

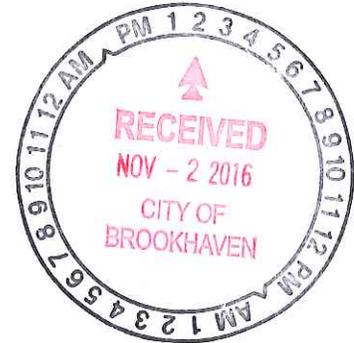
Jill Arnold  
404-665-1243

E-Mail  
[jarnold@ptlegal.com](mailto:jarnold@ptlegal.com)

November 2, 2016

**Via E-mail and Hand Delivery**

Mr. Ben Song  
Director of Community Development  
City of Brookhaven  
4362 Peachtree Road  
Brookhaven GA 30319



Re: Variance Application for 3262 Lynwood Drive

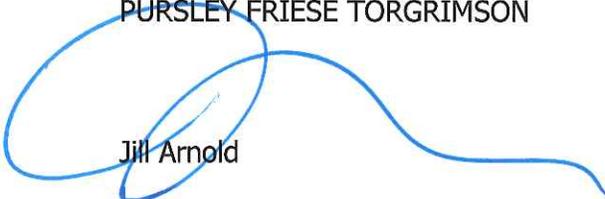
Dear Ben:

Please find enclosed a variance application for the above-referenced property. The variance application is complete in all respects.

Please feel free to call should you have any questions.

Sincerely,

PURSLEY FRIESE TORGRIMSON

  
Jill Arnold

Enclosures

cc: Patrice Ruffin, *via email*  
Jason Patsios, *via email*

16 VAR00091



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### Variance Application

Type of Request:  Zoning/Special Exception  Sign  Stream Buffer  Other  
 Administrative (Zoning/Special Exception or Stream Buffer)

Applicable Zoning/Sign Code Section: Sec. 27-330 (R-75) and A67-10 (Lynwood Park Blanket Variance) **Sec. 27-330**

Type	Nature of Request:	Required:	Proposed:	Minimum Setback Requirements	Proposed Setback Requirements
<input checked="" type="checkbox"/>	Setback	(See Chart to the Right)		Front 30 ft.	Front <b>8 ft.</b>
<input type="checkbox"/>	Sign			Side	Side
<input type="checkbox"/>	# Parking Spaces			Rear	Rear
<input checked="" type="checkbox"/>	Other <b>Lot Coverage</b>	<b>35%</b>	<b>38%</b>	Other	Other

Name of Project/Subdivision: Lynwood Park Present Zoning: R-75

Property Address/Location: 3262 Lynwood Drive, Brookhaven, GA 30319

District: 18th Land Lot: 275 Block: B Property ID: 18-275-07-083

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?  
 Yes  No

**Owner Information**

Name: Blue Square Group, LLC

Address: 2381 Drew Valley Rd, Brookhaven, GA 30319

Phone: 404-425-3065 Fax: 678-669-2282

Cell: Email: jason@patsioshomes.com

**Applicant**

Name: Blue Square Group, LLC c/o Jill Arnold, Esq.

Address: Promenade II, 1230 Peachtree Street NE, Atlanta, GA 30309; Suite 1200

Phone: 404-665-1243 Fax: 404-876-4757

Cell: Email: jarnold@pftlegal.com

**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: Blue Square Group, LLC (Jason Patsios)

Applicant's Signature: *[Signature]* Date: **9/29/16**

**Notary**

Sworn to and subscribed before me this **29** Day of **September** 20**16**

Notary Public: *[Signature]*

Signature: *Jessica Willis*

Date: **9/29/16**

**JESSICA WILLIS**  
NOTARY PUBLIC  
Fulton County  
State of Georgia  
My Comm. Expires Dec. 02, 2019

**Office Use**

Application Received By: \_\_\_\_\_ Project Title: \_\_\_\_\_ Project Number: \_\_\_\_\_

Application Fee  Sign Fee (\$135 per 500 feet per frontage)  Legal Fee (\$20)

Fee: \$ \_\_\_\_\_ Payment:  Cash  Check  CC Date: \_\_\_\_\_

Approved  Approved with Conditions  Denied Date: \_\_\_\_\_

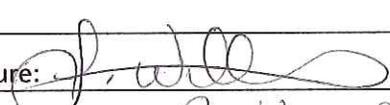
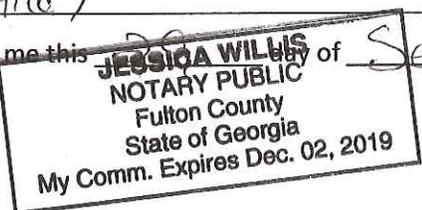


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## Property Owner(s) Notarized Certification

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: 	Date:	
	Address: 2381 Drew Valley Rd	City, State: Brookhaven, GA	Zip: 30319
	Phone: 404-425-3065		
	Sworn to and subscribed before me this _____ day of _____, 20____		
Notary Public:			
Property Owner (If Applicable)	Signature: 	Date: 9/29/16	
	Address: 4030 Peachtree Rd	City, State: Atlanta GA	Zip: 30319
	Phone: 470 225-4167		
	Sworn to and subscribed before me this <u>28</u> day of <u>Sept</u> , 20 <u>16</u>		
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

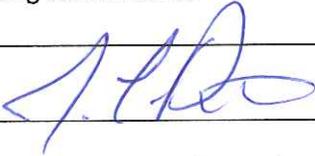


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Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the City of Brookhaven City Council or a member of the City of Brookhaven Planning Commission?

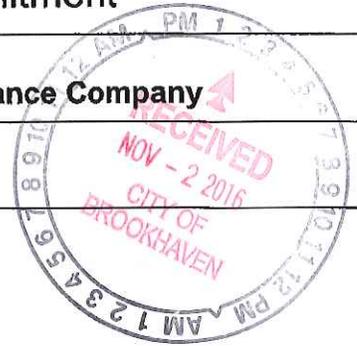
YES  NO

Applicant / Owner	Signature: 
	Address: 2381 Drew Valley Rd, Brookhaven, GA 30319
	Date:

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

Date	Government Official	Official Position	Description	Amount

 <b>First American Title™</b>	<b>Title Insurance Commitment</b>
	ISSUED BY <b>First American Title Insurance Company</b>
<b>Schedule A (Continued)</b>	POLICY NUMBER



File No.: R16-1283

**LEGAL DESCRIPTION**

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 275 OF THE 18TH DISTRICT OF DEKALB COUNTY, GEORGIA, THE SAME BEING LOT NUMBER 32 AND PART OF LOT NUMBER 31, ACCORDING TO PLAT OF SURVEY MADE BY BRACEWELL AND ALDERMAN, MAY 5, 1953 AS RECORDED IN PLAT BOOK 21, PAGE 51, DEKALB COUNTY RECORDS AND MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHEAST CORNER OF LOT NUMBER 21 WITH THE WEST SIDE OF LYNWOOD DRIVE; RUNNING THENCE ALONG THE NORTHEAST SIDE OF LOTS 21, 22, 23, AND 24, FOR A DISTANCE OF 200 FEET, MORE OR LESS; RUNNING THENCE NORTHEASTERLY ALONG THE NORTH LINE OF LOT 32 AND 31, A DISTANCE OF 65 FEET, MORE OR LESS, TO A POINT ON THE WEST SIDE OF LYNWOOD DRIVE; THENCE SOUTHERLY, FOLLOWING THE WEST SIDE OF LYNWOOD DRIVE FOR A DISTANCE OF 210 FEET, MORE OR LESS, AND THE POINT OF BEGINNING.

BEING THE SAME PROPERTY IN WARRANTY DEED RECORDED IN DEED BOOK 993, PAGE 476; EXECUTOR'S DEED RECORDED IN DEED BOOK 9477, PAGE 742; AND QUITCLAIM DEED RECORDED IN DEED BOOK 9477, PAGE 744, DEKALB COUNTY, GEORGIA RECORDS.

Property Address: 3262 Lynwood Drive  
Brookhaven, GA 30319

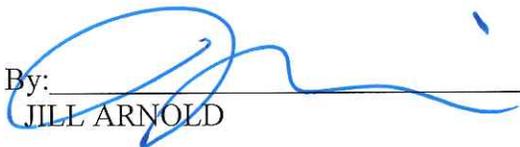
**CAMPAIGN DISCLOSURE STATEMENT**

G. DOUGLAS DILLARD and JILL ARNOLD of the law firm of PURSLEY FRIESE TORGRIMSON, LLP, have been retained to represent BLUE SQUARE GROUP, LLC before the CITY OF BROOKHAVEN, GEORGIA. Pursuant to the provisions of O.C.G.A. §36-67A-3, please find below a list of the contributions made by the above-named individuals, or the law firm of PURSLEY FRIESE TORGRIMSON, LLP, in the past two years, aggregating \$250.00 or more, to local government officials who may review this Application.

<u>NAME OF GOV'T. OFFICIAL</u>	<u>POSITION</u>	<u>AMOUNT OF CONTRIBUTION</u>	<u>DATE OF CONTRIBUTION</u>
John Park	City Council	\$250	2/27/2015
John Park	City Council	\$250	3/24/2015
Bates Mattison	City Council	\$250	8/25/2015

PURSLEY FRIESE TORGRIMSON

By:  \_\_\_\_\_  
G. DOUGLAS DILLARD *by DSM*

By:  \_\_\_\_\_  
JILL ARNOLD

Date: 11/12/2016

1230 Peachtree Street, NE  
Promenade II, Suite 1200  
Atlanta, GA 30309