1247490. As the owner of [3178 Granby Ave](#), (directly next to 3174)

In additions to the reasons posed by Byron Wilson, I contest this variance for the following reasons:

Non compliance with Sec. 5.2.3. - Compatibility of new and existing subdivisions.

A.

Lot size variability. Lots created as part of a new or redeveloped single family detached subdivision, containing twenty (20) or more lots, shall be compatible with existing developed single family lots to which they are adjacent as described in subsection B..

B.

Compatibility of new lots with adjacent lots shall be demonstrated by at least two (2) of the following:

1.

The lot width of the new lot is at least eighty (80) percent of the lot width of an adjacent existing subdivision lot;

2.

The lot size of the new lot is at least eighty (80) percent of the lot size of an adjacent existing subdivision lot or eight-tenths (0.8) acre, whichever is less;

3.

The new lot provides a minimum transitional buffer of twenty (20) feet;

4.

The lot depth of the new lot is at least twenty (20) feet deeper than the depth of the adjacent existing lot.

Our lot at 3178 Granby Ave, is twice the width of 3174 Granby Ave. Moreover, all of the surrounding lots are twice the width or greater than the width of the 3174 Granby Ave lot.

Attached and shown below is a photo showing my lot (and home), the lot in question, and how it compares in size to the surrounding lots. 3174 Granby is outlined by a red rectangle. We obtained these dimensions via Dekalb County documentation and a surveyor.

12:52



raisaal.dekalbcountyga.gov

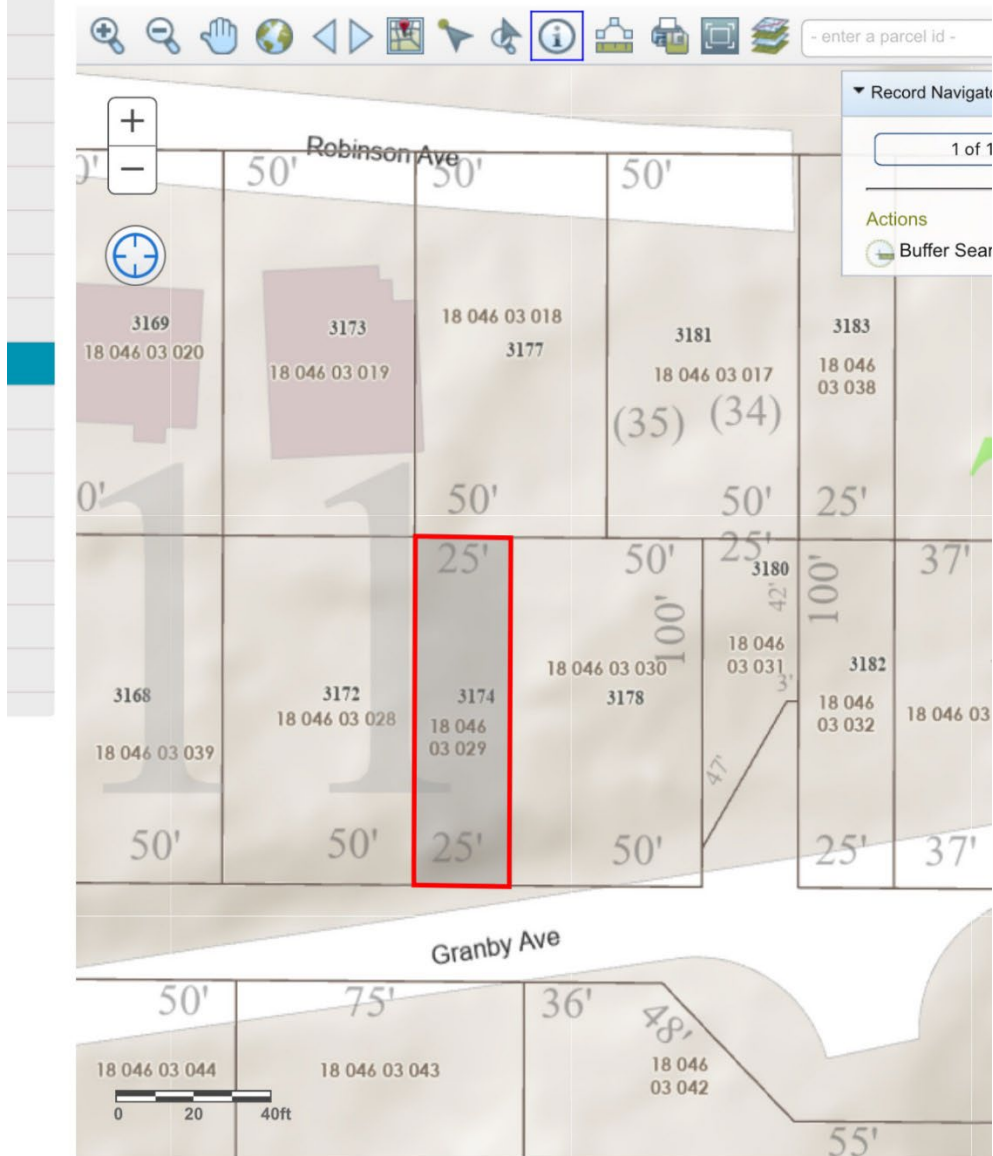


[Appraisal Home](#) [Real Estate Search](#) [Personal Property Search](#) [Advanced/Sal](#)

PARID: 18 046 03 029

Tax Dist: 04-UNINCORPORATED

QUEST ASSETS LLC



A reduction in the side yard and front yard setbacks to allow construction of a single-family home at 3174 Granby Avenue could potentially violate Sec 5.4.3 Streetscape elements and dimensions as defined by the Dekalb County Municode Codification.

Property Damage

Structural Issues:

Construction vibrations, particularly from equipment or blasting, can cause cracks in foundations, walls, and even windows of nearby houses.

Debris and Damage:

Falling debris from construction sites can damage roofs, siding, and landscaping.

Flooding:

Construction that alters drainage patterns or raises the ground level can lead to flooding or water damage on adjacent properties.

Falling Debris:

Debris from construction sites, such as bricks, concrete, or scaffolding poles, can fall onto neighboring properties, causing damage.

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Aesthetic Concerns:

Close construction can disrupt the appearance of the neighborhood and potentially lower property values.

Noise and Discomfort:

Constant construction noise can negatively impact property values, especially for those with sensitive hearing or who rely on a quiet environment.

Legal Issues

Encroachment:

Building structures or elements (like fences or additions) that extend onto a neighbor's property is considered encroachment and can lead to disputes. This variance would place a home less than 2 feet from my property.

Trespass:

Construction activity that damages a neighbor's property, even unintentionally, can be grounds for a trespass claim.

Thank you for submitting my opposition. I intend to attend the scheduled meeting on May 14, 2025 to further voice my concerns.