



# 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, October 13, 2021 at 1:00 PM

## Planning Department Staff Analysis

**D1 Case No: A-21-1244922 Parcel ID(s): 15-156-08-018**

### Commission District: 03 Super District 07

**Applicant:** Christopher Shayne Adams  
2217 Troutdale Drive  
Decatur, GA 30032

**Owner:** Same as Applicant

**Project Name:** 2217 Troutdale Drive

**Location:** The property is located on the southwest corner of Troutdale Drive and Troutdale Court, at 2217 Troutdale Drive Decatur, GA 30032.

**REQUEST:** Variance from Chapter 27- 4.2.2. - Accessory buildings, structures and uses location, yard and building restrictions of the *DeKalb County Zoning Ordinance* (1) to allow a detached accessory structure (garage) to be located on the side of an existing principal structure.

**Staff Recommendation:** "Approval with condition" based on the submitted site plan received September 9, 2021 to allow a detached accessory structure (garage) to be located on the side of the existing principal structure subject to the following condition:

1. That the following information about this variance shall be noted on any site plan prepared for the subject property: case number, approval date, type of variance, and condition(s) of approval.

## Variance Analysis:

The property is located on the southwest corner of Troutdale Drive and Troutdale Court, at 2217 Troutdale Drive Decatur, GA 30032. The 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, the minimum lot area for R-75 zoned properties is 10,000 square feet, and the minimum lot width is 75 feet. Per County records, the subject property has a lot size of approximately 16,553 square feet, a lot width of approximately 110 feet along Troutdale Court, and approximately 150 feet along Troutdale Drive. Based on County records, it appears that the subject property conforms with dimensional requirements per the R-75 zoning district.

The applicant is requesting a variance to allow a detached, two-bay garage to be located on the side of an existing principal structure. Per Chapter 27- 4.2.2. - Accessory buildings, structures and uses location, yard and building restrictions of the *DeKalb County Zoning Ordinance*, all accessory structures shall be located in the rear yard of the lot.

Based on the submitted site plan, the proposed two-bay garage will be position on the western side of the existing residential structure. The home faces Troutdale Drive, which is defined as the side corner yard. Per Chapter 27- 5.1.4(A) of the *DeKalb County Zoning Ordinance* lot frontage with the shortest distance to a public right-of-way shall be designated as the front yard, and development shall comply with front yard building setback requirements of the zoning district in which the lot is located. Thus, the yard along Troutdale Drive is the side corner yard, the front yard is along Troutdale Court, and the portion of the yard opposite Troutdale Court is the rear.

**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 strict application of the requirements of this chapter may deprive the property owner of rights and privileges enjoyed by other property owners in the same zoning district since the subject property is located on a corner lot and the existing structure currently fronts Troutdale Drive which is defined as the side corner yard.

**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 requested variance may not go beyond the minimum necessary to afford relief and may not constitute a grant of special privilege in inconsistent with the limitations upon other properties in the zoning district in which the subject property is located since the placement of the proposed garage will conform to the required building setbacks and will not exceed the maximum allow lot coverage. The driveway for the subject property is located on Troutdale Court. The proposed placement makes the most logistical sense because of the existing driveway and it would not necessitate the need for an additional curb cut on the busier street.

**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:**

The requested variance may not be materially detrimental to the public welfare, injurious to the property, or improvements in the zoning district in which the subject property is located. In addition, the proposed garage will be screened by a wooden fence and may not cause a visual impact.

**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, the strict application of the applicable provisions and requirements of this chapter may cause an undue and unnecessary hardship due to the orientation of the existing structure. Traditional placement along either side of the existing home may necessitate the construction of another curb cut along Troutdale Drive or realignment of the existing driveway on Troutdale Court.

**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:**

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 since the placement of the proposed garage will conform to the required building setback and will not exceed the maximum allowed lot coverage. Therefore, staff recommends that this request shall be approved with the following condition:

1. That the following information about this variance shall be noted on any site plan prepared for the subject property: case number, approval date, type of variance, and condition(s) of approval.

