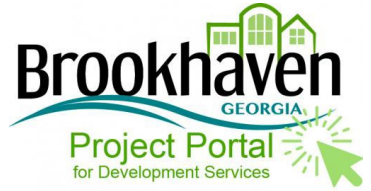


# Variance & Special Exception Application

All applications and plans must be submitted through the Project Portal

<https://Cityworks.BrookhavenGA.gov/ProjectPortal>



## Variance Application

<b>PROPERTY</b>		
Site Address: 1143 and 1151 GAIL DR	Parcel #: 18 199 16 030; 18 199 16 031	Zip: 30319
Project Name (If applicable): MASOUDI DEVELOPMENT	Present Zoning:	RS-75

<b>TYPE OF REQUEST</b>		
<input type="checkbox"/> Zoning/Special Exception <input type="checkbox"/> Sign <input type="checkbox"/> Stream Buffer <input checked="" type="checkbox"/> <b>VARIANCE</b> Administrative (Zoning/Special Exception or Stream Buffer)		
Nature of Request	Required per Code	Proposed
<input checked="" type="checkbox"/> Setback	Front: <u>na</u> Side: <u>3.75'</u> Rear: <u>na</u> Other: <u>na</u>	Front: <u>na</u> Side: <u>0'</u> Rear: <u>na</u> Other: <u>na</u>
<input type="checkbox"/> Stream Buffer		
<input type="checkbox"/> Impervious Coverage	%	%
<input type="checkbox"/> Sign		
<input type="checkbox"/> # of Parking Spaces		
<input checked="" type="checkbox"/> Other SPECIMEN TREE		

<b>OWNER INFORMATION</b>			
Name:	SADAAT MASOUDI		
Address:	20 ATLANTA ST SE MARIETTA GA 30060		
Email:	SPRINGMAY10@GMAIL.COM	Phone:	678-643-3310

<b>APPLICANT</b>			
Name:	APRIL INGRAHAM, THE PERMIT SPECIALIST, LLC		
Address:	3688 CLEARVIEW AVE STE 101 ATLANTA GA 30340		
Email:	CONSULTANT@THEPERMITSPECIALIST.COM	Phone:	404-421-1520

**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:	APRIL INGRAHAM		
Applicant's Signature:		Date:	2/28/2024

<b>NOTARY</b>			
Sworn to and subscribed before me this	Day of	20	
Notary Public:			
Signature:		Date:	

# Variance & Special Exception Application

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## Variance Application

<b>PROPERTY</b>		
Site Address: 1143 and 1151 GAIL DR	Parcel #: 18 199 16 030; 18 199 16 031	Zip: 30319
Project Name (If applicable): MASOUDI DEVELOPMENT	Present Zoning:	RS-75

<b>TYPE OF REQUEST</b>			<b>VARIANCE</b>		
<input type="checkbox"/> Zoning/Special Exception <input type="checkbox"/> Sign <input type="checkbox"/> Stream Buffer <input checked="" type="checkbox"/> Administrative (Zoning/Special Exception or Stream Buffer)					
Nature of Request	Required per Code	Proposed			
<input checked="" type="checkbox"/> Setback	Front: na    Side: 3.75'    Rear: na    Other: na	Front: na    Side: 0'    Rear: na    Other: na			
<input type="checkbox"/> Stream Buffer					
<input type="checkbox"/> Impervious Coverage	%	%			
<input type="checkbox"/> Sign					
<input type="checkbox"/> # of Parking Spaces					
<input checked="" type="checkbox"/> Other SPECIMEN TREE					

<b>OWNER INFORMATION</b>		
Name:	SADAAT MASOUDI	
Address:	20 ATLANTA ST SE MARIETTA GA 30060	
Email:	SPRINGMAY10@GMAIL.COM	Phone: 678-643-3310

<b>APPLICANT</b>		
Name:	APRIL INGRAHAM, THE PERMIT SPECIALIST, LLC	
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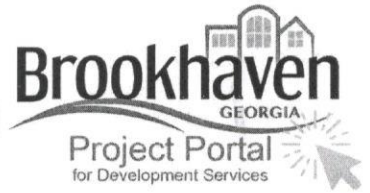
Applicant's Name:	APRIL INGRAHAM	
Applicant's Signature:		Date: 2/28/2024

<b>NOTARY</b>		
Sworn to and subscribed before me this	28	Day of Feb 2024
Notary Public:	JACQUELYNE W. MARSHALL	
Signature:		Date: 2/28/24

Received by PZ 2-27-24

### Variance & Special Exception Application

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



#### 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:	Saadat Masoudi	Georgia	
Address:	1143 and 1133 GAIL Drive	City, State: Brookhaven	Zip: 30319
Signature:		Date:	2/27/2024

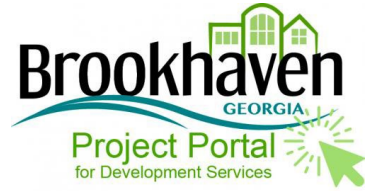
If the answer above is yes, please complete the following section:

Date	Government Official & Position	Description	Amount

# Variance & Special Exception Application

All applications and plans must be submitted through the Project Portal

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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

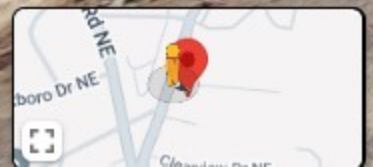
Applicant/Property Owner			
Name:	APRIL INGRAHAM		
Address:	3688 CLEARVIEW AVE STE 101	City, State:	ATLANTA GA 30340 Zip:
Signature:		Date:	2/27/24

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

Date	Government Official & Position	Description	Amount

← 1100 Gail Dr NE  
 Atlanta, Georgia  
 Google Street View  
 Dec 2022 See more dates

Received by PZ 2-27-24



Received by PZ 2-27-24

← 1775 N Druid Hills Rd  
 Atlanta, Georgia

Google Street View

Jan 2023 See more dates





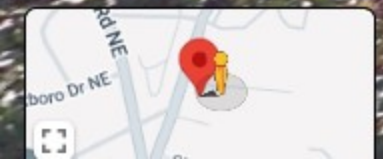
1133 Gail Dr NE

← 1154 Gail Dr NE  
 Atlanta, Georgia

Google Street View

Dec 2022 [See more dates](#)

Received by PZ 2-27-24



Google

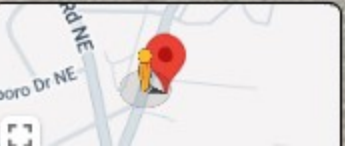


← 1776 N Druid Hills Rd  
 Atlanta, Georgia

Google Street View

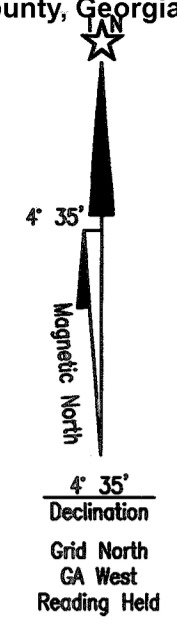
Jan 2023 See more dates

Received by PZ 2-27-24





Received by PZ 2-27-24



**Lot 1 AREA**  
 10779 SQ. FT.  
 0.247 ACRES

**Lot 2 AREA**  
 10000 SQ. FT.  
 0.230 ACRES

**Lot 3 AREA**  
 10000 SQ. FT.  
 0.230 ACRES

**Lot 1 Buildable AREA**  
 1808 SQ. FT.  
 0.041 ACRES

**Lot 2 Buildable AREA**  
 3167 SQ. FT.  
 0.073 ACRES

**Lot 3 Buildable AREA**  
 3685 SQ. FT.  
 0.085 ACRES

**Total AREA**  
 30,779 SQ. FT.  
 0.707 ACRES

**LOT 1 SURVEY LEGAL DESCRIPTION**  
 All that tract or parcel of land lying and being in Land Lot 199 of the 18th District, DeKalb County, Georgia and being more particularly described as follows:  
 COMMENCING at a calculated point located at the intersection of the southern right of way line of Gail Drive (having a 60' right of way) and the existing easterly right of way line of North Druid Hills Road (a 60' right of way at this point), thence along said southern right of way line of Gail Drive proceeding South 73 Degrees 53 Minutes 35 Seconds East a distance of 63.28 feet to a calculated point; thence with a curve turning to the left an arc length of 40.02 feet to a 1/2" Rebar Set, said arc having a radius of 1058.66 feet, a chord bearing of South 75 Degrees 58 Minutes 35 Seconds East, and a chord length of 40.02 feet; thence leaving said right of way line of Gail Drive proceeding South 18 Degrees 17 Minutes 17 Seconds West a distance of 109.02 feet to a 1/2" Rebar Set; thence North 70 Degrees 21 Minutes 57 Seconds West a distance of 102.93 feet to a 1/2" Rebar Set a distance of 50 feet from the centerline of North Druid Hills Road on the proposed right of way line of North Druid Hills Road; thence continuing along the proposed right of way line 50 feet from the centerline of North Druid Hills Road proceeding North 18 Degrees 09 Minutes 03 Seconds East a distance of 101.22 feet to a 1/2" Rebar Set on the southern right of way line of Gail Drive and the POINT OF BEGINNING; having an area of 10779 Sq. Ft., 0.247 Acres, as shown as Lot 1 on Minor Subdivision Plat by Georgia Land Surveying Co., bearing the seal and certification of Josh L. Lewis IV, Georgia Registered Land Surveyor No. 3028 and being referenced as Job Number 199159.

**LOT 2 SURVEY LEGAL DESCRIPTION**  
 All that tract or parcel of land lying and being in Land Lot 199 of the 18th District, DeKalb County, Georgia and being more particularly described as follows:  
 COMMENCING at a calculated point located at the intersection of the southern right of way line of Gail Drive (having a 60' right of way) and the existing easterly right of way line of North Druid Hills Road (a 60' right of way at this point), thence along said southern right of way line of Gail Drive proceeding South 73 Degrees 53 Minutes 35 Seconds East a distance of 19.81 feet to a 1/2" Rebar Set a distance of 50 feet from the centerline of North Druid Hills Road on the proposed right of way line; thence continuing along said southern right of way line of Gail Drive proceeding South 73 Degrees 53 Minutes 35 Seconds East a distance of 63.28 feet to a calculated point; thence with a curve turning to the left an arc length of 40.02 feet to a 1/2" Rebar Set and the POINT OF BEGINNING, said arc having a radius of 1058.66 feet, a chord bearing of South 75 Degrees 58 Minutes 35 Seconds East, and a chord length of 40.02 feet; thence continuing along said southern right of way line of Gail Drive with a curve turning to the left with an arc length of 75.00 feet to a 1/2" Rebar Set, said arc having a radius of 1058.66 feet, a chord bearing of South 79 Degrees 05 Minutes 20 Seconds East, and a chord length of 74.98 feet; thence leaving said right of way line of Gail Drive proceeding South 06 Degrees 37 Minutes 39 Seconds West a distance of 123.53 feet to a 1/2" Rebar Set; thence North 70 Degrees 21 Minutes 57 Seconds West a distance of 99.36 feet to a 1/2" Rebar Set; thence North 18 Degrees 17 Minutes 17 Seconds East a distance of 109.02 feet to a 1/2" Rebar Set on the southern right of way line of Gail Drive and the POINT OF BEGINNING; having an area of 10000 Sq. Ft., 0.230 Acres, as shown as Lot 2 on Minor Subdivision Plat by Georgia Land Surveying Co., bearing the seal and certification of Josh L. Lewis IV, Georgia Registered Land Surveyor No. 3028 and being referenced as Job Number 199159.

**LOT 3 SURVEY LEGAL DESCRIPTION**  
 All that tract or parcel of land lying and being in Land Lot 199 of the 18th District, DeKalb County, Georgia and being more particularly described as follows:  
 COMMENCING at a calculated point located at the intersection of the southern right of way line of Gail Drive (having a 60' right of way) and the existing easterly right of way line of North Druid Hills Road (a 60' right of way at this point), thence along said southern right of way line of Gail Drive proceeding South 73 Degrees 53 Minutes 35 Seconds East a distance of 19.81 feet to a 1/2" Rebar Set a distance of 50 feet from the centerline of North Druid Hills Road on the proposed right of way line; thence continuing along said southern right of way line of Gail Drive proceeding South 73 Degrees 53 Minutes 35 Seconds East a distance of 63.28 feet to a calculated point; thence with a curve turning to the left an arc length of 40.02 feet to a 1/2" Rebar Set, said arc having a radius of 1058.66 feet, a chord bearing of South 75 Degrees 58 Minutes 35 Seconds East, and a chord length of 40.02 feet; thence leaving said right of way line of Gail Drive with a curve turning to the left with an arc length of 75.00 feet to a 1/2" Rebar Set and the POINT OF BEGINNING, said arc having a radius of 1058.66 feet, a chord bearing of South 79 Degrees 05 Minutes 20 Seconds East, and a chord length of 74.98 feet; thence continuing along said southern right of way line of Gail Drive with a curve turning to the left with an arc length of 75.00 feet to a 1/2" Rebar Found, said arc having a radius of 1058.66 feet, a chord bearing of South 83 Degrees 08 Minutes 52 Seconds East, and a chord length of 74.98 feet; thence leaving said right of way line of Gail Drive proceeding South 05 Degrees 51 Minutes 54 Seconds West a distance of 141.01 feet to a 1/2" Rebar Found; thence North 70 Degrees 21 Minutes 57 Seconds West a distance of 78.88 feet to a 1/2" Rebar Set; thence North 06 Degrees 37 Minutes 39 Seconds East a distance of 123.53 feet to a 1/2" Rebar Set on the southern right of way line of Gail Drive and the POINT OF BEGINNING; having an area of 10000 Sq. Ft., 0.230 Acres, as shown as Lot 3 on Minor Subdivision Plat by Georgia Land Surveying Co., bearing the seal and certification of Josh L. Lewis IV, Georgia Registered Land Surveyor No. 3028 and being referenced as Job Number 199159.

- ADDITIONAL REFERENCES**
- DeKalb County Thoroughfare Plan Prepared by DeKalb County Department of Planning Dated May 14, 1968
  - Approved Preliminary Plat for Masoudi Subdivision recorded in Plat Book 277 Page 101-104.
  - Right of Way Dedication recorded in Plat Book 277 Page 101-104 removed from this plat.
  - Address for right of way is 1778 North Druid Hills Rd., recorded in Plat Book 277 Page 101-104

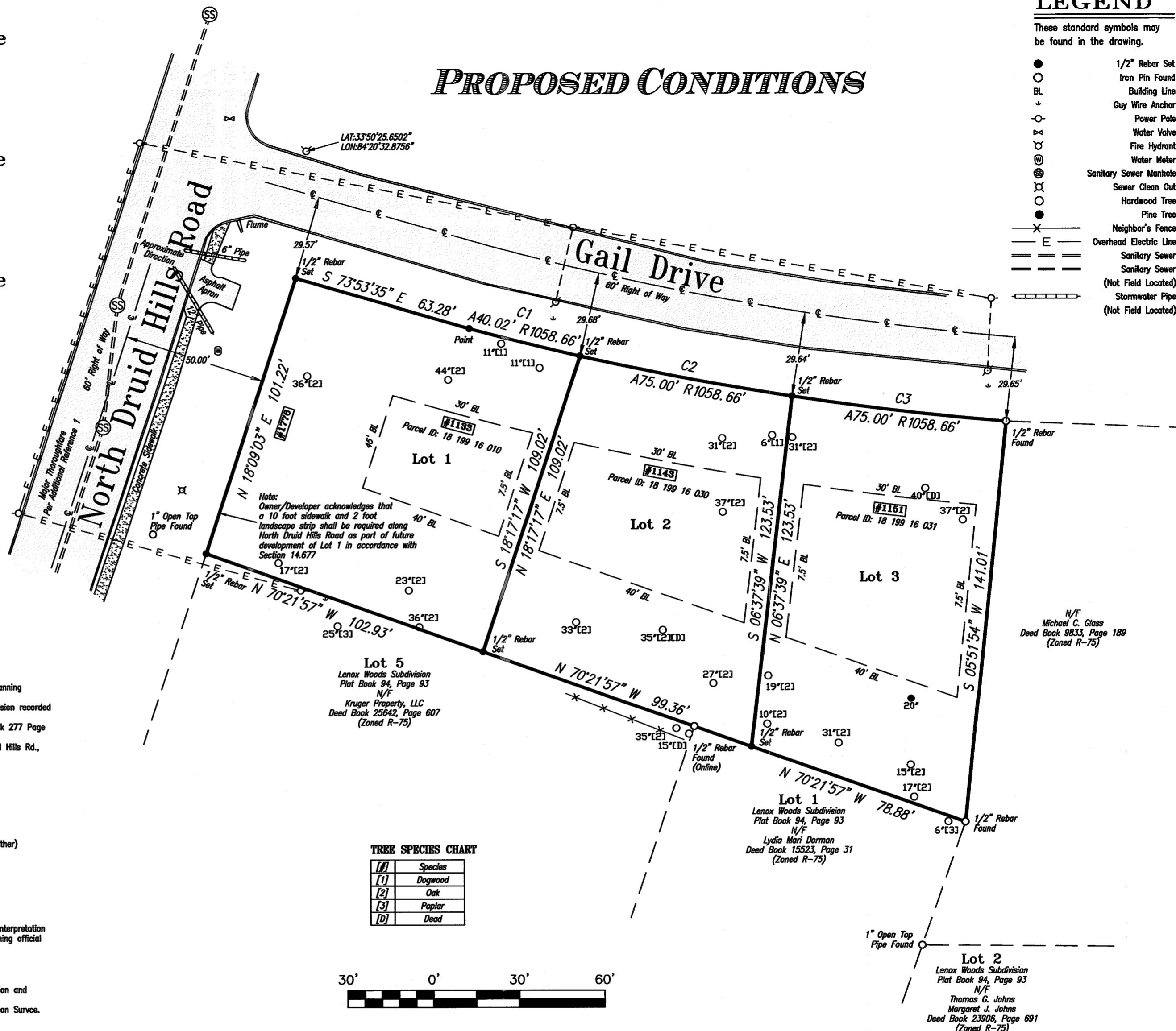
**ZONING**  
 [City of Brookhaven]  
 (R-75) (Single Family Residential)  
 Front yard setback-45' (Thoroughfares)  
 -35' (Minor Thoroughfares)  
 -30' (Collector Streets & All Other)  
 Side yard setback-7.5'  
 Rear yard setback-40'  
 Minimum lot frontage-75'  
 Minimum lot area-10,000 SQ. FT.  
 Maximum building height-40'  
 Minimum floor area-1,600 SQ. FT.  
 Maximum lot coverage-35%  
 Note: Graphic depiction of setback lines are the interpretation of the Surveyor and should be verified with a zoning official prior to design work.

**SURVEY NOTES**

- Equipment used: Leica 1200 robotic total station and Allegro MX data collector.
- Software used: Carlson Survey 2013 and Carlson Survce.

**CLOSURE STATEMENT**  
 The field data used to compile this plat was gathered by differential adjusted G.P.S. coordinates and radial survey measurements and has a positional tolerance of 0.1 feet. This map or plat has been calculated for closure and is found to be accurate within one foot in 99,847 feet.

**PROPOSED CONDITIONS**



**LEGEND**

These standard symbols may be found in the drawing.

- 1/2" Rebar Set
- Iron Pin Found
- Building Line
- ⊕ Guy Wire Anchor
- ⊖ Power Pole
- ⊙ Water Valve
- ⊕ Fire Hydrant
- ⊙ Water Meter
- ⊕ Sanitary Sewer Manhole
- ⊖ Sewer Clean Out
- ⊙ Hardwood Tree
- ⊕ Pine Tree
- ⊖ Neighbor's Fence
- E Overhead Electric Line
- Sanitary Sewer
- Sanitary Sewer (Not Field Located)
- Stormwater Pipe (Not Field Located)

**TREE SPECIES CHART**

[#]	Species
[1]	Dogwood
[2]	Oak
[3]	Poplar
[D]	Dead



**CURVE TABLE**

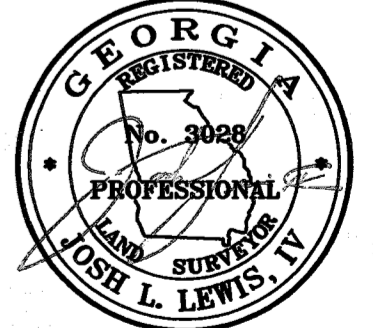
	1058.66'	40.02'	40.02'	S 75°58'35" E
C1	1058.66'	75.00'	74.98'	S 79°05'20" E
C2	1058.66'	75.00'	74.98'	S 83°08'52" E

155 CLIFTWOOD DRIVE - ATLANTA, GEORGIA 30328 - TELEPHONE: (404) 255-4671 - FAX: (404) 255-6607 - WWW.GEORGIALANDSURVEYING.COM

JOB NUMBER 199159: 11	DRAWING NUMBER F-3808	FINAL PLAT FOR: 1776 North Druid Hills Road, Brookhaven Georgia 30319	DATE: 6/19/18	SCALE: 30'	
		SAADAT MASOUDI	REVISION	BY	DATE
			City Comments	B/C	4/15/19
			Client Comments	B/C	5/8/19
			Final Plat	B/C	12/9/19
LAND LOT: 199	18TH DISTRICT	SECTION	DeKalb COUNTY, GA	Add Right-of-Way Survey Legal	
LOT: Part of Lot 1	BLOCK: C	UNIT:	PHASE:	City Comments	
SUBDIVISION: DeFoor Property					
PLAT BOOK 14	PAGE 126	PARTY CHIEF: RG	FIELD DATE: 6/28/18	SHEET 3 OF 3	
DEED BOOK 24281	PAGE 39	DRAFTER: BMS		Final Plat Comments	
GIS Final Plat Comments					



Josh L. Lewis-IV, RLS 3028  
 Signature: *Josh L. Lewis-IV*



As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by a purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.