Applicant: Jennifer VanDeventer – Metro Atlanta Permits  
3094 Brook Drive  
Decatur, GA 30033  

Owner: Roto-Rooter Services Corporation  
255 East Fifth Street, Suite 2600  
Cincinnati, Ohio 45202  

Project Name: 3977 Pleasantdale Road  

Location: The property is located on the south side of Dawson Boulevard, approximately 443 feet east of Pleasantdale Road, at 3953 Pleasantdale Road, Doraville, GA 30340.  

REQUEST: Variance from the DeKalb County Land Development Ordinance: Section 14-44.1 to allow encroachment of 36.5 feet into the 75-foot DeKalb County stream buffer for a proposed warehouse building.  

Staff Recommendation: “APPROVAL”
STAFF FINDINGS:

Site Location: The property is located on the south side of Dawson Boulevard, approximately 443 feet east of Pleasantdale Road, at 3953 Pleasantdale Road, Doraville, GA 30340.

Variance request: Variance from the DeKalb County Land Development Ordinance: Section 14-44.1 to allow encroachment of 36.5 into the 75-foot DeKalb County stream buffer for a proposed warehouse.

Variance Analysis: Based on the submitted site plan, the applicant is proposing to replace the existing hardscaping the along the eastern portion of the subject property. Per section 14-44.1 (b) (4) of the DeKalb County Land Development ordinance, general variance requirements for redevelopment of any kind of existing structures. In all cases, where any kind of existing structure(s) encroaches into the stream buffer and any such existing structure(s) is to be demolished in whole or in part and replaced with a new structure or a new addition, no stream buffer variance shall be granted if the total size of the new encroachment exceeds twenty (20) percent of the total square footage of the existing encroachment of the structure prior to demolition. In such cases, the new encroachment shall be kept furthest from the stream.

Currently, the site is paved 50 feet into the 75-foot County stream buffer at the south edge of the site, up against the State’s 25-foot stream buffer. Based on the submitted survey, 15,284 square feet within the County’s buffer is paved. The newly proposed hardscaping will not exceed 36.5 feet into the county stream buffer, with a total of 9,318 square feet paved, no longer touching the State’s 25-foot buffer.

FINAL STAFF ANALYSIS:
Based on the submitted materials, since the applicant is only replacing the existing hard surface and will be reducing the square footage from the previous, it appears this variance request does not go beyond the minimum necessary to afford relief, and does not constitute a grant of special privilege. Therefore, the Department of Planning and Sustainability recommends that the application be “approved”.

STAFF RECOMMENDATION: “APPROVAL”