



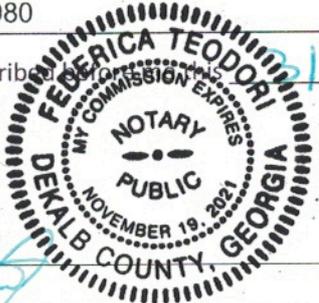
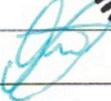
Variance Application

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: Section 27-67, Table 2-3					
	Nature of Request:		Required:	Proposed:	Minimum Setback Requirements	Proposed Setback Requirements
	<input type="checkbox"/> Setback		(See Chart to the Right)		Front	Front
	<input type="checkbox"/> Sign				Side	Side
Project	<input type="checkbox"/> # Parking Spaces			Rear	Rear	
	<input checked="" type="checkbox"/> Other To allow swimming pool in side yard		In rear yard	Other	Other	
	Name of Project/Subdivision: Yakubov residence				Present Zoning: R-3	
	Property Address/Location: 1197 Lynmoor Drive					
	District: 18	Land Lot: 200	Block: 12	Property ID: 18 200 12 001		
Owner Information	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					
	Name: Nellya Yultugriyeva and Ilya Yakubov					
	Address: 1197 Lynmoor Drive Atlanta, GA 30319					
	Phone:	Fax:				
	Cell: 404-819-8980	Email: ilya.yakubov@yahoo.com				
Applicant	Name: Cornerstone Design and Development, Inc.					
	Address: 196 Simonton Road, SE Lawrenceville, GA 30046					
	Phone:	Fax:				
	Cell: 404-561-4267	Email: kmvdarrell@bellsouth.net				
	Affidavit	<i>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</i>				
Applicant's Name: Emory Darrell Vaughn						
Applicant's Signature: <i>Emory Darrell Vaughn</i>						
Sworn to and subscribed before me this 31 Day of August 20 20						
Notary Public: <i>Federica Teodori</i>						
Notary	Signature: <i>Federica Teodori</i>					
	Date: 8-31-20					
	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:
Office Use	<input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied				Date:	



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: 1197 Lynmoor Drive	City, State: Atlanta, GA	Zip: 30319
	Phone: 404-819-8980		
	Sworn to and subscribed before me this <u>31</u> day of <u>August</u> , 20 <u>20</u>		
Notary Public:			
Property Owner (If Applicable)	Signature: 	Date:	
	Address: 1197 Lynmoor Drive	City, State: Atlanta, GA	Zip: 30319
	Phone:		
	Sworn to and subscribed before me this <u>31</u> day of <u>August</u> , 20 <u>20</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:			

LEGAL DESCRIPTION

All that tract of land lying and being in Land Lot 200, 18th District, DeKalb County, Georgia and being more particularly described as follows:

Beginning at the intersection of the eastern right-of-way of Lynmoor Drive and the northern right-of-way of Fairway Drive and running thence along the eastern right-of-way of Lynmoor Drive an arc distance of 126.76 feet, said arc being defined by a chord having a bearing of N 36⁰31'30" E and a distance of 120.66 feet, to a point; running thence along the eastern right-of-way of Lynmoor Drive on a bearing of N 66⁰01'45" E a distance of 75.43 feet to a point; running thence on a bearing of S 41⁰07'44" E a distance of 25.01 feet to a point; running thence on a bearing of S 12⁰50'10" E a distance of 78.54 feet to a point; running thence on a bearing of S 02⁰46'15" W a distance of 35.00 feet to a point on the northern right-of-way of Fairway Drive; running thence along the northern right-of-way of Fairway Drive on a bearing of N 89⁰43'45" W a distance of 172.50 to the Point of Beginning.

Said tract containing 0.3608 acres and being Lot A, Tract 2, Lenox Park.

City of Brookhaven Received by PZ September 2, 2020

1527 Lymanston Dr NE



City of Brookhaven Received by PZ September 2, 2020

Atlanta, Georgia



Exit Street View

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Atlanta, Georgia



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1206 Lynnmoor Dr NE



Exit Street View



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Imagery Date: 11/2019 33°50'42.12" N 84°20'28.08" W elev 965 ft eye alt 971 ft