

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 343 Winnona Drive Decatur, GA 30030

Name of applicant Barbara Blum Phone 404-668-1092

Address 343 Winnona Drive City/state/ZIP Decatur GA 30030

Email kovarblum@yahoo.com

Name of property owner Barbara Blum Phone 404-668-1092

Address 343 Winnona Drive City/state/ZIP Decatur GA 30030

Current zoning of property _____

.....
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 Barbara Blum Digitally signed by
Barbara Blum Date _____
Date: 2023.07.11 11:31:52 -04'00'

1. What is the variance requested? What code requirement do you wish to vary from? We are seeking a variance to build within the 75' stream buffer. We wish to rebuild and expand an existing deck into a screen porch that sits in the 75' stream buffer. We are seeking to add 85 sf of impervious in the impervious buffer.
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)? Most of the property, including the existing deck, lies within the 75' stream buffer, making any building impossible.
3. Explain how the application of the zoning ordinance to this specific piece of property results in peculiar, extraordinary and practical difficulties? There is no place on the property that a screen porch could be built that would not be within the 75' buffer.
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? Stream buffers are not common. The homes next to them are within the buffer as well and variance have been granted.
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. The design of our new screened porch mostly inhabits the existing footprint of our current deck. It connects with our kitchen, which is important from a function and flow standpoint and is designed to celebrate and take advantage of the views of our beloved backyard and natural greenspace behind it. In addition to replacing our current deck because it is falling apart, our main vision for this space is to create year-round family amenity that takes advantage of the beautiful views of the greenspace behind our house while also celebrating our existing yard. The design's current location seamlessly connects to the kitchen and will let us feel immersed in nature. Additionally, the location in which we are proposing a rain garden is a difficult-to-utilize part of our yard as it is narrow and a bit disconnected, as the house and yard were added onto and improved in the years way before we purchased this property. This will provide an opportunity to liven up that space, which, no matter where the deck is located really doesn't present another use and will remain unused.
6. Did the condition for which the variance is sought result from an action by the applicant? No
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. We are proposing to build over existing impervious mostly. There will be 85 sf added and we are proposing to add a rain garden sized as the city requests. There is no other issue regarding light, safety, property values or traffic that applies here.
8. Explain how the granting of the variance will be in harmony with the general purpose and intent of the Decatur land use plan. It is not uncommon for rain gardens to be used in the 75' stream buffer area for small increases to impervious area. This is being requested for a modest screen porch. I don't see anything that is not in harmony with the Land Use Plan.
9. Will the granting of the variance allow a structure or use in a district restricted against such structure or use? No

The field data upon which this plat is based has a closure precision of one foot in 15,000 feet and an angular error of 03" seconds per angle point and was adjusted using the Compass Rule. This plat has been calculated for closure and is found to be accurate within one foot in 100,000 feet.

Equipment used: Topcon GTS-213 Total Station.

FLOOD HAZARD STATEMENT

THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA AS PER THE FIRM FLOOD HAZARD MAP OF DEKALB COUNTY, GEORGIA, COMMUNITY PANEL NUMBER 13099C 0068K, DATED 08/15/19

ZONING INFORMATION:

CLASSIFICATION: R-60
SETBACKS: FRONT - 30 FEET
SIDE - 10 FEET
REAR - 30 FEET
MINIMUM LOT WIDTH - 60 FEET
MINIMUM LOT AREA - 8000 sf.
MAXIMUM LOT COVERAGE - 40%
MINIMUM FLOOR AREA - 1200 sf.
MAXIMUM BUILDING HEIGHT - 35 FEET

LOT AREA:

13,585 sf.
0.312 ACRES

LEGEND

- IPF = 1/2" REBAR FOUND
- IPS = 1/2" REBAR PIN SET
- L.L. = LAND LOT LINE
- P.L. = PROPERTY LINE
- CL = CENTERLINE
- B.L. = BUILDING LINE
- R/W = RIGHT-OF-WAY
- S.S.E. = SANITARY SEWER EASEMENT
- D.E. = DRAINAGE EASEMENT
- MH = MANHOLE
- C.B. = CATCH BASIN
- J.B. = JUNCTION BOX
- HW = HEADWALL
- D.I. = DROP INLET
- PP = POWER/UTILITY POLE
- F.H. = FIRE HYDRANT
- I.E. = INVERT ELEVATION
- F.F.E. = FINISHED FLOOR ELEVATION
- F.F.B. = FINISHED FLOOR BASEMENT
- F.F.G. = FINISHED FLOOR GARAGE
- BOC = BACK OF CURB
- EP = EDGE OF PAVEMENT
- N/F = NOW OR FORMERLY
- P.O.B. = POINT OF BEGINNING
- SS- = SANITARY SEWER LINE/PIPE
- X-X-X- = FENCE LINE
- O- = FLOOD HAZARD ZONE LINE
- S- = STORM SEWER LINE/PIPE
- W- = WATER LINE
- G- = GAS LINE
- CM = CONCRETE MONUMENT
- C.E. = CONSTRUCTION EASEMENT
- C&G = CURB AND GUTTER
- LS = LIGHT STANDARD
- OTP = OPEN TOP PIPE FOUND
- CTP = CRIMP TOP PIPE FOUND

ZONED R-60
LOT AREA: 13862
MAXIMUM LOT COVERAGE: 4 5544.8
NO CHANGE TO FLOOR AREA:

EXISTING LOT COVERAGE

HOUSE/PORCH 1766
DRIVE 1189
WALL 15
BRICK WALK 129
DECK/STAIR 204
CONCRETE PATIO 72

TOTAL 3375 (24.3%)

PROPOSED LOT COVERAGE

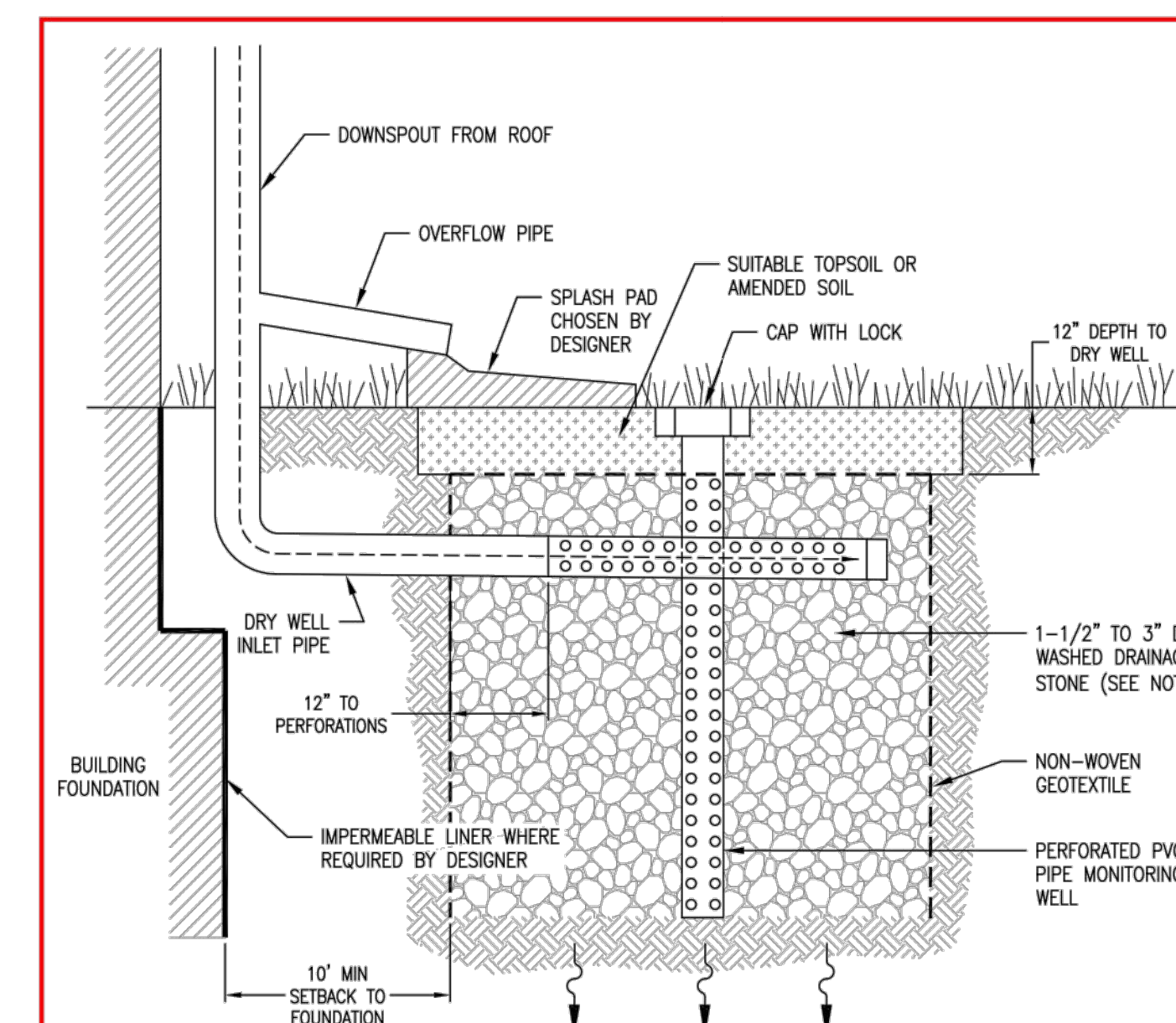
HOUSE/PORCH 1776
DRIVE 1189
WALL 15
SCREEN PORCH/DECK/STAIR 408

TOTAL 3378 (24.3%)

Stormwater Management Calculations

1" RRv Requirements:
103 s.f. of new impervious area
103 s.f. x 1" RRv = 8.6 cuft of infiltration volume required
8.6 cuft required RRv @ 40% stone voids = 21.5 cuft stone bedding

Proposed RRv:
2' deep, 2' wide, 10'-6" long Infiltration trench = 42 cuft stone bedding
Double the size required



NOTES:

1. DRAINAGE STONE SHALL BE UNIFORMLY GRADED, WASHED STONE. GRADATION OF STONE FILL SHALL BE AS DETERMINED BY THE ENGINEER TO ACHIEVE THE DESIGN POROSITY AND STORAGE CAPACITY FOR THE PROJECT SITE AS APPROVED BY THE CITY OF ATLANTA. DESIGN SHALL BE BASED ON SITE SURFACE AND SUBSURFACE CONDITIONS AND AVAILABLE SPACE (AREA AND DEPTH) FOR THE SUBSURFACE INFILTRATION FACILITY. MINIMUM STONE GRADATION SHALL BE ASTM D448 NO. 57 STONE. MAXIMUM GRADATION SHALL BE 1-1/2" TO 3" SIZE STONE AS SHOWN.
2. ALL SUBSURFACE INFILTRATION INSTALLATIONS REQUIRE AT LEAST ONE OBSERVATION WELL. THE WELL WILL ALLOW PERIODIC INSPECTION TO ENSURE PROPER INFILTRATION PERFORMANCE.
3. PREFABRICATED DRY WELL SUCH AS SEEPAGE TANKS CAN BE USED. OBSERVATION WELL WILL NOT BE REQUIRED IN THAT CASE.

SEEKING VARIANCE TO BUILD IN 75' UNDISTURBED BUFFER

2' DEEP, 2' WIDE, 10' LONG INFILTRATION TRENCH. STONE SHALL BE CLEAN, WASHED #71 STONE. NON-WOVEN FILTER FABRIC SHALL BE 40Z SQYD. PROVIDE MONITORING WELL AND PERFORATED TIE IN PER DETAIL ON THIS SHEET.

PROPOSED SCREEN PORCH

4" PVC DRAIN LINES @ 10% MIN. TRANSITION TO PERFORATED 4" LINE 12" INSIDE INFILTRATION TRENCH (TYP BOTH SIDES)

DOWNSPOUT TIE IN

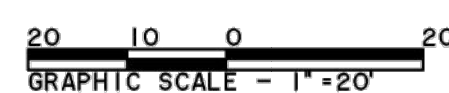
AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

ROBERT W. RICHARDSON, GA RLS #3419

05/10/23 DATE



ALPHA LAND SERVICES P.O. BOX 1651 LOGANVILLE, GA 30052 ENGINEERING & LAND SURVEYING OFF: 770.898.4254 EMAIL: ROBERT@ALPHALANDSURVEYOR.COM		SURVEY FOR: 343 WINNONA DRIVE TAX PARCEL: 15 234 07 026	
REVISION:	LAND LOT: 234	LOT: 12 BLOCK:	
	DISTRICT: 18TH	SUB:	
	DEKALB COUNTY		
	GEORGIA	AREA = 0.312 ACRES	
REF. PLAT: PB. 60 P. 163	FIELD DATE: 05/04/23	PLAT DATE: 05/10/23	JOB No. 23-04-178

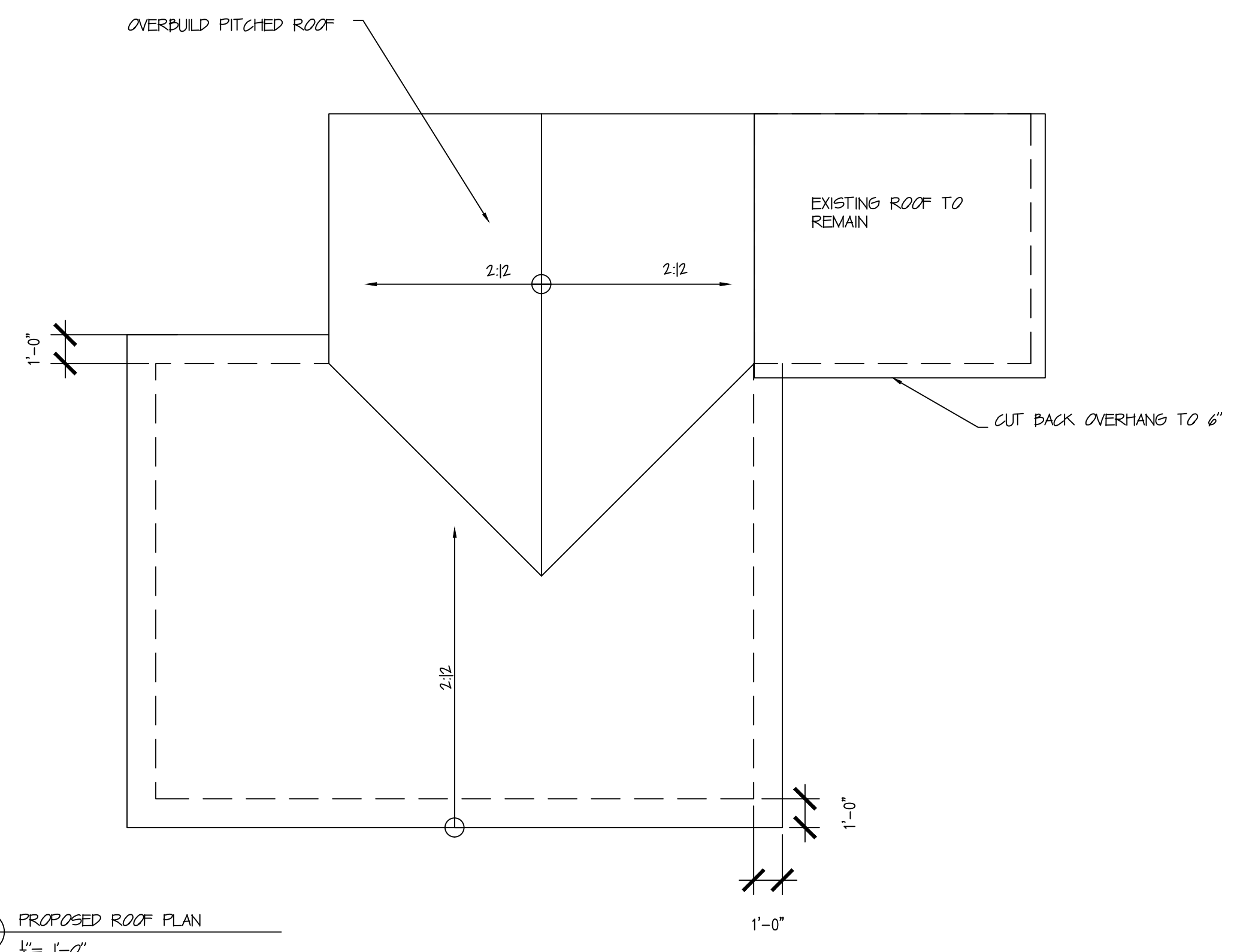
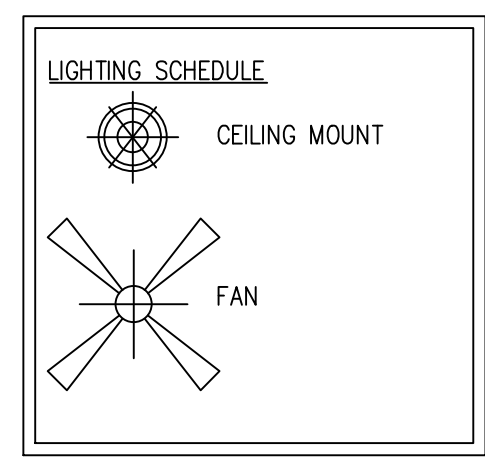
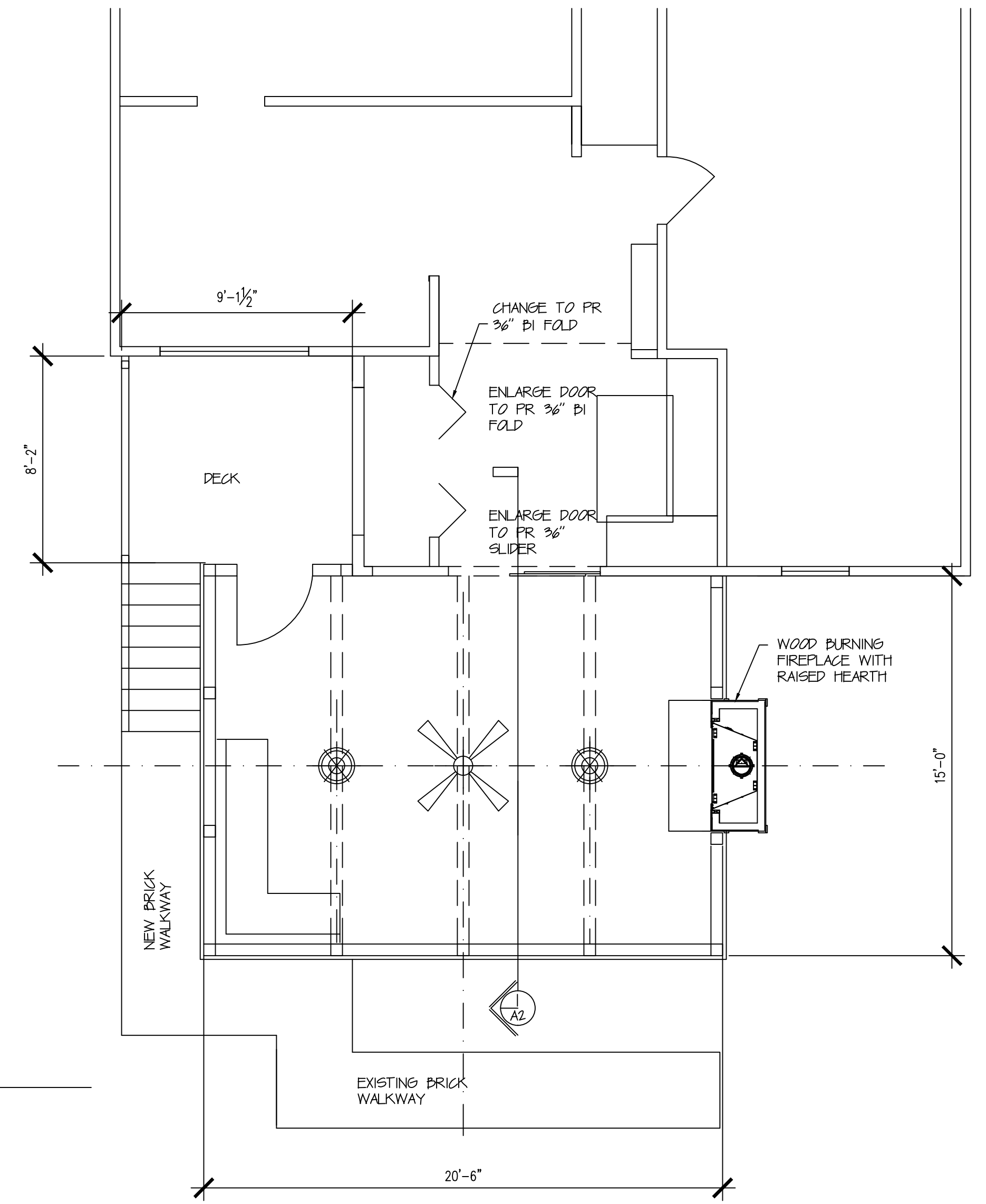


343 WINNONA DRIVE
DECATUR, GEORGIA

RELEASED FOR CONSTRUCTION
7/5/2023

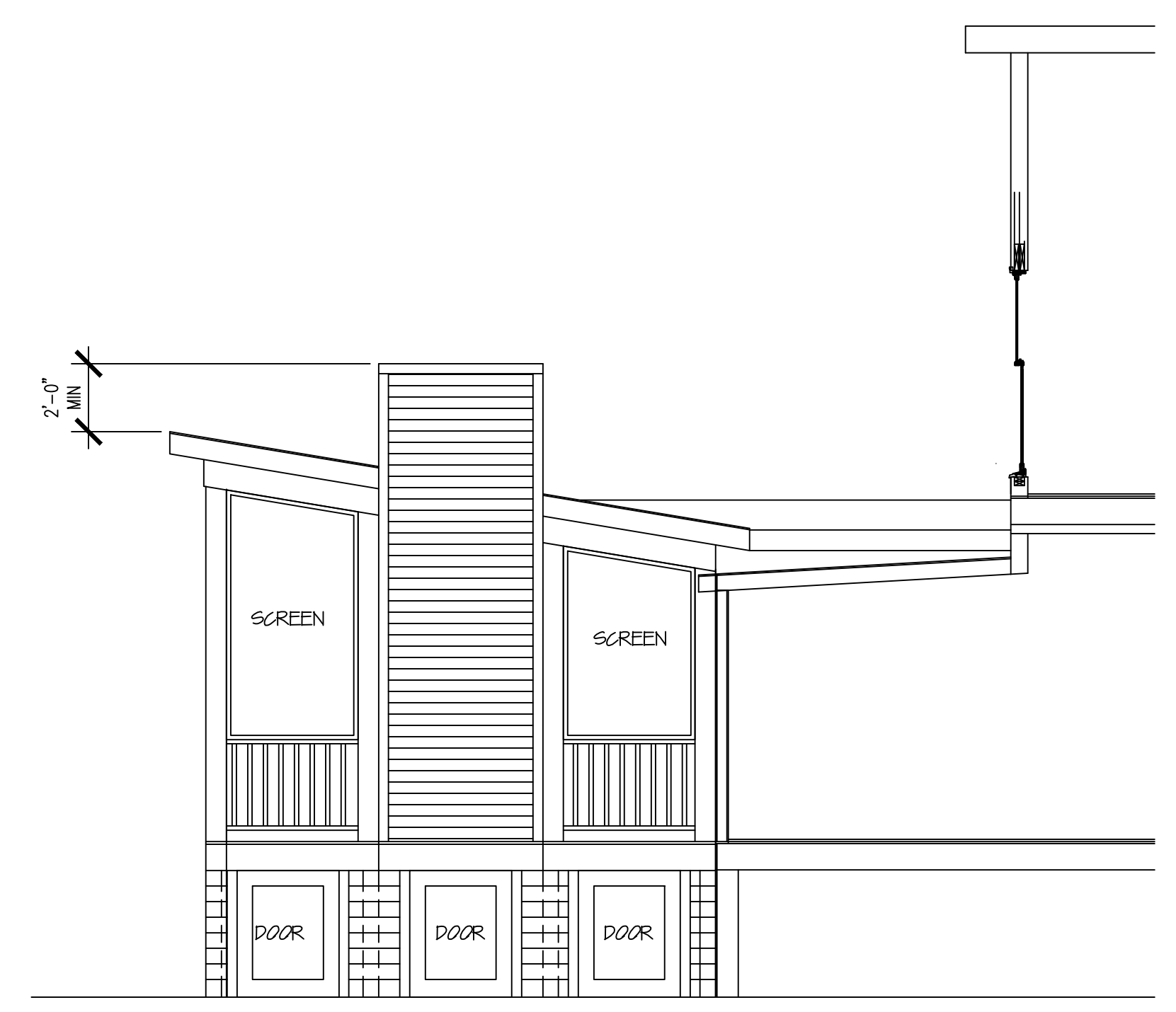
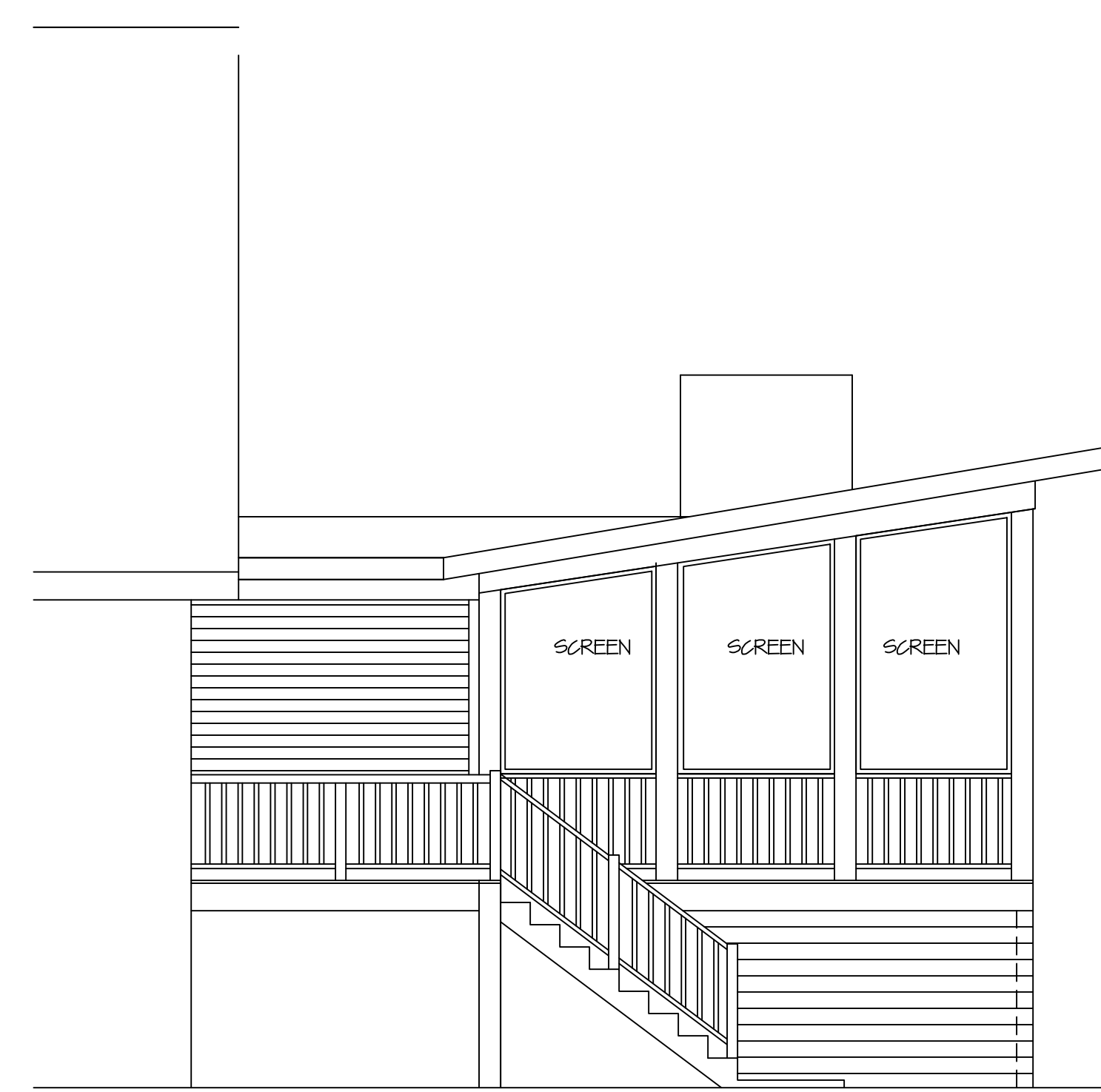
MODIFICATIONS:

C



1 FLOOR PLAN
1/4" = 1'-0"

2 PROPOSED ROOF PLAN
1/4" = 1'-0"



3 SIDE ELEVATION
1/4" = 1'-0"

4 REAR ELEVATION
1/4" = 1'-0"

5 SIDE ELEVATION
1/4" = 1'-0"