DeKalb County

DeKalb County Department of Planning & Sustainability

Hon. Michael Thurmond
Chief Executive Officer

Andrew Baker, AICP,
Director

RECEIVED
JAN 10 REC'D

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

BOA No. 22068

Applicant and/or Authorized Representative: Ron Hellar, Artisan Pools LLC

Mailing Address: 4000 Peachtree Road D187

City/State/Zip Code: Atlanta GA 30319

Email:

Telephone Home: Business: 4042178776 Fax No.: 404 393 1787

OWNER OF RECORD OF SUBJECT PROPERTY

Owner: Ginger Matheus

Address (Mailing): 1423 Briarcliff Rd.

City/State/Zip Code: Atlanta, GA 30306

Email: gingerkmail@gmail.com

Telephone Home: 404-435-5238 Business: 770 447-6744 Fax No.: 706-242-4037

ADDRESS/LOCATION OF SUBJECT PROPERTY

Address: 1423 Briarcliff Rd City: Atlanta State: GA Zip: 30306

District(s): 18 Land Lot(s): 054 Block: 12 Parcel: 008

District(s): Land Lot(s): Block: Parcel:

District(s): Land Lot(s): Block: Parcel:

Zoning Classification: R-75 Commission District & Super District: 2 & 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.)
- OFFICIALS APPEALS OF ADMINISTRATIVE DECISIONS.

TO BE COMPLETED BY PLANNING AND SUSTAINABILITY DEPARTMENT

Date Received: Jan 10, 2018 JAN 10 REC'D Fee Paid: ✓

DeKalb County
GEORGIA

2

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: 12/25/2016 Applicant Signature: _____

DATE: _____ 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: 1/3/2017

Applicant/Agent: _____
Signature

TO WHOM IT MAY CONCERN:

(I)/ (WE) Ginor Mathews
(Name of Owners)

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

Ron Heller
(Name of Applicant or Representative)

To file an application on (my) / (our) behalf

Notary Public	Owner
Notary Public	Owner
Notary Public	Owner

NOTARY PUBLIC PATRICK K. JENSEN CLAYTON COUNTY, GEORGIA
My Comm. Exp. October 31, 2019

Legal Description

1423 Briarcliff Road

All that tract or parcel of land lying and being in Land Lot 54 of the 18th District, Dekalb County, Georgia, survey prepared by Dekalb Surveys Inc., Patrick F. Carey R.L.S. 3077 of 1423 Briarcliff Road, dated April 13, 2017 and being more particularly described as follows:

Beginning at an iron pin found on the southeasterly right-of-way line of Briarcliff Road (having a 50' right-of-way) 380.43 feet northeasterly from the intersection of Briarcliff Road and Harvard Road, said pin being the TRUE POINT OF BEGINNING and proceeding the following courses and distances:

Leaving said right-of-way and proceeding thence South 51°27'10" East, a distance of 205.67 feet to an iron pin set;

Thence South 48°17'57" West, a distance of 99.50 feet to an iron pin set;

THENCE North 40°28'43" West, a distance of 200.60 feet to a #4 rebar found on the southeasterly right-of-way line of Briarcliff Road;

Thence along said right-of-way along a curve to the left 60.43 feet, having a radius of 905.84 feet, and being subtended by a chord north 46°15'58" east a distance of 60.42 feet to an iron pin found, said pin being the TRUE POINT OF BEGINNING.

Said parcel contains 16,115 square feet or .37 acre.

1423 Briarcliff Road NE

LETTER OF INTENT

To Whom It May Concern:

We are writing this letter to request approval for a Zoning Board of Appeals Variance to allow the construction of a concrete inground swimming pool in the side yard. The owner Ginger Mathews, 1423 Briarcliff Road NE, Atlanta Ga 30318, lives in the historic Dekalb County home. The owner wants to preserve the nature of the historic house and renovate, so a renovation application was submitted, reviewed was approved by the Dekalb County Historic Preservation Commission on December 18, 2017. Renovation includes and addition to the back of house, new stucco façade, porch roof, driveway adjustment and proposed pool in the side yard. The pool location cannot be located elsewhere on lot due to below hardships.

The subject property is a result of the following conditions:

1.) The requested variance by reason of exceptional topographic conditions, major strand of trees and uniqueness of lot shape deprives the property owner of rights and privileges enjoyed by other property owners in the same zoning district.

> The swimming pool cannot be located elsewhere on lot or rear yard due to the following reasons: 1. An existing driveway parking pad 2. The steep slope from building setback line to property line 3. The major strand of trees, some of historic 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;

> Other properties in the same zoning district have been granted variances for similar reasons.

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 use being located on the side of house is visible to only the neighbor to the south. A neighbor's letter of approval was received and submitted to the DHHPC.

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

The hardship and inconvenience for this lot was caused by character of the historic neighborhood with rear parking, uniqueness of shape of lot.

5) The requested variance would be consistent with the spirit and purpose of this Chapter and the Dekalb County Comprehensive Plan text.

With your approval the owners of the property will be able to enjoy there home and recreational space that would be consistent in the residential zoning and Comprehensive plan.

With the facts above, we request your approval for the Zoning Board of Appeals Variance of swimming pool in side yard and reduction of accessory structure side setback from 10'-7.5'.

Thank you,

Ginger Mathews
Owner, 1423 Briarcliff Rd.
Atlanta, GA 30306
404-435-5238

Michael L. Thurmond
Chief Executive Officer

DEKALB COUNTY
HISTORIC PRESERVATION COMMISSION

330 Ponce De Leon Avenue Drive Suite 500
Decatur, Ga 30030
404/371-2155 or 404/371-2813 (Fax)

December 21, 2017

CERTIFICATE OF APPROPRIATENESS

SITE ADDRES	1423 Briarcliff RD Atlanta, GA 30306
PARCEL ID:	18-054-12-008
APPLICATION DA	October 27, 2017
APPLICANT	Allison Hoffman Sueazo
MAILING ADDRE	1315 Northview Avwenue Atlanta, GEORGIA 30306

THIS IS TO ADVISE YOU THAT THE DEKALB COUNTY HISTORIC PRESERVATION COMMISSION, AT ITS REGULARLY SCHEDULED PUBLIC MEETING ON DECEMBER 18, 2017, REACHED THE FOLLOWING DECISION ON THIS APPLICATION:

ACTION: APPROVAL

Build a rear addition. Restore and repaint the stucco. Replace part of the roof with clay tile and the other part with asphalt roll roofing. Replace all windows. The new windows will be wood with simulated divided lights. Add clay chimney pots. Extend the eaves and install additional molding and wood brackets. Extend the enclosed wing at the right front farther to the rear. Extend a section of the front porch and replace the railing. Build a stucco gateway arch 4' behind the left front corner.

Replace the asphalt driveway on the same footprint, 9' wide, and remove the front parking pad. Build a 6' tall wood and stucco wall to the right of the house and toward the rear along the right property line. Install a swimming pool to the right of the house. Replace the brick paving between the house and the right property line with pervious pavers. Build a carport behind the house. The carport will be topped by an open trellis rather than a roof. Pave an asphalt parking pad/turnaround by the carport. Build a parged CMU retaining wall across the property behind the parking area. A railing will be installed where necessary and the wall may be terraced in two or three steps. Remove two hardwood trees from the backyard. Preserve other trees, including a 28" hardwood near the carport, a 14" hardwood beside the front driveway and a 37" hardwood at

the right front corner of the house.

Zoning variances will be required for the lot coverage and the pool location.

A driveway gate was not approved and will be applied for later. The freestanding porch and pool equipment structure are not part of this project.

Rec'd 12-18-17
DC

DeKalb County Historic Preservation Commission
1300 Commerce Drive
Decatur, GA 30030

December 17, 2017

We, Kyle and Dianna Hunt, the neighbors of Ginger & John Mathews at 1423 Briarcliff Rd, would like to express our support of the rehabilitation plans currently proposed on their property, including installation of pool in side yard.

Signed:

Kyle & Diana Hunt
1417 Briarcliff Rd
Atlanta, GA 30306

1348 Harvard Michelle Spady
Michelle Spady

FLOOD HAZARD NOTE: THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF DEKALB COUNTY, GEORGIA 13089C0038J EFFECTIVE DATE MAY 16, 2013

TOTAL AREA: 16,115 SQ FT, 0.37 AC

CALCULATED PLAT CLOSURE: 1:3,957,683

TREE DENSITY REQUIREMENT – 120 DBH PER ACRE
SITE SIZE = 0.37 ACRES
120 X .37 = 44.4 DBH REQUIRED TO REMAIN
3 TREES TO BE REMOVED
8 TREES TO REMAIN
188 DBH TOTAL TO REMAIN
188 DBH> 44.4 DBH REQUIRED

ZONING: R-75

IMPERVIOUS SURFACES:
HOUSE = 1,629 SQ. FT.
EX. PORCHES = 293 SQ. FT.
PROPOSED ASPHALT DRIVE = 2,103 SQ. FT.
PROPOSED ADDITION = 464 SQ. FT.
PROPOSED REAR STEPS = 104 SQ. FT.
PROPOSED CARPORT = 484 SQ. FT.
PROPOSED WALLS = 122 SQ. FT.
PROPOSED PORCH & STEPS = 239 SQ. FT.
TOTAL IMPERVIOUS = 5,504 SQ. FT. (34.15%)
TOTAL LOT = 16,115 SQ. FT.

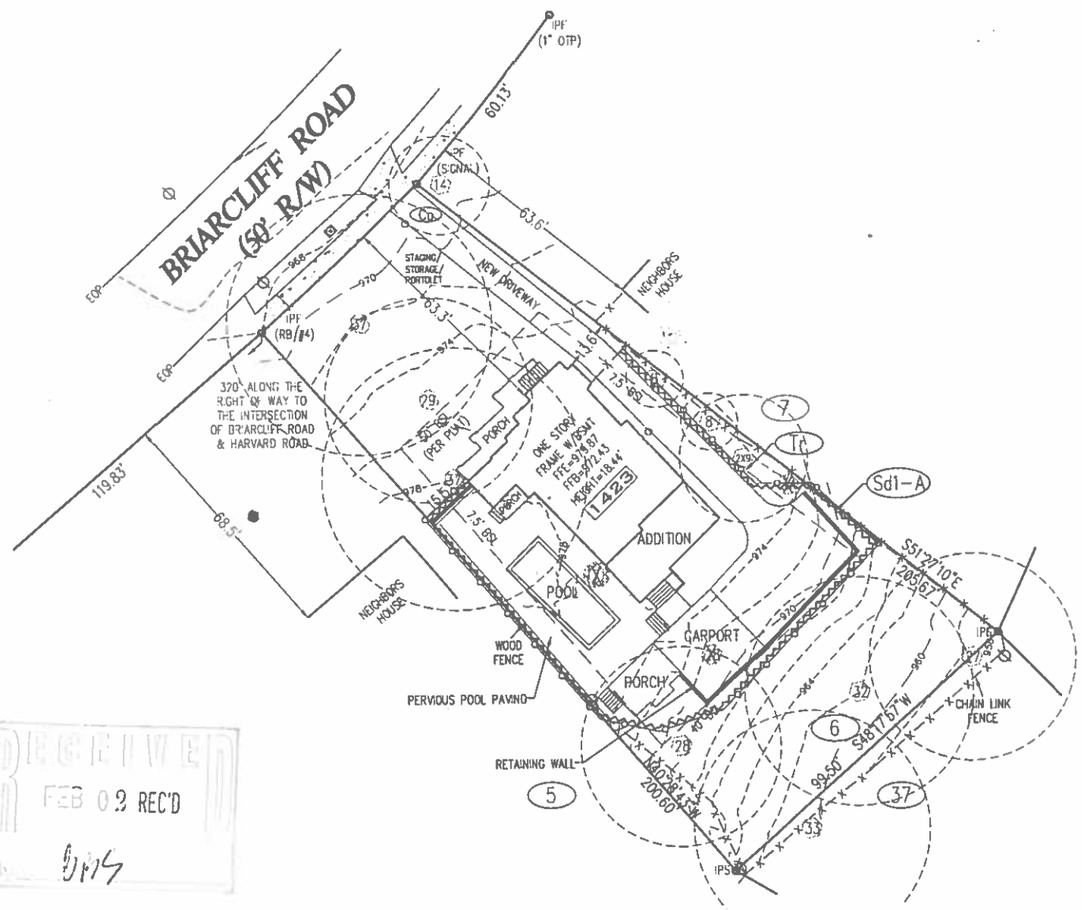
ADDITIONAL PERVIOUS AREAS:
PROPOSED POOL = 413 SQ. FT.
PROPOSED PERVIOUS PAVERS = 1,292 SQ. FT.
TOTAL ADDITIONAL PERVIOUS = 1,705 SQ. FT. (10.6%)

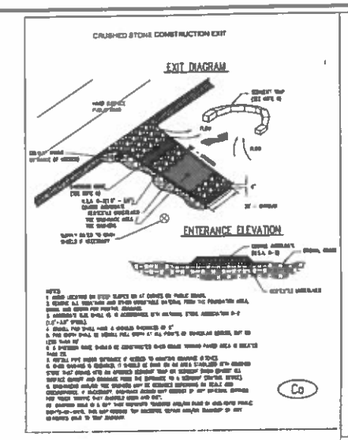
10 0 20 40
1"=20'

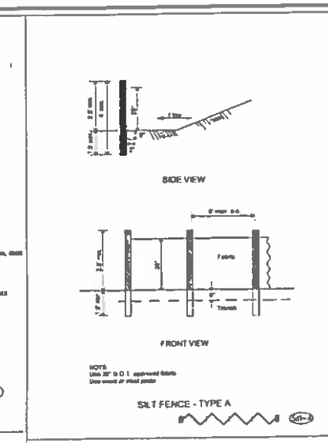
N (COMPASS)

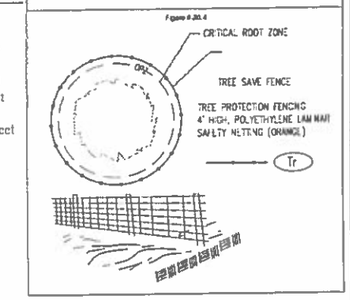
LEGEND

EOP	EDGE OF PAVEMENT (CURB)
PP	POWER POLE
R/W	RIGHT OF WAY
IPF	IRON PIN FOUND (1/2" REBAR)
IPS	1/2" REBAR SET
SW	SIDE WALK
	BOLLARD
O-H-P	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









The following requirements shall apply to all lots and structures in the R-75 (Single-family Residential) District:
(a)Lot width: All lots shall have at least seventy-five (75) feet of frontage as measured along the public street frontage, except that lots fronting on the cul-de-sac of a street shall have at least thirty-five (35) feet of frontage as measured along the public street and shall have at least seventy-five (75) feet of frontage as measured at the required front yard building setback line.
(b)Minimum lot area: Ten thousand (10,000) square feet.
(c)Minimum yard adjacent to public street:
(1)From major thoroughfares: Fifty (45) feet.
(2)From minor thoroughfares: Forty (35) feet.
(3)From collector streets: Thirty-five (30) feet.
(4)From other streets: Thirty-five (30) feet.
(d)Interior side yard setbacks: Seven and one-half (7½) feet.
(e)Rear yard: Forty (40) feet.
(Ord. No. 99-11, Pt. 1, 4-13-99; Ord. No. 99-43, § V, 8-24-99)

STORMWATER MANAGEMENT CALCULATIONS:

NOT REQUIRED, LESS THAN 5,000SF OF IMPERVIOUS PROPOSED

TREE SYMBOLS
X = DIAMETER IN INCHES

(X) OAK
(X) HARDWOOD
DOGWOOD

Ds1	DISTURBED AREA STABILIZATION WITH MULCHING ONLY
Ds2	DISTURBED AREA STABILIZATION WITH TEMPORARY SEEDING
Ds3	DISTURBED AREA STABILIZATION WITH PERMANENT SEEDING
CO	CONSTRUCTION EXIT
Sd1-A	SILT FENCE

RECEIVED
FEB 02 REC'D
DPS

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	BEARING	CHORD LENGTH
C1	60.43	905.84	N46°15'58"E	60.42

I PATRICK F. CAREY CERTIFY UNDER PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY DIRECT SUPERVISION

GEORGIA REGISTERED No. 3077 LAND SURVEYOR PATRICK F. CAREY

PATRICK F. CAREY, GA R.L.S. #3077
DEKALB SURVEYS INC.
407 WEST PONCE DE LEON AVE
SUITE B
DECATUR, GA 30030
404.373.9013
LVLL II CERTIFICATION 58870
EXPIRES 8/12/2018

www.dekalbsurveys.com

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DRAWN IN THE U.S.A.

SITE PLAN FOR
JOHN MATTHEWS
LOT 6, BLOCK 33 OF DRUID HILLS SUBDIVISION

1423 BRIARCLIFF ROAD

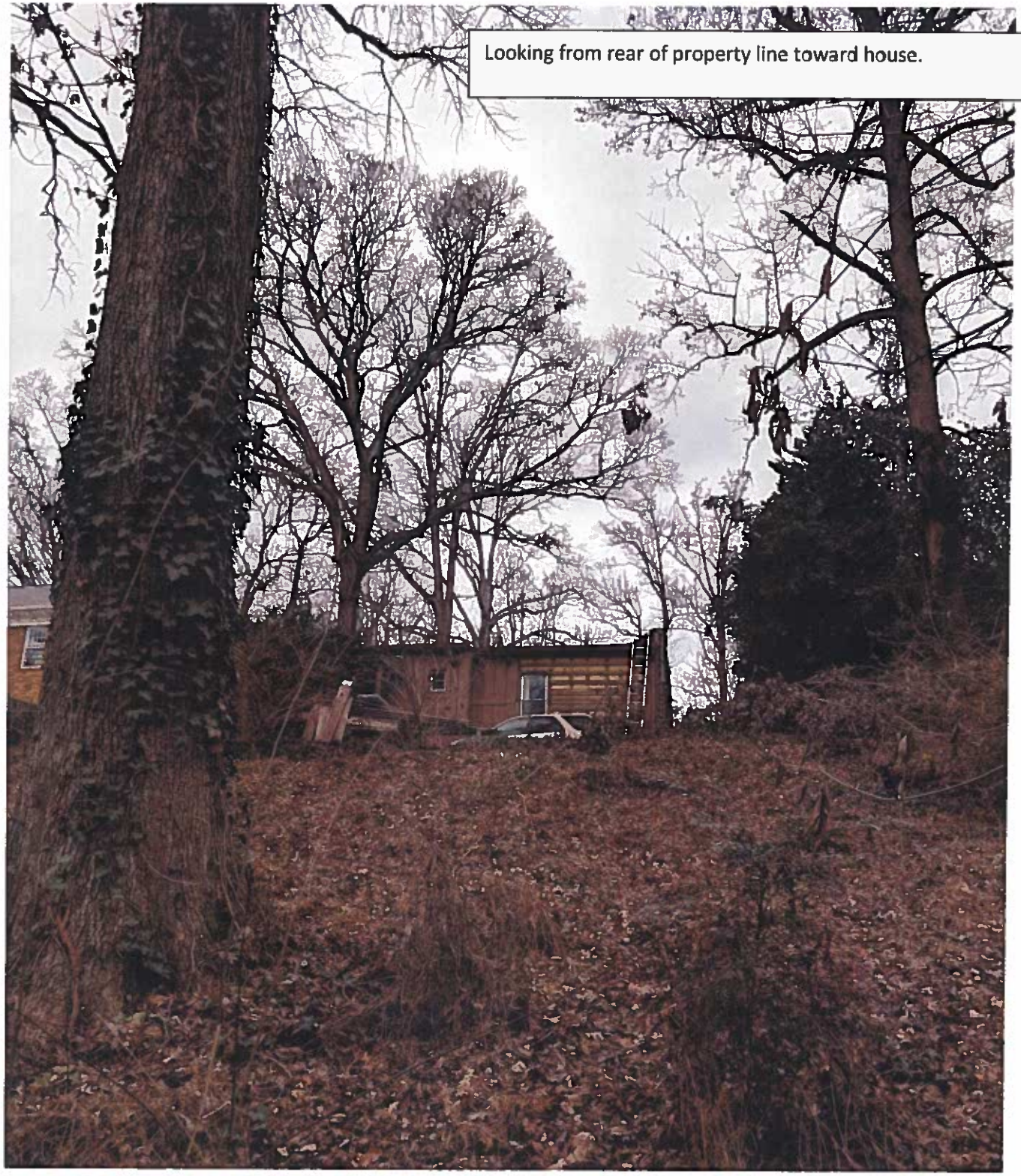
DEKALB COUNTY, GEORGIA
LAND LOT 54, DIST 18
DATE: JANUARY 22, 2018

24 HOUR CONTACT
ALLISON HOFFHAH SUAZO
(404)538-3403

811 Know what's below. Call before you dig.

On the right, looking from corner of house to side yard, on the left looking from current retaining wall toward house and side yard.

On right, looking down from house at current retaining wall, on left looking from current back porch onto side yard.

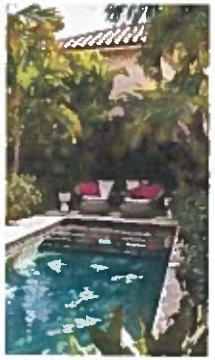


Looking from rear of property line toward house.

Historic Precedent

Pools and Countyards in Spanish Revival Style

Spanish Revival landscape architecture centers around the courtyard, a lush outdoor living space. These areas commonly featured pools and fountains as focal points.



Modern adaptations of Spanish Revival style also utilize this classic feature, oriented to connect with the architecture of the home. The classic rectangular form and lush landscape plantings are maintained in this renovation plan.

The addition of a pool to the side yard best respects the original use of water in Spanish Revival style and the condition of the site.

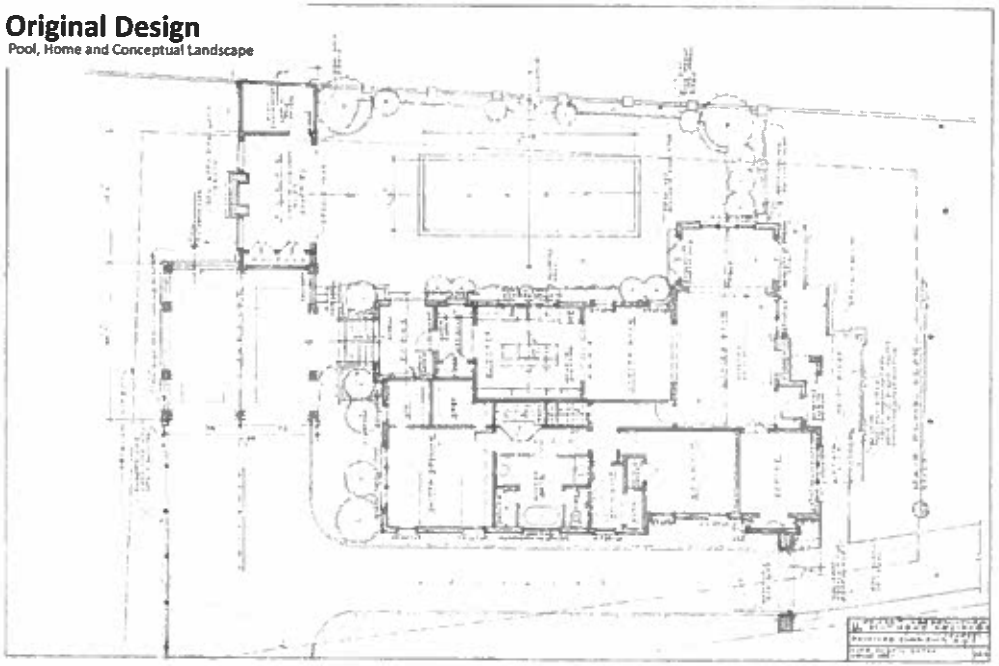
Resources consulted:

Mediterranean Domestic Landscape Architecture in the United States' by Marc Appleton

Red Tile Style' by Arrol Gellner and Douglas Keister

Original Design

Pool, Home and Conceptual Landscape

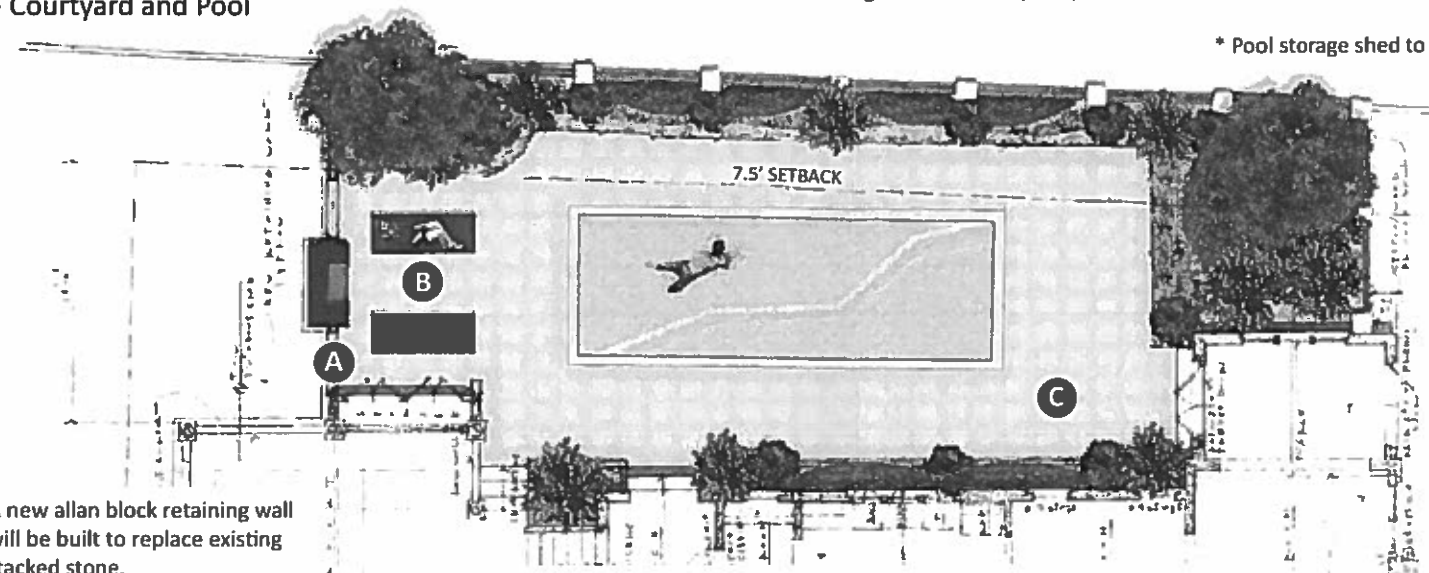


Revised Design

Illustrative Courtyard and Pool

This design pulls the pool further from the side yard setback, removes fountain, and removes pool storage.* The landscape represented here is conceptual only.

* Pool storage shed to be added to future renovation stage.



A A new allan block retaining wall will be built to replace existing stacked stone.

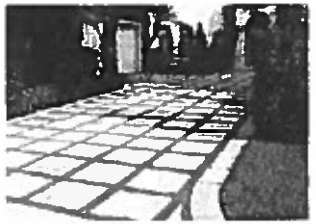
B A focal fireplace, faced in stucco, will provide seating space and more historic character to the space.

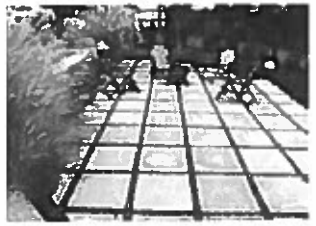
Historic Influence

Modern Interpretation

C Permeable pavement will meet percentage of total site imperviousness.

Historic Influence





Modern Interpretation