



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 David Price of Price Residential Design

Mailing Address: 1595 Nottingham Way NE

City/State/Zip Code: Atlanta, Georgia 30309

Email: dave@priceresidentialdesign.com

Telephone Home: 404-245-4244 Business: 404-245-4244

**OWNER OF RECORD OF SUBJECT PROPERTY**

Owner: Eugene H. Sanders Testamentary Trust

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

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

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

**ADDRESS/LOCATION OF SUBJECT PROPERTY**

Address: 1786 Ridgewood Drive NE City: Atlanta State: GA Zip: 30307

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

Zoning Classification: R-75 Commission District & Super District: 2, SD6

**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: \_\_\_\_\_



**Price Residential Design**  
**1595 Nottingham Way Atlanta, Georgia 30309**  
**dave@priceresidentialdesign.com**  
**404-245-4244**

March 2, 2023

Zoning Board of Appeals  
DeKalb County Department of Planning and Sustainability  
178 Sams Street  
Decatur, GA 30030

**RE: 1786 Ridgewood Drive** - Request for Variance from Zoning Code Ordinance Section 27-2.2.1 (Dimensional Requirements) for Zone R-75, to 1) reduce south side setback from 7.5' to 3.7' to replace existing accessory structure and, 2) increase lot coverage maximum from 35% to 39.8% to allow construction of a rear yard pool.

Dear Board members and staff:

We believe this request conforms to the criteria set forth in code and ask that the Board grant relief in this unique case.

*(1) by reason of exceptional narrowness, shallowness, or shape of a specific lot, or by reason of exceptional topographic and other site conditions (such as, but not limited to, floodplain, major stand of trees, steep slope), 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 lot is exceptional due to it being a pie-shaped historic lot within the Druid Hills Historic District that barely has the conforming frontage at 75.2', measured along the curve, but the lot width decreases rapidly to 28.02' at the rear. The lot and neighborhood preceded the DeKalb County Zoning ordinance, so the owner had no hand in creating this long, exceptionally narrow lot although the lot area exceeds the minimum 10000 sq. ft., at 11286 square feet.

*(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 variance does not constitute a grant of special privilege or go beyond the minimum necessary to afford relief because the original dilapidated two-story garage with ADU above is currently 3.7' from the southern side lot line. It is common to have a detached accessory garage in the neighborhood and the great majority of the historic garages were built closer than 7.5' to the side lot lines, particularly on narrow lots such as this. The proposed driveway will include a grass strip so that the proposed lot coverage is the minimum necessary.

This lot (there is currently no existing primary residence) is on the inside of a curved road so visibility is very limited when backing out. Therefore, a turnaround is necessary for cars to safely ingress and egress.



Having the garage and driveway turnaround set as far back as possible on this narrow lot (without encroaching the north side or rear setbacks) will allow space for a private rear lawn and pool area behind the proposed primary residence (no variances proposed for the primary residence). There are nearby homes with pools across the street and four lots to the west, so it is a common amenity enjoyed by other property owners in the area.

*(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 granting of the variance would not be detrimental to the public welfare or injurious to the surrounding properties because the lot coverage of the proposed new home, accessory structure, and driveway will not exceed the 35% maximum lot coverage. The in-ground pool will not be visible from the right of way and is a common amenity to other homes in the area, but its inclusion raises the lot coverage to 39.8%.

The new accessory building will be no closer to the southern lot line than the existing accessory building and the lot coverage of the new accessory and driveway area (at 1998 sq. feet) is less than the existing lot coverage of the dilapidated accessory and driveway to be demolished (2022 sq. feet). The new driveway will use the current curb cut from Ridgewood Drive so the granting of the variance will effect no change to the public welfare.

There will be a new pool deck/ patio constructed with pervious material that will increase the total lot coverage by 4.5%, to a total of 44.3%, and this is not subject to the variance since it complies with section 5.1.10, allowing pervious material to exceed the maximum impervious lot coverage by up to 15%.

*(4) the literal interpretation and strict application of the applicable provisions or requirements of this Chapter would cause undue and unnecessary hardship.*

The literal interpretation and strict application of the Zoning Ordinance would cause undue and unnecessary hardship due to the loss of a common and regular usage of the lot for outdoor recreation and the loss of safe vehicular ingress and egress otherwise allowed by having a driveway turnaround area so that cars can exit onto the street going forward rather than backing into a blind curve.

*(5) the requested variance would be consistent with the spirit and purpose of this chapter and the DeKalb County Comprehensive Plan text.*

The requested variance would be consistent with the spirit and purpose of this chapter and the DeKalb County Comprehensive Plan text since the purpose of the variance process is to encourage a small amount of flexibility with odd site conditions and historic patterns which occasionally run counter to the Zoning Ordinance established well after the neighborhood was created.

This variance would allow safe egress and outdoor recreation usages very common throughout the neighborhood even though the rear half of the lot is exceptionally narrow.

Information about any variances granted, including case number, approval date, and conditions of approval will be noted on the final site plan for permitting and the pervious pavers used on site must be approved by the Land Development Dept.



## 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  
at 1786 Ridgewood Drive NE Atlanta, GA 30307

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: Feb. 7, 2023

Owner  
Applicant: Lynia A. K. Reed-Hove  
Signature: Trustee Eugene H. Sanders  
Testamentary Trust

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

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





DeKalb County  
GEORGIA

**ZONING BOARD OF APPEALS APPLICATION**

**AUTHORIZATION TO REPRESENT 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 and that I authorize the applicant/agent to apply for a hearing to the Zoning Board of Appeals for the requests as shown in this application.

DATE: Feb. 7, 2023 Applicant/Agent: David W. Price  
Signature

TO WHOM IT MAY CONCERN:

(I)/ (WE) Lydia A. K. Breedlove, Trustee Eugene H. Sanders Testamentary Trust  
(Name of Owners)

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

David Price of Price Residential Design  
for the property at 1786 Ridgewood Drive NE Atlanta, GA 30307

[Signature]  
Notary Public



Lydia A. K. Breedlove  
Owner  
Trustee Eugene H. Sanders  
Testamentary Trust

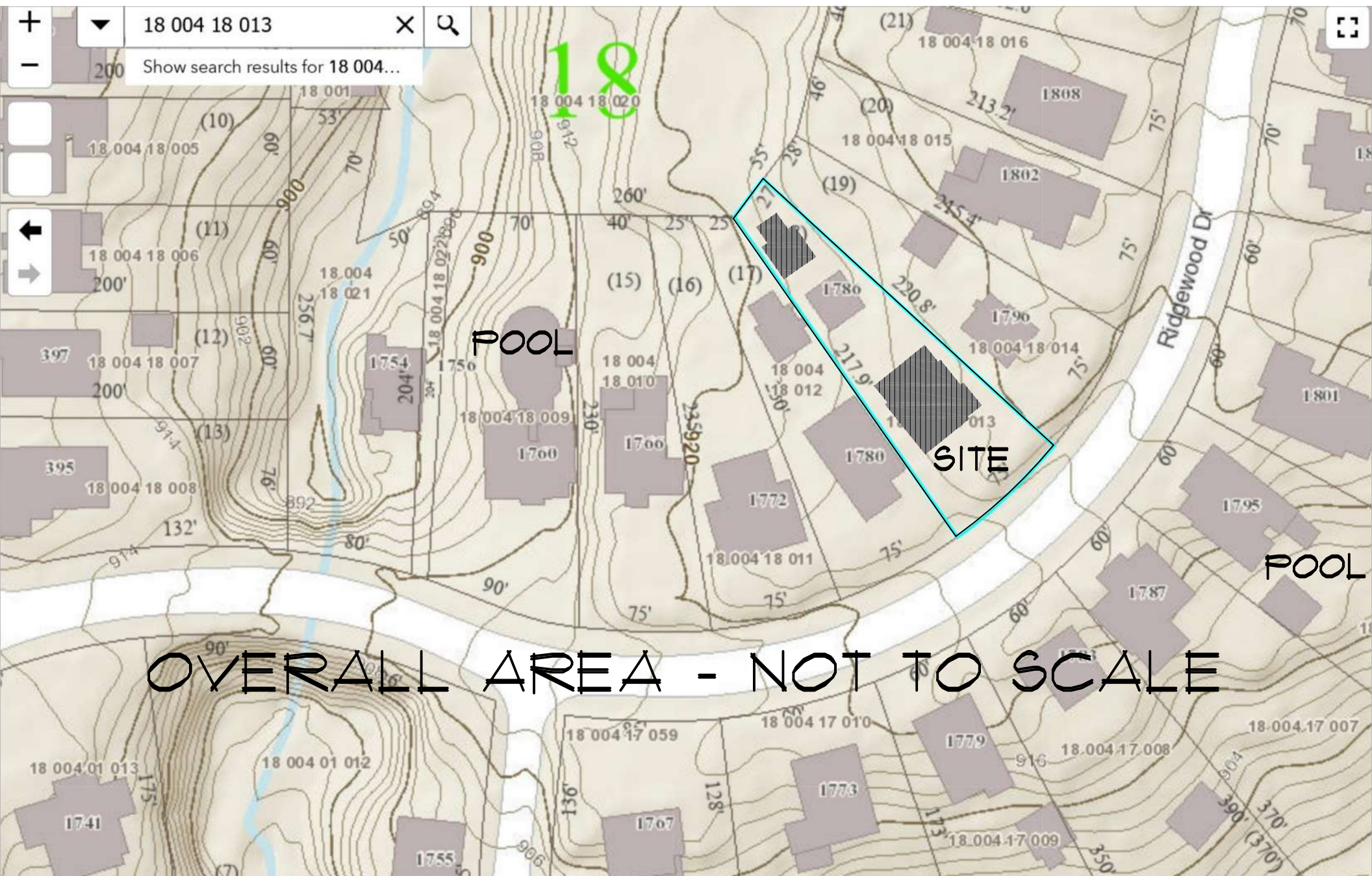
Notary Public

Owner

Notary Public

Owner





18 004 18 013



Show search results for 18 004...



18

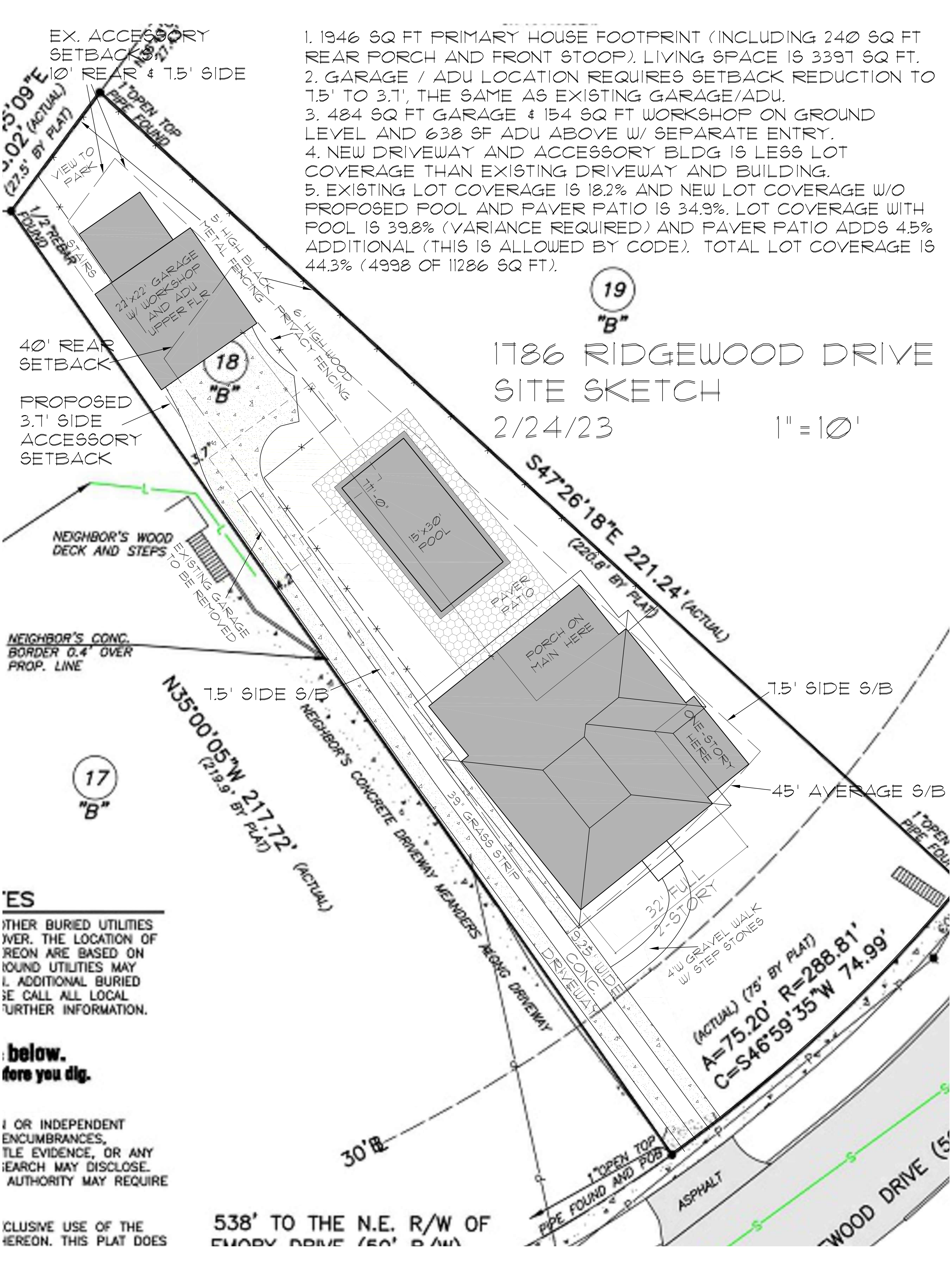
POOL

SITE

POOL

OVERALL AREA - NOT TO SCALE





EX. ACCESSORY  
SETBACKS:  
10' REAR & 7.5' SIDE

1. 1946 SQ FT PRIMARY HOUSE FOOTPRINT (INCLUDING 240 SQ FT REAR PORCH AND FRONT STOOP). LIVING SPACE IS 3391 SQ FT.
2. GARAGE / ADU LOCATION REQUIRES SETBACK REDUCTION TO 7.5' TO 3.1', THE SAME AS EXISTING GARAGE/ADU.
3. 484 SQ FT GARAGE & 154 SQ FT WORKSHOP ON GROUND LEVEL AND 638 SF ADU ABOVE W/ SEPARATE ENTRY.
4. NEW DRIVEWAY AND ACCESSORY BLDG IS LESS LOT COVERAGE THAN EXISTING DRIVEWAY AND BUILDING.
5. EXISTING LOT COVERAGE IS 18.2% AND NEW LOT COVERAGE W/O PROPOSED POOL AND PAYER PATIO IS 34.9%. LOT COVERAGE WITH POOL IS 39.8% (VARIANCE REQUIRED) AND PAYER PATIO ADDS 4.5% ADDITIONAL (THIS IS ALLOWED BY CODE). TOTAL LOT COVERAGE IS 44.3% (4998 OF 11286 SQ FT).

19  
"B"

1786 RIDGEWOOD DRIVE  
SITE SKETCH

2/24/23

1" = 10'

40' REAR  
SETBACK

PROPOSED  
3.1' SIDE  
ACCESSORY  
SETBACK

NEIGHBOR'S WOOD  
DECK AND STEPS  
EXISTING GARAGE  
TO BE REMOVED

NEIGHBOR'S CONC.  
BORDER 0.4' OVER  
PROP. LINE

17  
"B"

7.5' SIDE S/B

N35°00'05"W 217.72' (ACTUAL)  
(219.9' BY PLAT)

NEIGHBOR'S CONCRETE DRIVEWAY MEANDERS ALONG DRIVEWAY

S47°26'18"E 221.24' (ACTUAL)  
(220.8' BY PLAT)

7.5' SIDE S/B

45' AVERAGE S/B

ES

OTHER BURIED UTILITIES  
OVER. THE LOCATION OF  
REON ARE BASED ON  
GROUND UTILITIES MAY  
L. ADDITIONAL BURIED  
SE CALL ALL LOCAL  
FURTHER INFORMATION.

below.  
fore you dig.

I OR INDEPENDENT  
ENCUMBRANCES,  
TLE EVIDENCE, OR ANY  
EARCH MAY DISCLOSE.  
AUTHORITY MAY REQUIRE

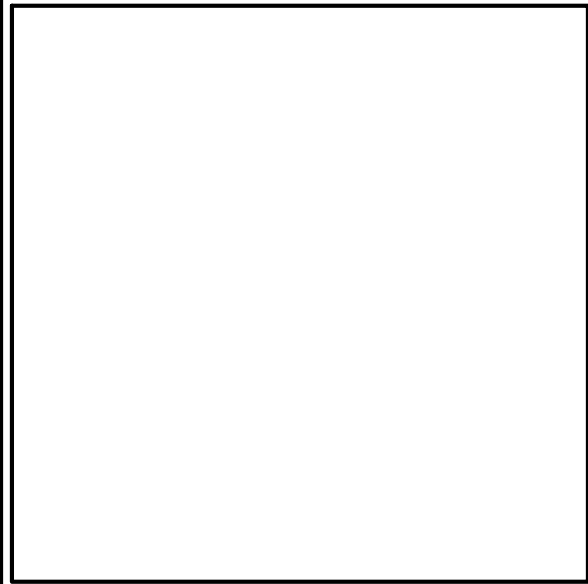
CLUSIVE USE OF THE  
HEREON. THIS PLAT DOES

538' TO THE N.E. R/W OF  
EMORY DRIVE (50' R/W)

(ACTUAL) (75' BY PLAT)  
A=75.20' R=288.81'  
C=S46°59'35"W 74.99'

WOOD DRIVE (50' R/W)





REFERENCE MATERIAL

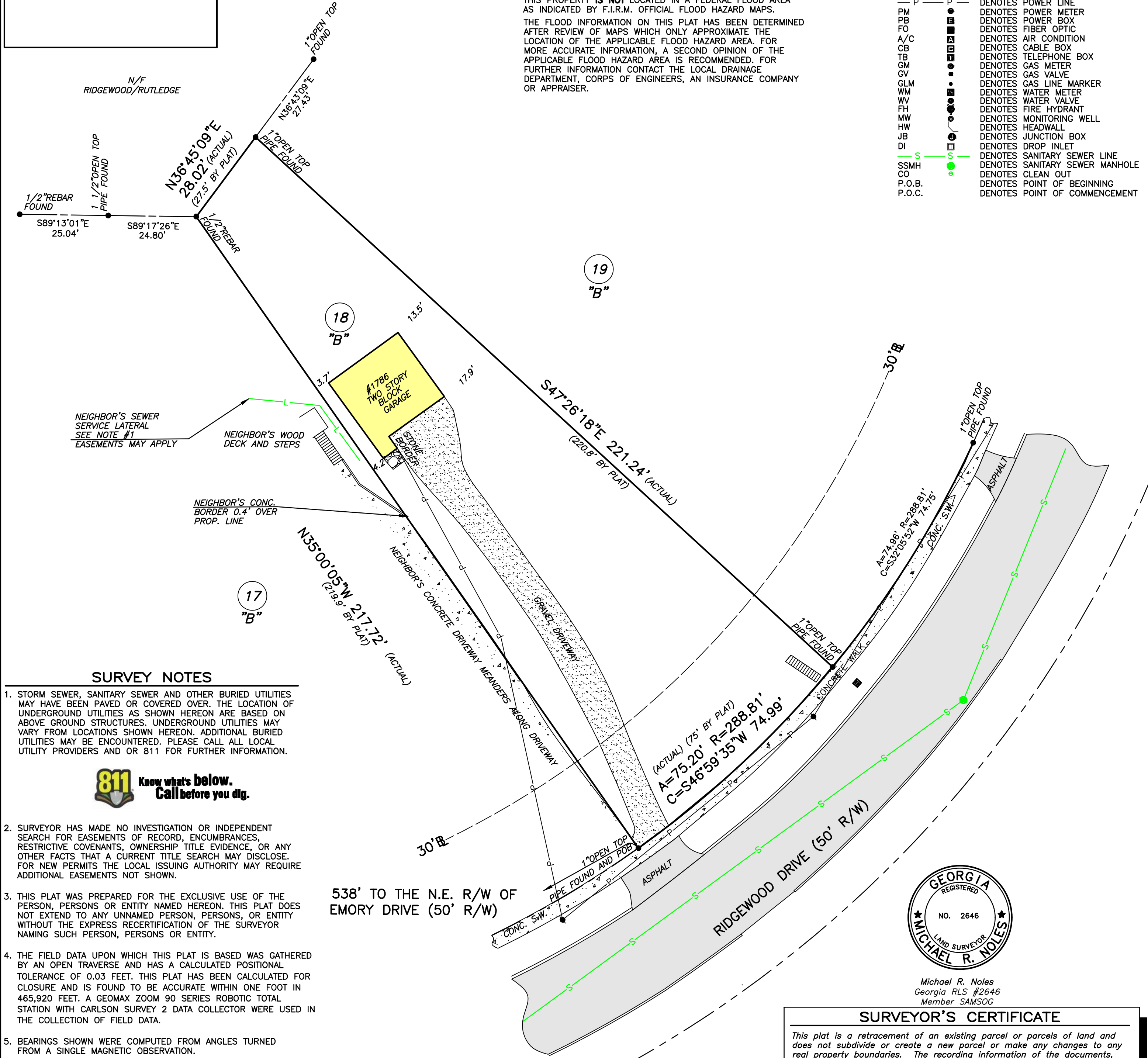
1. DEED OF ASSENT IN FAVOR OF THE TESTAMENTARY TRUST OF EUGENE HENDRIX SANDERS DEED BOOK 11654 PAGE 406-417 DEKALB COUNTY, GEORGIA RECORDS

FLOOD NOTE

THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY F.I.R.M. OFFICIAL FLOOD HAZARD MAPS. THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA. FOR MORE ACCURATE INFORMATION, A SECOND OPINION OF THE APPLICABLE FLOOD HAZARD AREA IS RECOMMENDED. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS, AN INSURANCE COMPANY OR APPRAISER.

LEGEND

- B DENOTES BUILDING LINE
- R DENOTES PROPERTY LINE
- R/W DENOTES RIGHT-OF-WAY
- C DENOTES CENTERLINE
- BC DENOTES BACK OF CURB
- G DENOTES GUTTER
- EP DENOTES EDGE OF PAVING
- TW DENOTES TOP OF WALL
- BW DENOTES BOTTOM OF WALL
- X DENOTES FENCE
- RCP DENOTES REINFORCED CONCRETE PIPE
- CMP DENOTES CORRUGATED METAL PIPE
- PP DENOTES POWER POLE
- LP DENOTES LIGHT POLE
- GW DENOTES GUY WIRE
- P DENOTES POWER LINE
- PM DENOTES POWER METER
- PB DENOTES POWER BOX
- FO DENOTES FIBER OPTIC
- A/C DENOTES AIR CONDITION
- CB DENOTES CABLE BOX
- TB DENOTES TELEPHONE BOX
- GM DENOTES GAS METER
- GV DENOTES GAS VALVE
- GLM DENOTES GAS LINE MARKER
- WM DENOTES WATER METER
- WV DENOTES WATER VALVE
- FH DENOTES FIRE HYDRANT
- MW DENOTES MONITORING WELL
- HW DENOTES HEADWALL
- JB DENOTES JUNCTION BOX
- DI DENOTES DROP INLET
- SSMH DENOTES SANITARY SEWER LINE
- CO DENOTES SANITARY SEWER MANHOLE
- P.O.B. DENOTES CLEAN OUT
- P.O.C. DENOTES POINT OF BEGINNING
- P.O.C. DENOTES POINT OF COMMENCEMENT



SURVEY NOTES

- STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES. UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. PLEASE CALL ALL LOCAL UTILITY PROVIDERS AND OR 811 FOR FURTHER INFORMATION.
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE. FOR NEW PERMITS THE LOCAL ISSUING AUTHORITY MAY REQUIRE ADDITIONAL EASEMENTS NOT SHOWN.
- THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.
- THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS GATHERED BY AN OPEN TRAVERSE AND HAS A CALCULATED POSITIONAL TOLERANCE OF 0.03 FEET. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 465,920 FEET. A GEOMAX ZOOM 90 SERIES ROBOTIC TOTAL STATION WITH CARLSON SURVEY 2 DATA COLLECTOR WERE USED IN THE COLLECTION OF FIELD DATA.
- BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.
- THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.
- ALL REBARS SET ARE 1/2" REBARS UNLESS OTHERWISE NOTED.
- THE EXISTENCE, SIZE, AND LOCATION OF IMPERVIOUS BUFFERS ARE SUBJECT TO FINAL DETERMINATION BY THE LOCAL ISSUING AUTHORITY, CITY, OR COUNTY.



NO.	REVISIONS	DATE
1		

**McClung Surveying**  
McClung Surveying Services, Inc.  
4833 South Cobb Drive Suite 200  
Smyrna, Georgia 30080 (770) 434-3383  
www.mcclungsurveying.com Certificate of Authorization #LSF000752

SURVEY FOR  
EUGENE H. SANDERS TRUST

1786 RIDGEWOOD DRIVE N.E.  
DECATUR, GEORGIA

TOTAL AREA= 0.259± ACRES  
OR 11,290± SQ. FT.

20' 10' 0' 20' 40'  
SCALE IN FEET

LOT 18 BLOCK "B"  
UNIVERSITY PARK  
PROPERTY

LAND LOT 4  
18TH DISTRICT  
DEKALB COUNTY, GEORGIA  
PLAT PREPARED: 11-17-2021  
FIELD: 11-15-2021 SCALE: 1"=20' JOB#257323

Michael R. Noles  
Georgia RLS No. 2646 11-17-21





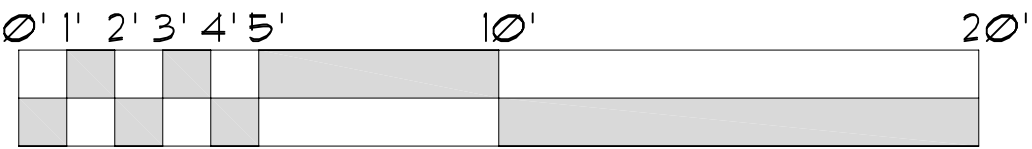
**HISTORIC EXAMPLE 6 HOUSES DOWN ON THE OTHER SIDE OF RIDGEWOOD**  
THE CENTRAL TWO STORY PORTION OF THIS ITALIAN RENAISSANCE REVIVAL HOUSE IS 40' WIDE ON A 15' FRONTAGE LOT WITH TWO ONE-STORY SIDE WINGS.



**DILAPIDATED GARAGE/A.D.U. TO BE DEMOLISHED**  
NEW GARAGE / A.D.U. WILL ECHO THIS MASSING (WITHOUT FRONT-FACING GABLE) 186' FROM STREET CURB. EXISTING STRUCTURE IS 24' WIDE AND NEW STRUCTURE WILL BE 22' WIDE. THE LOT COVERAGE OF THE NEW ACCESSORY STRUCTURE AND NEW DRIVEWAY WILL BE LOWER THAN EXISTING ACCESSORY AND DRIVEWAY.

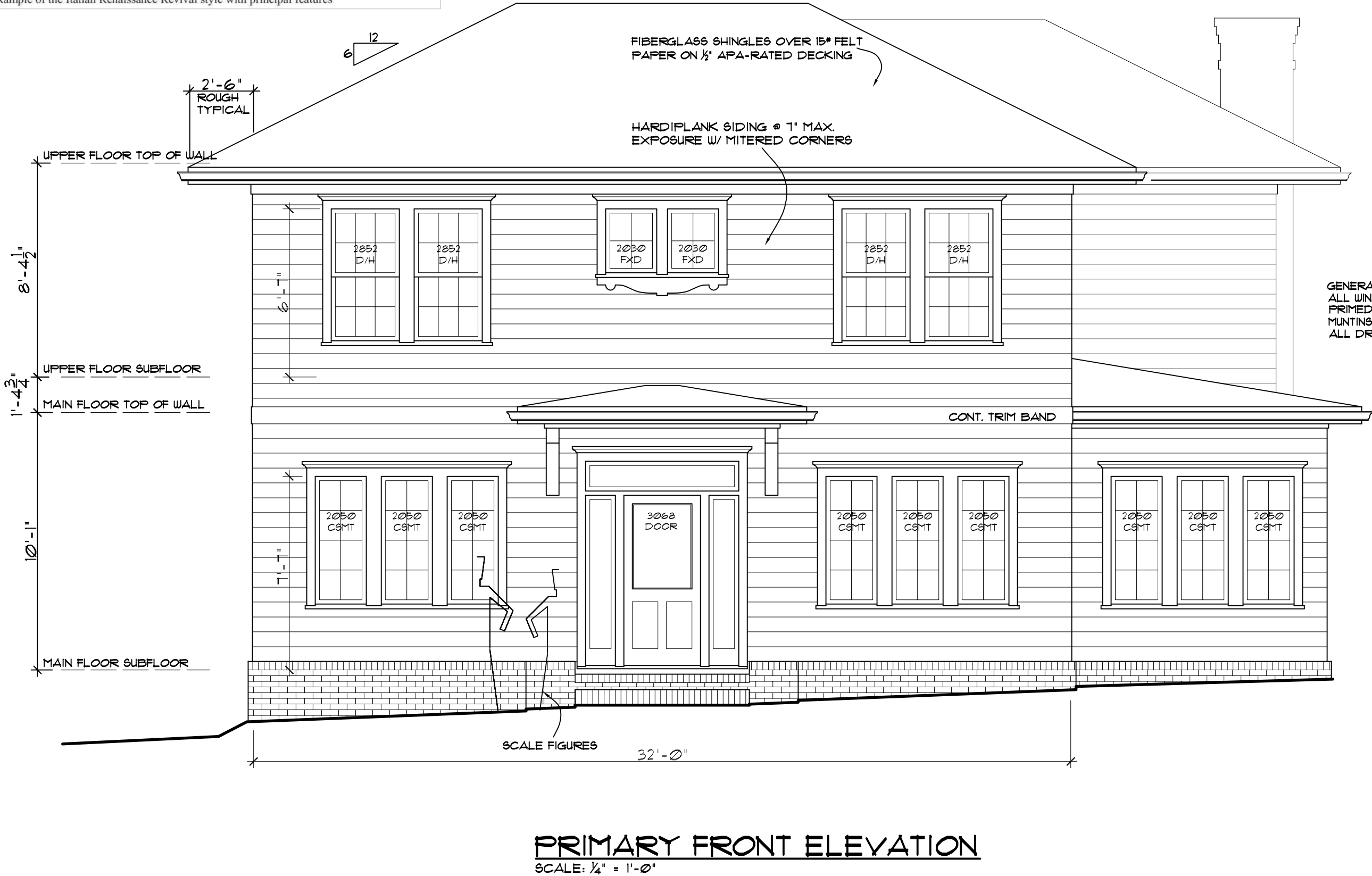
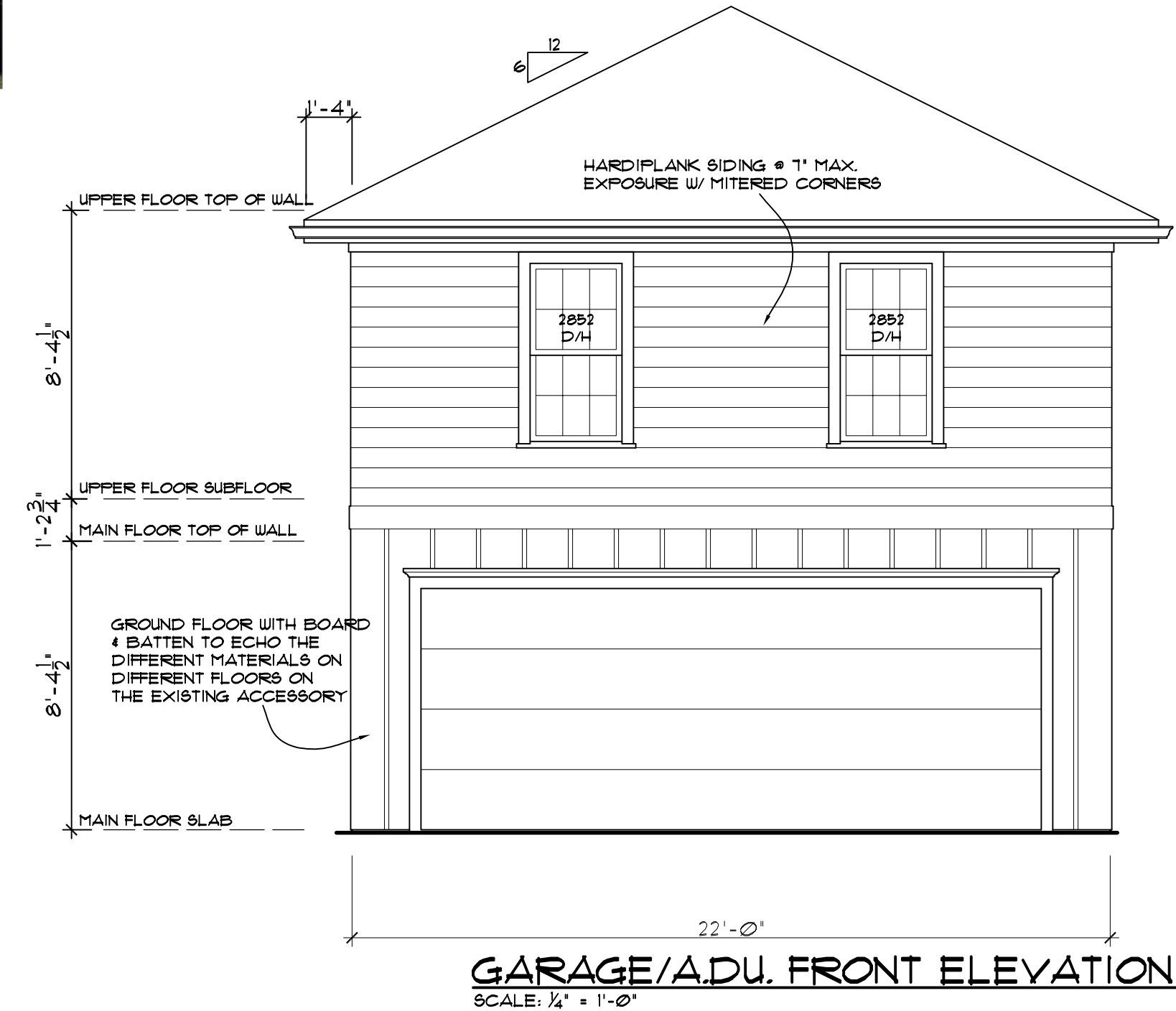


**NEIGHBORING TWO-STORY HOUSE - APPROX. 28' WIDE**  
THE NEIGHBORING HOUSE HAS A VERY TALL RIDGE ON ITS HIP ROOF AND THE FLOOR IS 5' ABOVE OUR PROPOSED MAIN FLOOR ELEVATION, DUE TO OVERALL TOPOGRAPHY.



PRICE RESIDENTIAL DESIGN  
1535 NOTTINGHAM WAY  
ATLANTA, GEORGIA  
30309  
dave@priceresidentialdesign.com  
404-245-4244

RIDGEWOOD RESIDENCE  
1786 RIDGEWOOD DRIVE  
PRICE RESIDENTIAL DESIGN



RIDGEWOOD RESIDENCE  
1786 RIDGEWOOD DR  
ATLANTA, GEORGIA  
EXTERIOR  
ELEVATIONS  
SHEET A-1  
FEBRUARY 24, 2023





skywark  
ENGINEERING

3855 Shallowford Road | Suite 620 | Marietta, Georgia 30062

770 | 641 | 9219  
f 770 | 641 | 9734

Dave Price  
Price Residential Design  
dave@priceresidentialdesign.com

1786 Ridgewood Dr NE  
Atlanta, GA 30307  
Project No: 23053

Dear Mr. Price:

On February 8<sup>th</sup>, 2023 I was requested to perform a site visit to the above referenced location to perform a structural inspection of the existing accessory structure. I visited the site to review the existing conditions on February 15<sup>th</sup>, 2023. Please see below for specific concerning items reviewed during my visit. Overall, my recommendation is that the house is structurally unsound, and rehabilitation is not possible without compromising the structural integrity of the structure.

**LOWER LEVEL:**

- Existing Footing: The footing that supports the CMU foundation wall shows signs of washout, as well as voids due to poor original construction (see Photos 1&2). On the day of my site review, recent water flow under the slab edge was visible. Water undermining a footing is a serious problem.
- Foundation Walls: Diagonal cracks were present throughout the entire CMU foundation wall (all 3 sides, see Photos 3-5). Diagonal cracks in CMU are typically a sign of differential settlement, which poses a serious threat to the structure that it is supporting. Vertical cracks were also present (see Photos 6-8). These cracks penetrated the full depth of CMU. Daylight was visible through one of the cracks. There was no evidence that any of the cells were grouted based on the frequency of cracks.
- Slab on Grade: The slab on grade is cracked and broken beyond repair (see Photos 9-10).
- Center Load Bearing Stud Wall: The center stud wall is the main load bearing wall is not fully bearing on the slab or footing and is only bearing on dirt in some locations.
- Steel Posts: There is also at least (2) adjustable screw jack post installed in the main level. These are intended for temporary shoring and are not structurally adequate for permanent use (see Photos 11 & 12).
- 

**UPPER LEVEL:**

- Sloping Floors: Sloping floors were observed throughout the upper level. Some of these were due to settlement (see above), improper supports (see above) and over-spanned joists and girders. The joists/girders will continue to deflect until structural failure.
- Settling: There is evidence of settling throughout the upper level. Interior finishes are cracked on all walls (see Photos 13-17).
- Skewed Stairs: The stairs are out of skew and twisting due to all the support issues below (see Photo 18).

Please contact me if you have any questions.

Sincerely,

*Mason Peterson, PE*

mpeterson@skywarkengineering.com



February 16, 2023





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3855 Shallowford Road | Suite 620 | Marietta, Georgia 30062

770 | 641 | 9219  
f 770 | 641 | 9734



Photo 1



Photo 2



Photo 3



Photo 4





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770 | 641 | 9219  
f 770 | 641 | 9734



Photo 5



Photo 6



Photo 7



Photo 8





3855 Shallowford Road | Suite 620 | Marietta, Georgia 30062

770 | 641 | 9219  
f 770 | 641 | 9734



Photo 9



Photo 10



Photo 11



Photo 12





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770 | 641 | 9219  
f 770 | 641 | 9734



Photo 13



Photo 14

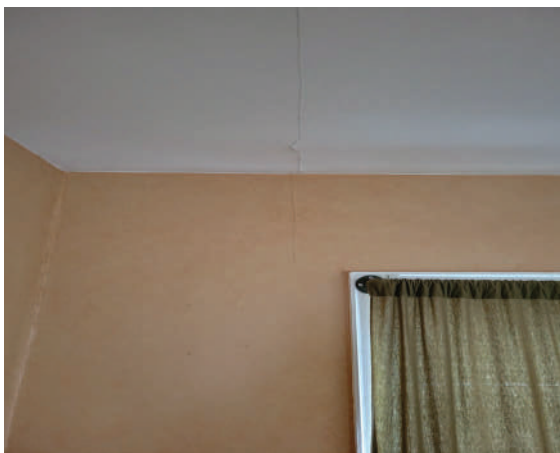


Photo 15



Photo 16





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770 | 641 | 9219  
f 770 | 641 | 9734



Photo 17



Photo 18