DeKalb County
GEORGIA

DeKalb County Department of Planning & Sustainability

Hon. Michael Thurmond
Chief Executive Officer

Andrew Baker, AICP,
Director

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

BOA No. A-18-22323

Applicant and/or
Authorized Representative: Beverly Komery

Mailing Address: 5639 Pattillo Way

City/State/Zip Code: Lithonia GA 30058

Email: Komery@msn.com

~~Telephone Home~~ cell: 404-210-2792 Business: _____ Fax No.: _____

OWNER OF RECORD OF SUBJECT PROPERTY

Owner: Beverly and Alex Komery

Address (Mailing): 5639 Pattillo Way

City/State/Zip Code: Lithonia GA 30058

Email: Komery@msn.com

Telephone ~~Home~~ cell: 404-210-2792 Business: _____ Fax No.: _____

ADDRESS/LOCATION OF SUBJECT PROPERTY

Address: 5639 Pattillo Way City: Lithonia State: GA Zip: 30058

District(s): 16 Land Lot(s): 063 Block: 01 Parcel: 16 063 01 023

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

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

Zoning Classification: R-100 Commission District & Super District: 5 & 7

CIRCLE 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.)

• OFFICIALS APPEALS OF ADMINISTRATIVE DECISIONS.

TO BE COMPLETED BY PLANNING AND SUSTAINABILITY DEPARTMENT

Date Received: RECEIVED MAY 08 2018 BY: _____ Fee Paid: _____

330 West Ponce de Leon Avenue – Suites 100-500 – Decatur, Georgia – 30030 [voice]
404.371.2155 – [Planning Fax] (404) 371-4556 [Development Fax] (404) 371-3007
Web Address http://www.dekalbcountyga.gov/planning
Email Address: planninganddevelopment@dekalbcountyga.gov

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2

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: 5-7-18 Applicant: Beverly Komery
Signature

DATE: 5-7-18 Applicant: Alex Komery
Signature

DeKalb County
GEORGIA

3

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: 5-7-18

Applicant/Agent: Beverly Komery
Signature

TO WHOM IT MAY CONCERN:

(I)/ (WE) Alex and Beverly Komery
(Name of Owners)

being (owner/owners) of the property described below or attached hereby delegate authority to:

Beverly Komery
(Name of Applicant or Representative)

To file an application on (my) / (our) behalf

SANDRA BURTON NOTARY PUBLIC GWINNETT COUNTY, GEORGIA 10-31-2020

Notary Public

Alex Komery
Owner

Notary Public

Beverly Komery
Owner

Notary Public

Owner

Dekalb County Department of Planning & Sustainability

Zoning Board of Appeals

May 7, 2018

Letter of Intent asking for a variance to allow 2 accessory dwellings (4.2.3C5)

Applicants: Alex and Beverly Komery

Property of Proposed Variance: 5639 Pattillo Way, Lithonia, GA 30058

Dear Board of Appeals

This proposal letter is to request a Variance to allow a second accessory dwelling on our property, which will be named an in-law suite. I have addressed all of the findings in 7.5.1, numbers 1-5.

The purpose of this dwelling is to provide handicap accessible housing in close proximity to family for an elderly family member. He now lives with another family member who is planning to move. He would still like some independence but needs a lot more assistance than he currently experiences. The literal interpretation of the code provisions now listed would make an undue hardship for our family and our ability to care for our brother.

There is an accessory dwelling located in the back of the property that houses horses and includes an apartment for the horse caretaker. This property is listed on the site plan as garage apartment but in actuality is a barn with an apartment and in no way usable for my purpose.

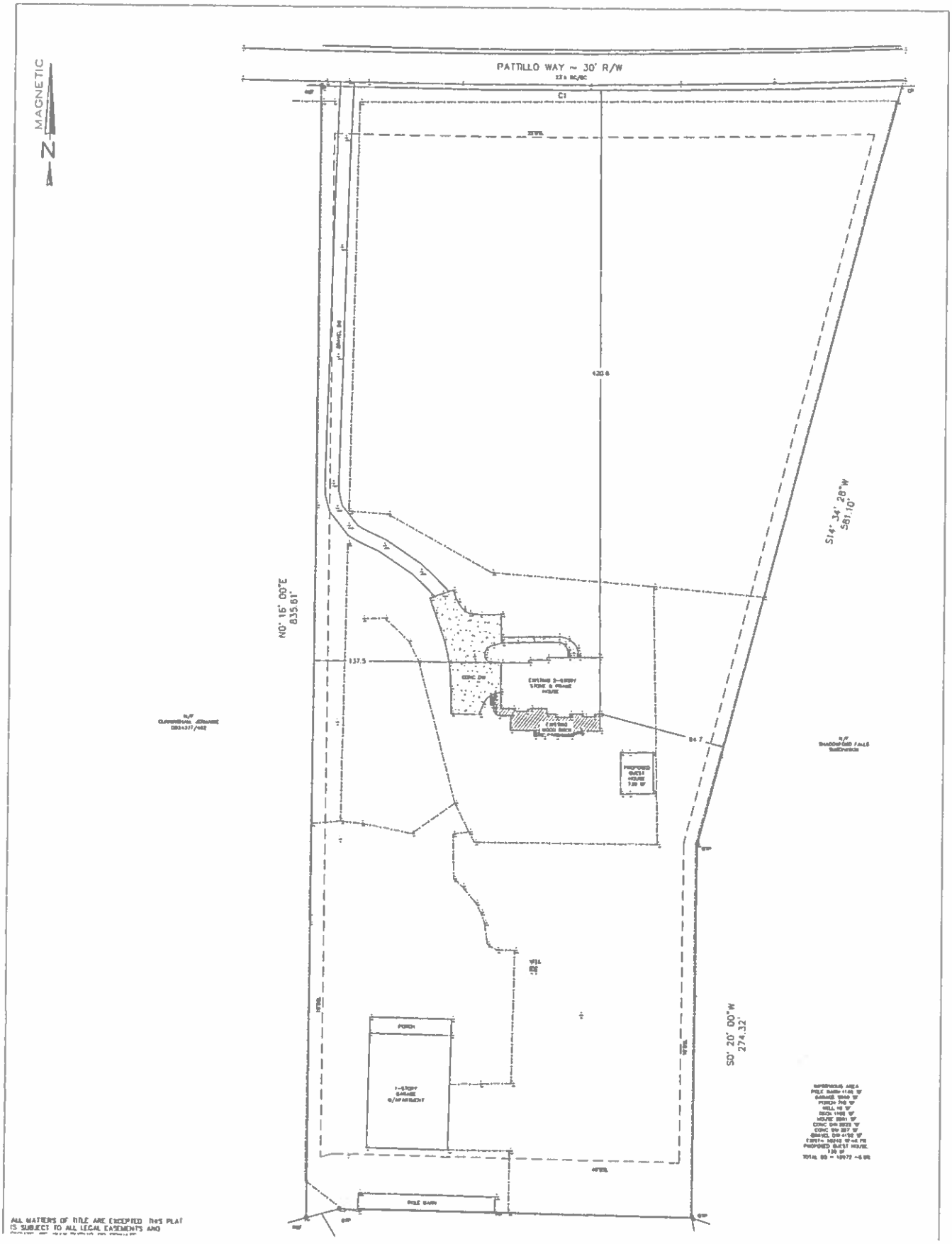
The property where the site plan is proposed is a very large piece of property, 6.35 acres. Whereas I have a couple of neighbors, they are far from me and would not be negatively impacted. Further, the impact on the environment would be minimal, i.e. no tree removal, no digging (level ground), etc. The proposed suite would be small and would not be detrimental to the public welfare or the other improvements in the zoning district.

The variance requested is to build a small accessory dwelling that is the minimum needed to provide adequate living space (finished square feet is 540). We have selected an architectural and site plan that would be suitable in the future as a possible pool house if needed or remain the in-law suite. This was done to protect the integrity of the property and stay as close to the guidelines within the County Comprehensive Plan as possible. The materials used would match the existing dwelling.

Thank you in advance for your consideration of my variance request.

Respectfully submitted,

Beverly Komery



ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND

RECEIVED
MAY 08 2018
BY: MMS