



DeKalb County  
GEORGIA

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: FREDERICK P. ANDRIENI;  
Mailing Address: 2478 GREENGLADE RD  
City/State/Zip Code: ATLANTA, GA 30345  
Email: fpandool@gmail.com  
Telephone Home: 678-232-8600 Business: 678-232-8600

#### OWNER OF RECORD OF SUBJECT PROPERTY

Owner: FREDERICK P. ANDRIENI & WENDY S. ANDRIENI  
Address (Mailing): 2478 GREENGLADE RD ATLANTA, GA 30345  
Email: fpandool@gmail.com Telephone Home: 678-232-8600 Business: 678-232-8600

#### ADDRESS/LOCATION OF SUBJECT PROPERTY

Address: 2478 GREENGLADE RD City: ATLANTA State: GA Zip: 30345  
District(s): 18th Land Lot(s): 193 Block: B Parcel: 1819306015  
Zoning Classification: R-100 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 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.

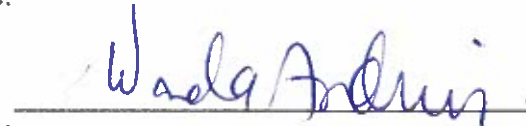
DATE: 4-28-25

Applicant  
Signature:



DATE: 6-28-25

Applicant  
Signature:



DEPARTMENT OF PLANNING & SUSTAINABILITY

ZONING BOARD OF APPEALS APPLICATION

AUTHORIZATION TO REPRESENT THE PROPERTY OWNER

I hereby authorize the staff and members of the Zoning Board of Appeals to inspect the premises of the Subject Property.

I hereby certify that the information provided in the application is true and correct.

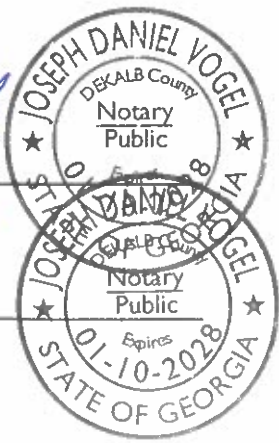
I hereby certify that I am the owner of the property and that I authorize the applicant/agent to apply for a hearing to the Zoning Board of Appeals for the requests as shown in this application.

DATE: 6/27/25 Applicant/Agent Signature: [Signature]

TO WHOM IT MAY CONCERN:

(I)/ (WE): Frederick P. Andriewi & Wanda S. Andriewi  
(Name of Owners)

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

<u>[Signature]</u> Notary Public		<u>[Signature]</u> Owner Signature
<u>[Signature]</u> Notary Public		<u>Wanda Andriewi</u> Owner Signature
_____ Notary Public		_____ Owner Signature

# SURVEYOR'S CERTIFICATE

THIS PLAT IS A RETRADEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATES HEREON, RECORDATION OF THIS PLAT DOES NOT APPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGULATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.G.G.A. SECTION 15-8-67

GERALD H. BERNHARDT  
GEORGIA RLS NO. 2688

CURVE RADIUS LENGTH CHORD CH-BEARING  
C1 107.74' 107.86' 103.41' S 81°06'57"W  
C2 270.62' 41.82' 41.78' S 48°00'38"W  
LINE LENGTH BEARING  
L1 25.06' S 40°38'15"E

ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY PUBLIC OR PRIVATE. NOTE: PROPERTY LINES SHOWN ON THIS MAP/PLAT REPRESENT PHYSICAL FIELD CONDITIONS BY EVIDENCE OF APPARENT POSSESSION (IRON PINS FOUND, OLD & ESTABLISHED FENCE LINES, OLD WALL LINES, SHRUB & HEDGE LINE, HOUSE LOCATION, ETC.) THEY MAY DIFFER AND BE IN CONTENTION FROM EVIDENCE FOUND AT THE APPLICABLE COUNTY COURTHOUSE. THEY MAY ALSO DIFFER FROM OTHER SURVEYOR OPINIONS AND/OR NEIGHBORS SURVEYS/PLATS. A FULL LAND TITLE REPORT OPINION ON ALL PROPERTIES, INCLUDING ADJACENT AND CONTIGUOUS PROPERTIES MAY BE NEEDED TO RESOLVE ALL POSSIBLE PROPERTY LINE DISPUTES OR DISCREPANCIES.

THIS MAP/PLAT WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY. THIS MAP/PLAT IS SUBJECT TO REVISIONS AND UPDATE UPON RECEIPT OF SAID TITLE COMMITMENT.

BUILDING LINES SHOWN HEREON DERIVED FROM VARIOUS ONLINE SOURCES. THEY MAY BE IN CONTENTION WITH OR DIFFER FROM INTERPRETATIONS OF GOVERNING AUTHORITIES. IT IS THE CLIENT'S OBLIGATION TO CONFIRM WITH PERMITTING AGENCIES BASED ON THEIR SPECIFIC CONSTRUCTION PROJECTS. ~ THIS MAP/PLAT HAS BEEN FIELD RUN WITH ASSUMED ELEVATIONS, THEN ADJUSTED TO NAVD 88 BASED ON MULTIPLE OBSERVATIONS FROM GOOGLE EARTH SATELLITE IMAGERY OR OTHER ONLINE SOURCES. THE ELEVATIONS SHOWN HEREON ARE +/- 1' (± ONE FOOT).

TREE SYMBOLS ARE NOT TO SCALE. TREE SYMBOLS REPRESENT POSITION OF TREE & ARE NOT THE CRITICAL ROOT ZONE (NOT DRILLING).

NOTE: ANY & ALL UNDERGROUND UTILITIES, I.E. SEWER, STORM, GAS, WATER, ETC., HAVE NOT BEEN FIELD LOCATED BY CONVENTIONAL SURVEY METHODS.

PLAT PREPARED FOR:  
FRED ANDRENI

DATE: 08-15-2019  
BY: GERALD H. BERNHARDT  
CHECKED BY: GERALD H. BERNHARDT  
REVISIONS: 08-15-2019

THE PLAT IS A RETRADEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATES HEREON, RECORDATION OF THIS PLAT DOES NOT APPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGULATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.G.G.A. SECTION 15-8-67

## 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.

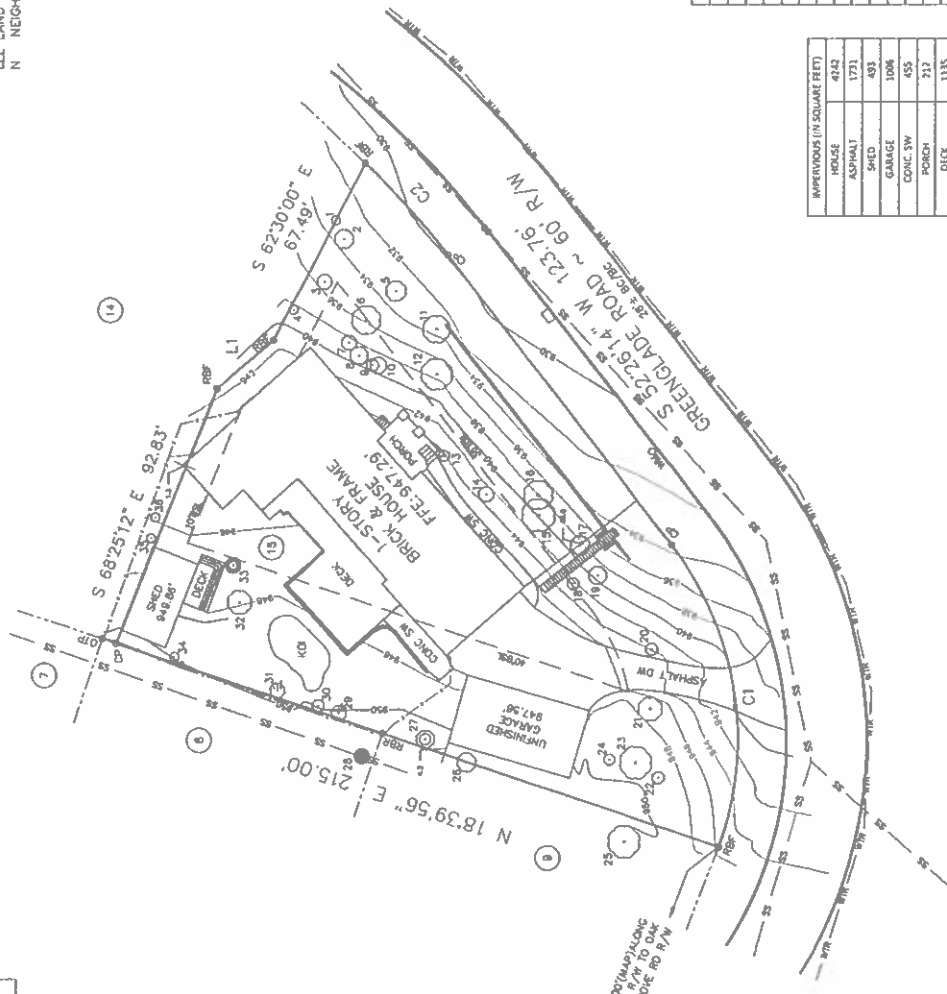
EFFECTIVE DATE: 08/15/2019

PANEL 13089C0058K

ZONE 'X'

## LEGEND

NOTE: ALL ITEMS IN THIS LEGEND MAY NOT APPEAR ON THIS PLAT.  
AKA ALSO KNOWN AS  
N/F NOW OR FORMERLY  
NAIL FOUND  
APP AS PER PLAT  
P PLAT (BOOK/PAGE)  
BSL BUILDING (SETBACK) LINE  
POB POINT OF BEGINNING  
POC POINT OF COMMENCEMENT  
RADIUS LENGTH  
R RIGHT-OF-WAY  
R/W RIGHT-OF-WAY  
RFB REINFORCING BAR FOUND  
RBS 1/2" UNO  
RBS 1/2" REINFORCING BAR SET  
SW SIDEWALK  
SSE SANITARY SEWER EASEMENT  
SSCO SANITARY SEWER CLEANOUT  
A- FENCE LINE  
L LAND LOT  
LLL LAND LOT LINE  
N NEIGHBOR'S



TR. NO.	DIAMETER	TYPE
1	6	OAL
2	14	OAL
3	10	OAL
4	6	OAL
5	15	OAL
6	21	OAL
7	11	OAL
8	13	OAL
9	7	OAL
10	12	OAL
11	20	OAL
12	21	OAL
13	8	OAL
14	10	OAL
15	28	OAL
16	21	OAL
17	14	OAL
18	9	OAL

TR. NO.	DIAMETER	TYPE
19	13	OAL
20	9	OAL
21	18	OAL
22	8	OAL
23	25	OAL
24	8	OAL
25	34	OAL
26	14	OAL
27	13118	OAL
28	16	PNE
29	10	CLUSTER
30	9	OAL
31	10	CLUSTER
32	18118	OAL
33	107718	OAL
34	6	OAL
35	6	OAL
36	6	OAL

IMPERVIOUS (IN SQUARE FEET)	
HOUSE	4242
ASPHALT	1773
SHED	493
GARAGE	1008
CONC. SW	455
PORCH	212
DECK	1135
STEPS	190
DOOR	310
COLUMN	23
WALL	148
TOTAL IMPERVIOUS	9948

***Frederick Paul Andrieni, Jr.***

2478 GREENGLADE Road, Atlanta, GA 30345

678-232-8600    *fpacool@gmail.com*

## **My Letter of Intent**

**TO:** The DeKalb County Zoning Board of Appeals (ZBA)

**SUBJECT:** Variance Request for Rear Yard Setback Reduction - Section 27-2.2.1 - A  
Legally Non-Conforming garage addition to an Existing Accessory Structure:

- Rear setback reduction from 40' to 4'
- Increase lot coverage from 35% to 39%

Hello everyone, my name is Frederick P. Andrieni, I have owned and lived at 2478 Greenglade Road, Atlanta, GA 30345 for over 40 years. But first I'd like to thank you for your time and consideration in allowing me to present my request to you.

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 side/rear yard setback ordinance. The purpose of this request is to enable the construction of a second-story addition to an existing accessory building/garage that was built over 20 years ago. The footprint of the existing structure will not expand. The intended use of the addition is for storage. In doing so I need to increase lot coverage from 35% to 39%. In this request, I hope to demonstrate my position of fairness, appropriateness and complete desirability of the proposed addition.

**1. Physical Condition of Site:**

My property has a unique physical condition and a legally non-conforming layout which necessitates this variance. This parcel of land is characterized by an irregular shape lot that is non-conforming to a normal R-100 zoning lot. Additionally, none of the specimen trees will be disturbed or injured during the construction. None of the neighbors' houses or lots will not be effected by the improvements or the increase in lot coverage. The addition would also be in keeping with the style of the existing house which would add value to the property and neighborhood.

**2. Minimal Variance Needed:**

I can assure you that I am seeking the minimal necessary variance needed. No expansion of the currently existing footprint is proposed or required. I am requesting only to build a second story to a pre-existing structure on a non-conforming R-100 lot. The rear setback reduction that is necessary and requested is a reduction from a 40' Builders Setback Line (BSL) to 4' BSL. Please remember that this pre-existing structure is beside my house not behind it and that my lot is non-conforming R-100 lot to the other lots in the neighborhood. Also, there are plenty of buffers (mature trees and shrubs) between the existing structure and property line, even the addition would be out of view from the rear.

**3. Public Welfare:**

- The proposed second story addition would be in keeping with the design of my existing home and would "complete the property look," therefore providing a very positive impact on the neighborhood and community. I have received very positive reviews for my addition from my neighbors: Paul and Sally Rosser, Kevin and Claudia Levitas, John and Amy Hilton, Linda Janssen and Don Durfee. Also, the reduced setback will not pose any harm to public welfare, neighboring properties, or the overall improvements in the R-100 zoning district. My second story will modestly enhance the property and fit well with the neighborhood without causing any negative impact.

**4. Ordinance Hardship:**

- Due to the ongoing updates and changes to DeKalb County Zoning Ordinances, which are generally implemented for the benefit of the community and the uniformity of neighborhoods, many older houses that were originally compliant have fallen out of compliance over time. For example, homes built in the 1950s were subject to different building and zoning codes at the time of construction. Applying current building codes to older homes may raise concerns about equity, particularly in relation to property taxes associated with residing in this area. A strict interpretation of today's zoning laws would cause undue hardship for me, my property and the neighborhood. The current 40' BSL would make my existing current accessory structure totally unusable. Please remember that the current building footprint does not expand. Therefore, the variance is essential to prevent unnecessary undue hardship and allow for reasonable use of my land for the betterment of my property and the neighborhood property values.

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

My small, second story, storage project will in no way affect the spirit or style of my neighborhood, if anything it will complete the look, style and value of my property; and enhance the value of the neighborhood. I firmly believe that my variance request aligns with the spirit and intent of the DeKalb County Comprehensive Plan Criteria for a Variance (Chapter 27 Section 7.5.2):



- by "reasonable non-conforming topographical lot conditions which were not created by the owner, 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."
- "the requested variance does not go beyond the minimum necessary to afford relief...does not grant a special privilege"
- "the variance will not be materially detrimental to public welfare or injurious to the property or improvements in the zoning district"
- "literal interpretation and strict application...would cause undue and unnecessary hardship"
- "the variance would be consistent with the spirit and purpose of this chapter and the DeKalb County Comprehensive Plan text".

In conclusion, I truly appreciate your time and consideration of my variance request. I have been a responsible and contributing citizen of DeKalb County for over 50 years. Throughout this time, I have served on various corporate boards of directors, church trustees, and committees. Additionally, I have owned multiple businesses within this county and have chosen to retire here, continuing my engagement with the community. My commitment has always been unwavering.

Sincerely,

*Frederick P. Andriani, Jr.*