

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: Wright Gardner (per attached notarized affidavit by owner)
Mailing Address: 154 Krog Street NE, Suite 125
City/State/Zip Code: Atlanta, GA 30307
Email: wright@wrightgardnerarchitect.com
Telephone Home: 404-218-8460 Business: _____

OWNER OF RECORD OF SUBJECT PROPERTY

Owner: Leslie H. Crawford
Address (Mailing): 1678 Mason Mill Road, Atlanta, GA 30329
Email: _____ Telephone Home: _____ Business: _____

ADDRESS/LOCATION OF SUBJECT PROPERTY

Address: 1678 Mason Mill Road City: Atlanta State: GA Zip: 30329
District(s): 18 Land Lot(s): 105 Block: _____ Parcel: 1810505017
Zoning Classification: _____ Commission District & Super District: _____

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: March 21, 2024 Applicant Signature: Leslie H Crawford

DATE: _____ 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.

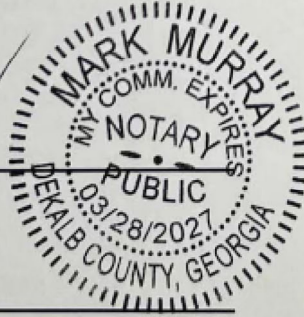
DATE: March 21, 2024 Applicant/Agent Wright Gardner
Signature: _____

TO WHOM IT MAY CONCERN: Leslie H. Crawford

(I)/ (WE): _____
(Name of Owners)

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

Mark Murray
Notary Public



Leslie H. Crawford
Owner Signature

Notary Public

Owner Signature

Notary Public

Owner Signature



1678 Mason Mill Road, Letter of Intent

Permit Review Comments and Answers

Mar 21, 2024

To Whom it may concern:

Zoning: R-85

The existing house at 1678 Mason Mill Road has an existing garage in the backyard that is located in the rear yard setback at 3.6' from the rear property line (see survey). The garage is in disrepair. The Owner proposes to build a new Accessory Dwelling location and exact footprint as the existing garage. There will be no changes to the existing footprint, though foundations and other items may need to be improved depending on further investigation by the structural engineer. There will also likely be paths or other on grade impervious improvements to access the structure, but none of these proposed improvements would be in contradiction to the zoning ordinance.

R-85 allows for an Accessory Dwelling to be built on the property per use table 4.1 in the Dekalb Zoning ordinance. The proposed dwelling will conform in all aspects of the Dekalb Zoning Ordinance with the exception of 4.2.2.C.2 and 4.2.2.C.3 that disallows Accessory Structures to be built inside of the rear yard setback or within 10' of the rear property line. It is unclear if this applies to the Accessory Dwelling location as opposed to the requirements of an Accessory Structure.

As such, the Owner would like to request a zoning variance to reduce the mandated 40' rear yard setback from 40' (as indicated in table 2.2) to 3.6' for the exclusive purpose of constructing an Accessory Dwelling that conforms with all other zoning conditions in the same footprint as the existing Garage on the property. Allowing the variance will allow for minimal site and existing tree canopy disturbance on the site.

Sincerely,

Wright Gardner
Wright Gardner Architect, LLC

The field data upon which this plat is based has a closure precision of one foot in 15,000 feet and an angular error of 03" seconds per angle point and was adjusted using the Compass Rule. This plat has been calculated for closure and is found to be accurate within one foot in 100,000 feet.

Equipment used: Topcon GTS-213 Total Station.

FLOOD HAZARD STATEMENT

THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA AS PER THE FIRM FLOOD HAZARD MAP OF DEKALB COUNTY, GEORGIA, COMMUNITY PANEL NUMBER 13089C 0062K, DATED 08/15/19

ZONING INFORMATION

CLASSIFICATION: R-85
 MINIMUM LOT WIDTH - 85 FEET
 MINIMUM LOT AREA - 12,000 sf.
 SETBACKS: FRONT - 35 FEET
 SIDE - 8.5 FEET
 REAR - 40 FEET
 MAXIMUM LOT COVERAGE - 35%
 MINIMUM FLOOR AREA - 2000 sf.
 MAXIMUM BUILDING HEIGHT - 35 FEET

TOTAL AREA:

61,466 sf.
 1.411 ACRES
 #1668 MASON MILL RD
 24,255 sf.
 0.557 ACRES
 #1678 MASON MILL RD
 37,211 sf.
 0.854 ACRES



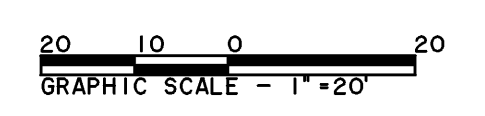
LOCATION OF THE PROPOSED ACCESSORY DWELLING UNIT IN THE SAME LOCATION /FOOTPRINT AS THE EXISTING GARAGE

- LEGEND**
- 1/2" REBAR FOUND
 - 1/2" REBAR PIN SET
 - LL = LAND LOT
 - P.L. = PROPERTY LINE
 - CL = CENTERLINE
 - B.L. = BUILDING LINE
 - R/W = RIGHT-OF-WAY
 - S.S.E. = SANITARY SEWER EASEMENT
 - D.E. = DRAINAGE EASEMENT
 - MH = MANHOLE
 - C.B. = CATCH BASIN
 - J.B. = JUNCTION BOX
 - HW = HEADWALL
 - D.I. = DROP INLET
 - PP = POWER/UTILITY POLE
 - F.H. = FIRE HYDRANT
 - I.E. = INVERT ELEVATION
 - F.F.E. = FINISHED FLOOR ELEVATION
 - F.F.B. = FINISHED FLOOR BASEMENT
 - F.F.G. = FINISHED FLOOR GARAGE
 - BOC = BACK OF CURB
 - EP = EDGE OF PAVEMENT
 - N/F = NOW OR FORMERLY
 - P.O.B. = POINT OF BEGINNING
 - SS = SANITARY SEWER LINE/PIPE
 - X-X-X = FENCE LINE
 - - - = FLOOD HAZARD ZONE LINE
 - = STORM SEWER LINE/PIPE
 - W = WATER LINE
 - G = GAS LINE
 - CM = CONCRETE MONUMENT
 - C.E. = CONSTRUCTION EASEMENT
 - C&G = CURB AND GUTTER
 - LS = LIGHT STANDARD
 - OTF = OPEN TOP PIPE FOUND
 - CTP = CRIMP TOP PIPE FOUND

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. 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.

ROBERT W. RICHARDSON, GA RLS #3419

02/15/22



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| ALPHA LAND SERVICES P.O. BOX 1651 LOGANVILLE, GA 30052 ENGINEERING & LAND SURVEYING OFF: 770.696.4054 EMAIL: ROBERT@ALPHALANDSURVEYOR.COM | | SURVEY FOR: 1668 & 1678 MASON MILL ROAD TAX PARCEL: 1668 - 18 105 05 017 1678 - 18 105 05 011 | |
| REVISION: | LAND LOT: 105 | LOT: BLOCK: | |
| | DISTRICT: 18TH | SUB: SUB: | |
| | GEORGIA COUNTY | AREA = 1.411 ACRES | |
| REF. PLAT: PB. _____ P. _____ | FIELD DATE: 02/03/22 | PLAT DATE: 02/15/22 | JOB No. 22-01-010 |