

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: Juan Ramirez  
Mailing Address: 309 Woodview Drive  
City/State/Zip Code: Decatur, GA 30030  
Email: jramirez@studiod-c.com  
Telephone Home: \_\_\_\_\_ Business: 770 318 2782

#### OWNER OF RECORD OF SUBJECT PROPERTY

Owner: Melissa Arnau and James Elliott Patton  
Address (Mailing): 307 Vickers Drive, Atlanta, GA 30307  
Email: melissaarnau@gmail.com Telephone Home: (678) 416-9636 Business: \_\_\_\_\_

#### ADDRESS/LOCATION OF SUBJECT PROPERTY

Address: 307 Vickers Drive City: Atlanta State: GA Zip: 30307  
District(s): 18 Land Lot(s): 4 Block: 17 Parcel: 1800415012  
Zoning Classification: R-75 Commission District & Super District: Unincorporated DeKalb

#### 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: 08-05-2025

Applicant  
Signature:

Melissa J. Guman

DATE: 08/05/2025

Applicant  
Signature:

James Scott Futer



DEPARTMENT OF PLANNING & SUSTAINABILITY

**ZONING BOARD OF APPEALS APPLICATION**

**AUTHORIZATION TO REPRESENT THE PROPERTY OWNER**

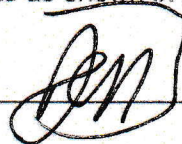
I hereby authorize the staff and members of the Zoning Board of Appeals to inspect the premises of the Subject Property.

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: 08/04/25

Applicant/Agent  
Signature:

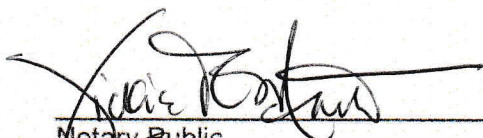

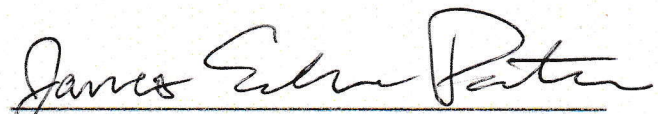
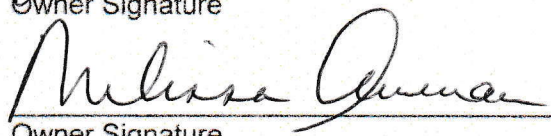


JUAN RAMIREZ

TO WHOM IT MAY CONCERN:

(I)/ (WE): JAMES ELLIOT PATTON AND MELISSA ARNAU  
(Name of Owners)

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

  
\_\_\_\_\_  
Notary Public  
\_\_\_\_\_  
Notary Public  
\_\_\_\_\_  
Owner Signature  
\_\_\_\_\_  
Owner Signature

VICKIE R MARTIN 8-18-2025  
Notary Public

\_\_\_\_\_  
Owner Signature



# Application for Variance- DeKalb County, GA, Zoning Board of Appeals

## Letter of Intent

307 Vickers Drive, Atlanta, GA 30307

August 13, 2025

Subject: Variance Request for Side Yard Setback Reduction on corner lot- Section 27-2.2.1

We are proposing a new screened-in porch and deck addition to the existing structure on 307 Vickers Drive. The screened-in porch addition will be a two-story structure, with the porch extending on the main level and a storage room below (basement level).

The proposed addition will be located at the back of the existing structure and will meet all setback requirements of the lot.

We are applying for a variance from Chapter 27-2.2.1, to reduce the existing south side setback from 7.5' to 5', in order to add to the existing structure.

### 1. Physical Conditions of the site:

The original main structure of the property was built in 1950. The south side of the structure was built encroaching into the side setback and reducing the side setback to 5'-5".

The property has suffered several tree damages over the last years. The existing porch located on the northeast corner of the existing structure got destroyed by a falling tree.

### 2. Need for variances and minimal request:

We are asking for a side setback variance for the existing legal nonconformity of the structure to allow for the proposed meaningful improvement of the addition.

The proposed screened-in porch and deck will be entirely within the required setbacks.

### 3. Impact on neighboring properties and community:

The proposed rear addition will not have an impact on the neighboring properties. The proposed changes will provide an aesthetic and functional improvement to the property and the streetscape of Vickers Drive.

See attached letters from immediate neighbors:

Bruce Friedman (303 Vickers Drive), Keiko & Carol Price (308 Vickers Drive), Chowning & Kevin Hawkins (315 Vickers Drive) and Ryan & Betsy Wallace (1788 Hummingbird Lane)



4. Hardship:

The proposed screened-in porch and deck addition will replace a small porch and deck that was destroyed by a fallen tree. Currently the kitchen patio door has no means of egress. The proposed addition is a necessary upgrade to give the owners the opportunity to enjoy the outdoors year around. Especially protection from insects has been a raising concern since the mosquito population represents a serious problem in the neighborhood.

Meaningful upgrades to the existing primary structure will not be possible without this variance. We are asking for the existing side setback condition to be grandfathered since a modification would cause hardship for the owners.

5. Align with the spirit of the law:

We believe that this variance request aligns with the intent of the suburban character area, as outlined in the DeKalb County Comprehensive Plan.

The request for this proposed project (screened-in porch and deck addition) is to grandfather the existing side set back of the existing structure. The proposed work will meet all setback requirements of the lot, and this variance will address the existing condition that has been in place since 1950.

The proposed addition is in line with the goals of keeping the aesthetics of the character area by keeping the characteristic building elements of the main structure in place.

We will apply for the Certificate of Appropriateness for this project on 10/20/25

We appreciate your time and consideration of our variance request

Thank you for your help and guidance.

Sincerely,

Juan Ramirez , Studio d+c, Inc.- Contractor

770-318 2782

[jramirez@studiod-c.com](mailto:jramirez@studiod-c.com)

Melissa Arnau & James Elliott Patton- Owner

307 Vickers Drive

Atlanta, GA 30307

678 416 9636

Attachments: Letters of neighbors:

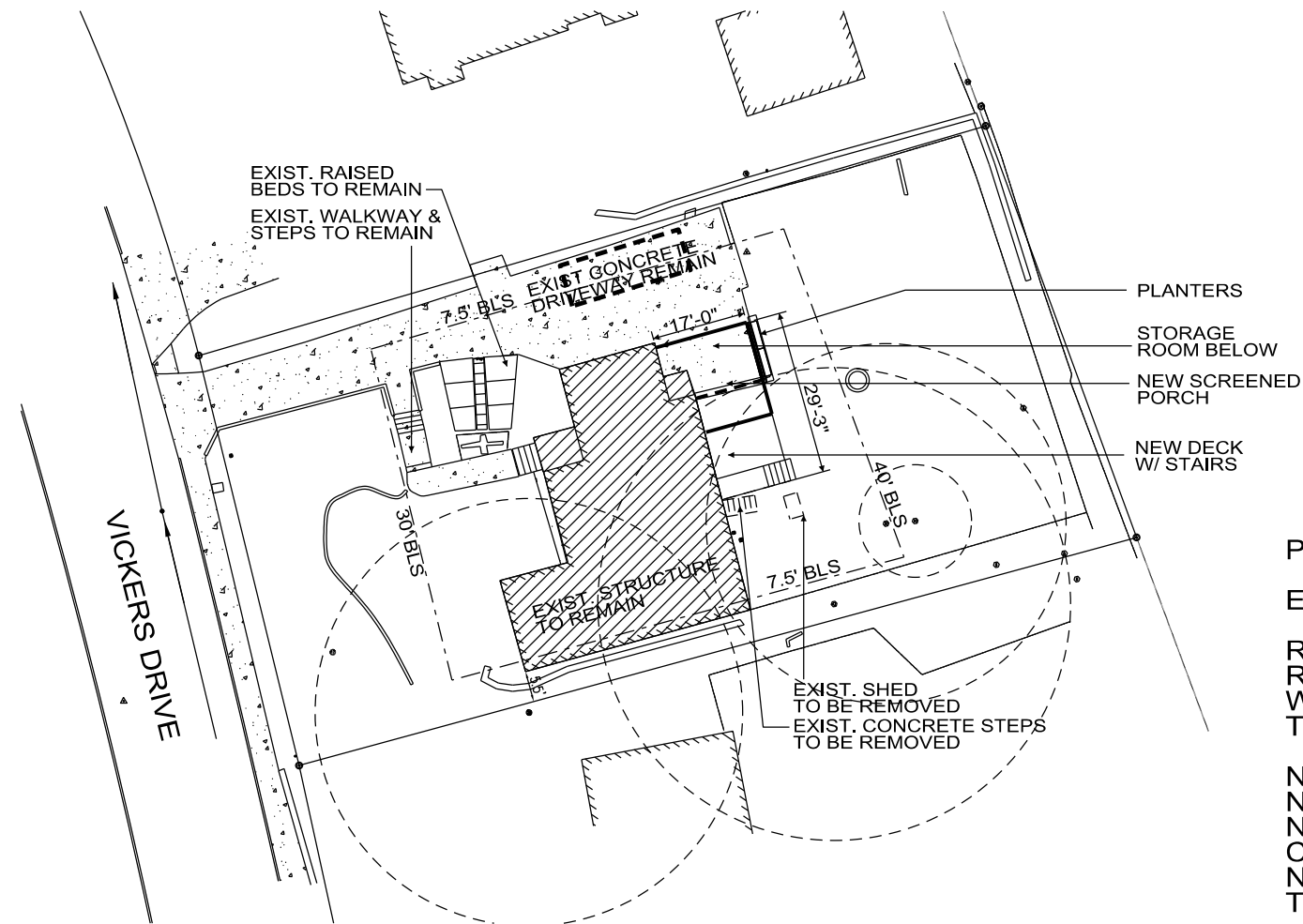
Bruce Friedman, 303 Vickers Drive

Keiko & Carol Price, 308 Vickers Drive

Chowning & Kevin Hawkins, 315 Vickers Drive

Ryan & Betsy Wallace, 1788 Hummingbird Lane

Photos of existing structures: A9.01



1 NEW SITE PLAN & LOT COVERAGE  
A 1.01 SCALE: 1/16"=1'-0"

DIMENSIONS SHOWN ON DRAWINGS ARE FOR INFORMATIONAL PURPOSE ONLY. FIELD VERIFY ALL DIMENSIONS WHERE THEY INVOLVE OR ARE RELATED TO THE EXISTING STRUCTURE.

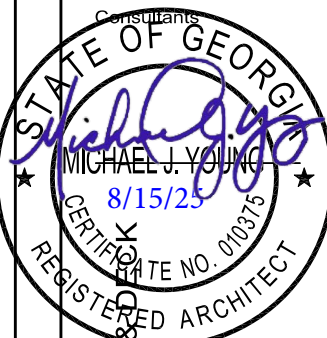
PROJECT LOT COVERAGE SUMMARY:  
EXISTING IMPERVIOUS SURFACES( PER SURVEY) : 3,566 SF  
REMOVED IMPERVIOUS SURFACES:  
REAR CONCRETE STEPS: 17 SF  
WOOD LANDING/ SHED: 11 SF  
TOTAL REMOVED: 28 SF  
NEW IMPERVIOUS SURFACES:  
NEW SCREENED PORCH/ STORAGE ROOM,  
NEW DECK AND STAIRS ( AREA ABOVE EXIST.  
CONCRETE DRIVEWAY/ SLAB NOT CALCULATED): 222.8 SF  
NEW PLANTERS AT NEW STORAGE ROOM: 17.9 SF  
TOTAL NEW: 240.7 SF  
NEW TOTAL PROPOSED LOT COVERAGE: 3778.7 SF  
LOT SIZE: 11,444 SF  
PROPOSED LOT COVERAGE: 33.02 %  
MAXIMUM LOT COVERAGE ALLOWED: 35%

NOTE: THIS PROJECT WILL NOT DESTROY  
OR DISTURB THE ADJACENT  
SOIL, ROOT SYSTEMS OF EXISTING TREES  
OR VEGETATION .  
NO TREES WILL BE REMOVED.

24 HOURS CONTACT- EROSION & SEDIMENT CONTROL  
JUAN RAMIREZ, STUDIO D+C,INC  
770 318 2782



309 Woodview Drive  
Decatur, GA 30030  
770-318 2782  
jramirez@studiod-c.com



REAR ADDITION-SCREENED PORCH & DECK  
**ARNAU RESIDENCE**  
307 VICKERS DRIVE  
ATLANTA, GA 30307

PRINTING & REVISIONS

08/21/25 Variance Application Submittal XX/XX/XX COA Application Submittal
XX/XX/XX Construction Documents
XX/XX/XX Released for Construction

Sheet Title
NEW SITE PLAN & LOT COVERAGE
Sheet Number
<b>A1.01</b>





1  
A 9.01

WEST FACADE - FRONT  
SCALE: N/A



2  
A 9.01

EAST FACADE- FRONT  
SCALE: N/A



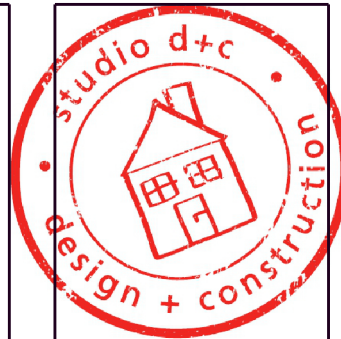
3  
A 9.01

NORTH FACADE - SIDE  
SCALE: N/A



4  
A 9.01

SOUTH FACADE- SIDE  
SCALE: N/A



309 Woodview Drive  
Decatur, GA 30030  
770-318 2782  
jramirez@studiod-c.com

Consultants

REAR ADDITION-SCREENED PORCH & DECK  
**ARNAU RESIDENCE**  
307 VICKERS DRIVE  
ATLANTA, GA 30307

PRINTING & REVISIONS

08/21/25 Variance  
Application Submittal  
XX/XX/XX COA  
Application Submittal

XX/XX/XX Construction  
Documents

XX/XX/XX Released for  
Construction

Sheet Title
PHOTOS OF EXISTING STRUCTURE
Sheet Number
A9.01



