



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

January 12, 2021 at 1:00 PM

Planning Department Staff Analysis



N2 Case No: A-22-1245383 Parcel ID(s): 15-202-02-026

Commission District 02 Super District 06

Applicants: Robert M. Krikorian
1520 Deerwood Drive
Decatur, GA 30030

Owner: Robert M. Krikorian
1520 Deerwood Drive
Decatur, GA 30030

Project Name: 1520 Deerwood Drive

Location: Property is located approximately 680-feet south of the intersection of Creekwood Terrace and Deerwood Drive in Decatur, GA 30030.

REQUEST: Variance from Chapter 27-2.2 Division 2- Residential Zoning Districts: Dimensional Requirements of the *DeKalb County Zoning Ordinance* to increase the impervious lot coverage from the allowed 35% to 38.2%, in order to build an accessory structure.

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.

STAFF FINDINGS:

Variance Analysis:

The applicant proposes to build an accessory structure consisting of a garage with living space. The proposed construction would increase the lot coverage from the existing allowed 35% to 38.2%, therefore they are requesting a variance.

The applicant is working to update the site plan to show the proposed new driveway. They have included the 375-feet of additional impervious lot coverage in their calculations and the requested 38.2% includes this coverage.

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*, the minimum lot width is 75-feet, and the minimum lot size is 10,000 square feet. The subject lot is 60 feet wide at the street and contains approximately 12,578-square feet. Although the lot exceeds the minimum size for the R-75 district, it is 20% narrower than prescribed.

The garage structure must be located behind the existing two-story house due to the narrowness of the lot. This requires a longer driveway than would be necessary if the garage could be placed to the side of the house. The driveway accounts for approximately 32% of the total, proposed lot coverage.

Due to the specific conditions of this lot, the strict application of the requirements of this Chapter may deprive the property owner of the rights and privileges enjoyed by other property owners in the same 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:

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 R-75 Zoning District in which the subject property is located. The accessory structure will add 600-square feet of impervious lot coverage and comprise 15% of the proposed total lot coverage.

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:

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 applicant's site plans show the installation of dry well units to offset any potential storm water run-off from the new structure.

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

It appears that the strict application of the applicable provisions and requirements of this chapter may cause an undue and unnecessary hardship due to the narrowness of this specific lot, as it is 20% narrower than the required 75-feet.

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

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 Suburban. The Plan states that a goal of this land use area is to protect established, stable neighborhoods as it allows the applicant to add living space to the parcel without changing the scale and massing of the primary structure. Therefore, this application supports this development goal.

FINAL STAFF ANALYSIS:

Due to the shape of this specific lot, 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 with conditions** based on the site plan dated 10/30/2021.

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.

RECEIVED

By Rachel Bragg at 12:58 pm, Dec 02, 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 _____ Robert M Krikorian

Mailing Address: _____ 1520 Deerwood Drive

City/State/Zip Code: _____ Decatur, GA 30030

Email: _____ mark.krikorian@gmail.com

Telephone Home: _____ 678-576-7960 Business: _____

OWNER OF RECORD OF SUBJECT PROPERTY

Owner: _____ Robert Mark Krikorian and Karin Marie Krikorian

Address (Mailing): _____ 1520 Deerwood Drive, Decatur, GA 30030

Email: _____ mark.krikorian@gmail.com

Telephone Home: _____ 678-576-7960 Business: _____

ADDRESS/LOCATION OF SUBJECT PROPERTY

Address: _____ 1520 Deerwood Drive City: _____ Decatur State: _____ GA Zip: _____ 30030

District(s): _____ 15 Land Lot(s): _____ 202 Block: _____ 02 Parcel: _____ 026

Zoning Classification: _____ R-75 Commission District & Super District: _____ 3 / 6

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: 12/1/2021

Applicant: Robert M. Kibonai
Signature

DATE: _____

Applicant: _____
Signature



12/2/2021

Exp: 6/2/2025



November 30, 2021

Dekalb County Planning and Zoning Board

Letter of Intent from Robert Mark Krikorian

Please accept this letter on behalf of Robert Mark Krikorian and Karin Marie Krikorian as property owner of the subject property at 1520 Deerwood Drive, Decatur, GA 30030, requesting a variance from Chapter 27, Article 5.1.10 to increase lot coverage from 35.2% to 38.2%. The increase in lot coverage would allow the property owner to build an accessory dwelling unit (ADU) on the subject property.

The existing condition of the subject property consists of a two-story single-family residential structure that was renovated and subsequently purchased by the property owner in 2021. The proposed accessory dwelling unit will be built to provide a garage with living space above it for the property owner's adult child. The proposed construction requires a variance to increase the lot coverage because the lot is fifteen feet (20%) narrower than the minimum, which is 75 feet, for an R-75 lot. Because of the narrow width of the lot, the ADU must be built behind the existing home and requires an extension of the existing driveway to reach the ADU. To minimize the impervious surface, the ADU has been placed as close to the front of the lot as is practical, and driveway will be composed of permeable material. Also, the shed that is on the lot is not permanent and is not on footings to ensure that it is minimally impervious. The requested variance would increase the lot coverage to 38.2%. The strict application of the 35% lot coverage would deprive the property owner of the right and privileges enjoyed by other property owners in the same zoning district.


The grant of the variance will not be materially detrimental to the public welfare of injurious to the property or improvements in the zoning district in which the subject property is located.

The literal interpretation and strict application of the applicable provisions or requirements of Chapter 27 would cause undue and unnecessary hardship.

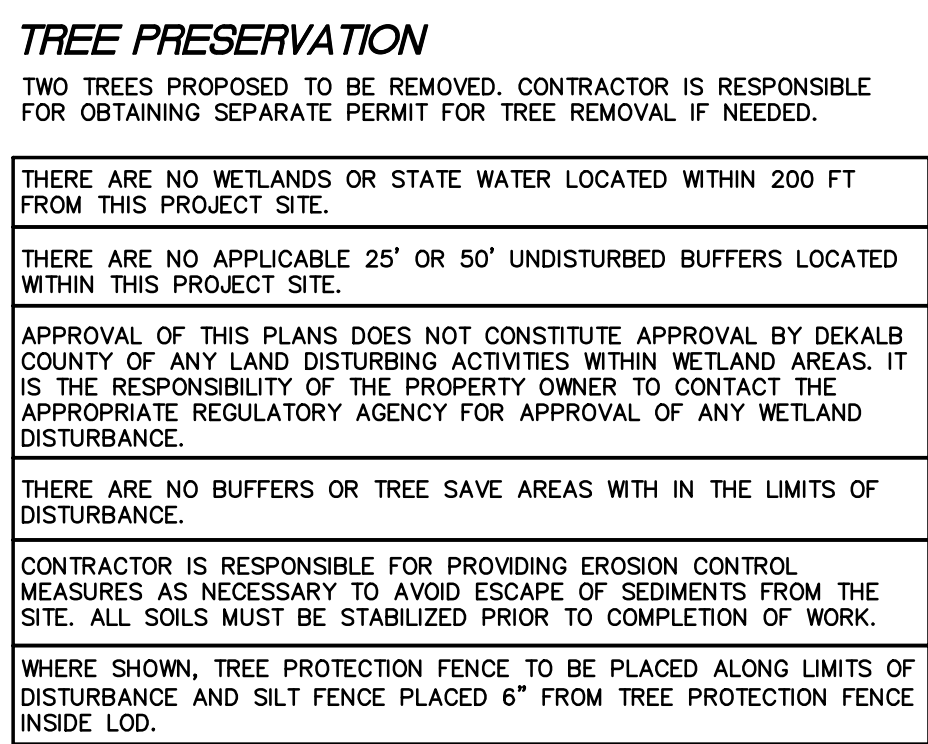
The requested variance would be consistent with the spirit and purpose of the Dekalb County Comprehensive Plan.

Mr. Robert Mark Krikorian and Mrs. Karin Marie Krikorian ask relief specifically from the literal interpretation and strict application of the applicable provisions or requirements of Chapter 27 and to be allowed the variance requested.

Name: Robert Mark Krikorian
Address: 1520 Deerwood Drive
Decatur, GA 30030

Date: 11 / 30 / 2021
Signature: 

Map of College Heights area in Decatur, GA. The map shows several streets including Midway Rd, Deerwood Dr, and College Heights. A red pin marks the location of 1520 Deerwood Dr, labeled as the 'SITE'. A note indicates this is a 28 min drive home. A north arrow is present in the top right corner.



SITE AREA SUMMARY

ZONING R-7.5

TOTAL SITE AREA = 12,578 SF (0.289 ACRES)

DISTURBED AREA = 1,420 SF

EXISTING IMPERVIOUS AREAS = 3,778 SF

EXISTING PERVIOUS AREAS = 8,800 SF

PROPOSED IMPERVIOUS AREAS = 4,801 SF (38%) $\Delta +1,023$ SF

PROPOSED PERVIOUS AREAS = 7,777 SF (62%)

EXISTING AREA BREAK DOWN (SF):

HOUSE 1,905

FRONT PORCH 55

DRIVEWAY 1,190

WOOD DECK 240

COVERED DECK 245

WOOD STAIRS 38

SHED 105

TOTAL 3,778 SF

PROPOSED AREA BREAK DOWN (SF):

HOUSE 1,905

FRONT PORCH 55

DRIVEWAY 1,565

WOOD DECK 240

COVERED DECK 245

WOOD STAIRS 86

SHED 105

GARAGE 600

TOTAL 4,801 SF

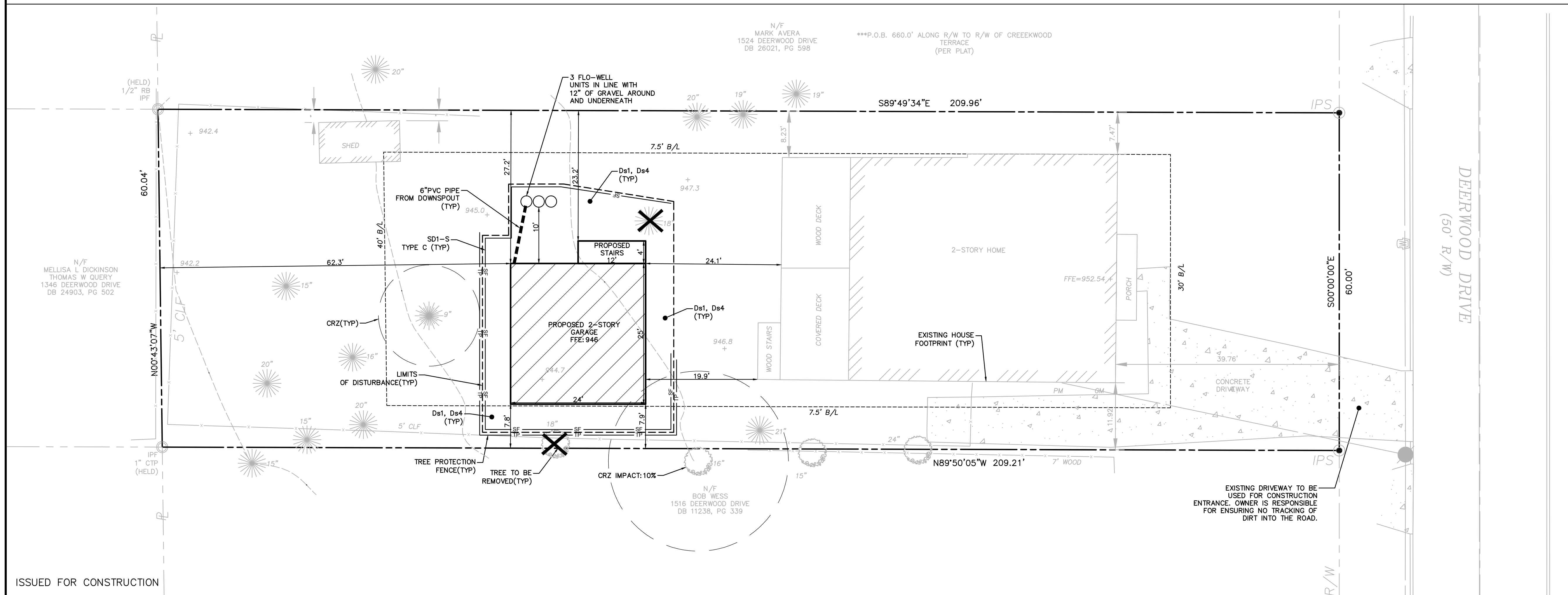
PROJECT NARRATIVE:
THE PROPOSED DEVELOPMENT CONSISTS IN THE CONSTRUCTION OF A 2-STORY GARAGE BUILDING IN THE BACK OF THE PROPERTY. EXISTING DRIVEWAY AND UTILITIES WILL REMAIN. PROPERTY GRADING IS MINIMAL AND LIMITS OF CONSTRUCTION ARE LIMITED TO THE NEW CONSTRUCTION AREA. SEE ARCHITECTURAL PLANS FOR BUILDING DETAILS.

WATER QUALITY SUMMARY

STORMWATER FROM THE ADDED GARAGE WILL BE ROUTED TO THE FLO-WELL UNITS. ONE 24"DIA x 30" TALL FLOW WELL UNIT WITH 12" OF GRAVEL BELOW AND AROUND PROVIDES TREATMENT FOR 285 SF OF IMPERVIOUS AREA.

648 SF / 285 SF = 2.2 = 3 FLOW WELL UNITS PROPOSED

<p>1520 DEERWOOD DR GARAGE ADDITION</p>	<p>JURISDICTION: DEKALB COUNTY</p>
<p>1520 DEERWOOD DR DECATUR, GA. 30030 LL 202 & 215, DISTRICT 15 DEKALB COUNTY</p>	<p>24-HR EMERGENCY CONTACT KELLY Y LEBLANC 404-276-1744</p>

[illegible]



1520 Deerwood Drive Site Photos



