

RECEIVED

By Rachel Bragg at 2:53 pm, Feb 01, 2023



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 Dan Hanlon

Mailing Address: 2025 Tuxedo Avenue

City/State/Zip Code: Atlanta, GA 30307

Email: dhanlon@red-level.com

Telephone Home: _____ Business: 404 425-4325

OWNER OF RECORD OF SUBJECT PROPERTY

Owner: Norm and Ellen Ruck

Address (Mailing): 1732 Coventry Road, Decatur, GA 30030

Email: nrr@comcast.net

Telephone Home: 470 685-8048 Business: _____

ADDRESS/LOCATION OF SUBJECT PROPERTY

Address: 1732 Coventry Road City: Decatur State: GA Zip: 30030

District(s): 18 Land Lot(s): 4 Block: 9 Parcel: 12/13

Zoning Classification: R-75 Commission District & Super District: 2

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: _____

DEPARTMENT OF PLANNING & SUSTAINABILITY

ZBOA APPLICATION AUTHORIZATION

Completion of this form is required if the individual making the request is not the owner of the property.

DATE: 01/31/2023

CHECK TYPE OF APPLICATION:

- () ADMINISTRATIVE APPEAL
- (X) VARIANCE
- () SPECIAL EXCEPTION

TO WHOM IT MAY CONCERN:

(I) / (WE), Ellen Ruck


[Name of owner(s)]

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

Dan Hanlon

[Name of Applicant or Representative]

to file an application on (my) / (our) behalf.



Notary Public



Owner

Notary Public

Owner

Notary Public

Owner

Keosha Banks
NOTARY PUBLIC
DeKalb County, GEORGIA
My Commission Expires 10/24/2026

**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

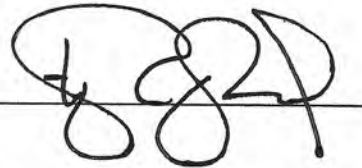
I hereby certify that the information provided in the application is true and correct.

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

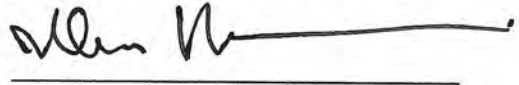
DATE: 02/01/23

DATE: 2/1/23

Applicant:
Signature



Applicant:
Signature



January 30, 2023

DeKalb County
Department of Planning and Sustainability
330 West Ponce de Leon Avenue
Suite 300
Decatur, GA 30030

Re: 1732 Coventry Road

Planning Staff:

The owners of 1732 Coventry Road are seeking to increase their living space, taking their modest two bedroom/two bath home to a three bedroom/three bath home. To do this, we are proposing tearing down an existing carport, and building the new living space over the space that the carport currently occupies. To accommodate the new floor plan, the addition will also extend 3.3' beyond the footprint of the existing carport, into the rear setback.

The property is zoned R-75, with a 40' rear setback. Based on the criteria stated in Section 27-7.5.3 of the DeKalb County Zoning Ordinance, we are requesting a reduction of that setback to 31'6".

Extraordinary/Exceptional Conditions Pertaining to the Property because of Size/Shape:

The property has a significant slope down and to the east from the location of the existing carport. Extending the footprint of the addition back and to the north is the most practical way to achieve the desired additional space. To expand the footprint to the west would require significant retaining wall work, and would also enclose what is now daylighted basement space. Parking is also much preferred in the flat area that is proposed rather than on the slope leading up to it.

Proposal is the minimum required to afford relief

The proposed addition is modest, and only results in one additional, appropriately sized bedroom and bath. The new primary bedroom, bathroom and closet are all smaller than what is typically being built in this area.

Proposal is not materially detrimental to the public welfare or injurious to the property

The proposed addition is replacing a previous carport addition with a structure that is approximately 2' lower in height. The rear will now have a gable roof that slopes down to the rear wall. These changes will result in a structure with less visual impact than what exists currently, even though it is 3' deeper. It will be an improvement to the property and the surrounding properties.

Strict application of the code causes undue and unnecessary hardship

As stated above, extending the living space to the rear is by far the most reasonable way to achieve the 3 bedroom home the owners desire. To disallow this would be forcing them into a position where the expansion for the third bedroom would not be practical.

Proposal is consistent with the spirit and purpose of Section 7.5.1 and the DeKalb County Comprehensive Plan Text

The future land use designation of this property is Traditional Neighborhood, with the intent being to preserve the style and appeal of older traditional neighborhood communities. The goals include greater walkability, on-street parking, small, regular lots, and buildings closer to the front property line. None of these desired characteristics and goals would be impacted by this project. Because all of the work is in the rear of the house, because of the topography and house siting (the house sits high up, and well back of the street), and because the size of the structure will actually be reduced, there will be no visual impact to the neighborhood. Further, none of the desired characteristics of the future land use of the property would be affected.

DEKALB COUNTY NOTES:

- GRADE TO DRAIN AWAY FROM FOUNDATION.
- ALL GRADED SLOPES TO BE AT A 3:1 SLOPE OR GREATER.
- ALL LAND DISTURBANCE TO BE STABILIZED WITH VEGETATION UPON COMPLETION OF DEMOLITION. ALL TREES TO REMAIN AND HAVE PROPER PROTECTION UNLESS APPROVED PLANS INDICATE OTHERWISE. CALL FOR FINAL INSPECTION AT 404-371-4913.
- ALL CONSTRUCTION MUST CONFORM TO DEKALB COUNTY STANDARDS.
- PRIOR TO COMMENCING LAND DISTURBING ACTIVITY, THE LIMITS OF DISTURBANCE SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH STAKES, RIBBONS OR OTHER APPROPRIATE MEANS. THE LOCATION AND EXTENT OF ALL AUTHORIZED LAND DISTURBING ACTIVITY SHALL BE DEMARCATED FOR THE DURATION OF THE CONSTRUCTION ACTIVITY.
- ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCING CONSTRUCTION AND SHALL BE MAINTAINED IN PROPER WORKING ORDER UNTIL ALL DISTURBED AREAS ARE STABILIZED.
- A COPY OF THE APPROVED LAND DISTURBANCE PLAN SHALL BE PRESENT ON SITE WHENEVER LAND DISTURBANCE ACTIVITY IS IN PROGRESS.
- FINAL ON-SITE INSPECTION REQUIRED PRIOR TO RELEASE OF THE CERTIFICATE OF OCCUPANCY. CERTIFIED AS-BUILTS WILL ALSO BE REQUIRED.
- EROSION AND SEDIMENTATION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION AND SEDIMENT CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
- ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE IN-SITE INSPECTOR.
- ALL LOTS/SITES WITH 2' OF FILL OR GREATER WILL REQUIRE A COMPACTION CERTIFICATE BY A PROFESSIONAL REGISTERED ENGINEER PRIOR TO A BUILDING PERMIT AND OR PRIOR TO FOOTERS BEING POURED.
- LOCATE AND FIELD STAKE ALL UTILITIES, EASEMENTS, PIPES, FLOOD LIMITS, STREAM BUFFERS, AND TREE SAVAGE AREAS PRIOR TO ANY LAND DISTURBING ACTIVITIES.
- ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION.
- ALL TREE PROTECTION DEVICES TO BE INSTALLED PRIOR TO LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING.
- ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND REPAIRED OR REPLACED AS NEEDED.
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- A FINAL AS-BUILT WATER QUALITY CERTIFICATE REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY.
- WATER QUALITY BMP(S) TO BE INSTALLED AT THE TIME OF FINAL LANDSCAPING.
- ALL COLLECTED WATER SHALL BE DIRECTED TO THE WATER QUALITY BMP(S).
- WORK HOURS AND CONSTRUCTION DELIVERIES ARE:
MONDAY-FRIDAY 7:00am-7:00pm
SATURDAY 8:00am-5:00pm
- ALL DEMOLITION DEBRIS TO BE HAULED OFF SITE
- DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN STREET OR TREE PROTECTION AREA, OR RIGHT OF WAY.

PRE-CONSTRUCTION IMPERVIOUS AREA:

PRE-CONSTRUCTION IMPERVIOUS AREA	
Existing Impervious Area	SF
One Story Brick House	1,392
Concrete Driveway	1,843
Front Concrete Walk	140
Front Convered Porch	185
Front Steps	30
Carport	852
Concrete Landing	74
Brick Retaining Wall	27
Timber Wall	31
Gravel	863
Window Well	4
PRE-CONSTRUCTION IMPERVIOUS AREA	5,441
LOT COVERAGE %	36.23%

24 HOUR EMERGENCY CONTACT: DAN HANLON 404-228-2590

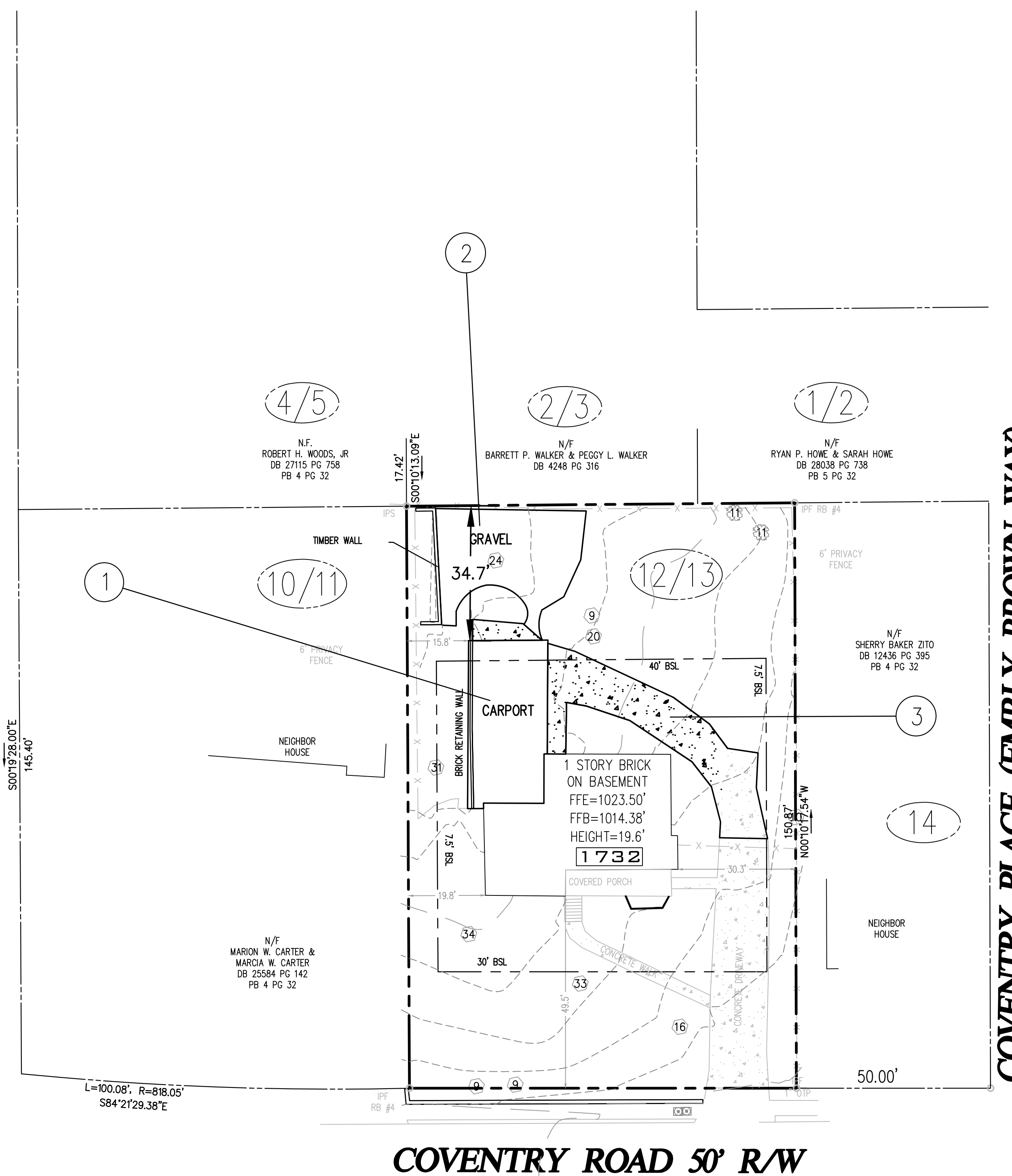
GENERAL DEMOLITION NOTES:

BE ADVISED THIS IS NOT AN EXHAUSTIVE LIST OF DEMOLITION ITEMS. CONTRACTOR SHALL BECOME FAMILIAR WITH THE SITE AND THE COMPLETE DESIGN INTENT OF THE CONSTRUCTION DOCUMENTS. ANY QUESTIONS, CONCERNS, OR IDEAS CONCERNING THE INTENT OR EXECUTION OF THE DESIGN DOCUMENTS MUST BE BROUGHT TO THE OWNER BEFORE PERFORMING ANY CONSTRUCTION ACTIVITY.

- REMOVE EXISTING CARPORT. BRICK RETAINING WALL NEXT TO CARPORT TO REMAIN
- REMOVE GRAVEL AREA
- REMOVE A PORTION OF THE EXISTING DRIVEWAY
- PROTECT EXISTING UTILITIES, TO BE USED IN NEW CONSTRUCTION. TO BE COORDINATED WITH APPROPRIATE AUTHORITIES

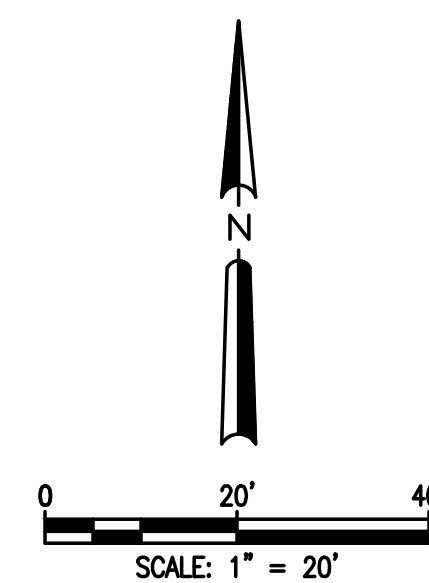
NOTE - ANY DEMOLITION ITEMS LOCATED IN THE CRZ OF EXISTING TREES ARE TO BE REMOVED BY HAND OR HAND MACHINERY IN AREAS OF TREE CRITICAL ROOT ZONES

NO TREES ARE TO BE REMOVED DURING DEMOLITION.
ITEMS LOCATED IN TREE CRITICAL ROOT ZONE ARE TO BE REMOVED BY HAND



COVENTRY PLACE (FMRLY BROWN WAY)

COVENTRY ROAD 50' R/W

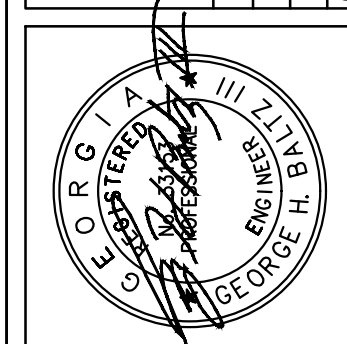


Prepared By:
**CRESCENT VIEW
ENGINEERING, LLC**
211 Frazier Street
Marietta, GA 30060
678-341-8410
www.crescentvieweng.com

PREPARED FOR:
NORM AND ELLEN RUCK
1732 COVENTRY ROAD
DECATUR, GA, 30030

DEMOLITION PLAN

DATE	SCALE	AS SHOWN	REVISIONS
01-11-23	AS SHOWN	EF	
		EF	
		EF	
		EF	



CONSTRUCTION PLANS FOR:
1732 COVENTRY ROAD
LAND LOT 4, 18 DISTRICT
DEKALB COUNTY, GEORGIA

CVE PI # 22-757

SHEET NO.

D-1

SITE NOTES:

- TOTAL SITE AREA: 0.35 ACRES / 15,019 SF
TOTAL DISTURBED AREA: _____ ACRES
- SITE ADDRESS: 1732 COVENTRY ROAD, DEKALB COUNTY, GA 30030
- SURVEY INFORMATION TAKEN FROM SURVEYS PERFORMED BY DEKALB SURVEYS, INC. DATED 3-18-20.
- THIS SITE IS NOT LOCATED WITHIN A SPECIAL HAZARD FLOOD ZONE [A, AE, SHADED ZONE X] AS DEFINED BY F.I.R.M. COMMUNITY PANEL NUMBER 13089C0064K DATED AUGUST 15, 2019 FOR INCORPORATED DEKALB COUNTY, GEORGIA.
- THE EXISTING UTILITIES SHOWN ON THE PLANS ARE SHOWN FOR THE OWNERS CONVENIENCE. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS, SIZES, MATERIALS, OR DEPTH FOR THE UTILITIES SHOWN OR THE UTILITIES WHICH MAY EXIST ON THE SITE BUT ARE NOT SHOWN. THE CONTRACTOR SHALL HAVE THE RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES SHOWN ON THE PLANS AND REPORT ANY DISCREPANCIES TO THE ENGINEER OF RECORD. THE CONTRACTOR SHALL ALSO HAVE THE RESPONSIBILITY BEFORE STARTING ANY WORK TO MAKE SUCH EXPLORATIONS AND PROBES NECESSARY TO ASCERTAIN ANY SEWER LINES, WATER SUPPLY LINES, GAS LINES, ELECTRICAL LINES, CABLE LINES, TELEPHONE LINES, OR OTHER UTILITY LINE.
- ALL FUTURE CONSTRUCTION MUST CONFORM TO THE APPROPRIATE CITY, COUNTY, AND STATE STANDARDS.
- CONTRACTOR SHALL CONTACT THE UTILITY LOCATOR AS REQUIRED BY GEORGIA LAW AND HAVE ALL UTILITIES MARKED PRIOR TO ANY CONSTRUCTION ACTIVITY. CONTRACTOR WILL HAVE PRIVATE UTILITY LOCATOR LOCATE ALL UTILITIES WITHIN THE CONSTRUCTION LIMITS NOT COVERED BY THE UTILITY PROTECTION CENTER.
- THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR ERRORS THAT HE MAY DISCOVER IN THESE PLANS.
- CONTRACTOR TO PROVIDE ALL NECESSARY BARRICADES, GUARDS, LIGHTS, AND OTHER INSTALLATIONS REQUIRED TO PROTECT PERSONS AND PROPERTY DURING THE ENTIRE CONSTRUCTION PROCESS.
- ALL CONSTRUCTION MUST CONFORM TO THE APPROPRIATE DEKALB COUNTY AND STATE OF GEORGIA STANDARDS.
- UNDERGROUND UTILITIES SERVING OR CROSSING THE PREMISES MAY EXIST THAT ARE NOT SHOWN. CRESCENT VIEW ENGINEERING IS UNABLE TO CERTIFY TO THE ACCURACY OR COMPLETENESS OF THE UTILITY INFORMATION SHOWN. ALL UNDERGROUND UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION ACTIVITY BY THE UTILITY PROTECTION CENTER AT 1-800-282-7411 FOR RIGHT OF WAY AREA AND BY A PRIVATE UTILITY LOCATOR FOR UTILITIES NOT LOCATED WITHIN THE RIGHT OF WAY.
- THE CONTRACTOR MUST OBTAIN ADDITIONAL "RIGHT OF WAY" PERMIT FOR ALL NECESSARY WORK DONE IN THE RIGHT OF WAY.
- ALL APPROPRIATE EASEMENTS, STATE WATER BUFFERS, STREAM BUFFERS, AND/OR FLOOD PLAIN BUFFERS THAT APPLY TO THIS PROPERTY ARE SHOWN ON THESE PLANS
- TO THE BEST OF OUR KNOWLEDGE, THERE NO CEMETERIES, ARCHITECTURAL, OR ARCHEOLOGICAL LANDMARKS EXIST ON SITE, IN THE EVENT THAT THESE LANDMARKS ARE DISCOVERED DURING CONSTRUCTION, THE ENGINEER MUST BE CONTACTED IMMEDIATELY FOR REVIEW AND AMENDING THE CONSTRUCTION PLANS
- THIS PLAN WAS PREPARED FOR PERMIT APPROVAL ONLY. ACTUAL CONSTRUCTION SHOULD BE BASED ON STAKING BY A REGISTERED LAND SURVEYOR. THE FOOTPRINT IS BASED ON AN ARCHITECTURAL PLAN BY OTHERS. THE ARCHITECTURAL PLAN SHOULD BE USED FOR HOUSE POSITIONING AND LOCATION.

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MONDAY-FRIDAY 7:00am-7:00pm
SATURDAY 8:00am-5:00pm

STATEWATER STATEMENT:

THIS PROPERTY IS NOT LOCATED INSIDE DESIGNATED F.I.A SPECIAL FLOOD HAZARD AREA AS PER THE FLOOD INSURANCE RATE MAP #13089C0064K, DATED AUGUST 15, 2019.

THERE ARE NOT WATERS OF THE STATE OF GEORGIA LOCATED ON OR WITHIN 200 FEET OF THE SITE. ALL APPROPRIATE STATE WATER BUFFERS ARE SHOWN ON THE SITE PLANS.

POST-CONSTRUCTION IMPERVIOUS:

POST-CONSTRUCTION IMPERVIOUS AREA	
Remaining Impervious Area	SF
One Story Brick House	1,392
Remaining Concrete Driveway	956
Front Concrete Walk	140
Front Convered Porch	185
Front Steps	30
Brick Retaining Wall	27
Timber Wall	31
Window Well	4
Total Existing Impervious Area to Remain	2,765
Proposed Impervious Area	SF
Proposed House Addition	847
Proposed Deck	188
Proposed Driveway Addition**	1451
Total Proposed Impervious Area	2486
TOTAL POST-CONSTRUCTION IMPERVIOUS AREA	5,251
LOT COVERAGE %	34.96%

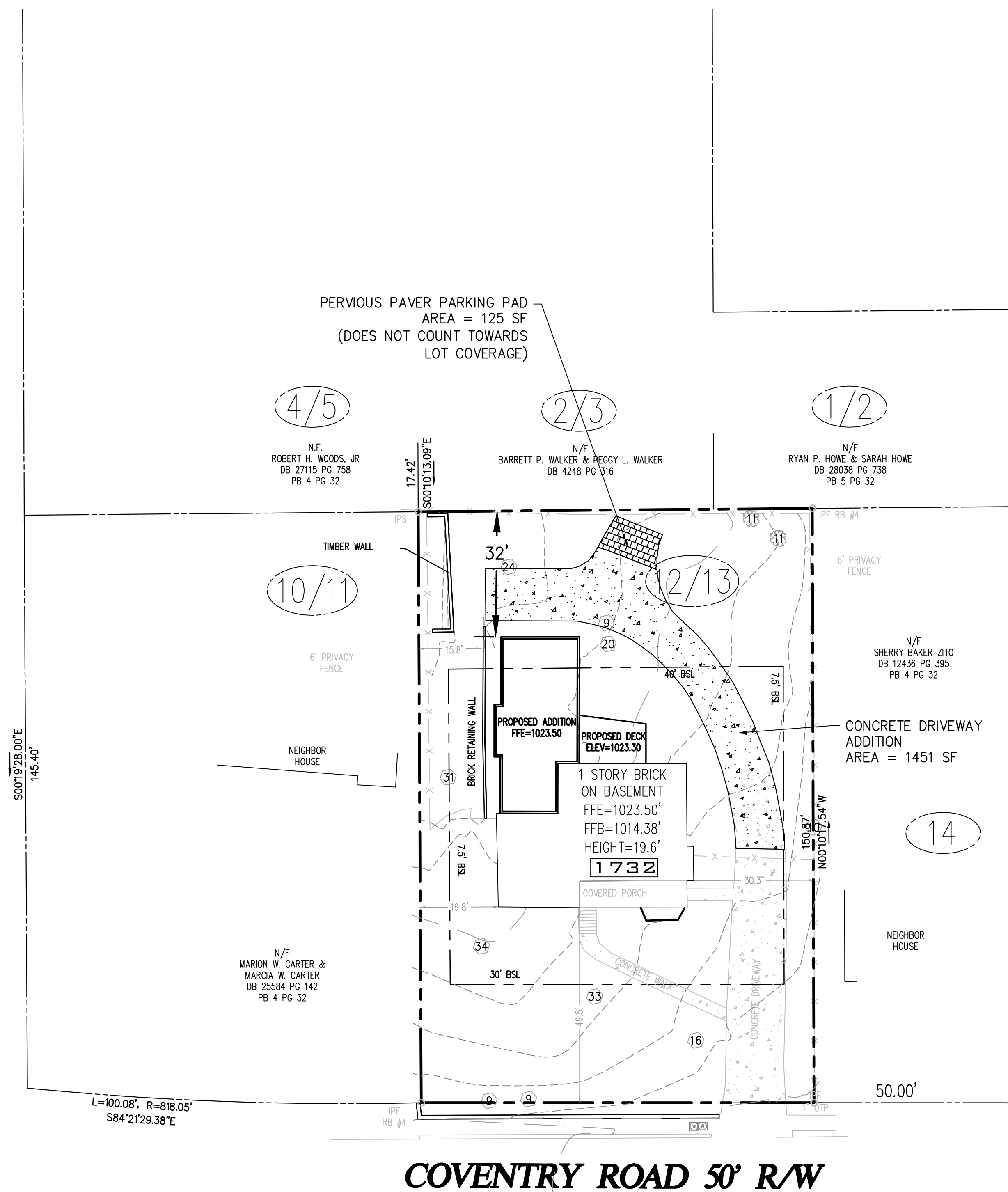
** A portion of the driveway addition is pervious pavers (125 sf). This area does not count as impervious and is not included in lot coverage

ZONING CONFORMANCE:

SITE ZONING: R-75 (RESIDENTIAL MEDIUM LOT-75) DISTRICT
MINIMUM LOT SIZE: 10,000 SF
LOT WIDTH:
75 FEET MIN AT STREET
75 FEET MIN AT BUILDING LINE
35 FEET MIN FOR CULDESAC
FRONT SETBACK:
45 FEET MIN (THOROUGHFARES)
35 FEET MIN (ARTERIALS)
30 FEET MIN (COLLECTOR AND ALL OTHERS)
25 FEET MIN (ALLEY ACCESS)
SIDE SETBACK: 7.5 FEET
REAR SETBACK: 40 FEET
LOT COVERAGE: SHALL NOT EXCEED 35%
FLOOR AREA: NO LESS THAN 1600 SQ FEET
OFF-STREET PARKING: 2 SPACES
BUILDING HEIGHT: NO MORE THAN 35 FEET
OPEN SPACE: 20%

THE PROPOSED ADDITION IS LOCATED 32 FT AWAY FROM THE REAR PROPERTY LINE. THE DEMOLISHED CARPORT WAS LOCATED 34.7 FT AWAY FROM THE REAR PROPERTY LINE.

24 HOUR EMERGENCY CONTACT: DAN HANLON 404-228-2590



COVENTRY PLACE (FMRLY BROWN WAY)

COVENTRY ROAD 50' R/W

Prepared By:
CRESCENT VIEW ENGINEERING, LLC
211 Fraiser Street
Marietta, GA 30060
678-324-8410
www.crescentvieweng.com

PREPARED FOR:
NORM AND ELLEN RUCK
1732 COVENTRY ROAD
DECATUR, GA, 30030

SITE PLAN

DATE	SCALE	AS SHOWN	REVISIONS
01-11-23		EF	
		EF	
		GH	

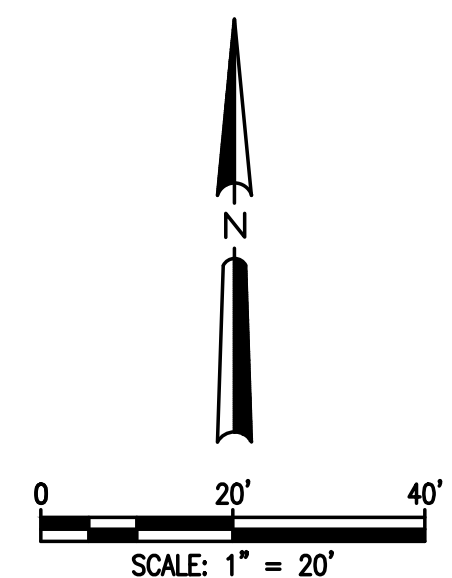


CONSTRUCTION PLANS FOR:
1732 COVENTRY ROAD
LAND LOT 4, 18 DISTRICT
DEKALB COUNTY, GEORGIA

CVE PI # 22-757

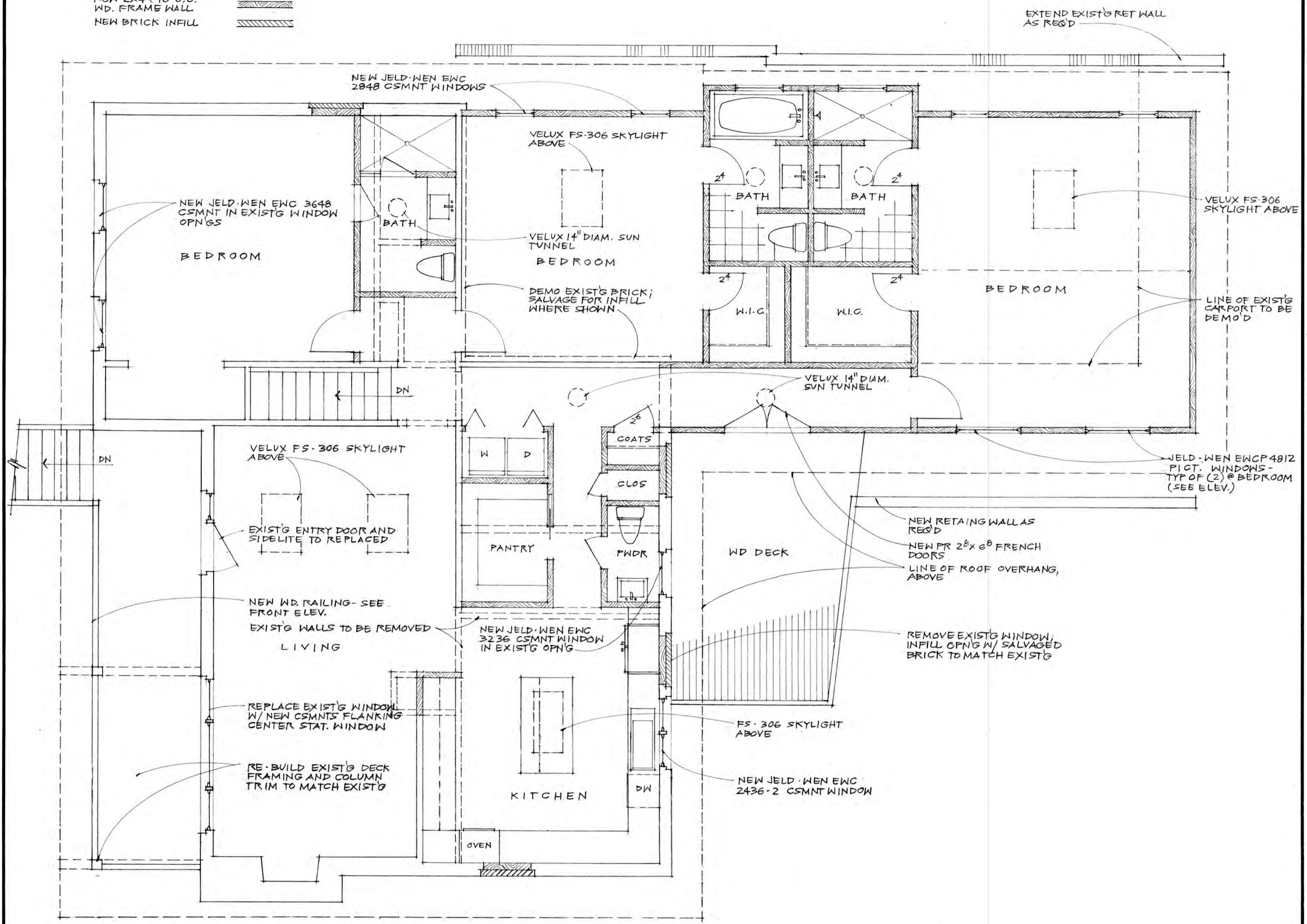
SHEET NO.

C-1



CONSTRUCTION LEGEND

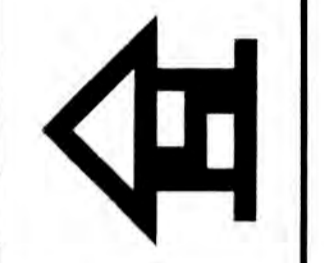
- EXIST'G WALLS TO REMAIN
- EXIST'G WALLS TO BE REMOVED
- NEW 2x4 @ 16" O.C. WD. FRAME WALL
- NEW BRICK INFILL



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

REVISIONS	BY

JOHN STEVEN CONWAY
ARCHITECT
404 378 5778
JSCONWAY@AOL.COM
307 GLENN CIRCLE
DECATUR, GA 30030



PROPOSED DESIGN FOR

Norm and Ellen Ruck

1732 Coventry Road, Decatur, GA 30030

Date 11-3-22

Scale NOTED

Drawn JSC

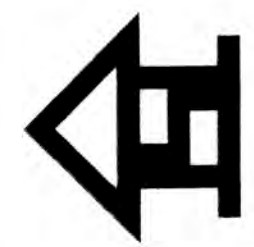
Job

Sheet

A-1
Of Sheets

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Date 11.3.22

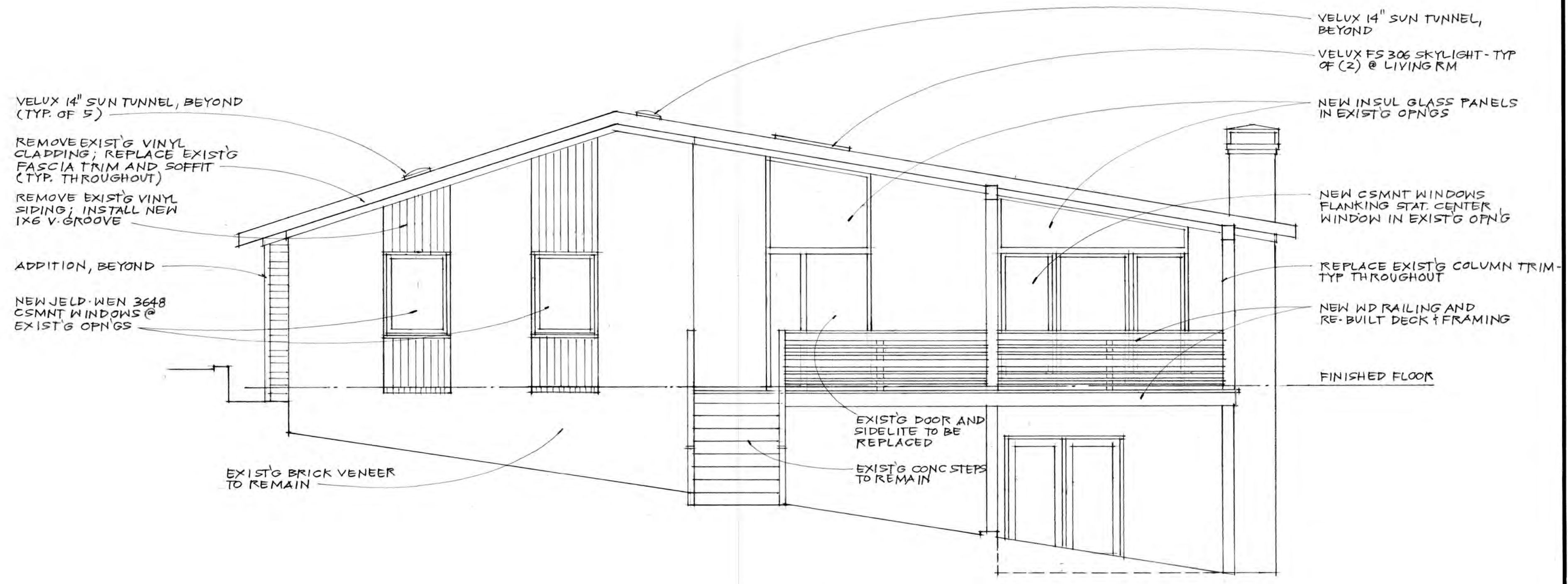
Scale NOTED

Drawn JSC

Job

Sheet

A-2
Of Sheets



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

REVISIONS	BY

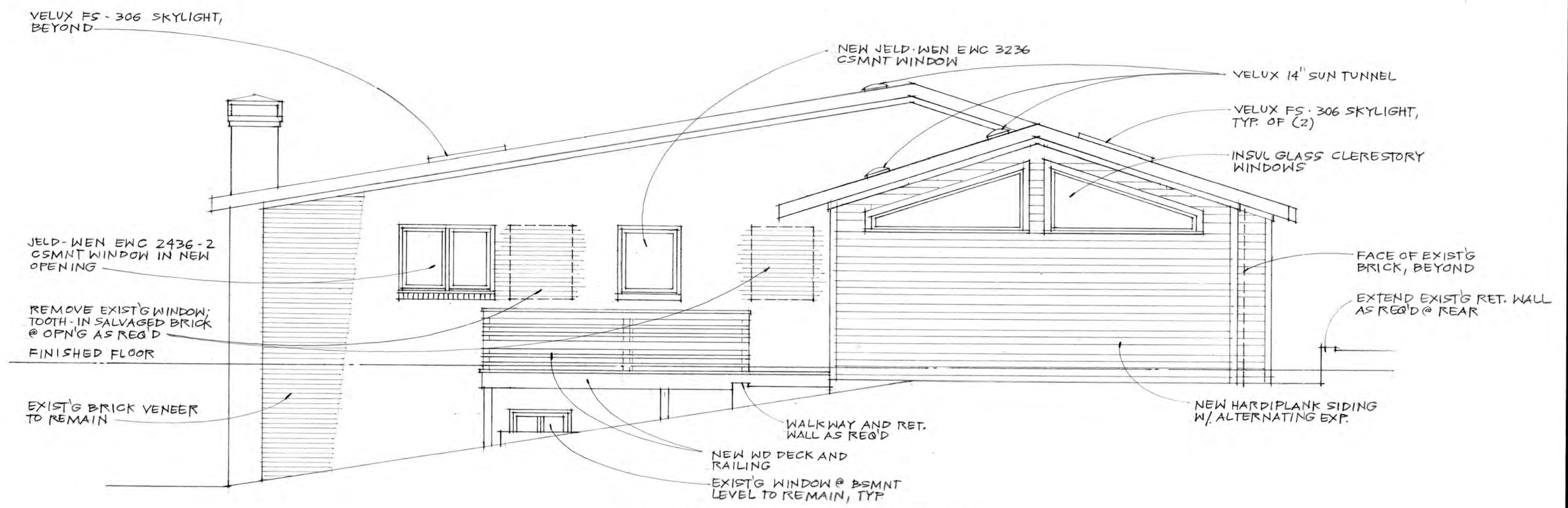
JOHN STEVEN CONWAY
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JSCONWAY@AOL.COM
307 GLENN CIRCLE
DECATUR, GA 30030



PROPOSED DESIGN FOR

Norm and Ellen Ruck

1732 Coventry Road, Decatur, GA 30030



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

Date	11-3-22
Scale	NOTED
Drawn	JSC
Job	
Sheet	A-3
Of	Sheets

REVISIONS	BY

JOHN STEVEN CONWAY
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404 378 5778
JSCONWAY@AOL.COM
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Norm and Ellen Ruck

1732 Coventry Road, Decatur, GA 30030

Date 11-3-22

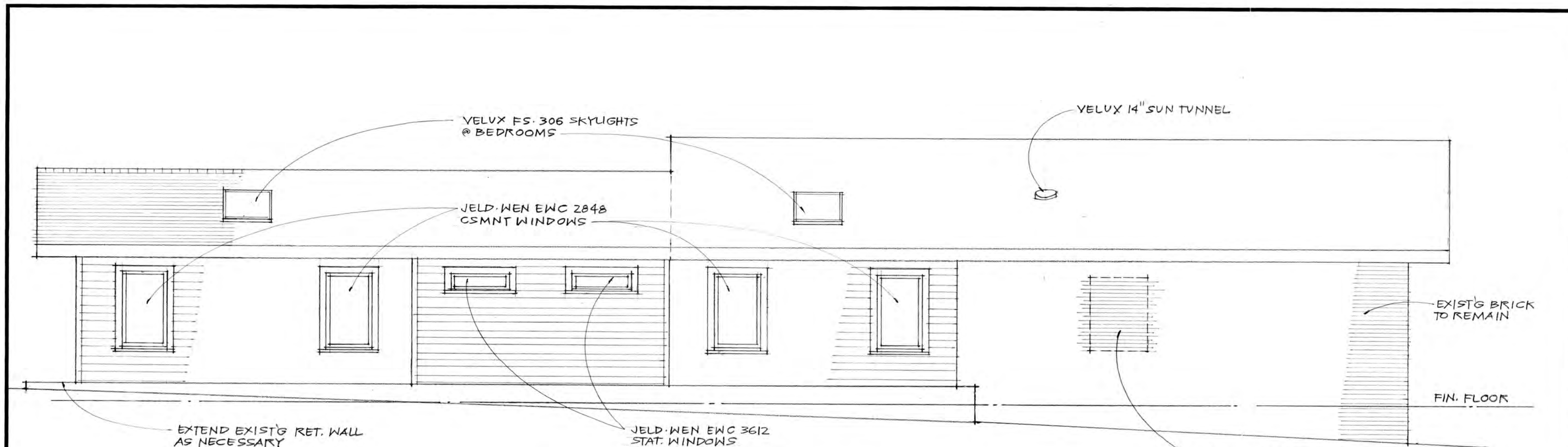
Scale NOTED

Drawn JSC

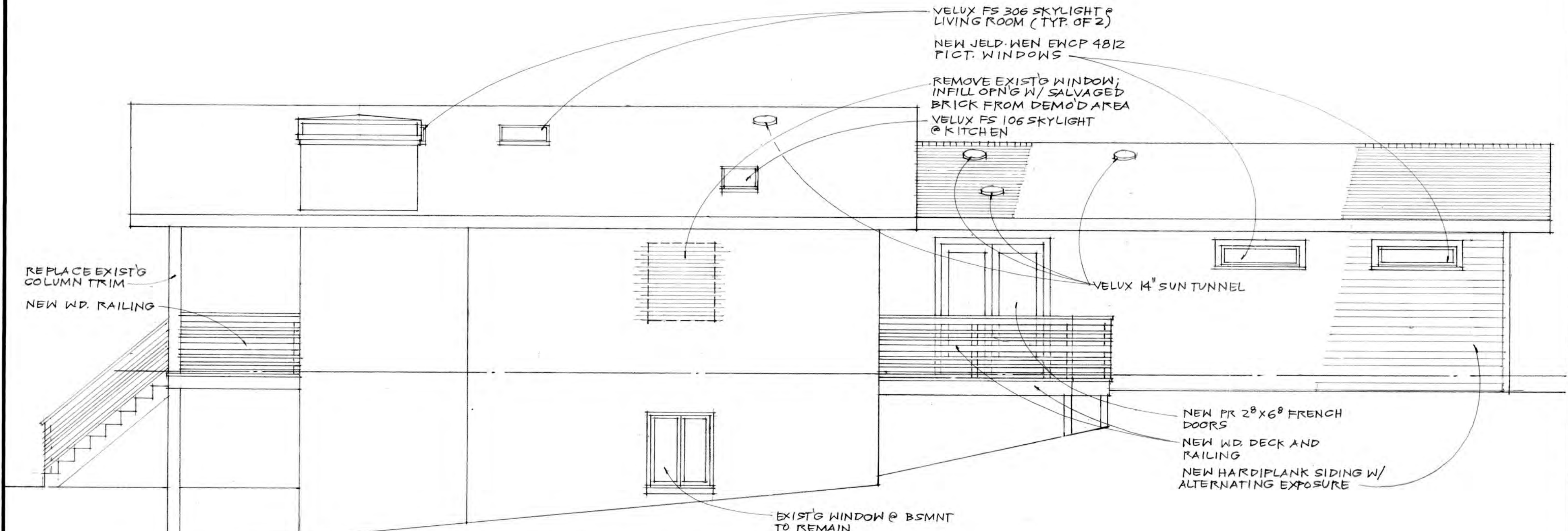
Job

Sheet

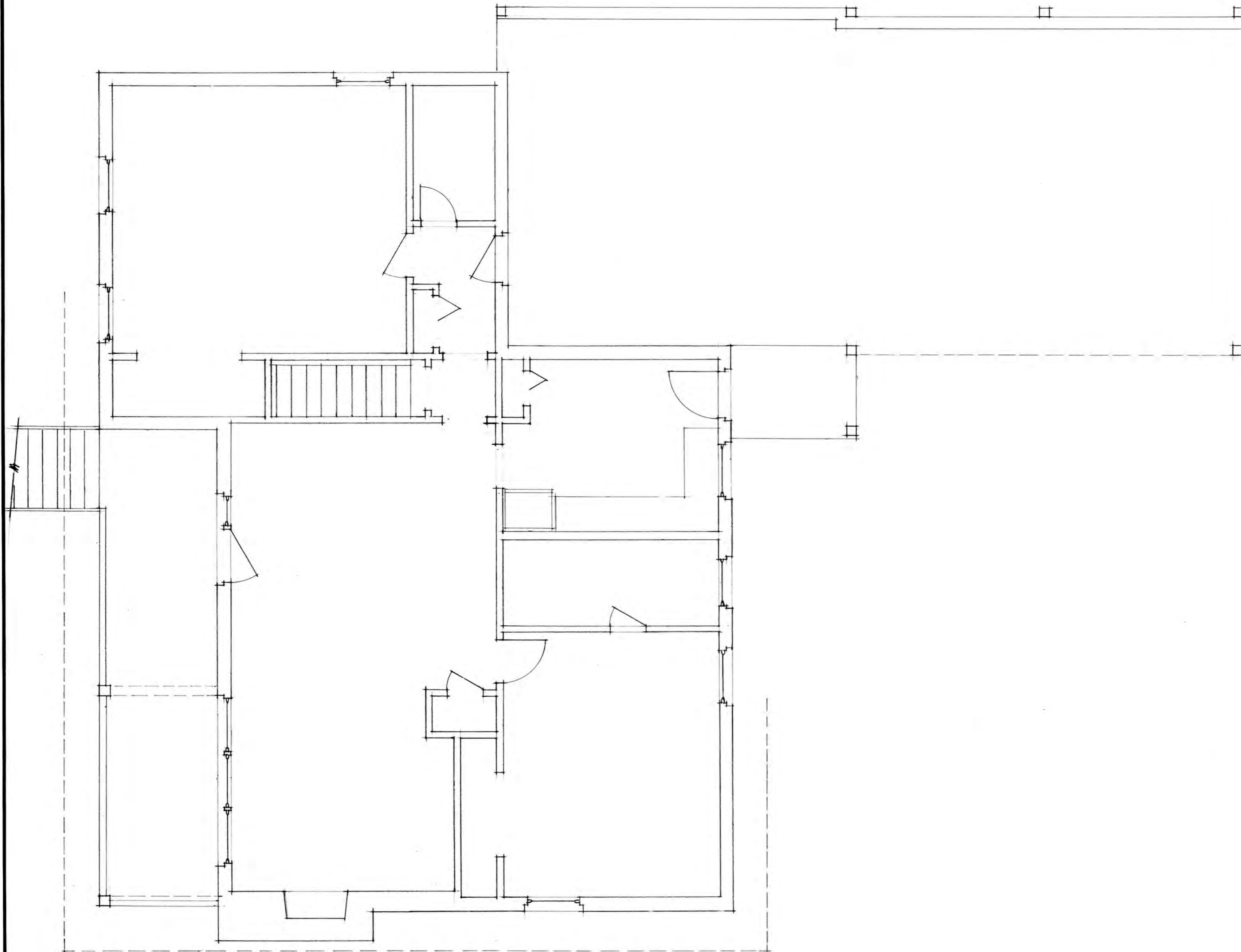
A-4
Of Sheets



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



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



EXIST'G FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"

REVISIONS	BY

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 ARCHITECT
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 JSCONWAY@AOL.COM
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 DECATUR, GA 30030



PROPOSED DESIGN FOR

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1732 Coventry Road, Decatur, GA 30030

Date 11-3-22

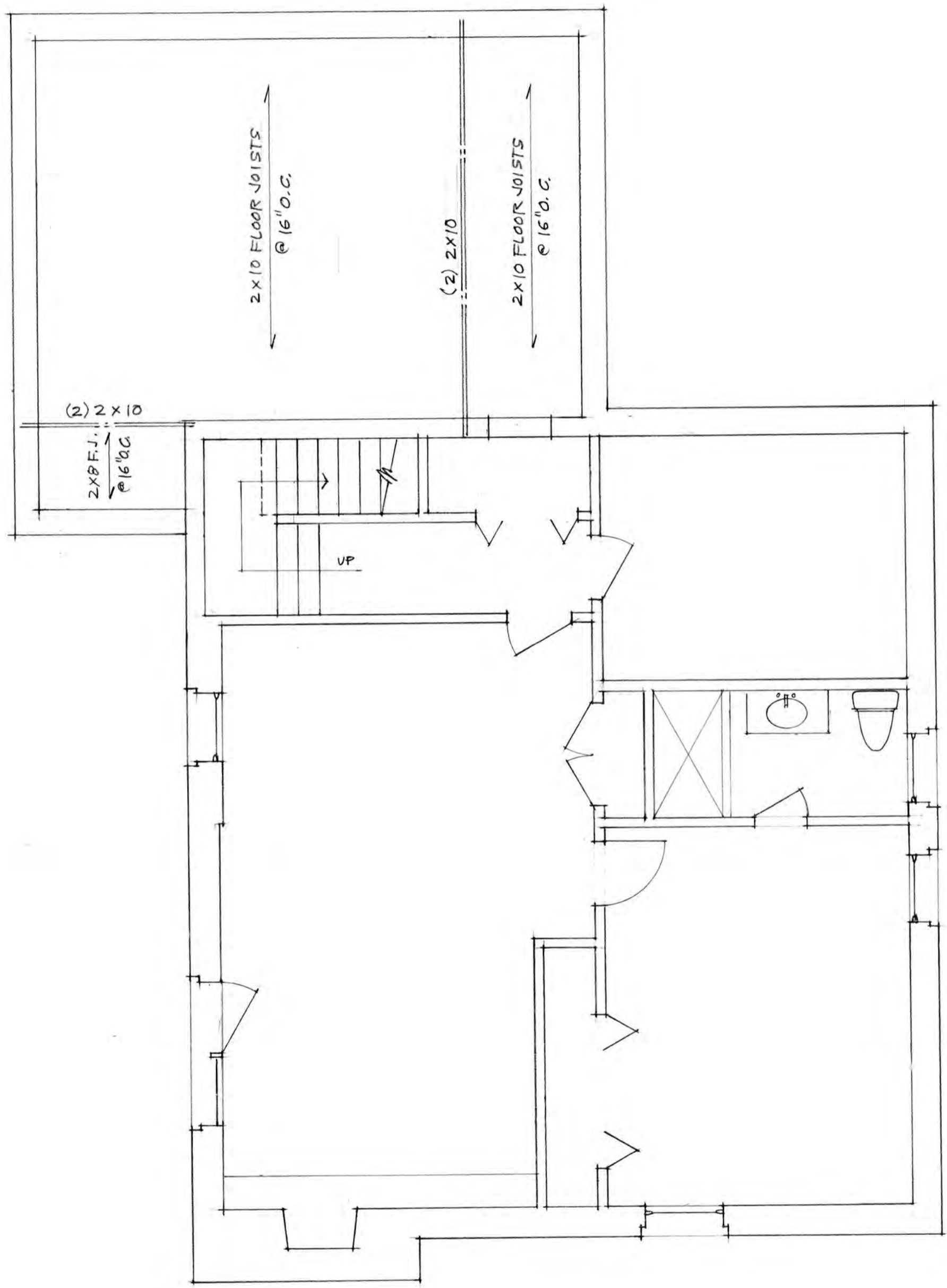
Scale NOTED

Drawn JSC

Job

Sheet

A-5
 Of Sheets



BASEMENT FLOOR PLAN
 SCALE: 1/4" = 1'-0"

REVISIONS	BY

JOHN STEVEN CONWAY
 ARCHITECT
 404.378.5778
 JSCONWAY@AOL.COM
 307 GLENN CIRCLE
 DECATUR, GA 30030



PROPOSED DESIGN FOR

Norm and Ellen Ruck

1732 Coventry Road, Decatur, GA 30030

Date 11.3.22

Scale NOTED

Drawn JSC

Job

Sheet

A-6
 Of Sheets





