



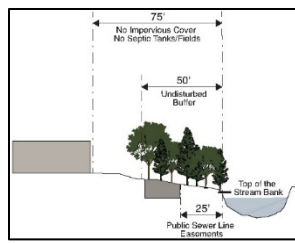
**Zoning Board of Appeals Staff Report**

This staff report was prepared for the Zoning Board of Appeals meeting on December 11, 2023. *This application was deferred from the September 11, 2023, meeting.*

**Applicant(s):** Barbara Blum  
**Property Address:** 343 Winnona Road  
**Parcel ID:** 15 234 07 026  
**Land Use/Zoning:** Low Density Residential / R-60 Single Family  
**Variance Request:** Stream Buffer

Existing Conditions	Previous Application	Revised Application
<ul style="list-style-type: none"> <li>• A deck, concrete parking pad, and concrete walkway sits within the 75-foot buffer.</li> <li>• The right side of the residence also partially sits within the 75-foot buffer.</li> <li>• The current impervious lot coverage for zoning is 3375 square feet.</li> </ul>	<ul style="list-style-type: none"> <li>• Convert the existing deck into a screened porch, expanding its footprint within the 75-foot buffer.</li> <li>• Enlarge the concrete walkway toward the right side of the residence within the 75-foot buffer.</li> <li>• Add a rain garden.</li> </ul>	<ul style="list-style-type: none"> <li>• Convert the existing deck into a screened porch, expanding its footprint within the 75-foot buffer.</li> <li>• Remove the concrete walkway.</li> <li>• Add an infiltration trench to capture first 2” of runoff.</li> <li>• The proposed impervious lot coverage for zoning will be 3378 square feet.</li> </ul>

1. The property is a 0.3 acre lot located on the north side of Winnona Road north of Hilldale Drive near the curve of the street. It sits among several other properties subject to the same stream buffer requirements along a tributary of Shoal Creek (see Exhibits A and B).
2. Per Section 9.2.5.A, an undisturbed natural vegetative buffer shall be maintained for 50 feet...as measured from the top of the stream bank. An additional setback shall be maintained for 25 feet...beyond the undisturbed natural vegetative buffer, in which all impervious cover shall be prohibited. Grading, filling, and earthmoving shall be minimized within the setback. No septic tanks or drain fields shall be permitted within the buffer or the setback.



3. City staff finds the reasons set forth by the applicant may justify peculiar, extraordinary, and practical difficulties. However, although submitted plans include a rain garden, City staff finds the variance should not be approved until alternative designs that reduce the proposed footprint are explored to prevent additional encroachment into the Stream Buffer. If a variance is granted, it is recommended the board require the rain garden infiltration zone to be located such that runoff from the new surfaces, or a comparably sized existing surface, be directed to the infiltration zone, and that it be sized to infiltration 2 inches of runoff from that area.

4. Per UDO Section 12.2.9.D—Criteria for Approval, no variance shall be authorized unless the Board finds that all of the following conditions exist:
  - a) The special circumstances or conditions applying to the building or land in question are peculiar to such premises and do not apply generally to other land or buildings in the vicinity.
  - b) The granting of the application is necessary for the preservation and enjoyment of a property right and not merely to serve as a convenience to the applicant.
  - c) The condition from which relief or a variance is sought did not result from action by the applicant.
  - d) The authorizing of the variance will not impair an adequate supply of light and air to adjacent properties, unreasonably increase the congestion in public streets, increase the danger of fire, imperil the public safety, unreasonably diminish or impair established property values within the surrounding areas, or in any other respect impair the health, safety, comfort, morals, or general welfare of the inhabitants of the City.
  - e) The granting of the variance will be in harmony with the general purpose and intent of the Decatur Land Use Plan.
  - f) The granting of the variance will not allow a structure or use in a district restricted against such structure or use.
5. Per UDO Section 11.2.9.F—Conditions to Approval, special conditions may be deemed necessary in order to mitigate negative impacts upon surrounding properties which shall be required of the property owner and all subsequent owners as a condition of the use of the property and interpreted and continuously enforced by the Zoning Administrator. Conditions include, but are not limited to:
  - a) Setbacks from any lot line if such setback is a proper part of the application under review;
  - b) Specified or prohibited locations for buildings, parking, loading or storage, or other structures;
  - c) Restrictions in the location of driveways and curb cuts;
  - d) Maximum building heights and other dimensions;
  - e) Landscaping requirements which may include location, type, and maintenance of plant materials, fences, walls, earth berms or other buffers; screening or other protective measures;
  - f) Preservation of existing trees and other vegetation;
  - g) Special measures to alleviate undesirable views, light, glare, noise, dust, or odor;
  - h) Permitted hours of operation;
  - i) Requiring that an existing building be retained;
  - j) Requiring development take place according to a site plan, development plan, and/or building plan;
  - k) Limitation on exterior modifications to existing buildings;
  - l) Public facility improvements by the owner;
  - m) A time limit within which the property must either be used as allowed by the variance, special exception, or other appeal; or
  - n) Any other requirement deemed appropriate and necessary as a condition of approval.
6. In addition to the criteria for approval above, the following factors will be considered in determining whether to issue a variance from buffer requirements per UDO Section 9.2.5.B.6:

- a) The shape, size, topography, slope, soils, vegetation, and other characteristics of the property;
  - b) The locations of all streams on the property, including along property boundaries;
  - c) The location and extent of the proposed buffer or setback intrusion;
  - d) Whether alternative designs are possible which require less intrusion or no intrusion;
  - e) The long-term and construction water-quality impacts of the proposed variance; and
  - f) Whether the variance is at least as protective of natural resources and the environment.
7. If approved, development is subject to applicable permit and compliance procedures, current local life safety and fire codes, local soil erosion, drainage, tree preservation, and other requirements of the stream buffer protection ordinance not subject to this variance.

**Exhibit A: Locational Map with 25'-50'-75' Stream Buffers**



**Exhibit B: Aerial View with 25'-50'-75' Stream Buffers**

