



Michael L. Thurmond  
Chief Executive Officer

## DeKalb County Zoning Board of Appeals

Department of Planning & Sustainability  
330 Ponce De Leon Avenue, Suite 300  
Decatur, GA 30030

Wednesday, July 14, 2021 at 1:00 PM

Planning Department Staff Analysis



D3. Case No: A-21- 1244915 Parcel ID(s): 18-054-12-026

### Commission District 03 Super District 06

**Applicant:** Rosalie Ezekiel, Ezekiel Poelker Architects  
627 E. College Ave  
Decatur, GA 30030

**Owner:** Eric and Sarah Boelhouwer  
415 Emory Drive  
Atlanta, GA 30307

**Project Name:** 415 Emory Drive

**Location:** Property is located approximately 850-feet south of the intersection of North Decatur Road and Emory Drive, in Atlanta, GA 30307.

**REQUEST:** Variance from Chapter 27-2.2 Division 2- Residential Zoning Districts: Dimensional Requirements of the DeKalb County Zoning Ordinance within the R-75 zoning district to increase the maximum lot coverage to 40.2%.

**Staff Recommendation:** Approval with condition.

## **STAFF FINDINGS:**

### **Updates:**

This application was deferred from the June 2021 ZBOA meeting to allow the applicant more time to consult with their neighbors. Staff has not received updates regarding this outreach as of 06/28/2021. Staff recommendation remains the same.

### **Variance Analysis from June 2021:**

The property is located within the DeKalb County Druid Hills Historic District (DHHD) zoning overlay. The house was constructed in 1926 and is considered historic. The applicant states the lot coverage has remained at 40.2% since 1926. In September 2016 (A-16-20945), the applicant received a variance to reduce the side-yard setback to 1.9 feet due to the footprint of the historic non-conforming house and to increase the maximum lot coverage to 40.2% to bring the existing lot coverage into compliance. The lot coverage variance was conditioned on the submitted site plan. That site plan can be seen in the following application. The current application seeks to maintain the 40.2% lot coverage while reorganizing the site plan. The Historic Preservation Commission (HPC) reviewed and approved the submitted site plan on April 19, 2021.

**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:**

The subject property is located within the R-75 zoning district. Per Chapter 27-2.2 Division 2- Residential Zoning Districts: Dimensional Requirements of the DeKalb County Zoning Ordinance states the minimum lot area for R-75 zoned properties is 10,000 square feet, and the street frontage is 75-feet. Although the lot has approximately 10,800 square-feet, it has only 55-feet of street frontage, making the lot legally non-conforming because it is narrower than required by the zoning district.

The subject property is legally non-conforming as it is 20-feet narrower than required by the R-75 zoning district. Based on the submitted materials, the strict application of the zoning requirements may deprive the owner of rights 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:**

The applicants purchased the property with a lot coverage of 40.2% and they state that has historically been the lot coverage of the property. Allowing the property owner to maintain their lot coverage while rearranging their site plan may not go beyond the minimum necessary to afford relief and may not constitute a grant of special privilege.

**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:**

Based on the submitted materials, it appears that granting the variance may not be materially detrimental to the public welfare or injurious to the property or improvements in the zoning district. The approval of the impervious lot coverage may not be detrimental to property or improvements as it appears this lot coverage has been maintained since 1926.

**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, it appears that the strict application of the applicable provisions and requirements of this chapter may cause an undue and unnecessary hardship as the applicant would be unable to reorganize the rear yard space and utilize the property as it has previously existed.

**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 may be consistent with the spirit and purpose of this chapter. The future land use for the subject property described in the *DeKalb County Comprehensive Plan* text is Traditional Neighborhood. The plan states: *in appropriate locations encourage residential development to conform with traditional neighborhood development principles*. This application appears to conform to this development goal.

**FINAL STAFF ANALYSIS:**

Based on the submitted materials, the strict application of the zoning requirements may deprive the owner of rights enjoyed by other property owners. The requested variance may not go beyond the minimum necessary to afford relief or constitute a grant of special privilege inconsistent with the limitations upon other properties in the R-75 zoning district and within the DHHD in which the property is located.

If this application is approved, it should be subjected to the following conditions:

1. The following information about this variance shall be noted on any site plan prepared for the subject property:

Case number: A-21- 1244915

Approval date: July 14, 2021

Type of variance: Variance from Chapter 27-2.2 Division 2- Residential Zoning Districts: Dimensional Requirements of the DeKalb County Zoning Ordinance within the R-75 zoning district to increase the maximum lot coverage to 40.2%.

Condition(s) of approval: (see below)

2. The covered patio and shed be located at least 3-feet from the side property line.
3. The lot coverage be maintained at 40.2% as seen on the site plan dated 04/27/2021.



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 Rosalie Ezekiel, Ezekiel Poelker Architects

Mailing Address: 627 E. College Ave

City/State/Zip Code: Decatur, GA 30030

Email: rosalie@eparchitects.com

Telephone Home: 404-788-2135 Business: 404-788-2135

OWNER OF RECORD OF SUBJECT PROPERTY

Owner: Eric Boelhouwer and Sarah Boelhouwer

Address (Mailing): 415 Emory Drive, Atlanta, GA 30307

Email: boelhoe@yahoo.com syboelhouwer@gmail.com

Telephone Home: 504-606-9460 Business: same

ADDRESS/LOCATION OF SUBJECT PROPERTY

Address: 415 Emory Drive City: Atlanta State: GA Zip: 30307

District(s): 18 Land Lot(s): 4 Block: B Parcel: 18-004-18-003

Zoning Classification: R75 Commission District & Super District: 02 & 06

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.)
OFFICIAL APPEAL OF ADMINISTRATIVE DECISIONS.

\* PLEASE REVIEW THE FILING GUIDELINES ON PAGE 4. FAILURE TO FOLLOW GUIDELINES MAY RESULT IN SCHEDULING DELAYS. \*

TO BE COMPLETED BY PLANNING AND SUSTAINABILITY DEPARTMENT:

Date Received: \_\_\_\_\_

Fee Paid: \_\_\_\_\_

## ZONING BOARD OF APPEALS APPLICATION

### AUTHORIZATION OF THE PROPERTY OWNER

I hereby authorize the staff and members of the Zoning Board of Appeals  
To inspect the premises of the Subject Property

I hereby certify that the information provided in the application is true and correct.

I hereby certify that I am the owner of the property subject to the application.

DATE: 5/10/21

Applicant: Rosalie Ezekiel  
Signature

DATE: 5/10/21

Applicant: Rosalie Ezekiel  
Signature



**ZONING BOARD OF APPEALS APPLICATION**

**AUTHORIZATION TO REPRESENT THE PROPERTY OWNER**

I hereby authorize the staff and members of the Zoning Board of Appeals to inspect the premises of the Subject Property

I hereby certify that the information provided in the application is true and correct.

I hereby certify that I am the owner of the property and that I authorize the applicant/agent to apply for a hearing to the Zoning Board of Appeals for the requests as shown in this application.

DATE: 5/10/21

Applicant/Agent: Rosalie Ezekiel, Ezekiel Poelker Architects  
Signature Rosalie Ezekiel

TO WHOM IT MAY CONCERN:

(I)/ (WE) Eric and Sarah Boelhouwer  
(Name of Owners)

being (owner/owners) of the property described below or attached hereby delegate authority to:

Lora Claman  
Notary Public

E Boelhouwer  
Owner Eric Boelhouwer

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Owner





404.371.2155 (o)  
404.371.4556 (f)  
DeKalbCountyGa.gov

Clark Harrison Building  
330 W. Ponce de Leon Ave  
Decatur, GA 30030

Chief Executive Officer  
Michael Thurmond

**DEPARTMENT OF PLANNING & SUSTAINABILITY**

Director  
Andrew A. Baker, AICP

**PRE-APPLICATION FORM  
ZONING BOARD OF APPEALS APPLICATIONS FOR PUBLIC HEARING  
(VARIANCES, SPECIAL EXCEPTIONS, APPEALS OF ADMINISTRATIVE DECISIONS)  
(Required prior to filing application: signed copy of this form must be submitted at filing)**

Applicant Name: \_\_\_\_\_Rosalie Ezekiel\_\_\_ Phone: \_\_\_404-788-2135\_\_\_ Email: \_\_\_ [rosalie@eparchitects.com](mailto:rosalie@eparchitects.com)\_\_\_

Property Address: \_\_\_\_\_ 415 Emory Drive \_\_\_\_\_

Tax Parcel ID: \_\_\_ **18 004 18 003** \_\_\_\_\_ Comm. District(s): \_\_\_02, Super 06\_\_\_ Acreage: \_\_\_\_\_0.25\_\_\_\_\_

Existing Use: \_\_\_\_\_Residential\_\_\_\_\_ Proposed Use\_\_\_\_\_Same\_\_\_\_\_

Supplemental Regs: \_\_\_N/A\_\_\_ Existing Zoning: \_\_\_R-75\_\_\_ Overlay: \_\_\_Druid Hills Historic District\_\_\_

**Variance (From Development Standards causing undue hardship upon owners of property):** Yes \_\_\_X\_\_\_ No \_\_\_\_\_

Variance Request: \_\_\_\_\_Request to increase the lot coverage from 35% to 40.2%. Request to reduce the side yard setback from 7.5 feet to 3 feet to build a covered patio and porch.

**Special Exception (To reduce or waive off-street parking or loading space requirements):** Yes \_\_\_\_\_ No \_\_\_\_\_

Special Exception Request: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Officials Appeals of Administrative Decisions:** Yes \_\_\_\_\_ No \_\_\_\_\_

Officials Appeals of Administrative Decisions: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**DEPARTMENT OF PLANNING & SUSTAINABILITY**

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**WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION**

Review Meeting Dates: \_\_\_\_\_ Letter of Intent: \_\_\_\_\_ Owner Authorization(s): \_\_\_\_\_

Campaign Disclosure: \_\_\_\_\_ Zoning Conditions: \_\_\_\_\_ Public Notice, Signs: \_\_\_\_\_

Site Plan Layout \_\_\_\_\_ Floor Plan Layout \_\_\_\_\_ Letters of Support from Neighborhood \_\_\_\_\_

Payment Submittal \_\_\_\_\_ Submittal Format: NO STAPLES, NO BINDERS PLEASE

**Review of Site Plan**

Density: \_\_\_\_\_ Density Bonuses: \_\_\_\_\_ Mix of Uses: \_\_\_\_\_ Open Space: \_\_\_\_\_ Enhanced

Open Space: \_\_\_\_\_ Setbacks: front \_\_\_\_\_ sides \_\_\_\_\_ side corner \_\_\_\_\_ rear \_\_\_\_\_ Lot Size:

\_\_\_\_\_ Frontage: \_\_\_\_\_ Street Widths: \_\_\_\_\_ Landscape Strips: \_\_\_\_\_ Buffers: \_\_\_\_\_

Parking Lot Landscaping: \_\_\_\_\_ Parking - Auto: \_\_\_\_\_ Parking - Bicycle: \_\_\_\_\_ Screening:

\_\_\_\_\_ Streetscapes: \_\_\_\_\_ Sidewalks: \_\_\_\_\_ Fencing/Walls: \_\_\_\_\_ Bldg. Height: \_\_\_\_\_ Bldg.

Orientation: \_\_\_\_\_ Bldg. Separation: \_\_\_\_\_ Bldg. Materials: \_\_\_\_\_ Roofs: \_\_\_\_\_ Fenestration: \_\_\_\_\_

Façade Design: \_\_\_\_\_ Garages: \_\_\_\_\_ Pedestrian Plan: \_\_\_\_\_ Perimeter Landscape Strip: \_\_\_\_\_ Bldg.

Floor Layout: \_\_\_\_\_

Anticipated Meeting Date:

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Comments:

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Planner: \_\_\_\_\_ Rachel Bragg \_\_\_\_\_ Date \_\_\_\_\_ 04/22/2021 \_\_\_\_\_

Filing Fees

**APPLICATION FEE:**

\$300.00



## Application for Zoning Board of Appeal for

415 Emory Drive

Letter of Intent

May 10, 2021

### Variance Criteria:

1. By reason of a typical lot of a certain size in a historic district with a historic house on it, which were not created by the owner, the strict application of the requirements of this chapter would deprive the property owner of the rights and privileges enjoyed by other property owners of the same zoning district.
  - a. Lot Coverage Variance: The variance to maintain the existing lot coverage is requested due to the existing size of the house, auxiliary building and driveway that is consistent with the lot coverage for the neighboring houses that are historic structures and sit within a historic district. Reducing the lot coverage to the maximum allowable would deprive the property owner of privileges enjoyed by neighbors in the same historic district with houses of similar historic age. The property lot coverage was in place prior to the zoning law so to change what is historic, would change the existing historic fabric of the neighborhood and create an inconsistency in the neighborhood. The lots are all small in this neighborhood so they were built with a certain lot coverage which happens to put them over the zoning maximum of lot coverage at no fault of the owner or neighbors.
  - b. Reduced Side Yard Setback: The variance to allow for a reduced side yard setback for the auxiliary structure due to the narrowness of the typical lots in this neighborhood, as almost all of the auxiliary structures in this historic neighborhood are built very close to the property line. The primary structure is also built even closer to the property line that the variance in this application is requesting. Due to the narrowness of the lots in this neighborhood, the historic layout of the properties includes an auxiliary building very close to the side yard property. This variance asks to maintain this layout that is consistent with the historic nature of the neighborhood and has been afforded to the neighbors with similarly aged houses.
2. The requested variance does not go beyond the minimum necessary to afford relieve, 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.
  - a. Lot Coverage: The requested variance seeks to maintain the existing lot coverage that was in place prior to the zoning ordinance and is consistent with the other lot coverages in the historic district.
  - b. Reduced Side Yard: The variance requests a setback that would allow for a 3' side yard building line on the south property line whereas the existing house on south property line sits 1.9' from the property line. The existing garage on the north side

of the property also sits less than 3' from the north side property line. Therefore, the proposed location of the auxiliary building is an improvement of side yard setback from what is existing.

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.
  - a. Lot coverage: Proposed lot coverage changes to maintain the existing lot coverage take place in the rear yard and will not be seen from the street.
  - b. Side Yard Variance: The neighbor on the north and south side of the owner also have auxiliary structures that sit less than 3' from the side yard property line. The proposed location is an improvement to the existing conditions. The new location of the auxiliary structure will not be seen from the street since the primary structure sits so close to the south side property line.
4. The literal interpretation and strict application of the applicable provisions or requirements of this chapter would cause undue and unnecessary hardship.
  - a. Lot Coverage: The existing lot coverage has been in place since 1926. Requiring the owners to reduce the existing lot coverage to meet the current zoning requirement would cause an undue hardship to the owner that is not typical for the other owners in the historic district.
  - b. Side Yard Setback: The existing side yard setback for auxiliary buildings has been in place since 1926. Requiring the owners to maintain the current zoning requirements for the side yard setback would cause an undue hardship to the owners by placing the auxiliary building more towards the center of the rear yard, creating an unusual layout that is not consistent with the historical site layout that is typical to the other properties in the neighborhood.
5. The requested variance would be consistent with the spirit and purpose of this chapter and the DeKalb County Comprehensive Plan Text.
  - a. Lot Coverage: The proposed lot coverage sits to maintain the existing lot coverage from 1926 and therefore maintain the existing urban fabric of the historic neighborhood.
  - b. Side Yard Setback: The proposed side yard setback proposed to maintain the existing rhythm of primary structure to auxiliary structure that was put in place in the 1920s and is in keeping with the historic character of the neighborhood.



Lee May  
Interim Chief Executive  
Officer

**DeKalb County**  
**Department of Planning & Sustainability**  
330 Ponce De Leon Avenue, Suite 500  
Decatur, GA 30030

Phone: (404)371-2155 Fax: (404)371-2813  
Website: [www.co.dekalb.ga.us/planning](http://www.co.dekalb.ga.us/planning)



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N 5

Commission District: 2 Super District: 6

PARCEL ID: 18-004-18-003

APPLICATION NC A-16-20945

APPLICANT Rosalie Ezekiel

OWNER: Sarah Boelhouwer; Eric Boelhouwer

LOCATION: The property is located on the east side of Emory Drive, about 372 feet north of Ridgewood Drive (at 415 Emory Drive)

PROJECT NAME 415 Emory Drive

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**THIS IS TO ADVISE YOU THAT THE ZONING BOARD OF APPEALS AT ITS REGULARLY SCHEDULED PUBLIC HEARING ON WEDNESDAY, SEPTEMBER 14, 2016 REACHED THE FOLLOWING DECISION ON THE ABOVE REFERENCED APPLICATION:**

**BOA ACTION: Approval, of variances to:**

- (1) Reduce the south side yard building setback from 7.5 feet to 1.9 feet; and**
- (2) Increase lot coverage from 35% to 40.2% to build a partial second story and bring the lot coverage into compliance with the zoning code, based on the submitted site plan received on August 4, 2016. D. Wright made a motion to approve the application. L. Smith seconded the motion. Vote was unanimous to approve the application.**

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Note: Section 27-921 of the DeKalb County Zoning Ordinance states that any person aggrieved by a final decision of the Board of Appeals may seek review of such decision by petitioning the Superior Court of DeKalb County for a Writ of Certiorari setting forth plainly the alleged errors. Such petition shall be filed within 30 days after final decision of the Board of Appeals is rendered.

This is the deadline for filing such an appeal.

If the project applicant(s) decides to proceed with building/construction (plans) of the proposed project prior to the deadline shown they do so at their own risks.

**EP ARCH**  
 EZEKIEL POELKER  
 ARCHITECTS, P.C.  
 136 Glenn Circle  
 Decatur, GA 30030

T: 404.788.2135  
 rosalie@eparchitects.com

Date	Revision



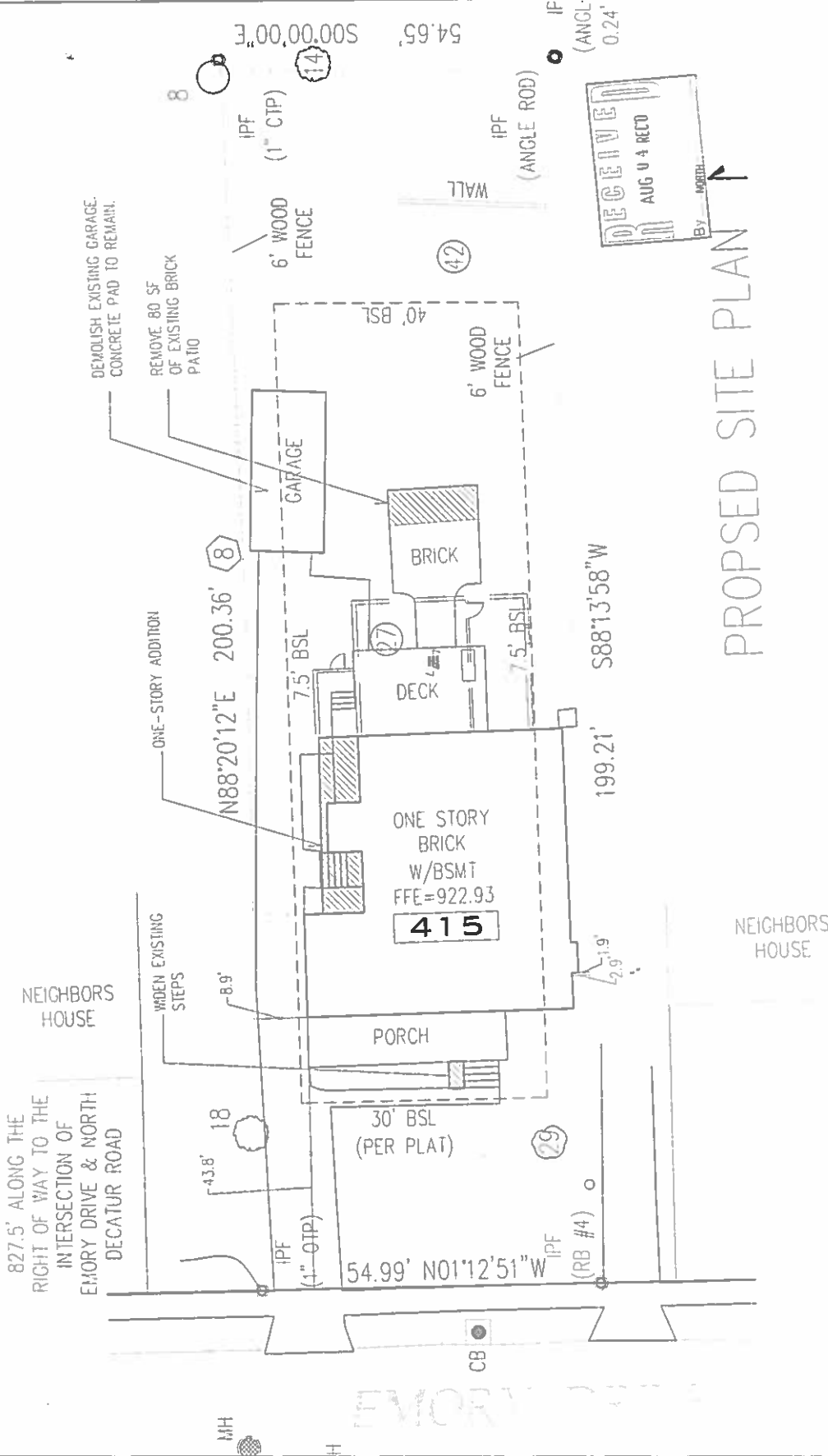
**Boelhouwer**  
**Residence**  
 415 Emory Drive  
 Atlanta, GA 30307

ISSUE FOR VARIANCE  
 APPLICATION

Date 07/29/16  
 Scale 1/16" = 1'-0"

PROPOSED  
 SITE PLAN

**A-S**



**GENERAL NOTES:**

- 1: This Plot has been prepared without the benefit of a current title report. Easements or encumbrances may exist that are not shown on this plat.
- 2: This plot is subject to any restrictions, easements, covenants or restrictions that may exist either written or unwritten.
- 3: Underground utilities not shown hereon may exist. The Surveyor does not take responsibility for absence or presence of any such utilities.
- 4: No Geodetic monuments were found within 500 feet of this site
- 5: This Plot has been prepared for the exclusive use of the person(s) or entities named hereon.

**SURVEY DATA:**  
 TYPE OF SURVEY: TOPOGRAPHIC  
 SOURCE OF TITLE DESCRIPTION FOR SUBJECT PROPERTY: DB 22585 PG 261  
 PROPERTY OWNER AT TIME OF SURVEY: ERIC & SARAH BOELHOUWER  
 PARCEL NUMBER: 18-004-18-003  
 EAST PROPERTY LINE IS BEARING BASIS FROM DB 24469 PG 32  
 TOTAL AREA: 10,949 SQ FT, 0.25 AC  
 CALCULATED PLAT CLOSURE: 1:104,137  
 FIELD DATA:  
 DATE OF FIELD SURVEY 8-10-2015  
 THE CALCULATED POSITIONAL TOLERANCE BASED ON REDUNDANT LINEAR MEASUREMENTS OF OBSERVED POSITIONS WAS FOUND TO BE 0.007 FEET.  
 EQUIPMENT:  
 ELECTRONIC TOTAL STATION

**SURVEY FOR**  
**ERIC BOELHOUWER**  
 LOT 8, BLOCK B, UNIVERSITY PARK SUBDIVISION

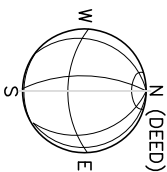
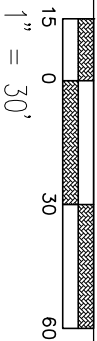
**415 EMORY DRIVE**  
 DEKALB COUNTY, GEORGIA  
 LAND LOT 4, DIST 18  
 DATE: AUGUST 12, 2015

REFERENCE: PG 7 PG 39  
 DB 22585 PG 261  
 DB 24469 PG 32

FLOOD HAZARD NOTE: THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF DEKALB COUNTY, GEORGIA 1308900062J EFFECTIVE DATE MAY 16, 2013

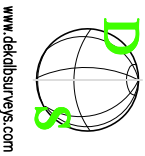
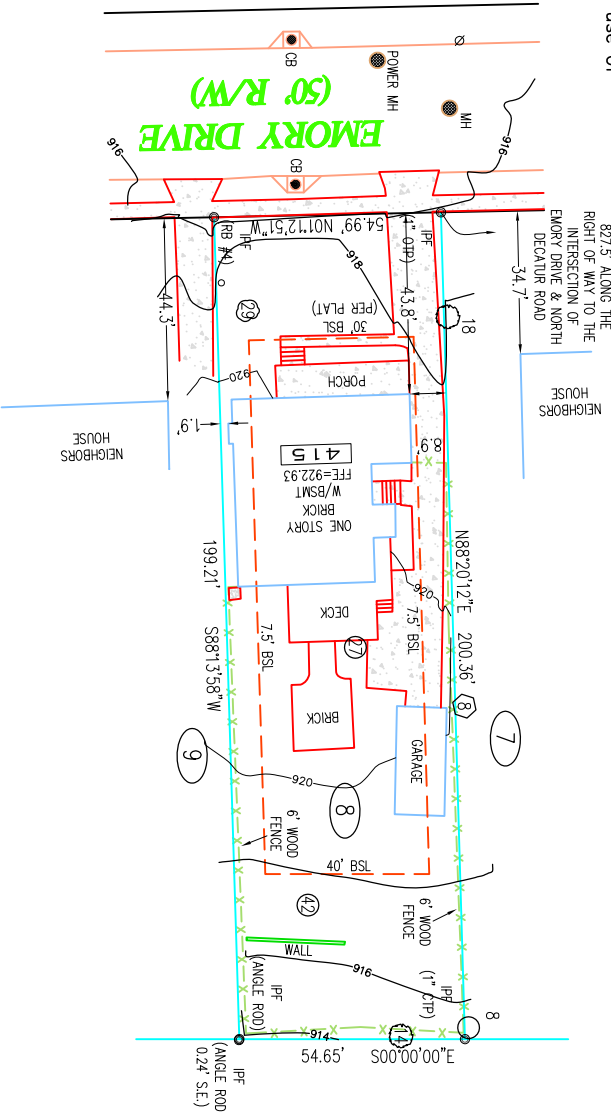
- TREE SYMBOLS  
 X = DIAMETER IN INCHES
- ⊗ SYCAMORE
  - ⊗ HARDWOOD
  - ⊗ DOGWOOD
  - ⊗ MAPLE

ZONING: R-75  
 IMPERVIOUS SURFACES:  
 DRIVE & FRONT WALK = 1,394 SQ. FT.  
 HOUSE = 1,715 SQ. FT.  
 PORCH = 283 SQ. FT.  
 DECK = 371 SQ. FT.  
 BRICK = 304 SQ. FT.  
 GARAGE = 316 SQ. FT.  
 WALL = 17 SQ. FT.  
 CONC. PAD = 8 SQ. FT.  
 TOTAL IMPERVIOUS = 4,406 SQ. FT. (40.2%)  
 TOTAL LOT = 10,949 SQ. FT.



**LEGEND**

- ⊗ EOP EDGE OF PAVEMENT (CURB)
- ⊗ PP POWER POLE
- R/W RIGHT OF WAY
- ⊗ I/P IRON PIN FOUND
- ⊗ I/P 1/2" REBAR SET
- SIDE WALK
- CLEAN OUT
- ⊗ OHP OVERHEAD POWER
- ⊗ FH FIRE HYDRANT
- ⊗ CB CATCH BASIN
- ⊗ MH MANHOLE
- ⊗ WM WATER METER
- ⊗ WV WATER VALVE
- ⊗ GV GAS VALVE
- ⊗ GM GAS METER
- ⊗ LP LIGHT POLE
- ⊗ CONCRETE PAD



www.dekalbsurveys.com

THIS SURVEY WAS PREPARED IN CONFORMANCE WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67, AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

FOR  
 DEKALB SURVEYS, INC.  
 407 W. PONCE DE LEON  
 SUITE B  
 DECATUR, GEORGIA 30030  
 404.373.9003

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# BOELHOWER RESIDENCE

415 Emory Drive ATLANTA, GEORGIA 30307

ISSUE FOR VARIANCE 04-27-21

**EP ARCH**

EZEKIEL POELKER  
ARCHITECTS, P.C.  
627 E. College Ave, Suite E  
Decatur, GA 30030

T: 404.788.2135

rosalie@eparchitects.com

Date Revision

NOT FOR CONSTRUCTION



**Boelhower  
Residence**

415 Emory Drive  
Atlanta, GA 30307

ISSUE FOR VARIANCE

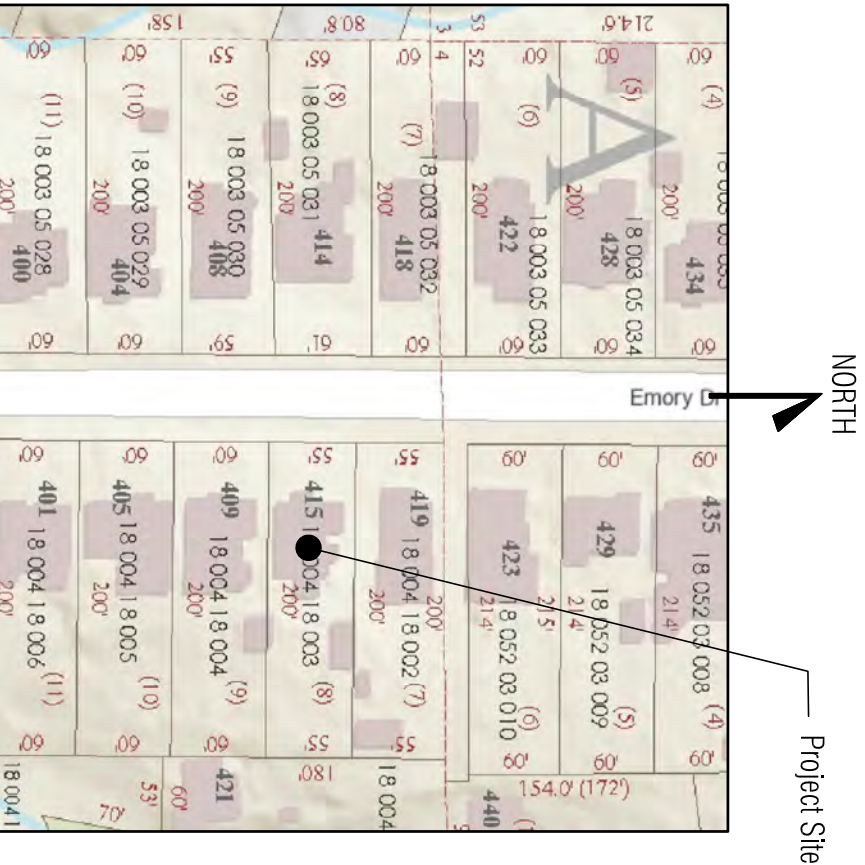
Date 04/27/21

Scale N/A

COVER SHEET

**A-00**

## VICINITY PLAN



## PROJECT DESCRIPTION

THIS APPLICATION REQUESTS APPROVAL FOR A TWO-STORY REAR ADDITION AS WELL AS DEMOLISHING AN EXISTING GARAGE AND REPLACING IT WITH A COVERED PATIO AND SHED ON THE OTHER SIDE OF THE PROPERTY. NONE OF THE WORK WILL BE SEEN FROM THE STREET.

## DRAWING LIST

- SURVEY
- A-00 COVER SHEET
- A-0.1 SITE PLAN EXISTING
- A-0.2 SITE PLAN PROPOSED

## ZONING INFORMATION

DISTRICT: 18 LANDLOT: 4  
COUNTY: DEKALB BLOCK: B, LOT 8  
LOT SIZE: .25Acres / 10,949sf PARCEL: 18-004-18-003  
R75  
FRONT YARD SETBACK: 40'  
SIDE YARD SETBACK: 7.5'  
REAR YARD SETBACK: 40'  
LOT COVERAGE 35% MAXIMUM ALLOWED  
FAR 35% MAXIMUM ALLOWED

## LOT COVERAGE

EXISTING	PROPOSED
HOUSE: 1,698sf	HOUSE: 2329sf
DRIVE/FRONT WALK: 1,394sf	DRIVE/FRONT WALK: 883sf
PORCH 423sf	PORCH 423sf
DECK 326sf	DECK 447sf
BRICK PATIO 224sf	COVERED PATIO/SHED 316sf
GARAGE 316sf	CONC PAD 8sf
WALL 17sf	
CONC PAD 8sf	
TOTAL: 4,406 sf	TOTAL: 4,406 sf

LOT COVERAGE PROPOSED: 40.2%  
LOT COVERAGE PROPOSED: 40.2%

## FLOOR AREA RATIO (FAR)

EXISTING: PROPOSED:  
FIRST FLOOR HOUSE: 1,469SF FIRST FLOOR HOUSE: 2,050SF  
SECOND FLR HOUSE: 965SF SECOND FLR HOUSE: 1,482SF  
TOTAL EXISTING FAR: 2.434SF TOTAL PROPOSED FAR: 3.531SF  
FAR EXISTING: 22% FAR PROPOSED: 32%

## APPROVED VARIANCE

ZONING BOARD OF APPEALS APPLICATION NO:  
A-16-20945  
AUGUST 4, 2016  
APPROVAL OF VARIANCE TO:  
REDUCE THE SOUTH SIDE YARD BUILDING SETBACK FROM 7.5'  
TO 1.9'  
INCREASE LOT COVERAGE FROM 35% TO 40.2%

# EP ARCH

EZEKIEL POELKER  
ARCHITECTS, P.C.  
627 E. College Ave, Suite E  
Decatur, GA 30030

T: 404.788.2135  
rosalie@eparchitects.com

Date	Revision

NOT FOR CONSTRUCTION



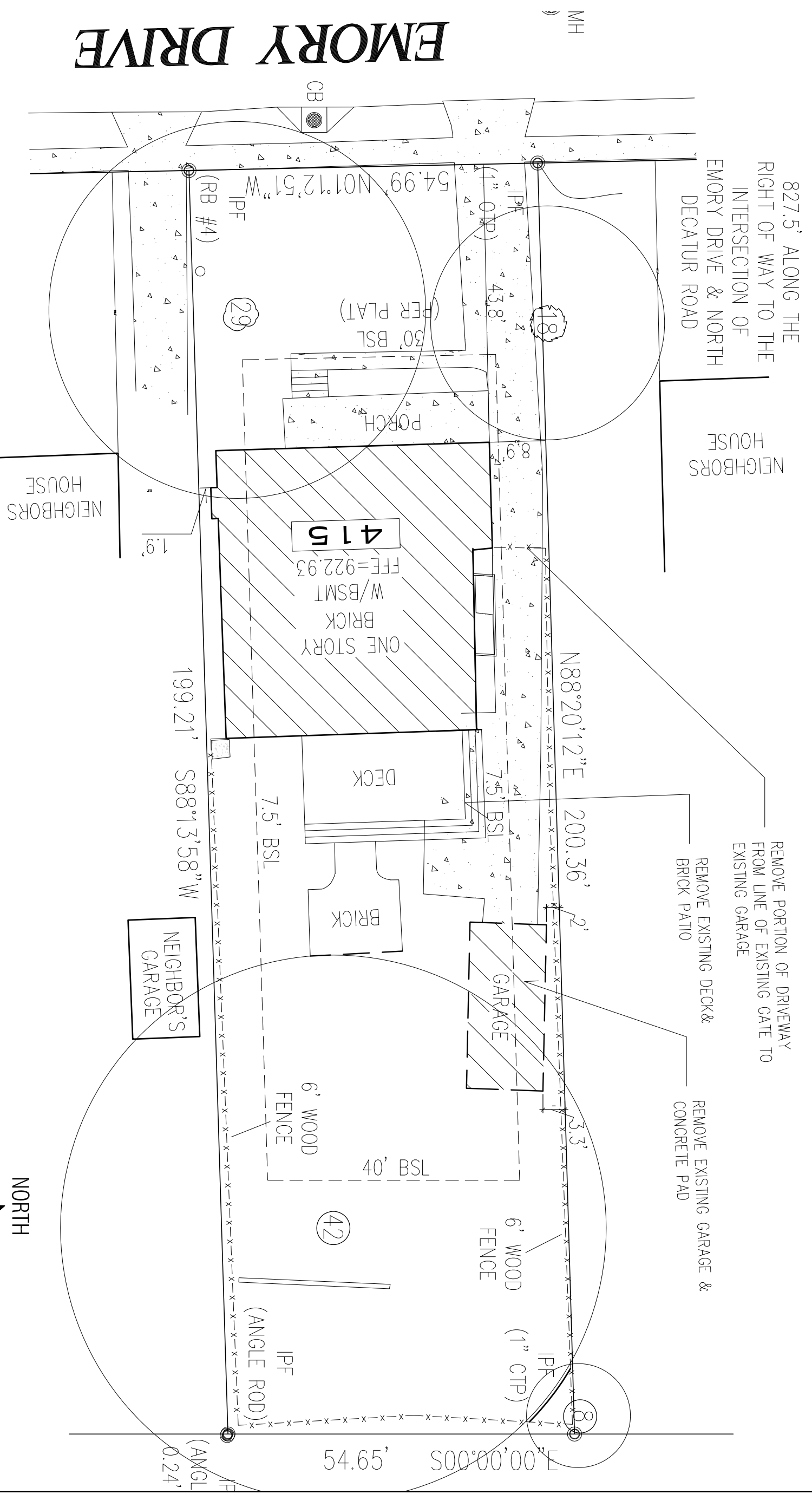
**Boelhower Residence**  
415 Emory Drive  
Atlanta, GA 30307

ISSUE FOR VARIANCE

Date 04/27/21  
Scale 1/16"=1'-0"

SITE PLAN EXISTING

# A-0.1



# EMORY DRIVE

827.5' ALONG THE  
RIGHT OF WAY TO THE  
INTERSECTION OF  
EMORY DRIVE & NORTH  
DECATUR ROAD

NEIGHBORS  
HOUSE

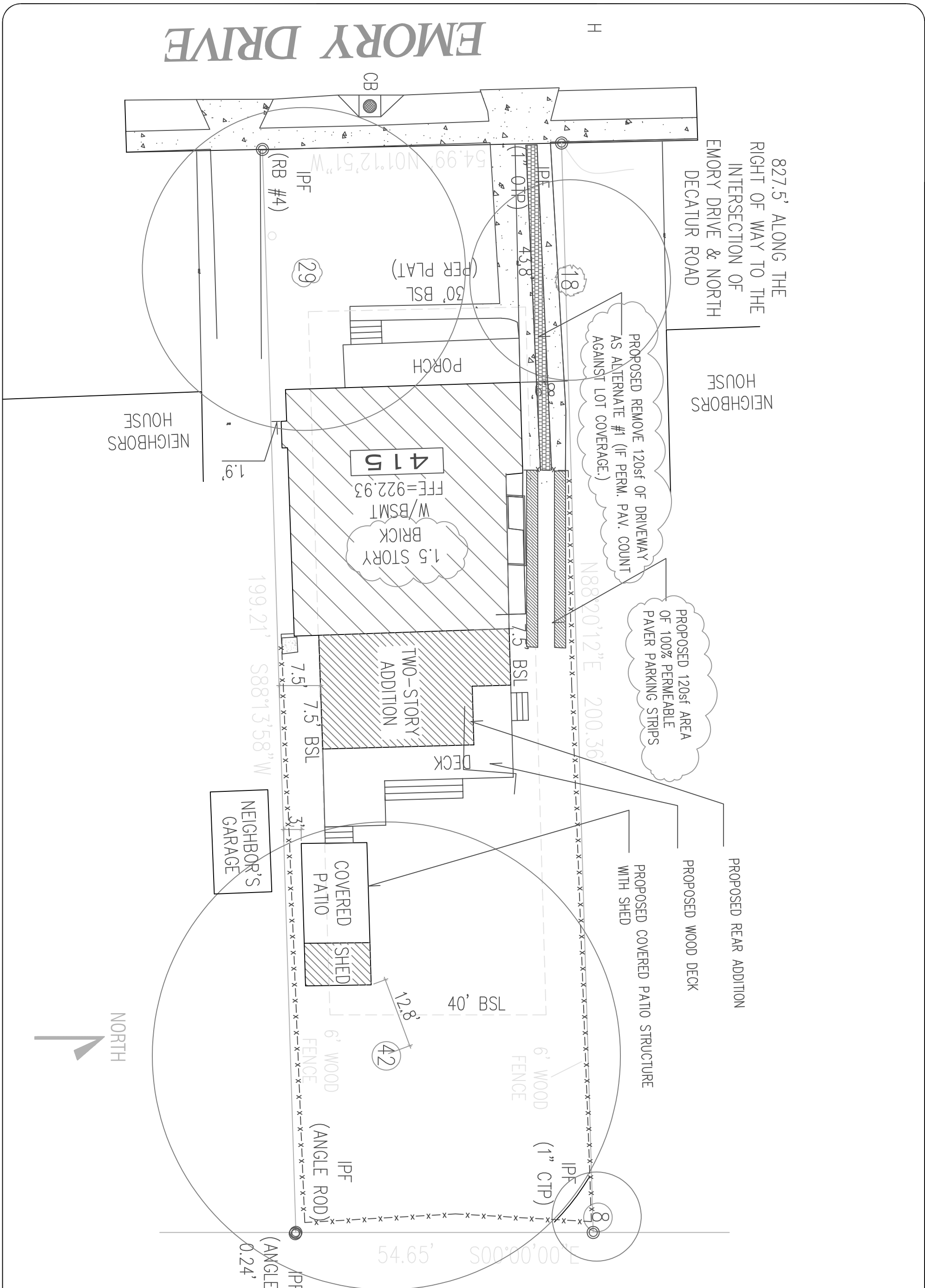
REMOVE PORTION OF DRIVEWAY  
FROM LINE OF EXISTING GATE TO  
EXISTING GARAGE

REMOVE EXISTING DECK &  
BRICK PATIO

REMOVE EXISTING GARAGE &  
CONCRETE PAD

NEIGHBORS  
HOUSE

NORTH



**EP ARCH**  
 EZEKIEL POELKER  
 ARCHITECTS, P.C.  
 627 E. College Ave., Suite E  
 Decatur, GA 30030

T: 404.788.2135  
 rosalie@eparchitects.com

Date	Revision
6/8/21	REV. FOR ZBOA ALT.#1

NOT FOR CONSTRUCTION



**Boelhouwer Residence**  
 415 Emory Drive  
 Atlanta, GA 30307

ISSUE FOR VARIANCE  
 Date: 06/08/21  
 Scale: 1/16"=1'-0"  
 SITE PLAN PROPOSED ALTERNATE #1

**A-0.3**



David Cullison  
Senior Planner  
DeKalb County Department of Planning & Sustainability  
330 W. Ponce de Leon Avenue  
Third Floor  
Decatur, GA 30030

June 8, 2021

Mr. Cullison,

We are the immediate neighbors of 415 Emory Dr NE, Atlanta, GA 30307, and we oppose the residents' request for Variance from Chapter 27-2.2 Division 2- Residential Zoning Districts: Dimensional Requirements of the DeKalb County Zoning Ordinance within the R-75 zoning district to increase the maximum lot coverage to 40.2%.

The proposal skirts the issue of lot coverage by removing an existing portion of driveway. However, the property owner was advised ahead of the May 17, 2021 Historic Preservation Commission meeting that they would have to retain a parking surface in the rear of the home to avoid street parking.

The property owner was advised to lay brick pavers, or similar material, to create a parking surface. Though pavers may technically be considered pervious, if they are intended to be used as a driveway, this surface should count toward lot coverage. If a driveway made up of pavers counts toward lot coverage, the residents' proposed addition would significantly surpass the previously allowed 40.2% coverage.

Our homes, and two others (one on the opposite side and one behind the property) are already in extreme proximity, limiting privacy, and we fear this addition would only exacerbate these limits.

Please take our concerns under advisement as we attempt to protect our privacy, personal financial security and the integrity of our historic Druid Hills neighborhood.

Thank you,

Amber McDonnell and Jackson Haisten  
409 Emory Drive NE

**Application for Variance ZBOA**

**415 Emory Drive**

April 27, 2021



Front Elevation



North Elevation



South Elevation



Rear Elevation



Driveway To Be Removed, North Side Property Line



Existing Garage, Front



Existing Garage, Side



South Side Property Line

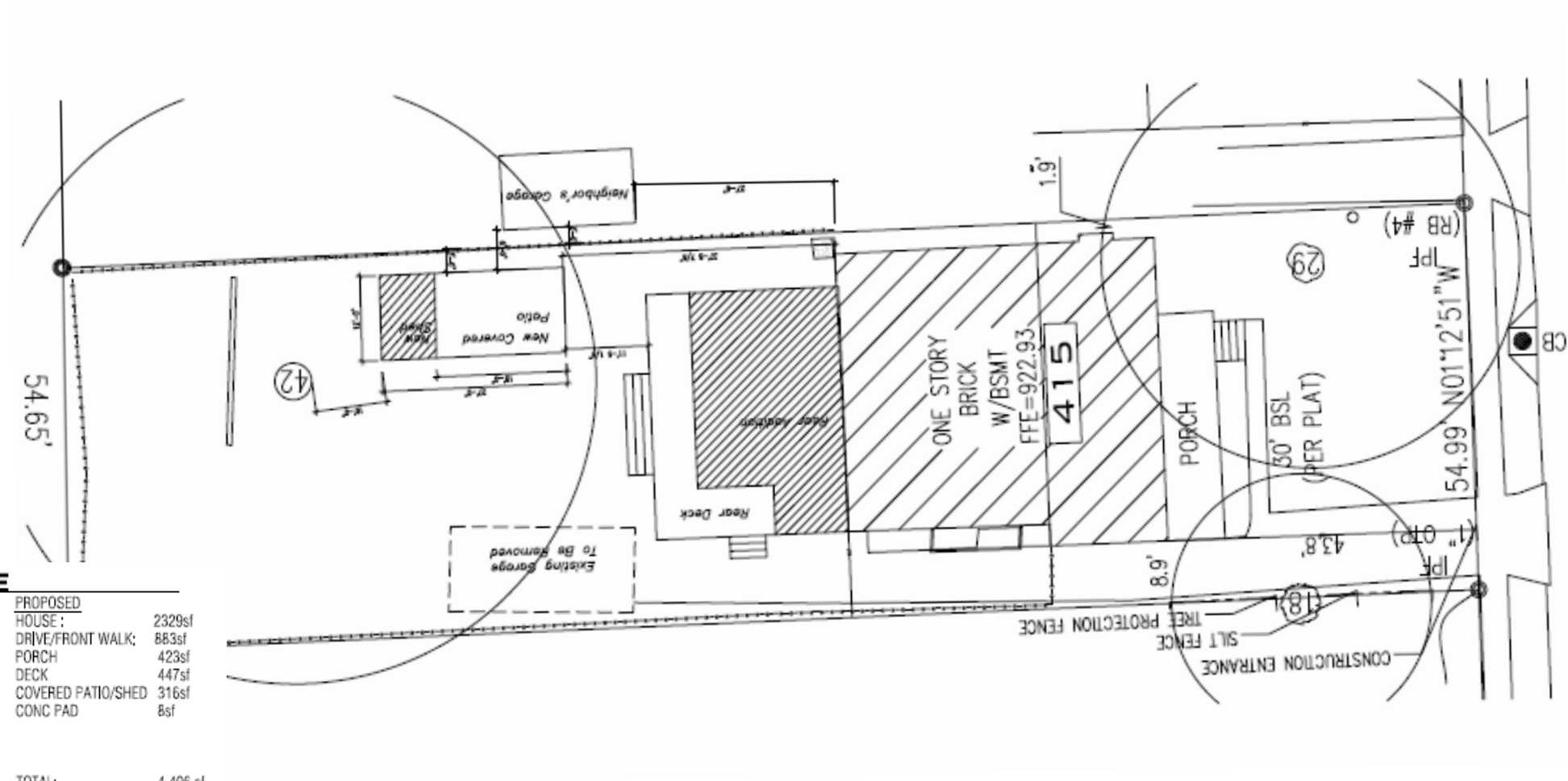


Rear Yard

# D3.

# 415 Emory Drive

# Site Plan



### LOT COVERAGE

EXISTING	PROPOSED	
HOUSE :	HOUSE :	2329sf
DRIVE/FRONT WALK:	DRIVE/FRONT WALK:	883sf
PORCH	PORCH	423sf
DECK	DECK	447sf
BRICK PATIO	COVERED PATIO/SHED	316sf
GARAGE	CONC PAD	8sf
WALL		
CONC PAD		
TOTAL:	TOTAL:	4,406 sf

LOT COVERAGE PROPOSED: 40.2%

# D3.

# 415 Emory Drive

# Aerial View

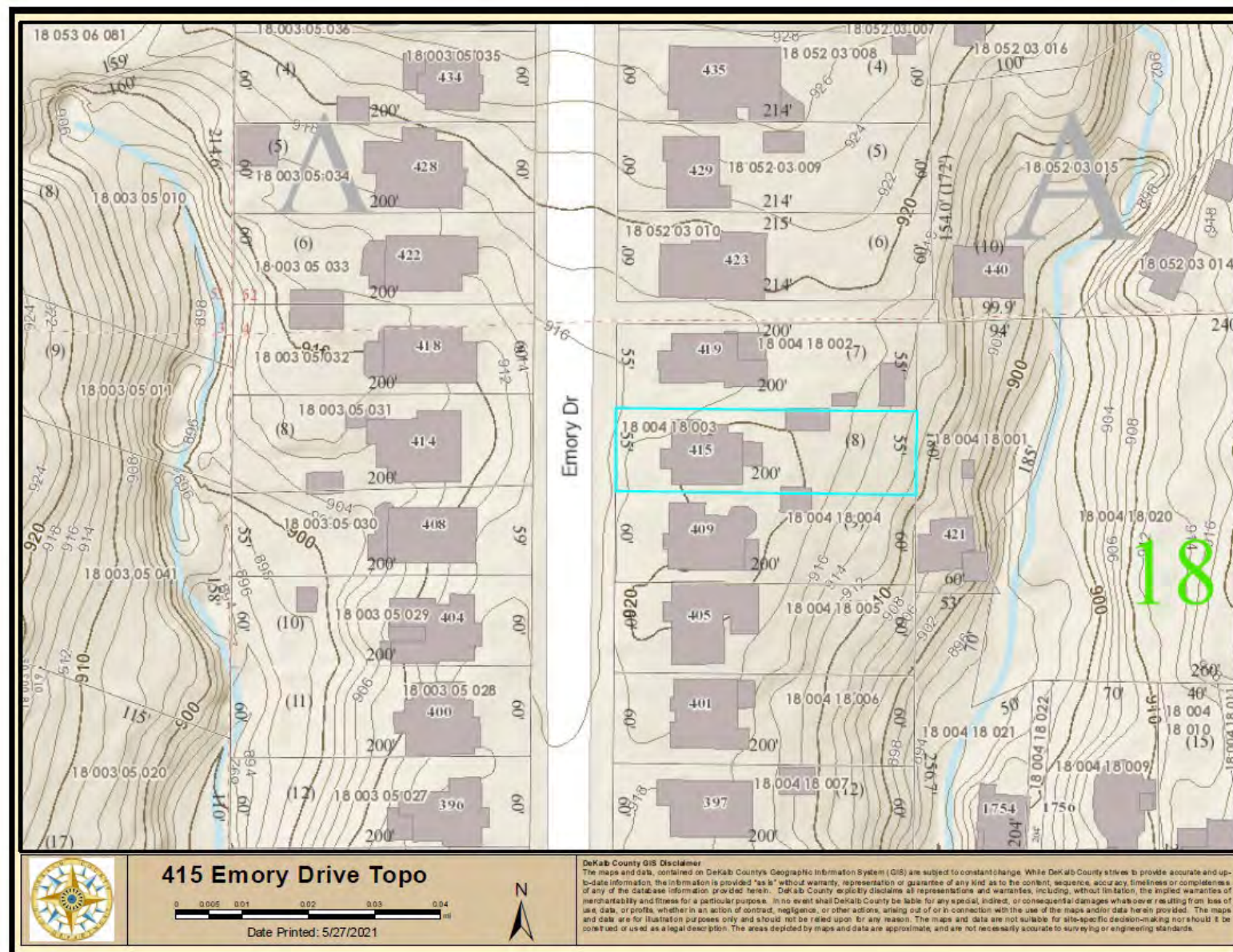




# D3.

# 415 Emory Drive

# Topo Map



D3.

415 Emory Drive

Site Photos

