



Lorraine Cochran-Johnson

Chief Executive Officer

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

Wednesday, December 10, 2025

Planning Department Staff Analysis



Julian Njoku

Interim Director

D2. 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 above a detached garage in the R-100 (Residential Medium Lot-100) zoning district.

Staff Recommendation: Denial

Recommended Conditions if Approved:

- 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.
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 framed as a second-story above the existing garage footprint, with no expansion of the footprint and no new dimensional variances other than lot coverage. Staff cannot confirm that the detached garage was legally established. Information indicates it was partially constructed without permits within the required 40-foot rear yard setback, approximately four feet from the property line. Because the garage does not hold legal nonconforming status, its placement cannot serve as the basis for granting further relief. While the proposed increase in lot coverage from 35 percent to 39 percent is modest, the core issue is that the structure already occupies a location far beyond the permitted encroachment. Approval would extend variance relief well past the minimum necessary, effectively authorizing and intensifying an unpermitted condition rather than remedying a legally established hardship.

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 variance may negatively affect the welfare of adjacent properties. The neighboring property most directly affected has expressed opposition to the request and noted negative impacts from the dilapidated shed's location. Rather than being buffered or screened, the structure sits within a few feet of the property line in a highly visible position. Allowing a second-story addition in this location would intensify the effect of the noncompliant placement and further diminish the neighbor's property value and enjoyment.

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:

Although the lot shape presents unusual physical conditions, staff cannot substantiate that the detached garage was a legally nonconforming structure. Evidence suggests it was partially constructed without permits within the required rear setback. Granting relief to expand upon an unpermitted encroachment exceeds the minimum necessary and would cause material detriment to adjacent property owners, as demonstrated by documented opposition from the immediately affected neighbor. While Comprehensive Plan policies encourage reinvestment in existing housing, those objectives do not outweigh the public welfare concerns created by intensifying an unpermitted structure located far inside the rear setback.

Staff Recommendation: Denial

Recommended Conditions if Approved:

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.



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: fpacool@gmail.com
Telephone Home: 678-232-8600 Business: 678-232-8600

OWNER OF RECORD OF SUBJECT PROPERTY

Owner: FREDERICK M. ANDRIENI & WENDY S. ANDRIENI
Address (Mailing): 2478 GREENGLADE RD ATLANTA, GA 30345
Email: fpacool@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: 4-24-25

Applicant Signature: 

DATE: 6-28-25

Applicant Signature: Wade A. Adams

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]

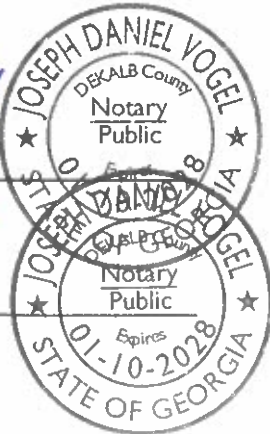
TO WHOM IT MAY CONCERN:

(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.

[Signature]
Notary Public
[Signature]
Notary Public

Notary Public



[Signature]
Owner Signature
Wanda Andriewi
Owner Signature

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 STATED HEREON. RECORDATION OF THIS PLAT DOES NOT APPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, THE UNDERSIGNED LAND SURVEYOR 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.C.G.A. SECTION 15-8-67.

GERALD H. BERNHARD
 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 LOCATIONS, ETC.) THEY MAY DIFFER AND BE IN CONTENTION FROM EVIDENCE FOUND AT THE APPLICABLE COUNTY COURTHOUSE. THEY MAY ALSO DIFFER FROM 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
 TIME: 10:30 AM
 LOCATION: 1500 W. GREENGLADE ROAD, SUITE 200, GAITHERSBURG, MD 20878

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 LOCATION: 1500 W. GREENGLADE ROAD, SUITE 200, GAITHERSBURG, MD 20878

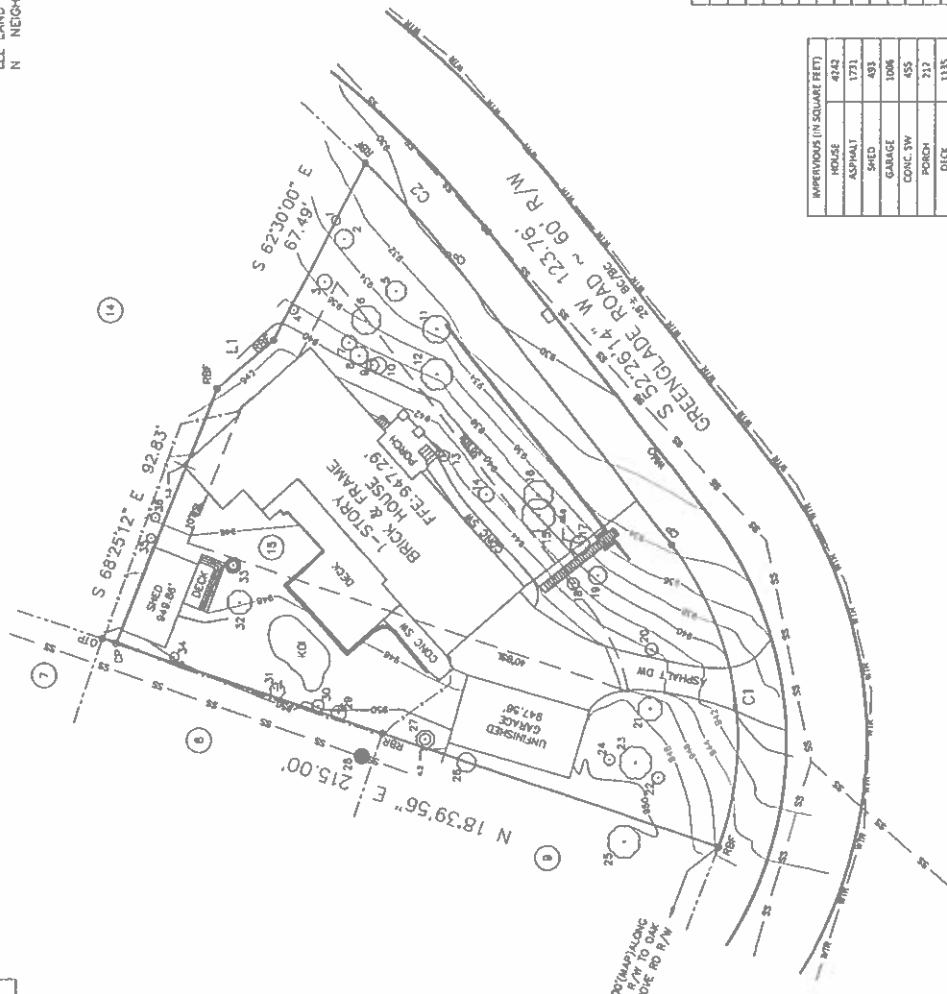
DATE: 08-15-2019
 TIME: 10:30 AM
 LOCATION: 1500 W. GREENGLADE ROAD, SUITE 200, GAITHERSBURG, MD 20878

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 TIME: 10:30 AM
 LOCATION: 1500 W. GREENGLADE ROAD, SUITE 200, GAITHERSBURG, MD 20878

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
 P PLAT (BOOK/PAGE)
 BSL BUILDING (SETBACK) LINE
 POB POINT OF BEGINNING
 POC POINT OF COMMENCEMENT
 RADIUS LENGTH
 R/W RIGHT-OF-WAY
 REB REINFORCING BAR FOUND
 (1/2" UNO)
 RBS SIDEWALK
 SW SIDERWALK
 SSE SANITARY SEWER EASEMENT
 SSCO SANITARY SEWER CLEANOUT
 A-1 EASEMENT
 L LAND LOT
 LLL LAND LOT LINE
 N NEIGHBOR'S WALL



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

TR. NO.	DIAMETER	TYPE
19	13	DAK
20	9	DAK
21	18	DAK
22	8	DAK
23	25	DAK
24	8	DAK
25	34	DAK
26	14	DAK
27	1318	DAK
28	16	PKNE
29	10	CLUSTER
30	9	DAK
31	10	CLUSTER
32	1818	DAK
33	10776	DAK
34	6	DAK
35	6	DAK
36	6	DAK

IMPERVIOUS (IN SQUARE FEET)	
HOUSE	4242
ASPHALT	1731
SHED	493
GARAGE	1008
CONC SW	655
PORCH	212
DECK	1135
STEPS	190
COB	310
COLUMN	23
WALL	168
TOTAL IMPERVIOUS	9916

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".

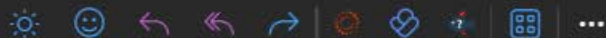
In conclusion, I truly appreciate your time and consideration of my variance request. I have been a responsible and contributing citizen of DeKalb County for over 50 years. Throughout this time, I have served on various corporate boards of directors, church trustees, and committees. Additionally, I have 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.

JM

Jim McAuliffe <jrmcauliffe@comcast.net>



To: Carter, Lucas J

Tue 11/18/2025 3:31 PM

November 18, 2025

Mr. Lucas Carter ljcarter@dekalbcountyga.gov

DeKalb Planner

RE: Case Number A-25-1247717 18 193 06 015

Address 2478 Greenglade Road NE Atlanta 30345

Dear Mr. Carter,

I am writing regarding the variance requested by the property owners at 2478 Greenglade Road, Atlanta, GA 30345. As a resident of Briarcliff Woods East, I am and have been concerned with the structure in question. I understand that the variance application states that this is for a variance to add a second floor to an existing detached garage on the property that was originally built in 1965. I have resided at 2465 Grand Prix Court since 1995 and this information does not appear consistent with what I have witnessed during the time I've lived in the neighborhood. The structure in question was constructed in its entirety sometime in 2020 and not built as an addition to an existing structure. In addition, the building appears to be encroaching into the building setback line (this may need to be verified).

My primary concern is the apparent **non-permitted** manner by which this project was constructed and incorrectly justified as an addition. The building's size, encroachment into the setback and other possible code and utility impacts, primarily affects the adjacent homeowners as well as all of us who live in the Briarcliff Woods East neighborhood. I strongly encourage DeKalb County to deny this request and further require the entire existing non-complying structure be removed. If the homeowner still wishes to have a garage, the new structure must meet all current DeKalb County permit requirements, ordinances and building codes or seek a variance that meets the neighborhood acceptance prior to any construction.

Sincerely,

James R. McAuliffe
2564 Grand Prix Ct.
Atlanta, GA 30345
678.362.8171

jrmcauliffe@comcast.net