



Lorraine Cochran-Johnson

Chief Executive Officer

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

Wednesday, April 8, 2025

Planning Department Staff Analysis



Juliana Njoku

Director

N5. Case No: A-26-1247995

Parcel ID(s): 18 002 04 004

Commission District 02 Super District 06

Applicant: David W. Price
1595 Nottingham Way NE
Atlanta, GA 30309

Owner: Leslie Krugler
1175 Oxford Road
Atlanta, GA 30306

Project Name: 1175 Oxford Road – Accessory Garage Reconstruction

Location: 1175 Oxford Road, Atlanta, GA 30306

Requests: Variance request from Section 27-2.2.1 of the DeKalb County Zoning Ordinance to reduce the required side yard accessory structure setback from 8.5 feet to 3 feet and to reduce the required rear yard accessory structure setback from 40 feet to 10 feet in order to reconstruct a detached accessory garage in the same location and footprint as the previously demolished structure in the R-85 zoning district and Druid Hills Historic District.

Staff Recommendation: Approval with Conditions

Recommended Conditions if Approved:

- 1. The following information about this variance shall be noted on any site plan prepared for the subject property: case number, approval date, type of variance, and condition(s) of approval.
2. The variance shall apply only to reconstruction of the detached accessory garage on the existing concrete slab and in the same general footprint and location reflected in the submitted survey and application materials.
3. The footprint of the detached accessory structure shall not be expanded, and all other applicable dimensional and development standards shall be met.

STAFF FINDINGS:

The subject property is located at 1175 Oxford Road and contains an existing single-family residence on a lot identified in the submitted survey as approximately 16,404 square feet, or 0.377 acres, in the R-85 zoning district. The survey identifies minimum setbacks of 35 feet in the front yard, 8.5 feet in the side yard, and 40 feet in the rear yard. The survey also reflects existing improvements on the site including the principal dwelling, driveway, porch, deck, and a concrete pad associated with the former garage location. The survey identifies existing lot coverage at 34.92 percent. The property is also identified in the file as being within the Druid Hills Historic District / Druid Hills overlay area.

The applicant requests variances to reconstruct a detached accessory garage in the same location and footprint as a recently demolished garage. The application materials state that the prior structure was dilapidated and structurally unsound, and that the existing slab foundation, driveway, and limited turnaround are to remain. The file includes photographs and letters indicating the former structure had deteriorated significantly and was considered beyond repair. Surrounding properties shown in the submitted parcel map appear to be developed with single-family residences. The file also includes letters of support from nearby neighbors.

1. There is an extraordinary or exceptional physical condition(s) pertaining to the particular piece of property (such as, but not limited to, lot size, lot shape, specimen tree(s), steep slope(s), or preservation of historic characteristics of the property), which was not created by the current owner, previous owner, or applicant; by reason of a clearly demonstrable condition(s), 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, as distinguished from a special privilege or convenience sought by the property owner.

The application does not show an unusually shaped lot or extraordinary topographic condition. However, the file does show a longstanding site arrangement involving an accessory garage, existing slab, driveway, turnaround area, and nearby porch and deck stairs that constrain relocation of the garage further into compliance. The materials also indicate the former garage and driveway predated the current zoning code and that the present owner did not create the encroaching location. While the lot itself is not irregular in shape, the constraint arises from the established placement of improvements on the site. The location of the former garage reflects a legally established development pattern that predates current zoning requirements. Staff finds this criterion is met based on the longstanding placement of the accessory structure, the existing slab and driveway configuration, and the fact that the encroachment was not created by the current owner.

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 application expressly states that the request is to rebuild the garage in the same location and footprint size as the prior structure and that there will be no further encroachment beyond the existing concrete slab and foundation. The existing driveway and turnaround are also proposed to remain. The request does not introduce any new encroachment but instead maintains the exact footprint and location of a longstanding structure. Because the request is limited to reconstruction within the exact footprint of the prior structure, staff finds the variance represents the minimum necessary relief.

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 file indicates that a garage existed in this location for many years and that the new structure would replace a deteriorated and unsafe condition with a rebuilt accessory structure. The record includes support letters from nearby neighbors at 1183 Oxford Road and 1162 Oakdale Road. Based on the submitted materials, the request appears compatible with the surrounding single-family residential pattern and is not expected to create material detriment to nearby properties, particularly because the structure is proposed in an already established location. The hardship is not self-imposed, as the current owner did not create the encroaching condition and is seeking only to reconstruct a previously existing structure.

4. The literal interpretation and strict application of the applicable provisions or requirements of this chapter would cause undue and unnecessary hardship:

The hardship shown in the file is not merely a design preference. The record indicates that the prior garage had deteriorated to the point that it was beyond repair and had to be demolished, while the existing slab, driveway configuration, limited turnaround area, and adjacent porch and deck stairs constrain relocation of a replacement garage to a conforming position. The prior structure's deterioration necessitated removal, and the request represents reinvestment in a safer and code-compliant structure rather than expansion of a nonconformity. Strict application of the side and rear setback standards would therefore prevent reconstruction of an accessory garage in the location historically used for that purpose and would require substantial reconfiguration of an established rear yard layout. In this case, staff finds the hardship is tied to the existing site conditions and historical placement of improvements rather than to simple convenience.

5. The requested variance would be consistent with the spirit and purpose of this Chapter and the DeKalb County Comprehensive Plan Text:

Staff finds this criterion is met. The subject property is located within the Druid Hills Historic District and the Traditional Neighborhood (TN) Character Area. The request is to reconstruct a detached accessory garage in the same general location and footprint as the previous structure, rather than to introduce a new encroachment pattern or expand development into a previously open portion of the site. In that context, the request is consistent with the spirit of the zoning ordinance, which is intended to regulate site design while still allowing reasonable relief where site-specific conditions justify limited deviation. The request also aligns with the TN Character Area's emphasis on preserving the established form and character of older in-town neighborhoods, and with the historic context of the property, by allowing reinvestment in an accessory structure that has long been part of the site layout. Subject to conditions limiting the approval to the submitted footprint and location, staff finds the request consistent with both the purpose of the ordinance and the Comprehensive Plan.

FINAL STAFF ANALYSIS:

The record supports approval of this request with conditions. The strongest basis for approval is that the variances are tied to reconstruction of a detached accessory garage in the same location and footprint as a longstanding prior structure, with the existing slab, driveway, and turnaround remaining. The file also shows that the previous garage had become structurally unsound and that nearby neighbors support the replacement. Although the lot itself is not irregular, the record demonstrates that the existing site layout, including the longstanding placement of the garage, slab, driveway, and adjacent improvements, creates a practical constraint that

justifies relief. Even so, the existing historical placement of improvements and the current rear yard layout provide sufficient site-specific basis for relief in this case. The request supports preservation of the historic development pattern typical of the Druid Hills Historic District. The request is limited and can be conditioned to the submitted footprint and location, staff finds the record supports approval with conditions.

Staff Recommendation: Approval with Conditions

Recommended Conditions if Approved:

1. The following information about this variance shall be noted on any site plan prepared for the subject property: case number, approval date, type of variance, and condition(s) of approval.
2. The variance shall apply only to reconstruction of the detached accessory garage on the existing concrete slab and in the same general footprint and location reflected in the submitted survey and application materials.
3. The footprint of the detached accessory structure shall not be expanded, and all other applicable dimensional and development standards shall be met.

ZONING BOARD OF APPEALS (ZBA) APPLICATION
to Amend the Official Zoning Map of DeKalb County, Georgia

Subject Property Address: 1175 Oxford Road

City: Atlanta State: Georgia Zip: 30309

Parcel ID Number(s): 18 002 04 004 Acreage: 0.377

District: 18 Land Lot: 2 Block: 4 Parcel: 4

Commission District(s): 2 Super District: 6

Type of Hearing Requested (check one):

- 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.*

I hereby authorize the staff of the Planning and Sustainable Department to inspect the property that is the subject of this application.

Owner Agent

David W. Price
Signature

2-9-2026
Date

**ZONING BOARD OF APPEALS (ZBA) APPLICATION FEE:
\$300.00**

**DeKalb County does not require payment by wire transfer.
Be aware of scammers and fraudulent emails.**

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. **1175 Oxford Road Atlanta, GA 30306**

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: 2/9/26

Applicant Signature: 

DATE: _____

Applicant Signature: _____

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 hearing to the Zoning Board of Appeals for the requests as shown in this application.

DATE: 2/9/24

Applicant/Agent
Signature:

David W. Price

David Price

TO WHOM IT MAY CONCERN:

(I)/ (WE): Leslie Krugler

(Name of Owners) 1175 Oxford Road Atlanta, GA 30306

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



Jailah Brown

Notary Public

[Signature]

Owner Signature

Notary Public

Owner Signature

Notary Public

Owner Signature

Price Residential Design
1595 Nottingham Way Atlanta, Georgia 30309

February 9, 2026

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

RE: **1175 Oxford Road** - Request for Variance from DeKalb County zoning ordinance sec. 27-2.2.1 to reduce the southern side yard accessory setback from 8.5' to 3.9' and reduce the rear yard accessory structure setback from 40' to 10.4' to allow rebuilding of recently demolished dilapidated accessory garage in the same location and footprint size.

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 a rectangular shape that meets the current R-85 zoning lot size minimum limit. The house, built in 1929, is located in the Druid Hills Historic District and the accessory structure and driveway precede the current Zoning code as well. The original accessory garage has been recently demolished because it was originally poorly framed was in a state of dilapidation. The original location of the accessory structure (and current slab) is non-conforming for the rear and southern side setbacks. The owners had no hand in creating this non-conformity, which appears to have existed for many years and the existing driveway turnaround is minimal in size.

(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 many existing and historic accessory structures are as close or closer to the side and rear lot lines in the district. There will be no further encroachment beyond the current location of the original concrete slab and foundation. The existing driveway and small turnaround will be retained. Repositioning of the new build to reduce encroachment is not practical with the existing rear porch and deck stairs so close to the front of the proposed (and original) garage location.

(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 there has been an accessory garage in this same location and footprint size for many decades. The proposed garage will be taller, to provide attic storage, but well within accessory height restrictions. The new garage will be structurally safe, unlike the previous construction and the lot coverage will remain the same with no or very little site disturbance (footing repair may be required).

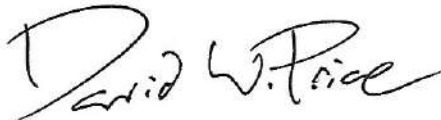
(4) the literal interpretation and strict application of the applicable provisions or requirements of this Chapter would cause undue and unnecessary hardship.

The literal interpretation and strict application of the current setbacks would cause undue and unnecessary hardship because the new garage is replacing an accessory usage in the same location and on the same foundation as the original garage. There are many examples of existing accessory structures within the immediate vicinity, and the Druid Hills Historic District as a whole, of that encroach on both the rear and side setbacks so it would be an unfair removal of an asset that is usual and consistent with the neighborhood pattern.

(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 flexibility when dealing with odd or non-conforming existing conditions such as the existing non-conformities which exist on this historic property, which had become unrepairable over time.

Thank you for your consideration,

A handwritten signature in black ink that reads "David W. Price". The signature is written in a cursive, flowing style.

David W. Price, Applicant
For Leslie Krugler, Owner



Photo of recently demolished garage – note lack of any braced portal framing and exterior siding attached directly to studs with no structural sheathing. Stud spacing is more than two feet on center and were rotten where they were in contact with the concrete slab. The concrete slab foundation, driveway, and minimal turnaround are existing and will remain.

email from real estate agent about garage structure

----- Forwarded message -----

From: [REDACTED]

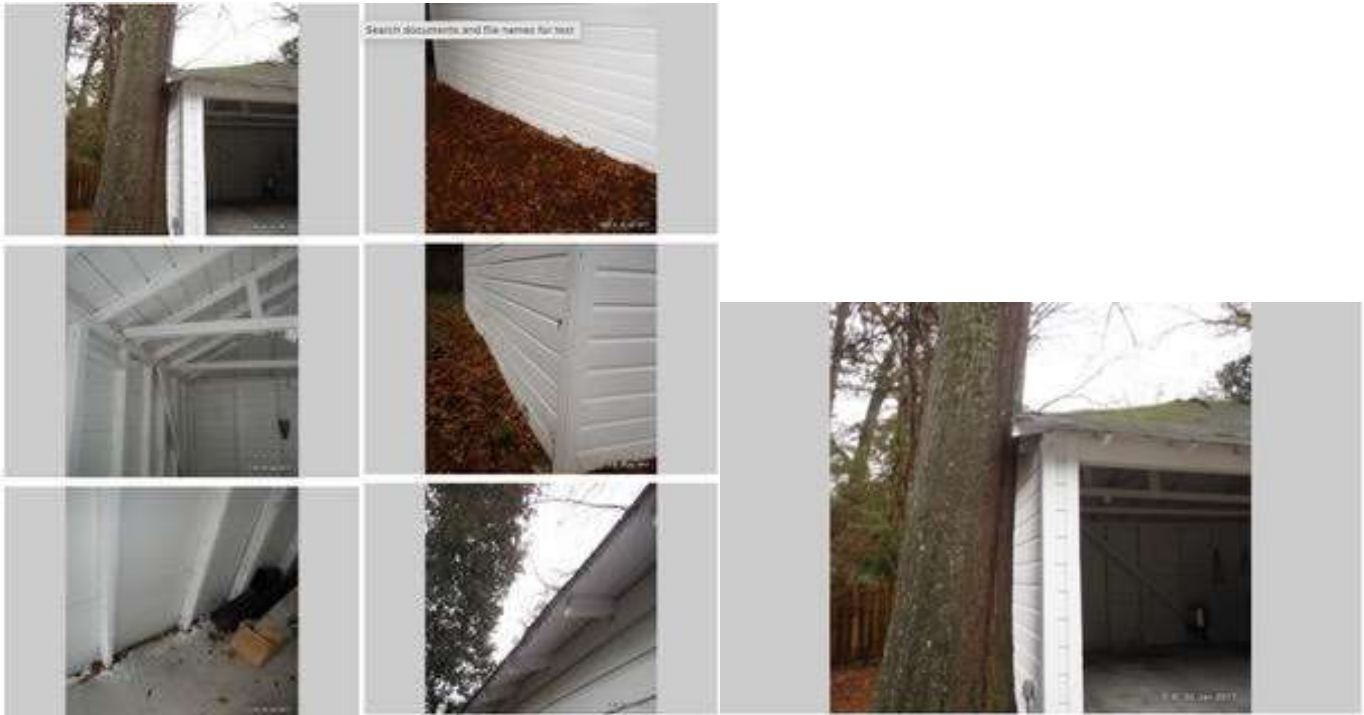
Subject: [REDACTED]

To: **Leslie Krugler** <>

Leslie,

Per our conversation we received a lot of feedback and concerns over the “carport” at 1175 Oxford Rd while the house was on the market last year. There were concerns over the structural issues and the roof. The tree to the left was growing into the structure and had pushed it dramatically off of the foundation. It was also just generally very scary looking as was the tree alongside it. Because of the condition it was considered uninsurable and therefore scared multiple buyers away. Attached below are photos from your purchase in 2018 as well as from the listing.

Please let me know if you have any additional questions.



Harvin Greene, Realtor
DORSEY ALSTON, REALTORS®

Top 1% Realtor, Nationwide
#3 Team, Georgia
#2 Team, Atlanta Realtors Association 2024
#1 Agent Companywide, 2024
Most Expensive Residential Sales in Atlanta 2024 and 2025
Life Member, ARA® Top 10 Producer
Phoenix Award Recipient

email from neighbor supporting project

On Thursday, January 22, 2026, 8:06 PM, Bess Miller <> wrote:

To whom it may concern.

I am a next door neighbor of Leslie Krugler and am aware of the plans to rebuild her garage at [1175 Oxford Road, Atlanta, Georgia 30306](#). I have discussed with her and am in agreement with these plans.

With kind regards,

Bess Miller



January 21, 2026

Dear Druid Hills Historic Preservation Society and to whom it may concern-

My family resides at 1162 Oakdale Road NE, Atlanta, Georgia, 30307.

It has been brought to our attention that our neighbor on Oxford Road, Leslie Krugler, is planning a new garage.

We are in full support of her plans for this construction.

If you need any further information from us regarding this project, kindly reach out at

[REDACTED]

Sincerely,

A handwritten signature in black ink, appearing to read 'Carla', written in a cursive style.

Carla Crossno

Dovetail

CRAFTSMEN

January 27, 2026

Leslie Krugler
1175 Oxford Road
Atlanta, Ga 30307

Subject: Condition of carport/garage structure

To whom it may concern:

The carport that was located at 1175 Oxford Road was in very poor structural condition and has been since Ms. Krugler purchased the house. She approached me soon after moving into the house to do repair work on the structure. I declined at that time because the condition of the structure was so bad. I informed her then that the structure was beyond repair and should be torn down.

The roofing on the main house was recently replaced. The roofing contractor was asked about replacing the shingles on the carport. They declined for the same reason. There was no structural integrity left in the carport, and it would have been dangerous to work on it.

Regards,

Todd Fisher
Owner/Partner
Dovetail Craftsmen
[REDACTED]

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

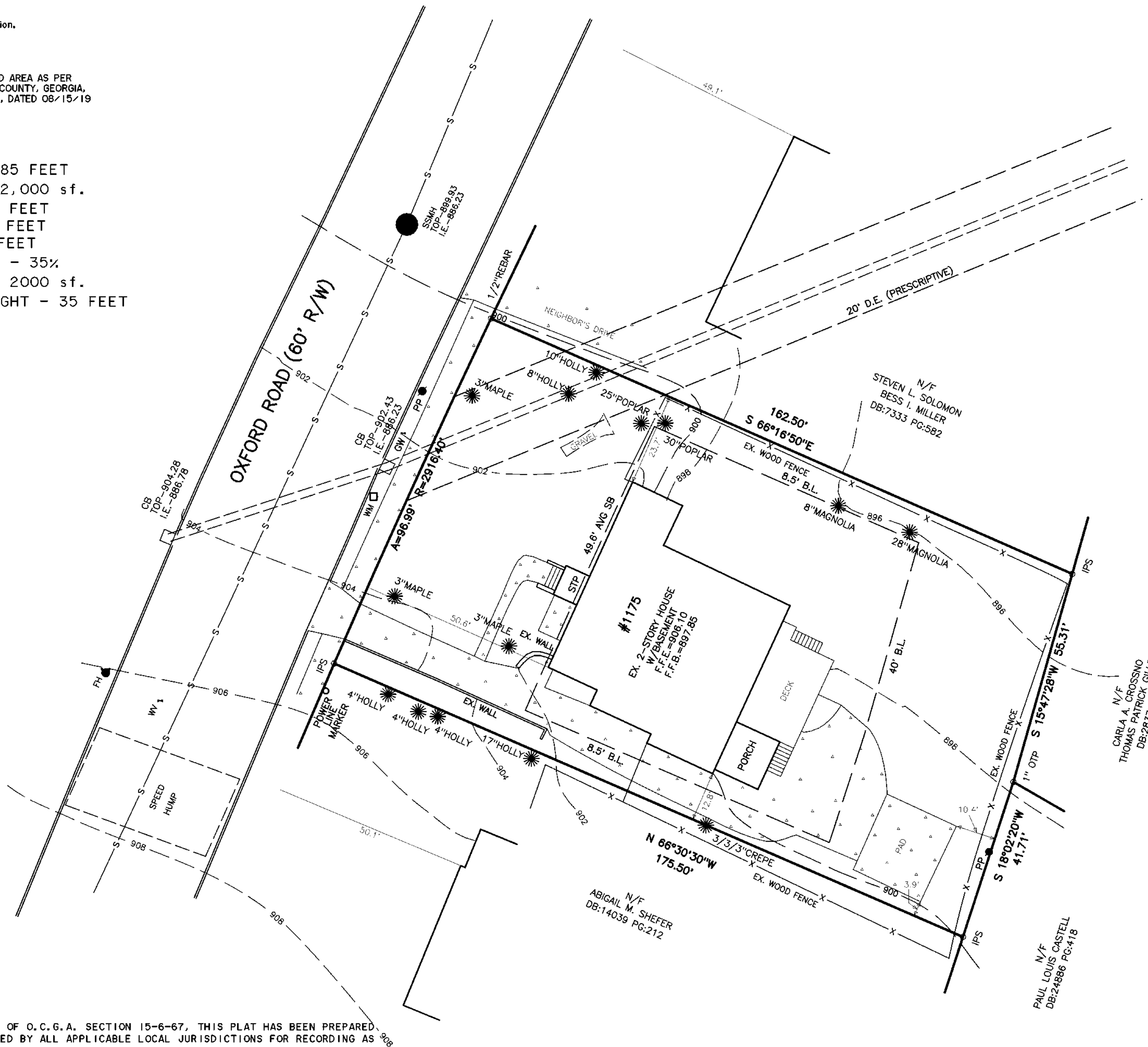
EXISTING LOT COVERAGE:

HOUSE = 2386 sf.
 DRIVEWAY = 2003 sf.
 FRONT WALK = 108 sf.
 WALLS = 41 sf.
 FRONT STOOP = 152 sf.
 REAR PORCH = 162 sf.
 REAR DECK = 467 sf.
 CONCRETE PAD = 410 sf.
 TOTAL = 5729 sf.
 LOT COVERAGE = 34.92%
 MAXIMUM = 35% = 5741 sf.

LOT AREA:
 16,404 sf.
 0.377 ACRES

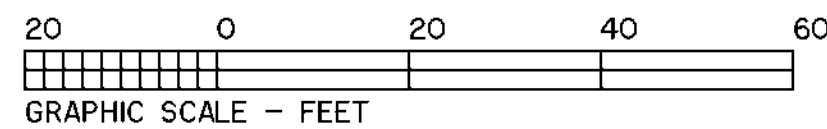
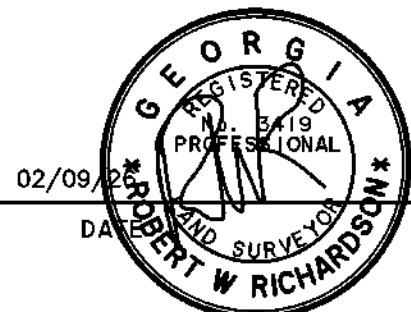
LEGEND

- IPF = 1/2" REBAR FOUND
- IPS = 1/2" REBAR PIN SET
- L.L. = LAND LOT
- L.L.L. = LAND LOT LINE
- 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
- O = 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
- OTP = OPEN TOP PIPE FOUND
- CTP = CRIMP TOP PIPE FOUND

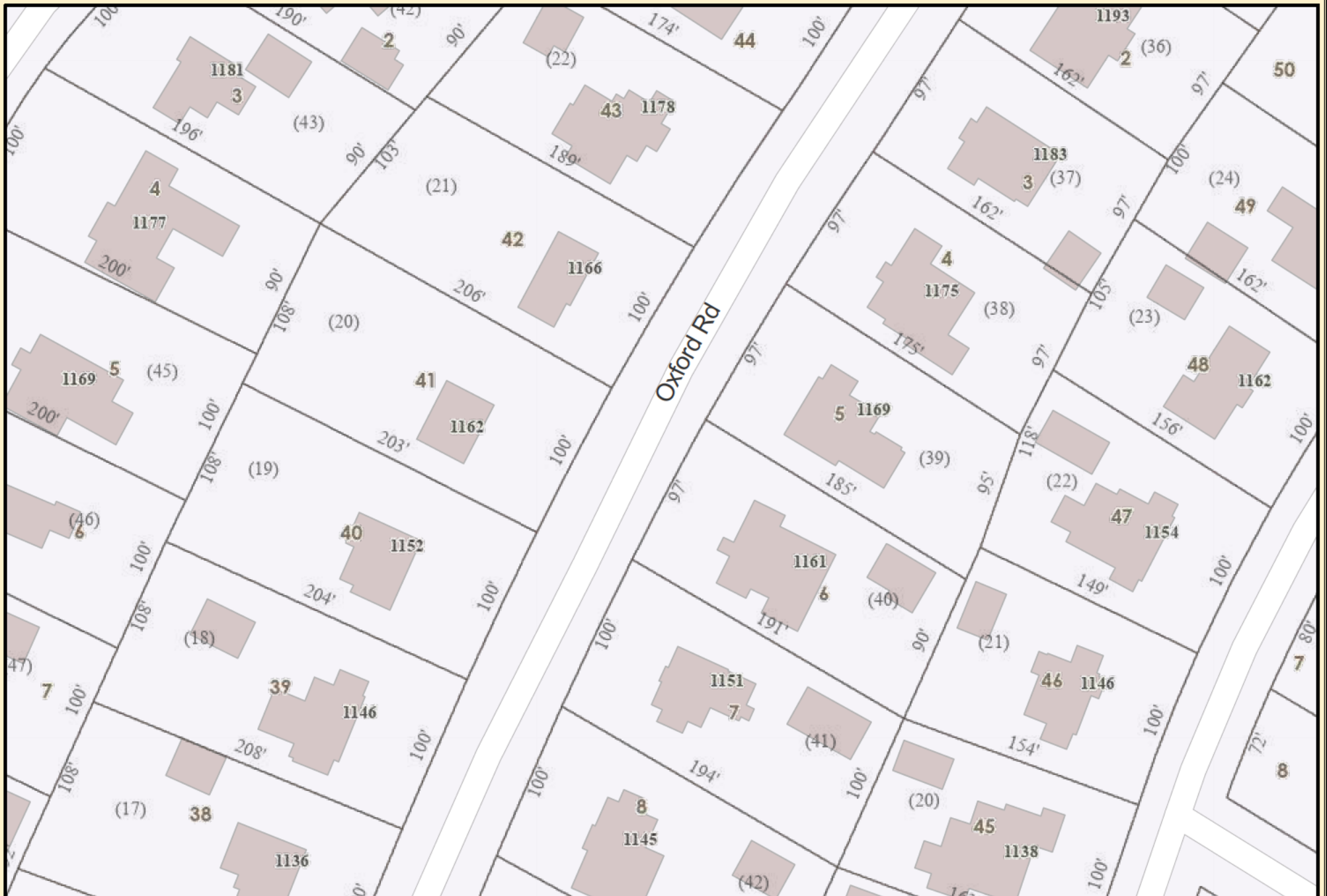


AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED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

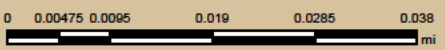
Robert W. Richardson
 ROBERT W. RICHARDSON, GA RLS #3419



ALPHA LAND SERVICES P.O. BOX 1851 LOGANVILLE, GA. 30052 ENGINEERING • LAND SURVEYING OFF: 770.696.4054 EMAIL: ROBERT@ALPHASURVEYOR.COM		SURVEY FOR: 1175 OXFORD ROAD TAX PARCEL# 18 002 04 004	
REVISION:	LAND LOT: 2	LOT: 38	BLOCK: _____
	DISTRICT: 18TH	SUB: _____	DRUID HILLS
	DEKALB COUNTY		
	GEORGIA		
FIELD DATE: 02/04/26	AREA = 0.377 ACRES		
PLAT DATE: 02/09/26	JOB No. 26-02-052		



DeKalb County Parcel Map



Date Printed: 2/9/2026



DeKalb County GIS Disclaimer
 The maps and data contained on DeKalb County's Geographic Information System (GIS) are subject to constant change. While DeKalb County strives to provide accurate and up-to-date information, the information is provided "as is" without warranty, representation or guarantee of any kind as to the content, sequence, accuracy, timeliness or completeness of any of the database information provided herein. DeKalb County explicitly disclaims all representations and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. In no event shall DeKalb County be liable for any special, indirect, or consequential damages whatsoever resulting from loss of use, data, or profits, whether in an action of contract, negligence, or other actions, arising out of or in connection with the use of the maps and/or data herein provided. The maps and data are for illustration purposes only and should not be relied upon for any reason. The maps and data are not suitable for site-specific decision-making nor should they be construed or used as a legal description. The areas depicted by maps and data are approximate, and are not necessarily accurate to surveying or engineering standards.