



DeKalb County Zoning Board of Appeals
Department of Planning & Sustainability
330 Ponce De Leon Avenue, Suite 300
Decatur, GA 30030



Michael L. Thurmond
Chief Executive Officer

Wednesday, December 9, 2020 at 1:00 PM

Planning Department Staff Analysis

N3 Case No: A-20- 1244431 Parcel ID(s): 18-001-04-033

Commission District: 02 Super District 06

Applicant: Brian Field
1242 Stillwod Drive NE
Atlanta, GA 30312

Owner: Same as above

Project Name: 1242 Stillwood Drive

Location: The property is located north of Stillwood Drive, at 1242 Stillwood Drive, Atlanta, GA 30306.

REQUEST: Variance from Chapter 27 of the DeKalb County Zoning Ordinance to increase the maximum allow lot coverage for a proposed addition, relating to the R-75 zoning district.

Staff Recommendation: **“Approval” based on the submitted site plan received November 5, 2020.**

STAFF FINDINGS:

Site Location: The property is located north of Stillwood Drive, at 1242 Stillwood Drive, Atlanta, GA 30306.

Variance request: Variance from Chapter 27 of the DeKalb County Zoning Ordinance to increase the maximum allow lot coverage for a proposed addition, relating to the R-75 zoning district.

Variance Analysis: Based on the submitted materials, the applicant is requesting to increase maximum allowed lot coverage from 35% to 44% for proposed hardscaping. The DeKalb County zoning ordinance requires a maximum allowed lot coverage of 35% feet all structures within the R-75 zoning district. Based on the submitted site plan, the existing lot coverage is non-conforming at 47%. The proposed hardscaping will decrease the existing lot coverage by 3% to a new total of 44%. Based on the submit survey it appears the structure is placed on a legal non-conforming lot thus causing an undue hardship for the applicant.

Based on the submittal materials, due to the site constraints of the subject property, it appears that the requested variance meets the criteria for approval based on the following criteria:

1. By reason of exceptional narrowness, shallowness or shape of a specific lot, or by reason of exceptional topographic conditions, which were not created by the owner or applicant, the strict application of the requirements of this chapter would deprive the property owner of rights and privileges enjoyed by other property owners in the same zoning district:

Based on the submitted site plan, by reason of the shape of the lot, the strict application of the requirements of this chapter would deprive the property owner of rights and privileges enjoyed by other property owners.

2. The requested variance does not go beyond the minimum necessary to afford relief, and does not constitute a grant of special privilege inconsistent with the limitations upon other properties in the zoning district in which the subject property is located:

Due to the existing site constraints, it appears that the requested variance does not go beyond that minimum necessary to afford relief. Therefore, granting this variance does not constitute a grant of special privilege inconsistent with the limitations upon other properties in the zoning district in which the subject property is located.

3. The grant of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the zoning district in which the subject property is located:

Granting this variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the zoning district in which the subject property is located.

4. The literal interpretation and strict application of the applicable provisions or requirements of this chapter would cause undue and unnecessary hardship:

Based on the submitted materials, due to the irregular shape of the subject lot, the strict application of the applicable provisions and requirements of this chapter would cause an undue hardship for the applicant.

5. The requested variance would be consistent with the spirit and purpose of this Chapter and the DeKalb County Comprehensive Plan Text:

Based on the submitted materials, it appears that the requested variance would be consistent with the spirit and purpose of this chapter and the DeKalb County Comprehensive Plan text.

FINAL STAFF ANALYSIS:

Based on the submitted materials, due to the irregular shape of the subject lot, the strict application of the applicable provisions and requirements of this chapter would cause an undue hardship for the applicant. Therefore, the Department of Planning and Sustainability recommends that the application be “approved” as shown on the submitted site plan received on November 5, 2020.

STAFF RECOMMENDATION: “Approval” based on the submitted site plan received November 5, 2020.



DeKalb County Department of Planning & Sustainability

Hon. Michael Thurmond
Chief Executive Officer

Andrew Baker, AICP,
Director

ZONING BOARD OF APPEALS APPLICATION FOR PUBLIC HEARING
(VARIANCES, SPECIAL EXCEPTIONS, APPEALS OF ADMINISTRATIVE DECISIONS)

BOA No. _____

Applicant and/or
Authorized Representative BRIAN FIELD

Mailing Address: 1242 STILLWOOD DR NE

City/State/Zip Code: ATLANTA , GA 30312

Email: BRIAN@FIELDLA.COM

Telephone Home: 706-461-6631 Business: _____ Fax No.: _____

OWNER OF RECORD OF SUBJECT PROPERTY

Owner: BRIAN FIELD AND ERIN BITTNER

Address (Mailing): 1242 STILLWOOD DR NE

City/State/Zip Code: ATLANTA , GA 30312

Email: BRIAN@FIELDLA.COM

Telephone Home: BRIAN@FIELDLA.COM Business: _____ Fax No.: _____

ADDRESS/LOCATION OF SUBJECT PROPERTY

Address: BRIAN@FIELDLA.COM City: ATLANTA State: GA Zip: 30312

District(s): 18TH Land Lot(s): 1 Block: 3 Parcel: 8

District(s): _____ Land Lot(s): _____ Block: _____ Parcel: _____

District(s): _____ Land Lot(s): _____ Block: _____ Parcel: _____

Zoning Classification: R-75 Commission District & Super District: Unincorporated Dekalb

CIRCLE TYPE OF HEARING REQUESTED

- VARIANCE (From Development Standards causing undue hardship upon owners of property.)
• SPECIAL EXCEPTIONS (To reduce or waive off-street parking or loading space requirements.)
• OFFICIALS APPEALS OF ADMINISTRATIVE DECISIONS.

TO BE COMPLETED BY PLANNING AND SUSTAINABILITY DEPARTMENT

Date Received: _____

Fee Paid: _____

Brian Field
1242 Stillwood Dr NE
Atlanta, GA 30306

November 05, 2020

Jeremy P. McNeil
Senior Planner, DeKalb County
330 West Ponce de Leon Ave.
Suites 100-500
Decatur, GA 30030

Re: Letter of Intent, DeKalb County Zoning Board of Appeals

Dear Mr. McNeil,

Please accept this letter of intent to apply for a variance request. The application of Brian Field and Erin Bittner would like to request the following variance to increase the allowable lot coverage of a single-family residence zoned R-75 from 35% to 44% at the property located at 1242 Stillwood Dr NE., Atlanta, GA 30306.

The justification for the increase is as follows:

- The existing lot coverage is non-conforming at 47%. The planned work will decrease the lot coverage by 3% to a new total of 44%
- The house was built in 1929 and it was determined by an in-person site visit from Senior Planner David Cullison that a large portion of the existing hardscape was constructed before the current zoning ordinance was passed and has been continuously maintained over time.
- The property is located within the druid hills historic district. The historic district guidelines give explicit preference for rear additions that do not alter the existing roofline. To accommodate the district, as well as allow for the additional square footage needed by a growing family, the proposed addition extends the existing single-story house by expanding back towards the rear property line rather than going up. Doing so thus necessitates an increase to the allowable lot coverage.

Thank you for your consideration

Sincerely,



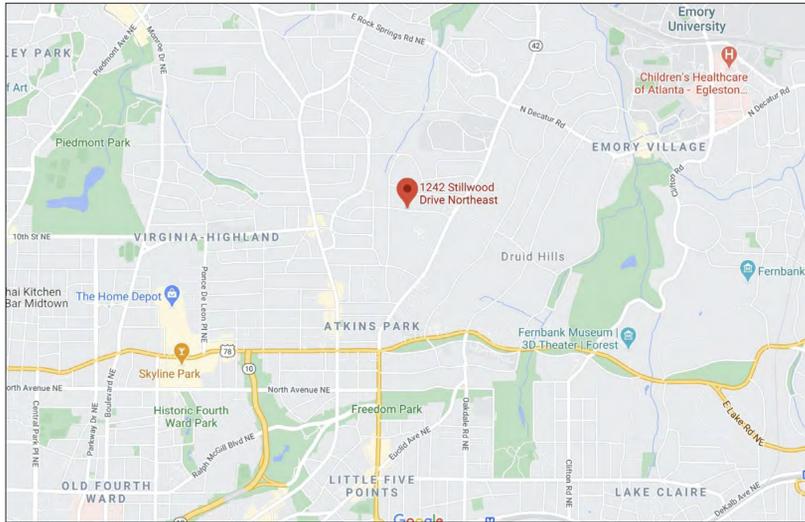
Brian Field, PLA
FIELD Landscape Architecture LLC
706.461.6631

Attachments: Variance application, Authorization of the property owner, L-EX – Survey of existing conditions, L-1.00 Site plan ,
Proposed architectural drawings

FIELD / BITTNER RESIDENCE

APPLICATION FOR A VARIANCE
FOR A SINGLE FAMILY RESIDENCE LOCATED AT

1242 STILLWOOD DRIVE NE
ATLANTA, GA 30306
LOT 8, BLOCK 3
DRUID HILLS SUBDIVISION
LAND LOT 1, 18TH DISTRICT
DEKALB COUNTY, GEORGIA



VICINITY MAP / N.T.S.

OWNER:
BRIAN FIELD
1242 STILLWOOD DR NE
ATLANTA, GA 30306
(706) 461 6631

LANDSCAPE ARCHITECT:
FIELD LANDSCAPE ARCHITECTURE
659 AUBURN AVENUE NE #G-9
ATLANTA, GA 30312
(706) 461 6631

ARCHITECT:
LOCAL ARCHITECTS
659 AUBURN AVENUE NE #G-9
ATLANTA, GA 30312
(850) 450 8865

SURVEYOR:
SURVEY LAND EXPRESS, INC.
24 LENOX POINTE
ATLANTA, GA 30324
(404) 252 5747

HOMEOWNER:
BRIAN FIELD
(706) 461-6631

ZONING
R-75 (Residential Medium Lot - 75)
MINIMUM LOT SIZE: 10,000 SF
MAX COVERAGE: 35%
OPEN SPACE MINIMUM: 20%
SETBACKS
FRONT: 30 FT
SIDE: 7.5 FT
REAR: 40 FT

LIST OF DRAWINGS:

1. L-CO - PERMIT COVER SHEET
2. L-EX - SURVEY BY LAND EXPRESS, INC.
3. EXISTING CONDITIONS IMAGES
4. L-1.00 - SITE PLAN
- 5-13. ARCHITECTURAL DRAWINGS



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Call before you dig.**

SEAL:



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PROJECT:
FIELD / BITTNER
RESIDENCE

1242 STILLWOOD DR NE
ATLANTA, GA 30306

DRAWING TITLE:
PERMIT COVER SHEET

PERMIT DRAWINGS FOR
CONSTRUCTION

DRAWN BY: NR
CHECKED BY: BF

SCALE:

RELEASES:
1. 11/5/2020 ZBOA

SHEET:

L-CO



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PROJECT:

FIELD / BITTNER
RESIDENCE

1242 STILLWOOD DR NE
ATLANTA, GA 30306

DRAWING TITLE:

SURVEY BY SOLAR LAND
EXPRESS

PERMIT DRAWINGS FOR
CONSTRUCTION

DRAWN BY: NR
CHECKED BY: BF

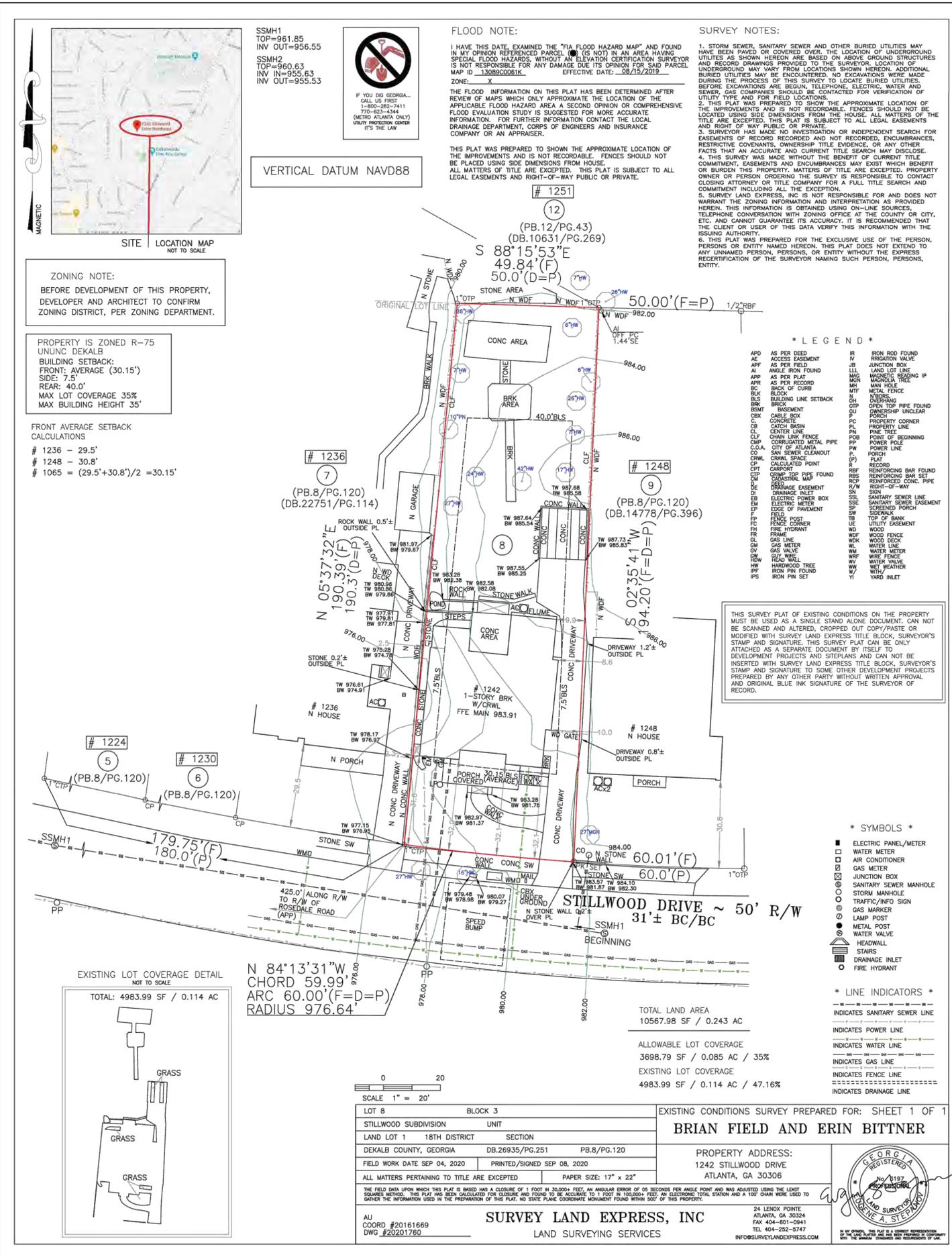
SCALE: AS SHOWN

RELEASES:

1. 10/23/2020 COA

SHEET:

L-EX





FRONT FACADE AND EAST SIDE YARD



WEST SIDE YARD



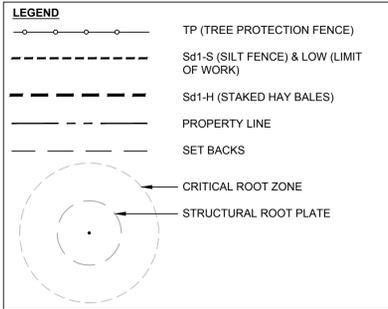
REAR FACADE



Image shows steep slope of and depth of front yard and it's proximity to street



Image shows steep slope and erosion in front yard



24 HR CONTACT
BRIAN FIELD
(706) 461-6631

ZONING
R-75 (Residential Medium Lot - 75)
MINIMUM LOT SIZE: 10,000 SF
MAX COVERAGE: 35%
OPEN SPACE MINIMUM: 20%
SETBACKS
FRONT: 30 FT
SIDE: 7.5 FT
REAR: 40 FT

LOT SIZE: 10,568 sf
ZONING: R-75
MAX ALLOWABLE: 35%

EXISTING LOT COVERAGE

HOUSE	1961 sf
DRIVEWAY	1190 sf
FRONT PORCH	288 sf
FRONT PAVING	171.5 sf
SIDE AND BACK CONCRETE	464 sf
BRICK	308 sf
OLD FOUNDATION	376.5 sf
CARPORT	200
TOTAL:	4959 sf
	47%

PROPOSED LOT COVERAGE

HOUSE	2688 sf
DRIVEWAY	807 sf
FRONT PORCH	288 sf
FRONT LANDING	36 sf
SIDE CONCRETE	94 sf
SIDE STONE PAVING	58 sf
BACK PATIO	424 sf
RETAINING WALLS	187 sf
STONE LANDING AT MASTER	69 sf
TOTAL:	4651 sf
	44%



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PROJECT:

FIELD / BITTNER RESIDENCE

1242 STILLWOOD DR NE
ATLANTA, GA 30306

DRAWING TITLE:

COA SITE PLAN

PERMIT DRAWINGS FOR CONSTRUCTION

DRAWN BY: NR
CHECKED BY: BF

SCALE: 1/8" = 1'-0"

RELEASES:
1. 10/23/2020 FOR COA

SHEET:

L-1.00

