

VARIANCE APPLICATION

Planning & Zoning

2635 Talley Street
Decatur, GA 30030
Phone 404-377-6198
Fax 404-378-5054



Attach a survey of the property drawn to scale and showing the following information. Please provide one full-size copy of all plans, as well as one copy of all plans in an 8½" x 11" format. It is helpful to show floor plans and elevations of proposed building improvements, as well as a letter of support from adjacent property owners. If the applicant is not the current property owner, provide a notarized authorization for this application from the current property owner. See the stream variance submittal checklist for additional requirements for stream variances.

1. all property lines with dimensions
2. location of buildings and other structures, creeks and easements referenced to property lines
3. north arrow, scale, lot and block numbers and land lot
4. topographic and drainage information if pertinent

Address of property 2511 Mckinnon Drive Decatur, GA 30030

Name of applicant Lance Muller Phone 770 402 8086

Address 2511 Mckinnon Drive City/state/ZIP Decatur, GA 30030

Email lmuller@courtlandlandscape.com

Name of property owner David Gutman Phone 770 402 8086

Address 2511 Mckinnon Drive City/state/ZIP Decatur, GA 30030

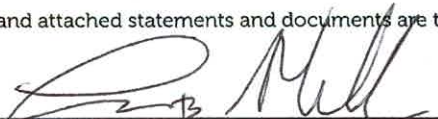
Current zoning of property R 85

Please answer all of the following questions on a separate sheet.

1. What is the variance requested? What code requirement do you wish to vary from?
2. What are the special conditions relating to the specific piece of property in question (narrowness, shallowness, shape, topography, or other extraordinary and exceptional situation)?
3. Explain how the application of the zoning ordinance to this specific piece of property results in peculiar, extraordinary and practical difficulties?
4. Are the circumstances or conditions applying to the building or land in question peculiar to the premises? Do they apply generally to other land or buildings in the vicinity?
5. Explain why the granting of this variance is necessary for the preservation and enjoyment of a property right and does not merely serve as a convenience to the applicant.
6. Did the condition for which the variance is sought result from an action by the applicant?
7. Explain how the variance will affect the supply of light and air to adjacent property, the traffic on public streets, the danger of fire, the public safety and established property values.
8. Explain how the granting of the variance will be in harmony with the general purpose and intent of the Decatur land use plan.
9. Will the granting of the variance allow a structure or use in a district restricted against such structure or use?

I hereby certify that the above and attached statements and documents are true to the best of my knowledge and belief.

Applicant signature



Date

10-30-23

Variance Application for 2511 Mckinnon Drive

1. We are requesting permission to encroach into the 75' stream buffer. (Section 14-44.1) The client has an existing driveway that crosses the 75' stream bank buffer that he wishes to replace.
2. The special conditions that exist are that the client's driveway is already located in the 75' stream bank buffer and the client wants to replace it keeping the same footprint in the buffer.
3. The zoning ordinance does not allow any construction inside the 75' stream buffer. To comply with this ordinance the client would need to remove the existing driveway which would not allow him to reach his house.
4. The circumstances only apply to this property. They do not apply to other lots / land in the area.
5. Granting this variance would allow for no further intrusion into the 75' stream buffer. Without this variance the client would be required to remove the driveway which would not allow him access to his property
6. No
7. The granting of this variance will not affect the supply of light and air to the adjacent properties and will not affect the property values.
8. By granting this variance there will be no more encroachments into the 75' buffer
9. No, granting this variance will not allow for any restricted structure to be placed on the property.

Matthew Cauthorn

349 Mimosa Drive
Decatur, GA 30030

9th September 2023

To whom it may concern,

I am writing to express our support for the variance that would allow Mr. Gutman at 2511 McKinnon Drive to repave the existing driveway on his property. This construction within the 75' Buffer would not affect our property value or quality of living in a negative way.

Sincerely,

Matthew Cauthorn



July 28, 2023

To whom it may concern,

I am writing to express our support for the variance that would allow Mr. Gutman at 2511 McKinnon Drive to repave the existing driveway on his property. This construction within the 75' Buffer would not affect our property value or quality of living in a negative way.

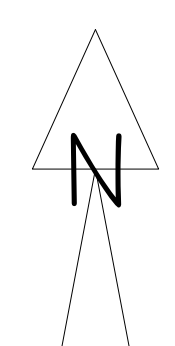
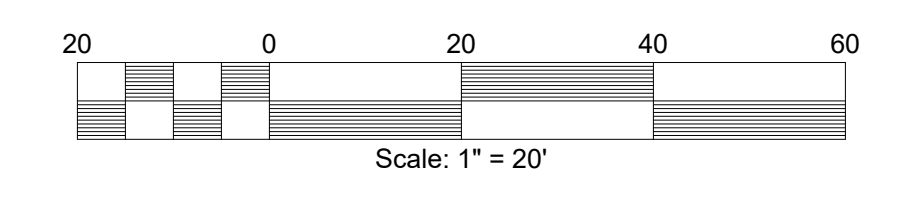
Sincerely,

A handwritten signature in cursive script that reads "Catherine R. Eds". The signature is written in black ink on a white background.

Sept. 7, 2023

Name

Date



Client

David Gutman

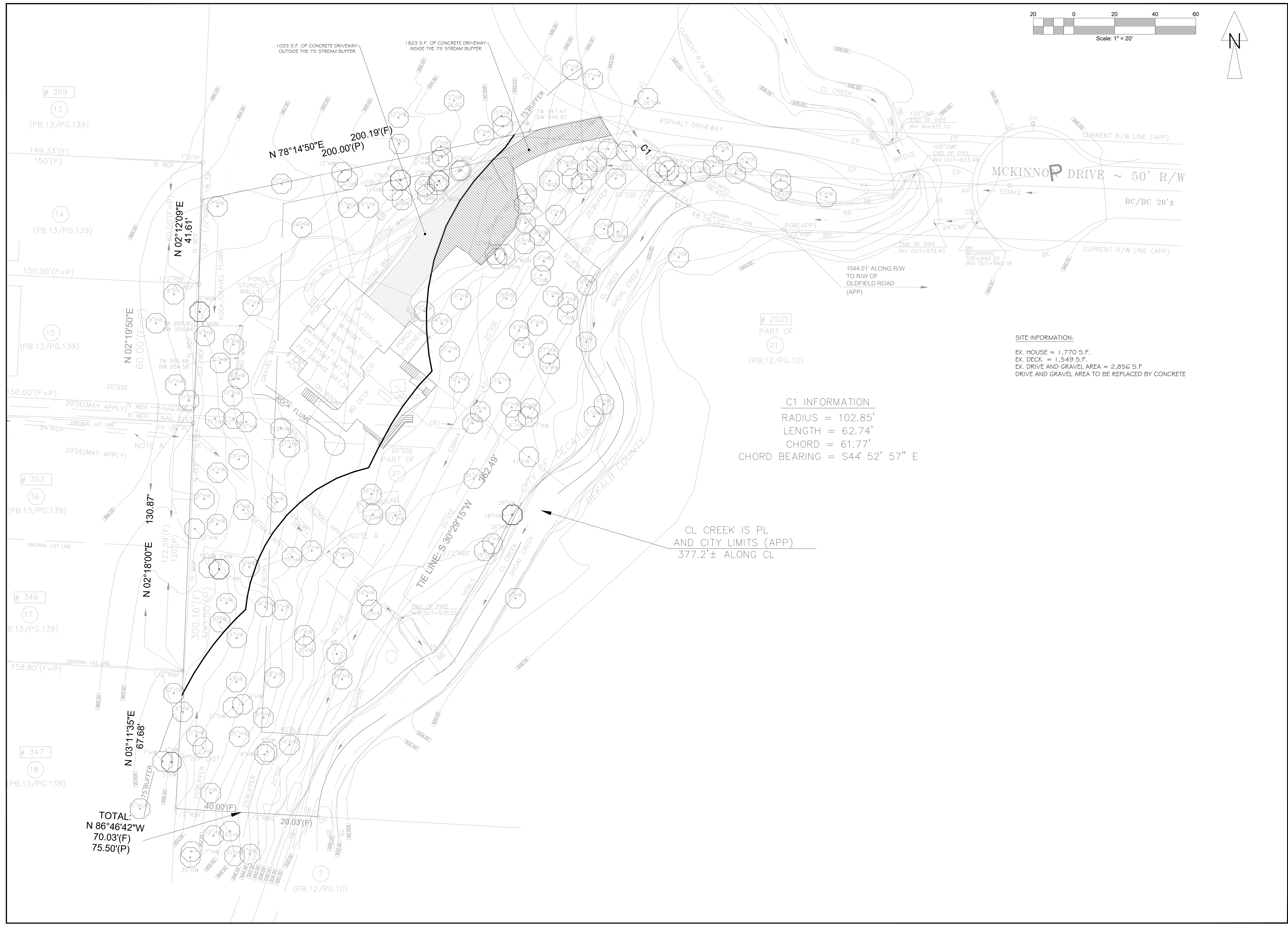
NO.	BY	APPROVED	DATE
1	LM	CLIENT SUBMITTAL	01-10-23

SITE INFORMATION:
EX. HOUSE = 1,770 S.F.
EX. DECK = 1,549 S.F.
EX. DRIVE AND GRAVEL AREA = 2,856 S.F.
DRIVE AND GRAVEL AREA TO BE REPLACED BY CONCRETE

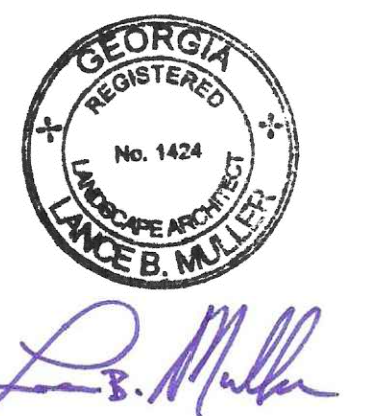
C1 INFORMATION
RADIUS = 102.85'
LENGTH = 62.74'
CHORD = 61.77'
CHORD BEARING = S44° 52' 57" E

CL CREEK IS PL
AND CITY LIMITS (APP)
377.2± ALONG CL

TOTAL:
N 86°46'42"W
70.03(F)
75.50(P)



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Project Title
2511 Mckinnon Drive

Project Location
2511 Mckinnon Drive
Decatur, GA 30030

Project No. 23-005-TCP
Drawn By:

M
LANCE MULLER, R.L.A.

Date: 02.09.2022

Sheet Title
Exhibit

Sheet Number
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