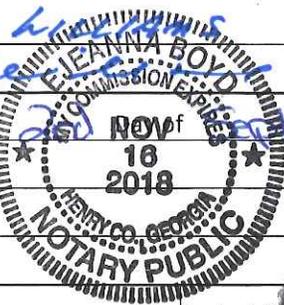


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Variance Application

Type	Type of Request: <input checked="" type="checkbox"/> Zoning/Special Exception <input type="checkbox"/> Sign <input type="checkbox"/> Stream Buffer <input type="checkbox"/> Other <input type="checkbox"/> Administrative (Zoning/Special Exception or Stream Buffer)			
	Applicable Zoning/Sign Code Section: <u>27-335 (3)(A) AND 27-1463 (3)</u>			
	Nature of Request:	Required:	Proposed:	Minimum Setback Requirements
	<input checked="" type="checkbox"/> Setback	(See Chart to the Right)		Front
	<input type="checkbox"/> Sign			Side <u>30</u>
<input type="checkbox"/> # Parking Spaces			Rear	
<input type="checkbox"/> Other _____			Other	
Project	Name of Project/Subdivision: <u>FAIRWAY PLAZA</u>			Present Zoning: <u>R-75</u>
	Property Address/Location: <u>2290 FAIRWAY CIRCLE, NE</u>			
	District: <u>18TH</u>	Land Lot: <u>201</u>	Block: <u>B</u>	Property ID: <u>1820107001</u>
	Is this development and/or request seeking any incentives or tax abatement through the City of Brookhaven or any entity that can grant such waivers, incentives, and/or abatements? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Owner Information	Name: <u>ABDOL AMIR NAOIZADEH</u>			
	Address: <u>2290 FAIRWAY CIRCLE, NE</u>			
	Phone:	Fax:		
	Cell: <u>770-231-4012</u>	Email: <u>AMIR@SAMSDEZEZOPHOTO.COM</u>		
Applicant	Name: <u>R. KYLE WILLIAMS</u>			
	Address: <u>309 SYCAMORE ST., DELAVER GA 30030</u>			
	Phone: <u>404-373-9590</u>	Fax: <u>404-378-6049</u>		
	Cell: <u>404-931-7032</u>	Email: <u>RWILLIAMS@WILLIAMS TERVIN K.COM</u>		
Affidavit	To the best of my knowledge, this variance application form is correct and complete. If additional materials are determined to be necessary, I understand that I am responsible for filing additional materials as specified by the City of Brookhaven Zoning Ordinance. I understand that failure to supply all required information (per the relevant Applicant Checklists and Requirements of the Brookhaven Zoning Ordinance) will result in the rejection of this application. I have read the provisions of the Georgia Code Section 36-67A-3 as required regarding Campaign Disclosures. My Signed Campaign Disclosure Statement is included			
	Applicant's Name: <u>R. KYLE WILLIAMS</u>			
Notary	Applicant's Signature: <u>[Signature]</u>			Date: <u>9-2-14</u>
	Sworn to and subscribed before me this <u>22</u> day of <u>September</u> 20 <u>16</u>			
	Notary Public: <u>Ejeanna Boyd</u>			
Office Use	Signature: <u>[Signature]</u>			
	Date: <u>9/2/16</u>			
	Application Received By: _____		Project Title: _____	
	Project Number: _____		Date: _____	
<input type="checkbox"/> Application Fee <input type="checkbox"/> Sign Fee (\$135 per 500 feet per frontage) <input type="checkbox"/> Legal Fee (\$20)				
Fee: \$ _____		Payment: <input type="checkbox"/> Cash <input type="checkbox"/> Check <input type="checkbox"/> CC		
Date: _____		Date: _____		
<input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied				





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Property Owner(s) Notarized Certification

The owner and petitioner acknowledge that this variance application form is correct and complete. By completing this form, all owners of the subject property certify authorization of the filing of the application for variance(s), and authorization of an applicant or agent to act on their behalf in the filing of the application including all subsequent application amendments.

Property Owner	Signature: <u>Amir Naly</u>		Date: <u>8/25/16</u>
	Address: <u>2290 FAIRMAN CIR, NE</u>		City, State: <u>BROOKHAVEN, GA</u> Zip: <u>30319</u>
	Phone: <u>770-238-8925</u>		
	Sworn to and subscribed before me this <u>25</u> day of <u>AUGUST</u> , 20 <u>2016</u>		
	Notary Public: <u>[Signature]</u>		
Property Owner (If Applicable)	Signature:		Date:
	Address:		City, State: Zip:
	Phone:		
	Sworn to and subscribed before me this _____ day of _____, 20 _____		
	Notary Public:		
Property Owner (If Applicable)	Signature:		Date:
	Address:		City, State: Zip:
	Phone:		
	Sworn to and subscribed before me this _____ day of _____, 20 _____		
	Notary Public:		

Campaign Disclosure Ordinance



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Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the City of Brookhaven City Council or a member of the City of Brookhaven Planning Commission?

YES NO

Applicant / Owner	Signature: <i>Amir Nader</i>
	Address: <i>2290 FAIRHAY CIRCLE NE</i>
	Date: <i>AUGUST 25, 2016</i>

If the answer above is yes, please complete the following section:

Date	Government Official	Official Position	Description	Amount



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Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the City of Brookhaven City Council or a member of the City of Brookhaven Planning Commission?

YES NO

Applicant / Owner	Signature: <i>I. Williams</i>
	Address: <i>309 59 Camoat Street, Decatur, GA 30030</i>
	Date: <i>9-2-16</i>

If the answer above is yes, please complete the following section:

Date	Government Official	Official Position	Description	Amount

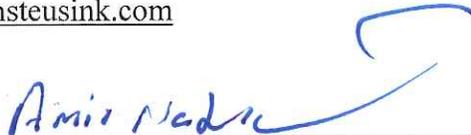
**NOTARIZED AUTHORIZATION BY PROPERTY OWNER
FOR VARIANCE APPLICATION**



2290 Fairway Circle, NE, Brookhaven, Georgia 30319
(Tax Parcel Id No. 1820107001)

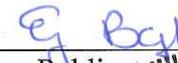
I, Abdoul Amir Nadizadeh, swear that I am the owner of the property located at 2290 Fairway Circle, NE, Brookhaven, Georgia 30319, as shown in the records of DeKalb County, Georgia, which is the subject matter of the attached Application. I authorize the person and firm named below to act as the Applicant and my representative in pursuit of this Application.

Name of Applicant: R. Kyle Williams
Name of Firm: Williams Teusink, LLC
Address: The High House
309 Sycamore Street
Decatur, Georgia 30030
Telephone No.: (404) 373-9590
Email: kwilliams@williamsteusink.com



Abdoul Amir Nadizadeh

Sworn and subscribed
Before me this 25th day of August, 2016.



Notary Public
Commission Expiration Date November 16, 2018





2008119224 DEED BOOK 20901/Pp 781
Filed and Recorded:
6/24/2008 1:38:24 PM
Linda Carter
Clerk of Superior Court
DeKalb County, Georgia

Real Estate Transfer Tax \$263.70

Return Recorded Document to:
Kumar, Prabhu, Patel & Banerjee, LLC
1117 Perimeter Center West
Suite W311
Atlanta, GA 30338

WARRANTY DEED

STATE OF GEORGIA
COUNTY OF FULTON

File #: 1806011

This Indenture made this 9th day of June, 2008 between Robert B. Comerford, of the County of Troup, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and Abdoul Amir Nadizadeh, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land lying and being in Land Lot 201 of the 18th District, DeKalb County, Georgia, being Lot 36, Block B, Fairway Pines Subdivision, Unit 2, as per plat recorded in Plat Book 22, Page 44, DeKalb County, Georgia records, which recorded plat is incorporated herein by this reference and made a part of this description. Said property being known as 2290 Fairway Circle according to the present system of numbering property in DeKalb County, Georgia.

This Deed is given subject to all easements and restrictions of record, if any.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in **FEE SIMPLE**.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

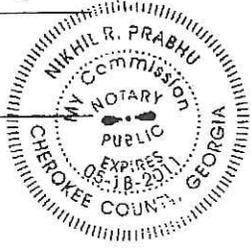
IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

Witness

Robert B. Comerford (Seal)

Notary Public



(Seal)

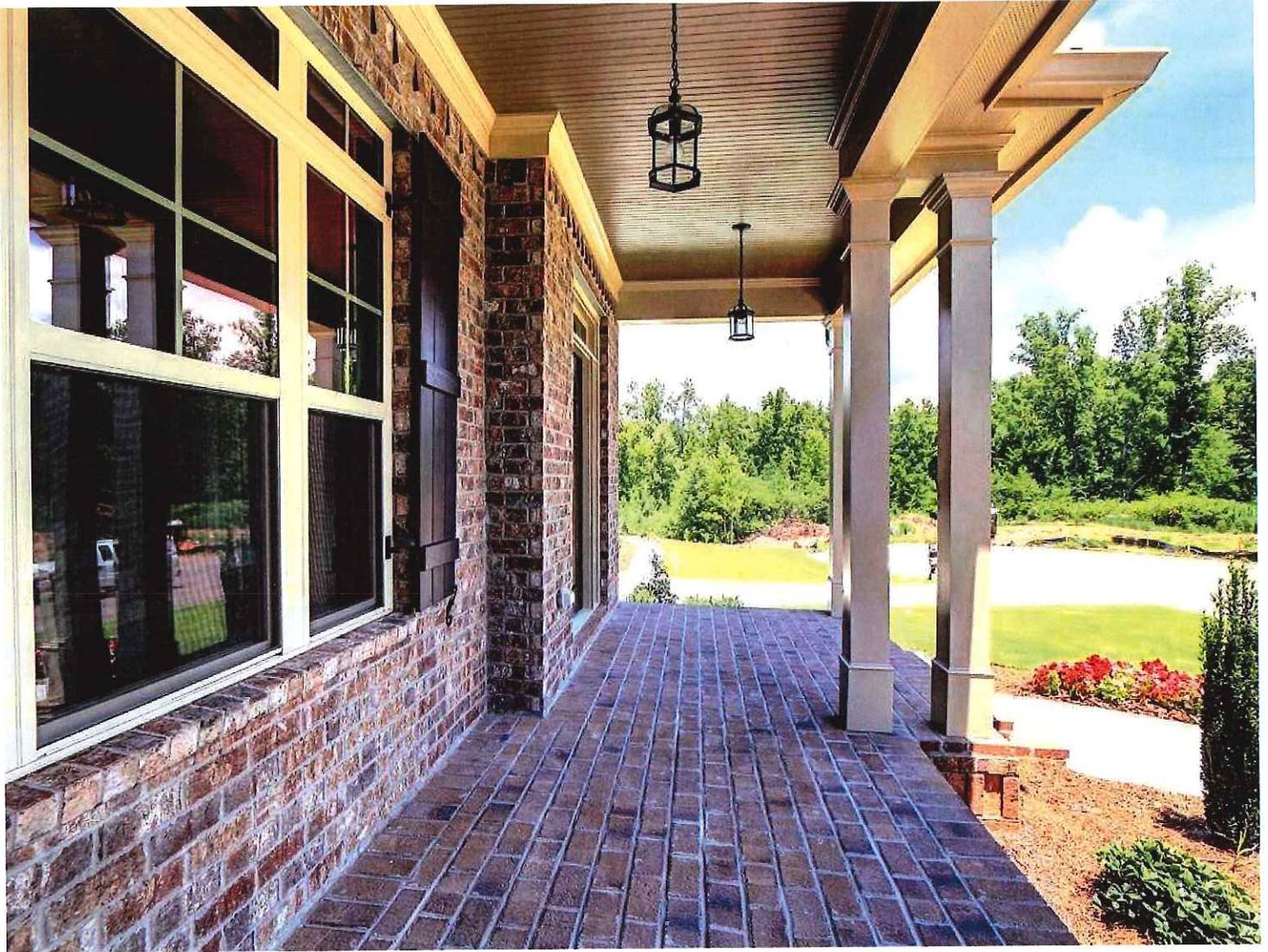
(Seal)

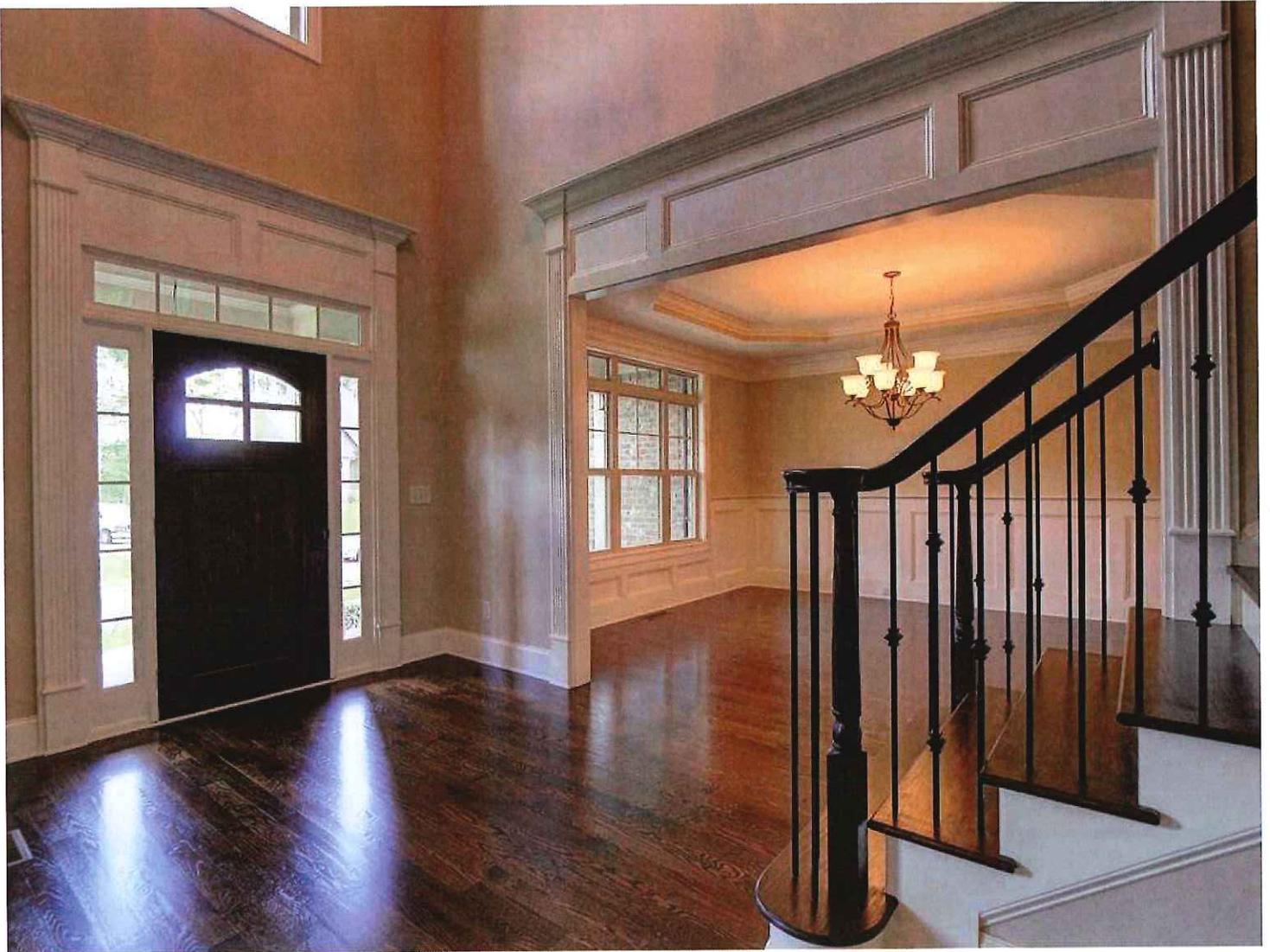
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This Deed is given subject to all easements and restrictions of record, if any.



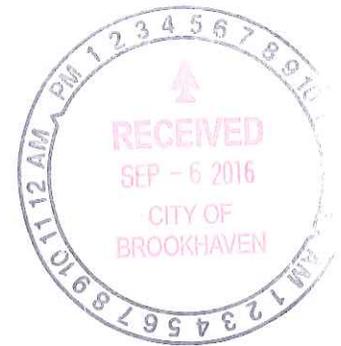
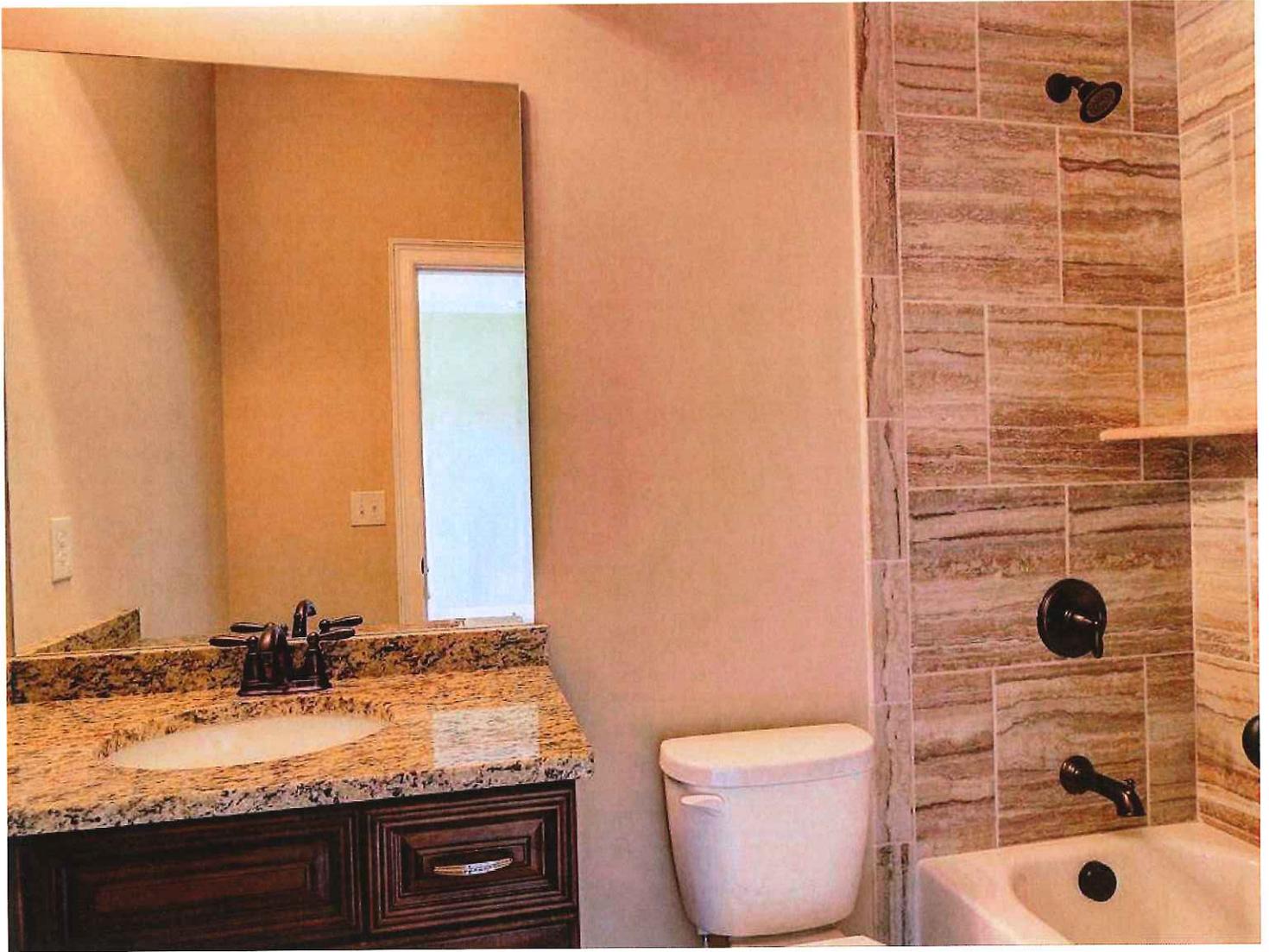








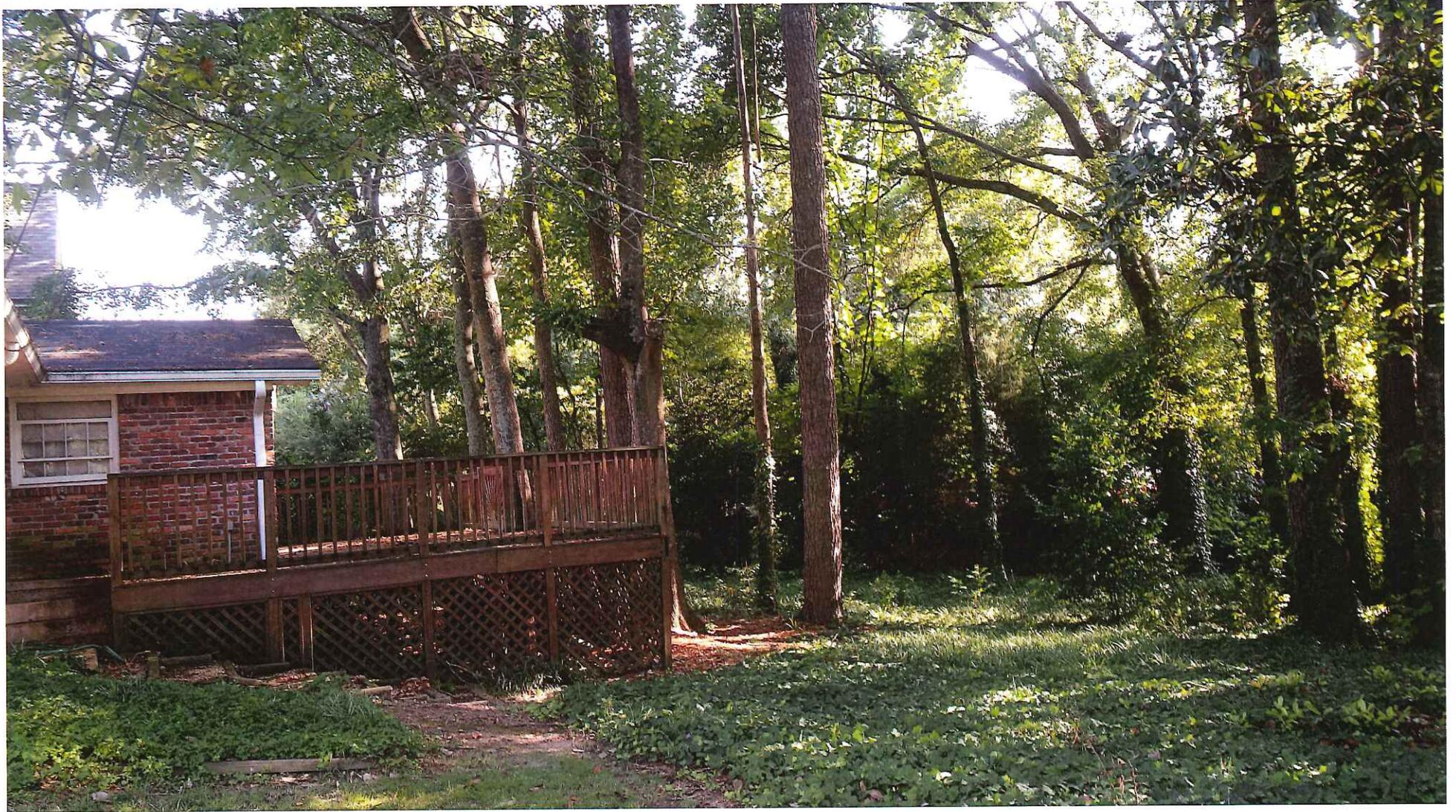






EXISTING





EXISTING





EXISTING





NEIGHBOR TO SOUTH