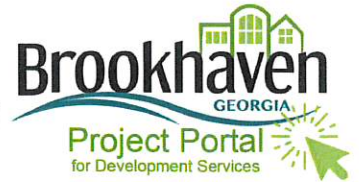


Variance & Special Exception Application

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



Variance Application

PROPERTY		
Site Address: 2473 Wawona Drive NE, Brookhaven, GA 30319	Parcel #: 18 236 12 029	Zip: 30319
Project Name (If applicable):		Present Zoning: RS-75

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: <u>87.2'</u> Side: <u>10'</u> Rear: <u>10'</u> Other: _____	Front: <u>53'</u> Side: <u>7.5'</u> Rear: <u>1.0'</u> 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:	David & Brooke Diaz		
Address:	2473 Wawona Drive NE, Brookhaven, GA 30319		
Email:	j.david.diaz95@gmail.com brookewalsh243@gmail.com	Phone:	678-634-3338

APPLICANT			
Name:	David & Brooke Diaz		
Address:	2473 Wawona Drive NE, Brookhaven, GA 30319		
Email:	j.david.diaz95@gmail.com brookewalsh243@gmail.com	Phone:	678-634-3338

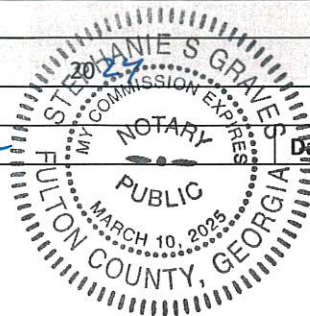
AFFIDAVIT

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:	David Diaz	
Applicant's Signature:	<i>David Diaz</i>	Date: 4/24/24

NOTARY

Sworn to and subscribed before me this	<u>24</u> Day of <u>April</u>	
Notary Public:	<i>Stephanie S. Graves</i>	
Signature:	<i>Stephanie S. Graves</i>	Date: <u>4/24/24</u>



Variance & Special Exception Application

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



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:	David Diaz		
Address:	2473 Wawona Drive NE	City, State: Brookhaven, GA	Zip: 30319
Signature:	<i>David Diaz</i>	Date:	4/24/24
Sworn to and subscribed before me this <u>22</u> day of <u>April</u> , 20 <u>24</u>			
Notary Public:	<i>Stephanie Graves</i>		

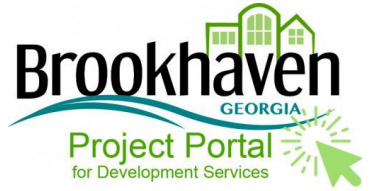
Additional Property Owner (if applicable)			
Name:	Brooke Diaz		
Address:	2473 Wawona Drive NE	City, State: Brookhaven, GA	Zip: 30319
Signature:	<i>Brooke Diaz</i>	Date:	4/24/24
Sworn to and subscribed before me this <u>22</u> day of <u>April</u> , 20 <u>24</u>			
Notary Public:	<i>Stephanie Graves</i>		

Additional Property Owner (if applicable)			
Name:			
Address:		City, State:	Zip:
Signature:		Date:	
Sworn to and subscribed before me this _____ day of _____, 20____			
Notary Public:			

Variance & Special Exception Application

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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:	David Diaz		
Address:	2473 Wawona Drive NE	City, State: Brookhaven, GA	Zip: 30319
Signature:	<i>David Diaz</i>	Date:	4/24/24

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

Date	Government Official & Position	Description	Amount

LEGAL DESCRIPTION

ALL THAT TRACT or parcel of land lying and being in Land Lot 236 of the 18th Land District, Dekalb County, Georgia, being known as Lot 7, Block D of the Wawona Forest subdivision, being more particularly described as follows:

BEGINNING at a ½” rebar found on the easterly right of way of Wawona Drive (60 foot right of way) being 770 feet north of Drew Valley Road; thence running along said right of way North 01 degrees 06 seconds 46 seconds West a distance of 75.20 feet to a crimp top pipe found; thence leaving said right of way running North 88 degrees 59 minutes 26 seconds East a distance of 200.07 feet to a point; thence running South 01 degrees 06 minutes 46 seconds East a distance of 75.05 feet to a open top pipe found; thence running South 88 degrees 56 minutes 56 seconds West a distance of 200.07 feet to a ½” rebar found, said point being the point of BEGINNING.

SAID PARCEL CONTAINS 0.345 ACRES MORE OR LESS

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	David Diaz	Applicant Email	j.david.diaz95@gmail.com
Applicant Phone	678-634-3338		
Site Address	2473 Wawona Drive	Parcel Size	15,031 SF
Tax Parcel #	18 236 12 029	City Council District	2 - Owens
Existing Zoning & Case	RS-75	Proposed Zoning	RS-75
Overlay District	N/A	Character Area	Ashford Park-Drew Valley

<u>Request</u>	<u>Fees</u>
<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	<u>Estimated Total</u> 350 \$
<input type="checkbox"/> Sign	

Deadlines and Public Hearing Dates

Meeting Deadline (If Applicable)	April 24, 2024
Commission or Board Meeting Date (If Applicable)	June 20, 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 – Average front yard setback & Rear Garage / Accessory Building Setbacks

Applicant Signature: David Diaz Date: 4/24/24

Planner Signature: Samantha Just Date: 02/28/24