



RECEIVED

By Howard Johnson at 5:03 pm, Mar 02, 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 Kiet Nguyen

Mailing Address: 2220 Meadowvale Drive

City/State/Zip Code: Atlanta, Georgia 30345

Email: kiet@apex-ds.net

Telephone Home: 478-357-1386 Business: Apex Design Studio, LLC

OWNER OF RECORD OF SUBJECT PROPERTY

Owner: Mr. Nathan E. Hall

Address (Mailing): 2220 Meadowvale Drive, Atlanta, Georgia 30345

Email: nh8828@gmail.com

Telephone Home: 770-596-0915 Business: n/a

ADDRESS/LOCATION OF SUBJECT PROPERTY

Address: 2220 Meadowvale Drive City: Atlanta State: Georgia Zip: 30345

District(s): 18 Land Lot(s): 205 Block: 01 Parcel: 043

Zoning Classification: R-100 Commission District & Super District: Dist 2 | Super Dist 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: _____

LETTER OF INTENT

Property Address: 2220 Meadowvale Drive
Atlanta, GA 30345

Owner: Mr. Nathan E. Hall

Parcel ID: 18-205-01-43

Zoning: R-100

Project Declaration: The primary objective of this project is to install a proposed swimming pool and terrace for the property owner, Mr. Nathan E. Hall, located at 2220 Meadowvale Drive, Atlanta, GA 30345. This letter shall serve as a request for variance in lot coverage as outlined in the Dekalb County Code of Ordinances, Ch. 27 § 2.2.1.

Item 1:

In reviewing the Dekalb County Code of Ordinances, Ch. 27 § 2.2.1, dimensional requirements for residential zoning districts, it is stated that impervious lot coverage shall not exceed 35% of the lot size on properties designated with R-100 zoning. An exceptional and undue hardship is imposed on Mr. Hall's lot located at 2220 Meadowvale Drive as the property, as it exists, is undersized and only 13,434 square feet in size. Typically, dimensional requirements for R-100 zoning delineate that lots should be a *minimum* of 15,000 square feet. As Mr. Hall's lot does not meet the minimum dimensional requirements for lot sizing of R-100 zoning, the implementation of standard impervious lot coverage requirements has deprived him of square footage he would otherwise be entitled to if the lot were to be conforming in *minimal* dimensional requirements.

Item 2:

The application of the Dekalb County Code of Ordinance, Ch. 27 § 2.2.1 to this particular piece of property would create an unnecessary hardship. Adherence to the zoning regulation would cause a hardship by preventing the applicant, Mr. Hall, from making a reasonable, commonly found improvement to a residential property of this zoning. The homeowner is requesting no more than the minimum necessary in order to afford him with enough lot coverage to complete the proposed pool project. By eliminating and revising existing hardscapes, the applicant is demonstrating an effort to minimize the impact of the pool project in terms of impervious lot coverage. The proposed pool and deck will increase the lot coverage an additional 2.9% or 3.2% beyond what is typically allowed under the R-100 zoning regulations. The extraordinary and exceptional condition of small and non-conforming lot size is directly related to the variance request to increase lot coverage. If the subject property met the minimum 15,000 square foot dimensional standards the proposed addition could be accommodated within the allowed 5,250 square feet allowed. Because the subject property is non-conforming in minimal size standards for R-100 zoning, less area or only 4,701 square feet is available for impervious lot coverage. Affording the applicant approval of the requested variance will not grant any special permissions or privileges as his lot is non-conforming and undersized stripping him of lot coverage he would otherwise be granted should his lot be in compliance with minimum dimensional standards of this zoning.

Item 3:

In reviewing and studying the property and its adjacent counterparts, there do not appear to be any predictable detriments to the adjoining properties and surrounding neighborhood and the benefits to the property owner appear to be significant. In residential zoning districts, the addition of a private swimming pool is commonplace. Granting a variance to allow Mr. Hall additional lot coverage in order to execute the proposed pool project will not have deleterious effects on adjoining property owners nor the surrounding neighborhood.

Item 4:

The rigid application and literal interpretation of the applicable provisions outlined in the Dekalb County Code of Ordinance, Ch. 27 § 2.2.1 bring about undue and unnecessary hardship for the applicant as his lot is non-conforming in minimum dimensional regulations and he is therefore deprived of lot coverage otherwise granted to property owners of R-100 zoning lots. Should the applicant be granted the 35% impervious coverage of the minimum lot size for a R-100 lot, Mr. Hall would then be able to complete the proposed pool project affording him the opportunity to make improvements common to residential zoning districts.

Item 5:

Through the lens the Dekalb County Comprehensive Plan, the proposition for extra lot coverage would allow the applicant to make improvements consistent and congruent with not only the spirit and purpose of the aforementioned text but also uniform and consonant with adjacent properties of the same zoning. As this particular piece of property is located within the Suburban Area classification, it is not uncommon to see private swimming pools added as a routine improvement to properties of the single family home categorization.

PROJECT DECLARATION:

THIS PERMIT IS FOR THE FOLLOWING WORK...

1. REMOVAL OF EXISTING, NOTED WALKWAYS AND PORTION OF DRIVEWAY.
2. CONSTRUCTION OF...
 - 2A. PROPOSED POOL
 - 2B. PROPOSED TERRACE
 - 2C. ASSOCIATED GRADING AND DRAINAGE NETWORKS

CONTACT INFORMATION:

24 - HOUR CONTACT

NATHAN E. HALL
 +1 (770) 596-0915
 nh8828@gmail.com
 2220 Meadowvale Drive
 Atlanta, GA 30345

LANDSCAPE DESIGNER

APEX DESIGN STUDIO, LLC.
 CONTACT: KIET NGUYEN
 +1 (478) 357-1386
 kiet@apex-ds.net

ZONING DEPARTMENT

SITE DATA

TOTAL SITE AREA: 13,434 SQ. FT.
 TOTAL SITE ACREAGE: 0.308 ACRES

PROPERTY IS ZONED R-100

ZONING REGULATIONS

MINIMUM FRONT YARD SETBACK: 40 FT.
 MINIMUM SIDE YARD SETBACK: 10 FT.
 MINIMUM REAR YARD SETBACK: 40 FT.

MINIMUM LOT AREA: 15,000 SQ. FT.
 EXISTING LOT AREA: 13,434 SQ. FT.

MAXIMUM ALLOWED LOT COVERAGE: 35% OR 4,702 SQ. FT.
 EXISTING LOT COVERAGE: 35.3% OR 4,745 SQ. FT.

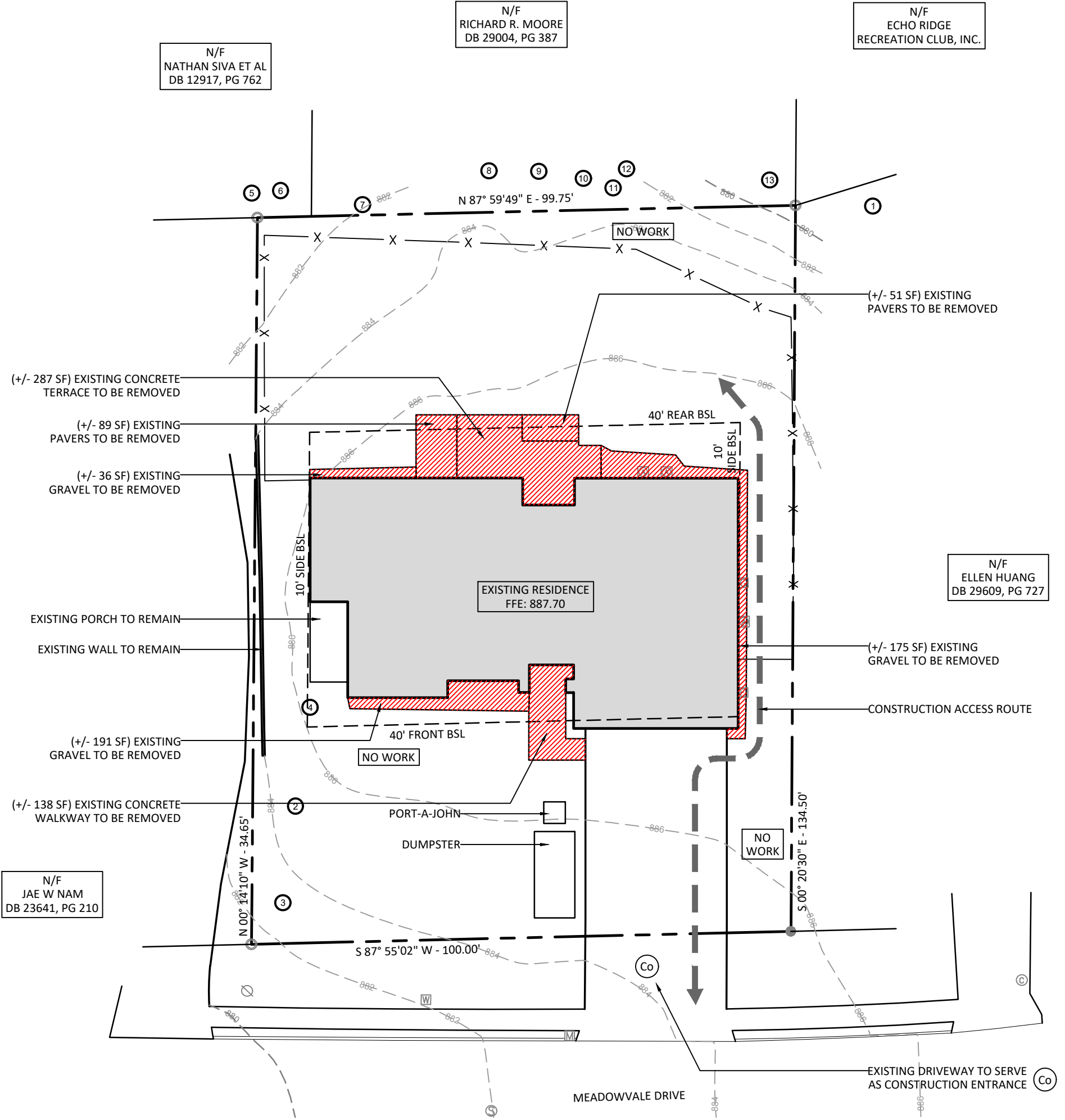
MAXIMUM UNIT SIZE: 2,000 SQ. FT.
 NO CHANGES TO FOOTPRINT PROPOSED

N/F
 NATHAN SIVA ET AL
 DB 12917, PG 762

N/F
 RICHARD R. MOORE
 DB 29004, PG 387

N/F
 ECHO RIDGE
 RECREATION CLUB, INC.

N/F
 ELLEN HUANG
 DB 29609, PG 727



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L-1

HARDSCAPE REMOVAL PLAN

DRAWING SCALE: 1" = 20'



APEX DESIGN STUDIO, LLC.

ALL DRAWINGS, AS INSTRUMENTS OF SERVICE, ARE THE PROPERTY OF APEX DESIGN STUDIO, LLC. THEY SHALL NOT BE REPRODUCED, MODIFIED, OR REVISED IN ANY WAY WITHOUT THE WRITTEN CONSENT FROM, AND PROPER COMPENSATION TO APEX DESIGN STUDIO, LLC.
 THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS, STRUCTURAL SIZES AND EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO APEX DESIGN STUDIO, LLC. BEFORE PROCEEDING WITH PROPOSED WORK SHOWN OR ANY LAND DISTURBING ACTIVITIES.

HALL RESIDENCE
 2220 MEADOWVALE DRIVE

PARCEL ID: 18 205 01 43
 ZONING CLASS: R100 | CLASS: R-3
 ATLANTA, GEORGIA 30345

PROJECT NUMBER
 2021-003



SHEET NUMBER
L-1

SITE DATA

TOTAL SITE AREA: 13,434 SQ. FT.
 TOTAL SITE ACREAGE: 0.308 ACRES

PROPERTY IS ZONED R-100

ZONING REGULATIONS

MINIMUM FRONT YARD SETBACK: 40 FT.
 MINIMUM SIDE YARD SETBACK: 10 FT.
 MINIMUM REAR YARD SETBACK: 40 FT.

MINIMUM LOT AREA: 15,000 SQ. FT.
 EXISTING LOT AREA: 13,434 SQ. FT.

MAXIMUM ALLOWED LOT COVERAGE: 35% OR 4,702 SQ. FT.
 PROPOSED LOT COVERAGE: 38.2% OR 5,135 SQ. FT.

MAXIMUM UNIT SIZE: 2,000 SQ. FT.
 NO CHANGES TO FOOTPRINT PROPOSED

LOT COVERAGE CALCULATIONS

EXISTING LOT COVERAGE

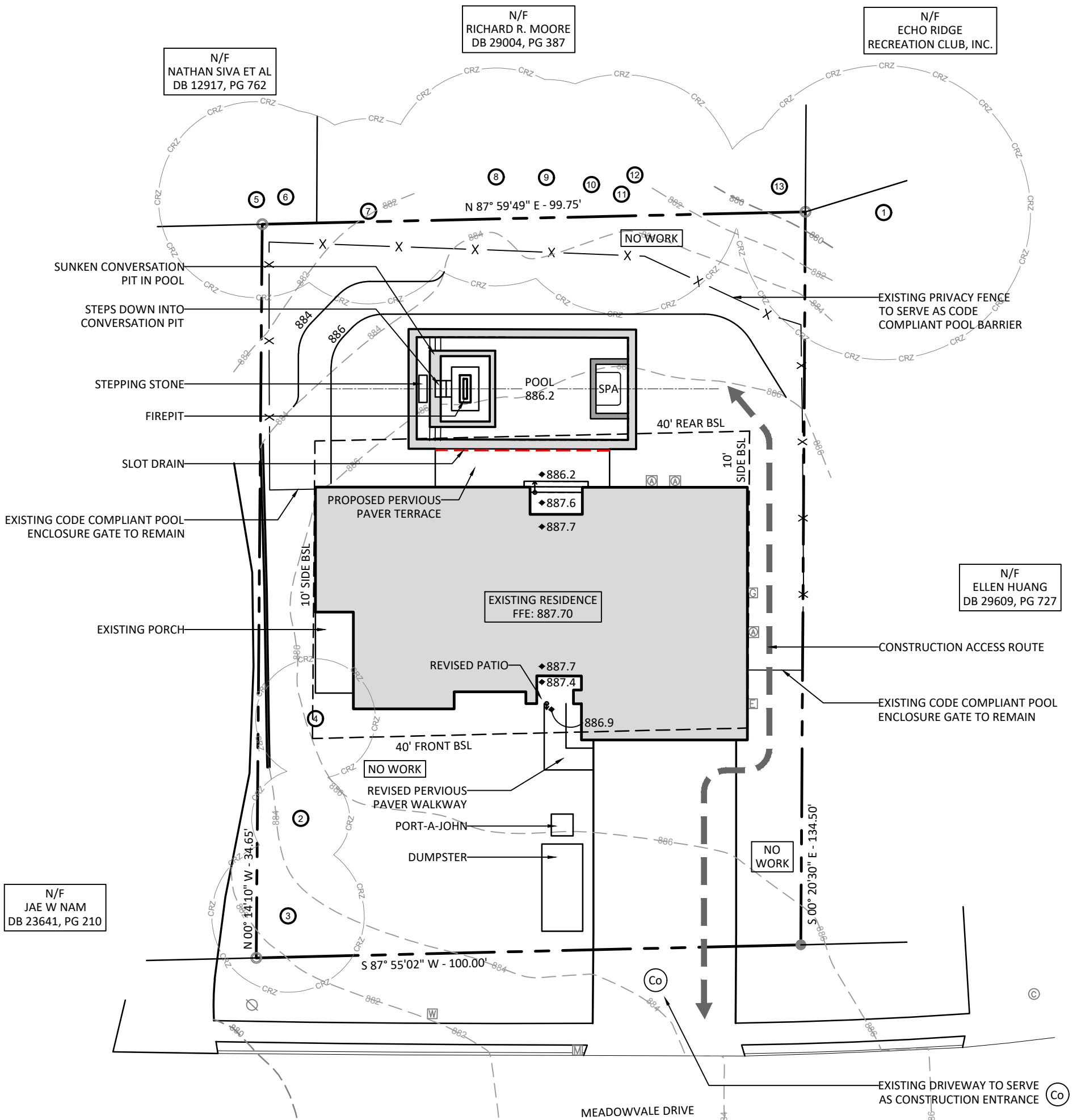
EXISTING RESIDENCE: 3,138 SQ. FT.
 EXISTING DRIVEWAY: 1,000 SQ. FT.
TOTAL EXISTING COVERAGE: 4,138 SQ. FT.

PROPOSED LOT COVERAGE

PROPOSED SWIMMING POOL: 920 SQ. FT.
 PROPOSED TERRACES: 117 SQ. FT.
TOTAL PROPOSED IMPROVEMENTS: 1,037 SQ. FT.

OVERALL IMPERVIOUS LOT CALCULATIONS

TOTAL EXISTING COVERAGE: 4,138 SQ. FT.
 TOTAL PROPOSED IMPROVEMENTS: 1,037 SQ. FT.
TOTAL PROPOSED IMPERVIOUS: 5,135 SQ. FT.



SITE PLAN

DRAWING SCALE: 1" = 20'



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L-2