



Lorraine Cochran-Johnson

Chief Executive Officer

DeKalb County Zoning Board of Appeals
Department of Planning & Sustainability
178 Sams Street,
Decatur, GA 30030

Wednesday September 10, 2025

Planning Department Staff Analysis



Julian Njoku

Interim Director

N1. Case No: A-25-1247717

Parcel ID(s): 18 193 06 015

Commission District 02 Super District 07

Applicant: Frederick Andrien
2478 Greenglade Road
Atlanta, GA 30345

Owner: Frederick Andrien
2478 Greenglade Road
Atlanta, GA 30345

Project Name: 2478 Greenglade Road – Second-Story Addition

Location: 2478 Greenglade Road, Atlanta, GA 30345

Requests: Variance request from Section 27-2.2.1 of the DeKalb County Zoning Ordinance to:

- Reduce the required rear yard accessory structure setback from 15 feet to 4 feet, and
- Increase the maximum lot coverage from 35 percent to 39 percent

to facilitate construction of a second-story addition to an existing detached garage in the R-100 (Residential Medium Lot-100) zoning district.

Staff Recommendation: Approval with conditions

Conditions:

1. 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.
2. Variance shall only apply to a second-story addition on the “unfinished garage” as indicated on the submitted survey. The footprint shall not be expanded and all other applicable dimensional requirements must be followed.

STAFF FINDINGS:

The applicant proposes a second-story addition above the existing detached garage footprint. No expansion of the footprint is proposed. A variance is required to allow the addition within the reduced setback and to permit the increase in lot coverage associated with the historical property conditions.

Surrounding land uses are single-family residential, also zoned R-100. The property lies within the Suburban (SUB) Character Area.

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 subject parcel is triangular in shape with irregular dimensions that differ substantially from the rectangular lots that characterize the surrounding subdivision. The lot measures approximately 0.58 acres with 275 feet of street frontage, but its narrowing depth at the rear produces a constrained buildable area. This condition is compounded by the placement of the detached garage, built in 1965, which was legally permitted under prior standards but does not conform to the current 40-foot rear yard requirement. The resulting condition is unusual within the R-100 district and was not created by the applicant.

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 request is limited to constructing a second story above the existing garage footprint. No expansion of the footprint is proposed, and no other dimensional standards are sought to be varied. The proposed increase in lot coverage from 35 percent to 39 percent is minimal in scope and is a legally non-conforming condition. Because the garage is already situated within the required setback, any reinvestment in its structural capacity necessitates variance relief.

While the reduction from 15 feet to 4 feet is numerically significant, it reflects the location of the existing legally non-conforming garage rather than a new encroachment and maintains sufficient distance from nearby structures for storage-only use.

Submitted materials by the applicant only included a survey and not a site plan with the addition. Staff will be conditioning that the variance shall only apply to the proposed second story addition to the "unfinished garage" as indicated on the submitted survey.

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:

The proposed addition would be compatible with the scale and character of the existing residence. Adding a second story above an existing garage does not intensify land use activity, create traffic, or otherwise alter the residential function of the site. The garage is buffered from adjacent properties by mature vegetation, which will mitigate potential privacy or visual impacts. Neighboring residences are located at sufficient distance to avoid adverse effects on light, air, or views.

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

If the rear yard setback requirement were applied strictly, the existing garage structure would remain non-conforming and could not be modified. This would prevent the applicant from reinvesting in or upgrading the garage, effectively rendering the structure limited to its current form. Such restriction would impose a hardship by depriving the applicant of a reasonable use and modernization opportunity available to similarly situated homeowners on conforming lots.

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

The Comprehensive Plan designates the site within the Suburban (SUB) Character Area, which emphasizes preservation of established neighborhoods, reinvestment in aging housing stock, and maintenance of residential quality. The proposed second-story addition represents a modest reinvestment consistent with those policies. Staff finds that the variance request is consistent with the purpose of the zoning ordinance and with adopted land use policy.

The intent of setback and lot coverage standards is to maintain adequate separation between structures, preserve neighborhood character, and avoid overbuilding of lots. In this case, those objectives remain intact: the garage footprint will not be expanded, buffers will remain, and the overall scale of development is consistent with single-family residential character. The request aligns with the spirit of the ordinance by accommodating the unique shape and non-conforming condition of the lot without undermining zoning principles.

FINAL STAFF ANALYSIS:

Staff finds that the subject property exhibits extraordinary conditions due to its triangular lot shape and legally non-conforming structures standards. The requested variances are the minimum necessary to permit reinvestment in the existing garage without expansion of its footprint, and the proposed second-story addition would not create adverse impacts on neighboring properties or the surrounding district. Strict enforcement of current setback and lot coverage requirements would impose undue hardship by preventing meaningful upgrades to the non-conforming structure, while approval would remain consistent with the intent of the zoning ordinance and the Suburban Character Area policies of the Comprehensive Plan. Accordingly, **staff recommends approval with conditions.**

Staff Recommendation: Approval with conditions

Conditions:

1. The following information shall be noted on any site plan prepared for the subject property: case number, approval date, type of variance, and conditions of approval.
2. The variance shall apply only to the proposed second-story addition above the existing detached garage, as indicated on the survey submitted. The garage footprint shall not be expanded, and all other applicable dimensional requirements of the R-100 district shall be met.



DeKalb County
GEORGIA

Development Services Center
178 Sams Street
Decatur, GA 30030
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 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.

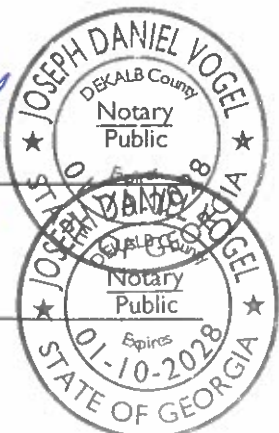
I hereby certify that I am the owner of the property and that I authorize the applicant/agent to apply for a hearing to the Zoning Board of Appeals for the requests as shown in this application.

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 RETRACEMENT 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, SHROB & 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: 01-15-2021
REASON: CORRECTION OF PLAT

THE PLAT IS A RETRACEMENT 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.

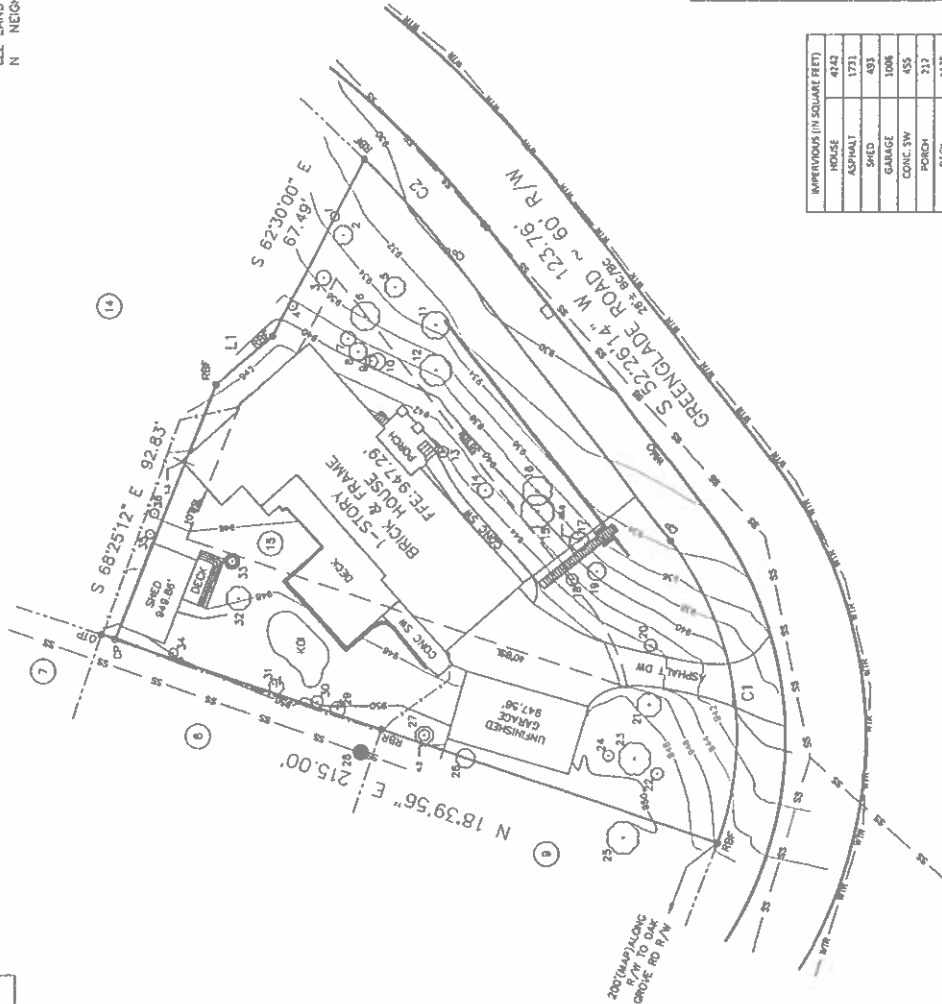
EFFECTIVE DATE: 08/15/2019

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	9	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	1731
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.