



## DeKalb County Department of Planning & Sustainability

178 Sams Street  
Decatur, GA 30030

Lorraine Cochran-Johnson  
Chief Executive Officer

Phone: (404) 371-2155  
dekalbcountyga.gov/planning

Cedric Hudson  
Interim Director



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

Applicant and/or  
Authorized Representative: Thomas Boyd  
Mailing Address: 2450 Hawthorne Dr. NE  
City/State/Zip Code: Atlanta GA 30345  
Email: taboyd@gmail.com  
Telephone Home: 7703307758 Business: \_\_\_\_\_

#### OWNER OF RECORD OF SUBJECT PROPERTY

Owner: Thomas and Julia Boyd  
Mailing Address: 2450 Hawthorne Dr. NE Atlanta GA 30345  
Email: Taboyd@gmail.com Telephone: 7703307758 Business: \_\_\_\_\_

#### ADDRESS/LOCATION OF SUBJECT PROPERTY

Address: 2450 Hawthorne Dr. NE City: Atlanta State: GA Zip: 30345  
District(s): \_\_\_\_\_ Land Lot(s): \_\_\_\_\_ Block: \_\_\_\_\_ Parcel: 1823208041  
Zoning Classification: R100 (residential Medium Lot) Commission District & Super District: 1/7

#### 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](mailto:plansustain@dekalbcountyga.gov) with any questions.



DeKalb County

DEPARTMENT OF PLANNING & SUSTAINABILITY

## 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.

08/19/2025

DATE:

Thomas Boyd

SIGNATURE:

A handwritten signature in black ink, appearing to read 'Thomas Boyd', written over a horizontal line.



DeKalb County

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

## 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.

08/19/2025

DATE:

[Signature]  
APPLICANT/AGENT SIGNATURE

TO WHOM IT MAY CONCERN:

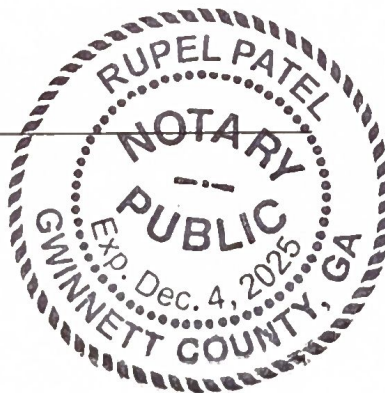
(I)/ (WE): Thomas and Julia Boyd

Name of Owner(s)

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

[Signature]

Notary Public



[Signature]  
Owner Signature

[Signature]



## ***Ordinance Criteria for Variance Hardships***

*Derived from the ordinance and translated into Layman's Terms  
(Chapter 27 Section 7.5.2)*

### **1. Physical Conditions of the site – *What did mother nature do?***

Address the specific issues of the ***physical condition*** of the property that make it a special case. This could be its narrowness, shallowness, unique shape, or other physical features such as floodplains, trees, or a steep slope. These conditions should be the result of natural order, not created by you or a prior owner.

In order to build the structure we are desired that will fit two modern cars, we require this variance as the building was built in 1958 and is legal nonconforming with modern set backs. We are unable to build the garage on any other point of the property due to the presence of a storm drain easment on the left side of the property. We are unable to use the rear yard due to excessive elevation changes that would limit feasibility of the build and functionality of the garage.

### **2. Minimum Variance Necessary – *Are you asking for just the right amount?***

Demonstrate that your request is only for the ***minimum necessary*** to make your property usable and does not provide any special advantages that aren't available to other property owners in your zoning district.

Our request to change the set back from 10' to 1' is necessary for the garage to be built in a straight line for structural supports and to support room above as well as to fit two modern cars with adequate space to enter and exit safely.

### **3. Public Welfare – *Does this harm or benefit your neighbors?***

Discuss the ***potential impact*** of your proposed changes on your neighborhood and community. Show that the variance you're seeking won't harm public welfare, neighboring properties, or any improvements in the same zoning district.

This build is designed to improve the aesthetic of the neighborhood by removing our cars from view and updating the exterior of our home. As our letters of support indicate, our neighbors are in support of the build. Reducing the set back will have have no impact on our next door neighbors as it is essentially unchanged from our current house footprint.

### **4. Ordinance Hardship – *Does the ordinance prevent your project?***

Detail how a ***strict interpretation of the zoning laws*** would cause undue hardship for you. This could be in terms of impracticality or inability to use your property effectively. Think of this as, ***"if denied, what would happen?"***

If this variance is denied, we will not be able to proceed with the project as we will not be able to make meaningful changes that allow us to continue living in our home with a growing family.

### **5. Alignment with the Spirit of the Law**

Demonstrate how your variance request aligns with the overall purpose of the zoning laws and the DeKalb County Comprehensive Plan. Show that your proposal does not undermine these broader goals and policies, but rather seeks a reasonable adaptation to them. Ask your assigned planner for text regarding the parcel's assigned land use.

Our request seeks a reasonable adaptation to prior zoning laws as our property has at least 20' between properties, which is the imposed legal distance. We will not infringe beyond our property line or impact their property in any manner than those currently existing as the garage will extend more into the front setback than the side setback.

## Letter of Intent

Dear Members of the Zoning Board of Appeals,

My name is Thomas Boyd and my wife, Julia, and I are writing to formally request a variance request from Section 27-2.1.1 to reduce front yard setback from 59.'2 to 53' and Variance request from Section 27-2.2.1 to reduce side yard setback from 10' to 1'. My request pertains to the reduction of the front yard set back and side yard setback requirements for my property located at 2450 Hawthorne Drive. The purpose of this variance is to facilitate the construction of a garage with the addition of a connected second floor structure.

### 1. Physical conditions of the site

The unique physical conditions of my property constitute a special case necessitating this variance. The parcel is characterized by an irregularly shaped carport, built prior to existing setbacks, and an irregularly shaped nonconforming legal lot making compliance with the 10 foot side setback particularly challenging. We are unable to complete our design due to a storm drain easement on the left side of the house and significant elevation change in the rear yard. These conditions are inherent and not a result of any actions taken by me or previous property owners.

### 2. Minimum Variance Necessary

My request is solely for the minimum variance necessary to render my usable and improve my home and neighborhood aesthetic. In order to remain in this home, we will require a garage that accommodates two modern vehicles and allows for a space above for living quarters for our current family and aging family members who have expressed desire to live with us when needed.

### 3. Public Welfare

The proposed addition will provide a positive impact on the neighborhood and community. I have received a letter of support from my neighbors, The Jensens, who reside at 2462 Hawthorne Dr. NE. We have also included neighbors from across the street and throughout the neighborhood ( the Olsens, Nat and Janet Emerson, the Goodnos, and the Johnsons) to encompass neighbors from all aspects of our immediate area. They do not feel the addition would intrude on their privacy or affect their daily life and property and would improve neighborhood aesthetics

### 4. Ordinance

The strict application of the existing setbacks would require that the garage be moved from its current location to the other side of the house or in the backyard, both of which would be prohibitive due to topography, and result in a nonfunctional entry point into the home. The variance is therefore essential to prevent unnecessary hardship and allow for a reasonable use of my land.

### 5. Alignment with the Spirit of the Law

I firmly believe that my variance request aligns with the intent of the Suburban Character Area, as outlined in the DeKalb County Comprehensive Plan. The proposed construction of 2450 Hawthorne Drive is in line with the goals of recognizing traditional suburban land use patterns while encouraging increased connectivity and accessibility. As a resident of DeKalb county for nearly 42 years, It is my intention to improve my home to provide greater family access, while also providing improvements in aesthetics consistent with community enhancements that continue to change.

In conclusion, I appreciate your time and consideration of my variance request. I am committed to working collaboratively to ensure that my proposed changes align with the broader goals and policies of DeKalb County.

Thank you for your attention to this matter.

Sincerely,

Thomas Boyd

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Thomas and Julia Boyd  
2450 Hawthorne Dr. NE  
Atlanta GA, 30345

August 18, 2025

**Re: Support for 2450 Hawthorne Dr Renovation Project**

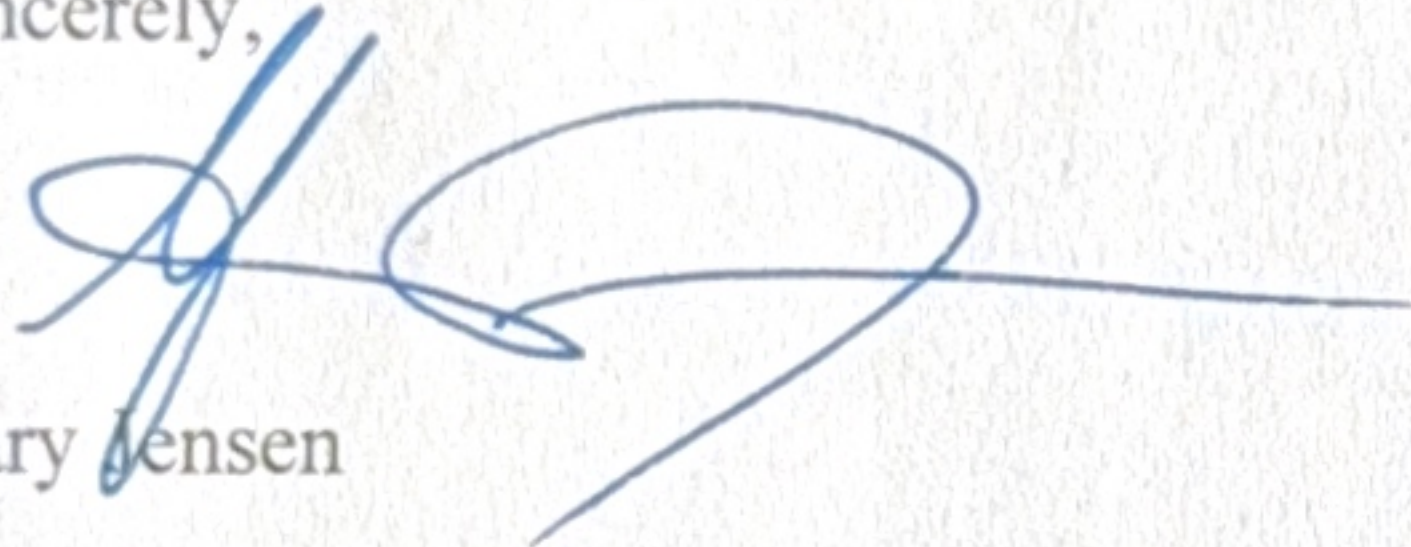
**To Whom It May Concern:**

I am writing to express my full support for the upcoming renovation project at 2450 Hawthorne Dr. NE, Atlanta, GA 30345. As a neighboring resident at 2462 Hawthorne Dr. NE, I have carefully reviewed the proposed renovation plans and am pleased to offer this endorsement.

While I understand that construction projects involve temporary inconveniences such as noise and increased activity, I appreciate the proactive communication and detailed mitigation strategies. The proposed measures—including designated working hours, ongoing updates about schedule changes and personnel, and commitment to address any damage—demonstrate thoughtful consideration and provide confidence in responsible project management.

I believe this renovation will serve as a positive enhancement to our neighborhood, improving both the aesthetic appeal of the property and potentially benefiting area property values. The homeowner's commitment to open communication and responsible project management reflects the kind of neighborly consideration that strengthens our community.

Sincerely,



Gary Jensen

2462 Hawthorne Dr. NE  
Atlanta GA 30345

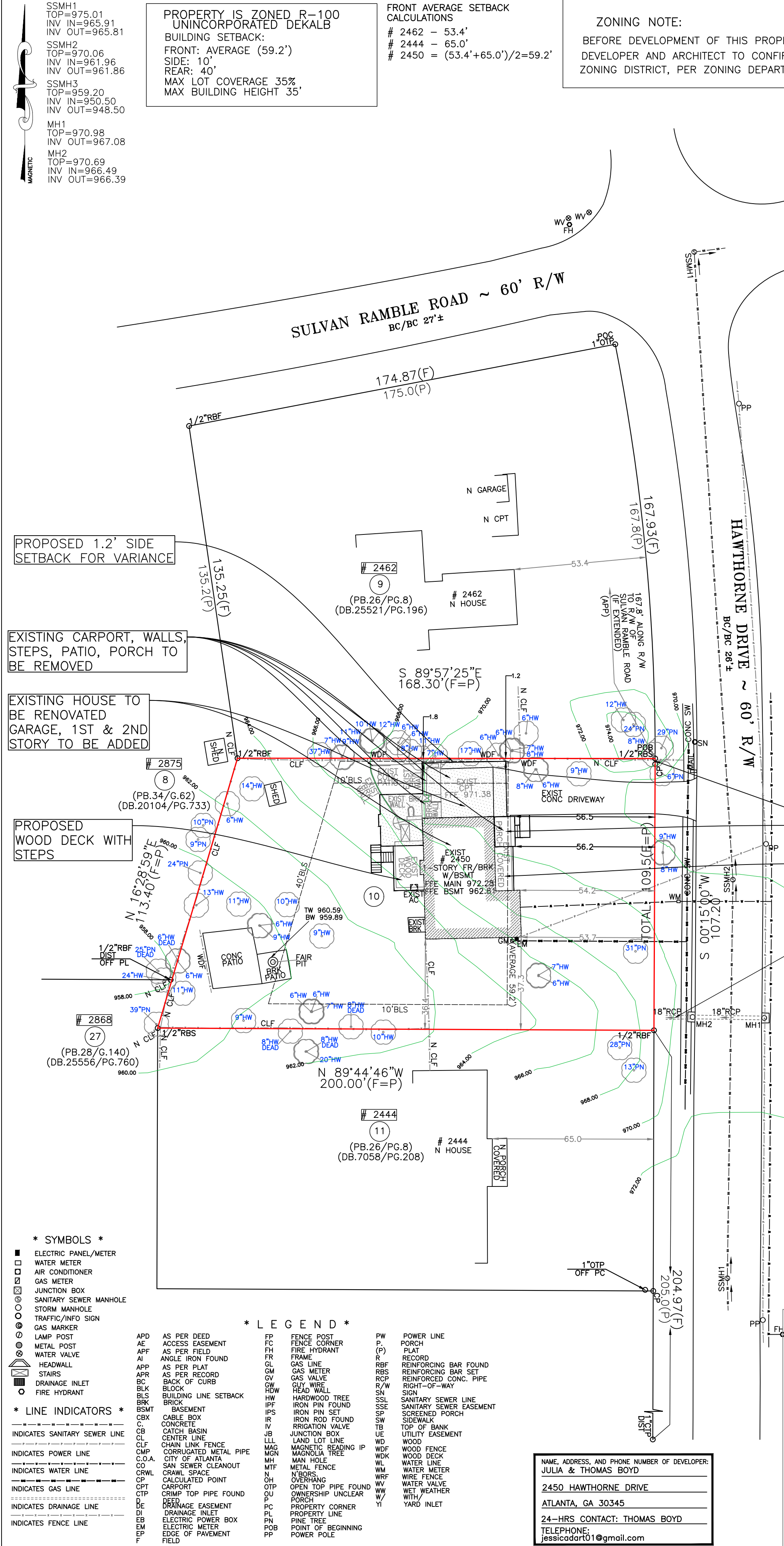
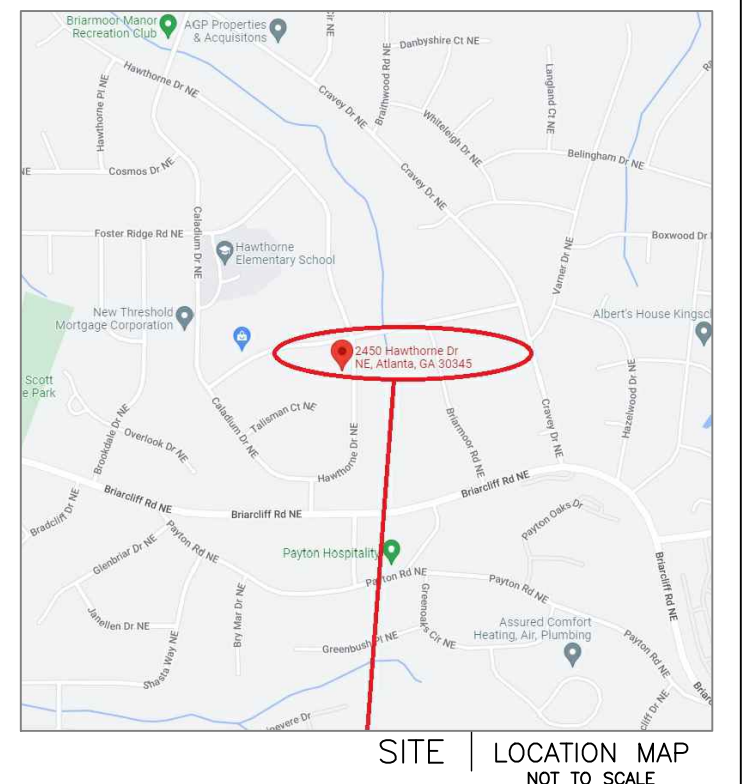


SSMH1  
TOP=975.01  
INV IN=965.91  
INV OUT=965.81  
SSMH2  
TOP=970.06  
INV IN=961.96  
INV OUT=961.86  
SSMH3  
TOP=959.20  
INV IN=950.50  
INV OUT=948.50  
MH1  
TOP=970.98  
INV OUT=967.08  
MH2  
TOP=970.69  
INV IN=966.49  
INV OUT=966.39

PROPERTY IS ZONED R-100  
UNINCORPORATED DEKALB  
BUILDING SETBACK:  
FRONT: AVERAGE (59.2')  
SIDE: 10'  
REAR: 40'  
MAX LOT COVERAGE 35%  
MAX BUILDING HEIGHT 35'

FRONT AVERAGE SETBACK  
CALCULATIONS  
# 2462 - 53.4'  
# 2444 - 65.0'  
# 2450 = (53.4'+65.0')/2=59.2'

ZONING NOTE:  
BEFORE DEVELOPMENT OF THIS PROPERTY,  
DEVELOPER AND ARCHITECT TO CONFIRM  
ZONING DISTRICT, PER ZONING DEPARTMENT.



**SURVEY NOTES:**

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, TELEPHONE, ELECTRIC, WATER AND SEWER, GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
2. THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE LOCATED USING SIDE DIMENSIONS FROM THE HOUSE. ALL MATTERS OF THE TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAY PUBLIC OR PRIVATE.
3. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD RECORDED AND NOT RECORDED, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCEPTED. PROPERTY OWNER OR PERSON ORDERING THE SURVEY IS RESPONSIBLE TO CONTACT CLOSING ATTORNEY OR TITLE COMPANY FOR A FULL TITLE SEARCH AND COMMITMENT INCLUDING ALL THE EXCEPTION.
5. SURVEY LAND EXPRESS, INC IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREIN. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES, TELEPHONE CONVERSATION WITH ZONING OFFICE AT THE COUNTY OR CITY, ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.
6. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS, ENTITY.

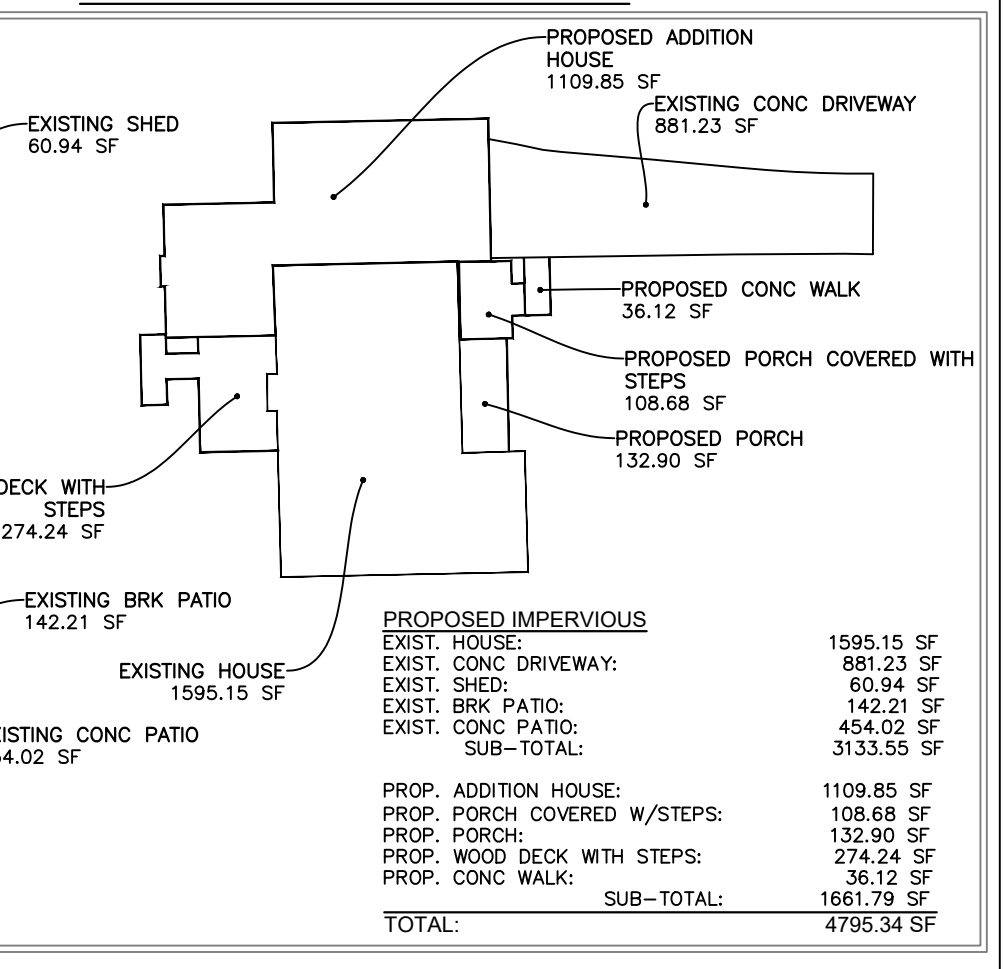
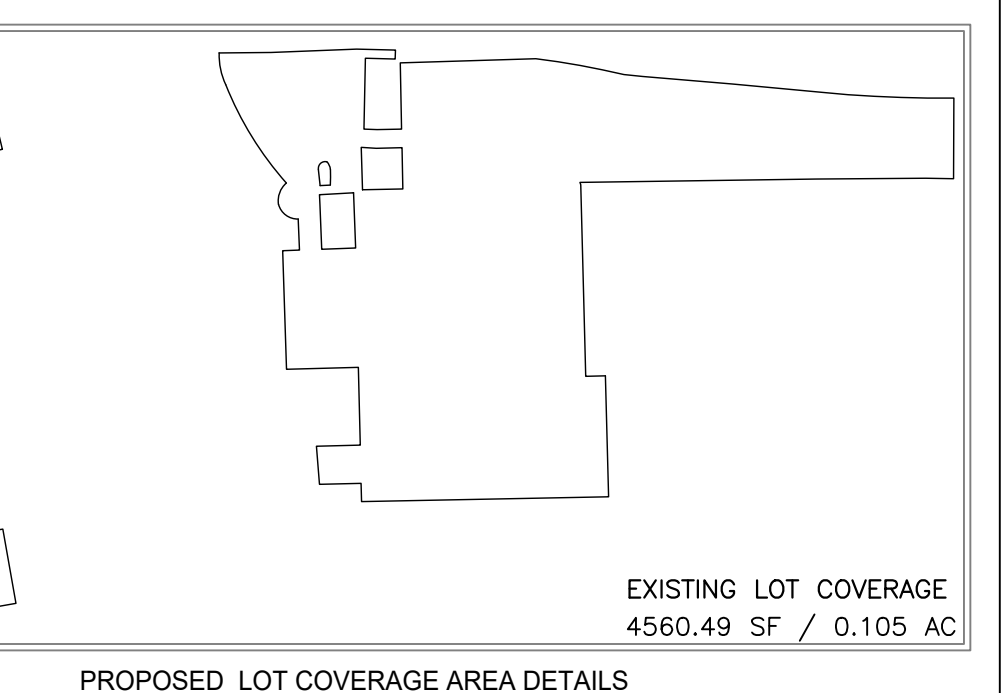
**FLOOD NOTE:**

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, WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE ITS OPINION FOR SAID PARCEL

MAP ID 13089C0057K EFFECTIVE DATE: 08/15/2019

ZONE: X

TOTAL LAND AREA	20,102.54 SF / 0.461 AC
ALLOWABLE LOT COVERAGE	7035.89 SF / 0.162 AC / 35%
EXISTING LOT COVERAGE (PRE-DEVELOPMENT)	4560.49 SF / 0.105 AC / 22.69%
PROPOSED IMPERVIOUS AREA (POST-DEVELOPMENT)	4889.51 SF / 0.112 AC / 32.03%



LOT 10	BLOCK F	VARIANCE PLAN PREPARED FOR:	SHEET 1 OF 1
BRIARMOOR MANOR SUBDIVISION	UNIT TWO	JULIA & THOMAS BOYD	
LAND LOT 232	18TH DISTRICT		
SECTION			
DEKALB COUNTY, GEORGIA	DB.21470/PG.337	PB.26/PG.8	
FIELD WORK DATE MARCH 03, 2022	PRINTED/SIGNED JUNE 16, 2025	PROPERTY ADDRESS:	
		2450 HAWTHORNE DRIVE	
		ATLANTA, GA 30345	
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	PAPER SIZE: 18" x 24"		