

Variance & Special Exception Application

All applications and plans must be submitted through the Project Portal
<https://Cityworks.BrookhavenGA.gov/ProjectPortal>



Variance Application

PROPERTY		
Site Address: 1643 Pamela Drive NE, Brookhaven, GA 30319	Parcel #: 18-272-13-017	Zip: 30319
Project Name (If applicable): 1643 Pamela Drive	Present Zoning: RS-85	

TYPE OF REQUEST		
<input checked="" type="checkbox"/> Zoning/Special Exception <input type="checkbox"/> Sign <input type="checkbox"/> Stream Buffer <input type="checkbox"/> Administrative (Zoning/Special Exception or Stream Buffer)		
Nature of Request	Required per Code	Proposed
<input checked="" type="checkbox"/> Setback	Front: _____ Side: <u>8.5 ft</u> Rear: _____ Other: _____	Front: _____ Side: <u>6.3 ft</u> Rear: _____ Other: _____
<input type="checkbox"/> Stream Buffer		
<input type="checkbox"/> Impervious Coverage	%	%
<input type="checkbox"/> Sign		
<input type="checkbox"/> # of Parking Spaces		
<input type="checkbox"/> Other _____		

OWNER INFORMATION			
Name:	Douglas Evans		
Address:	1643 Pamela Drive NE, Brookhaven, GA 30319		
Email:	douglaswestevans@gmail.com	Phone:	770-639-2285

APPLICANT			
Name:	Douglas Evans		
Address:	1643 Pamela Drive NE, Brookhaven, GA 30319		
Email:	douglaswestevans@gmail.com	Phone:	770-639-2285

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 30-5-7-3 as required regarding Campaign Disclosures. My Signed Campaign Disclosure Statement is included.

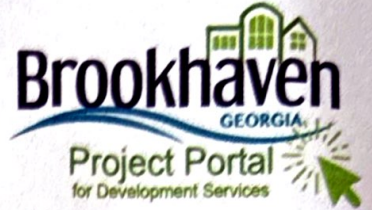
Applicant's Name:	Douglas Evans		
Applicant's Signature:		Date:	06/14/2024

NOTARY			
Sworn to and subscribed before me this <u>14th</u> Day of <u>June</u> 20 <u>24</u>			
Notary Public:			
Signature:		Date:	06/14/24



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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

Name:	Douglas Evans		
Address:	1643 Pamela Drive NE	City, State: Brookhaven, GA	Zip: 30319
Signature:		Date:	06/14/2024
Sworn to and subscribed before me this <u>14th</u> day of <u>June</u> , 20 <u>24</u>			
Notary Public:			

Additional Property Owner (if applicable)

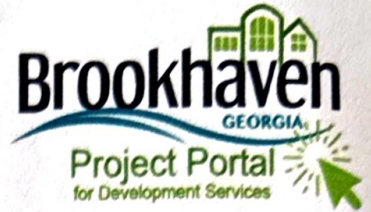
Name:	Emily Evans		
Address:	1643 Pamela Drive NE	City, State: Brookhaven, GA	Zip: 30319
Signature:		Date:	6/14/24
Sworn to and subscribed before me this <u>14th</u> day of <u>June</u> , 20 <u>24</u>			
Notary Public:			

Additional Property Owner (if applicable)

Name:			
Address:		City, State:	Zip:
Signature:		Date:	
Sworn to and subscribed before me this <u>14th</u> day of <u>June</u> , 20 <u>24</u>			
Notary Public:			

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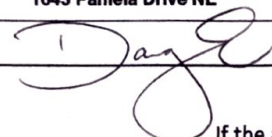


Campaign Disclosure Statement

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/Property Owner			
Name:	Douglas Evans		
Address:	1643 Pamela Drive NE	City, State: Brookhaven, GA	Zip: 30319
Signature:		Date:	06/14/2024

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

Date	Government Official & Position	Description	Amount

PZ 7-5-24

Please return to:
Sams & Cole, LLC
2809 Lassiter Road, Suite 100
Marietta, GA 30062
File #: 21-0015

STATE OF GEORGIA
COUNTY OF COBB

LIMITED WARRANTY DEED

Joint tenancy with rights of survivorship

THIS INDENTURE made this **26th day of March, 2021** between
Eston Paul West and Carrie West
as party or parties of the first part, hereinafter called Grantor, and
Douglas W. Evans and Emily Boudreaux Evans

As Joint tenants with rights of survivorship and not as tenants in common
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 DOLLARS and other good and valuable consideration (\$10.00) 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, the following described property:

All that tract or parcel of land lying and being in Land Lot 272 of the 18th District of DeKalb County, Georgia, being Lot 17, Block D, Ashford Park Subdivision according to plat which is recorded in Plat Book 24, Page 141, DeKalb County Records which plat is incorporated herein and made a part hereof by reference.

Parcel ID: 18-272-13-017

Address: 1643 Pamela Drive, NE, Brookhaven, Georgia

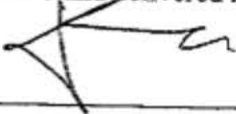
Subject to easements, restrictions, covenants, agreements, right of way deeds, matters of plat and other matters affecting said property

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 owning, holding or claiming by, through or under the said Grantor.

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


Signed, sealed and delivered in the presence of:



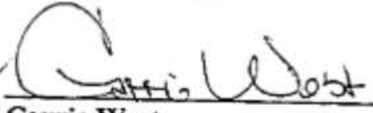
Witness



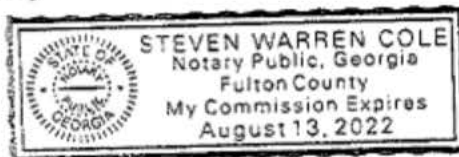
Eston Paul West (Seal)



Notary Public
[Attach Notary Seal]



Carrie West (Seal)



PZ 7-5-24

PRE-APPLICATION MEETING FORM

LAND USE PETITIONS & VARIANCE APPLICATIONS



4362 Peachtree Road, Brookhaven, GA 30319

Phone: 404-637-0500 • Fax: 404-637-0501

www.BrookhavenGA.gov

Purpose & Process

A Pre-Application Meeting provides you the opportunity to present a conceptual plan and letter of intent to a representative of the Community Development Department. This meeting benefits you, the applicant, by receiving general comments on the feasibility of the plan, the process(es)/procedure(s) and fees required to process and review an application. To schedule a meeting, contact a member of the Planning and Zoning Division by calling (404) 637-0500 or via email at Planning@BrookhavenGA.Gov. This form will be completed during the pre-application meeting and must be submitted with the application for the submittal to be deemed complete.

Applicant Name	Doug Evans	Applicant Email	douglaswestevans@gmail.com
Applicant Phone			
Site Address	1643 Pamela Drive	Parcel Size	14,644 SF
Tax Parcel #	18 272 13 017	City Council District	2 - Owens
Existing Zoning & Case	RS-85	Proposed Zoning	RS-85
Overlay District	N/A	Character Area	Ashford Park – Drew Valley

Request	Fees
<input type="checkbox"/> Rezoning	
<input type="checkbox"/> with Concurrent Variances	Application Base 250 \$
<input type="checkbox"/> Special Land Use Permit	Additional Request + (#) \$
<input checked="" type="checkbox"/> Board of Appeals Variance	Public Notice Sign x (1) 80 \$
<input type="checkbox"/> Administrative Variance	Public Notice Advertisement 20\$
<input type="checkbox"/> Stream Buffer	Estimated Total 350 \$
<input type="checkbox"/> Sign	

Deadlines and Public Hearing Dates

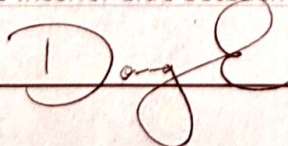
Meeting Deadline (If Applicable)	April 24 th , 2024
Commission or Board Meeting Date (If Applicable)	June 20 th , 2024

Additional Studies

<input type="checkbox"/> Trip Generation	<input type="checkbox"/> Traffic Impact Study
<input type="checkbox"/> Development of Regional Impact Review	<input type="checkbox"/> Environmental Impact Review

Proposal Description

Sec. 27-67 – Reduce the interior side setback from 8.5 feet to 6.3 feet

Applicant Signature:  Date: 06/17/2024

Planner Signature: _____ Date: _____