

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric Hudson

ZONING BOARD OF APPEALS APPLICATION FOR PUBLIC HEARING (VARIANCES, SPECIAL EXCEPTIONS, APPEALS OF ADMINISTRATIVE DECISIONS)

Applicant and/or
Authorized Representative: Juan Ramirez, Studio d+c, Inc.
Mailing Address: 309 Woodview Drive
City/State/Zip Code: Decatur, GA 30030
Email: jramirez@studiod-c.com
Telephone Home: _____ Business: 770 318 2782

OWNER OF RECORD OF SUBJECT PROPERTY

Owner: Graham and Tammy Carroll
Address (Mailing): 1278 Oxford Road, Atlanta, GA 30306
Email: graham.carroll@comcast.net Telephone Home: 404 824 5248 Business: _____

ADDRESS/LOCATION OF SUBJECT PROPERTY

Address: 1278 Oxford Road City: Atlanta State: GA Zip: 30306
District(s): 18 Land Lot(s): 54 Block: 38 Parcel: 1805409030
Zoning Classification: R-75 Commission District & Super District: Unincorp DeKalb

CHECK 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.

Email plansustain@dekalbcountyga.gov with any questions.

DEPARTMENT OF PLANNING & SUSTAINABILITY

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: 8/14/23

Applicant
Signature:



DATE: 8-14-23

Applicant
Signature:





DEPARTMENT OF PLANNING & SUSTAINABILITY

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: 08/09/2023 Applicant/Agent Signature: [Signature]

TO WHOM IT MAY CONCERN:

(I)/ (WE): TAMMY AND GRAHAM CARROLL
(Name of Owners)

being (owner/owners) of the property described below or attached hereby delegate authority to the above signed agent/applicant.

Elizabeth Castillo Mata
Notary Public

[Signature]
Owner Signature

Elizabeth Castillo Mata
Notary Public

[Signature]
Owner Signature

Notary Public

Owner Signature



Application for Variance- DeKalb County, GA, Zoning Board of Appeals

Letter of Intent

1278 Oxford Road, Atlanta, GA 30306

August 21, 2023

We are proposing a one story rear addition and interior renovation to the existing residential structure on 1278 Oxford Road.

The new rear addition will replace an existing deck that will be removed and will accommodate a new back entry area/ mudroom and a laundry room. The proposed addition will align with the pantry addition (permitted and constructed in 2003/ 2004) and will meet the rear and side setback requirements.

The existing impervious surface area totals 6,183 SF or 45.7% (see survey). With the removal of the existing deck and the addition of the proposed back entry we are reducing the impervious surface area to 6,130 SF or 45.3 % (see proposed site plan).

Since the existing impervious surface area exceeds the 35% maximum lot coverage for the R-75 zoning district, we are applying for a variance from Chapter 27-2.2.1 to increase the lot coverage from 35% to the proposed (and reduced) 45.3%.

We are also applying for a variance from Chapter 27-2.2.1, for the existing carport located in the rear, to reduce the rear setback from 40 feet to the existing 11.5 feet to the carport roof edge at the north and to reduce the side setback from 7.5 feet to the existing 1.8 feet to the carport roof edge at the east side of the property.

In addition we are applying for a variance from Chapter 27-2.2.1, for the existing and original structure to reduce the side setback from 7.5 feet to the existing 6.5 feet.

1. Property's challenges:

The property on 1278 Oxford Road has a steep slope in the front facing Oxford Road. A steep driveway on the east side of the property connects to this busy road. This site condition lead to the construction of a concrete turn- around and off street parking (carport) in the back northeast corner of the property which had a significant impact on the lot coverage.

The original main structure, the driveway, turn-around and carport were in place when the parents of the current owner purchased the property in 1973. We are asking for the existing lot conditions to be grandfathered in.

2. Need for variances and minimal request:

We are asking for a variance to grandfather the existing lot coverage but are actually REDUCING the existing lot coverage with the proposed work.

We are asking for a side set back variance of the existing main structure to grandfather the existing condition.

We are asking for a rear and side set back variance of the carport to grandfather the existing condition.

3. Impact on neighboring properties and community:

The one story back addition will not have an impact to the neighboring properties.

See attached letters from direct neighbor Susan Happek (1276 Oxford Road) and Marvin & Holly Winter (1280 Oxford Road)

No trees will be impacted by this variance.

4. Hardship:

The back entry rear addition is a necessary upgrade to give the owners a proper entry into their home. The location of the parking in the back makes the back entry their main entry point and avoids the direct access into the kitchen.

The original main structure, the driveway, turn-around and carport were in place when the parents of the current owner purchased the property in 1973. We are asking for the existing lot conditions to be grandfathered since a modification would cause hardship to the current owners.

5. Align with the spirit of the law:

The main request for this proposed project (one story rear addition and interior renovation) is to change the lot coverage on the property. We are asking for a variance to grandfather the existing lot coverage but are actually reducing the existing lot coverage with the proposed work.

The side set back variance of the existing main structure and the rear and side set back variance of the carport are not affected by the proposed project but are existing conditions that have been in place before 1973 and have not been addressed in the previous permitted improvements (2003-2004).

The requested variances would be consistent with the spirit and purpose of the DeKalb County Ordinance Chapter 27 Section 7.5.2 and the DeKalb County Comprehensive Plan text.

We have received the Certificate of Appropriateness for this project (Case # 1246535)

Attachments:

Letters of neighbors: Susan Happek (1276 Oxford Road), Marvin & Holly Winter (1280 Oxford Road)

Photos of existing structures: A9.01, A 9.02, A 9.03

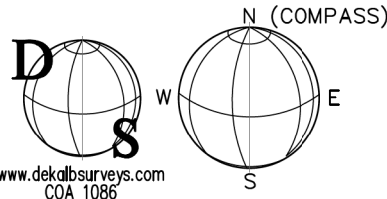
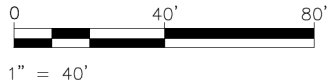
JN: 23 062 01

GENERAL NOTES:

- 1: This Plat has been prepared without the benefit of a current title report. Easements or encumbrances may exist that are not shown on this plat.
- 2: This plat is subject to any restrictions, easements, covenants or restrictions that may exist either written or unwritten.
- 3: Underground utilities not shown hereon may exist. The Surveyor does not take responsibility for absence or presence of any such utilities.
- 4: No Geodetic monuments were found within 500 feet of this site
- 5: This Plat has been prepared for the exclusive use of the person(s) or entities named hereon.

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon.

RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.



LEGEND

- EOP EDGE OF PAVEMENT (CURB)
- PP POWER POLE
- R/W RIGHT OF WAY
- IPF IRON PIN FOUND
- IPS 1/2" REBAR SET
- SW SIDE WALK
- BOLLARD
- OHP OVERHEAD POWER
- FH FIRE HYDRANT
- CB CATCH BASIN
- MH MANHOLE
- WM WATER METER
- WV WATER VALVE
- GV GAS VALVE
- GM GAS METER
- LP LIGHT POLE
- CONCRETE PAD



FOR
DEKALB SURVEYS, INC.
407 WEST PONCE DE LEON AVENUE
SUITE B
DECATUR, GEORGIA 30030
404.373.9003

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SURVEYOR AND MAY NOT BE
REPRODUCED, PUBLISHED OR
USED IN ANY WAY WITHOUT THE
WRITTEN PERMISSION OF THIS
SURVEYOR

REFERENCE: PLAT BOOK 77 PG 77

FLOOD HAZARD NOTE: THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF DEKALB COUNTY, GEORGIA 13089C0062H EFFECTIVE DATE AUGUST 15, 2019

SURVEY DATA:

TYPE OF SURVEY: RETRACEMENT
SOURCE OF TITLE DESCRIPTION FOR SUBJECT
PROPERTY: DB 26805 PG 784
PROPERTY OWNER AT TIME OF SURVEY:
TAMMY R. CARROLL &
GRAHAM A. CARROLL
PARCEL NUMBER: 18 054 09 030

BASIS OF BEARINGS IS A SINGLE COMPASS
BEARING AND ANGLES TURNED.

TOTAL AREA: 13,536 SQ FT, 0.311 AC
CALCULATED PLAT CLOSURE: 1:219,882

FIELD DATA:

DATE OF FIELD SURVEY 3-30-2023

THE CALCULATED POSITIONAL TOLERANCE BASED ON
REDUNDANT LINEAR MEASUREMENTS OF OBSERVED
POSITIONS WAS FOUND TO BE 0.015 FEET.

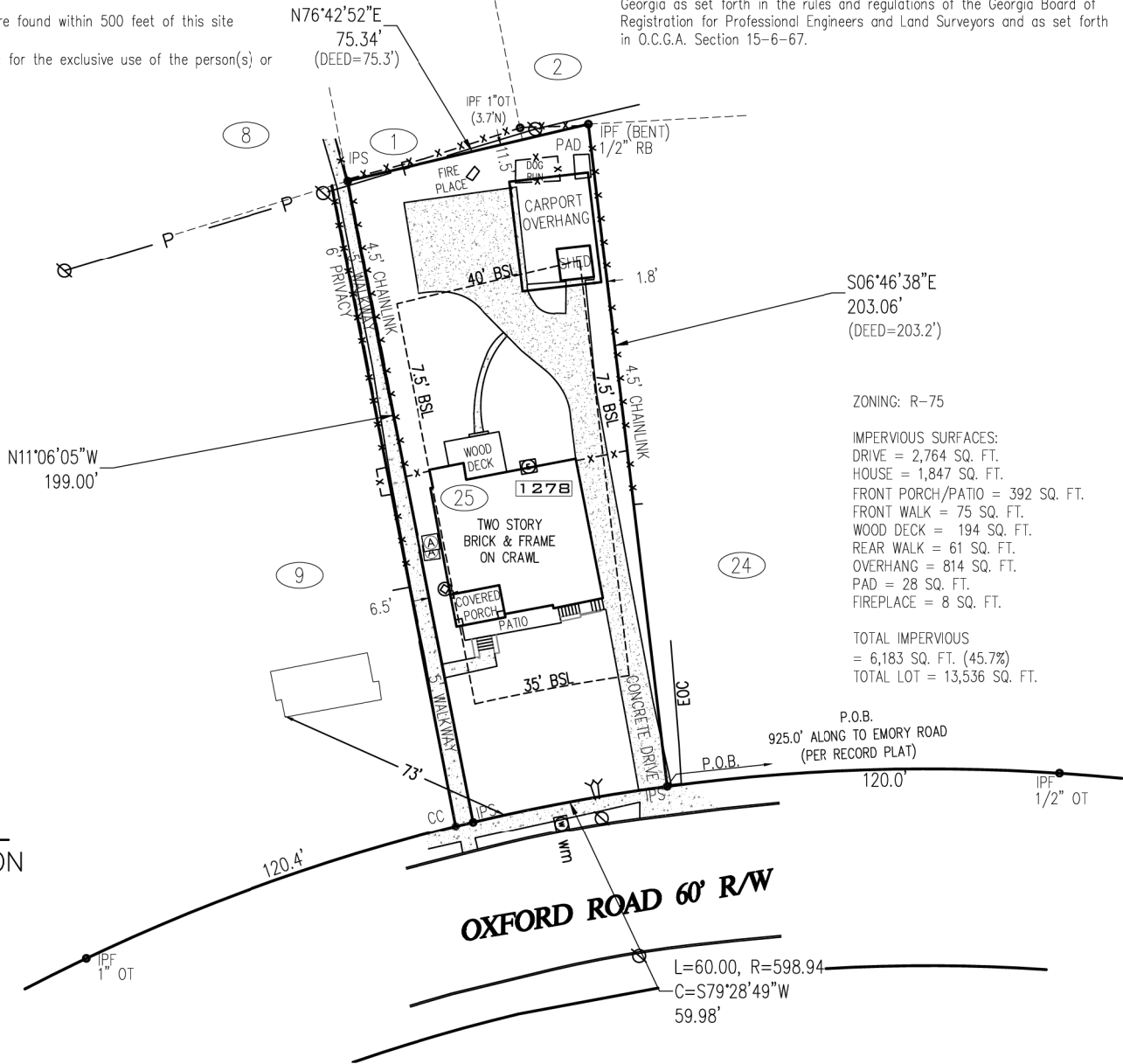
EQUIPMENT:
ELECTRONIC TOTAL STATION

SURVEY FOR:

TAMMY R. CARROLL & GRAHAM A. CARROLL
LOT 25, BLOCK 38, DRUID HILLS SUBDIVISION

1278 OXFORD ROAD

DEKALB COUNTY, GEORGIA
LAND LOT 54, DIST 18
DATE: APRIL 5, 2023



1
A 1.00

PROPERTY SURVEY
SEE GRAPHIC SCALE



309 Woodview Drive
Decatur, GA 30030
770-318 2782
jramirez@studiod-c.com

Consultants

REAR ADDITION AND
INTERIOR RENOVATION
CARROLL RESIDENCE
1278 Oxford Road
Atlanta GA 30306

PRINTING & REVISIONS

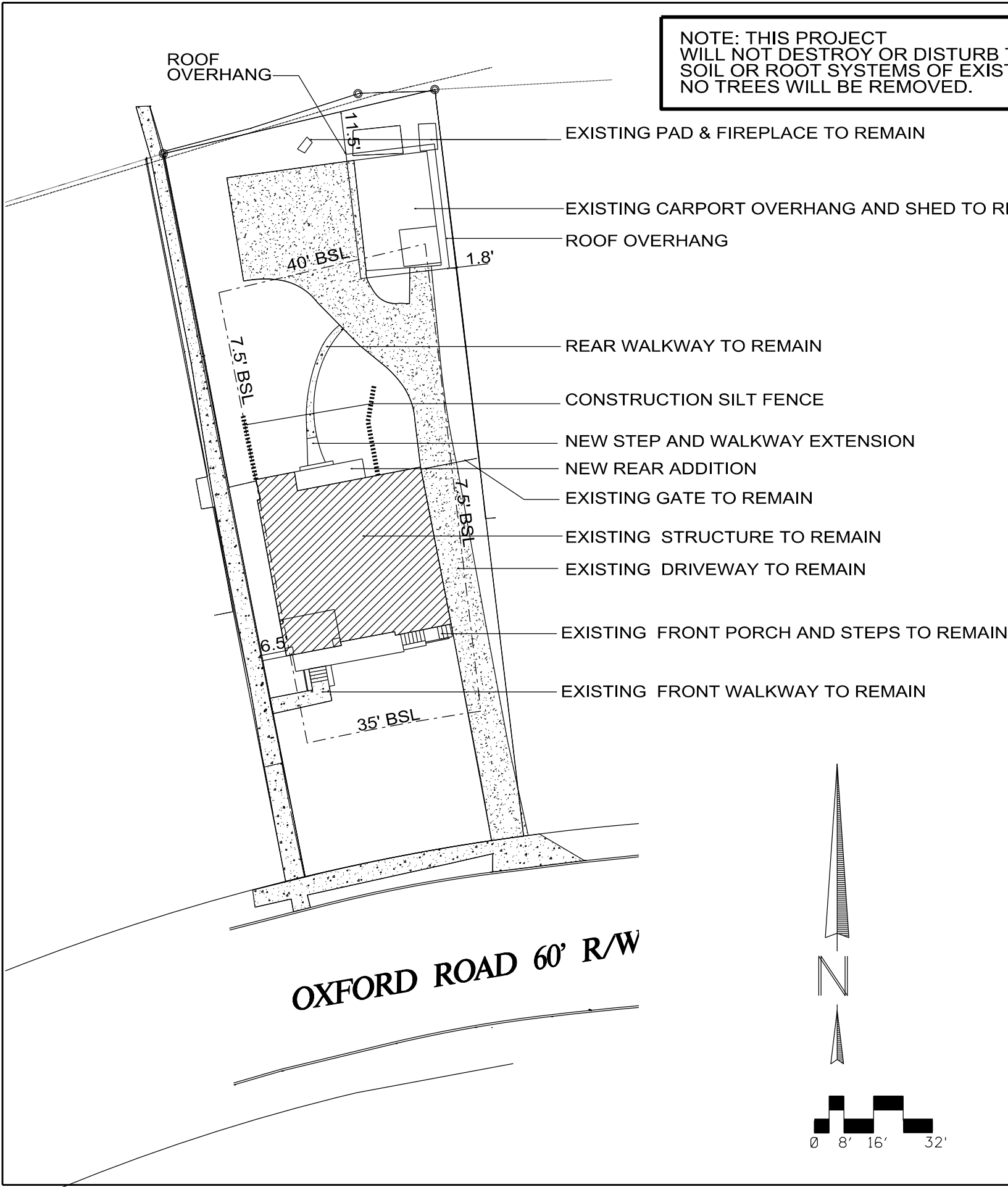
05/15/23 COA Submittal
08/24/23 Variance
Submittal
XX/XX/XX Construction
Documents
XX/XX/XX Released for
Construction

Sheet Title

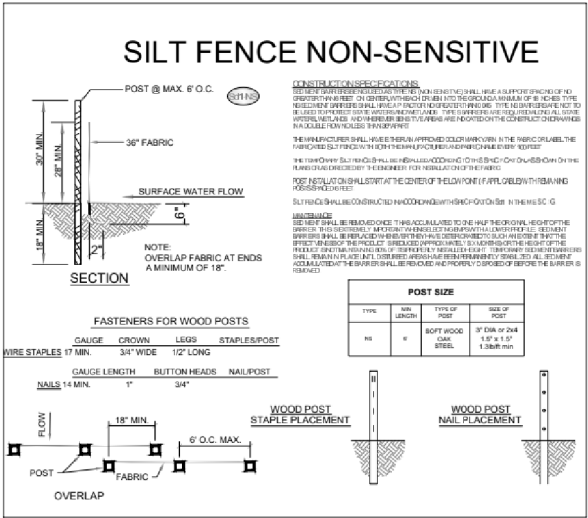
PROPERTY
SURVEY

Sheet Number

A1.00



NOTE: THIS PROJECT
WILL NOT DESTROY OR DISTURB THE ADJACENT
SOIL OR ROOT SYSTEMS OF EXISTING TREES .
NO TREES WILL BE REMOVED.



LEGEND:

- EXISTING STRUCTURE TO REMAIN
- CONSTRUCTION SILT FENCE

PROJECT COVERAGE SUMMARY

EXIST. IMPERVIOUS SURFACES: SEE SURVEY

TOTAL EXIST. IMPERVIOUS SURFACES: 6,183 SF
(45.7% LOTCOVERAGE)

REMOVE WOODEN DECK AND STEP: 194 SF
TOTAL SF REMOVAL: 194 SF

ADD NEW REAR ADDITION :105 SF
ADDED NEW STEP AND WALKWAY EXTENTION: 36SF
TOTAL SF ADDED: 141 SF

TOTAL PROPOSED LOTCOVERAGE: 6,130 SF
PROPOSED LOT COVERAGE: 45.3%
LOT SIZE: 13,536 SF
MAXIMUM LOTCOVERAGE ALLOWED: 35 %

24 HOUR CONTACT- EROSION & SEDIMENT CONTROL
JUAN RAMIREZ, STUDIO D+C, INC
770 318 2782

1
A 1.01

PROPOSED SITE PLAN
SCALE: 1/32"=1'-0"

309 Woodview Drive
Decatur, GA 30030
770-318 2782
jramirez@studiod-c.com

CONSULTANTS

**REAR ADDITION AND
INTERIOR RENOVATION**

CARROLL RESIDENCE

1278 Oxford Road
Atlanta GA 30306

PRINTING & REVISIONS

05/15/23 COA Submittal
08/24/23 Variance Submittal
XX/XX/XX Construction Documents
XX/XX/XX Released for Construction

Sheet Title

PROPOSED SITE PLAN

Sheet Number

A1.01

August 8, 2023

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

Dear Zoning Board of Appeals

I am a next-door neighbor of Tammy and Graham Carroll on 1276 Oxford Rd.

I understand that they would like to remove their back deck and add a small, one story addition for a back entry/mudroom and laundry room. I support their request for a variance on the exceeded (existing) lot coverage and understand that the proposed lot coverage will be slightly less than the existing.

Please let me know if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Susan Happek". The signature is written in a cursive style with a large, stylized 'S' and 'H'.

Susan Happek
1276 Oxford Rd.
Atlanta, GA 30306

August 8, 2023

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

Dear Zoning Board of Appeals

We are next-door neighbors of Tammy and Graham Carroll on 1280 Oxford Rd.
We understand that they would like to remove their back deck and add a small, one story addition for a back entry/mudroom and laundry room. We support their request for a variance on the exceeded (existing) lot coverage and understand that the proposed lot coverage will be slightly less than the existing.
Please let us know if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Marvin & Holly Winter", with a stylized flourish at the end.

Marvin & Holly Winter
Marvin & Holly Winter
1280 Oxford Rd.
Atlanta, GA 30306



1	EXIST. FRONT ELEVATION- STREET VIEW (SOUTH)
A 9.01	SCALE: N/A



2	EXIST. FRONT ELEVATION (SOUTH)
A 9.01	SCALE: N/A



3	EXIST. SIDE ELEVATION (WEST)
A 9.01	SCALE: N/A



4	EXIST. FRONT/SIDE ELEVATION (SOUTH EAST)
A 9.01	SCALE: N/A



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1278 Oxford Road
Atlanta GA 30306

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XX/XX/XX Construction Documents
XX/XX/XX Released for Construction

Sheet Title
PHOTOS OF EXISTING STRUCTURE
Sheet Number
A9.01



1	EXIST. REAR ELEVATION (NORTH)
A 9.02	SCALE: N/A



3	EXIST. REAR/ SIDE ELEVATION (NORTH EAST)
A 9.02	SCALE: N/A



2	EXIST. REAR/ SIDE ELEVATION (NORTH WEST)
A 9.02	SCALE: N/A



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Sheet Title
PHOTOS OF
EXISTING
STRUCTURE

Sheet Number

A9.02



1	EXIST. CARPORT TO REMAIN
A 9.03	SCALE: N/A



2	EXIST. CARPORT TO REMAIN
A 9.03	SCALE: N/A



3	EXIST. CARPORT TO REMAIN
A 9.03	SCALE: N/A



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PHOTOS OF
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Sheet Number

A9.03