



**DeKalb County Zoning Board of Appeals**  
 Department of Planning & Sustainability  
 330 Ponce De Leon Avenue, Suite 300  
 Decatur, GA 30030



Michael L. Thurmond  
 Chief Executive Officer

**Wednesday, September 9, 2020 at 1:00 PM**  
**Planning Department Staff Analysis**

**D2 Case No: A-20-1243868 Parcel ID(s): 18-063-07-006**

**Commission District: 04 Super District 06**

**Applicant:** Kyle Williams  
 309 Sycamore Street  
 Decatur, GA 30030

**Owner:** Stoney River Construction S.E., Inc.  
 P.O. Box 1351  
 Roswell, Georgia 30077

**Project Name:** 755 Reverend D. L. Edwards Drive

**Location:** The property is located on the west site of Reverend D L Edwards Drive , approximately 100 feet south of Arborcrest Drive, at 755 Reverend D L Edwards Drive, Decatur, GA 30033.

**REQUEST:** Variances from the DeKalb County Zoning Ordinance: Section 27-2.2.1 (Table 2.2—Residential Zoning Districts Dimensional Requirements) (1) to reduce the northern side yard setback from 7.5 feet to 2 feet and (2) the southern side yard setback from 7.5 feet to 3 feet, (3) to increase the maximum lot coverage from 35% to 39.4%, and to (3) Section 27-6.1.4. to reduce the parking ratio requirements to allow one parking space instead of two for a proposed detached two-story single-family home, relating to the R-75 zoning district.

**Staff Recommendation:** **“Approval” as shown on the submitted site plan received July 6, 2020.**

## **STAFF FINDINGS:**

**Site Location:** The property is located on the west site of Reverend D L Edwards Drive , approximately 100 feet south of Arborcrest Drive, at 755 Reverend D L Edwards Drive, Decatur, GA 30033. The site is zoned R-75 and is surrounded by R-75 zoned properties to the north, east, south and west. The subject property currently fronts Reverend D L Edwards Drive, which is classified as a local street.

**Variance request:** Variances from the DeKalb County Zoning Ordinance: Section 27-2.2.1 (Table 2.2—Residential Zoning Districts Dimensional Requirements) (1) to reduce the northern side yard setback from 7.5 feet to 2 feet and (2) the southern side yard setback from 7.5 feet to 3 feet, (3) to increase the maximum lot coverage from 35% to 39.4%, and to (3) Section 27-6.1.4. to reduce the parking ratio requirements to allow one parking space instead of two for a proposed detached two-story single-family home, relating to the R-75 zoning district.

**Variance Analysis:** Based on the submitted materials, the applicant is proposing to build a single-family detached home. The DeKalb County zoning ordinance requires a 7.5 feet side yard setback, a maximum lot coverage of 35%, a minimum parking requirement of two parking spaces for detached dwelling unit. The applicant is proposing to reduce the northern side yard setback from 7.5 feet to 2 feet and the southern side yard setback from 7.5 feet to 3 feet, to increase the maximum lot coverage from 35% to 39.4%, and to Section 27-6.1.4. to reduce the parking ratio requirements to allow one parking space instead of two for a proposed detached two-story single-family home. Based on the submitted site plan, the proposed single-family detached home will be place on an undeveloped narrow lot, causing an undue hardship for the applicant.

Based on the submittal materials, due to the site constraints of the subject property, it appears that the requested variance meets the criteria for approval based on the following criteria:

**1. By reason of exceptional narrowness, shallowness or shape of a specific lot, or by reason of exceptional topographic conditions, 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:**

Based on the submitted site plan, by reason of the narrowness of the subject property, the strict application of the requirements of this chapter would deprive the property owner of rights and privileges enjoyed by other property owners.

**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:**

Due to the existing site constraints, it appears that the requested variance does not go beyond that minimum necessary to afford relief. Therefore, granting this variance 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.

**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:**

Granting this 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.

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

Based on the submitted materials, due to the narrowness of the subject lot, the strict application of the applicable provisions and requirements of this chapter would cause an undue hardship for the applicant.

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

Based on the submitted materials, it appears that the requested variance would be consistent with the spirit and purpose of this chapter and the DeKalb County Comprehensive Plan text.

**FINAL STAFF ANALYSIS:**

Based on the submitted materials, due to the narrowness of the subject property, the strict application of the applicable provisions and requirements of this chapter would cause an undue hardship for the applicant. Therefore, the Department of Planning and Sustainability recommends that the application be “approved” as shown on the submitted site plan received on July 6, 2020.

**STAFF RECOMMENDATION: “APPROVAL” as shown on the submitted site plan received on July 6, 2020.**