



Lorraine Cochran-Johnson

Chief Executive Officer

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

Wednesday, April 8, 2025

Planning Department Staff Analysis



Juliana Njoku

Director

D1. 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: Deferral

The applicant has new representation for the case. The deferral recommendation is to afford time to alter the application.



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: [REDACTED]
Telephone Home: [REDACTED]

OWNER OF RECORD OF SUBJECT PROPERTY

Owner: FREDERICK M. ANDRIENI & WENDY S. ANDRIENI
Address (Mailing): 2478 GREENGLADE RD, ATLANTA, GA 30345
Email: [REDACTED] Telephone Home: [REDACTED]

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]

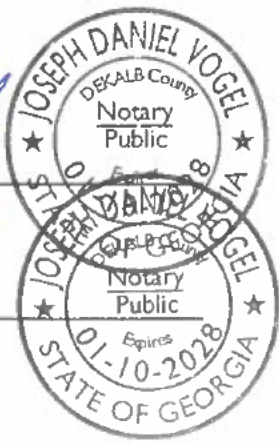
TO WHOM IT MAY CONCERN:

(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



[Signature]
Owner Signature

Wanda Andriewi
Owner Signature

Notary Public

Owner Signature

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.

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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.