



GEORGIA

Subject: Update on MV-2026-0001, 259 Lake Drive North Deferral

To: Committee of Adjustment

From: Monika Sadler, Planner I

Date: May 4, 2026

Briefing:

On April 13, 2026, the Committee of Adjustment deferred Minor Variance application MV-2026-0001 to allow for a discussion between the applicant and adjacent residents. With the expressed permission of the parties, staff provided the contact information to assist with coordinating the meeting.

A meeting was held on Friday, April 17th, with residents to discuss their concerns related to the application. During this meeting, residents raised issues regarding building height, roof orientation, setbacks, siting, exterior materials, tree retention and access/servicing. The Applicant indicated a willingness to explore minor design adjustments, including lowering the roof height, increasing the rear yard setback where feasible, shifting the structure within the allowable footprint, considering alternative exterior material(s) and retaining the existing tree if possible. It was confirmed that the structure is not intended for vehicles, and access and hydro clearances will be reviewed with Hydro One.

Design refinements will be addressed at the building permit stage. The applicant has indicated that the minor variance request remains unchanged; however, the actual setbacks may increase following the final section of a prefabricated structure.

Staff are recommending approval of the Minor Variance application, subject to the recommendations outlined in Report No. [DS-2026-0029](#), dated April 13, 2026.

Enclosed: DS-2026-0029