

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: La Trina P. Jackson and Kimberly S. Jackson

Mailing Address: 4600 Ruby Road

City/State/Zip Code: Stone Mountain, GA 30083

Email: ltpjackson2@gmail.com

Telephone Home: 440-935-0419 Business: 864-621-8386

OWNER OF RECORD OF SUBJECT PROPERTY

Owner: La Trina and Kimberly Jackson

Address (Mailing): 4600 Ruby Road

Email: ltpjackson2@gmail.com Telephone Home: 440-935-0419 Business: 864-621-8386

ADDRESS/LOCATION OF SUBJECT PROPERTY

Address: 4622 Ruby Road City: Stone Mountain State: GA Zip: 30083

District(s): 4/7 Land Lot(s): _____ Block: _____ Parcel: 15 256 01 013

Zoning Classification: R-100 Commission District & Super District: 4/7

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.

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: 8/20/2025

Applicant La Trina P. Jackson
Signature: _____

DATE: 8/20/2025

Applicant Kimberly S. Jackson
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: 8/20/2025 Applicant/Agent La Trina P. Jackson
Signature: _____

TO WHOM IT MAY CONCERN:

(I)/ (WE): _____
(Name of Owners)

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

Notary Public

Owner Signature

Notary Public

Owner Signature

Notary Public

Owner Signature

Subject: Variance Request to Allow an Accessory Dwelling Unit Without a Primary Dwelling Unit Requirement

Dear Members of the Zoning Board of Appeals,

My name is La Trina Jackson, and I am the applicant for the property located at **4622 Ruby Road, Stone Mountain, GA 30083**. I am writing to formally request a variance from **Section 27-4.2.3** of the DeKalb County Zoning Ordinance. My request is to allow the placement of a portable accessory dwelling unit (ADU), a tiny home on a trailer, on the property without the typical requirement of a primary dwelling unit.

This tiny home will serve as a residence for a farmer and caretaker who will manage the property, which is currently used for farming, casual camping, and as an education area. The ADU is essential to the functionality of the proposed project, as it provides on-site housing for the individual responsible for the care and upkeep of the land and its activities.

1. Physical Conditions of the Site

The physical conditions of the property necessitate this specific approach. The land needs to be kept intact for recreational and agricultural purposes, which is the core function of the project. Placing a portable tiny home on a trailer allows us to provide essential housing without altering the land's natural state or constructing a permanent foundation that would interfere with its intended use. This condition is not created by myself or any previous owner.

2. Minimum Variance Necessary

The request for an accessory dwelling unit without a primary dwelling unit is the minimum necessary to afford relief and is not a grant of special privilege. The proposed tiny home is the perfect size for its intended function, providing a small and functional living space for the farmer/caretaker. Constructing a full-sized, permanent primary dwelling unit would be unnecessary and inconsistent with the property's primary use as a farm and educational area.

3. Public Welfare

Granting this variance will not be detrimental to the public welfare or injurious to neighboring properties. The project improves the aesthetics of the area by maintaining a well-cared-for agricultural and recreational space. It also provides an alternative housing solution, which is a key goal for the county. We have discussed the project with neighbors at 4630 Ruby Road (the sole neighbors on adjoining property) and they are supportive of the project. We believe that the ADU's size (less than 600 square feet) and placement (behind the established tree line, more than 150 feet from the road) will not negatively impact their privacy or the character of the neighborhood.

4. Ordinance Hardship

A literal interpretation and strict application of the current ordinance would cause undue and unnecessary hardship. The ordinance creates a situation where a tiny home, which is ideal for the unique use of this property, is infeasible due to the primary dwelling unit requirement. The current residential rules do not account for the specific needs of a recreational and agricultural use case like this one. Adhering to the ordinance as written would prevent the project from moving forward.

5. Alignment with the Spirit and Purpose of the Chapter and the DeKalb County Comprehensive Plan

The requested variance is consistent with the spirit and purpose of the chapter and the DeKalb County Comprehensive Plan. The property's land use is designated as SUB (Suburban), and our project aligns with the goal of encouraging infill development and providing alternative housing options. By allowing a tiny home for a farmer, we are utilizing the property in a way that is both productive and beneficial to the community, without creating the suburban density that a traditional primary dwelling unit would entail.

In conclusion, I respectfully ask for your time and consideration of my variance request. I believe this project is a thoughtful and beneficial addition to the community and that the requested variance is essential to its success. Thank you for your attention to this important matter.

Sincerely,

La Trina Jackson

AFTER RECORDING, PLEASE RETURN TO:
MERINO & ASSOCIATES, LLC
2230 Towne Lake Parkway, Bldg 400, Suite 140
Woodstock, GA 30189

File No: M18060012

STATE OF GEORGIA
COUNTY OF DEKALB

2018111538 DEED BOOK 26987 Pg 92



Real Estate Transfer Tax \$80.00

Filed and Recorded:
6/25/2018 2:54:07 PM
Debra DeBerry
Clerk of Superior Court
DeKalb County, Georgia

LIMITED WARRANTY DEED

THIS INDENTURE made this 20th day of June, 2018, between
Brandi Arts

as party or parties of the first part, hereinafter called Grantor, and

Atlanta Neighborhood Development Partnership, Inc.,

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS (\$10.00) DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property, to-wit::

All that tract or parcel of land lying and being in Land Lot 256 of the 15th District, DeKalb County, Georgia, and being more particularly described as follows:

Beginning at a point on the East side of Ruby Road, which point is located North 15 degrees East Ten Hundred Eighty-Two (1082) feet from a point on the South line of said land lot, which last mentioned point is Two Hundred Thirty One (231) feet East from the Southwest corner of said land lot, and running thence North 66 degrees East Two Hundred Two (202) feet to an iron axle corner; thence South 21 degrees East Ninety (90) feet; thence Southwest One Hundred Ninety-Four (194) feet to the East side of Ruby Road; thence Northwest along said Road Ninety (90) feet to the point of beginning.

Also:

All that tract or parcel of land lying and being in Land Lot 256 of the 15th District, DeKalb County, Georgia, and being more particularly described as follows:

Beginning at a point on the Easterly side of Ruby Road 2014.8 feet as measured along the Easterly side of Ruby Road from the Southeasterly corner of the intersection of Ruby Road and Rowland Road; running thence in an Easterly direction 194 feet to the point of beginning; running thence in a Northerly direction 90 feet to a point; running thence Easterly 482.6 feet to a point; running thence in a Southerly direction 311.3 feet to a point; running thence in a Westerly direction 525 feet to a point; running thence in a Northerly direction 124 feet to the point of beginning.

Also:

All that tract or parcel of land lying and being in Land Lot 256 of the 15th District, DeKalb County, Georgia, and being more particularly described as follows:

All that tract or parcel of land lying and beginning at a point of the North East side of Ruby Road, 2014.8 feet from Rolland Road, running thence in a Easterly direction 194 feet; to a point running thence in a Southerly direction 104 feet, to a point running thence in a Westerly direction 197 feet, to a point on the South Easterly side of Ruby Road, running thence 76 feet North along the Easterly side of Ruby Road to the point of beginning.

This Deed is given subject to all easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, forever in **FEE SIMPLE**.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons by, through and under the above named grantor.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

Appears to be missing a 104' call

1

2

3

WARRANTY DEED
(Continued)

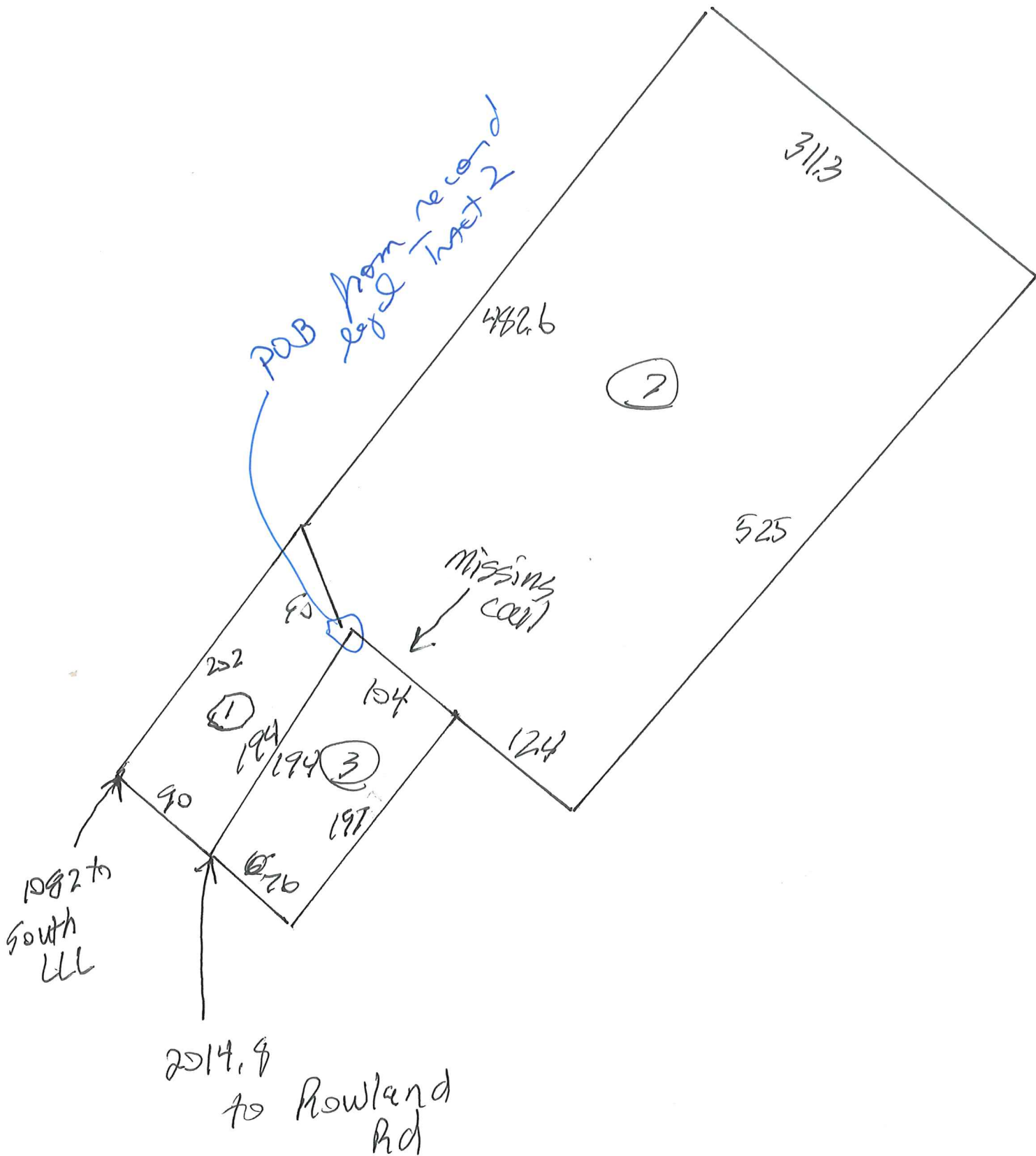
Albert
Witness

Brandi Arts (Seal)
Brandi Arts

Marion Rose
Notary Public
My Commission Expires: 11-9-20

____ (Seal)





WARRANTY DEED

FORM 88

MILLER'S BOOK & OFFICE SUPPLY CO. ATLANTA



STATE OF GEORGIA,

DeKalb

County.

THIS INDENTURE, made this 8th day of November

in the year of our Lord One Thousand Nine Hundred and Sixty One

Between J. M. McGiboney

of the State of Georgia and County of DeKalb of the first part
and Ruby M. Hambrick

of the State of Georgia and County of DeKalb of the second part.

WITNESSETH: That the said part Y of the first part, for and in consideration of the sum of One (\$1.00) Dollar and other valuable considerations ----- DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed and by these presents do grant, bargain, sell and convey unto the said part Y of the second part, her heirs and assigns, all that tract and parcel of land lying and being in

All that tract or parcel of land lying and being in Land Lot 256 of the 15th District of DeKalb County, Georgia and being more particularly described as follows:

Beginning at a point on the Easterly side of Ruby Road 2014.8 feet as measured along the Easterly side of Ruby Road from the Southeast-erly corner of the intersection of Ruby Road and Rowland Road; running thence in an Easterly direction 194 feet to the point of beginning; running thence in a Northerly direction 90 feet to a point; running thence Easterly 482.6 feet to a point; running thence in a Southerly direction 311.3 feet to a point; running thence in a westerly direction 525 feet to a point; running thence in a Northerly direction 224 feet to the point of beginning.

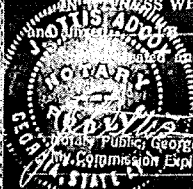
FILED
DEKALB CO. GA.
APR 6 3 43 PM
BEN B. BURGESS
CLERK SUPERIOR COURT

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in any wise appertaining, to the only proper use, benefit and behoof of her the said part Y of the second part, her heirs and assigns forever, IN FEE SIMPLE.

And the said part Y of the first part, for his heirs, executors and administrators will warrant and forever defend the right and title to the above described property unto the said part Y of the second part, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, That the said party of the first part has hereunto set his hand and seal, the day and year above written.

and delivered in the presence of:



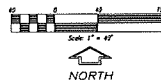
Notary Public, Georgia, State at Large
My Commission Expires May 13, 1964

Witness

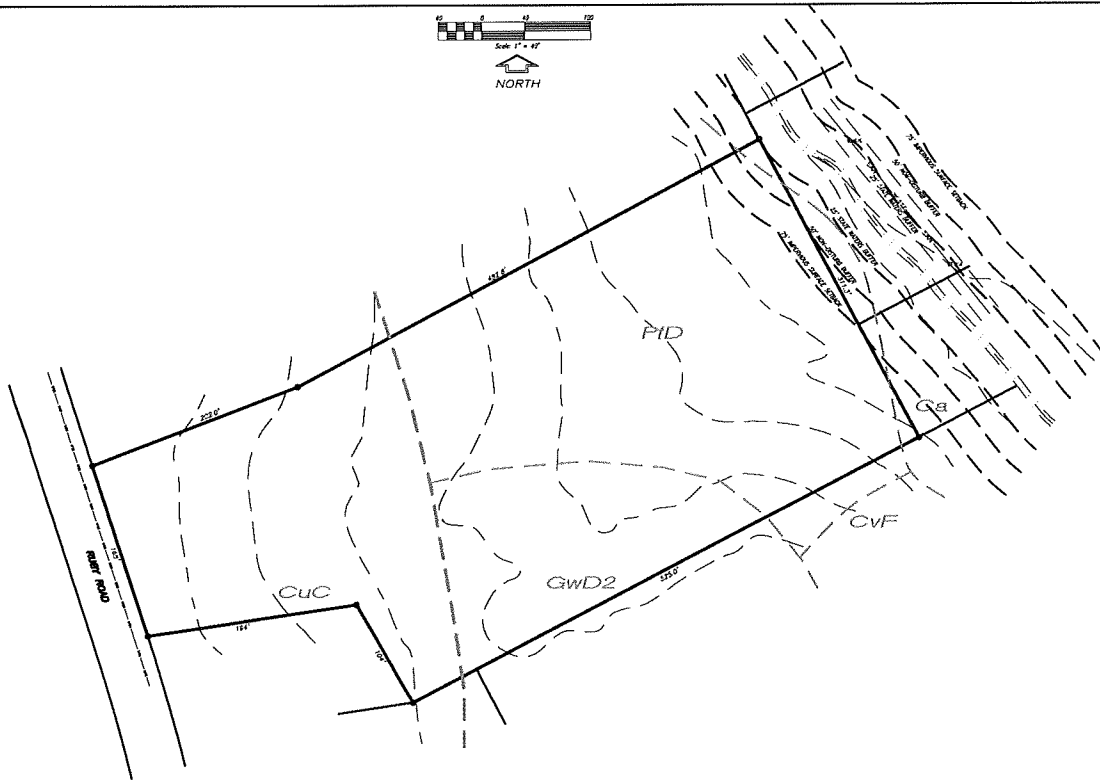
J. M. McGiboney (Seal)
Mrs. A. L. Conner (Seal)
(Seal)
(Seal)

Recorded April 8th, 1964

Ben B. Burgess Clerk



PROPERTY ZONE: R-100
 BULKHEAD SETBACK LINES
 FRONT - 20 FEET
 SIDE - 10 FEET
 REAR - 40 FEET
 MINIMUM LOT AREA - 15,000 SQ. FT.
 MINIMUM STREET FRONTAGE - 100 FEET
 MINIMUM LOT WIDTH @ R - 100 FEET
 MINIMUM LOT COVERAGE - 35%
 MINIMUM BLDG. HEIGHT - 35 FEET



- LEGEND**
- WM - WAREHOUSE
 - UB - UPGRADE BULK
 - CB - CATCH BASIN
 - DI - DITCH INLET
 - SSE - SANITARY SEWER EJECT
 - DE - DRAINAGE EASEMENT
 - UE - UTILITY EASEMENT
 - UPA - UTILITY POLE ALIAS
 - UPA - UTILITY POLE
 - CTA - CATCH TANK
 - STA - STORM TANK
 - RA - RE-BAF
 - CH - CHEMICAL
 - BA - BUILDING LINE
 - MA - MOUNTAIN VIEW
 - PP - POWER POLE
 - E - CENTER LINE



FLOOD STATEMENT
 THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO FIRM PANEL #153500000 J LAST REVISED ON MAY 18, 2015.

SITE WORKS SURVEYS & PLANNING
 RONALD E. GUNTER, LE
 404-791-8584
 1760 ASPEN HOLLOW RD
 SUITE 100
 ATLANTA, GEORGIA 30329
 PHONE: 404-791-8584
 e-mail: rgunter@siteworks.net

EXISTING COORDINATE SURVEY OF 4662 RUBY ROAD
 AP#1543000
 TAX ID: #15-300-01-013
 LL 25A, DISTRICT 15
 DOUGLAS COUNTY, GEORGIA

OWNER
 ATLANTA NEIGHBORHOOD DEVELOPMENT
 PARTNERSHIP, INC.
 220 PENNINGTON STREET, NE
 SUITE 205
 ATLANTA, GA 30303-1805
 PHONE: 404-430-1004

DEVELOPER
 ATLANTA NEIGHBORHOOD DEVELOPMENT
 PARTNERSHIP, INC.
 220 PENNINGTON STREET, NE
 SUITE 205
 ATLANTA, GA 30303-1805
 PHONE: 404-430-1004

NO.	DATE	REVISION

Project: Variance Application for 4622 Ruby Road_ Tiny House Details and Pictures

Tiny House Dimensions:

Height: 13.5', width: 8.5', length: 24' + 3' for the hitch

Trailer type: iron eagle PAD14K-24

50amp electrical hook-up

Sewage requirements: Gray water and existing composting toilet

Picture 1:



Picture 2:

