



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

N3 Case No: A-21-1245006 Parcel ID(s): 15-179-08-014 & 15-179-08-013

Commission District 03 Super District 06

Applicants: Brandon Steinbook and Josh Milstead
293 and 295 Warren Street
Atlanta, GA 30317

Owner: Brandon Steinbook and Josh Milstead
293 and 295 Warren Street
Atlanta, GA 30317

Project Name: 293 and 295 Warren Street

Location: Properties are located approximately 920-feet south of the intersection of Memorial Drive and Warren Street, in Atlanta, GA 30317.

REQUEST: Variance from Chapter 27-2.2 Division 2- Residential Zoning Districts: Dimensional Requirements of the DeKalb County Zoning Ordinance to reduce the side yard setbacks of both properties from 7.5-feet to 0-feet to build a carport on a shared driveway, relating to the R-75 zoning district.

Staff Recommendation: Approval with conditions.

STAFF FINDINGS:

Variance Analysis:

The applicants propose to build a carport on their shared driveway. The driveway runs along the property line between the two parcels. In order to construct a carport, they need variances to decrease their shared-side yard setbacks from 7.5-feet to 0-feet.

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 properties are 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*, the minimum lot width is 75-feet. Both 293 and 295 Warren Street have lot widths of 65-feet: 10-feet less than the required minimum. The lots are narrower than required by the R-75 zoning district and are non-conforming.

The two houses and the shared driveway were likely constructed in the late 1950s prior to the first *DeKalb County Zoning Ordinance*. Due to the location of the shared driveway and narrow lots, the strict application of the requirements of this chapter may deprive the property owner of privileges enjoyed by other property owners in the same district. They are unable to build a structure to protect their vehicles without a variance.

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:

Based on the submitted materials, it appears that the requested variance may not go beyond the minimum necessary to afford relief and may 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. Many other properties within R-75 are able to build carports or garages across their driveways.

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. Approving the variance would allow these homeowners to build a minimal structure to cover one-vehicle per household on the existing shared driveway. Both homeowners have agreed to this solution and submitted the variance request jointly.

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 narrow lot shape and location of the shared driveway limits the potential locations for a vehicular covering.

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, it appears that due to the property's narrow lot and the location of the shared driveway, the requested variance may not go beyond the minimum necessary to afford relief and may not constitute a grant of special privilege inconsistent with the limitations upon other properties in the R-75 zoning district in which the subject property is located. Therefore, the Department of Planning and Sustainability recommends approval based on the site plan dated 04/25/2021.

If this application is approved, Staff recommends 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-21-1245005
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 to reduce the side yard setbacks of both properties from 7.5 feet to 0 feet to build a carport on a shared driveway.
2. Applicants shall provide proof of a shared driveway/access easement or maintenance agreement for the driveway and carport. This agreement should identify and allocate maintenance responsibilities and costs, manner of use and apportionment of liability and indemnification. It is recommended that any agreement be drafted or reviewed by an attorney familiar with easement rights or real estate law.

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

BOA No. _____

Applicant and/or
Authorized Representative Brandon Steinbock

Mailing Address: 295 Warren St SE

City/State/Zip Code: Atlanta, GA, 30317

Email: Bsteinbock@gmail.com

Telephone Home: 4046300453 Business: _____

OWNER OF RECORD OF SUBJECT PROPERTY

Owner: Brandon Steinbock

Address (Mailing): 295 Warren St SE Atlanta, GA, 30317

Email: Bsteinbock@gmail.com

Telephone Home: 4046300453 Business: _____

ADDRESS/LOCATION OF SUBJECT PROPERTY

Address: 293 Warren St SE
295 Warren St SE City: Atlanta State: GA Zip: 30317

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

Zoning Classification: residential Commission District & Super District: _____

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

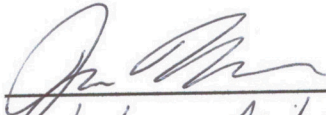
I hereby certify that the information provided in the application is true and correct.

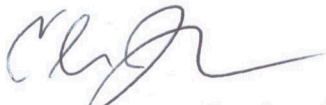
I hereby certify that I am the owner of the property subject to the application.

DATE: 5/30/21

Applicant: 
Signature Brandon Steinbock

DATE: 5/30/21

Applicant: 
Signature Joshua Milstead


05/30/2021



Letter of Intent

Im asking for a variance for the side yard setback for both 293 and 295 warren st se. I'm asking to reduce the setback from 7.5 ft to 0ft for the purpose of building a carport.

Criteria 1. The current shared driveway deprives both homeowners of car covering

Criteria 2. The requested variance will allow the building of a basic carport

Criteria 3. The construction will be are and up to code as seen in the site plans

Criteria 4. The literal interpretation leaves both homeowners without a carport

Criteria 5. The carport will be consistent with the spirit and purpose of the Dekalb County Comprehensive Plan text.

DEPARTMENT OF PLANNING & SUSTAINABILITY

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: _____ July 14, if submitted by June 3 _____

Comments:

Planner: _____ Rachel Bragg _____ Date _____ 05/20/2021 _____

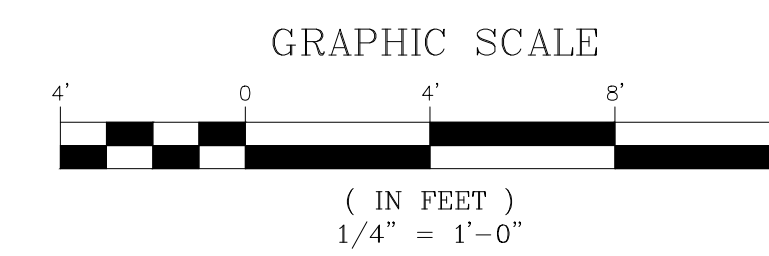
Filing Fees

APPLICATION FEE:

\$300.00



SITE PLAN



NO.	BY	DATE	REVISIONS

PREPARED BY:
 Sai Ram Consultants, Inc. (Prof. Structural Engineers)
 1230 Nash Lee Drive, Lilburn GA 30047
 Ph. 678-409-0405
 Ph. 404-456-3556
 Email: mskukkala@gmail.com
 Website: www.sai-ram-structural-engineers.com



PREPARED FOR:
 Owner:
 BILLY
 MILLER HOME RENOVATIONS LLC
 731 PARKER ST. VILLA RICA, GA 30180-2501
 Ph. 912-414-1166
 Email: mskukkala@gmail.com

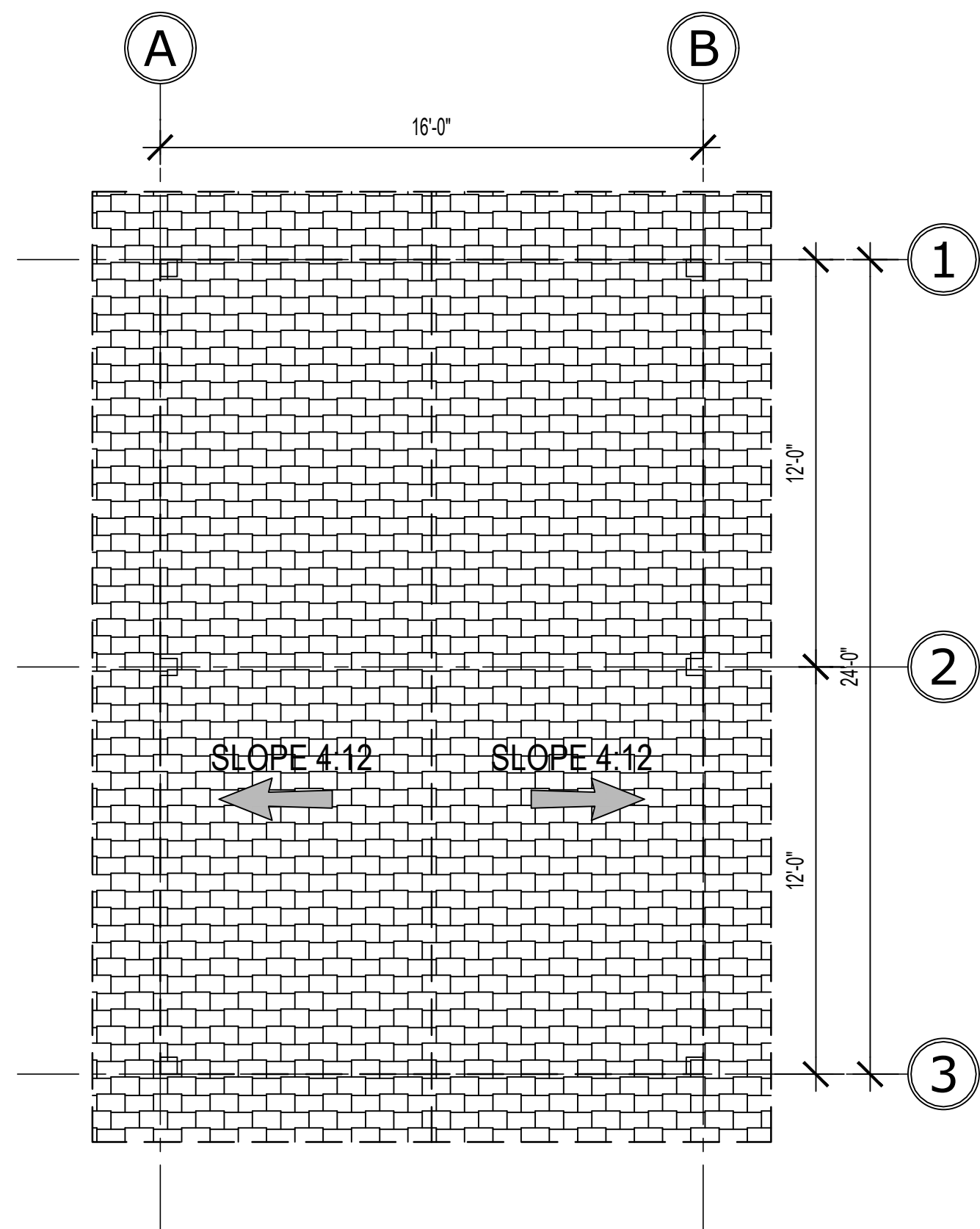
Project Address:
 293 & 295 WARREN
 ST., ATLANTA, GA
 30317

Released for construction

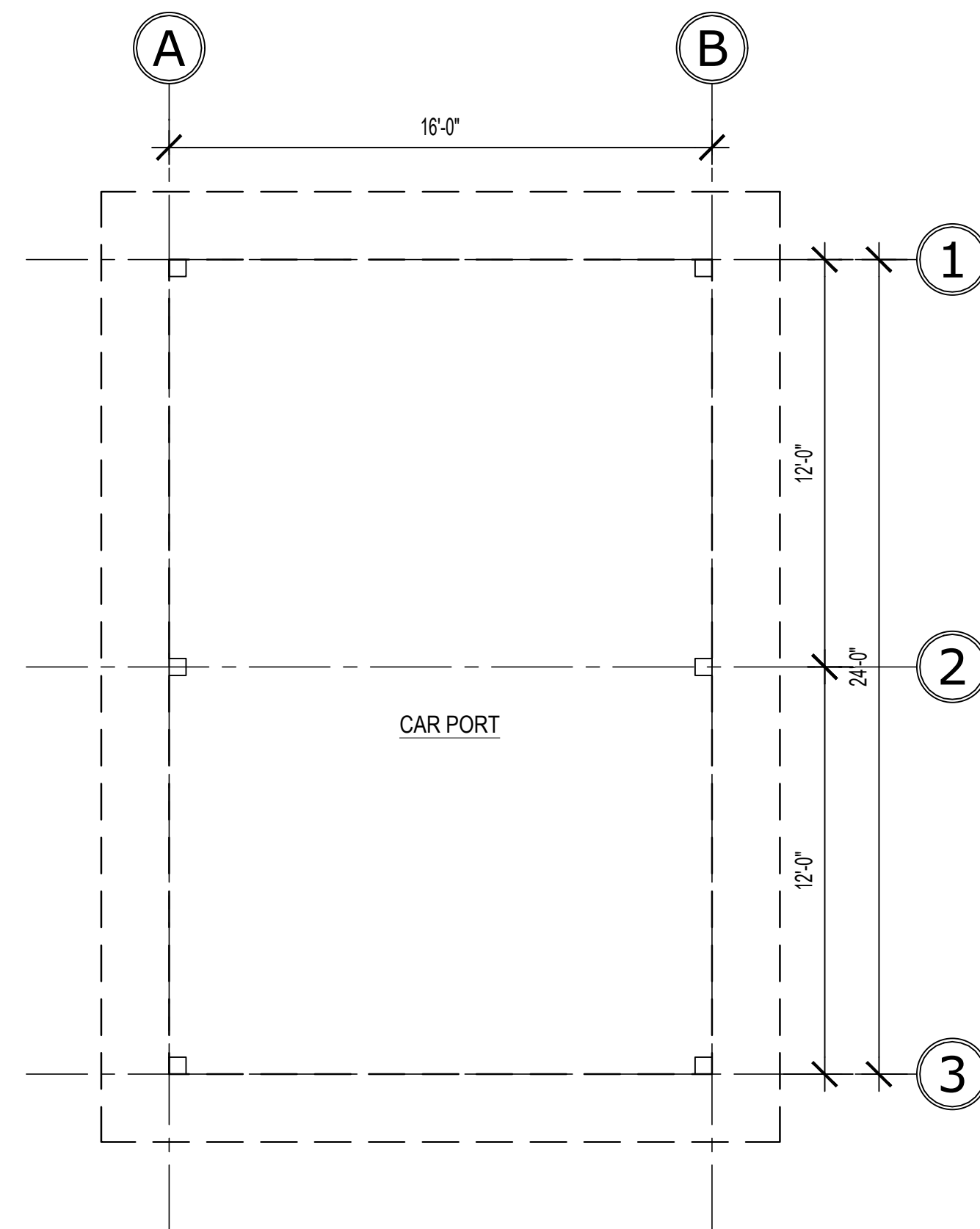
SITE PLAN

DATE: APRIL 25, 2021
 DESIGNED BY: KK
 DRAWN BY: KK
 CHECKED BY: MK
 APPROVED BY: MK

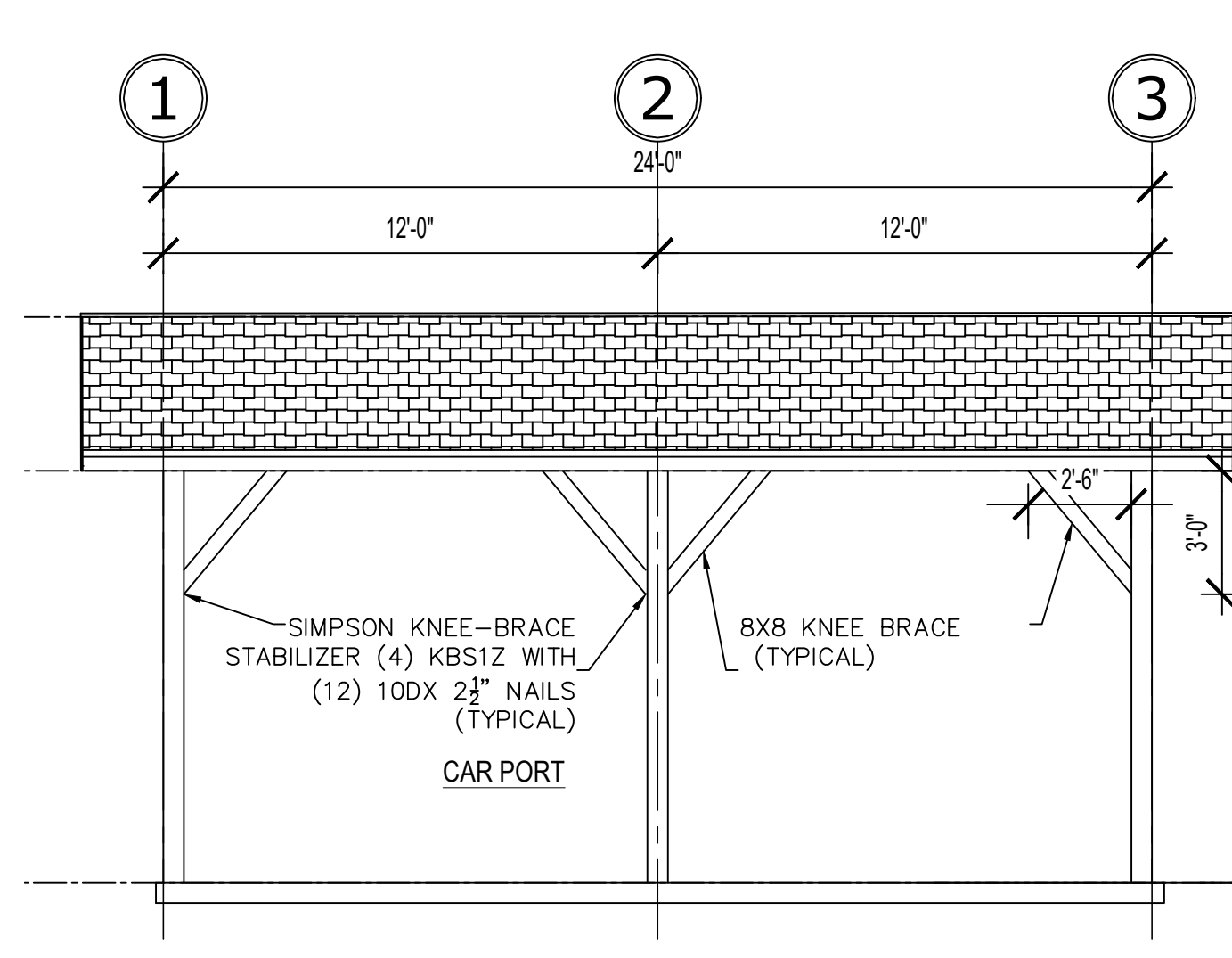
DATE: SHEET NO.
 C-2
 1 OF 3 SHEETS
 Project No. 2021-53



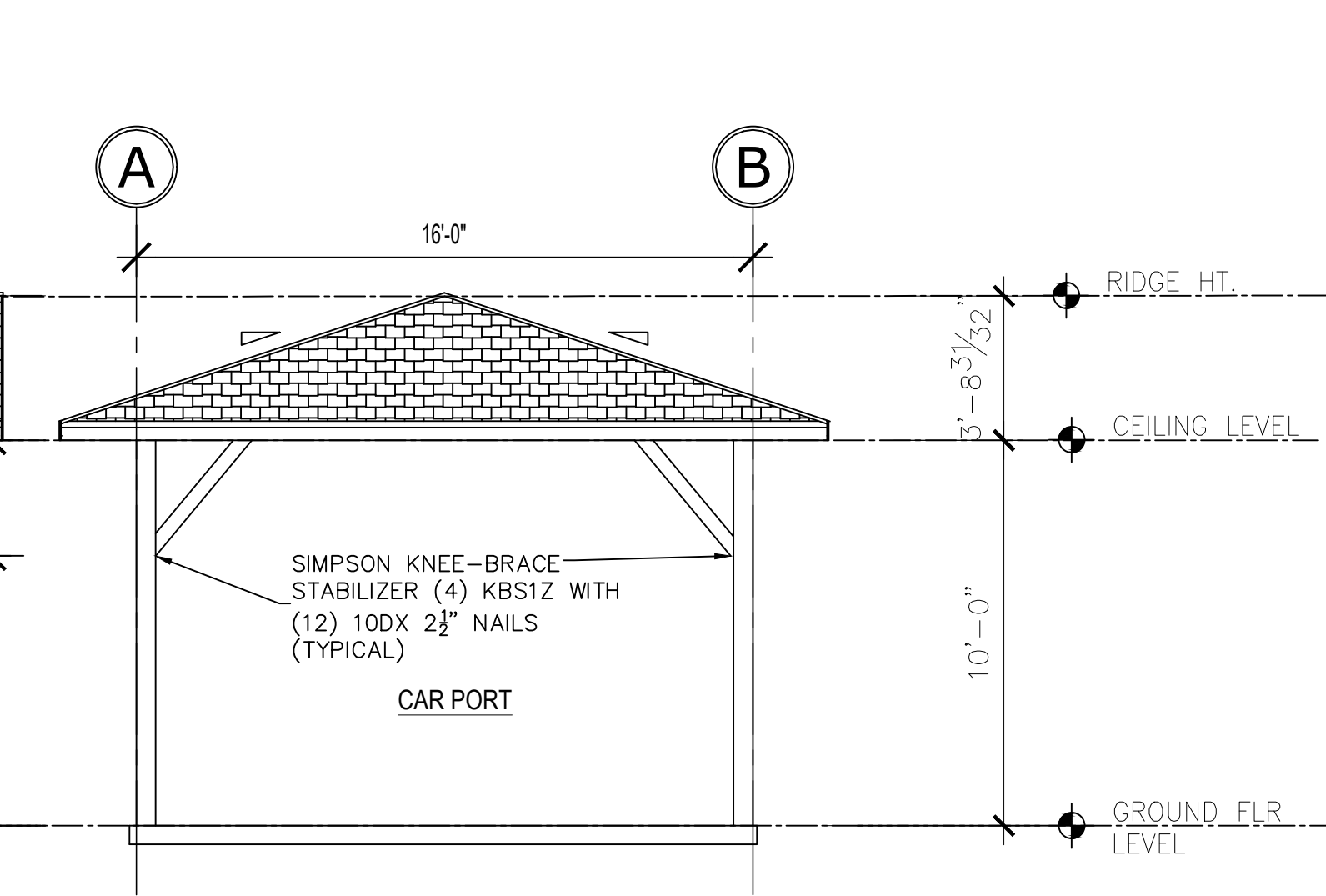
ROOF PLAN
SCALE: 1/4" = 1'-0"



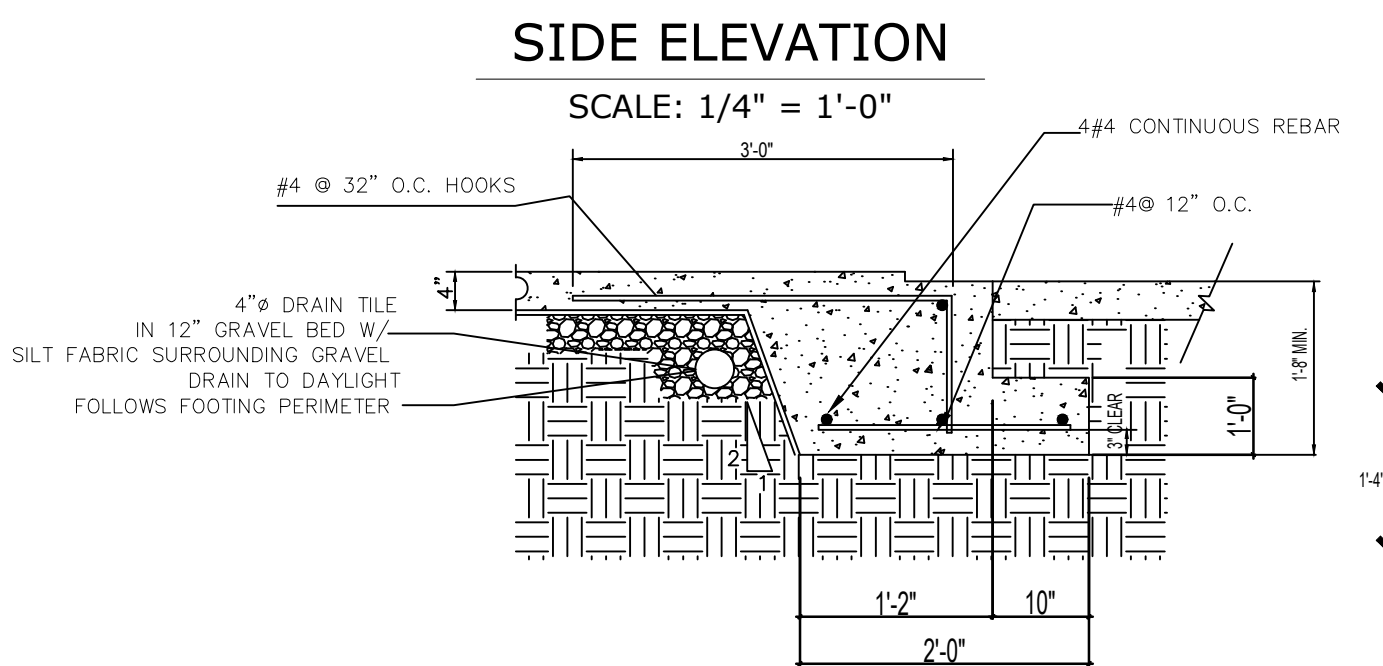
CARPORT PLAN
SCALE: 1/4" = 1'-0"



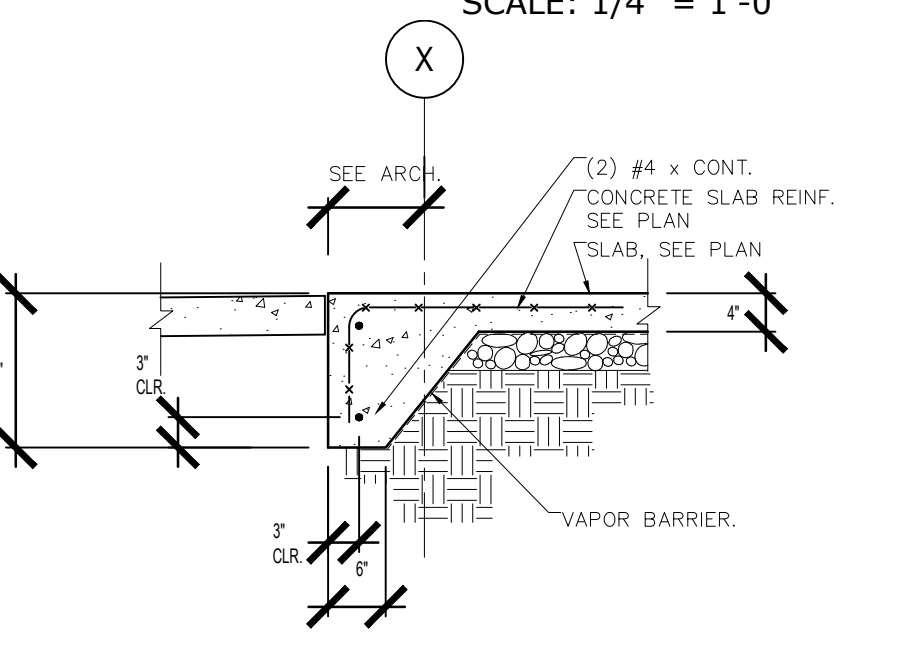
SIDE ELEVATION
SCALE: 1/4" = 1'-0"



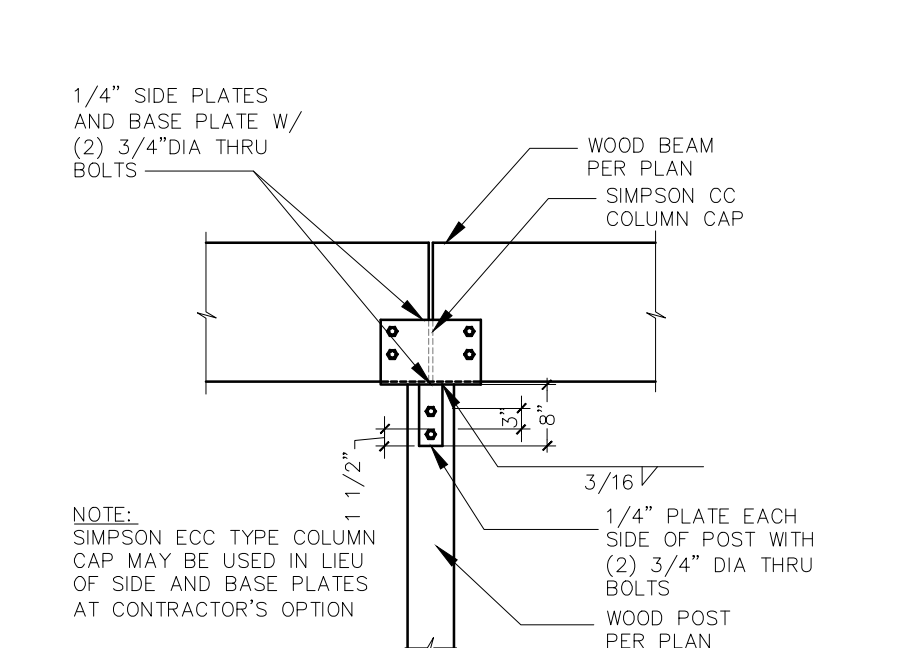
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



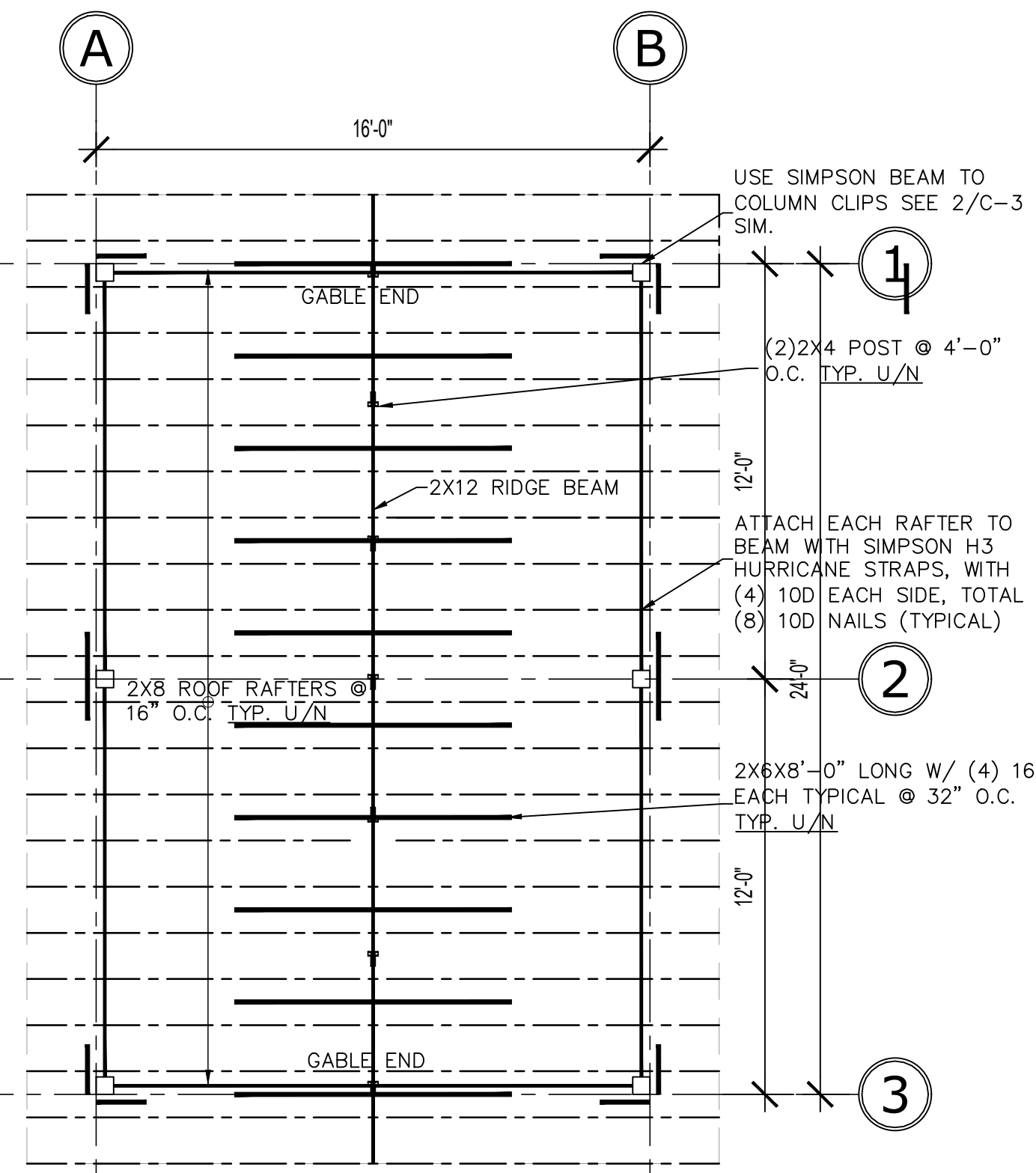
3. THICKENSLAB AT GARAGE
SCALE: 1/4" = 1'-0"



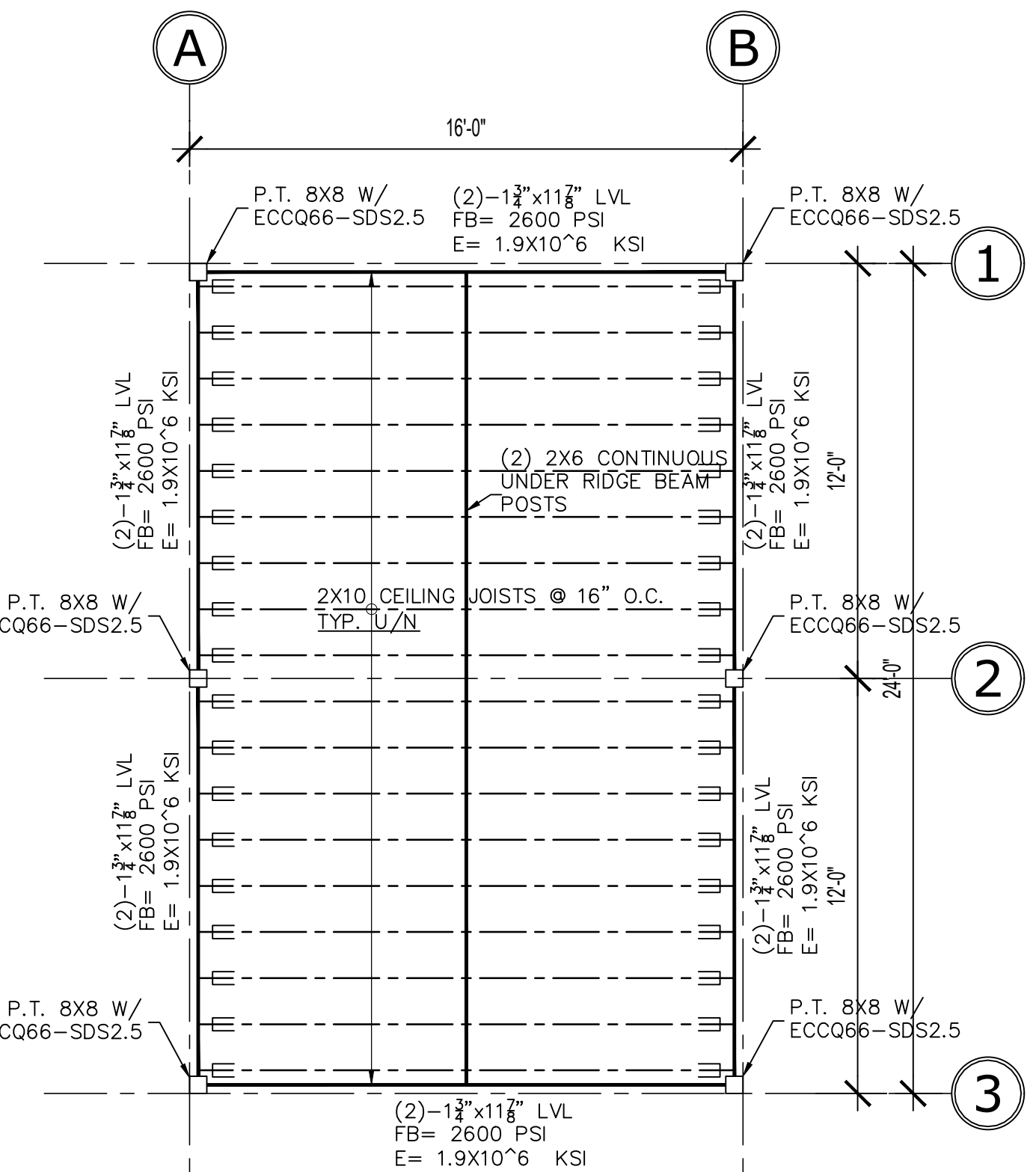
4. TURNED DOWN SLAB (AS NEEDED)
SCALE: 1/4" = 1'-0"



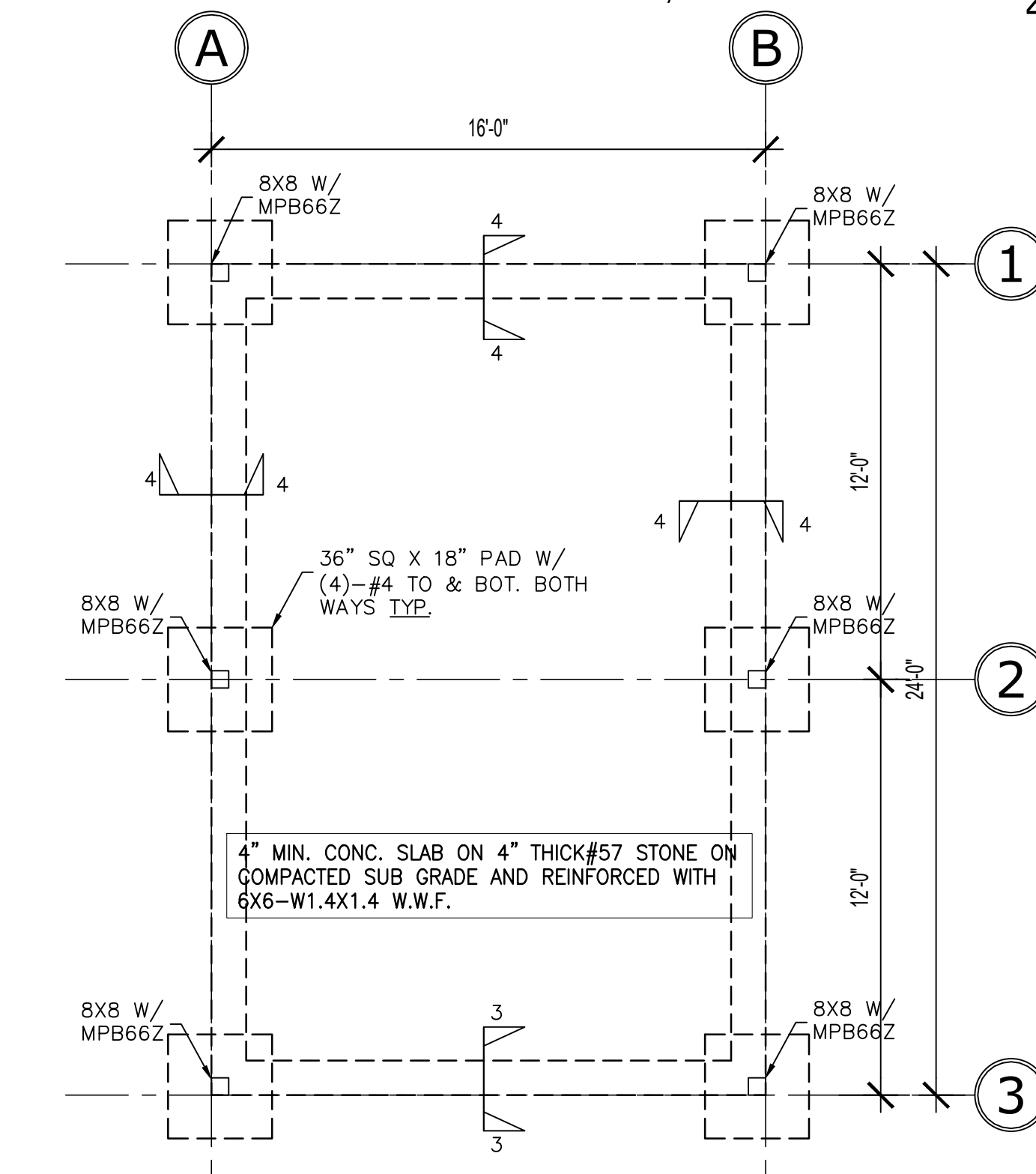
2. WOOD BEAM AT WOOD POST
SCALE: 1/4" = 1'-0"



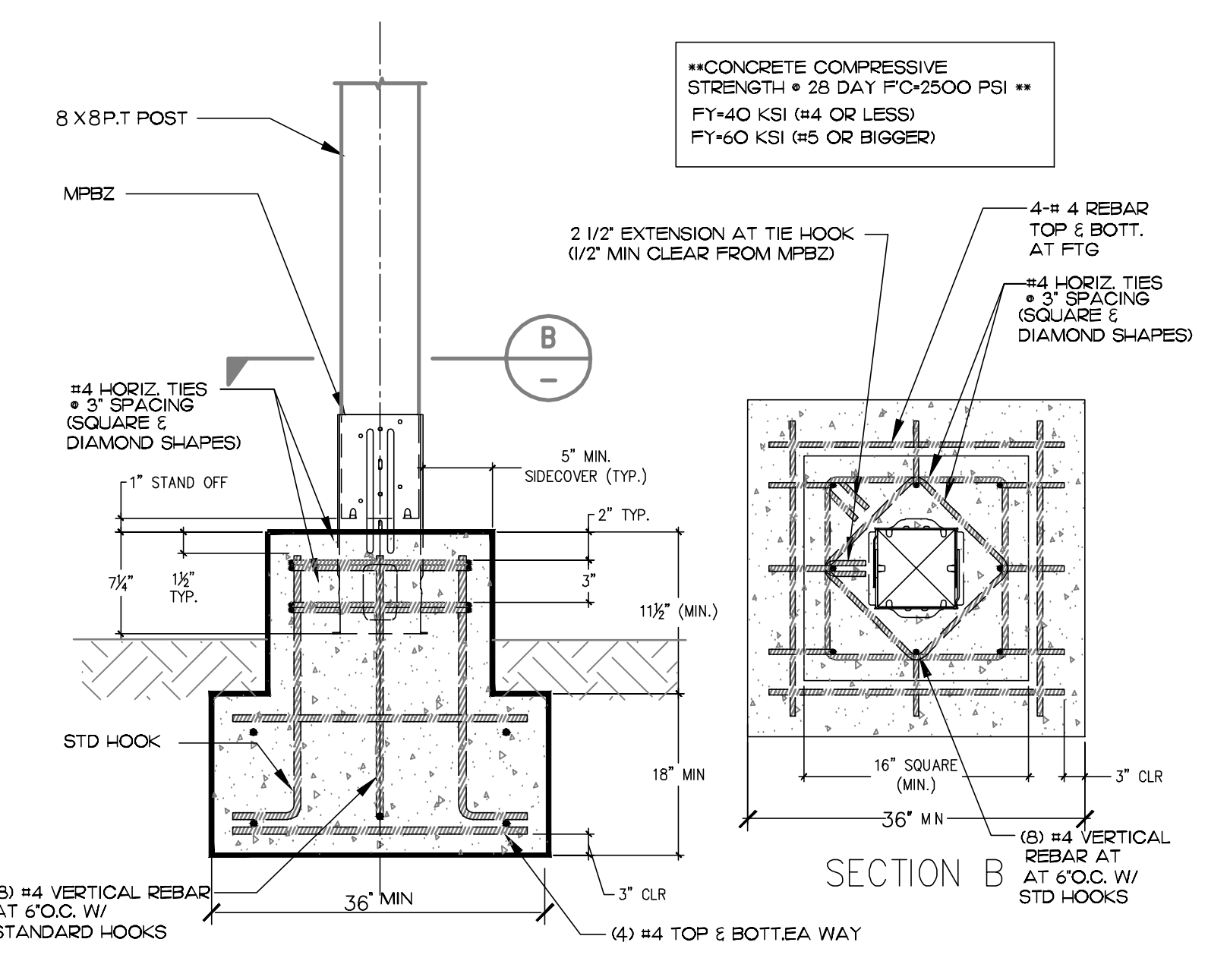
ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"



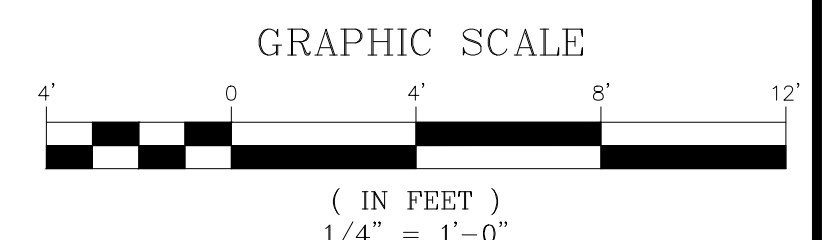
CEILING PLAN
SCALE: 1/4" = 1'-0"



FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



DETAIL-1
SCALE: 1/4" = 1'-0"



NO.	BY	DATE	REVISIONS

PREPARED BY:
Sai Ram Consultants, Inc. (Prof. Structural Engineers)
1230 Nash Lee Drive, Lilburn GA 30047
Ph. 678-409-0405
Ph. 404-456-3556
Email: mskukkala@gmail.com
Website: www.sai-ram-structural-engineers.com

PREPARED FOR:
Owner:
BILLY
MILLER HOME RENOVATIONS LLC
731 PARKER ST. VILLA RICA, GA 30180-2501
Ph. 912-414-1166
Email: mskukkala@gmail.com

Project Address:
293 & 295 WARREN
ST., ATLANTA, GA
30317



Released for construction

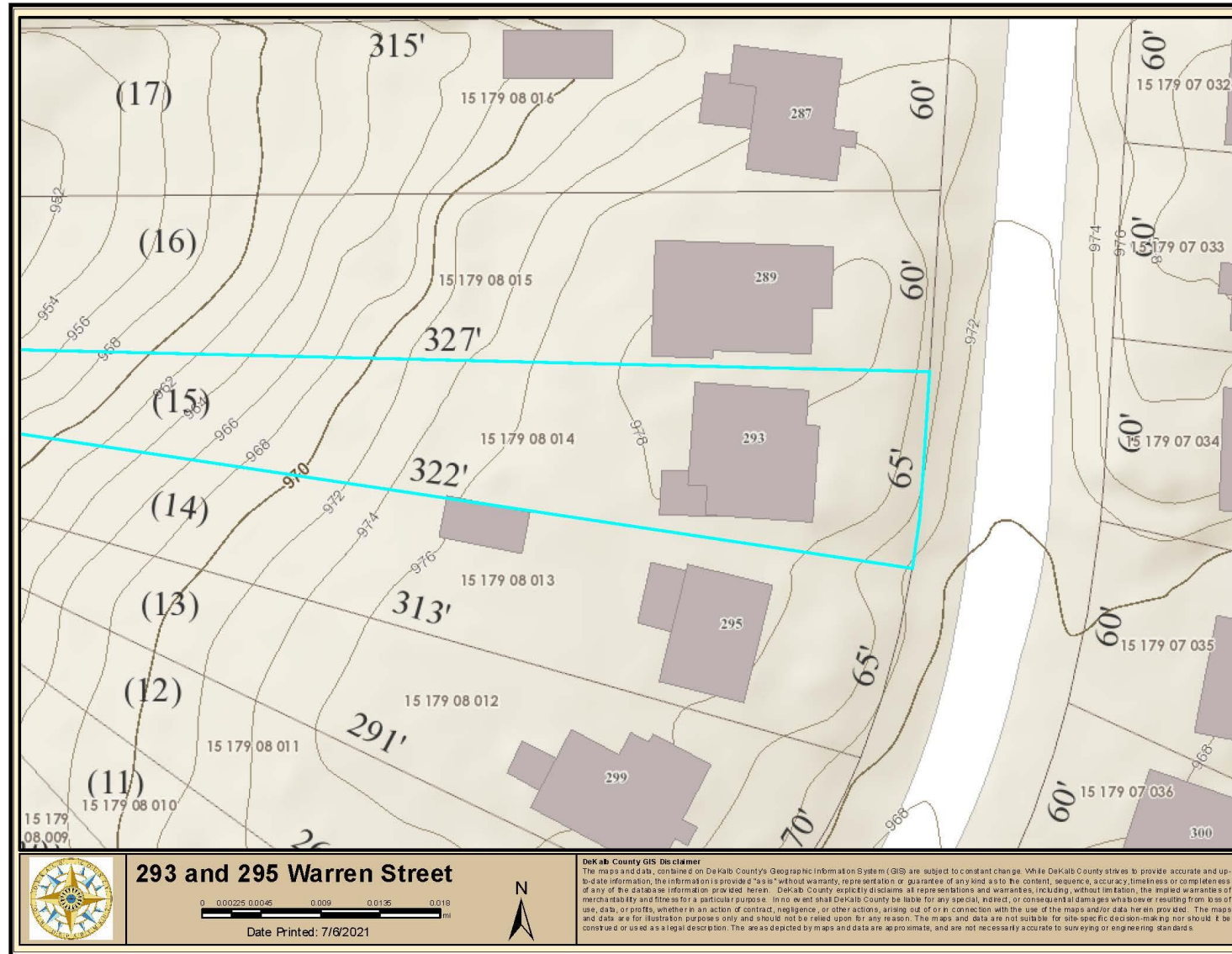
PLANS AND DETAILS

DATE:	APRIL 25, 2021	DATE: SHEET NO.	C-3
DESIGNED BY:	KK		1 OF 3 SHEETS
DRAWN BY:	KK		
CHECKED BY:	MK		
APPROVED BY:	MK	Project No.	2021-53

N3. 293 and 295 Warren Street Aerial View



N3. 293 and 295 Warren Street Topo Map



N3. 293 and 295 Warren Street

Site Photo

