



VARIANCE AND WAIVER APPLICATION

CHECK ALL THAT APPLY:

☒ Zoning Variance

☐ Sign Variance

☐ Stream Buffer Variance

☐ Waiver

Kazinec Courtyard

Name of Project

1888 Keswick Lane, Chamblee GA 30341

Property Address

Courtyard redesign including pet turf area with covered accessory structure

Brief Description of Project

NR - 2

Zoning District

1

.029

1

240

Total # of Properties Involved

Total Project Acreage

Total Number of Buildings

Total sq. ft. of buildings

OWNER: Adam Kazinec Living Trust & Brittany Kazinec Living Trust

Name and Company

1888 Keswick Lane

Chamblee GA

30341

Mailing Address

City, State

Zip Code

(516) 233-8339

TheKazinecs@gmail.com

Phone #

E-mail

APPLICANT:

Check here if Applicant is also the Property Owner

Brittany Kazinec

Name and Company

1888 Keswick Lane

Chamblee, GA

30341

Mailing Address

City, State

Zip Code

(516) 233-8339

TheKazinecs@gmail.com

Phone #

E-mail

Applicant Signature

Date

☒ I hereby certify that all information provided herein is true and correct.

NOTARY:

Sworn to and subscribed before me this 30th day of April, 2024

Notary Public:

Silvana Werner

SILVANA WERNER
Notary Public - State of Georgia
Gwinnett County
My Commission Expires Jul 12, 2027

City of Chamblee Planning and Development Department
5576 Peachtree Rd, Ste 102 • Chamblee, GA 30341 • 770-986-5010 • www.chambleega.gov

To the city,

We would like to install an accessory structure in our courtyard to serve as a covered living space and would like a variance to allow it to be erected within the 5 foot side yard setback. We are asking to build the accessory structure starting 2 feet from the property line rather than 5 feet in the UDO. This would allow the best use of the space and not hinder our ideal design and location. The structure will cover an area much less than the UDO's maximum allowance. It will be around 240sq ft. and subordinate to the primary structure, and no closer to the street than the principal structure. Addressing the 5 criteria for zoning variance below...

The UDO requires a 5 foot set back from side yard property. Due to the narrow aspect of the particular property in question, the 5 foot setback requirement will not allow for sufficient room to put a properly sized covered outdoor living area.

The application of this UDO to the particular piece of property would create an unnecessary hardship because the structure would end up being too narrow to properly use it as a living space.

Our courtyard (the location of the proposed structure) is already enclosed with a fence between us and our neighbor's property. The shape and design of our property only allows the pergola to be placed where we are suggesting and asking for the variance. Because of the newly constructed development, The Manor Chamblee, there is now multiple lines of sight into our living room from several apartment windows and balconies.

In addition to adding an outdoor living space, the structure would also provide needed privacy now that there is a mixed use development, The Manor going in right across from us which has several balconies that look directly into our living room. The construction of this structure in the particular, proposed location will provide the best privacy for us and will be designed to fit in with the existing home with similar style to match the rest of the neighborhood.

Relief, if granted, would not cause substantial detriment to the public good nor impair the purposes or intent of this zoning ordinance. Our neighbor's views will not be impacted by this structure due to the fact that the neighbor's home does not have any eye level windows facing the proposed worksite.

If granted, the structure would not be on any other property nor would it impair any lines of sight to adjacent neighbors.

Finally, the proposed structure would not be visible to any part of Keswick field adjacent to the tennis courts.

Legal description of property below:

All that tract or parcel of land lying and being in Land Lot 300 of the 18th District, DeKalb County, Georgia, being Lot 2, Keswick Village Subdivision, Phase Two, as per plat recorded in Plat Book 239, Page 112, DeKalb County, Georgia Records, which plat is incorporated herein by reference and made a part of this description. Said property being known as 1888 Keswick Lane according to the present system of numbering property in DeKalb County, Georgia.

Sincerely,

Adam & Brittany Kazinec