



Michael L. Thurmond
Chief Executive Officer

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



Wednesday, May 8, 2019 at 1:00 PM
Planning Department Staff Analysis

N.1 Case No: A-19-1243204 Parcel ID(s): 18-231-01-038

Commission District: 01 Super District 07

Applicant: James W. White
2493 Willow Wood Court Northeast
Atlanta, GA 30345

Owner: Same as Above

Project Name: 2493 Willow Wood Court

Location: The property is located on the southeast corner of Willow Wood Court and Hazelwood Drive, at 2493 Willow Wood Court, Atlanta, Georgia 30345.

REQUEST: A variance from Section 6.1.15 of the DeKalb County Zoning Ordinance to allow a recreational vehicle to be parked in front of an existing house.

Staff Recommendation: **“Approval” based on the submitted materials received March 27, 2019.**

STAFF FINDINGS:

Table 1: Surround Zoning and Land Use

	Adjacent Zoning	Adjacent Land Use
North	R-100	Detached single family homes
East	R-100	Detached single family homes
South	R-100	Detached single family homes
West	R-100	Detached single family homes
Northeast	R-100	Detached single family homes
Northwest	R-100	Detached single family homes
Southeast	R-100	Detached single family homes
Southwest	R-100	Detached single family homes
Street Type		Local Street

Site Location: The property is located on the southeast corner of Willow Wood Court and Hazelwood Drive, at 2493 Willow Wood Court, Atlanta, Georgia 30345. The site is zoned R-100 and is currently developed with a detached single family home. The property front both Willow Wood Court and Hazelwood Drive and are classified as a local street.

Variance request: A variance from Section 6.1.15 of the DeKalb County Zoning Ordinance to allow a recreational vehicle to be parked in front of an existing house.

Variance Analysis: Based on the submitted materials, the site has 175-feet of street frontage along Hazelwood Drive and 90 feet of street frontage along Willow Wood Court. The total lot area is 21,344.4 square feet. The R-100 zoning district requires 100 feet of frontage along a public street and a minimum lot area of 15,000 square feet which does meet the requirements of the R-100 zoning district.

Based on the submitted material, the applicant is seeking to park their RV within their driveway which is located on the side of their existing detached single family home. Per Section 6.1.15 of the DeKalb County Zoning Ordinance, *in a residential zoning district, no trailer or recreational vehicle shall be parked in front of the principal structure; within the side yard setback or ten (10) feet from side property line, whichever is less; or within ten (10) feet of the rear lot line.*

However, the existing driveway is located on the western side of the existing detached single family home, per Section 27-5.1.4 of the DeKalb County Zoning Ordinance *on corner lots, the lot frontage with the shortest distance to a public right-of-way shall be designated as the front yard, and development shall comply with front yard building setback requirements of the zoning district in which the lot is located.* As shown in the submitted materials, property is located on the corner lot southeast corner of Willow Wood Court and Hazelwood Drive the driveway front Willow Wood Court which is the shortest width of the lot and the front of the existing detached single family home front Hazelwood Drive. Per the DeKalb County GIS, the existing detached single family home sits approximately 60 feet from the front (the shortest width of the lot fronting Willow Wood Court), approximately 42 feet from the northern side, approximately 25 feet from the southern (fronting Hazelwood Drive) side, and approximately 60 feet from the rear. Unfortunately, due to the steep topography to the front and rear of the site and the placement of the existing detached single family home it would be difficult for the applicant the meet the parking requirements for recreational vehicles.

Base on the submitted materials and site visit, it appears due to the severe restrictions, the applicant requests pose a significant hardship therefore meets the criteria for approval, based on the following findings.

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 materials, by reason of exceptional topographic conditions and 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 since the subject lot is located on a corner lot and the existing driveway fronts Willow Wood Court which is the shortest width of the

property; and due to the steep topography and the placement of the existing detached single family home it would be difficult for the applicant to meet the parking requirements for recreational vehicles.

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:

Based on the submitted materials, it appears that the minimum necessary 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:

Based on the submitted materials, the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the zoning district since the subject property features screening by mature canopy oak trees which will mitigate any possible visual impact that the recreational vehicle may cause.

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, it appears that the literal interpretation and strict application of the applicable provisions or requirements of this chapter would cause an undue and unnecessary hardship and due to the steep topography and the placement of the existing drive and detached single family home it would cause exceptional difficulty for the applicant to meet the parking requirements for recreational vehicles.

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, it appears that the literal interpretation and strict application of the applicable provisions or requirements of this chapter would cause an undue and unnecessary hardship and due to the steep topography and the placement of the existing drive and detached single family home it would cause exceptional difficulty for the applicant to meet the parking requirements for recreational vehicles. Therefore, the Department of Planning and Sustainability recommends that the application be "Approved".

STAFF RECOMMENDATION: "Approval" based on the submitted materials received March 27, 2019.