



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

### Planning Department Staff Analysis



Juliana  
Njoku

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

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: \_\_\_\_\_

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.\***

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



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



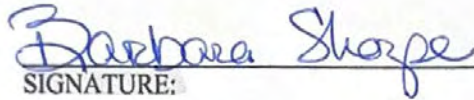
**AUTHORIZATION OF THE PROPERTY OWNER**

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.

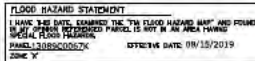
10/7/2025

DATE:

  
SIGNATURE:

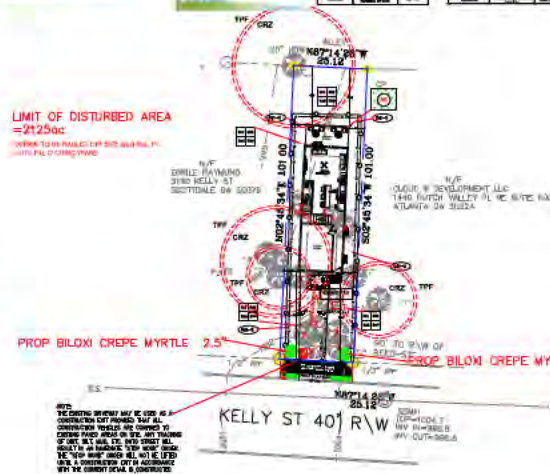


### LOCATION MAP



SKY BACKS	
FRONT	30
SIDE	7.5
REAR	30

**LIMIT OF DISTURBED AREA**  
= 2125ac



PROF BILOXI CREPE MYRTLE 2.5

**GEORGIA811**

Utilities Protection Center, Inc.

Know what's below. CALL before you dig

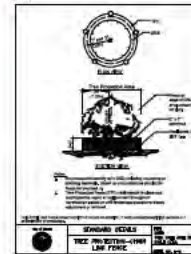
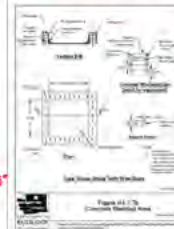
RELEASE FOR CONSTRUCTION

NOTE:  
THE ORIGINAL EXISTING UTILITIES ARE  
TO BE UTILIZED FOR THE PROPOSED  
NEW STRUCTURE. CONTRACTOR TO FIELD  
VERIFY LOCATION OF EXISTING UTILITIES  
PRIOR TO ANY NEW CONSTRUCTION

YES TREES PROPOSED TO BE REMOVED. CONTRACTOR IS RESPONSIBLE FOR OBTAINING RATE PERMIT FOR TREE REMOVAL IF NEEDED.

IMPERVIOUS (IN SQUARE FEET)	
BUILD	645
PATIO	105
DECK # 1	74
DECK # 2	89
DRIVEWAY	284
TOTAL IMPERVIOUS	1,197

PROP = 1,297 SF. / 2,537 SF. = 47%



TREE TABLE			
TR.NO.	DIAMETER	TYPE	
1	20	HW	
2	12	HW	REMOVE
3	16	PINE	REMOVE
4	16	HW	REMOVE
5	16	HW	
6	12	HW	
7	12	PINE	REMOVE
8	8	HW	REMOVE
9	18	HW	REMOVE
10	10	HW	
11	18	PINE	
12	8	HW	REMOVE
13	10	HW	
14	18	HW	
15	18	HW	

HOUSE  
POIANA FOR THE PO  
DIABANA SHARP  
582 KELLY ST  
SCOTTDALE, AZ 85066  
PHONE: 770-632-7673  
EMAIL: [bakard@att.net](mailto:bakard@att.net)



**MLK**  
PERMIT. EXPEDITER. CONSULTING.  
MARCUS KINDALL  
2937 VALLEY VIEW CIRCLE  
POWDER SPRINGS, GA 30127  
mlkpermitexpediter@gmail.com  
770-896-5058

REBAR FOR I&M, INC.  
(BARBARA SHARPE)  
3192 KELLY ST.  
SCOTTDAL, GA 30079  
PHONE: 770-403-7973  
EMAIL: bsharpe60@gmail.com



INDEXED  
 SERIALIZED  
 CHECKED BY  
 NEX  
 11-20  
 DATE  
 09/12/2025  
 FBI/DOJ

SITE PLAN  
DEVELOPMENT PLAN  
A1

**24 HR. CONTACT**  
Barbara Sharpe  
(770) 403-7973

**GEORGIA  
UNIFORM CODING SYSTEM**  
FOR SOIL EROSION AND SEDIMENT CONTROL PRACTICES  
GEORGIA SOIL AND WATER CONSERVATION COMMISSION

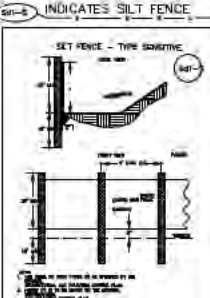


PERMIT. EXPEDITER CONSULTING  
MARCUS KINDALL  
2997 VALLEY VIEW CIRCLE  
POWDER SPRINGS, GA 30127  
mlkpermitterpediter@gmail.com  
770-896-5058

REBARA FOR IAM, INC.  
(BARBARA SHARPE)  
3192 KELLY ST.  
SCOTTDALE, GA 30076  
PHONE: 770-403-7898  
EMAIL: bsharpe60@gn

09/12/2025

ERODION CONTROL  
~~CONFIDENTIAL~~  
 A2



### GRADING NOTES

- ALL CUT AND FILL SLOPES SHALL NOT EXCEED 3:1
2. FILL MATERIALS SHALL CONSIST OF CLEAN SOIL, FREE OF ORGANIC OR DELETERIOUS MATERIALS, ROCKS, OR IMPURE PIECES OF CONCRETE LARGER THAN THREE INCHES IN SIZE, OR ANY OTHER FOREIGN OBJECTS THAT COULD IMPAIR THE COMPACTION RESULTS.
3. FILL MATERIALS SHALL BE SPREAD EVENLY IN HORIZONTAL LAYERS OF NOT MORE THAN 12 INCHES IN THICKNESS OVER THE FULL WIDTH OF FILL AND COMPACTED TO 98% MAXIMUM DENSITY (BY STANDARD PROCTOR COMPACTION TEST ASTM D1557).
- GRADE TO PROVIDE POSITIVE DRAINAGE PAVING WHICH IS NOT IN AN EMBANKMENT.

EROSION CONTROL LEGEND  
APPLY TO ALL DISTURBED AREAS

Dw1	A. TEMPORARY COVER OF PLANT RESIDUES APPLIED TO THE SOIL SURFACE FOR A PERIOD OF (6) MONTHS OR LESS WHEN SEEDING IS NOT PRACTICAL.
Dw2	ESTABLISHING A TEMPORARY NEGATIVE COVER WITH FAST GROWING SEEDING ON DISTURBED AREAS. SEE EROSION CONTROL NOTES.
Dw3	ESTABLISHING PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINE GRASSES, AND LEGUMES ON DISTURBED AREAS. SEE ENLARGED PLANS.
Dw4	DISTURBED AREA STABILIZATION (WITH SEEDING).
Dw	CONTROLLING SURFACE AND AIR MOVEMENT OF DUST ON LAHD WORKING SURFACES.

## VEGETATION NOTES: (Dn2 &amp; Dn3)

## GENERAL VEGETATION NOTES

THE RESTRUCTURE PLAN WILL BE CARRIED OUT IN SEVEN CUTS AND THE SHOPS, SHOWROOMS AND OFFICE INTERIORS MOVED BY DEMOLITION. WORKING WILL BE DONE AS SOON AS RESTRUCTURING IN AN AREA IS COMPLETED. PLANNING WILL BE MADE TO CONTROL CLOSING, TO REDUCE DAMAGE FROM ACCIDENT AND SURVEY IN DANGEROUS AREAS AND TO MAINTAIN THE SAFETY AND HEALTH OF THE RESTRUCTURE AREA.

### SOIL CONDITIONS

USE TO INHIBIT AND CONTRIBUTE, THE AGENTS BE TESTED ARE MAINLY (SINGULAR AND PLURALITY, FEBRUARY 11, 1961 AND THE PHYSICAL CHARACTERISTICS OF THE EXPOSED MATERIAL ARE UNREMARKABLE FOR ALL BUT THE MOST HARMFUL PLANTS.

EROSION CONTROL NOTES

- [illegible]

DIN		MILITARY APPLICATION REQUIREMENTS		
		GENERAL	SPECIFIC	NOTES
<b>DIN-1</b>	DESIGNING NEW CONSTRUCTION PROJECTS TO BE SUBMITTED TO A COMMITTEE OF THE BOARD OF SUPERVISORS	DESIGNING NEW CONSTRUCTION PROJECTS TO BE SUBMITTED TO A COMMITTEE OF THE BOARD OF SUPERVISORS	DESIGNING NEW CONSTRUCTION PROJECTS TO BE SUBMITTED TO A COMMITTEE OF THE BOARD OF SUPERVISORS	
<b>DIN-2</b>	DESIGNING NEW CONSTRUCTION PROJECTS TO BE SUBMITTED TO A COMMITTEE OF THE BOARD OF SUPERVISORS	DESIGNING NEW CONSTRUCTION PROJECTS TO BE SUBMITTED TO A COMMITTEE OF THE BOARD OF SUPERVISORS	DESIGNING NEW CONSTRUCTION PROJECTS TO BE SUBMITTED TO A COMMITTEE OF THE BOARD OF SUPERVISORS	
<b>DIN-3</b>	DESIGNING NEW CONSTRUCTION PROJECTS TO BE SUBMITTED TO A COMMITTEE OF THE BOARD OF SUPERVISORS	DESIGNING NEW CONSTRUCTION PROJECTS TO BE SUBMITTED TO A COMMITTEE OF THE BOARD OF SUPERVISORS	DESIGNING NEW CONSTRUCTION PROJECTS TO BE SUBMITTED TO A COMMITTEE OF THE BOARD OF SUPERVISORS	
<b>DIN-4</b>	DESIGNING NEW CONSTRUCTION PROJECTS TO BE SUBMITTED TO A COMMITTEE OF THE BOARD OF SUPERVISORS	DESIGNING NEW CONSTRUCTION PROJECTS TO BE SUBMITTED TO A COMMITTEE OF THE BOARD OF SUPERVISORS	DESIGNING NEW CONSTRUCTION PROJECTS TO BE SUBMITTED TO A COMMITTEE OF THE BOARD OF SUPERVISORS	

#### TREATMENT SPECIFICATIONS

[illegible]

#### ESTABLISHING A TEMPORARY VEGETATIVE COVER WITH FAST GROWING SEEDINGS ON DISTURBED AREAS

#### DISTURBED AREA STABILIZATION

Ds2	(W/ TEMPORARY SEEDING N.T.S.
-----	---------------------------------



ESTABLISHING PERMANENT VEGETATIVE COVER  
SUCH AS TREES, SHRUBS, VINES, GRASSES,  
SOO, OR LEGUMES ON DISTURBED AREAS.

## DISTURBED AREA STABILIZATION

Ds3 (W/ PERMANENT VEGETATION)  
N.T.S.

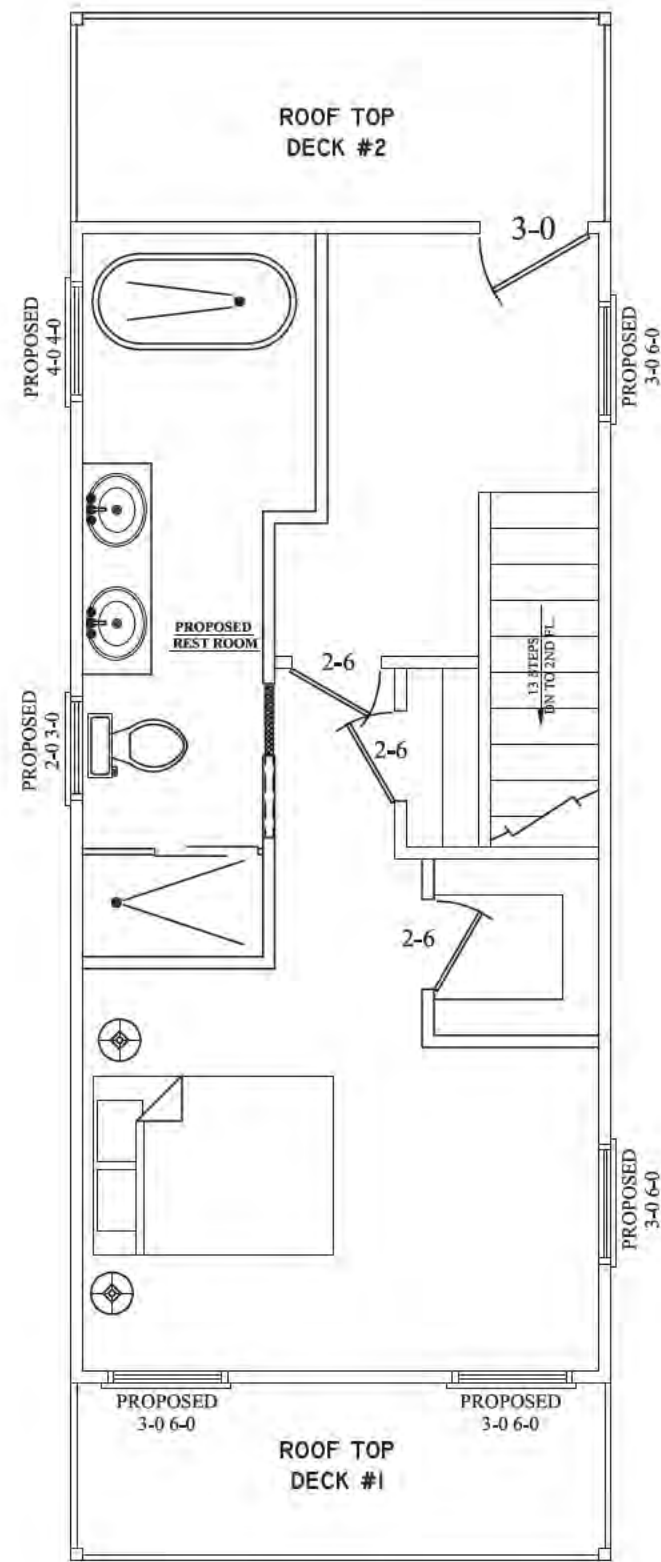


Know what's below. CALL before you dig.

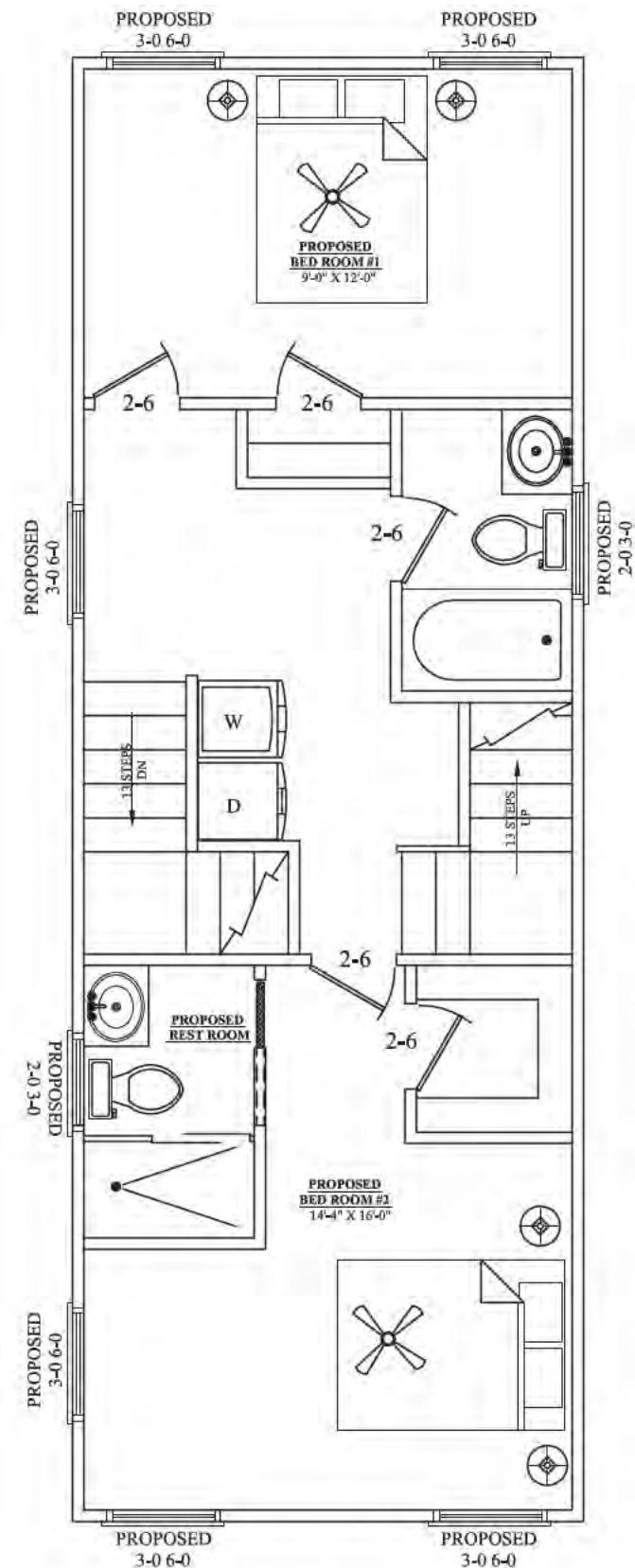
**ADDRESS FOR ORDER:**  
**CONCRETE WORLD**  
**1700 HOLLY ST.**  
**SOUTHDALE, GA 30085**  
**PHONE: 770-962-1992**  
**CURL: <http://www.concrete.com>**

RELEASE FOR CONSTRUCTION

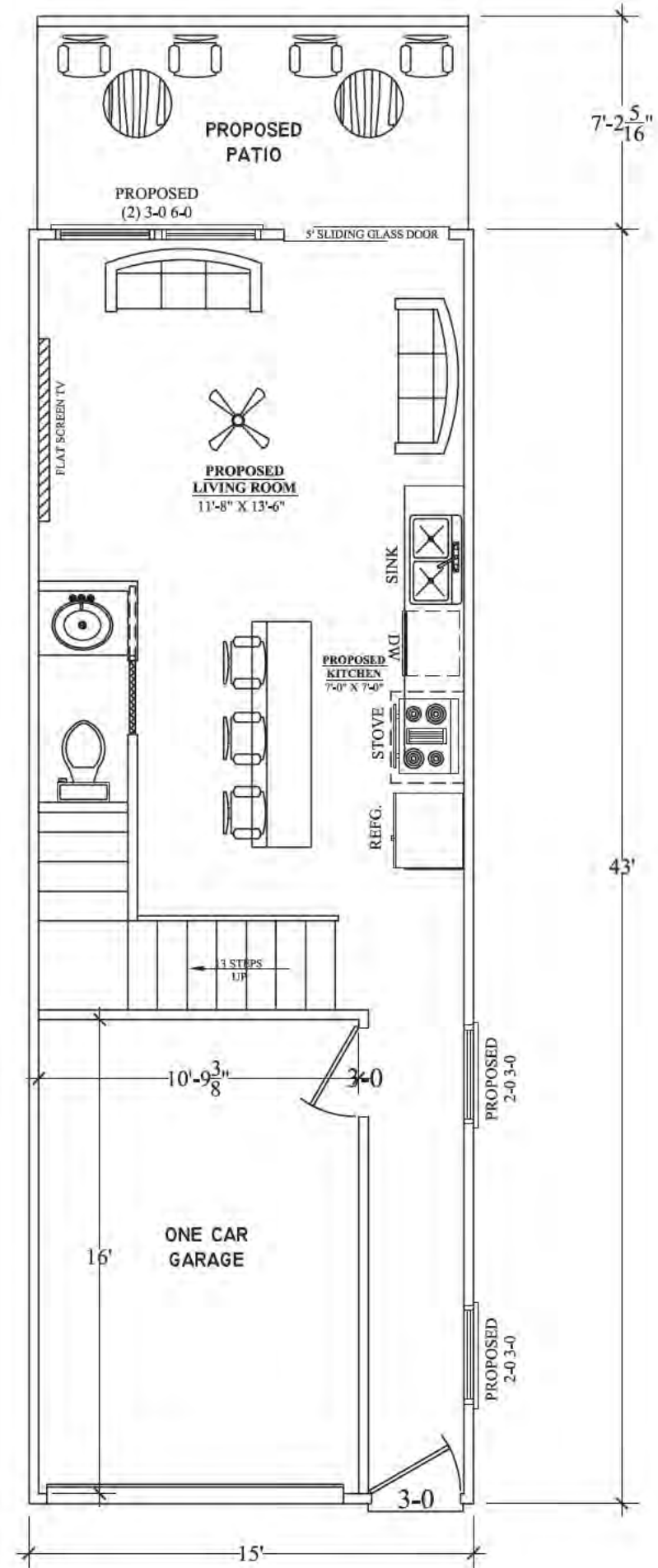




PROPOSED  
3rd FLOOR PLAN



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

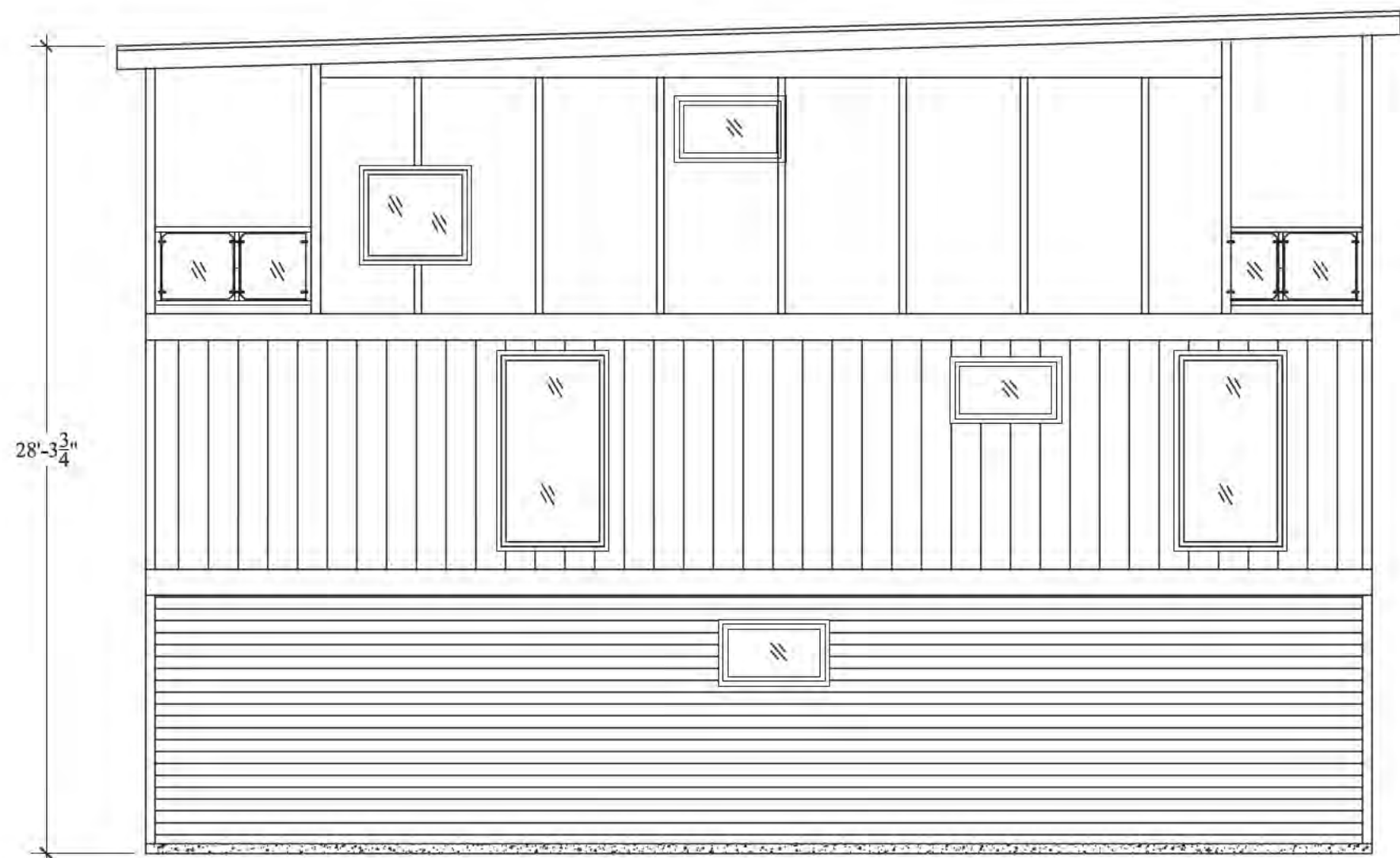
## PROPOSED MAIN, 2ND & 3RD FLOOR PLAN

No.		
Revision/Issue		Date

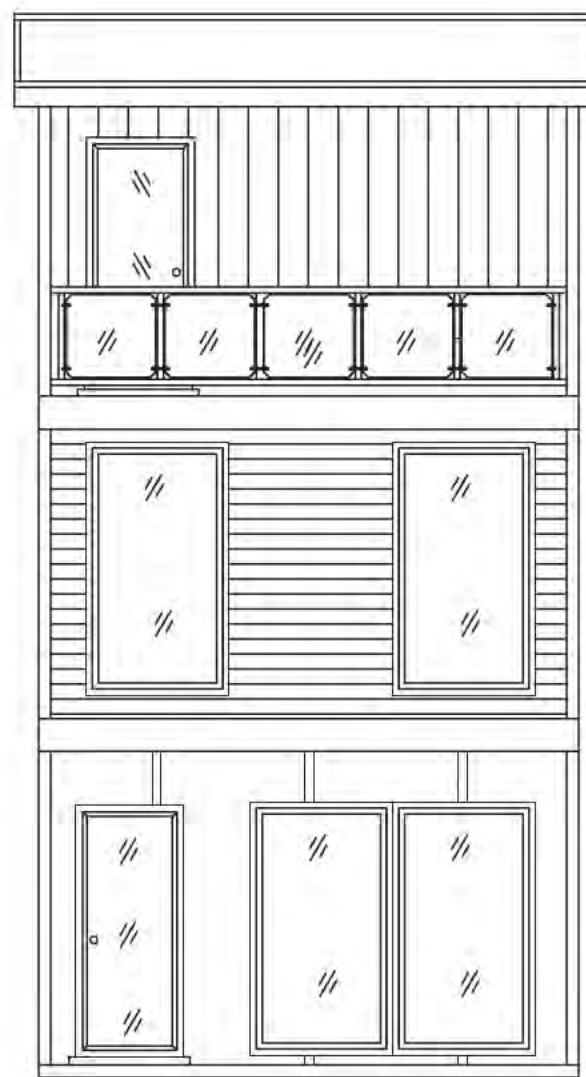
Firm Name and Address  
**J.S. CADD DESIGN SERVICE**  
1426 GOLF LINK DR.  
STONEMOUNTAIN GA, 30088  
(404) 502-8574  
swineyj@bellsouth.net

Project Name and Address  
**NEW HOUSE**

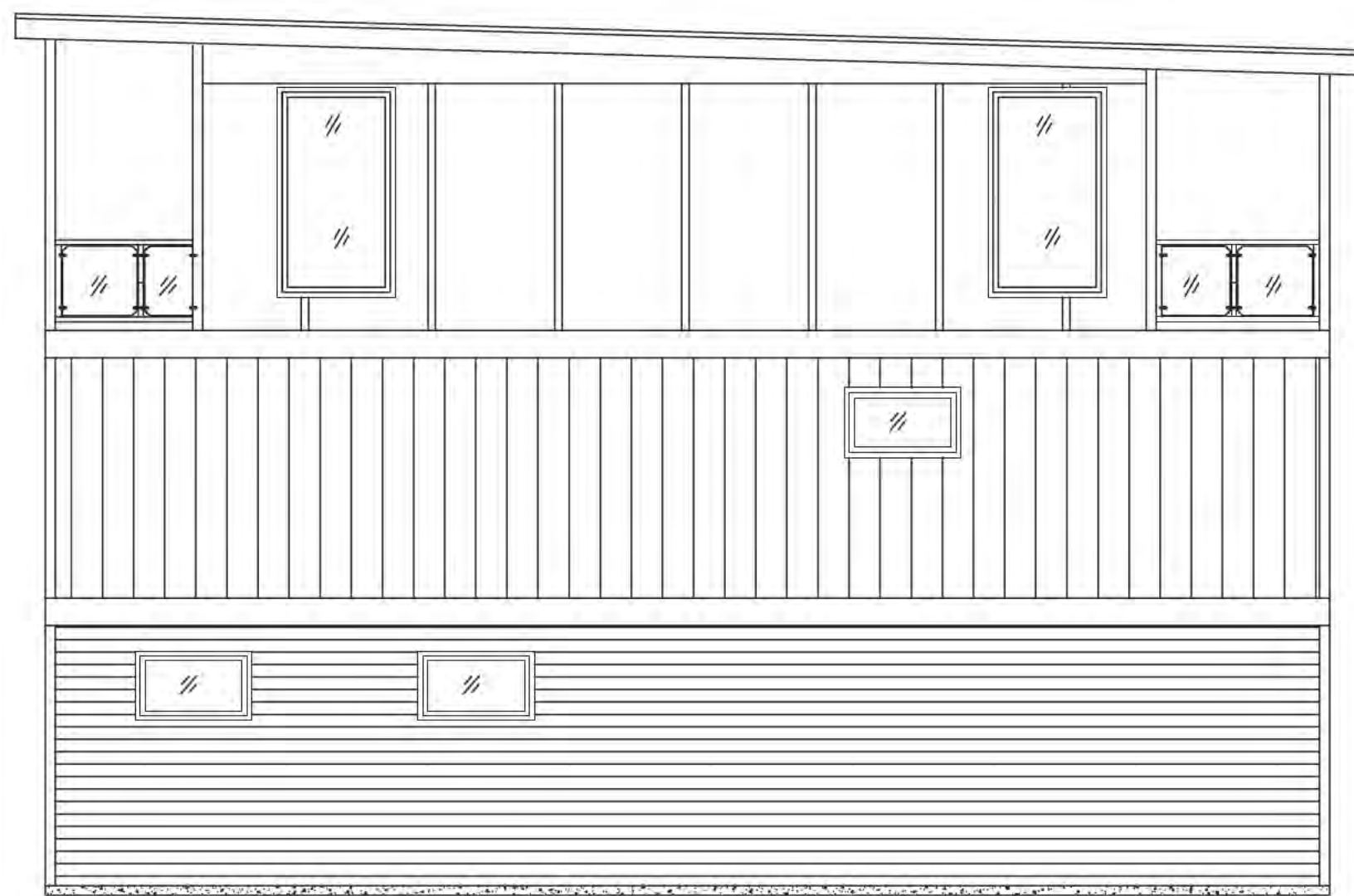
Project	Sheet
Date 07/31/2025	<b>A-2</b>
Scale 3/16" = 1'-0"	



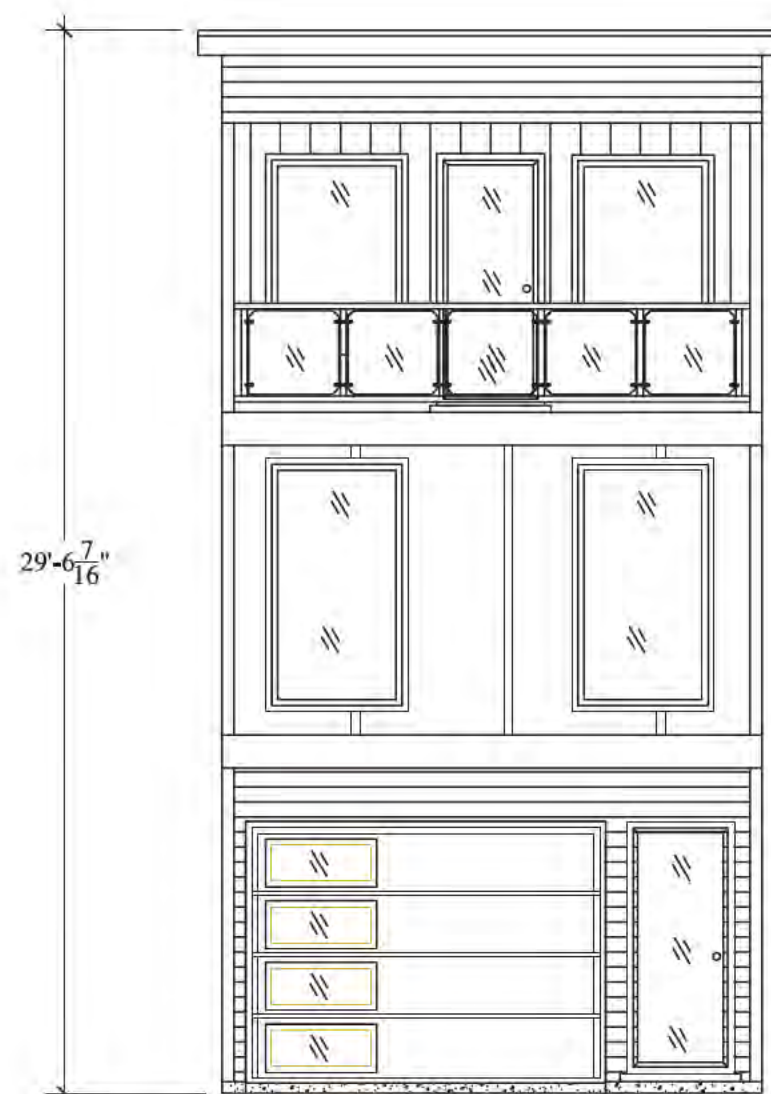
RIGHT  
ELEVATION



REAR  
ELEVATION



LEFT  
ELEVATION



FRONT  
ELEVATION

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"	

RELEASE FOR CONSTRUCTION