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VARIANCE AND WAIVER APPLICATION

CHECK ALL THAT APPLY: ☒ Zoning Variance ☐ Sign Variance ☐ Stream Buffer Variance ☐ Waiver

Cottages at Dowdell
Name of Project

2142 Dowdell Drive, Chamblee GA 30341
Property Address

Construct a cottage community on a lot zoned Village Commercial (VC)
Brief Description of Project

Village Commercial (VC)
Zoning District

1	0.221	5	4,820
Total # of Properties Involved	Total Project Acreage	Total Number of Buildings	Total sq. ft. of buildings

OWNER:

Six Points Homes, LLC c/o Ron Zaken
Name and Company

[redacted]
Mailing Address City, State Zip Code

[redacted]
Phone # E-mail

APPLICANT: ☐ Check here if Applicant is also the Property Owner

Christopher Henshaw Six Points Homes
Name and Company

[redacted]
Mailing Address City, State Zip Code

[redacted]
Phone # E-mail

Applicant Signature 8-19-26 Date

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

NOTARY:

Sworn to and subscribed before me this 20 day of August, 20 26

Notary Public: ROSA AMELVYS RIVAS NOTARY PUBLIC GWINNETT COUNTY, GEORGIA My Commission Expires February 14, 2030

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Owner Permission Affidavit

Subject Property Street Address: 2142 Dowdell Drive, Chamblee GA 30341

Subject Property Tax ID number: 18 - 299 - 08 - 003

Owner:

Name (Person, Firm, Corporation, or Agency): Six Points Homes, LLC

Mailing Address: [redacted]

Phone: [redacted]

Email: [redacted]

Property Owner's Agent (If applicable)

Name (Person, Firm, Corporation, or Agency): Christopher Henshaw

Mailing Address: [redacted]

Phone: [redacted]

Email: [redacted]

I am applying for, or I hereby give authority to the applicant to file an application for:

variances and other related work for the project located at 2142 Dowdell Drive, Chamble, GA 30340

Owner/Agent signature

Chris Henshaw
Owner/Agent printed name

This instrument was signed before me on this date Aug 20/2026

County DeKalb Georgia Notary Signature:

Affix seal/stamp as close to signature as possible

LISA AMELVYS RIVAS
NOTARY PUBLIC
GWINNETT COUNTY, GEORGIA
My Commission Expires February 14, 2030

Rev. 1/12/21

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Campaign Contributions Disclosure Form

Have you as applicant, agent for applicant, property owner, or person associated with the application for property, located at 2142 Dowdell Drive, Chamblee GA 30341, within the two (2) years immediately preceding the filing of this application, made campaign contributions aggregating $250.00 or more to an elected official of the City of Chamblee? ☐ YES ☒ NO

Applicant/ Owner	Name: Ron Zaken
	Address: [redacted]
	Signature:
	Date: 8/19/24

If the answer above is YES, then please complete the following section:

Date	Government Official	Official Position	Description	Amount

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Campaign Contributions Disclosure Form

Have you as applicant, agent for applicant, property owner, or person associated with the application for property, located at 2142 Dowdell Drive, Chamblee GA 30341, within the two (2) years immediately preceding the filing of this application, made campaign contributions aggregating $250.00 or more to an elected official of the City of Chamblee? ☐ YES ☒ NO

Applicant/ Owner	Name: Christopher Henshaw
	Address: [redacted]
	Signature:
	Date: 8-19-26

If the answer above is YES, then please complete the following section:

Date	Government Official	Official Position	Description	Amount

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PRE-APPLICATION INFORMATION FORM

This page must be completed by the Applicant.

APPLICANT

Christopher Henshaw
Name

Six Points Homes
Company

[redacted]
Mailing Address | Suite/Apt. # | City, State | Zip Code

[redacted]
Primary Phone # | Alternate Phone # | E-mail

PROJECT SUMMARY

Construct a cottage community on a lot zoned Village Commercial (VC)
Address of Project

2142 Dowdell Drive, Chamblee GA 30341
Name of Project

Variance
Application Type (Amend Zoning Map, Development of Community Impact (DCI), Variance/Waiver, Subdivide Land, Other)

0.221
Total Project Acreage

Detailed Description (*Include Proposed Use(s) and Square Footage of Floor Area for each use*):

We are looking to build a series of five (5) tiny home units in a scandinavian style. The five units will sit along a common drive and each will have a single vehicle car-port. The units will sit around a 2500+ sf common green lawn. Units will range in size from 907 to 1,002 sf (heated & cooled). Total built area is to be 4,820 sf (heated and cooled) A new sidewalk will be installed on Dowdell to connect to other future projects.

Applicant Signature

Date: 8 / 19 / 26

NOTE: This form must be signed by staff and submitted with your application.

For Internal Use Only:

Pre-Application Meeting Date: 06/09/2026

Staff Printed Name: Tiffany Moo-Young Signed: Tiffany Moo-Young

Digitally signed by Tiffany Moo-Young
DN: C=US, E=tyoung@chambleega.gov, O=Chamblee, OU=Planning and Development Department, CN=Tiffany Moo-Young
Reason: I agree to the terms defined by the placement of my signature on this document.
Date: 2026.05.21 16:23:56-04'00'

dotloop signature verification: dtlp.us/gyB2-BuDb-YfmG

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2022071403 DEED BOOK 30311 Pg 717
Filed and Recorded: 5/4/2022 3:45:00 PM
Recording Fee: $25.00
Real Estate Transfer Tax: $190.00
Prepared By:
2723470039
7067927936

Return Recorded Document to:
Melanie R. Mayer, LLC
[redacted]

Parcel ID: 18-299 -08-003

STATE OF GEORGIA
COUNTY OF FULTON

LIMITED WARRANTY DEED

THIS INDENTURE, made this **4th day of May, 2022**, between, **Daniel A. Edwards**, as party of the first part, hereinafter called Grantor, and **Bertram Edwards**, as party of the second part, hereinafter called Grantee (the words "Grantor(s)" and "Grantee(s)" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of **TEN AND 00/100 DOLLARS ($10.00)** and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee, the following described property:

SEE ATTACHED EXHIBIT "A" HERETO AND MADE A PART HEREOF.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said party of the second part, his heirs and assigns, forever, in FEE SIMPLE.

Grantor will warrant and forever defend the right and title to the property conveyed hereunder unto Grantee against the lawful claims of all persons owning, holding or claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal, the day and year above written.

Signed, sealed and delivered in the presence of:

Kimberly Paul
Witness

Daniel A. Edwards

Kimberlee Hall David
Notary Public

[SEAL]

KIMBERLEE HALL DAVID NOTARY PUBLIC FULTON COUNTY EXPIRES GEORGIA November 19, 2023

dotloop signature verification: dtlp.us/gyB2-BuDb-YfmG

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2022071403 DEED BOOK 30311 Pg 718
Debra DeBerry
Clerk of Superior Court
DeKalb County, Georgia

EXHIBIT "~~A~~" B
Property Description

RCE 03/20/26 11:12 AM EST
Robert Christopher Edwards, POA for Bertram St George Edwards

Closing Date: **May 4, 2022**

Buyer(s): **Bertram Edwards**

Property Address: **2142 Dowdell Drive, Chamblee, GA 30341**

PROPERTY DESCRIPTION:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 299 OF THE 18TH DISTRICT, DEKALB COUNTY, GEORGIA, BEING LOT 3, MCMILLEN PROPERTY, AS PER PLAT RECORDED IN PLAT BOOK 14, PAGE 127, DEKALB COUNTY, GEORGIA RECORDS, WHICH PLAT IS HEREBY INCORPORATED BY REFERENCE THERETO AND MADE A PART OF THIS DESCRIPTION.

BEING KNOWN AS 2142 Dowdell Drive, Chamblee, GA 30341, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING IN DEKALB COUNTY, GEORGIA.

BEING TAX PARCEL ID #: 18-299 -08-003

BEING THE SAME PROPERTY AS THAT CONVEYED BY VIRTUE OF THAT CERTAIN LIMITED WARRANTY DEED FROM SALVADOR CASTREJON TO DANIEL A. EDWARDS, DATED 08/24/2020, FILED 08/26/2020, IN DEED BOOK 28587, PAGE 352, DEKALB COUNTY, GEORGIA RECORDS.

RCE 03/20/26 11:12 AM EST
Robert Christopher Edwards, POA for Bertram St George Edwards

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September 18, 2026

2142 Dowdell Drive
Chamblee, GA 30341

A Letter of Intent, that provides a project description and justification of how the project complies with the Review and Approval Criteria in Section 280-24.

Narrative Description:

The Cottages at Dowdell represent the first tiny home community to be built within Chamblee. We are looking to create a cluster of five micro units which will surround a 2500+ sq.ft. communal lawn/garden area. Each unit is two stories and will have a drive-under carport for the owner/residents. Beautiful exterior materials and interior finishes will be used. Large windows allowing natural light into the homes will help make the home feel larger than they are.

Located within a short walk of the Chamblee MARTA station, these homes will be a perfect place for transit-oriented residents who are looking for an affordable yet beautiful project. These homes will hopefully kick-start the redevelopment of this upzoned area of Chamblee.

The project will be built as part of a Condominium Regime (Residential Site Condominium) with a single lot of land being controlled by a master Home Owners Association (HOA). This HOA will be responsible for all property maintenance, landscaping upkeep, driveway and sidewalk maintenance and repairs, and other associated items.

Variance and Waiver Requests and Notes:

1. Section 230-3(b)(1) – we are seeking a reduction in the contextual setback from 30’-0” to 5’-0”. While this entire neighborhood/street has been up-zoned to VC, most of the lots still contain single family homes. The nature of this setback requirement would force our buildings to sit much further away from the street than would be otherwise allowed under the VC code. Our proposed layout fits the intent of the VC form-based code and shouldn't be constrained by the existing structures, otherwise the true intent of the VC code will never come to fruition. As the units will be owned under a Condominium Regime, an established HOA will provide for the maintenance and upkeep of the shared driveway, sidewalk, and associated plantings. The City of Chamblee will not be encumbered by the private driveway’s maintenance. The proposal will note result in any detriment to the public good.

2. Section 350-2(a)(1)(a) – we are seeing a waiver to reduce the interior drive aisle from 22’-0” to 12’-0” width where 90-degree parking is utilized. We are providing a planted over-run area of 2’-6” wide on each side of the proposed 12’-0” wide driveway. A driveway 22' wide on a lot this narrow would greatly limit the area we would be able to build on. The proposal will note result in any detriment to the public good.

3. Section 230-26(e)(3) – we are seeking a waiver to reduce the landscape zone tree spacing from 40-feet on

center to 28-feet on center. This is due to the width of the lot not allowing for any greater spacing.

4. Section 230-3(c) – We are seeking a variance from the single-family detached residential threshold elevation requirements. We are seeking to reduce the single family detached residential threshold elevation maximum from 1007 to 1003 for Unit 5. As we are looking to build five distinct units on a single lot which gently slopes from front to rear, it would be unreasonable for us to have to set the entry thresholds according to the previous single unit. The entry for the front most units do fall within the 36” higher/lower threshold requirement.

Chris Henshaw
Six Points Homes
[redacted]

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09/03/2026





Cottages at Dowdell

2142 Dowdell Drive
Chamblee, GA 30341

Project Description:

We are looking to develop a collection of five "tiny" homes on a single parcel of land inside of the Village Commercial (VC) zoning district near the Chamblee MARTA station. Located within less than 1/4 mile of the station, this cluster of homes will offer a mixture of 1 and 2 bedroom units each with an off-street parking space and access to a shared common green space of more than 2500 sq.ft.

Six Points Homes, LLC
New Cluster Home Community
2142 Dowdell Drive
Chamblee, GA 30340

A series of five (5) two-story cottage homes approximately 1000 sq.ft. each clustered around a shared common lawn. Each dwelling has a covered parking space as well as a patio/porch facing the common green. A fence will surround the greed space with multiple gated access points along the shared driveway. A new sidewalk will be installed along Dowdell along with a landscape zone.

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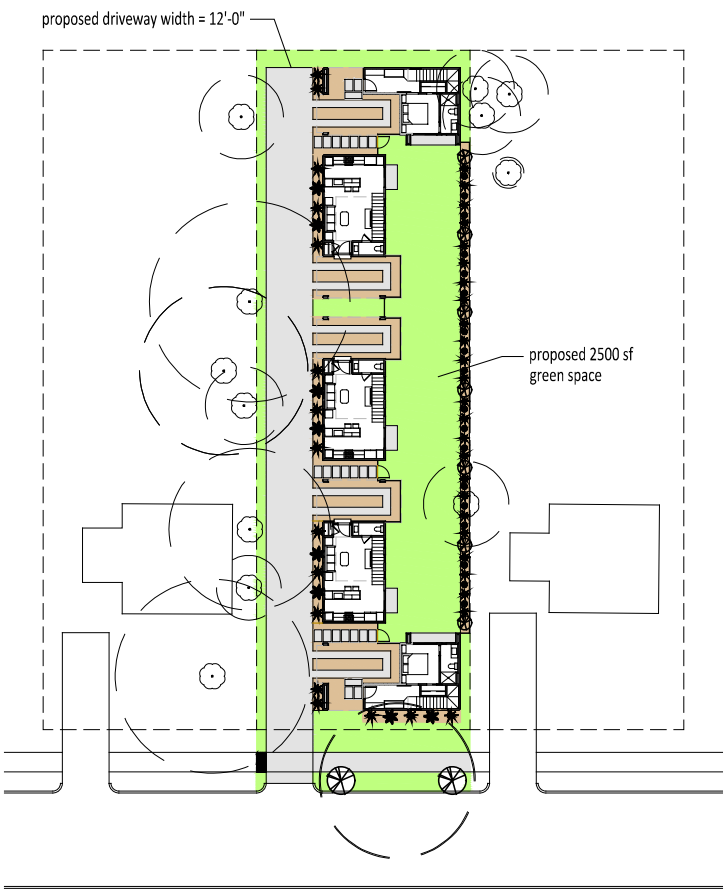
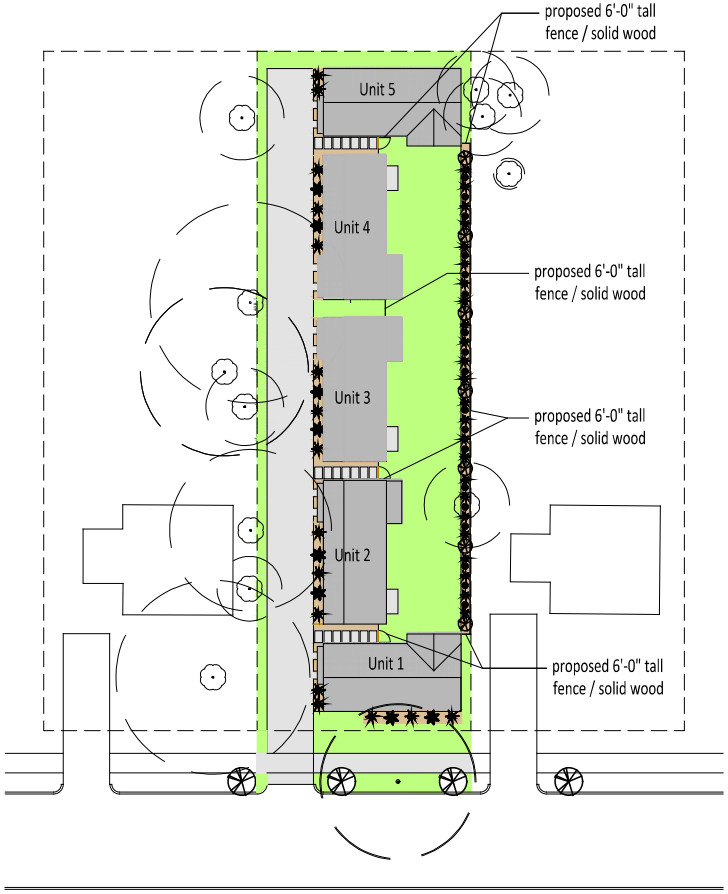
Site Plan (Ground Floor) scale: 1/32" = 1'-0"



Site Plan (Roof Plan) scale: 1/32" = 1'-0"



Six Points Homes, LLC

New Cluster Home Community
2142 Dowdell Drive
Chamblee, GA 30340

The site works well for a cluster of five homes, providing for a large common lawn/garden area, private parking spaces for each unit, and great walkability to the nearby MARTA station.

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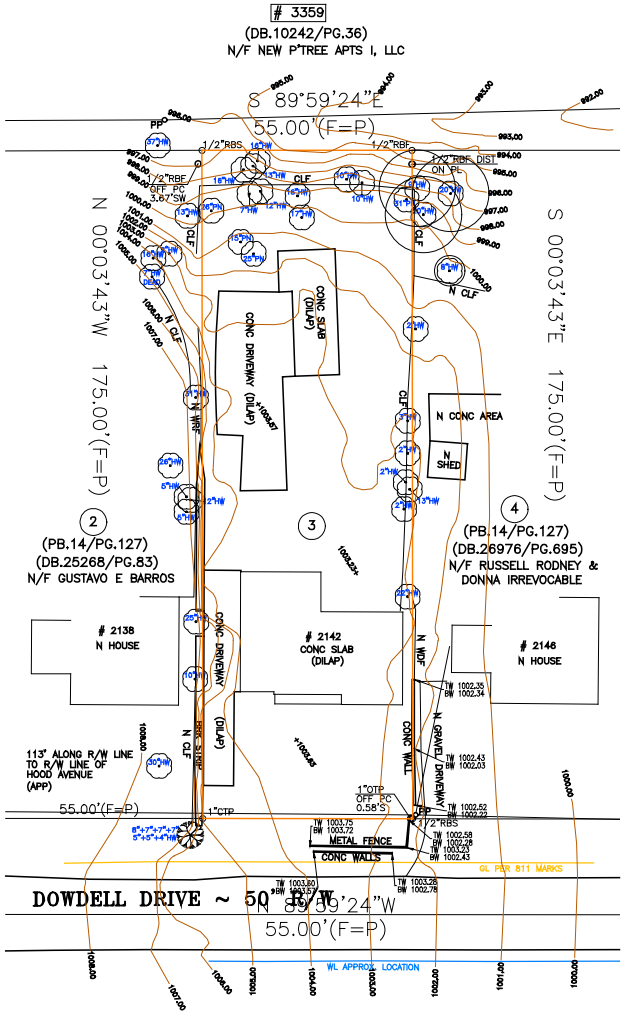
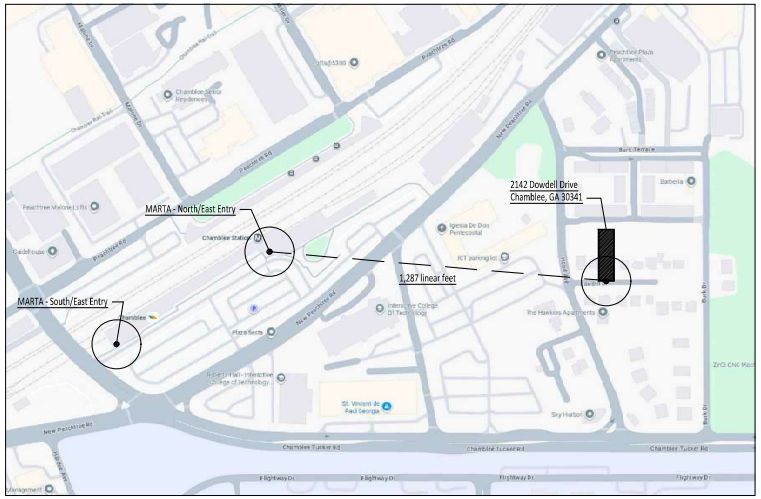


Existing Site Notes:

- existing home has been demolished but slabs remain
- current zoning = Village Commercial (VC)
- single-family home cannot be re-built under current zoning
- lot size of 9,625 square feet

Area Notes:

- 2142 Dowdell is located less than 1/4 mile of the Chamblee MARTA station (1287 ft)
- no parking requirements due to distance from MARTA



Six Points Homes, LLC

New Cluster Home Community
2142 Dowdell Drive
Chamblee, GA 30340

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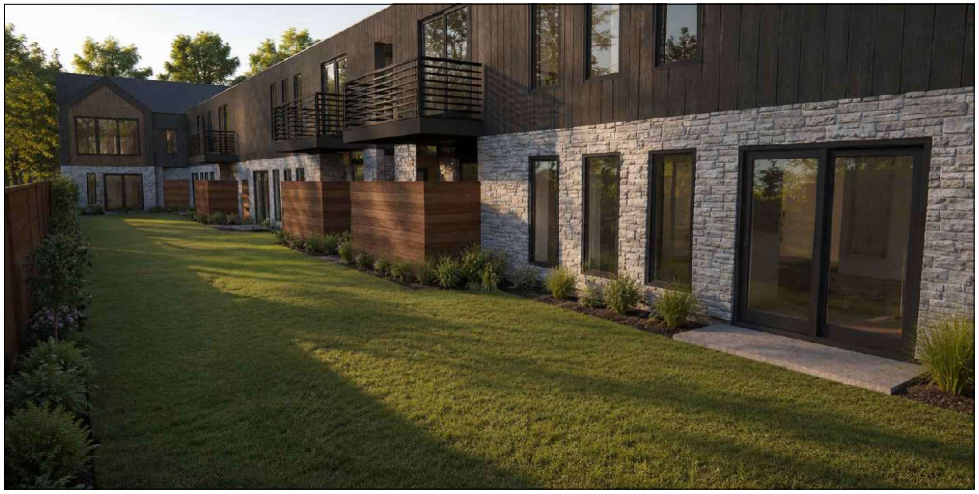

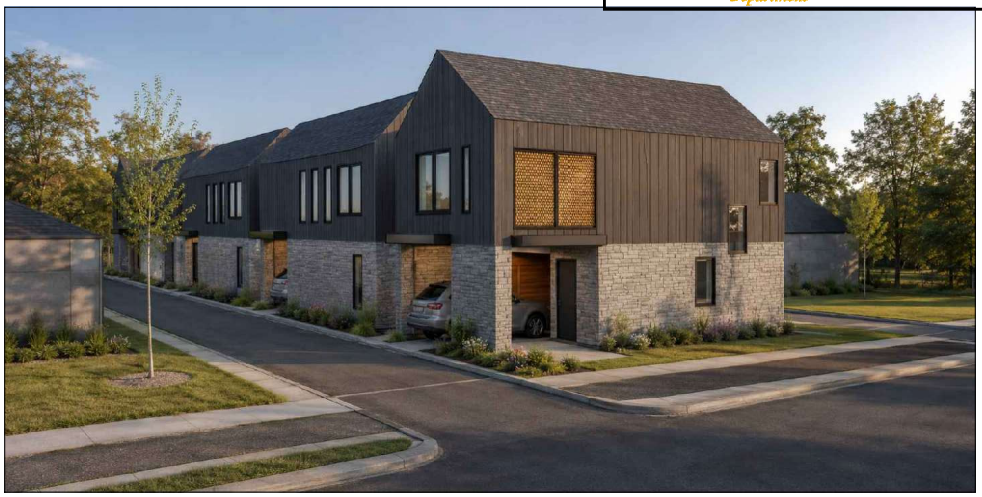



Community Notes:

- common lawn to be a large open space of 2,500+ sq.ft.
- fencing and landscaping along "open" edge of lot will help create a sense of privacy
- possible community amenities include fire place area w/ stone, pool, flower/vegetable garden
- each unit has a patio and/or balcony that faces the community common area
- ultra-low HOA fees will maintain common drive and common green space



Six Points Homes, LLC

New Cluster Home Community
2142 Dowdell Drive
Chamblee, GA 30340

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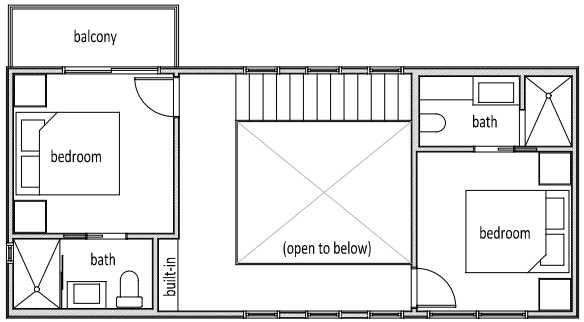
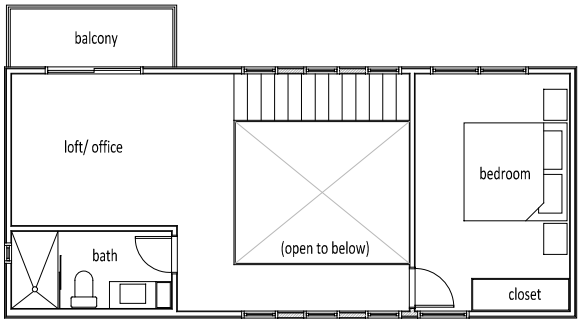
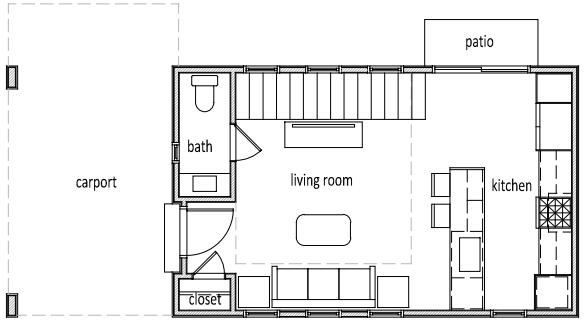


upper floor





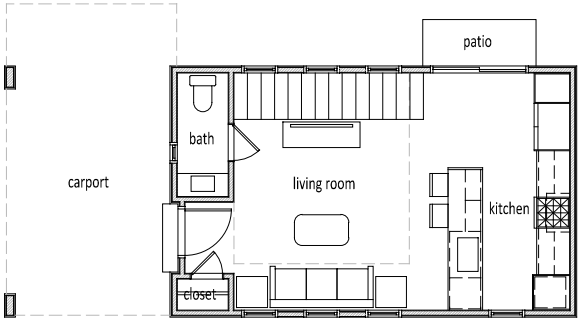
upper floor



lower floor

Unit Type A1

Unit Type A
- possible materials
  - include painted brick or veneer stone @ lower level
  - board-n-batton or hardi-panel upper
  - steel railings @ balcony
- skylights @ vaulted ceiling in living room
- modern plantings around base of home



lower floor

Unit Type A2

Six Points Homes, LLC

New Cluster Home Community
2142 Dowdell Drive
Chamblee, GA 30340

Unit Type A
- this model can be built as a 2 bedroom with 2.5 bath option or a 1 bedroom with 1.5 bath plus loft office option.
- lower floor of 414 sf / upper floor of 588 sf / total area of 1,002 sf
- two-story vaulted ceiling at living room area / balcony at second floor

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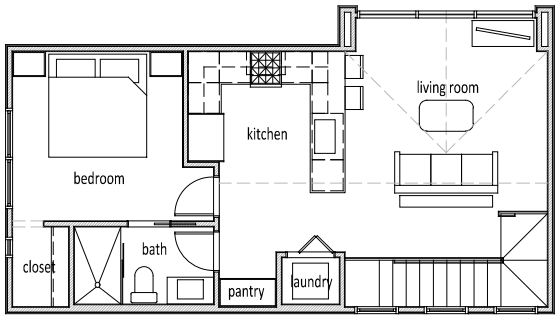
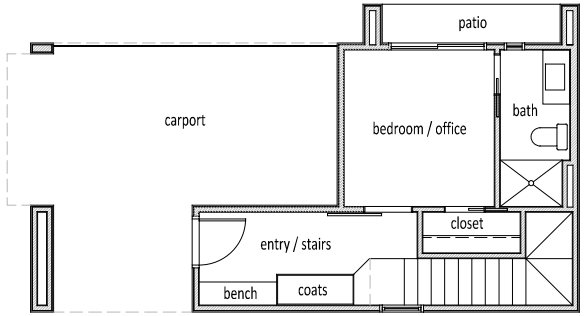


upper floor





lower floor

Unit Type B
- possible materials
  - hardwood flooring and tile
  - higher end interior cabinetry and countertops
- large windows and skylights for lots of natural light
- full-sized kitchens and baths
- room for king-sized bed in primary bedrooms



Unit Type B

Six Points Homes, LLC

New Cluster Home Community
2142 Dowdell Drive
Chamblee, GA 30340

Unit Type B
- this model is a 2 bedroom with 2 bath unit
- lower floor of 327 sf / upper floor of 580 sf / total area of 907 sf
- vaulted ceiling at living room area

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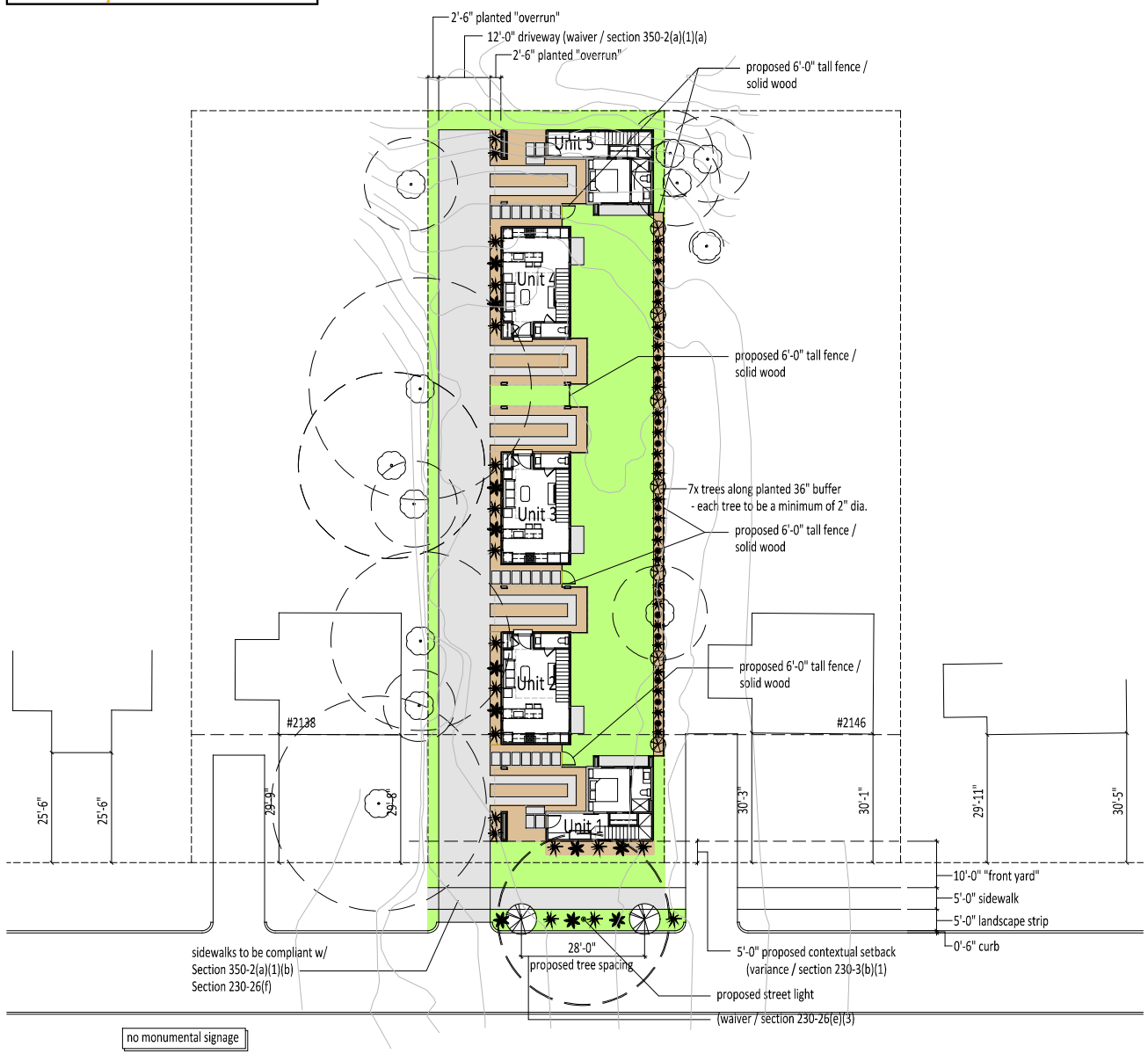

Site Plan Notes:

1 - Units will fall under a Condominium Regime (Residential Site Condominium)
- all units will sit on a single lot with an HOA providing for landscaping and driveway maintenance
2 - Per section 230-6(d) No retaining walls are proposed.
3 - Contextual setbacks per 230-3(b) shown on the plan. Variance requested.
4 - Threshold heights per 230-3(c) variance requested.
5 - Fencing standards per 230-6(c) will be followed.
- 6'-0" maximum fence height throughout property (will follow grade)
- No fencing beyond the front plane of the foremost unit.
6 - Per 230-26(e)(3) Two street trees will be provided
- 28'-0" spacing
- 4" min. caliper
7 - Plantings in 5-foot landscape zone to be determined by Section 320-20
8 - Sidewalk Clear Zone requirements, per Section 230-26(f), shall be adhered to.
9 - Mechanical units shall be ductless mini-splits w/ wall mounted exterior units.
- exterior units shall be installed and covered per Section 230-27(g)(2)
10 - Section 230-31(e)(2) General Regulations and Security Lighting requirements have been reviewed
11 - Section 240-13(b)(2)(c) Proposed Courtyard is 2530 sf of which a 3' x 125' strip (377 sf) will be planted. the remaining area is to be a grass lawn.
12 - Section 320-39(a)(1) - Required tree density is 100" per acre.
- Our site requires 11.05" in total planted diameter
- Trees indicated on plans provide minimum of 14" of diameter
13 - Section 350-2(a)(1)(b) - sidewalk at driveway to be compliant with applicable code section
14 - Section 350-2(a)(g) - owner ship of driveway will fall under the HOA responsibility
- perpetual maintenance and repair will be the sole responsibility of said HOA
- constructions standards shall meet or exceed sections 350-2 and 350-5
15 - Section 350-54 - fixture specifications have been noted and will be followed

Units Calculations:

Demolished Unit
- 1007.0 threshold elevation

Unit 1 - type B
- 1007.0 proposed threshold elevation
- 327 sf (1st floor h&c)
- 580 sf (2nd flood h&c)
- 907 sf (total h&c)

Unit 2 - type A
- 1006.0 proposed threshold elevation
- 414 sf (1st floor h&c)
- 588 sf (2nd flood h&c)
- 1,002 sf (total h&c)

Unit 3 - type A
- 1005.0 proposed threshold elevation
- 414 sf (1st floor h&c)
- 588 sf (2nd flood h&c)
- 1,002 sf (total h&c)

Unit 4 - type A
- 1004.0 proposed threshold elevation
- 414 sf (1st floor h&c)
- 588 sf (2nd flood h&c)
- 1,002 sf (total h&c)

Unit 5 - type B
- 1003.0 proposed threshold elevation
- 327 sf (1st floor h&c)
- 580 sf (2nd flood h&c)
- 907 sf (total h&c)

Area Calculations:

Total Lot Area - 9,625 sf
Max Impervious 80%
- 9,625 x 80% = 7,700 sf (impervious allowed)
- 5,562 sf impervious proposed
- 9,625 x 20% = 1,925 sf (pervious required)
- 4,063 sf pervious proposed
- 2,530 sf (common lawn)
- 1,533 sf (other pervious)

- Impervious Surfaces:
3,370 sf - 5x housing units w/ patios
2,066 sf - driveway
126 sf - walkways / sidewalks
- Pervious Surfaces:
2,530 sf - common lawn
1,533 sf - all other areas (lawn or plants)

Max Allowable FAR of 2.0
- allowed = 38,500 sf (FAR of 4.0)
- proposed = 4,942 sf (FAR of 0.5)

Required Items for cottage cluster in VC:
streetscape:
- 5'-0" planted landscape zone (provided)
- 5'-0" sidewalk (provided)
- 1x street light (will provide based on city location)
general:
- 2,500 sf common green (2,530 sf proposed)
- 5x parking spaces (1x per unit)
- all proposed fencing will have max. height of 6'-0"
- all proposed fencing will be wood (per code)
- lot shall be treated as a condominium lot
- 100 inches DBH per acre = 22 inches min. for this lot
- trees proposed will meet min. requirements

DATE 08-15-26
REVISION

SIX POINTS HOMES

2142 Dowdell Drive
Cottage Cluster Development
Chamblee, GA 30341

COVER INFORMATION

T1

- issued for construction -