

Letter of Intent for 1864 Bragg Street
Variance, Brookhaven, GA 30341



This variance application is for the conversion of an existing one-car garage on the property to a two-car garage with parking pad. The lot is non-conforming and the conversion will require a reduction of the rear setback for an accessory structure from 10' to 3'. This is the minimum required to allow the one-car garage to become a two-car garage.

The lot is unusual to be zoned R-75. According to Chapter 27, Division 8, Section 27-335 of the Brookhaven Code of Ordinances, the lot should have a minimum width of 75 ft. Due to no fault of the homeowner, the lot is only 65 ft wide, causing the lot to be unusually narrow. The required setbacks impact the buildable area of the lot. Should the homeowner wish to build a garage of similar size and shape, the structure would have to be pushed to the middle of the yard which would be a greater impact and an unnecessary use of resources.

This variance does not ask for more than the minimum reduction of the setback in order to include the existing one-car garage to complete the two-car garage and parking pad construction. The placement of the two-car garage will contain the footprint of the one-car garage and be set in the same location in the existing northwest corner. The homeowners are asking nothing more than necessary to convert the one-car garage to a two-car garage.

Granting this variance is not detrimental to the neighborhood nor would it negatively impact the surrounding property values. It is an enhancement to the neighborhood, it will relieve the eyesore of the current structure and make the current space functional.

The literal interpretation of the zoning setbacks will create a hardship for the homeowner. Should they wish to create a two-car garage elsewhere on the property, it would require additional resources to build it elsewhere, creating unnecessary land disturbance and certain tree impact. Utilizing the existing location of the one-car garage is the most economical use of space.

This requested variance is consistent with the spirit and purpose of the zoning laws and the City of Brookhaven Comprehensive Plan. It is in keeping with the design of the neighborhood.