

Dear City of Brookhaven,

I am writing to express my intent to apply for a Variance regarding the current setbacks for the lot situated at 1034 Antioch Dr. As a long time Brookhaven resident and current owner of this Lot, I hope to build my family dream home here.

The current "unique" L-Shaped layout of the lot was determined because it originally had no access other than a "driveway" piece from Antioch Dr thus classifying it as a "Corner" lot by DeKalb County. Only the driveway was on the corner.

As you are well aware, the recent road development in the area of Antioch Dr and Georgia Ave will now allow for access to the lot from Georgia Ave. But the current "corner lot" setbacks imposes considerable constraints, hardship and limitations, which basically make the lot unbuildable, therefore I am requesting a change to the rear setback so that we may be able to build our home.

Further, the request does not impose any undue impact on the neighboring property, to the contrary, it will further distance my buildable area from their rear property line. Given these circumstances, I respectfully request that the City of Brookhaven Planning Department consider a variance to change the current setbacks.

This adjustment would not only align with the actual characteristics of the lot but also afford me the opportunity to finally build my family home there.

Furthermore, approving the proposed variance would contribute to the cohesive aesthetic of the neighborhood and promote harmonious development within our community and remain consistent with the spirit and purpose of Brookhaven's zoning ordinances.

I am committed to working collaboratively with the City of Brookhaven Planning Department to provide any additional information or documentation necessary to support this request. I am confident that granting this variance would serve the best interests of both the community and the property owners, fostering a conducive environment for responsible development and enhancement of our neighborhood. Thank you for considering my request.

Sincerely,



3/20/24

Yinkin, Donna & Eleina Alvarez