



Lorraine Cochran-Johnson

Chief Executive Officer

DeKalb County Zoning Board of Appeals

Department of Planning & Sustainability

178 Sams Street,
Decatur, GA 30030



Wednesday, February 11, 2025

Juliana
Njoku

Planning Department Staff Analysis

Interim
Director

D3. Case No: A-26-1247837

Parcel ID(s): 18 046 03 105

Commission District 04 Super District 06

Applicant: Shauna Edwards

[REDACTED]

Owner: Rebera For I Am, Inc (Barbara Sharpe)

[REDACTED]

Project Name: 3192 Kelly Street – New Home Construction

Location: 3192 Kelly Street, Scottdale, GA 30079

Requests: Variance requests from §27-3.36 to increase maximum lot coverage from 35 percent to 43 percent and reduce the rear yard setback from 40 feet to 25 feet and reduce side yard setbacks from 7.5 to 5 feet to allow rear porch addition and outdoor improvements.

Staff Recommendation: Deferral

Conditions if approved

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 substantially substandard relative to the minimum lot size and width requirements of both the R-75 base zoning district and the Scottsdale Tier 2 Overlay. The applicant proposes construction of a single-family residence on the lot and requests variances from Section 27-3.36 to reduce required setbacks and increase maximum lot coverage.

Updated plans were submitted prior to the February 2026 hearing; however, the setbacks appear to be unchanged, and discrepancies exist between the original variance request and the revised site plan, including changes that appear to increase, rather than reduce, overall lot coverage. It has been confirmed via email with the applicant that 43% is the intended lot coverage. For this request, staff will be proposing this variance request as a condition if it were to be approved as to enforce it in the permitting process.

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 exceptionally narrow and substandard in size, containing only 2,357 square feet and a width of approximately 25 feet. These conditions predate the applicant and are characteristic of legacy lot patterns within the Scottsdale area. Strict application of current side and rear setback requirements would leave an insufficient buildable envelope to accommodate a functional single-family residence.

Given the lot's dimensions, strict enforcement of the ordinance would deprive the property owner of development rights enjoyed by other similarly situated properties that have been redeveloped with variance relief. The hardship arises from inherent physical conditions unique to the parcel and was not self-created.

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:

Staff finds that some degree of setback and lot coverage relief is necessary to allow reasonable residential development of the property. However, the house is proposed at a total 2,033 square feet (1,591 SF heated) which may be beyond the minimum relief necessary as the minimum in Scottsdale Tier 2 overlay is 1,000 square feet. Reducing the house size may result in a lesser variance request but this measurement should be balanced with the housing needs and characteristics of the overlay district.

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 residence is compatible with the residential character of the surrounding neighborhood and aligns with ongoing reinvestment in Scottdale. Redevelopment of long-vacant, substandard lots contributes to neighborhood continuity and housing availability. The requested variances, as conditioned, are not anticipated to result in adverse impacts to adjacent properties, traffic, or public services.

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 ordinance may prevent construction of a viable residence on the subject property. The combination of required side and rear setbacks and maximum lot coverage limits would leave an impractically small buildable area. This hardship is directly attributable to the lot's historic dimensions and not to actions taken by the applicant.

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

The requested variances are consistent with the intent of the Scottdale Tier 2 Overlay to encourage compatible infill development on legacy lots. The Comprehensive Plan supports continued residential use and reinvestment in established neighborhoods. Approval of the variances, with conditions, allows development that respects neighborhood scale while acknowledging the physical constraints of historic parcels.

FINAL STAFF ANALYSIS:

The subject property exhibits extraordinary physical constraints due to its narrow width and substandard lot size. While discrepancies remain between the original variance request and revised site plan calculations, staff finds that reasonable residential development of the parcel may require some degree of setback and lot coverage relief. Conditioning approval on a reduced maximum building area ensures the request remains aligned with the minimum-necessary standard and mitigates potential impacts.

Provided that final plans demonstrate compliance with the approved variance parameters, the request will not be detrimental to surrounding properties and remains consistent with the purpose of the zoning ordinance, the Scottdale Overlay, and the Comprehensive Plan. Therefore, staff recommends deferral of the application.

Conditions if approved

1. 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.
2. Lot coverage shall not exceed 43%



DeKalb County Department of Planning & Sustainability

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Decatur, GA 30030

Lorraine Cochran-Johnson
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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: _____

Mailing Address: _____

City/State/Zip Code: _____

Email: _____

Telephone Home: _____ Business: _____

OWNER OF RECORD OF SUBJECT PROPERTY

Owner: _____

Mailing Address: _____

Email: _____ Telephone: _____ Business: _____

ADDRESS/LOCATION OF SUBJECT PROPERTY

Address: _____ City: _____ State: _____ Zip: _____

District(s): _____ Land Lot(s): _____ Block: _____ Parcel: _____

Zoning Classification: _____ 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.***



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:

Barbara Sharpe

(I) / (WE): _____

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.

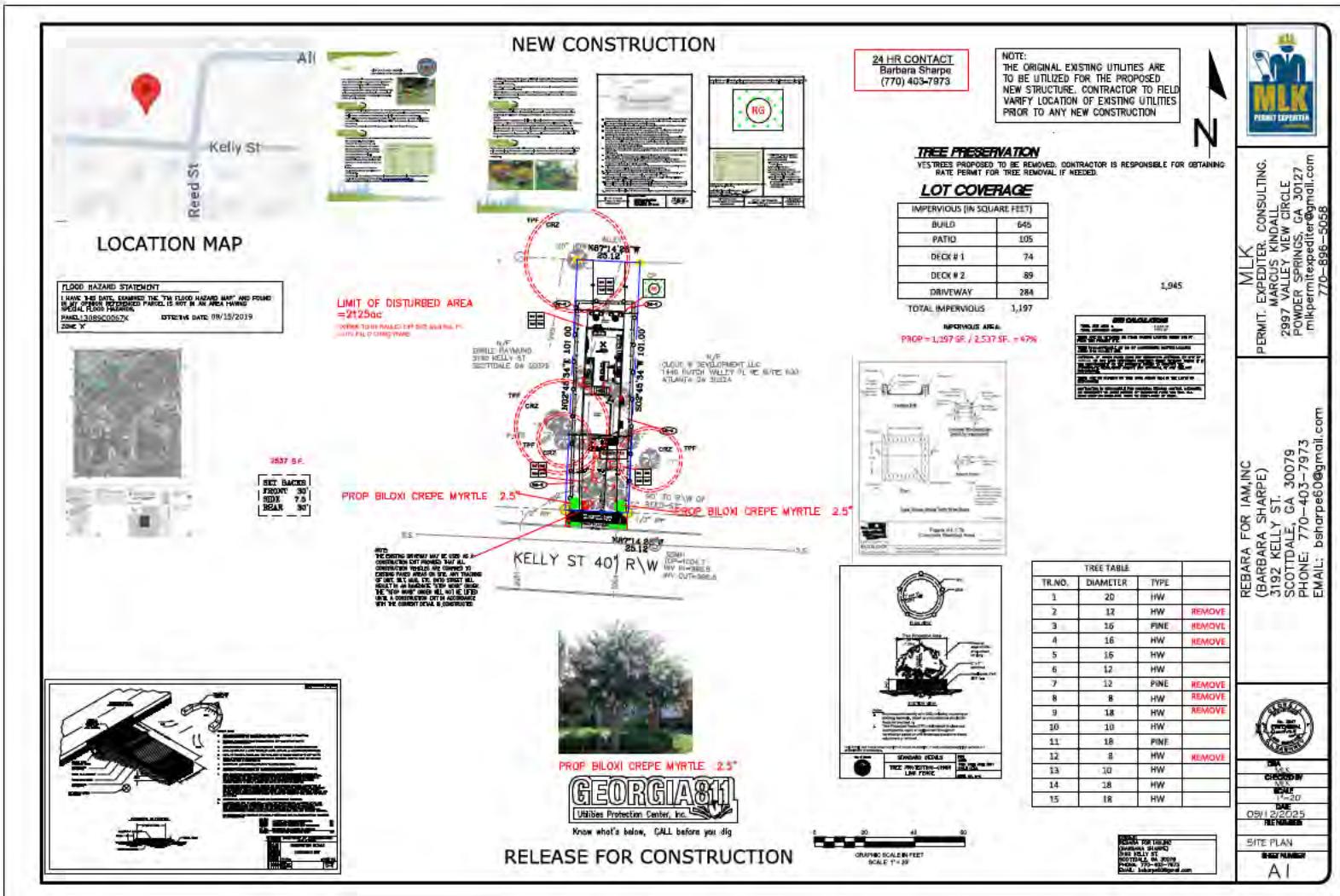
I hereby certify that the information provided in the application is true and correct. I hereby certify that I am the owner of the property subject to the application.

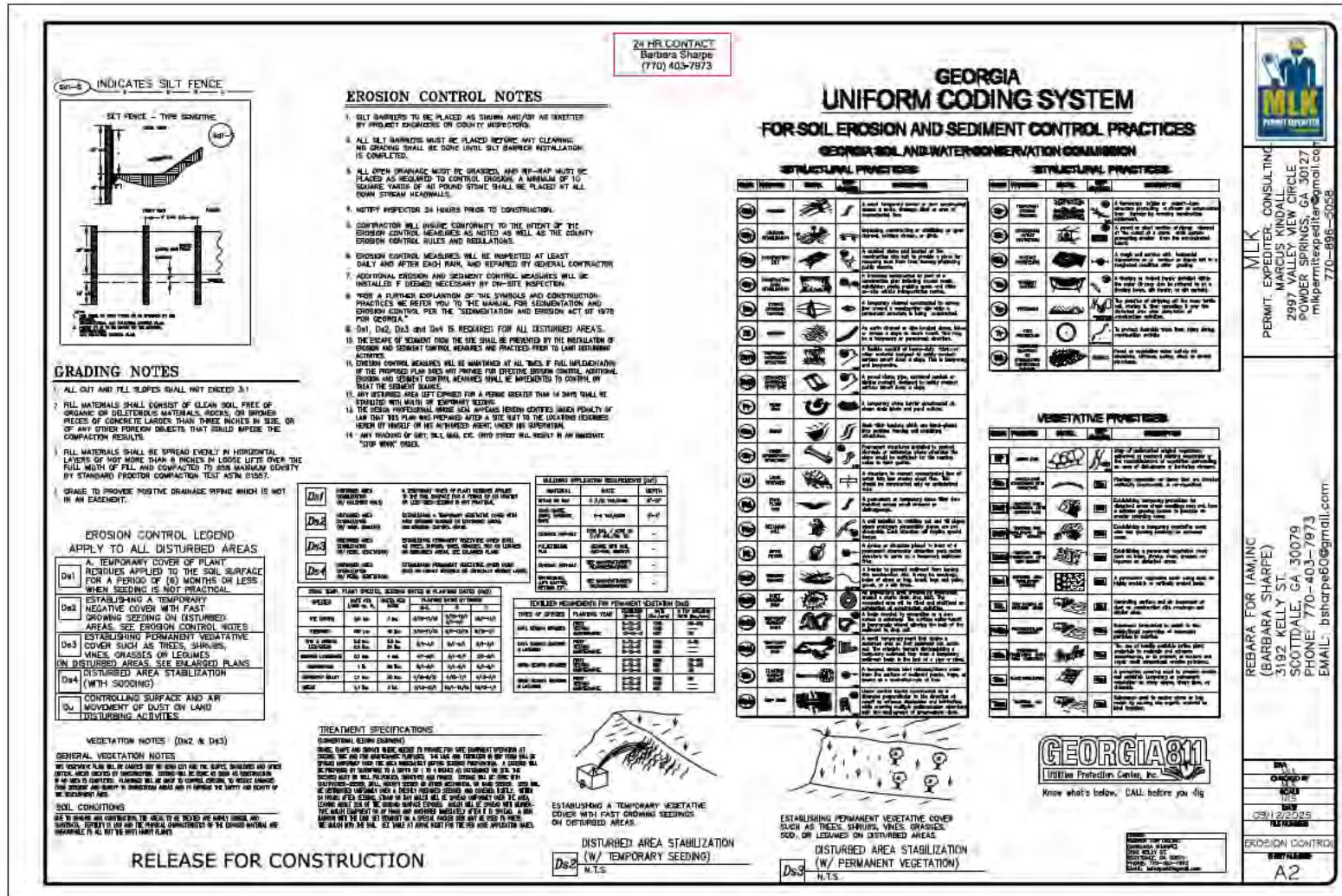
10/7/2025

DATE:

Barbara Sharpe

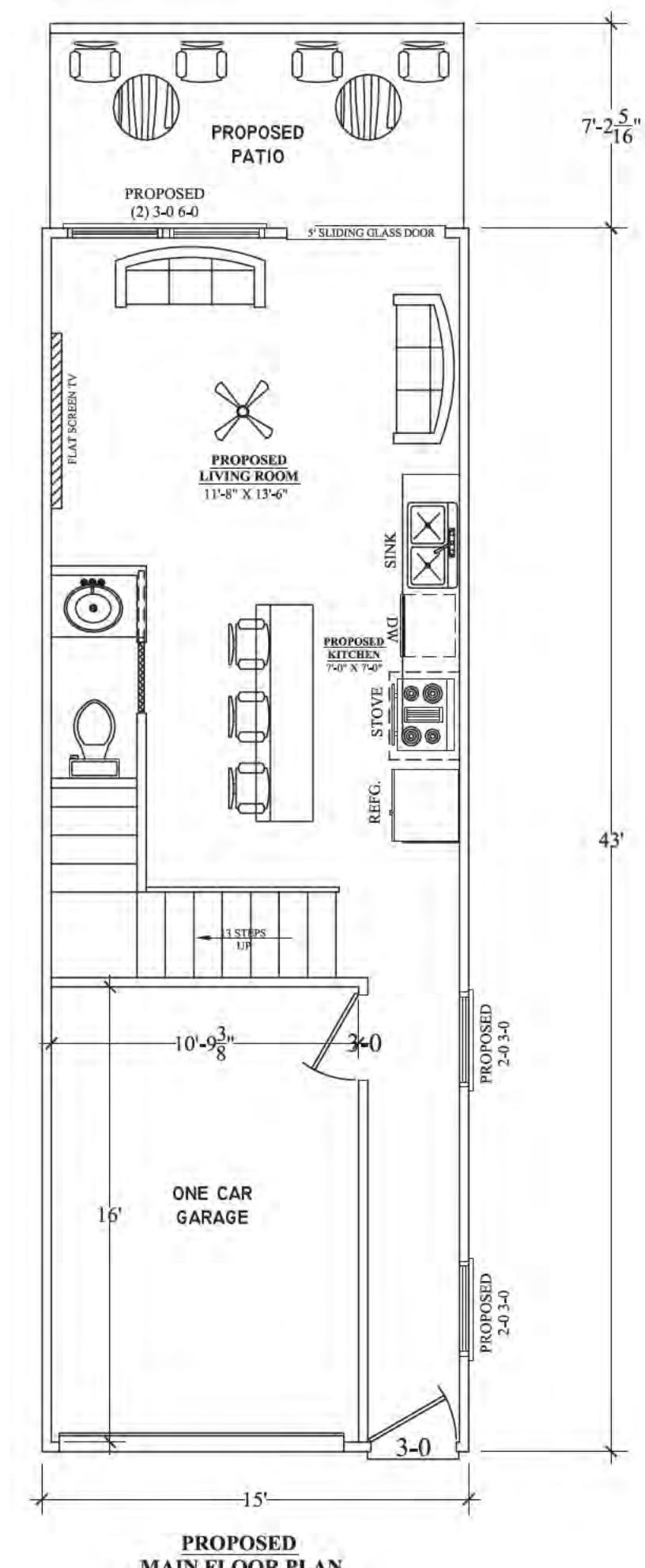
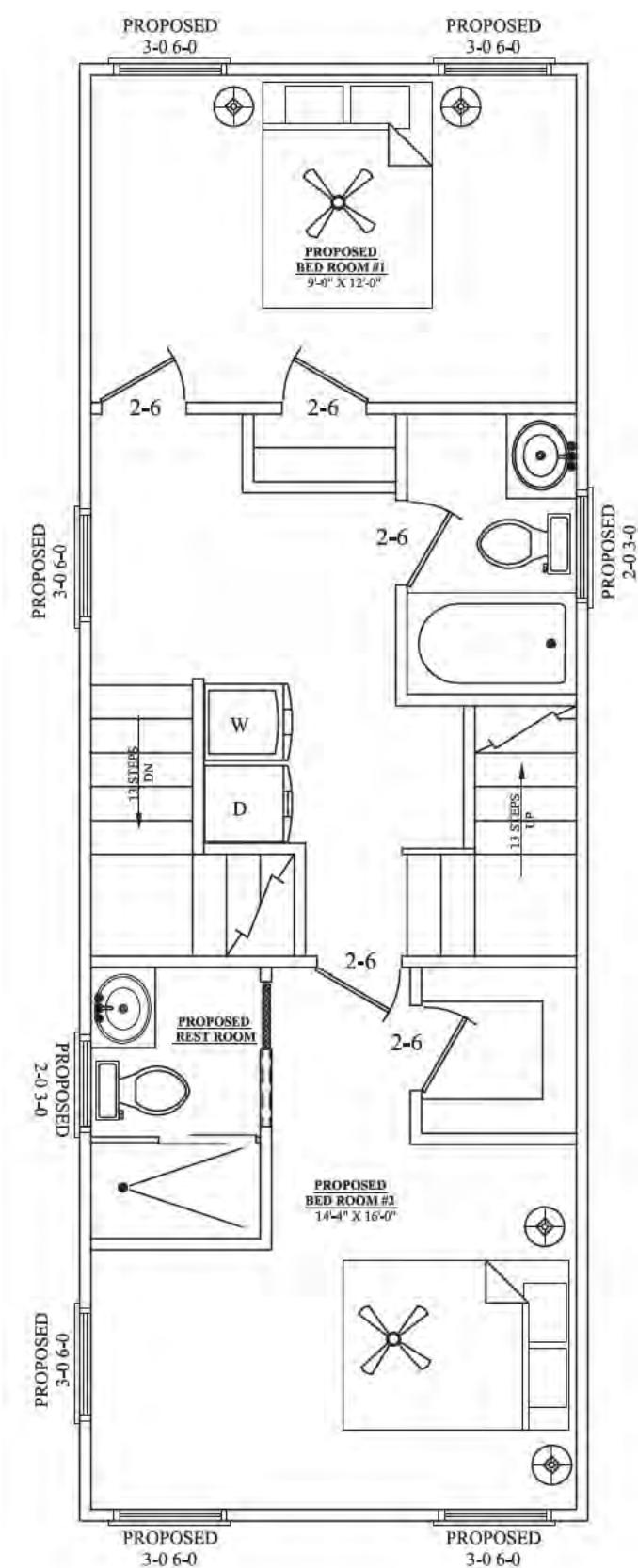
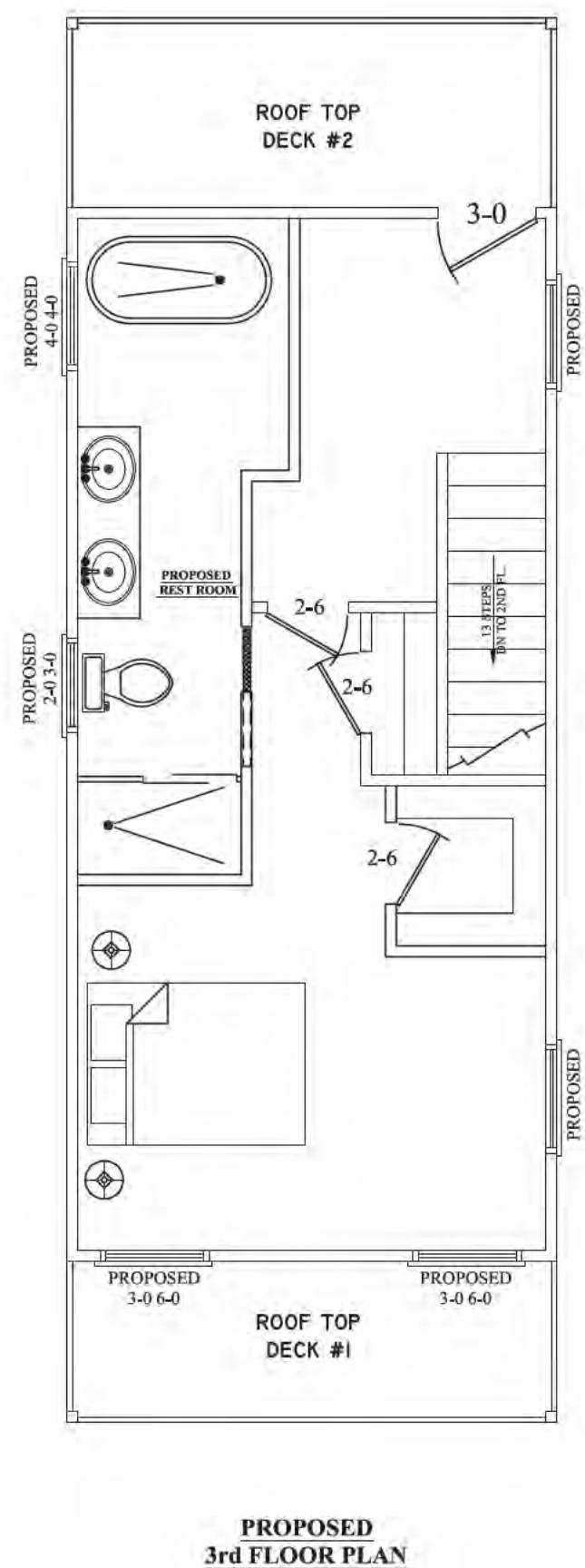
SIGNATURE:





General Notes

PROPOSED MAIN, 2ND & 3RD 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.

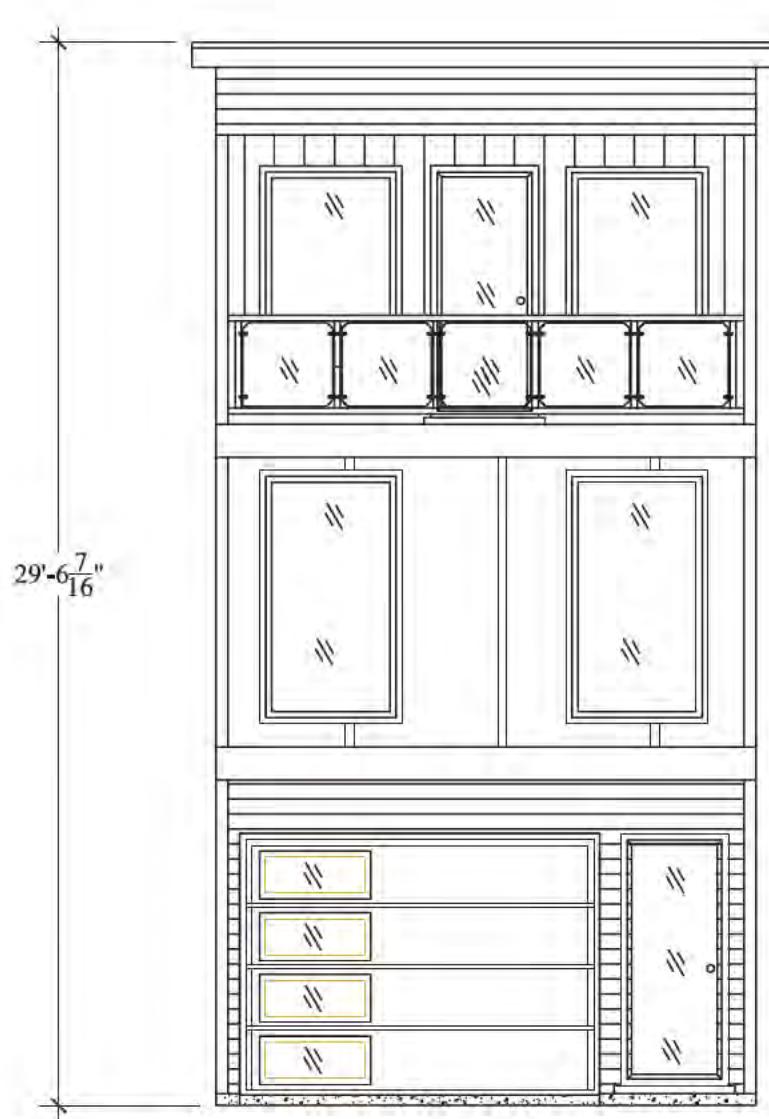
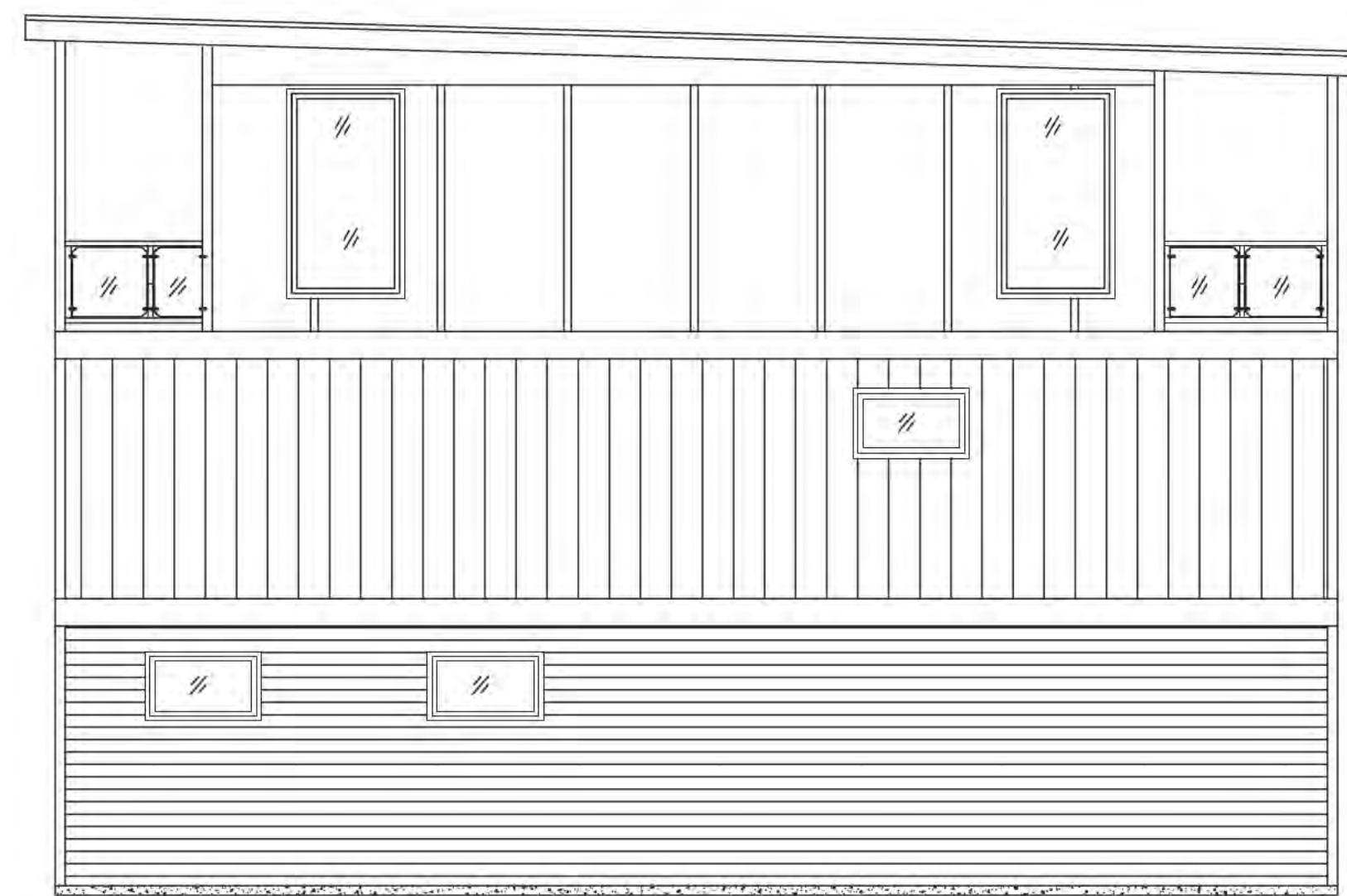
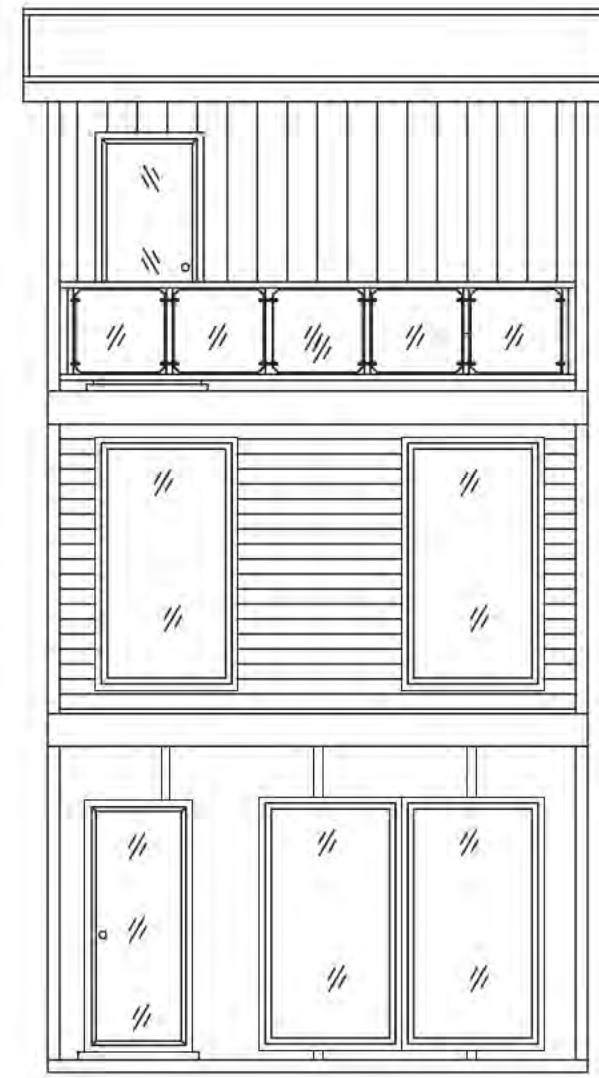
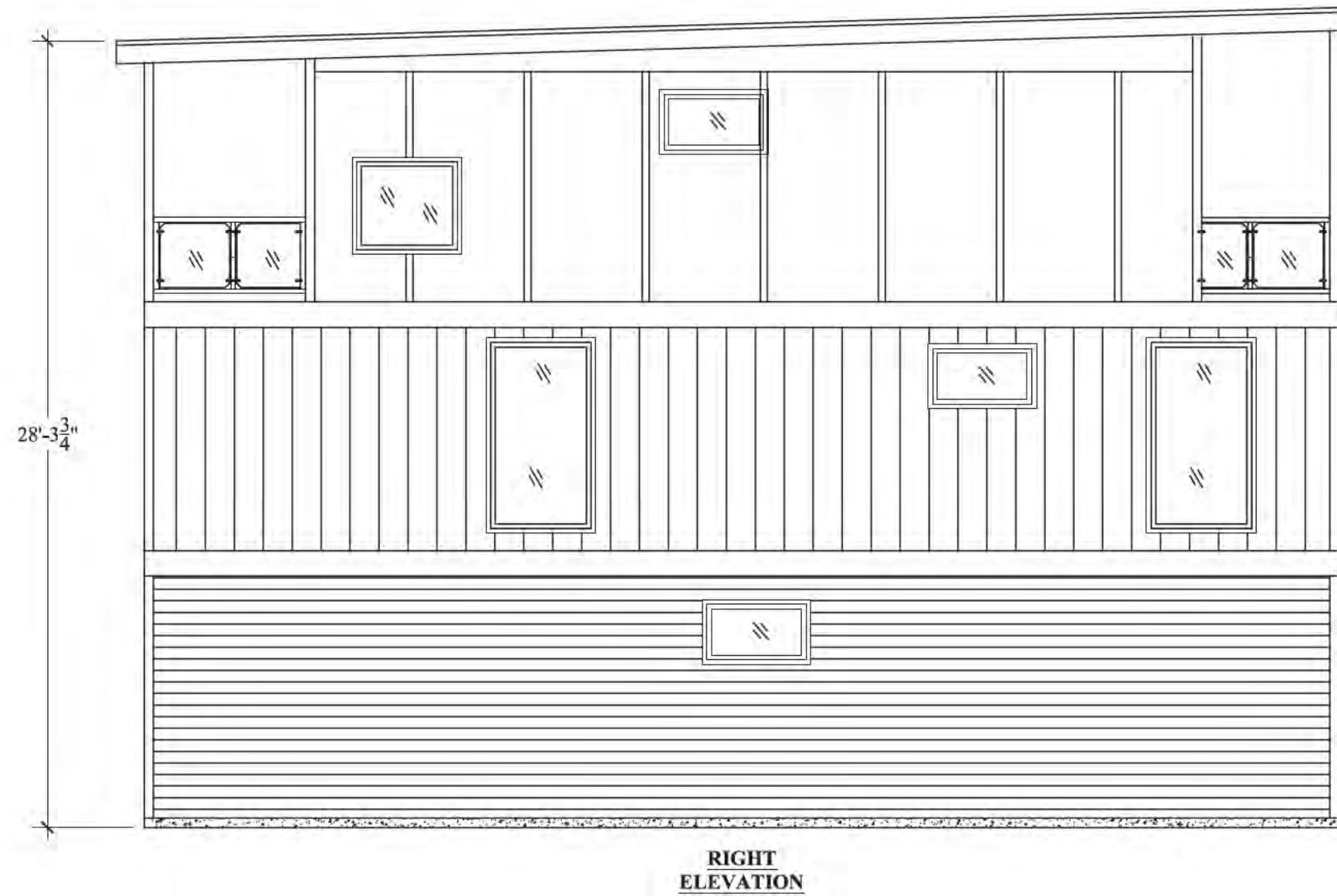
RELEASE FOR CONSTRUCTION

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
Scale	3/16" = 1'-0"
A-2	



RELEASE FOR CONSTRUCTION

PROPOSED ELEVATIONS

General Notes		
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		
Scale: 3/16" = 1'-0"		

A-3