



4362 Peachtree Road • Brookhaven, Georgia 30319 • (404) 637-0500 • Fax (404) 637-0501 • www.brookhavenga.gov



### Variance Application

16 VAR 00090

<b>Type</b>	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:			
	Nature of Request:	Required:	Proposed:	Minimum Setback Requirements
	<input checked="" type="checkbox"/> Setback	(See Chart to the Right)		Front 30'
	<input type="checkbox"/> Sign			Side 7.5'
<input type="checkbox"/> # Parking Spaces			Rear 40'	
<input checked="" type="checkbox"/> Other LOT COVERAGE			Other 35%	
<b>Project</b>	Name of Project/Subdivision: Rebuild deck, build open porch over patio <small>Lynwood Park sub</small>			Present Zoning:
	Property Address/Location: 1109 Victoria st			
	District:	Land Lot: 275	Block:	Property ID:
	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			
<b>Owner Information</b>	Name: Courtney Brooks			
	Address: 1109 Victoria street, Brookhaven 30319			
	Phone:	Fax:		
	Cell: 404-909-9078	Email: cem.brooks@gmail.com		
<b>Applicant</b>	Name: Diego Fracasso			
	Address: 1245 Highway 23 NW, Suwanee 30024			
	Phone:	Fax:		
	Cell: 678-358-1900	Email: Diego.bcsatlanta@gmail.com		
<b>Affidavit</b>	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: Diego Fracasso			
	Applicant's Signature: <i>[Signature]</i>			Date: 11-02-2016
<b>Notary</b>	Sworn to and subscribed before me this 2nd Day of November 20 16			
	Notary Public:			<div style="border: 1px solid black; padding: 5px; text-align: center;"> JANE KEEGAN  NOTARY PUBLIC  Gwinnett County  State of Georgia  My Commission Expires Oct. 19, 2019 </div>
	Signature: <i>Jane Keegan</i>			
	Date:			
<b>Office Use</b>	Application Received By:		Project Title:	Project Number:
	<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:
	<input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied			Date:



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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>Cambrey M Bonds</u>		Date: <u>10/28/2016</u>	
	Address: <u>1109 Victoria St NE</u>	City, State: <u>Brookhaven, GA</u>	Zip: <u>30319</u>	
	Phone: <u>404-909-9018</u>			
	Sworn to and subscribed before me this <u>28<sup>th</sup></u> day of <u>October</u> , 20 <u>16</u>			
	Notary Public: <u>Jamie D. Torkelson</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

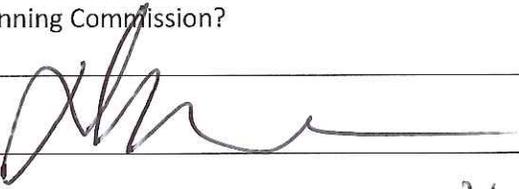


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Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the City of Brookhaven City Council or a member of the City of Brookhaven Planning Commission?

YES  NO

Applicant / Owner	Signature: 
	Address: 1245 Buford Highway Suwanee
	Date: 11-02-2016

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

Date	Government Official	Official Position	Description	Amount

LEGAL DESCRIPTION

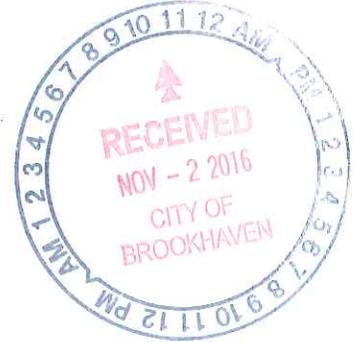


ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 275, 18<sup>TH</sup> DISTRICT, DEKALB COUNTY, GEORGIA, BEING LOT 247, LYNNWOOD PARK SUBDIVISION AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTHWESTELY RIGHT OF WAY OF JOHNSON FERRY ROAD AND THE SOUTHWESTERLY RIGHT OF WAY OF VICTORIA STREET, THENCE NORTHWESTERLY ALONG THE RIGHT OF WAY OF VICTORIA STREET 380 FEET TO AN 1/2" REBAR SET AND THE POINT OF BEGINNING; THENCE LEAVING SAID RIGHT OF WAY AND RUNNING ALONG THE COMMON LINE OF PROPERTY NOW OR FORMERLY OWNED BY JOHN & LESLIE TARBUTTON, DEED BOOK 22075, PAGE 546, SOUTH 17 DEGREES 00 MINUTES 01 SECONDS WEST 120.25 FEET TO A 5/8" REBAR FOUND; THENCE NORTH 72 DEGREES 14 MINUTES 28 SECONDS WEST 40.40 FEET ALONG THE LINE COMMON TO JANICE & GARY MITCHELL TO A 5/8" REBAR FOUND; THENCE NORTH 16 DEGREES 52 MINUTES 26 SECONDS EAST 119.90 FEET ALONG THE LINE COMMON TO BRUCE GORDON , DEED BOOK 20126, PAGE 529, TO A 1/2" REBAR FOUND ON THE SOUTHWESTERLY RIGHT OF WAY OF VICTORIA STREET; THENCE SOUTH 72 DEGREES 41 MINUTES 59 SECONDS EAST ALONG SAID RIGHT OF WAY 40.65 FEET TO A 1/2" REBAR AND THE POINT OF BEGINNING.

SAID TRACT OR PARCEL CONTAINING 0.112 ACRES OF LAND.

**Courtney and Chad Brooks**  
**1109 Victoria Street NE**  
**Brookhaven, GA 30319**



October 26, 2016

Victoria Street NE Neighbors

Dear Neighbors,

Chad and I are applying for a variance to the City of Brookhaven to request for our setbacks to be moved back 4 feet on our property. As I learn about this process I have been informed that we should (1) inform our neighbors of our plans; and (2) ask for their approval and written support to assist in a favorable decision from the ZBA.

We are confident that this porch will (1) fix our water issue with water entering the bottom level of our house due to improper initial construction, (2) increase the overall value of our home (who doesn't want that) and continue to enhance the homes in our neighborhood, and (3) be a great shared space for our family to enjoy!

Lastly, as we continue in this new process we come asking for your written approval and support. You can email this to me at [cem.brooks@gmail.com](mailto:cem.brooks@gmail.com) or place a letter in our mailbox for us to take with us to the hearing.

I should have the survey and drawings soon should you want to review these you can stop by or give us a call to set up a time to come by. Courtney can be reached at 404-909-9078.

Thank you in advance for your consideration and support!

Sincerely,

Courtney Brooks

Encl: pictures of a similar project

Courtney,  
We approve of your  
variance request.  
-Steven & Leisa Richman  
1116 Victoria St.  
SRM



RECEIVED  
NOV - 2 2016  
CITY OF MEMPHIS  
BROOKHAVEN





Diego Fracasso <diego.bcsatlanta@gmail.com>

**Fwd: Variance**

1 message

**Courtney Brooks** <cem.brooks@gmail.com>  
To: Diego Fracasso <diego.bcsatlanta@gmail.com>

Tue, Nov 1, 2016 at 12:42 PM

----- Forwarded message -----

From: **Emily Orr** <gatorgirl0318@hotmail.com>  
Date: Tue, Nov 1, 2016 at 10:19 AM  
Subject: Variance  
To: "cem.brooks@gmail.com" <cem.brooks@gmail.com>  
Cc: bryant home <bryantorr@gmail.com>

Hi!  
We support your construction plans. Good luck!

Bryant and Emily Orr  
1120 Victoria st Ne

Sent from my Samsung GALAXY S4™, a Cricket 4G LTE smartphone

--  
Courtney M. Brooks

