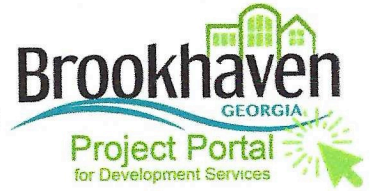


PZ 05-03-24

# 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: 1858 Winchester Trail Brookhaven	Parcel #:	Zip: 30341
Project Name (If applicable):	Present Zoning:	

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

<b>OWNER INFORMATION</b>		
Name:	Lee Cunningham + Holly Mattingly	
Address:	2177 Witten Way Chamblee GA 30341	
Email:	lee.e.cunningham@gmail.com	Phone: 864-977-1054

<b>APPLICANT</b>		
Name:	Wesley Luftig / TLC Home Builders	
Address:	5170 Trumbull Court Dunwoody GA 30338	
Email:	wesley@tlchomebuilders.com	Phone: 678-575-9954

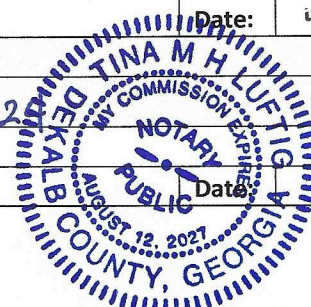
### AFFIDAVIT

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:	Wesley Luftig	
Applicant's Signature:	<i>Wesley Luftig</i>	Date: 4/24/24

### NOTARY

Sworn to and subscribed before me this	24 <sup>th</sup> Day of April	20 24
Notary Public:	Tina M H Luftig	
Signature:	<i>Tina M H Luftig</i>	Date: 4/24/24

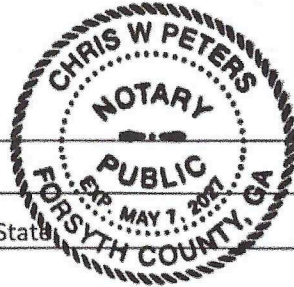
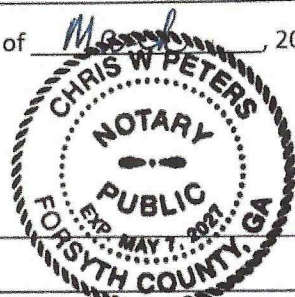




Property Owner(s) Notarized Certification

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.

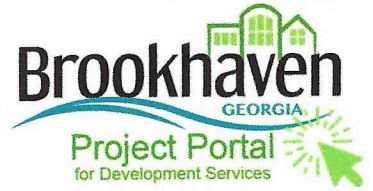
Property Owner	Signature: <i>[Signature]</i>	Date: 3/25/24
	Address: 2177 Witton Way	City, State: Chamblee, GA
	Phone: 864-977-1054	Zip: 30341
Sworn to and subscribed before me this 25 <sup>th</sup> day of March, 2024		
Notary Public: <i>Chris W. Peters</i>		
Property Owner (If Applicable)	Signature: <i>[Signature]</i>	Date: 3/25/24
	Address: 2177 WITTON WAY	City, State: CHAMBLEE, GA
	Phone: 404-375-8079	Zip: 30341
Sworn to and subscribed before me this 25 <sup>th</sup> day of March, 2024		
Notary Public: <i>Chris W. Peters</i>		
Property Owner (If Applicable)	Signature:	Date:
	Address:	City, State:
	Phone:	Zip:
Sworn to and subscribed before me this _____ day of _____, 20____		
Notary Public:		



PZ 05-03-24

# 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

<b>Applicant/Property Owner</b>			
<b>Name:</b>	Wesley Loftig		
<b>Address:</b>	5170 Trumbull Court	<b>City, State:</b> Dunwoody GA	<b>Zip:</b> 30338
<b>Signature:</b>	<i>Wesley Loftig</i>	<b>Date:</b>	4/24/24

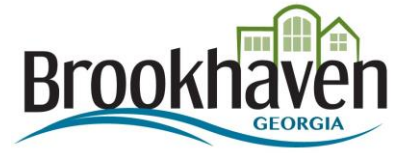
If the answer above is yes, please complete the following section:

Date	Government Official & Position	Description	Amount









PRE-APPLICATION FORM
LAND USE PETITIONS AND VARIANCE PETITIONS

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 the application(s). To schedule a meeting contact a member of the Planning and Zoning Department by calling (404) 637 – 0500. This form will be completed during the pre-application meeting, and must be submitted at the same time you submit your application in order for your submittal to be deemed complete.

Applicant Name: Wesley Luftig Phone: \_\_\_\_\_

Applicant E-mail: wesley@tlchomebuilders.com Fax: \_\_\_\_\_

Representative Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Representative E-mail: \_\_\_\_\_ Fax: \_\_\_\_\_

Site Address: 1858 Winchester Trail Parcel Size: +/- 22,000

Tax Parcel #: 18 325 01 006 City Council District: 1 - Diaz

Existing Zoning and Case Number: RS-100 Proposed Zoning: NA

Comprehensive Plan Character Area Map Designation: Lakes District

Application Type: [ ] Rezoning [ ] Special Land Use Permit [x] Variance [ ] Special Exception

Variance Type: [ ] Administrative [x] Zoning Board of Appeals [x] Stream Buffer

Overlay District: [ ] Brookhaven-Peachtree Subarea I [ ] Brookhaven-Peachtree Subarea II

Additional Studies: [ ] Trip Generation Report [ ] Traffic Impact Study
[ ] Development of Regional Impact Review [ ] Environmental Impact Review

Proposal Description: Variance from Section 14-153 to reduce the 75-foot stream buffer.

Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Planner Signature: [Handwritten Signature] Date: 04-23-24