



DeKalb County Zoning Board of Appeals

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Wednesday, May 12, 2021

Planning Department Staff Analysis

Case No.:	A-21-1244831	Parcel ID(s): 18-283-02-012 and 18-284-04-007 & -008
Commission District: 1 Super District: 7		
Applicant:	Embry Hills Church of Christ	
Owner:		
Project Name:	Embry Hills Church of Christ	
Location/Address:	3214, 3220, and 3250 Chamblee-Tucker Road, Atlanta, GA	
Requests:	A variance to increase the allowed lot coverage from the maximum of ____ to ____, for expansion of a existing place of worship in the R-100 District.	
Staff Recommendation:	Approval.	

STAFF FINDINGS

Site Location and Property Description:

The subject property is a ____-acre tract located on Chamblee-Tucker Road, a major arterial, approximately ____ feet west of Interstate 285, in the Embry Hills neighborhood of northeast DeKalb County. The subject property consists of three lots, two of which are developed with single-family homes, and the largest of which is developed with the Embry Hills Church of Christ and a rectory. The topography of the three lots is highest at the church rectory; it slopes in a northeasterly fashion to a level area where the church and parking lot are constructed, then it slopes steeply down to a ravine that becomes a stream bed at the northern property line. The stream runs between two adjoining residential properties.

The parking lot _____

Surrounding Zoning and Land Use:

Direction	Adjacent Zoning	Adjacent Land Use
North		
Northeast		
East		

Southeast		
South		
Southwest		
West		
Northwest		

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:**

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:**

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:**

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

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

FINAL STAFF ANALYSIS:

STAFF RECOMMENDATION: