



DeKalb County Department of Planning & Sustainability

Burrell Ellis
Chief Executive Officer

NCV - 9 2012



ZONING BOARD OF APPEALS APPLICATION FOR PUBLIC HEARING

BOA No. 18321

Applicant: MICHEL ARNETTE

Mailing Address: 1441 DRESDEN DRIVE SUITE 100

City/State/Zip Code: ATLANTA, GA 30319 Email: MICHELARNETTE@YAHOO.COM

Telephone Home: 4-323-3336 Business: 4-969-0700 Fax No.: 4-969-3251

OWNER OF RECORD OF PROPERTY FOR WHICH APPLICATION IS MADE:

Owner: Dresden Properties, LLC

Address (Mailing): 1 National Drive, S.W

City/State/Zip Code: Atlanta, GA 30336 Email: _____

Telephone Home: (404) 408-1176 Business: (404) 472-7050 Fax No.: _____

Authorized Agent: DARYL R. COOK

Address (Mailing): 1180 BELLS FERRY RD City: MARIETTA State: GA Zip: 30060

Telephone Home: 4-354-9188 Business: 4-355-7070

ADDRESS/LOCATION OF PROPERTY FOR WHICH APPLICATION IS MADE

Address: 1411 DRESDEN DR City: ATLANTA State: GA Zip: 30319

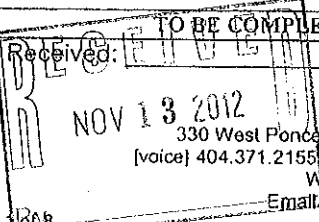
District(s): 18th Land Lot(s): 238 Block: - Parcel: 5-15

Zoning: C Commission District(s): 18-238-15-005

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.

Date Received: _____ Fee Paid: _____ Receipt No.: _____



330 West Ponce de Leon Avenue - Suites 100-500 - Decatur, Georgia - 30030
[voice] 404.371.2155 - [Planning Fax] (404) 371-4550 [Development Fax] (404) 371-3007
Web Address <http://www.co.dekalb.ga.us/planning>
Email Address: planninganddevelopment@co.dekalb.ga.us



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SUBMITTAL INSTRUCTIONS

I hereby authorize the staff of the Planning Department to inspect the premises of the above described property.

I HEREBY CERTIFY THAT THE INFORMATION PROVIDED AS A RESULT OF THIS APPLICATION IS TRUE AND CORRECT AND THAT IF I AM NOT THE PROPERTY OWNER, I AM AUTHORIZED BY THE SAME TO MAKE SUCH REQUESTS, CLAIMS, AND REPRESENTATIONS AS MAY BE FOUND WITH THIS APPLICATION.

DATE: 11/7/12

APPLICANT/AGENT:
SIGNATURE

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED IN THIS APPLICATION AND HEREBY AUTHORIZE APPLICANT/ AGENT TO APPLY FOR HEARING TO THE ZONING BOARD OF APPEALS FOR REQUEST(S) AS SHOWN IN THIS APPLICATION.

DATE: 11-7-12

OWNER (s):
SIGNATURE



Watts & Browning Engineers, Inc.

Civil Engineering · Land Planning · Land Surveying

November 8, 2012

DeKalb County Department of Planning & Sustainability
330 Ponce De Léon Avenue ~ Suite 500
Decatur, GA 30030
Attention: Mr. David Cullison, Senior Planner

Subject: Variance requests to DeKalb County Board of Appeals
For 1411 Dresden Drive, 30319

Dear Mr. Cullison:

This letter is our formal request for relief from the DeKalb County Zoning Ordinance with regards to renovating the property referenced above. The existing site is currently an unoccupied office type building with associated parking. Our client's intent is to remodel the structure, build a new patio/deck and the property as a new restaurant facility utilizing most of the existing parking. The zoning for the property has changed since it was originally developed in that it is now located in the Brookhaven-Peachtree Overlay District. Following please find an itemized list of the variance we believe we may require relief:

- Sec. 27-728.15.12. (f.) (3) Allow existing one-story structure to remain for remodeling to accommodate a new restaurant. The exterior of the structure shall be modified to comply with overlay architectural requirements as to materials and window openings
- Sec. 27-728.15.12. (f.) (3) and Sec. 27-715.5. (a) & (b) Allow existing one-story structure to remain in current location instead of near or adjacent to right of way. I.E. setbacks as shown.
- Sec. 27-728.15.10. (e) and (f) Allow existing parking in front and to side of existing structure.
- ✱ • Sec. 27-728.15.10. (a) (2) and/or (3) Reduce parking requirement and allow valet only parking for this facility, which will allow up to 20 parking spaces.
- Sec. 27-728.15.8. (c) (2) Delete requirement of 15' sidewalk along Dresden Drive and allow existing sidewalk to suffice.
- Sec. 27-728.15.8. (c) (2) Delete requirement of pedestrian zone and landscape strip between sidewalk and curb to allow existing sidewalk to suffice.

Thanks in advance for your assistance with the requests stated above. Do not hesitate to contact us if you need additional information.

Sincerely,

Daryl R. Cook, P.E.
President/CEO
Watts & Browning Engineers, Inc.

