



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



Juliana
Njoku

Interim
Director

N13. Case No: A-26-1247837

Parcel ID(s): 18 046 03 105

Commission District 04 Super District 06

Applicant: **Shauna Edwards**
3100 Ridenour Blvd NW
Kennesaw, GA 30152

Owner: **Rebera For I Am, Inc (Barbara Sharpe)**
270 Boundary Tree Drive
Ellenwood, GA 30294

Project Name: **3192 Kelly Street – New Home Construction**

Location: 3192 Kelly Street, Scottdale, GA 30079

Requests: Variance requests from §27-3.36.6 to increase maximum lot coverage from 35% to 41% and reduce setback from 40 feet to 25 feet to allow rear porch addition and outdoor improvements.

Staff Recommendation: Approval with conditions

Conditions

1. The total building area shall not exceed 1,500 square feet, including heated and unheated spaces.
2. 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.

STAFF FINDINGS:

The subject property is a 2,357-square-foot lot measuring approximately 25 feet in width and 101 feet in depth, making it less than half the minimum lot size and width required under both the R-75 base zoning district and the Scottsdale Tier 2 Overlay. The applicant proposes to construct a single-family residence on the lot and requests variances from Section 27-3.36 to reduce the required 7.5-foot side yard setbacks to 4.5 feet, reduce the rear yard setback from 30 feet to 19 feet, and increase maximum lot coverage from 35 percent to 43 percent.

Architectural drawings submitted by the applicant illustrate a three-story structure totaling approximately 2,033 square feet, inclusive of heated and unheated areas. While this exceeds the minimum 1,000-square-foot requirement of the Scottsdale Tier 2 Overlay, the proposal generally remains within the massing range of recent infill development in Scottsdale. The surrounding area has experienced reinvestment and redevelopment on similarly constrained historic lots, many of which required variances to achieve functional single-family homes.

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 lot is exceptionally narrow at 25 feet in width and contains only 2,357 square feet, far below the 5,000-square-foot minimum lot size and 50-foot minimum width prescribed by the overlay. These physical constraints predate the applicant and severely restrict the buildable area. Strict application of the 7.5-foot side setbacks would leave approximately 10 feet of buildable width, which is insufficient to support a functional dwelling. Similarly, the required 30-foot rear setback and 35 percent lot coverage maximum leave a limited building footprint that would effectively render the lot undevelopable without relief.

These conditions are both inherent and unique to this parcel. The historic lot pattern of Scottsdale includes narrow, shallow, and substandard lots that no longer comply with current zoning requirements. The cumulative effect of these dimensional constraints would deprive the owner of the same development rights enjoyed by similarly situated properties that have been redeveloped under variance approvals. Variance relief is therefore necessary to establish reasonable use of the land.

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 requested variance does not fully satisfy the minimum-necessary standard. While the narrow 25-foot lot width creates a legitimate need for some setback relief, the scale of the proposed 2,033-square-foot house directly influences the extent of the variances requested. A smaller building footprint would reduce the degree of setback encroachment and lower the required lot coverage, meaning the applicant has not demonstrated that the current level of relief represents the least modification needed to afford reasonable use of the property. Because the size of the home drives the intensity of the request, the application in its submitted form exceeds what is strictly necessary under this criterion.

However, staff acknowledges that the lot remains substantially substandard and that a home would still require some degree of relief. *To reconcile the project with the minimum-necessary standard, staff recommends a condition reducing the permitted house size to no more than 1,500 square feet.* A structure of this scale may lessen the burden on required setbacks and decrease the overall lot coverage, thereby narrowing the extent of the variances while still permitting construction of a functional single-family residence.

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 single-family development is compatible with the residential character of the surrounding area and is consistent with recent reinvestment occurring in the Scottdale community. Redevelopment of long-underutilized narrow lots supports neighborhood stability and can contribute positively to the streetscape. The variance would not permit commercial use, increased traffic impacts, or activities incompatible with adjacent properties. The relief requested allows for a home of appropriate height and scale within the established pattern of urban infill.

The reduction in setbacks and increase in lot coverage do not present any identifiable detriment to neighboring properties. Sightlines, access patterns, and general environmental impacts are not expected to be adversely affected. The requested lot coverage—while above the allowed 35 percent—is modest in scale and, given the overall lot size, is not anticipated to create measurable stormwater concerns when properly addressed at the building permitting stage.

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

Strict application of the zoning code would impose undue and unnecessary hardship by preventing the construction of a viable residence. With 15 feet of total side-yard requirements, the buildable width would be inadequate for any conventional single-family home. The 30-foot rear setback and 35 percent lot coverage restriction further compress the usable building envelope. These limitations make compliance infeasible and would result in the owner being unable to achieve any practical development on the parcel.

The hardship is not self-created. The lot was platted decades before modern zoning standards and retains its historic narrow configuration. The applicant seeks relief through an established and appropriate process, and the variances requested are a direct response to the dimensional constraints imposed by current zoning.

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

The proposed variances support the intent of the Scottdale Overlay District to foster reinvestment and encourage compatible infill housing. Redevelopment on narrow legacy lots is a key aspect of sustaining neighborhood character while meeting local housing goals. The Comprehensive Plan designates this area for continued residential use, and the construction of a single-family home contributes to housing availability, walkability, and neighborhood continuity.

FINAL STAFF ANALYSIS:

The subject lot exhibits extraordinary physical constraints due to its narrow width and substandard size, warranting setback and lot coverage relief to allow for reasonable residential development. While the applicant's original house size exceeded the minimum necessary threshold, staff acknowledges the neighborhood's context and broader density goals and recommends approval with conditions to align the project with the zoning ordinance's intent. The requested variances, as conditioned, will not be detrimental to surrounding properties and remain consistent with the purpose of the overlay district and Comprehensive Plan. Therefore, Staff recommends **approval with conditions**

Conditions

1. The total building area shall not exceed 1,500 square feet, including heated and unheated spaces.
2. 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.

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

Applicant and/or
Authorized Representative: Shauna Edwards

Mailing Address: 3100 Ridenour Blvd NW

City/State/Zip Code: Kennesaw GA 30152

Email: NGPERMITTING@GMAIL.COM

Telephone Home: 401-556-0903 Business: Nextgen Permitting & Fingerprinting

OWNER OF RECORD OF SUBJECT PROPERTY

Owner: REBARA FOR I AM, INC (BARBARA SHARPE)

Mailing Address: 270 Boundary Tree Dr, Ellenwood, GA 30294

Email: BSHARPE60@GMAIL.COM Telephone: 770-403-7973 Business:

ADDRESS/LOCATION OF SUBJECT PROPERTY

Address: 3192 Kelly Street City: SCOTSDALE State: GA Zip: 30079

District(s): 18 Land Lot(s): 046 Block: 03 Parcel: 18 046 03 105

Zoning Classification: R-75 Commission District & Super District: SCOTSDALE
OVERLAY DIST TIER 2

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.***



DEPARTMENT OF PLANNING & SUSTAINABILITY

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.

10/7/2025
DATE:

Shauna Edwards
APPLICANT/AGENT SIGNATURE

TO WHOM IT MAY CONCERN:

(I)/ (WE): Barbara Sharpe
Name of Owner(s)

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

Tracie Williams Byrd
Notary Public 10/8/2025

Barbara Sharpe
Owner Signature





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.

10/7/2025

DATE:

Barbara Sharpe

SIGNATURE:

LETTER OF INTENT

ADDRESS: 3192 Kelly Street Scottdale, GA 30079

Zoning: R-75

Overlay District: Scottdale Overlay District Tier 2

REQUEST:

Request to vary Sec. 27-3.36 Scottdale Overlay District Building Standards

Request to vary Sec. 27-2.2. Table 2.2 Residential Zoning Districts Dimensional Requirement

To achieve the following:

Requesting to vary both side property lines from 7.5 feet to 4.5 feet

Requesting to vary the rear setback from 30 feet to 19 feet

Requesting to vary the lot coverage from 35% to 43%

Background:

The subject property, located at 3192 Kelly Street, Scottdale, GA 30079, is zoned R-75 and lies within the Scottdale Overlay District, Tier 2. The R-75 zoning district requires setbacks of 35 feet for the front, 7.5 feet for the sides, and 30 feet for the rear. In addition, the zoning regulations specify a minimum lot size of 5,000 square feet, a minimum lot width of 50 feet, and a maximum lot coverage of 35% within Tier 2 of the overlay district.

The subject lot, however, is substantially smaller containing 2,357 square feet with dimensions of 25 feet in width and 101 feet in length (as illustrated in



the diagram below). Because this lot does not meet the minimum size and width requirements, it is difficult to design and construct a home that complies with all current setback standards. Additionally, due to the small lot size, the proposed design results in a lot coverage of approximately 43%, exceeding the allowable 35%.

The property owners intend to build a 3 story single-family residence of approximately 2033 total square feet (heated and unheated), consistent with the surrounding residential development and neighborhood character. Accordingly, this variance request seeks relief from the side and rear setback requirements to allow for the reasonable development of this undersized lot while ensuring compatibility with adjacent properties.

Physical Conditions: The subject site is significantly undersized, making it challenging to construct a functional single-family home. The Scottsdale Overlay District, Tier 2 requires a minimum lot size of 5,000 square feet, while the subject property contains only 2,357 square feet, which is less than half of the required area. Additionally, the minimum lot width requirement is 50 feet, whereas the subject lot measures only 25 feet in width.

Due to these dimensional constraints, it is not feasible to design a functional home that meets all setback requirements without seeking a variance for the side and rear lot lines. Furthermore, the limited buildable area results in an increased lot coverage of approximately 43%, exceeding the 35% maximum permitted under current regulations.

Minimum Necessary: The requested variance represents the minimum relief necessary to construct a reasonably sized and functional home of approximately 2,033 sq ft. Variances of this nature are common within the Scottsdale area due to similar lot constraints. This request does not seek any special privilege, but rather the minimum adjustments needed to allow for the practical development of the property.

Public Welfare: The requested variance will not adversely affect public welfare or the surrounding community. The subject property is located within a residential area, and the proposed single-family home is fully consistent with the established character and use of the neighborhood.

Ordinance Hardship: Yes, the ordinance requirement provides limited buildable area. It will be impossible to build a functional house without requesting a variance to the lot coverage and setback line requirement.

Alignment with Spirit of the Law: The proposed request to construct a home aligns with the goals of the Comprehensive Plan by supporting the character of the traditional neighborhood. The planned residence will be approximately 2,033 square feet in size, meeting the minimum requirement of 1,000 square feet for the Scottsdale Tier 2 District. The proposed single-family detached house will be compatible with the surrounding area. The property owner is only seeking a variance to modify the side; rear setback and lot coverage requirements, a process available to all homeowners seeking such relief.

Owner's Relationship to the Property:

The homeowner has a lifelong connection to the Scottsdale community, having been born and raised in the neighborhood. The owner's grandparents owned the adjacent lot and raised the owner's mother in Scottsdale. The owner also grew up surrounded by extended family members who lived on Kelly Street and Altercrest, with one of those family properties still owned by the applicant today. The owner's grandparents were well-respected community leaders who remained active and engaged in the neighborhood until their passing.

In the owner's words:

"Over the years, I've witnessed Scottsdale's transformation—from the modest 'shotgun' houses that once lined its narrow lots to the beautiful family homes that now revitalize the area. This evolution, along with my deep personal roots here, has inspired me to build on this property at this time. I'm proud to contribute to the continued growth and renewal of a community that has shaped so much of who I am."

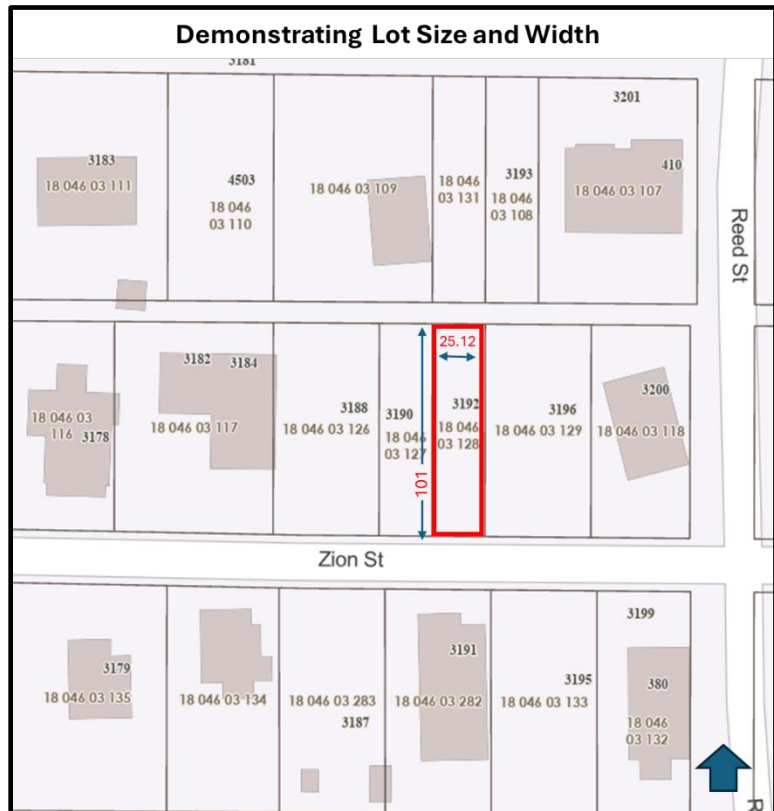
VARIANCE CRITERIA

- A. 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, a

Yes, the property possesses unique physical conditions that were not created by the owner. The existing lot is exceptionally narrow, measuring only 25 feet in width, with a total area of 2,357 square feet—less than half of the minimum required lot size. The zoning code mandates 7.5-foot side setbacks on each side, which would leave only about 10 feet of buildable width, effectively rendering the lot unbuildable.

Granting a variance to reduce the side setbacks to 4.5 feet, the rear setback to 19 feet, and to increase lot coverage from 35% to 43% would provide the reasonable space necessary to construct an average-sized single-family home. Strict enforcement of the setback and lot coverage requirements under Sections 27-3.36 and 27-2.2 (Table 2.2) would deprive the owner of any viable use of the property.



- B. 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.**

Requesting a reduction in the side and rear setbacks due to the small lot size is common practice within the Scottsdale area. Many similar sized lots throughout the

county have been required and received variances in order to make development feasible. Therefore, no special privilege would be granted through this request, as it is consistent with prior approvals in comparable situations.

The proposed adjustments, a side setback of 4.5 feet, a rear setback of 19 feet, and an increase in lot coverage to 43% represent only the minimum relief necessary to make the lot buildable. It is also worth noting that the adjacent property at 3190 Kelly Street received variance approval for a similar request, further demonstrating the reasonableness and precedent for this application.

C. 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.

Granting this variance will not be detrimental to the public welfare nor injurious to neighboring properties. The request does not involve any zoning change, and the proposed single-family residence is fully consistent with the surrounding residential character of the neighborhood.

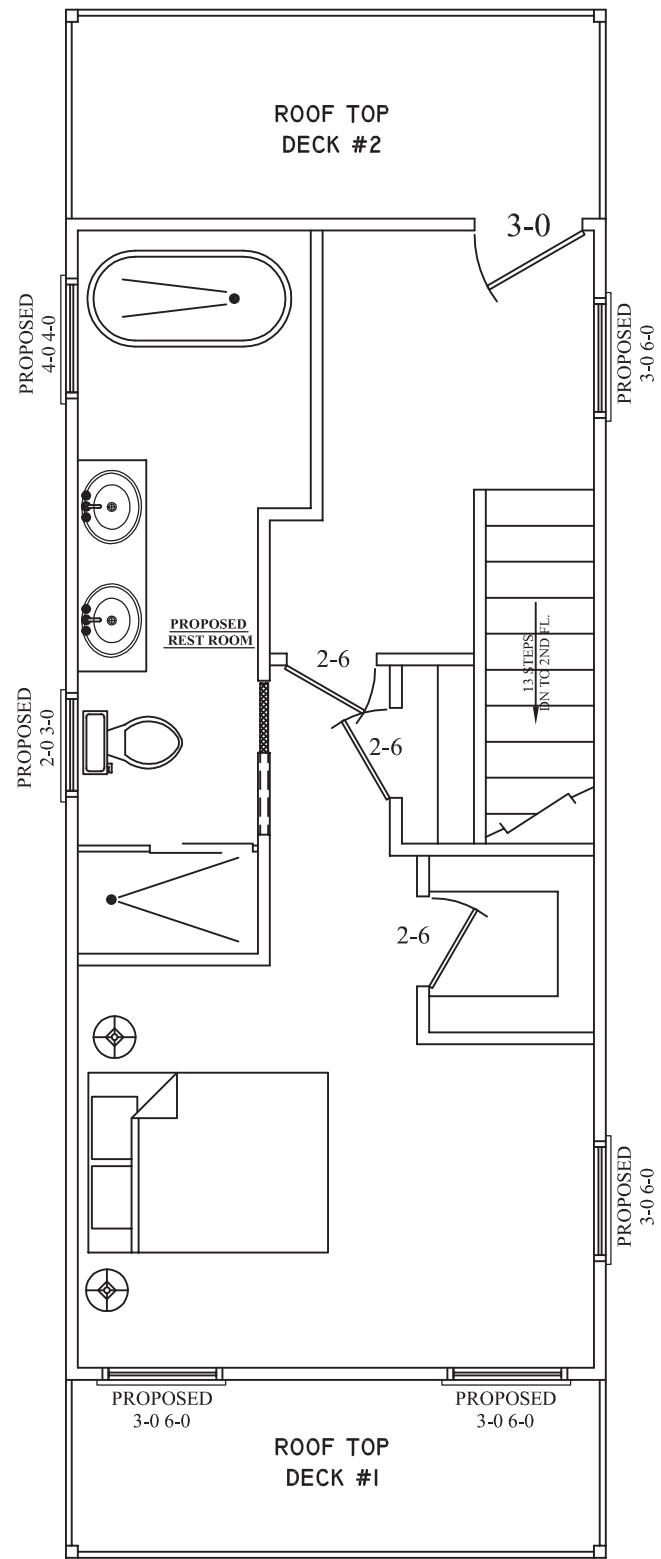
D. The literal interpretation and strict application of the applicable provisions or requirements of this chapter would cause undue and unnecessary hardship.

The strict interpretation of the Development Code creates undue hardship for the property owner. Under Section 27-3.36, the required 7.5-foot side setbacks on each side result in a combined 15-foot reduction in buildable width, leaving only 10 feet of usable space. This would make it impossible to construct an average-sized home that is both functional and consistent with the surrounding neighborhood.

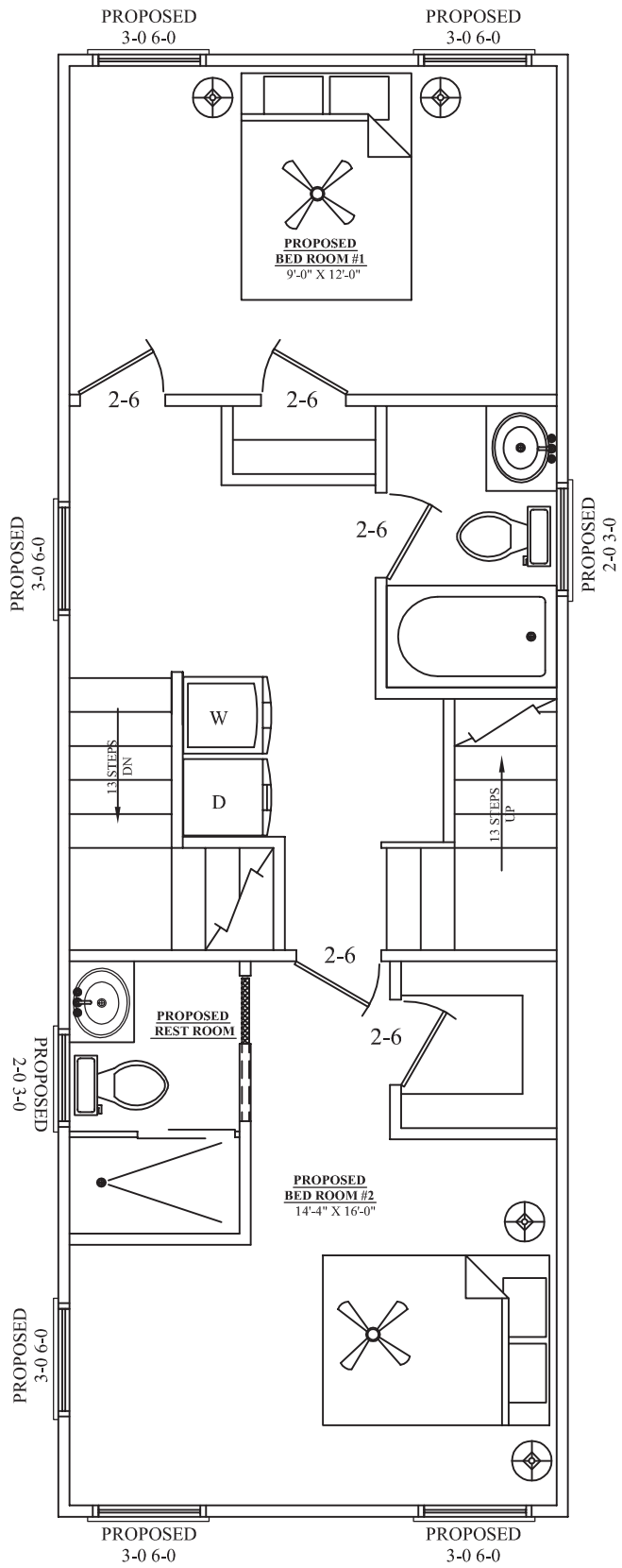
Because the lot is smaller than the minimum required size, the proposed development will necessarily exceed the allowable lot coverage, increasing it from 35% to 43%. The strict application of these standards effectively renders the property unbuildable and imposes a hardship that prevents reasonable use of the land.

E. The requested variance would be consistent with the spirit and purpose of this chapter and the DeKalb County Comprehensive Plan text.

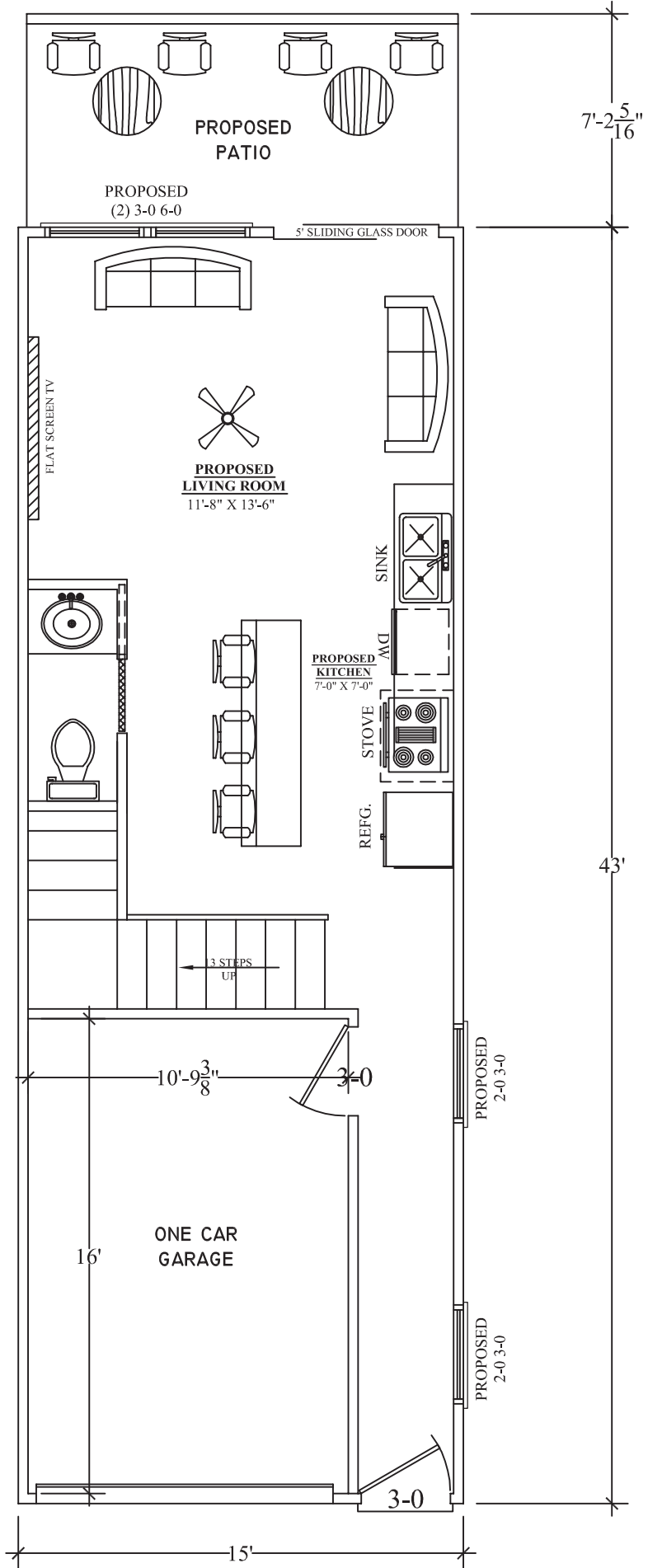
The Dekalb County Comprehensive Plan promotes land use consistency. The area is zoned for residential use; this lot will be used for a single-family home and meets the intent of the Comprehensive which is to ensure uses are compatible.



PROPOSED
3rd FLOOR PLAN



PROPOSED
2nd FLOOR PLAN



PROPOSED
MAIN FLOOR PLAN

PROPOSED MAIN LEVEL	=	471.00 SQ. FT.
PROPOSED 2ND LEVEL	=	645.00 SQ. FT.
PROPOSED 3RD LEVEL	=	475.00 SQ. FT.
TOTAL HEATED AREA		= 1,591.00 SQ. FT.
PROPOSED GARAGE	=	174.00 SQ. FT.
PROPOSED PATIO	=	105.00 SQ. FT.
PROPOSED 3RD FL. DECK #1	=	74.00 SQ. FT.
PROPOSED 3RD FL. DECK #2	=	89.00 SQ. FT.
TOTAL AREA		= 2,033.00 SQ. FT.

RELEASE FOR CONSTRUCTION

General Notes

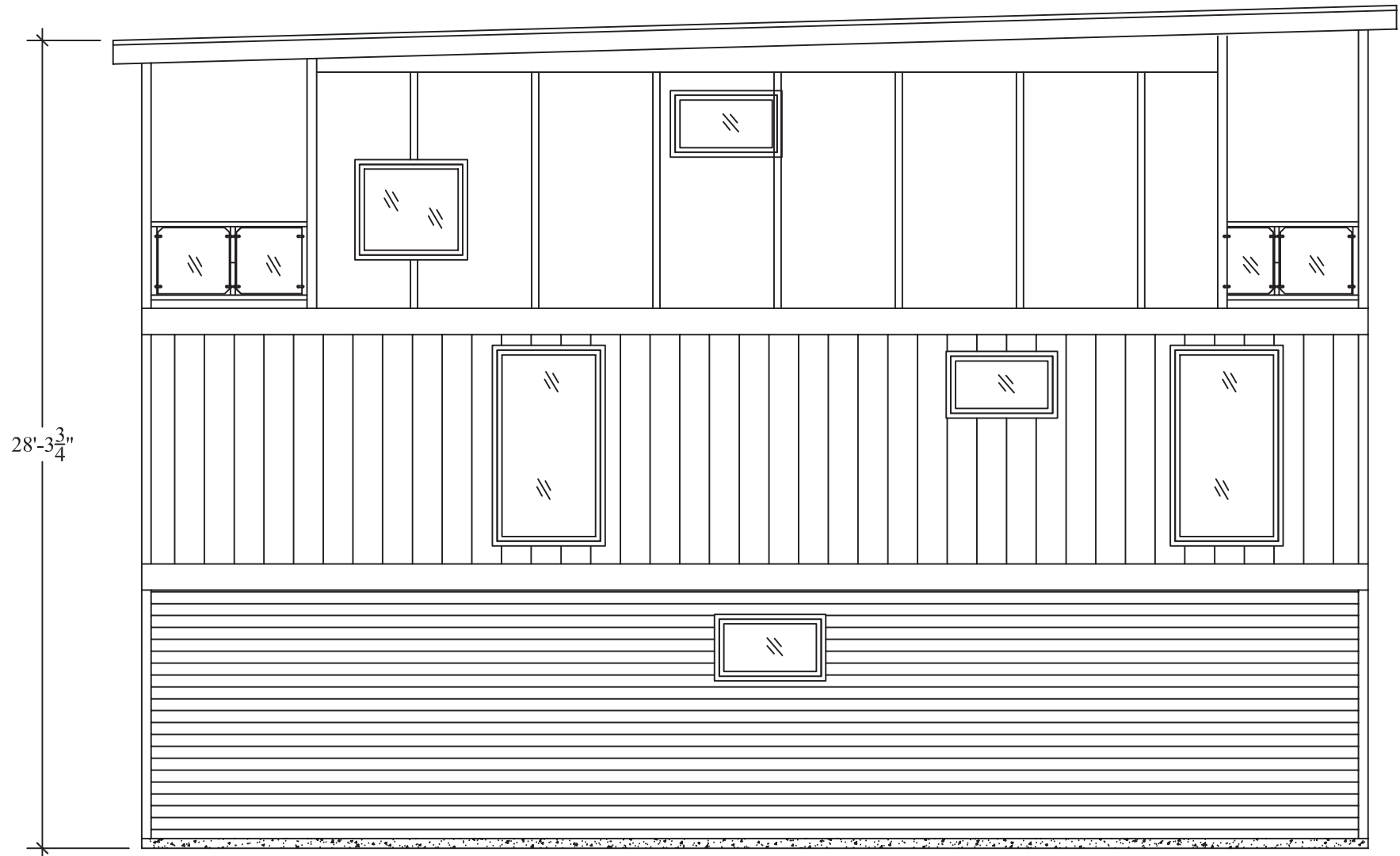
PROPOSED MAIN, 2ND & 3RD FLOOR PLAN

No.		
Revision/Issue		Date

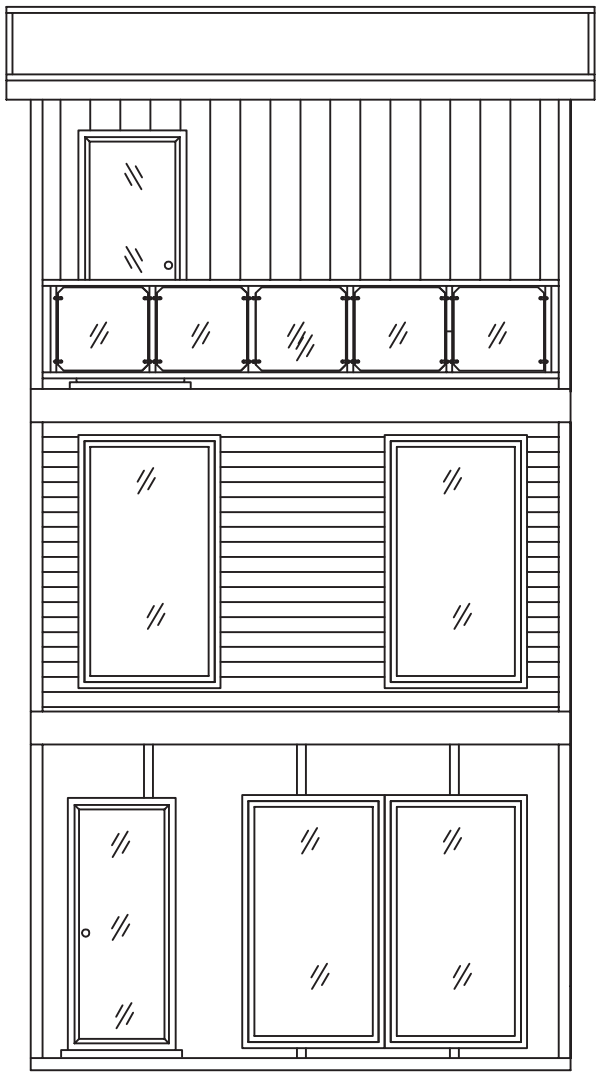
Firm Name and Address
J.S. CADD DESIGN SERVICE
1426 GOLF LINK DR.
STONEMOUNTAIN GA, 30088
(404) 502-8574
swineyj@bellsouth.net

Project Name and Address
NEW HOUSE

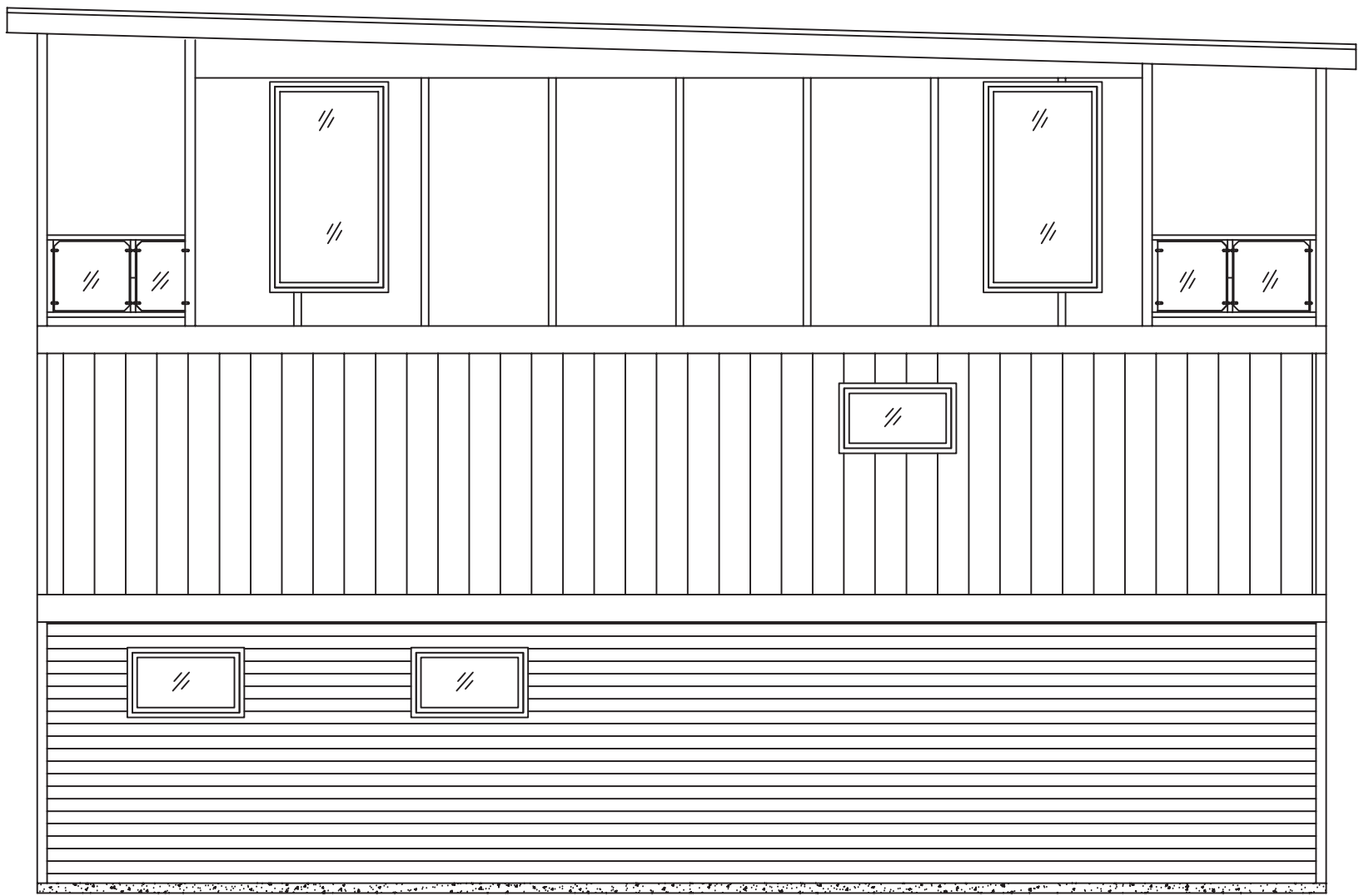
Project	Sheet
Date 07/31/2025	A-2
Scale 3/16" = 1'-0"	



RIGHT
ELEVATION



REAR
ELEVATION



LEFT
ELEVATION



FRONT
ELEVATION

RELEASE FOR CONSTRUCTION

General Notes

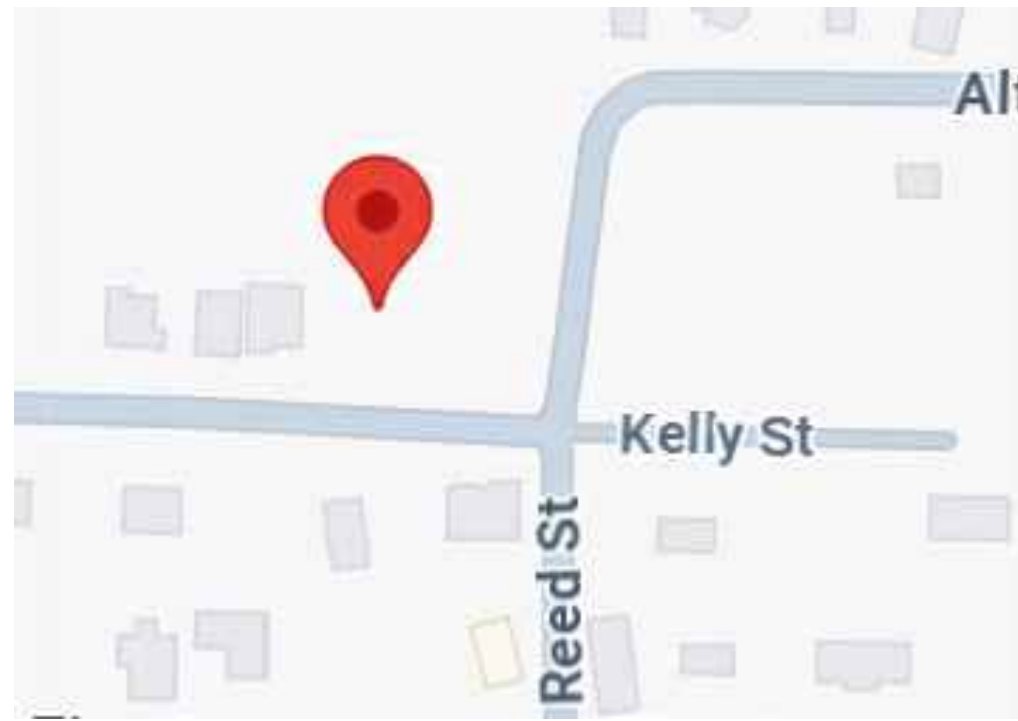
PROPOSED ELEVATIONS

No.	Revision/Issue	Date

Firm Name and Address
J.S. CADD DESIGN SERVICE
1426 GOLF LINK DR.
STONEMOUNTAIN GA, 30088
(404) 502-8574
swineyj@bellsouth.net

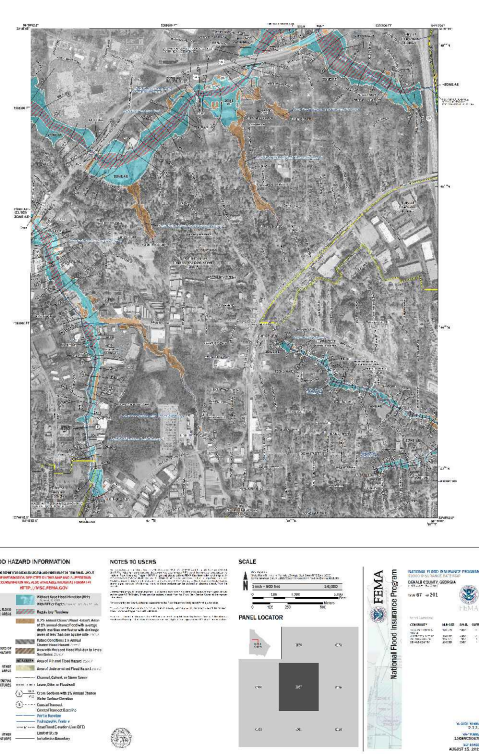
Project Name and Address
NEW HOUSE

Project	Sheet
Date 07/31/2025	A-3
Scale 3/16" =1'-0"	



LOCATION MAP

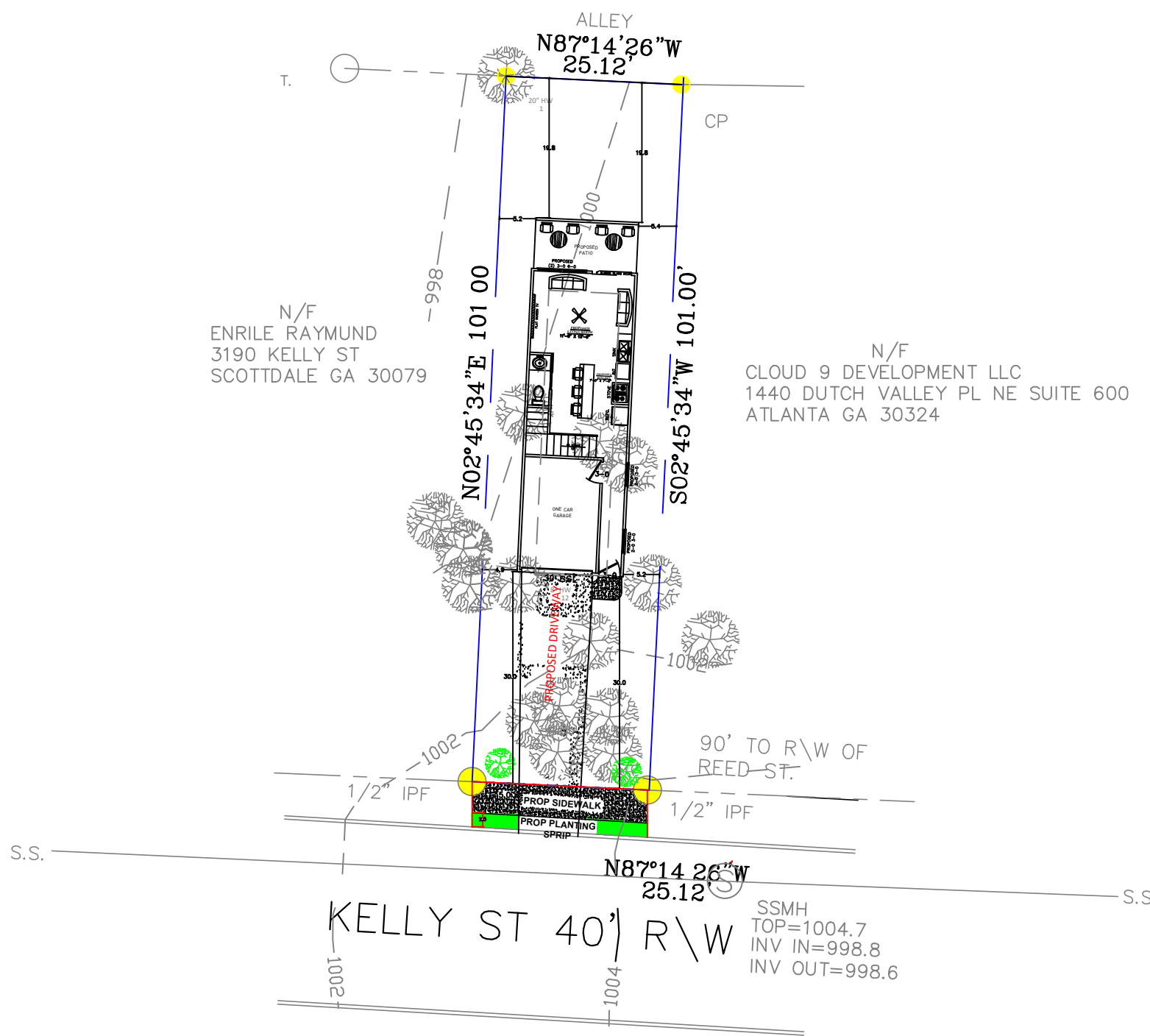
FLOOD HAZARD STATEMENT
I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.
PANEL 13089C0067K EFFECTIVE DATE: 08/15/2019
ZONE 'X'



2537 S.F.

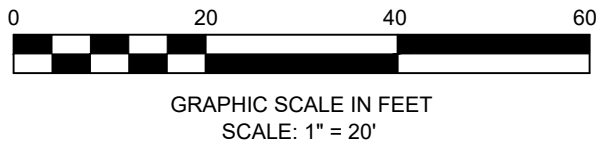
SET BACKS
FRONT 30'
SIDE 7.5'
REAR 30'

VARIANCE NEW CONSTRUCTION

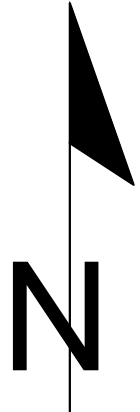


Know what's below, CALL before you dig

RELEASE FOR CONSTRUCTION



24 HR CONTACT
Barbara Sharpe
(770) 403-7973



LOT COVERAGE

IMPERVIOUS (IN SQUARE FEET)	
BUILD	615
CONC. DW	370
BACK DECK	113

TOTAL IMPERVIOUS 1,098

IMPERVIOUS AREA:

PROP = 1,098 SF. / 2,537 SF. = 43%

SITE CALCULATIONS	
TOTAL SITE AREA = 2,537 SF.	100% OF 2,537 SF.
TOTAL IMPERVIOUS AREA = 1,098 SF.	43% OF 2,537 SF.
THERE ARE NO WETLANDS OR STATE WATERS LOCATED WITHIN 200 FT FROM THIS PROJECT SITE.	
THERE IS NO APPLICABLE 2" OR 5" UNDISTURBED BUFFERS LOCATED WITHIN THIS PROJECT SITE.	
APPROVAL OF THESE PLANS DOES NOT CONSTITUTE APPROVAL BY CITY OF THE RESPONSIBILITY OF THE PROPERTY OWNER TO CONTACT THE APPROPRIATE REGULATORY AGENCY FOR APPROVAL OF ANY WETLAND DISTURBANCE.	
THERE ARE NO BUFFERS ON THESE SAME AREAS WITHIN THE LIMITS OF DISTURBANCE.	
CONTRACTOR IS RESPONSIBLE FOR PREPARING EROSION CONTROL MEASURES AS NECESSARY TO AVOID ESCAPE OF SEDIMENTS FROM THE SITE. ALL SLOES MUST BE STABILIZED PRIOR TO COMPLETION OF WORK.	



MLK
PERMIT EXPEDITER CONSULTING.
MARCUS KINDALL
2997 VALLEY VIEW CIRCLE
POWDER SPRINGS, GA 30127
mikpermitexpediter@gmail.com
770-896-5058

REBARA FOR IAM, INC
(BARBARA SHARPE)
3192 KELLY ST.
SCOTSDALE, GA 30079
PHONE: 770-403-7973
EMAIL: bsharpe60@gmail.com



DRA
MLK
CHECKED BY
MLK
SCALE
1" = 20'

DATE
09/12/2025
FILE NUMBER

SITE PLAN
SHEET NUMBER

AI

OWNER:
REBARA FOR IAM, INC
(BARBARA SHARPE)
3192 KELLY ST.
SCOTSDALE, GA 30079
PHONE: 770-403-7973
EMAIL: bsharpe60@gmail.com