



Agenda Item

Meeting Date: January 20, 2026

SUBJECT: 1082 New Gibraltar Square (Parcel ID: 18 089 18 022) Variance for Lot Coverage, Rear and Side Yard

Item: Action Item

Department: Planning and Zoning Department

Presented By: Tamaya Huff, Planning Manager

PROJECT SUMMARY

The applicant is submitting a request for a variance pertaining to the property located at 1082 New Gibraltar Square (Parcel ID 18-089-18-022). The request includes increasing the maximum lot coverage to 57%, a reduction of the side yard along the northern property line to 4.55 feet, a reduction of the side yard along the southern property line to 2.05 feet, and a reduction of the rear yard to 14.85 feet. The purpose of this variance is to enable the expansion of the existing rear deck and new addition in the backyard.

ZONING HISTORY

The property is zoned R-2 Traditional Residential and measures approximately 0.1 acres. Built in 1986, it was originally classified as R-100, allowing a rear yard setback of 15 feet and a side yard setback of 5 feet, as shown in the attached survey. On December 2, 2008, the City of Stone Mountain rezoned the property to R-2. Under Section 6-1.2(4), existing legal structures can continue to operate as long as they are not "enlarged, extended, or relocated," unless the use changes to one allowed in the new zoning district. Any modifications must comply with the current yard, buffer, height, and dimensional requirements of the R-2 Zoning District. Thus, the applicant must ensure the new addition and deck meet these current requirements or seek a variance for potential relief under the Stone Mountain Code of Ordinances.

GENERAL STANDARDS FOR APPLICATION APPROVAL

Applications for variances shall adhere to the provisions set forth in section 2-1.3 (procedure for amending the zoning ordinance). The mayor and city council shall authorize variances from the terms of this zoning ordinance only upon making all of the following findings:

- 1) There are extraordinary and exceptional conditions pertaining to the particular property in question because of its size, shape or topography.
- 2) The application of this zoning ordinance to the particular piece of property would create unnecessary hardship.
- 3) Such conditions are not the result of any actions of the property owner; and
- 4) Relief if granted would not cause substantial detriment to the public good nor impair the purposes or intent of this zoning ordinance

STAFF RECOMMENDATION

Item1: The parcel is rectangular and situated on a steep slope, resulting in a high rear yard

and a narrow front yard, creating a broad but shallow rear backyard. Prior to the City-wide zoning change, the yard setbacks established under the R-100 Zoning increased the setbacks of an already shallow back yard from 15 feet to 30 feet. Consequently, staff deems the current lot configuration an exceptional condition that was exacerbated by the city-wide change from R-100 to R-2.

Item 2: The property has a unique hardship due to the narrow rear yard being imposed with a 30-foot setback requirement. The proposed addition would further reduce the rear yard to 15.20 feet, still falling short of this standard. Currently, the lot coverage is 57%, above the 40% limit for the R-2 Zoning District. The development plan aims to lower this to 54% by removing patios and replacing a deck. This minor reduction will not worsen the property's non-conformity and is deemed reasonable.

Item 3: The original lot configuration was approved under the R-100 Zoning District. The definition of a rear yard is the minimum horizontal distance between the rear lot line and the rear of the main building or any projections. Due to the addition, the rear yard attainable with the addition is 15.15 feet, requiring 14.85-foot yard reduction from the 30-foot yard standard. As the lot is formerly zoned R-100, and the minimum rear yard is 15 feet, the proposed 15.20-foot setbacks would not increase the nonconformity, and which was not created by the property owner, but a change in Zoning District regulations that resulted between 1986 and 2008.

Item 4: In accordance with Section 5-2.1, properties and structures are required to conform to the established characteristics of the neighborhood, thereby ensuring continuity and adherence to the intents of the zoning regulations. However, this concern is mitigated upon a review of the surrounding structures which indicates that each adjacent parcel contains buildings situated more than 15 feet from the property lines surrounding 1082 New Gibraltar Square. The applicant intends to establish adequate separation through the installation of an 8-foot-high fence for the side and rear yards, and the improvement will reduce the non-conformity of the lot coverage from 54 percent to 57%. Moreover, considering the unique attributes of the parcel, the evolution of zoning regulations over time, and the absence of any proposal to increase nonconformity, staff expresses support for the proposed reductions in yard for the replacement deck, addition, and proposed lot coverage. These requests are deemed reasonable in light of the exceptional conditions of the property, the minimal potential impacts to surrounding property, which are inherently limited in nature.

Staff recommend **APPROVAL** of the following variances in accordance with Sections 5-2.5 of the R-2 Traditional Zoning District.

- **Side Yard Setback (North Lot Line): 4.55 feet**
- **Side Yard Setback (South Lot Line): 2.05 feet**
- **Rear Yard Setback: 14.85 feet**
- **Lot Coverage that does not exceed 54 %**

Planning Commission recommend APPROVAL of the following variances in accordance with Sections 5-2.5 of the R-2 Traditional Zoning District

Approved Unanimously 5-0 during the November 17, 2025 Planning Commission.

Requested Action: Public Hearing was held on January 6, 2026. Request to Approve Variance for 1082 Gibraltar Square With Conditions.



PLANNING COMMISSION MINUTES
Monday, November 17, 2025 @ 6:30 pm
Regular Meeting
City Hall, 875 Main Street, Stone Mountain, Georgia 30083

CALL TO ORDER

Meeting called to order at 6:31pm.

DETERMINATION OF QUORUM

Present: Alex Brennan, Rachel Isley, Grace Kelly, Raina Willson, and Chountelle Hudson

Absent: Meron Tadesse, Matt McConnell

APPROVAL OF THE AGENDA

Grace Kelly moved to approve the agenda as presented; seconded by Rachel Isley.

Vote: Approved Unanimously 5-0.

APPROVAL OF MEETING MINUTES

1. October 20, 2025

Motion to Amend the Minutes. Grace Kelly moved to approve the agenda as amended; seconded by Rachel Isley. Vote: Approved Unanimously 5-0;.

COMMISSION ANNOUNCEMENTS

1. Planning Commission Appointments.

Rachel Isley and Raina Wilson were appointed by City Council on November 5, 2025, and sworn in by Mayor Pro Tempore Ryan Smith on November 17, 2025, before the regularly scheduled Planning Commission Meeting.

2. Steering Committee Development

Planning Manager requested Planning Commission to appoint two (2) representatives for the Comprehensive Plan Steering Committee by December 17, 2025.

3. City Council Agenda – November 18, 2025

- 798 Third Street – Public Hearing for a Special Use Permit to allow a shed
- Chountelle Hudson - Request for reappointment

OLD BUSINESS

None.

NEW BUSINESS

1. 1082 New Gibraltar Square (Parcel ID: 18 089 18 022)

Request – Application to request variances for reducing rear and side yards, as well as lot coverage, to allow for the construction of an expanded deck and new addition.

Grace Kelly moved to approve; seconded by Raina Wilson. Vote: Approved Unanimously 5-0;

PUBLIC COMMENTS

Theresa Thomas requested more transparent minutes and requested the planning commission disclose a list of candidates selected for consideration for the Planning Commission, the reasons candidates were not selected, and to be considered for the Comprehensive Plan Steering Committee.

ADJOURNMENT

Grace Kelly moved to adjourn; seconded by Rachel Isley. Vote: Approved Unanimously 5-0;



Alex Brennan, Chair



Tamaya Huff, Secretary

Grace Kelly moved to approve; seconded by Raina Wilson. Vote: Approved Unanimously 5-0;

PUBLIC COMMENTS

Theresa Thomas requested more transparent minutes and requested the planning commission disclose a list of candidates selected for consideration for the Planning Commission, the reasons candidates were not selected, and to be considered for the Comprehensive Plan Steering Committee.

ADJOURNMENT

Grace Kelly moved to adjourn; seconded by Rachel Isley. Vote: Approved Unanimously 5-0;

Alex Brennan, Chair

Tamaya Huff, Secretary



City of Stone Mountain
875 Main Street
Stone Mountain, GA 30083

STAFF ANALYSIS AND REPORT

OWNER : Jean-Claude Mondesir

APPLICANT : William Perry

LOCATION: 1082 New Gibraltar Square

PARCEL: **18 089 18 022**

CURRENT ZONING: Traditional Residential (R-2)

REQUEST: 4.55-foot Variance for Northern Side Yard
2.05-foot Variance for Southern Side Yard
14.85-foot Variance for Southern Rear Yard

ZONING/ADJACENT LAND USE:

North	Traditional Residential (R-2)
South	Traditional Residential (R-2)
West	Traditional Residential (R-2)
East	Traditional Residential (R-2)

COMPREHENSIVE PLAN:

Future Land Use Designation: Single Family Residential

MEETING INFORMATION:

Planning & Zoning Commission:	11/17/2025 – 6:30 P.M.
1 st Read City Council:	12/16/2025 – 6:30 P.M.
City Council Public Hearing:	01/06/2026 – 6:30 P.M.

STAFF RECOMMENDATION: APPROVAL

CITY OF STONE MOUNTAIN
PLANNING AND ZONING DEPARTMENT

I. SUMMARY

The applicant seeks a variance to increase the maximum lot coverage to 57%, reduce the side yard setback along the northern property line to 4.55 feet, reduce the side yard setback along the southern property line to 2.05 feet and the rear yard setback to 14.85 feet at the subject property located at 1082 New Gibraltar Square (Parcel ID 18-089-18-022). The applicant is requesting this variance to facilitate the expansion of the existing rear deck and the construction of a new addition in the backyard.

II. ZONING REQUIREMENTS

The subject property is zoned Traditional Residential (R-2). Per Section 5-2.1 the intent of the zoning district is to:

- Preserve the historic integrity of Stone Mountain's residential neighborhoods.
- Restrict uses to low-density single-family residences.
- Maintain consistent densities with existing neighborhoods.
- Protect established areas from incompatible development.

The district development regulations per Sec 5-2.5 include:

- Minimum Side Yard :10 feet
- Minimum Rear Yard :30 feet
- Maximum lot coverage:40 percent, including off-street parking.

III. ZONING HISTORY

The subject property is presently zoned R-2 and encompasses an area of approximately 0.1 acres. According to the DeKalb County Property Appraiser database in Georgia, the structure was constructed in 1986. At that time, it was classified under the DeKalb County Zoning District as R-100, which permitted a rear yard setback of 15 feet and a side yard setback of 5 feet, as illustrated by the accompanying survey and plat included in the appendix of this report. On December 2, 2008, the City of Stone Mountain officially adopted its zoning map, resulting in the rezoning of the property to the R-2 Zoning District. Consequently, in accordance with Section 6-1.2(4) regarding General Rules for Nonconforming Use Continuance, land and structure uses that were legal prior to the amendments to the zoning ordinance may only continue if they are not “enlarged, extended, or relocated,” except when the use is changed to one that is permitted within the zoning district in which the property is located. In such instances, any expansion, enlargement, or relocation of buildings or structures must comply with the yard, buffer, height, and other dimensional requirements pertinent to the underlying zoning district. Therefore, the applicant intending to construct a new addition and deck must ensure that the proposed modifications conform to the current dimensional requirements of the R-2 Zoning District.

IV. EXISTING SITE CONDITIONS

The primary structure is a single-family detached residence with a total area of 4,356 square feet, of which 2,076 square feet is classified as heated living space. Furthermore, the property features an exterior rear deck measuring 112 square feet, excluding the 48-foot overhang. Per the DeKalb County Property Appraiser, the current rear deck measures approximately 14 feet by 8 feet. The staff measured the proposed rear deck dimensions at 11.56 feet by 19.63 feet, yielding an area of 226.92 square feet. The applicant provided that the proposed

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PLANNING AND ZONING DEPARTMENT

deck dimensions are 240 square feet, and the addition is 240 square feet. Staff completed calculations that indicate the new addition will expand the heated floor space by 4.82 feet into the rear yard if expanded to 226 square feet.

The property is characterized by a gentle slope originating from the principal structure, which is situated at an elevation of 982 feet and descends toward the eastern property line, where there is a nominal elevation decrease of 4 feet. At present, the northern boundary of the lot measures 79 feet and adjoins 1086 New Gibraltar Square. Conversely, the southern property line has a length of 65 feet, resulting in a 14-foot differential between the front and rear boundary lines, which yields an elongated rectangular configuration of the lot. The rear boundary to the west, which faces 1083 and 1073 Rankin Street, also measures 65 feet, while the eastern boundary is 57 feet, further enhancing the distinct rectangular shape of the parcel.

The lot is currently enclosed by a fence, which is positioned outside the property line, thus encroaching upon the northern boundary of the adjacent parcel at 1086 New Gibraltar Square, as well as the southern boundary at 1078 New Gibraltar Square. The applicant, acting as the representative of the property owner, has submitted an application that is currently under review by the Planning and Zoning Department. This application proposes the removal of the existing fence and aims to position a new fence within the property boundaries, with an elevation of 8 feet along the rear and side lot lines.

IV. VARIANCE REQUEST(s)

Plans presented by the applicant propose the following variances, as depicted in Table 1.

Table 1. Applicant Proposed Variance Request

Location	Measured in Feet		
	Proposed Yard	Requirement Per Sec 5-2.5	Variance
Replacement Deck			
Side Yard (North)	8	10	2
Addition			
Rear Yard	16	30	14

Staff reviewed the applicant's submittal and noted the scale did not depict a ratio of 20 feet per 1 inch but rather 2.10 inches per 20 feet. Calculations based on the appropriate scale are shown in Table 2, where applicable.

Table 2. Staff Analysis of Variance Request

Location	Measured in Feet		
	Proposed Yard	Required Yard	Variance Needed
Replacement Deck			
Side Yard (North)	5.45	10 .00	4.55
Addition			
Side Yard (South)	7.95	10.00	2.05
Rear Yard	15.15	30 .00	14.85

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Lot Coverage		
Existing Lot Coverage	Proposed Lot Coverage	Requirement
57%	54%	40% Maximum

V. GENERAL STANDARDS FOR APPLICATION APPROVAL

Applications for variances shall adhere to the provisions set forth in section 2-1.3 (procedure for amending the zoning ordinance). The mayor and city council shall authorize variances from the terms of this zoning ordinance only upon making all of the following findings:

- A. There are extraordinary and exceptional conditions pertaining to the particular property in question because of its size, shape or topography.

The current parcel is shaped like a rectangle and is located on a steep slope. This results in a significantly elevated rear yard and a narrower front yard, creating a broad but shallow rear yard. The rear yard on the south side of the lot is narrower than on the north side, which limits the available space for expanding the structure at the southwest corner of the parcel. Therefore, staff believe that the existing configuration of the lot presents an exceptional condition.

- B. The application of this zoning ordinance to the particular piece of property would create unnecessary hardship.

The property is confronted with a unique and undue hardship due to the tapering of the rear yard, which decreases in width from the northern lot line to the southern lot line. This configuration presents significant challenges for the applicant seeking to construct an addition while complying with the required rear yard setbacks, specifically the 30-foot setback mandated from the northern half to the southern half of the rear yard. In accordance with the regulations established for the R-100 Zoning District, the parcel is authorized to maintain a rear yard of 15 feet. The proposed construction of the addition will result in a rear yard of 15.15 feet, which constitutes a reduction of 14.85 feet from the mandated standard of 30 feet R-2 Zoning Requirements. This request will not alter the existing non-conformity status of the property.

At present, the lot coverage area stands at 57%, surpassing the R-2 base zoning district requirement of 40%, as delineated in Section 5-2.5(13). This calculation incorporates the existing house, driveway, and patios. The proposed development plan entails the removal of the patios, the construction of an addition, and the replacement of the deck, which is projected to reduce the lot coverage to 54%. A strict interpretation of the zoning code would prohibit any expansion of the primary structure within its existing footprint, thereby maintaining the lot coverage at the current level of 57%. Consequently, the proposed reduction in lot coverage to 54% is unlikely to exacerbate non-conformity. Therefore, the staff is of the opinion that this proposed reduction in lot coverage is justifiable as it reduces the non-conformity and is reasonable.

- C. Such conditions are not the result of any actions of the property owner; and

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The original lot configuration was approved under the R-100 Zoning District. The definition of a rear yard is the minimum horizontal distance between the rear lot line and the rear of the main building or any projections. Due to the addition, the rear yard attainable with the addition is 15.15 feet, requiring a 14.85-foot yard reduction from the 30-foot yard standard. As the lot is formerly zoned R-100, and the minimum rear yard is 15 feet, the proposed 15.20-foot setback would not increase the nonconformity and were not created by the property owner, but a change in Zoning District regulations that resulted between 1986 and 2008.

- D. Relief, if granted, would not cause substantial detriment to the public good nor impair the purposes or intent of this zoning ordinance.

A variance provides the opportunity for adjustments to existing zoning regulations, specifically concerning yard requirements, provided that such modifications do not significantly diverge from the standards established for the underlying zoning district. For instance, a proposal to reduce the rear yard setback to 15 feet would fall short of meeting the requirements set forth for the In-Town Neighborhood (R-3) District and would considerably contradict the stipulations applicable to the R-2 Zoning District. Such a deviation from the rear yard specifications articulated for the R-2 Traditional Zoning District would not fulfill the intent of the zoning ordinance. This situation raises concerns regarding compatibility with adjoining land uses and may adversely impact neighboring properties, particularly given the property's location within a subdivision. The proposed reduction of the rear yard along the southern lot line would position the structure in closer proximity to Parcel 1078, New Gibraltar Square. In accordance with Section 5-2.1, properties and structures are required to conform to the established characteristics of the neighborhood, thereby ensuring continuity and adherence to the intents of the zoning regulations. However, this concern is mitigated upon a review of the surrounding structures which indicates that each adjacent parcel contains buildings situated more than 15 feet from the property lines surrounding 1082 New Gibraltar Square. The applicant intends to establish adequate separation through the installation of an 8-foot-high fence for the side and rear yards, and the improvement will reduce the non-conformity of the lot coverage. Moreover, considering the unique attributes of the parcel, the evolution of zoning regulations over time, and the absence of any proposal to increase nonconformity, staff expresses support for the proposed reductions in yard for the replacement deck, addition, and proposed lot coverage. These requests are deemed reasonable in light of the exceptional conditions of the property, the minimal potential impacts to surrounding property, which are inherently limited in nature.

VI. STAFF RECCOMENDATION

Staff recommend APPROVAL of the following variances in accordance with Sections 5-2.5 of the R-2 Traditional Zoning District.

- Side Yard Setback (North Lot Line): 4.55 feet
- Side Yard Setback (South Lot Line): 2.05 feet
- Rear Yard Setback: 14.85 feet
- Lot Coverage that does not exceed 54%

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PLANNING AND ZONING DEPARTMENT

VII. SITE PHOTOS

FRONT OF PROPERTY



REAR OF PROPERTY FACING SOUTHERN LOT LINE



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PLANNING AND ZONING DEPARTMENT

REAR OF PROPERTY FACING NORTH LOT LINE



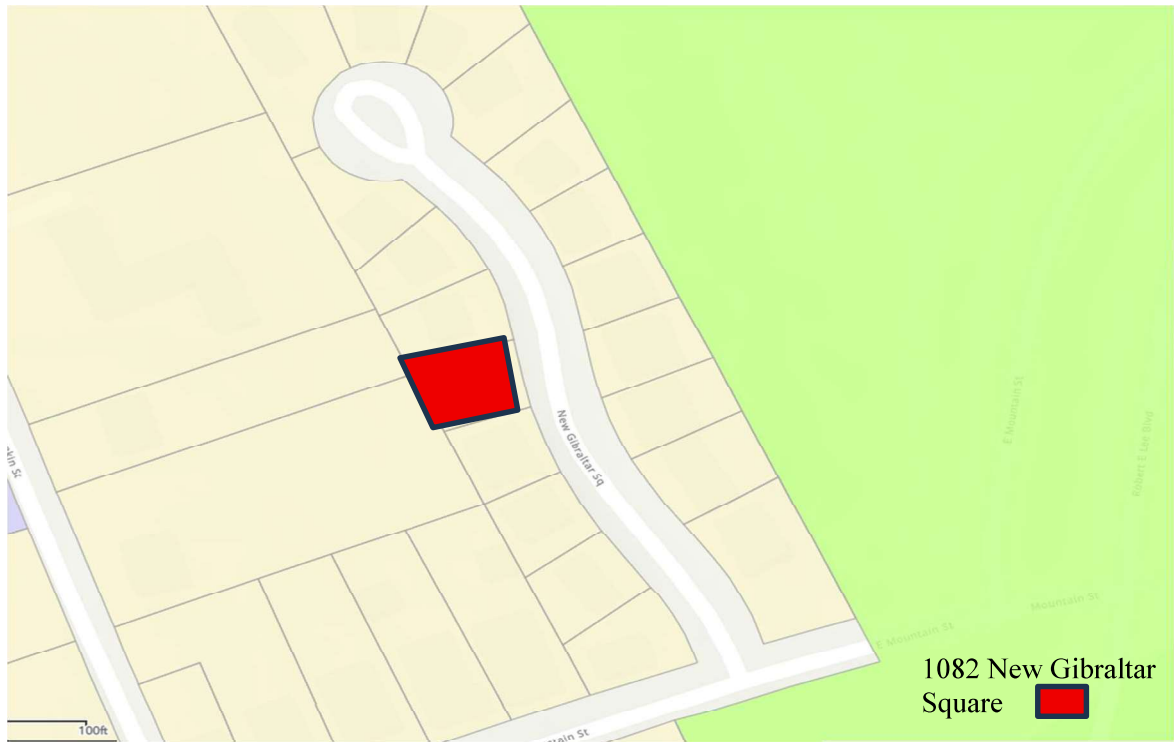
VIII. FIGURE 1. DEKALB COUNTY PROPERTY APPRAISER MAP



SITE ADDRESS: 1082 GIBRALTER SQUARE
REQUEST: VARIANCE
PARCEL ID: 18 089 18 022

CITY OF STONE MOUNTAIN
PLANNING AND ZONING DEPARTMENT

IX. FIGURE 2. CITY OF STONE MOUNTAIN ZONING MAP



X. FIGURE 3. FUTURE LAND USE MAP



XI. SPECIAL USE APPLICATION



VARIANCE APPLICATION



APPLICANT'S CHECKLIST

DOCUMENTS REQUIRED

**ALL PERTINENT ITEMS ARE DUE AT THE TIME OF FILING.
NO INCOMPLETE APPLICATION WILL BE ACCEPTED.**

ITEM #	REQUIRED ITEM	CHECK ✓
1.	Pre-Application Meeting Form	☒
2.	Application Form	☒
3.	Site Plan Checklist	☒
4.	Site Plan/Survey	☒
5.	Legal Description	☐
6.	Letter of Intent	☐
7.	Impact Analysis	☐
8.	Disclosure Form(s)	☐
9.	Application Fee (\$400)	☐

PREAPPLICATION REVIEW MEETING: Prior to submitting an application, all are required to meet with the City Planner who will review the applicant's proposal and site plan. No pre-application review meeting will be held on the day of the filing deadline. Applicants are required to bring the site plan and tax parcel identification number(s) to the meeting.

REQUIRED ITEMS FOR USE PERMIT APPLICATIONS:

- ITEM 1. **PRE-APPLICATION MEETING FORM:** A signed pre-application form must be submitted that applicants will receive from the planner following their pre-application meeting.
- ITEM 2. **APPLICATION FORM:** Original and notarized signatures of the property owner(s) and applicant(s) or a notarized statement by the applicant as to ownership are required. If a contract is used in lieu of the owner's signature, the signature on the contract must be an original and the contract must be valid for the duration of the rezoning process. See the application form for additional details.
- ITEM 3. **SITE PLAN CHECKLIST:** The site plan checklist details the minimum requirements for site plans.
- ITEM 4. **SITE PLAN/SURVEY:** Site plans/surveys must meet the minimum requirements specified within the Site Plan Checklist.
- ITEM 5. **LEGAL DESCRIPTION:** The legal description must be a *metes and bounds* description of the property that establishes a point of beginning and gives directions (bounds) and distances (metes) of property lines. If the property consists of more than one parcel, all parcels must be combined into one legal description.
- ITEM 6. **LETTER OF INTENT:** The Letter of Intent should state the requested use permit(s) and should include factual details about the proposed use(s), such as number and square footages of buildings, number of residential units, minimum heated floor area of residential units, number of fixed seats in places of worship, number of employees and beds in assisted living facilities, personal care homes and nursing homes, number of employees and students in day care facilities, number of classrooms and number of students in schools,

hours of operation, and number and use of playing fields.

- ITEM 7. **IMPACT Analysis:** A written analysis of the impact of the proposal with respect to the criteria listed in Appendix A - Zoning; Article II - Administration ; Section 2-1.11 Variance Standards and Procedures.
- ITEM 8. **DISCLOSURE FORM:** If the owner, applicant and/or applicant's representative has made a campaign contribution to any member of City Council for \$250.00 or more within the past 2 years, Sections 1 through 4 of the Disclosure Form must be completed. If no contributions have been made, No should be checked and Section 4 of the form completed.
- ITEM 3. **APPLICATION FEE:** A \$400 application fee shall be paid and can be processed via a check made out to the City of Stone Mountain or a credit card. Credit card payments can be processed at City Hall or via the Credit Card Authorization Form that is attached to this application.

MEETINGS AND PUBLIC HEARINGS:

- A) **The Planning Commission (PC)** holds a meeting on the third Monday of each month at 6:30 PM at Stone Mountain City Hall, 875 Main Street, Stone Mountain, GA 30083. The Planning Commission makes recommendations that are forwarded to the Mayor and City Council.
- B) **City Council** holds a public meeting on the third Tuesday of each month at 6:30 p.m. at Stone Mountain City Hall located at 875 Main Street, Stone Mountain, GA 30083.
- C) **City Council** holds a public hearing on the first Tuesday of each month at 6:30 p.m. at Stone Mountain City Hall located at 875 Main Street, Stone Mountain, GA 30083.

PUBLIC NOTICE:

- A) **Mayor and City Council (MCC) Public Hearing Notice:** Signs posted along the frontages of properties subject to rezonings and/or use permits notify area residents of the City Council public hearing. Applicants are required to post signs in conspicuous places along the property's public street frontage(s) no later than 30 days before the City Council public hearing. Failure to post the signs properly, in accordance with instructions given to applicants at the time of filing, will result in delaying action on the petition until the next available appropriate hearing date. **THERE ARE NO EXCEPTIONS TO PROPERLY POSTING THESE SIGNS.**

If an applicant, prior to advertising, defers a petition, it is the responsibility of the applicant to contact the City at 770-498-8984 to pick up new signs and re-post the property.

When a petition is continued by City Council, posting an updated sign is not required. However, the date on the sign must be changed to reflect the continued hearing date.

Within 7 days of City Council final action the applicant shall remove and return the public notice sign to City Hall, 875 Main Street, Stone Mountain, GA 30083. If the sign is not returned, the applicant may be subject to a fee to cover the cost of replacing the public notice sign.



APPLICATION FOR VARIANCE

City of Stone Mountain
875 Main Street
Stone Mountain, GA 30083

Date Received: _____

PERMIT#: _____
(Office Use Only)

APPLICANT INFORMATION

Applicant Name: <u>William Perry</u>		
Address: <u>3379 Peachtree Road NE (Buckhead), Suite 655 Atlanta, GA 30326</u>		
Phone: <u>[REDACTED]</u>	Cell: <u>[REDACTED]</u>	Fax: _____
Email Address: <u>[REDACTED]</u>		

OWNER INFORMATION (If different from Applicant)

Owner Name: <u>Jean-Claude Mondesir</u>		
Address: <u>1082 New Gibraltar Square Stone Mountain, GA 30058</u>		
Phone: <u>[REDACTED]</u>	Cell: _____	Fax: _____
Email Address: <u>[REDACTED]</u>		

PROPERTY INFORMATION

Address: <u>1082 New Gibraltar Square Stone Mountain, GA 30058</u>		
Parcel ID#: <u>1808918022</u>	Land Lot: _____	District: _____

Office use only: CASE # _____

Applicant signature: William Perry

Date: 10/29/2025



VARIANCE REQUEST CONSIDERATIONS

Applicant: William Perry

Analyze the impact of the variance request with the following questions:

1. There are extraordinary and exceptional conditions pertaining to the particular property in questions because of size, shape, and/or topography. The property has unique conditions related to its size, shape, or topography that make it different from surrounding lots.
2. The application of the zoning ordinance would create an unnecessary hardship. Applying the zoning ordinance strictly would create a hardship by limiting reasonable use or improvements on the property
3. Such conditions are peculiar to the particular piece of property involved. These conditions are specific to this property and not common to others in the same zoning district.
4. Such conditions are not the result of any actions of the property owner. The hardship results from pre-existing site conditions, not any actions by the property owner.
5. Relief, if granted, would not cause substantial detriment to the public good nor impair the purposes or intent of this zoning ordinance? Granting the variance will not harm the public good or conflict with the intent of the zoning ordinance

SECTION II**OWNER/PETITIONER**

NOTICE: Part 1 and/or Part 2 below must be signed and notarized when the petition is submitted. Please complete Section IV as follows:

- a) If you are the sole owner of the property and not the petitioner complete Part 1.
- b) If you are the petitioner and not the sole owner of the property complete Part 2.
- c) If you are the sole owner and petitioner complete Part 1.
- d) If there are multiple owners each must complete a separate Part 1 and include it in the application.

Part 1. Owner states under oath that he/she is the owner of the property described in the attached legal description, which is made part of this application.

Jean-Claude Mondesir

TYPE OR PRINT OWNER'S NAME

1082 New Gibraltar Square

ADDRESS

Stone Mountain, GA 30083

CITY & STATE

ZIP CODE

OWNER'S SIGNATURE

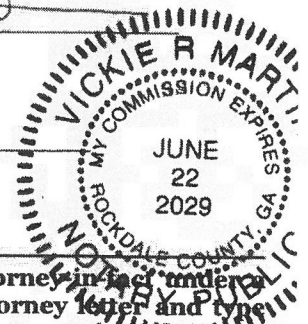
EMAIL ADDRESS

Sworn to and subscribed before me this the

20th Day of June 2025

JUGES K. O. J. NOTARY PUBLIC

PHONE NUMBER



PART 2. Petitioner states under oath that: (1) he/she is the executor or Attorney-in-fact under a Power-of-Attorney for the owner (attach a copy of the Power-of-Attorney letter and type name above as "Owner"); (2) he/she has an option to purchase said property (attach a copy of the contract and type name of owner above as "Owner"); or (3) he/she has an estate for years which permits the petitioner to apply (attach a copy of lease and type name of owner above as "Owner").

William Perry

TYPE OR PRINT PETITIONER'S NAME

3379 Peachtree Road NE (Buckhead), Suite 655

ADDRESS

Atlanta, GA 30326

CITY & STATE

ZIP CODE

William Perry

PETITIONER'S SIGNATURE

EMAIL ADDRESS

Sworn to and subscribed before me this the

31 Day of October 2025

ANTWANETTE WHITE NOTARY PUBLIC

ANTWANETTE WHITE

NOTARY PUBLIC

FAYETTE COUNTY

STATE OF GEORGIA

PHONE NUMBER

COMMISSION # W-00659938 EXP. 06/27/2028

SECTION V**ATTORNEY / AGENT**

Check One: ☐ Attorney ☒ Agent

William Perry

TYPE OR PRINT ATTORNEY / AGENT NAME

William Perry

SIGNATURE OF ATTORNEY / AGENT

3379 Peachtree Road NE (Buckhead), Suite 655

ADDRESS

Atlanta, GA

30326

CITY & STATE

ZIP CODE

EMAIL ADDRESS

PHONE NUMBER

William Perry

PETITIONER'S SIGNATURE

SITE PLAN CHECKLIST

Site plans for use permit petitions must be drawn to scale and shall, at a minimum, include the following information:

ITEM #	DESCRIPTION	CHECK √
1	A correct scale and north arrow.	☒
2	The proposed land use classification.	☒
3	The present zoning classification of the tract(s) and all adjacent parcels.	☐
4	The proposed location of any existing and proposed buildings and improvements with dimensions, to scale and the square footage of all existing and proposed buildings.	☐
5	The location of all driveways and entry/exit points for vehicular traffic, using arrows to depict direction of movement.	☐
6	The location of required off-street parking and loading spaces to include number of spaces and dimensions - must also include handicapped parking.	☐
7	Setbacks for all existing and proposed buildings to include driveways, walkways, fences, etc.	☒
8	The location and extent of required buffer areas, depicting extent of natural vegetation and type and location of additional vegetation if required.	☒

Office use only:

Application reviewed by:

Staff signature: _____ Date: _____

Staff printed name: _____

FEE SCHEDULE

VARIANCE	\$400 each
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Methods of payment: Cash, Money Order and Credit Cards can be taken at City Hall or via a credit card authorization form.

(MAKE CHECKS PAYABLE TO THE CITY OF STONE MOUNTAIN)

2025051080 DEED BOOK 31956 PG 691
Filed and Recorded: 4/29/2025 7:43:00 AM
Recording Fee: \$25.00
Real Estate Transer Tax: \$325.00
Debra DeBerry
Clerk of Superior Court
DeKalb County, Georgia

18-089-18-022

Space Above This Line for Recorder's Use

AFTER RECORDING RETURN TO:
O'KELLEY & SOROHAN,
ATTORNEYS AT LAW, LLC
1979 LAKESIDE PKWY, SUITE 340
TUCKER, GA 30084
ATTN: CARLTON JOHNSON, ESQ.

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF DEKALB

THIS INDENTURE, made this 23rd day of April 2025, by and between SGA 1-4 RESIDENTIAL JHL, LLC, a Georgia limited liability company (herein called "Grantor") and JEAN CLAUDE MONDESIR, JR. ("Grantee").

WITNESSETH: That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed and by these presents does grant, bargain, sell, alien, convey and confirm unto Grantee all that tract or parcel of land described on Exhibit A, attached hereto and made a part hereof.

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the

rights, members and appurtenances thereof, to the same being, belonging or in any wise appertaining, to the only proper use, benefit and behoof of Grantee, forever, **IN FEE SIMPLE**.

This Deed and the warranty of title contained herein are made subject to all matters of record and those matters set forth on Exhibit B, attached hereto and incorporated herein.

Grantor will warrant and forever defend the right and title to the above-described property unto Grantee against the lawful claims of all persons owning, holding or claiming by, through or under Grantor, but not otherwise.

(The words "Grantor" and "Grantee" include all genders, plural and singular, and their respective heirs, successors and assigns where the context requires or permits.)

IN WITNESS WHEREOF, Grantor has signed and sealed this deed, the day and year first above written.

Signed, sealed and delivered
in the presence of:

Carol Spivey
Unofficial Witness

[Signature]
Notary Public

(NOTARY SEAL)

GRANTOR:

SGA 1-4 RESIDENTIAL JHL, LLC

By: [Signature]
JOHN H. LANTZ, Manager

[COMPANY SEAL]

My Commission Expires:

7/5/25



EXHIBIT A – Limited Warranty Deed

Legal Description

All that tract or parcel of land lying and being in Land Lot 89, 18th District, DeKalb County, Georgia, being Lot 16, New Gibraltar Square Subdivision, according to plat recorded in Plat Book 77, Page 39, DeKalb County, Georgia records, reference to said plat is hereby made for a complete description of the property herein described.

For informational purposes only: 1082 New Gibraltar Square, Stone Mountain, GA 30083, Parcel ID – 18 089 18 022

EXHIBIT B – Limited Warranty Deed
Permitted Exceptions

1. Taxes and assessments for the year 2025 which are liens not yet due and payable and subsequent years not yet due and payable.
2. Any violations (and any related citations/fines/penalties) regarding any ordinances, laws, rules, regulations or restrictions of the City of Stone Mountain, DeKalb County, or any other applicable governmental entity or authority.
3. Rights of electric, gas, telephone, cable, water and any other utility companies or authorities to lay, maintain, install and repair pipes, lines, poles, conduits, cables, boxes and related equipment upon, under and above the Premises, if any.
4. The environmental condition of the Property (including without limitation, the presence of any asbestos or lead on the Property) and riparian rights incident to the Property.
5. Physical defects, latent defects, and all matters relating to the condition of the Property.
6. All matters shown in the real property records or other public records of DeKalb County, Georgia.
7. Any matters shown or described on Seller's survey of the Property, or which could be shown by a current or updated ALTA survey of the Premises.

2025051081 DEED BOOK 31956 PG 695
Filed and Recorded: 4/29/2025 7:43:00 AM
Recording Fee: \$25.00
Intangible Tax: \$675.00
Debra DeBerry
Clerk of Superior Court
DeKalb County, Georgia

18-089-18-022

After Recording Return To:
Silverton Mortgage
516 ALCOA TRAIL
MARYVILLE, TN 37804

This instrument was prepared by:
VANDERBILT MORTGAGE AND FINANCE, INC. DBA
SILVERTON MORTGAGE
1201 PEACHTREE ST NE, 2050
ATLANTA, GA 30361
855-815-0291

Document Date: April 23, 2025

Signatories: Jean Claude Mondesir, Jr

Grantee Address: VANDERBILT MORTGAGE AND FINANCE,
INC. DBA SILVERTON MORTGAGE
1201 PEACHTREE ST NE, 2050
ATLANTA, GA 30361

Map/Parcel ID Number: 18-089-18-022

Loan Amount: \$225,000.00

Maturity Date: May 1, 2055

An Intangible Recording Tax, imposed by the state of
Georgia, is required on the long-term note.

The Intangible Recording Tax Amount \$ 675.00, is
based upon the maximum amount of your loan.

(Space Above This Line For Recording Data)

(All or part of the purchase price of the Property is paid for with the money loaned.)

PURCHASE MONEY SECURITY DEED

MIN: 100643800043236664
SIS Telephone #: (888) 679-MERS

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined under the caption TRANSFER OF RIGHTS IN THE PROPERTY and in Sections 3, 4, 10, 11, 12, 16, 19, 24, and 25. Certain rules regarding the usage of words used in this document are also provided in Section 17.

Parties

(A) "Borrower" is Jean Claude Mondesir, Jr., currently residing at 222 Newberry Street NW, Aiken, SC 29801. Borrower is the grantor under this Security Instrument.

(B) "Lender" is VANDERBILT MORTGAGE AND FINANCE, INC. DBA SILVERTON MORTGAGE. Lender is A TENNESSEE CORPORATION organized and existing under the laws of TENNESSEE. Lender's address is 1201 PEACHTREE ST NE, 2050, ATLANTA, GA 30361. The term "Lender" includes any successors and assigns of Lender.





PRE-APPLICATION INFORMATION FORM

This page must be completed by the Applicant.

APPLICANT

William Perry

Name

Build Permits, LLC

Company

3379 Peachtree Road NE (Buckhead), Suite 655 Atlanta, GA 30326

Mailing Address

Suite/Apt. #

City, State

Zip Code

Primary Phone #

Alternate Phone #

E-mail

PROJECT SUMMARY

1082 New Gibraltar Square, Stone Mountain, GA

Address of Project

1082 New Gibraltar Square

Name of Project

Variance

Application Type (Rezoning, Special Use Permit, Conditional Use Permit, Variance, Subdivide Land, Other)

4,356

Total Project Acreage

Detailed Description (Include Proposed Use(s) and Square Footage of Floor Area for each use):

New Addition Construction: 4 Story 9'-0 and 8'-0"

PROPOSED SQ FT

Ceiling Type V (Wood-Framed) construction

FOR NEW ADDITION

Heated Space 2,080 sq

1,540 SQ F

First Floor 1,190 sq ft

Second Floor 396 sq ft

Third Floor 119 sq ft

Fourth Floor 254 sq ft

Total sq ft, 1,959 sq ft

Lot 4,356 sq ft

William Perry
Applicant Signature

Date: 10 / 8 / 2025

NOTE: This form must be signed by staff and submitted with your application.

For Internal Use Only:

10/8/2025

Pre-Application Meeting Date: _____

Staff Printed Name: _____ Signed: _____

Tamaya Huff

Digitally signed by Tamaya Huff

Date: 2025.11.08 23:30:28
-05'00'

City of Stone Mountain

875 Main Street • Stone Mountain, GA 30083 • 770-498-8984

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATION WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATION ARE BEGUN, CALL THE UTILITIES PROTECTION CENTER FOR ADDITIONAL INFORMATION.

2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENT OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.

3. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.

4. BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.

5. THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.

6. ALL REBARS SET ARA 1/2" REBARS UNLESS OTHERWISE NOTED.

7. THE EXISTENCE, SIZE AND LOCATION OF IMPERVIOUS BUFFERS ARE SUBJECT TO FINAL DETERMINATION BY THE LOCAL ISSUING AUTHORITY, CITY, OR COUNTY.

8. CONTOUR INTERVAL= 2 FEET

9. ALL DISTANCES SHOWN ON PLAT ARE GROUND DISTANCES.

1. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 65,580 FEET AND AN ANGULAR ERROR OF 00 00'06" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN
1: 183,383 FEET

2. ANY & ALL UNDERGROUND UTILITIES, I.E. SEWER, STORM, GAS, WATER, ETC. HAVE NOT BEEN FIELD LOCATED BY CONVENTIONAL SURVEY METHODS.

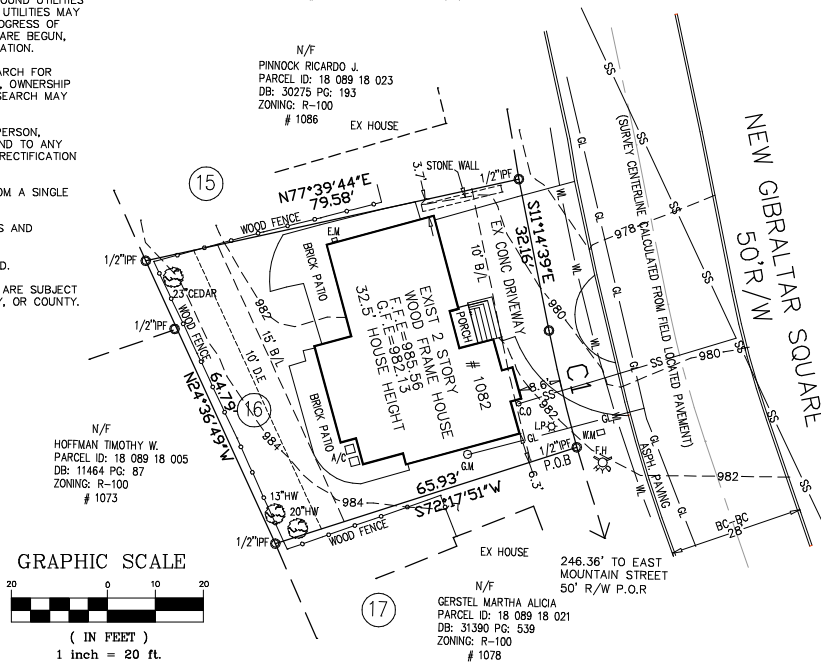
3. NO VISIBLE EVIDENCE OF A CEMENTERY FOUND.

4. ZONING AND SETBACK SHOULD BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES.

This plot is a retrenchment of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, including plats, maps, or other instruments that create the parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE PLAT. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for surveying set forth in Georgia Code, Title 47, Chapter 2, rules of the Georgia Board of Surveying and Mapping, and the rules and regulations of the Georgia Board of Regulation for Professional Engineers and Land Surveyors, as set forth in O.C.G.A. Section 15-6-67.

WALTER F. PRINCE Georgia RLS No. 2808

NO PORTION OF THIS PROPERTY IS LOCATED IN A FEDERAL FLOOD
AREA AS INDICATED BY "F.I.A. OFFICIAL FLOOD HAZARD MAP
PANEL # 13089C0091K DATE: 12/8/2016



EX. HOUSE/ PORCH -----1,504 SQ.FT.
EX. CONC (BRICK) DRIVEWAY ----- 497 SQ.FT.
EX. BRICK WALK / PATIO ----- 507 SQ.FT.

TOTAL IMPERVIOUS AREA ----- 2,508 SQ.FT.
LOT COVERAGE 2,508 SQ.FT./ 4,375 SQ.FT. = 57%

GEOMAX ZOOM 90 ROBOTIC TOTAL STATION.
REFERENCE USE: DEED BOOK: 31956 PAGE: 691
REFERENCE USE: PLAT BOOK: 77 PAGE: 39

P.O.B.	POINT OF BEGINNING
P.O.R.	POINT OF REFERENCE
O.H.P.	OVERHEAD POWER LINE
P.P.	POWER POLE
L.L.L.	LAND LOT LINE
I.P.F.	1/2" IRON PIN FOUND
I.P.S.	1/2" IRON PIN SET
OTPF	OPEN TOP PIPE FOUND
C.L.	CENTER LINE
W.M.	WATER METER
CTF	CRIMP TOP FOUND
G.M.	GAS METER
W	WATER LINE
GL	GAS LINE
SS	SEWER LINE
EM	ELECTRIC METER
A/C	AIR CONDITION

4,375. sq.ft.
0.100 acres

ZONING: R-100

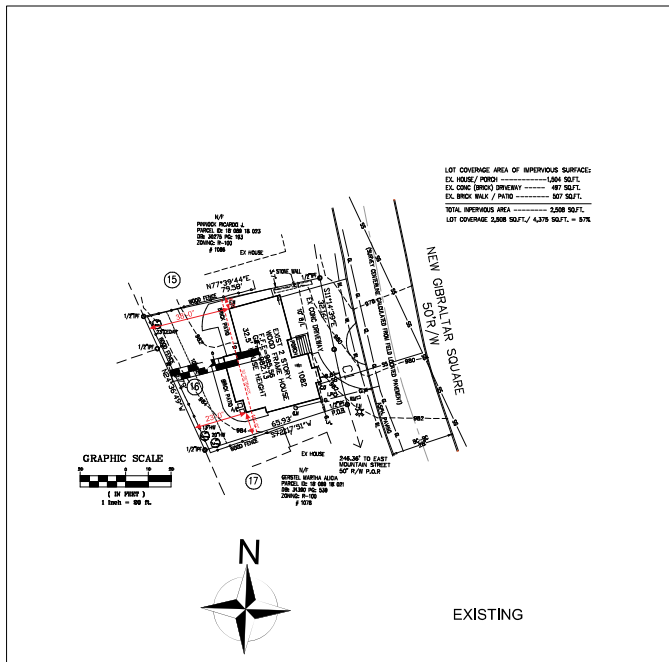
BUILD PERMITS, LLC

1082 NEW GIBRALTAR SQ.
STONE MOUNTAIN GA 30083
PARCEL ID: 18 089 18 022
LAND LOT: 89 18TH DISTRICT
DEKALB COUNTY, GEORGIA
DATE OF FIELD SURVEY: 7-7-2025 (R&D)
SCALE 1"=20' DATE OF PLAT 7-10-2025
REVISION 10-22-2025
SHEET SIZE 11" X 17" JOB # 28851

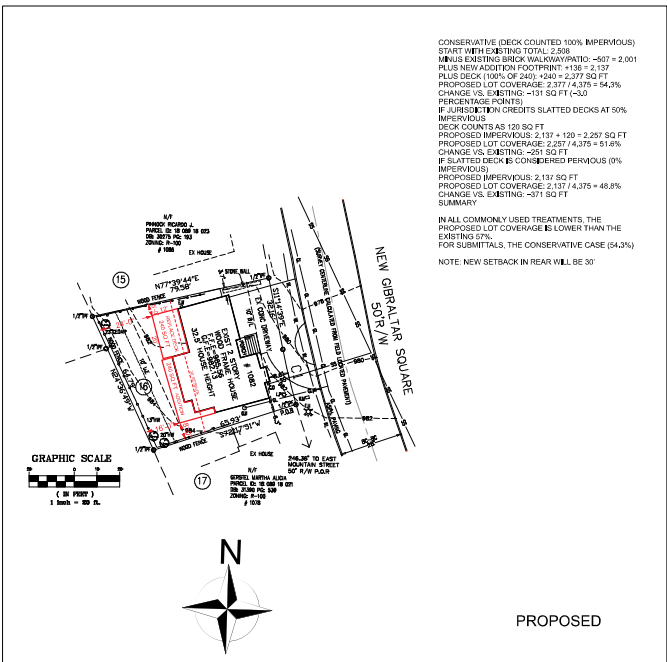
CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	25.01	337.50	S13°21'37"E	25.0

Consulting Planners & Surveyors
110 MLK SR HERITAGE TRAIL
STOCKBRIDGE, GEORGIA 30281-3424

Phone (678)–593–5450 Cell (404) 372–7304



NOTE: EXISTING BUILDING WILL NEED TO BE EXTENDED RELOCATED TO ACCOMMODATE FOR NEW ADDITION THIS RELOCATION WILL BE NOTED ON THE FINAL SURVEY.



CONSERVATIVE DECK COUNTED 100% IMPERVIOUS
START WITH EXISTING TOTAL 2,800
MINUS EXISTING BRICK WALKWAY/PATIO -507 = 2,001
PLUS NEW ADDITION FOOTPRINT +138 = 2,137
PLUS DECK (100% OF 240) +240 = 2,377 SQ. FT.
PROPOSED LOT COVERAGE 2,377 / 6,376 = 37.3%
CHANGE VS. EXISTING -131 SQ. FT. (-5.0%)
(PERCENTAGE POINTS)
IF JURISDICTION CREDITS SLATTED DECKS AT 50%
IMPERVIOUS
DECK COUNTS AS 120 SQ. FT.
PROPOSED IMPERVIOUS 2,137 + 120 = 2,257 SQ. FT.
PROPOSED LOT COVERAGE 2,257 / 6,376 = 35.4%
CHANGE VS. EXISTING -251 SQ. FT.
IF SLATTED DECK IS CONSIDERED PERVIOUS (0% IMPERVIOUS)
PROPOSED IMPERVIOUS 2,137 SQ. FT.
PROPOSED LOT COVERAGE 2,137 / 6,376 = 33.5%
CHANGE VS. EXISTING -371 SQ. FT.
SUMMARY

IN ALL COMMONLY USED TREATMENTS, THE PROPOSED LOT COVERAGE IS LOWER THAN THE EXISTING 57%
FOR SUBMITTALS, THE CONSERVATIVE CASE (34.3%)
NOTE: NEW SETBACK IN REAR WILL BE 30'

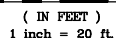
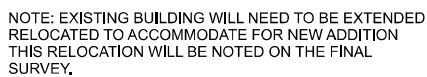
CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	25.01	337.50	S13°21'37"E	25.00

HURD PRINCE & ASSOCIATES, INC.
Consulting Planners & Surveyors
110 MLK SR HERITAGE TRAIL
STOCKBRIDGE, GEORGIA 30281-3424
Phone (678)-593-5450 Cell (404) 372-7304

1082 NEW GIBRALTAR SQUARE STONE MOUNTAIN, GA PROJECT
1082 New Gibraltar Square Stone Mountain, GA 30083
EXISTING AND PROPOSED FENCE LOCATION

1079 Peachtree Road, NE
Atlanta, GA 30309
(770) 337-5000
buildpermits.com
Owner
This drawing is the property of Build Permits LLC and may not be used without expressed written permission.
Revision
No. Date By
1 05/20/2024 HLP
DATE: 05/20/2024 095428235
JOB NO.
30802
SHEET NO.
F-L3

NO PORTION OF THIS PROPERTY IS LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY F.I.A. OFFICIAL FLOOD HAZARD MAP PANEL # 13089C0091K DATE: 12/8/2016



SCALE VERIFICATION



27 PROPOSED FENCE LOCATION
1,959 SQ. FT. 1/4" = 1'-0"

ISSUE FOR CONSTRUCTION

BUILDER MUST CONDUCT FIELD MEASUREMENTS

082 NEW GIBRALTAR SQUARE STONE MOUNTAIN, GA PROJECT
082 New Gibraltar Square Stone Mountain, GA 30083
EXISTING AND PROPOSED FENCE LOCATION



Copyright _____

This drawing is the property of Eads Permits, L.L.C. and may not be used, copied, or revised without expressed written

Revision		
No.	Date	By
	06/03/2024	INT-SP

DATE:	06/14/2022
DRAWN:	WLP

JOB NO.

30802

SHEET NO.

F-L2



BUILD PERMITS,LLC

3379 Peachtree Road NE (Buckhead), Suite 655
Atlanta, GA 30326
[REDACTED] - Direct Office
Email: admin@buildpermits.com

November 3, 2025

To:

City of Stone Mountain
Planning and Zoning Department
875 Main Street
Stone Mountain, GA 30083

Re: Letter of Intent for Variance Request – 1082 New Gibraltar Square, Stone Mountain, GA

Dear Members of the Planning and Zoning Board,

On behalf of the property owner, **Mr. Jean-Claude Mondesir**, this letter serves as the **Letter of Intent** in support of a **Variance Request** to allow the relocation of the existing rear property fence further back into the backyard at **1082 New Gibraltar Square, Stone Mountain, GA**. The property is located within the Historic District and is subject to review and approval by the City of Stone Mountain and the Historic Preservation Commission.

Purpose of Request

The purpose of this variance is to move the existing fence line back toward the rear of the property to allow adequate space for a proposed two-story addition and related site improvements while maintaining compliance with safety and design standards. The requested adjustment will not adversely impact adjacent properties and will preserve the visual and historic character of the neighborhood.

Property and Project Overview

- **Property Address:** 1082 New Gibraltar Square, Stone Mountain, GA 30087
- **Parcel Size:** Approximately 4,356 sq. ft.
- **Zoning:** [Insert zoning designation, if known]
- **Existing Structure:** Single-family residence
- **Proposed Construction:** New addition and renovation

Scope of Work

The proposed scope of work includes:

- Adjustments and replacement demolition of existing interior wood stud framing
- Addition to the rear of the existing structure
- Installation of plumbing fixtures, tile, trim, doors, and windows
- Correction of door and window headers
- Installation of Simpson ties, anchors, joist hangers, and lag bolts
- All construction to meet **IRC deck and roof construction requirements (DeKalb County GA)**
- Addition of HVAC unit, lighting, and electrical systems

New Addition Construction Details

- **Type:** New Addition – Type V (Wood-Framed Construction)
- **Number of Stories:** 4 stories
- **Ceiling Heights:** 9'-0" and 8'-0"
- **Heated Space:** 2,080 sq. ft.

Breakdown of Heated Space:

- First Floor: 1,190 sq. ft.
 - Second Floor: 396 sq. ft.
 - Third Floor: 119 sq. ft.
 - Fourth Floor: 254 sq. ft.
- Total:** 1,959 sq. ft.

Proposed New Addition: 1,540 sq. ft.

Justification for Variance

Due to the lot's limited depth (4,356 sq. ft.), the existing rear yard setback restricts the ability to construct the necessary addition while maintaining proper spacing and access. Moving the fence back slightly into the rear of the property will allow for safer construction, adequate drainage, and improved structural integration with the new addition.

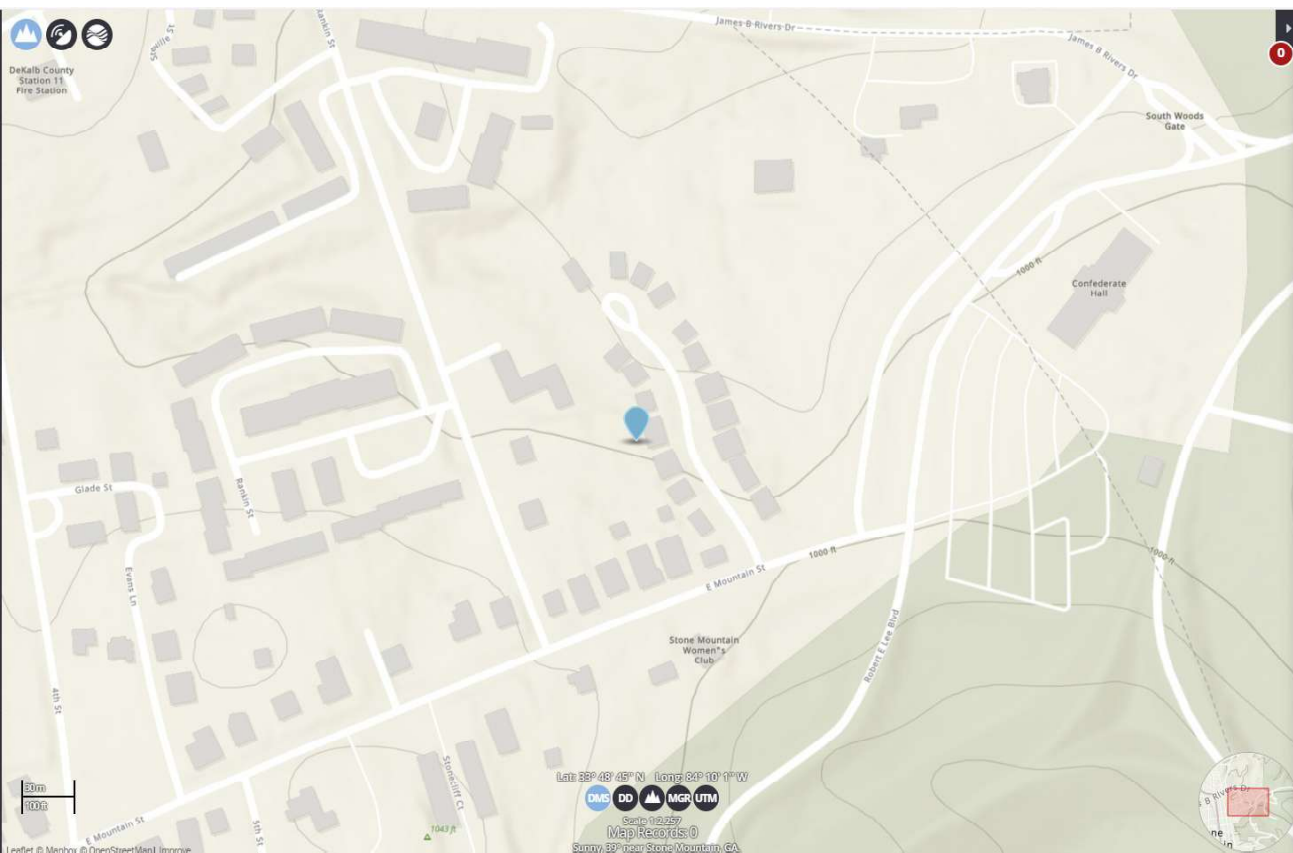
This request does not intend to alter the existing neighborhood pattern or encroach upon neighboring properties. The relocation of the fence will remain consistent with surrounding property lines and will not cause visual or structural detriment to adjacent lots.

Conclusion

Granting this variance will allow the property owner to enhance the existing home's functionality and value while preserving the architectural integrity of the Historic District. The improvements will bring the structure up to current code standards and improve overall safety, livability, and aesthetics.

We appreciate your consideration of this request and are available to provide any additional documentation or clarification required by the Planning Department or Historic Preservation Commission.

Respectfully submitted,



Location Map Name

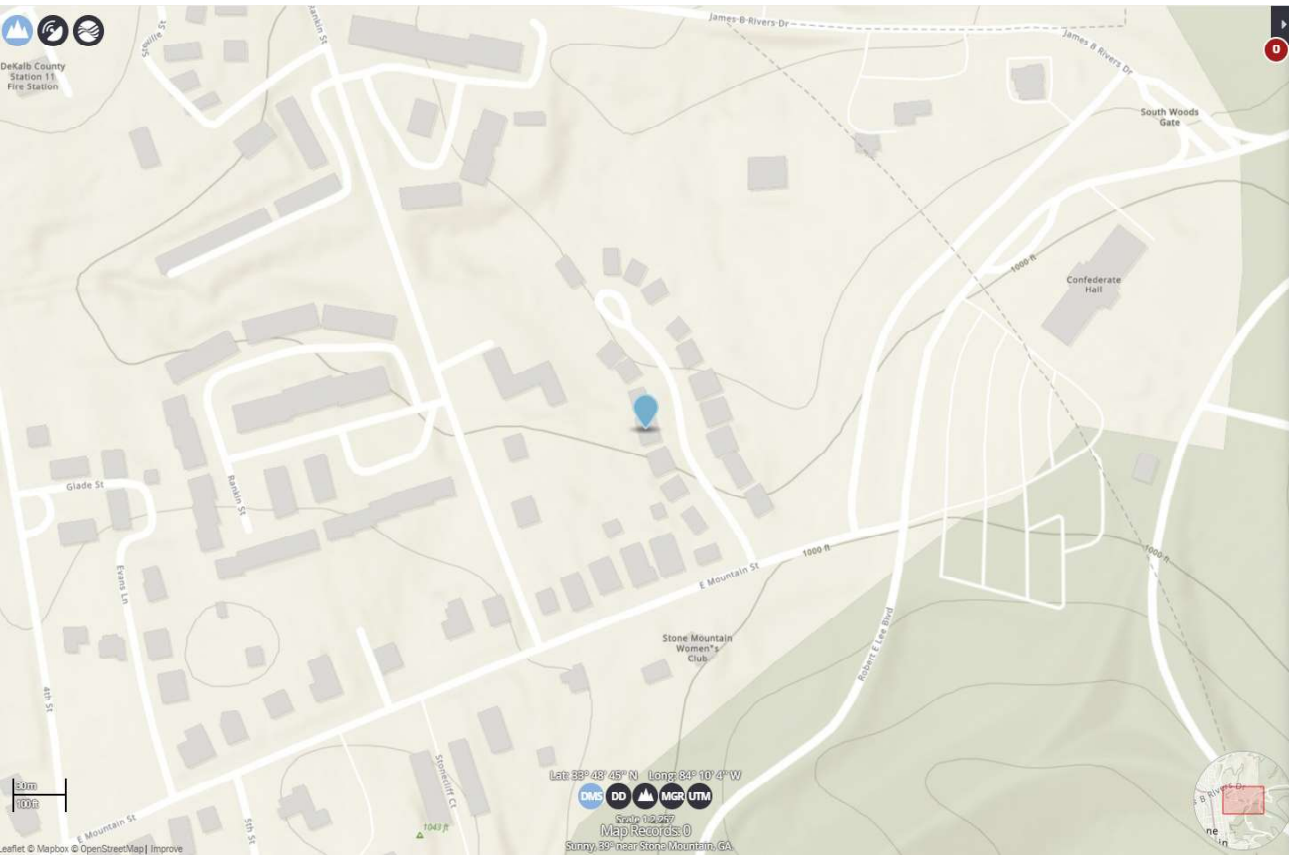
Search by location

2013 2024

AB 250K 100K 63K 48K 24K HTML UST AB

0 records here. Try clearing timeline and/or scale filters.

Elevation @ 33.811, -84.165 is 986 ft (301 m)



Location

Map Name

Search by location

2013

2024

All

250K

100K

63K

48K

24K

HTML

LIST

All

0 records here. Try clearing timeline and/or scale filters.

Elevation @ 33,811, -84,165 is 982 ft (299 m)