



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, January 12, 2021 at 1:00 PM**

**Planning Department Staff Analysis**

**D4 Case No: A-21-1245343 Parcel ID(s): 18-046-01-098**

**Commission District 03 Super District 06**

**Applicant:** Loronzo Williams  
5307 O'Reilly Lane  
Stone Mountain, GA 30088

**Owner:** Loronzo Williams  
5307 O'Reilly Lane  
Stone Mountain, GA 30088

**Project Name: 614 Glendale Road**

**Location:** The property is located approximately 1764 feet north of the intersection of North Decatur Road and Glendale Road.

**REQUEST:** Variance from Chapter 27-2.2 Division 2- Residential Zoning Districts: Dimensional Requirements of the *DeKalb County Zoning Ordinance* within the R-75 (Residential Medium Lot-75) Zoning District and Scottdale Overlay District—Tier II to reduce front and rear setbacks and

**Staff Recommendation: Approval with conditions**

1. 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.
2. The proposed front setback reduction must not go beyond 27.5 feet and the rear setback must not be reduced beyond six feet.
3. The proposed construction of the single-family detached must not exceed beyond the maximum 35% designated lot coverage for the R-75 zoning district.

## **STAFF FINDINGS:**

### **Variance Analysis:**

The subject property is located within the R-75 (Residential Medium Lot-75) Zoning District in the Scottdale/Eskimo Heights Tier II overlay. Per Chapter 27-2.2 Division 2-Residential Zoning District: 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 Chapter 3-36.10 Building Standards for Scottdale Overlay Tier II: The minimum lot area is 5,000 square feet, front yard setback minimum 30 feet, rear yard setback minimum 30 feet, and minimum house size of 1,000 square feet.

Based on the submitted site plan dated December 4, 2021, the subject property has a lot size of approximately 5,000 square feet and a lot width of 64 feet, therefore, the subject property does meet all the dimension requirements.

Based on the submitted letter of intent, the applicant proposes to construct a single-family detached, one-story home approximately 2,262 square feet with three bedrooms and two bathrooms.

**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 64-feet, the lot does comply with the requirements of the current parcel has a frontage of 50 feet, and the lot size does meet the minimum 5,000 lot area square feet requirement as designated for the Scottdale Overlay Tier II.

**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 site plan dated December 4, 2021, 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. The request is to reduce the front setback from 30 feet to 27.5 feet to align with the average front setbacks of the neighboring residential home. The rear setback reduction from 30 feet to 6 feet would align the proposed detached home to the neighboring residential home.

**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 proposed location of the proposed new construction of the one-story single-family detached would be in comparison to the neighboring property, which is also a one-story single-family ranch-style home with three bedrooms and one bathroom.

**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 existing parcel is on an oddly shaped parcel on a narrow road around a curve. By reducing the setbacks, it will allow the construction of the home to sit farther back to allow proper access.

**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 of the subject property is described in the *DeKalb County Comprehensive Plan 2035* text as Traditional Neighborhood. The intent of the Traditional Neighborhood Character Area is to preserve the style and appeal of older traditional neighborhood communities. These areas primarily consist of residential areas in older parts of the community that were typically developed prior to WWII. The characteristics include higher pedestrian orientation, sidewalks, and more grid-like street patterns. They have on-street parking, small, regular lots, and buildings closer to the front property line. Many of these areas have a predominance of alleys and neighborhood-scale commercial scattered throughout. The proposed density for areas of this type is up to 12 dwelling units per acre.

**FINAL STAFF ANALYSIS:**

Based on the submitted materials, it appears that due to the oddly shaped parcel, 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 and Scottdale Overlay Tier II zoning district in which the subject property is located. Therefore, the Department of Planning and Sustainability recommends approval with conditions.

If this application is approved, Staff recommends the following condition:

**Staff Recommendation: Approval with conditions.**

1. 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.
2. The proposed front setback reduction must not go beyond 27.5 feet and the rear setback must not be reduced beyond six feet.
3. The proposed construction of the single-family detached must not exceed beyond the maximum 35% designated lot coverage for the R-75 zoning district.

REVISED



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 LORONZO WILLIAMS

Mailing Address: 5307 O'REILLY LANE

City/State/Zip Code: STONE MOUNTAIN, GA 30088

Email: LORONZO59@AOL.COM

Telephone Home: (404) 429-5528 Business: \_\_\_\_\_

OWNER OF RECORD OF SUBJECT PROPERTY

Owner: SAME AS APPLICANT

Address (Mailing): \_\_\_\_\_

Email: \_\_\_\_\_

Telephone Home: \_\_\_\_\_ Business: \_\_\_\_\_

ADDRESS/LOCATION OF SUBJECT PROPERTY

Address: 614 GLENDALE ROAD City: SCOTTDALE State: GA Zip: \_\_\_\_\_

District(s): 18 Land Lot(s): 046 Block: 01 Parcel: 098

Zoning Classification: \_\_\_\_\_ 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: 12/4/21  
~~10/29/21~~

Applicant: Lorony Williams  
Signature

DATE: \_\_\_\_\_

Applicant: \_\_\_\_\_  
Signature

**LETTER OF INTENT**  
**614 GLENDALE ROAD**

**I intend to build a single-family one-story structure on the site. The house will be a 2,262 square foot three (3) bedroom and two (2) bath house.**

**-I am requesting a variance of 24 feet for the rear setback. The irregular shape of the lot will not allow me to meet the rear setback of thirty (30) feet. The lot irregularities will only accommodate a setback of six (6) feet . Because of the boundary between my lot and the lot at the rear of my property, there will not be any hardships imposed on the adjacent property.**

**-I am requesting a variance of 2.5 feet for the front setback. The 30 foot setback will cause my house to no be even with the houses next door. The 2.5 foot variance will allow my house to sit even with the house next door.**

**These variances involves building standards 27-3-36.10.**

**There is no existing foundation on the lot. The lot has been cleared.**

**Lorenzo Williams, Owner**

**614 Glendale Road**

**Scottdale, Ga**

DESIGNED FOR THE CLERK  
RECORD COURT

**END:**

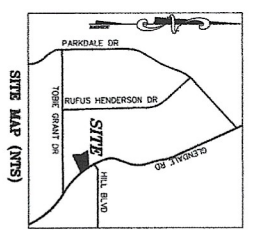
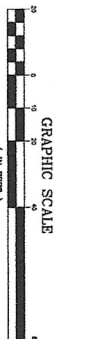
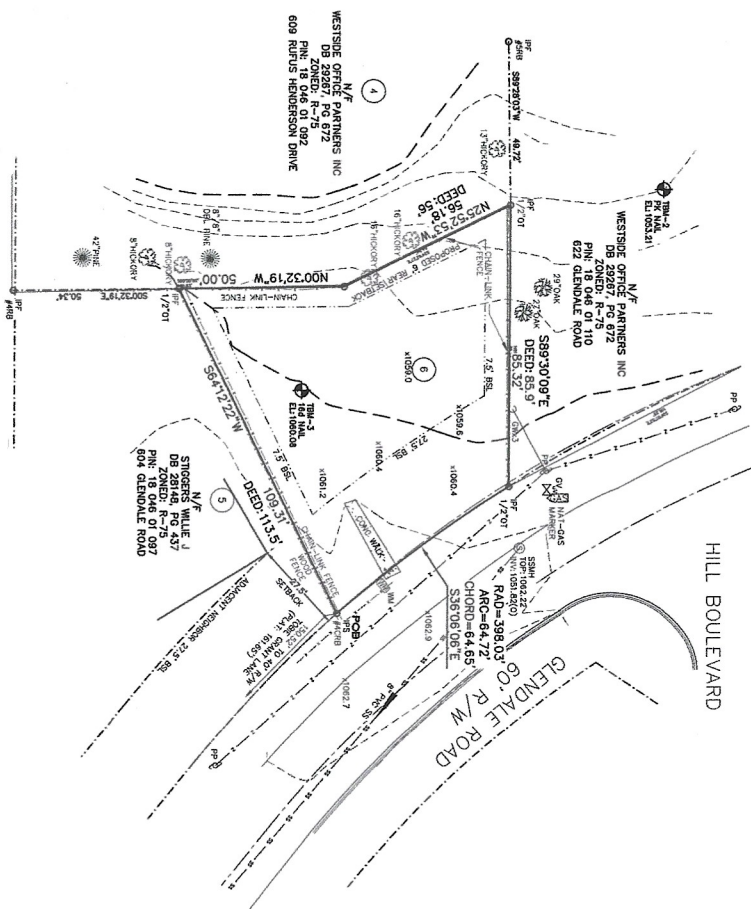
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**SURVEY NOTES:**

- 1) HORIZONTAL DATUM IS GEODESIC STATE PLANE WEST ZONE 1883 (NAD 83).
- 2) VERTICAL DATUM IS NORTH AMERICAN DATUM 1983 (NAD 83).
- 3) ALL DISTANCES ARE IN METERS UNLESS OTHERWISE NOTED.
- 4) ALL ANGLES ARE IN DEGREES UNLESS OTHERWISE NOTED.
- 5) ALL BEARINGS ARE TRUE UNLESS OTHERWISE NOTED.
- 6) ALL CURVES ARE CIRCULAR UNLESS OTHERWISE NOTED.
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BOUNDARY RETRACEMENT & TOPOGRAPHIC SURVEY JOB  
**LORONZO WILLIAMS**  
614 GLENDALE ROAD  
18th DISTRICT  
DEKALB COUNTY, GEORGIA  
PIN: 18 046 01 098  
7,098 SQ FT  
0.16 ACRES

**ZONING/SETBACKS:**  
18th DISTRICT  
DEKALB COUNTY, GEORGIA  
PIN: 18 046 01 098  
7,098 SQ FT  
0.16 ACRES



**SURVEYOR'S CERTIFICATION**

I, **LORONZO WILLIAMS**, a duly licensed Professional Engineer in the State of Georgia, do hereby certify that this is a true and correct copy of the original survey as shown to me by the client, and that the same has been prepared in accordance with the laws and regulations of the State of Georgia, and that the same has been prepared in accordance with the laws and regulations of the State of Georgia, and that the same has been prepared in accordance with the laws and regulations of the State of Georgia.

By: **LORONZO WILLIAMS**, Professional Engineer  
18th District  
DeKalb County, Georgia  
PIN: 18 046 01 098

BOUNDARY RETRACEMENT & TOPOGRAPHIC SURVEY FOR:		DATE: 04/29/2021	
<b>LORONZO WILLIAMS</b>		SCALE: 1" = 20'	
LAND LOT: 46	18th DISTRICT	SECTION: DEKALB COUNTY, GEORGIA	REVISION: BY: DATE:
LOT: 6	BLOCK: 5	UNIT:	REVERSE SETBACKS AND ZONING: TEP3/05/20/21
3595 Canton Road Suite 312, PMB 27N Marietta, GA 30066 Ph: (770) 355-9905 Fax: (770) 355-9905		FRONTLINE SURVEYING & MAPPING, INC.	
THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSURE OF 1 FOOT IN 26,668 FEET, AN ANGULAR ERROR OF 1 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 182,765 FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAN.			
NO A.G.S. MONUMENT WAS FOUND WITHIN 500 FEET OF THIS PROPERTY. THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY			

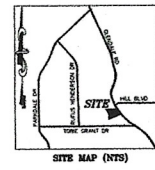
**RESIDENTIAL VARIANCE PLAN FOR:  
LORONZO WILLIAMS**

814 GLENDALE ROAD  
LOT 45  
8TH DISTRICT  
DEKALB COUNTY, GEORGIA

**EXISTING ZONING: T18 II CENTRAL SCOTTSDALE/ESKIMO HEIGHTS OVERLAY DISTRICT**  
**FUN: 15.046.01.005**  
**7,098 SQ FT**  
**0.16 ACRES**

NOTE: THERE ARE NO BUFFER ENDRICHMENTS AND A BUFFER VARIANCE IS NOT REQUIRED.  
 NOTE: THERE ARE NO STATE WATERS WITHIN 200' OF THIS SITE.

**ZONING/SETBACKS:**  
 T18 II CENTRAL SCOTTSDALE/ESKIMO HEIGHTS  
 20' FRONT SETBACK & VARIANCE =  
 VARIANCE: 12 FT  
 REAR SETBACK: 25 FEET & VARIANCE =  
 REAR SETBACK: 18 FT  
 SIDE SETBACK: 5 FEET  
 MAXIMUM OVERSTORY AREA: 5%



REVISION: FRONT AND REAR SETBACK VARIANCE REQUESTED AND DRIVEWAY REMOVED 12-8-21

THE PURPOSE OF THIS VARIANCE PLAN IS TO APPLY FOR A VARIANCE ON THE REAR SETBACK AS SHOWN (24 FEET).

THE PURPOSE OF THIS VARIANCE PLAN IS TO APPLY FOR A VARIANCE ON THE FRONT SETBACK AS SHOWN (2.5 FEET).

THIS IS A NON-CONFORMING LOT IN THE TIER II CENTRAL SCOTTSDALE/ESKIMO HEIGHTS OVERLAY DISTRICT.

THE INTENT OF THE HOMEOWNER IS TO BUILD A ONE-STORY HOUSE WITH A GARAGE ON A CRAWLSPACE.

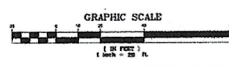
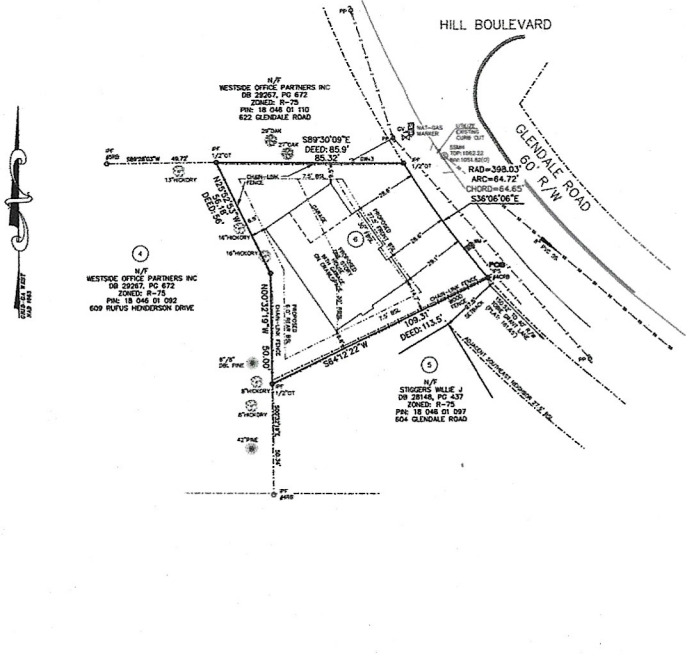
IMPERVIOUS AREA	
PROPOSED HOUSE FOOTPRINT:	2,157 SF
TOTAL IMPERVIOUS AREA:	2,157 SF

TOTAL LOT AREA:	7,098 SF
<b>IMPERVIOUS AREA:</b>	<b>2,157 SF</b>
<b>TOTAL IMPERVIOUS AREA:</b>	<b>2,157 SF</b>
<b>TOTAL IMPERVIOUS % OF LOT:</b>	<b>30.4%</b>

**LEGEND**

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
R1	REAR YARD SETBACK	U2	UTILITY
R2	REAR YARD SETBACK	U3	UTILITY
R3	REAR YARD SETBACK	U4	UTILITY
R4	REAR YARD SETBACK	U5	UTILITY
R5	REAR YARD SETBACK	U6	UTILITY
R6	REAR YARD SETBACK	U7	UTILITY
R7	REAR YARD SETBACK	U8	UTILITY
R8	REAR YARD SETBACK	U9	UTILITY
R9	REAR YARD SETBACK	U10	UTILITY
R10	REAR YARD SETBACK	U11	UTILITY
R11	REAR YARD SETBACK	U12	UTILITY
R12	REAR YARD SETBACK	U13	UTILITY
R13	REAR YARD SETBACK	U14	UTILITY
R14	REAR YARD SETBACK	U15	UTILITY
R15	REAR YARD SETBACK	U16	UTILITY
R16	REAR YARD SETBACK	U17	UTILITY
R17	REAR YARD SETBACK	U18	UTILITY
R18	REAR YARD SETBACK	U19	UTILITY
R19	REAR YARD SETBACK	U20	UTILITY
R20	REAR YARD SETBACK	U21	UTILITY
R21	REAR YARD SETBACK	U22	UTILITY
R22	REAR YARD SETBACK	U23	UTILITY
R23	REAR YARD SETBACK	U24	UTILITY
R24	REAR YARD SETBACK	U25	UTILITY
R25	REAR YARD SETBACK	U26	UTILITY
R26	REAR YARD SETBACK	U27	UTILITY
R27	REAR YARD SETBACK	U28	UTILITY
R28	REAR YARD SETBACK	U29	UTILITY
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R30	REAR YARD SETBACK	U31	UTILITY
R31	REAR YARD SETBACK	U32	UTILITY
R32	REAR YARD SETBACK	U33	UTILITY
R33	REAR YARD SETBACK	U34	UTILITY
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R37	REAR YARD SETBACK	U38	UTILITY
R38	REAR YARD SETBACK	U39	UTILITY
R39	REAR YARD SETBACK	U40	UTILITY
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R41	REAR YARD SETBACK	U42	UTILITY
R42	REAR YARD SETBACK	U43	UTILITY
R43	REAR YARD SETBACK	U44	UTILITY
R44	REAR YARD SETBACK	U45	UTILITY
R45	REAR YARD SETBACK	U46	UTILITY
R46	REAR YARD SETBACK	U47	UTILITY
R47	REAR YARD SETBACK	U48	UTILITY
R48	REAR YARD SETBACK	U49	UTILITY
R49	REAR YARD SETBACK	U50	UTILITY
R50	REAR YARD SETBACK	U51	UTILITY
R51	REAR YARD SETBACK	U52	UTILITY
R52	REAR YARD SETBACK	U53	UTILITY
R53	REAR YARD SETBACK	U54	UTILITY
R54	REAR YARD SETBACK	U55	UTILITY
R55	REAR YARD SETBACK	U56	UTILITY
R56	REAR YARD SETBACK	U57	UTILITY
R57	REAR YARD SETBACK	U58	UTILITY
R58	REAR YARD SETBACK	U59	UTILITY
R59	REAR YARD SETBACK	U60	UTILITY

- SURVEY NOTES**
- 1) HORIZONTAL DISTANCE AND BEARING DATA FROM WEST POINT CORNER TO THE NORTH ANCHOR BATHY THIS CORNER IS 175.00 FEET.
  - 2) VERTICAL DISTANCE IS 426.00 FEET.
  - 3) ALL BEARING DATA IS NORTH.
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- TOPOGRAPHIC NOTES**  
 ALL TOPOGRAPHIC DATA SHOWN WERE RETRIEVED FROM DEKALB COUNTY GIS.

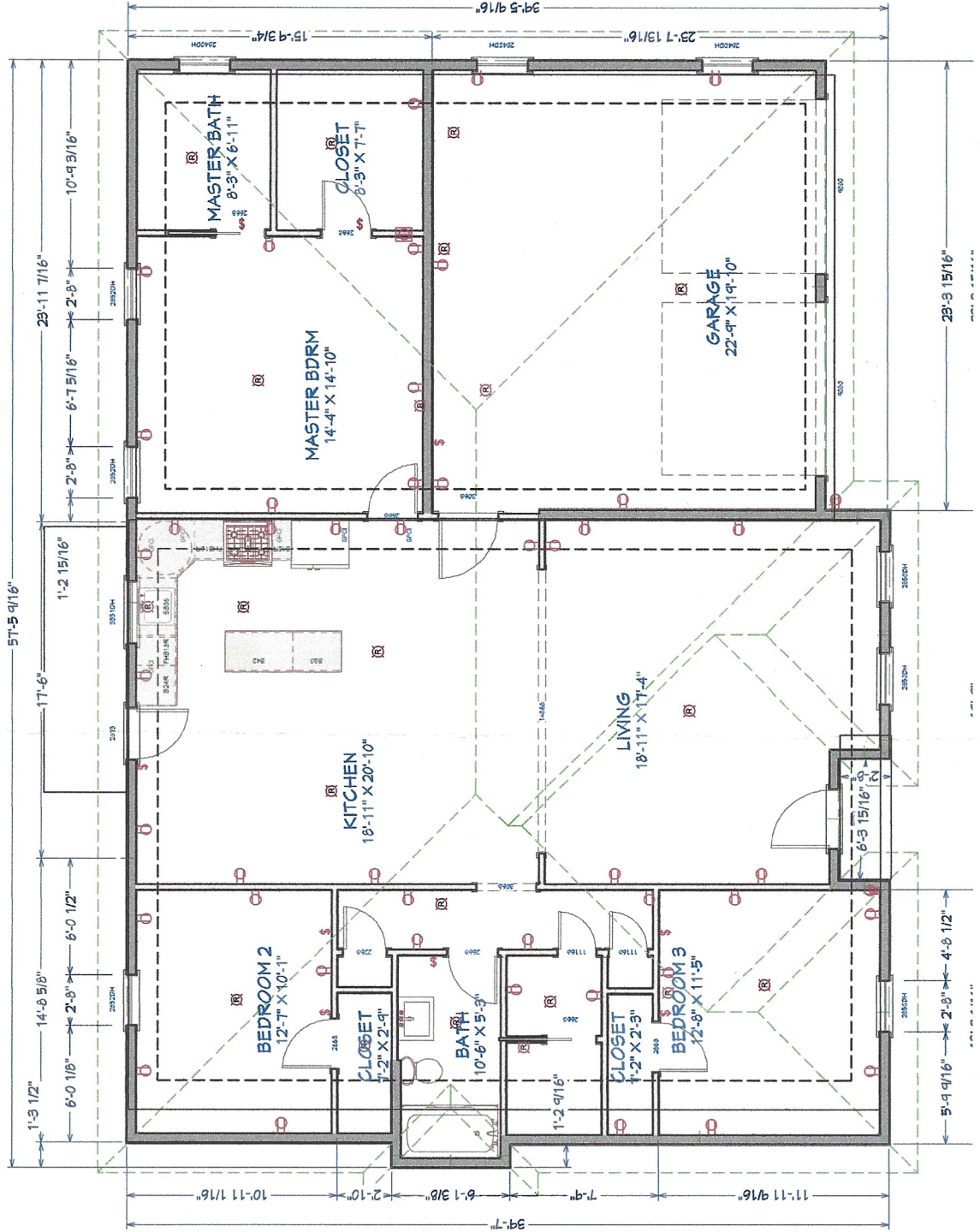


3595 Canton Road  
 Suite 302, P.O. Box 5256  
 Marietta, GA 30067  
 Phone: (770) 576-3500  
 Fax: (770) 576-3500  
 www.frontlineurveying.com

PROJECT INFORMATION	
PROJECT NO:	FRONTLINE SURVEYING
DATE:	12/04/21
TITLE:	REAR SETBACK VARIANCE
CLIENT:	LORONZO WILLIAMS
PREPARED BY:	DANIEL B. SMITH
CHECKED BY:	DANIEL B. SMITH
DATE OF CHECK:	12/04/21
SCALE:	AS SHOWN
DRAWN BY:	DANIEL B. SMITH
CHECKED BY:	DANIEL B. SMITH
DATE OF CHECK:	12/04/21
PROJECT NO.:	FRONTLINE SURVEYING
DATE:	12/04/21
TITLE:	REAR SETBACK VARIANCE
CLIENT:	LORONZO WILLIAMS
PREPARED BY:	DANIEL B. SMITH
CHECKED BY:	DANIEL B. SMITH
DATE OF CHECK:	12/04/21

**\*\* REVISED IMPERVIOUS AREA IS 30.4% \*\***

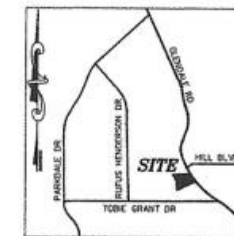




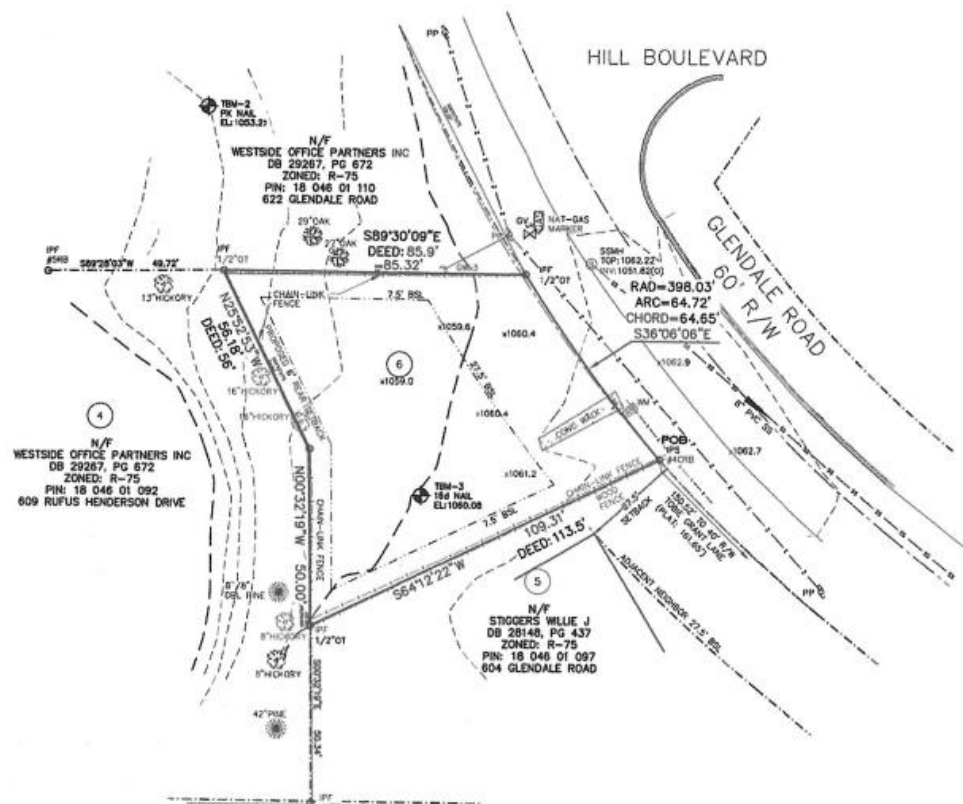
**BOUNDARY RETRACEMENT & TOPOGRAPHIC SURVEY FOR:**  
**LORONZO WILLIAMS**  
614 GLENDALE ROAD  
LAND LOT 46  
18th DISTRICT  
DEKALD COUNTY, GEORGIA  
**EXISTING ZONING: TIER II CENTRAL SCOTTSDALE/ESKIMO HEIGHTS OVERLAY DISTRICT**  
PIN: 18 046 01 088

7,098 SQ FT  
0.16 ACRES

**ZONING/SETBACKS:**  
TIER II CENTRAL SCOTTSDALE/ESKIMO HEIGHTS  
OVERLAY DISTRICT  
FRONT: 27.5 FT\* (SETBACK OF NEIGHBOR TO SOUTHEAST)  
MINOR SIDE: 7.5 FT  
MAJOR SIDE: 15 FT  
REAR: 30 FT\*\* (REQUESTING A VARIANCE \*\*  
MAX HEIGHT: 28 FT\*\*  
MIN LOT SIZE: 5,000 SF  
MIN HOUSE SIZE: 1,200 SF



SITE MAP (NTS)



D.4

614 Glendale Road

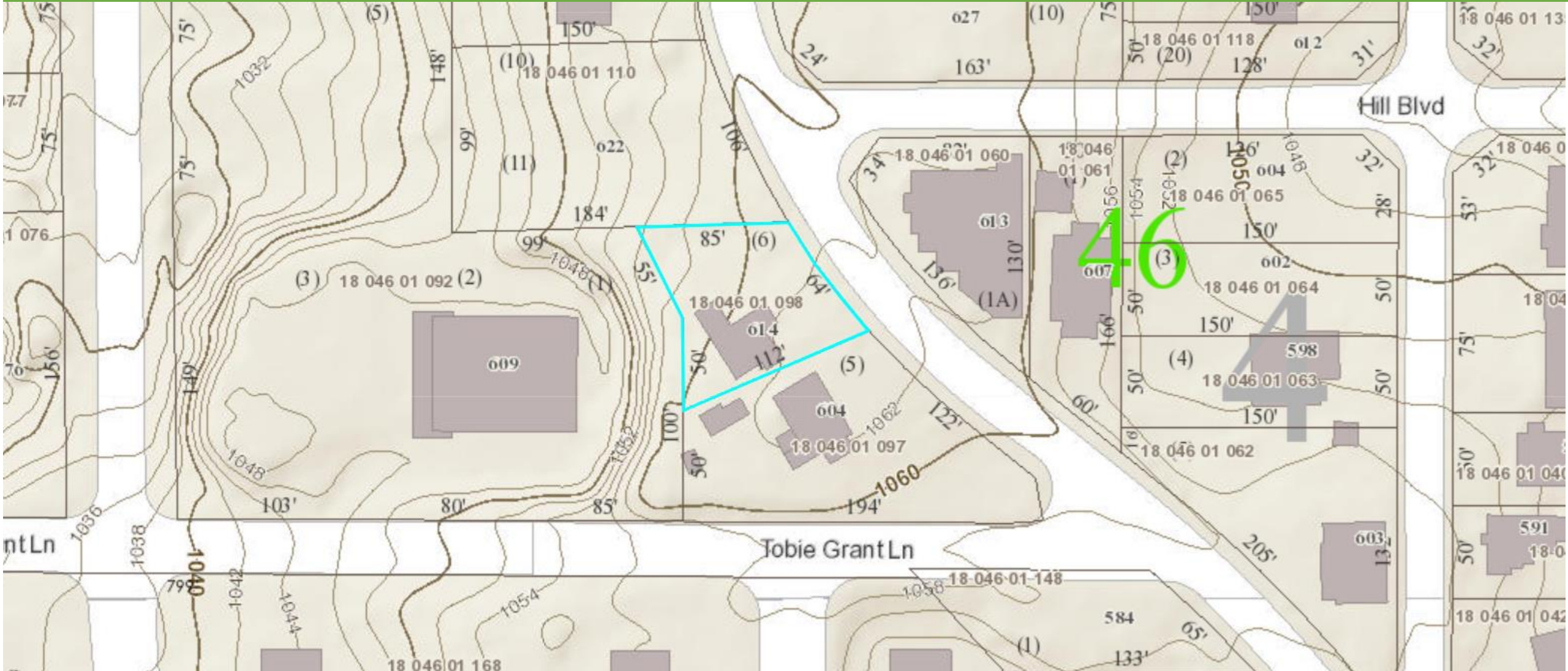
Aerial



# D.4

# 614 Glendale Road

# Topo Map



D.4

614 Glendale Road

Site Photo

