

# 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 \_\_\_\_\_ Decatur, GA 30030

Name of applicant \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_ City/state/ZIP \_\_\_\_\_

Email \_\_\_\_\_

Name of property owner \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_ City/state/ZIP \_\_\_\_\_

Current zoning of property \_\_\_\_\_

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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?

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

Applicant signature Paul Reed

Date March 27, 2024



**Concrete Solutions of Atlanta**

7973 E Cherokee Dr.  
Canton, GA 30115

(678) 493-7008

Office@concretesolutionsofatl.com

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**1. *What is the variance requested? What code requirement do you wish to vary from?***

We are seeking a variance to replace in kind a 385-square-foot area of an existing driveway that has begun to collapse along the bank of Shoal Creek due to erosion.

The existing driveway is inside the 75-foot impervious setback and 25-foot/50-foot undisturbed buffer from the bank of the creek so we are seeking variance from Article 9.2 of the UDO.

**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)?***

The existing driveway abuts the bank of Shoal Creek in the area proposed to be replaced and is beginning to collapse due to erosion from the creek.

**3. *Explain how the application of the zoning ordinance to this specific piece of property results in peculiar, extraordinary and practical difficulties?***

We plan to demo, haul away, and replace the driveway area in kind with the exception of slightly reducing the square footage to bring the area of the driveway that has collapsed due to erosion away from the creek some 2-3 feet. The driveway can not be moved or reduced in size any further back from the creek meaningfully while still remaining drivable. The corner of the home also being within the 75-foot impervious setback and abuts the driveway on the side opposite the creek.

- 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?**

The driveway runs parallel to Shoal Creek and is entirely inside the 75-foot impervious setback including the right of way at the street. Other homes along Shoal Creek have similar issues with most of the lot entirely inside the 75-foot setback.

- 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.**

Without replacement of this area of the driveway, the bank will continue to erode and endanger vehicles when accessing parking at the back of the lot. If left unfixed, the concrete risks giving way under vehicle or pedestrian traffic and causing serious harm or liability to the homeowner.

- 6. Did the condition for which the variance is sought result from an action by the applicant?**

No. The driveway was preexisting and appears to be the original driveway from the home's construction in 1951.

- 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.**

The variance in this case will allow us to fix an issue that if left unresolved could become dangerous to the homeowner or anyone who uses the driveway to access the home or back parking area. Lose of access to the back of the lot would reduce the value of the property significantly. There should be no effect on light, air, traffic, or fire for the adjacent properties.

- 8. Explain how the granting of the variance will be in harmony with the general purpose and intent of the Decatur land use plan.**

The variance will allow the homeowner to continue to safely access the entirety of their lot for use as a single-family residence.

- 9. Will the granting of the variance allow a structure or use in a district restricted against such structure or use?**

No.

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Tyler Paul, Paul Reed  
Concrete Solutions of Atlanta

Tyler Paul: (678) 330-5309

[tyler@concretesolutionsofatl.com](mailto:tyler@concretesolutionsofatl.com)



## Concrete Solutions of Atlanta

7973 E Cherokee Dr.  
Canton, GA 30115

(678) 493-7008

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# Letter of Intent

Tyler Paul  
7973 E Cherokee Dr.  
Canton, GA 30115  
(678) 493-7008  
tyler@concretesolutionsofatl.com

Zoning Board of Appeals  
City of Decatur  
Decatur City Hall  
509N McDonough Street  
Decatur, GA 30030

Dear Zoning Board of Appeals,

I am writing to formally request a variance on behalf of Kenney and Mindy Pillow for a project that involves the replacement of a 385 square foot area of an existing driveway adjacent to Shoal Creek within the city of Decatur. Our company aims to address the collapsing condition of the current driveway, ensuring safety and environmental sustainability in our operations.

The Pillows contacted us to replace the collapsing area of the driveway which if left in to erode would cut off their access to their parking area and back yard. The deteriorating condition of the current driveway poses a safety hazard.

The proposed project involves replacing a roughly 20' long section of the existing driveway that is in close proximity to Shoal Creek. Our plan involves demolition and replacement of the area to ensure the structural stability of the new driveway. To minimizing any adverse impacts on the creek and improve the durability of the driveway, we plan to slightly reduce the size of the driveway in that area to pull it away from the bank.

We respectfully request that the city of Decatur grant us a variance to proceed with the proposed project, considering the compelling need to address the safety concerns posed by the

collapsing driveway. We are committed to working closely with the relevant authorities to ensure that our operations align with the city's vision for sustainable development and environmental stewardship.

Thank you for considering our request. We look forward to the opportunity to contribute positively to the community. Should you require any further information or clarification, please do not hesitate to contact me directly at (678) 330-5309 or [tyler@concretesolutionsofatl.com](mailto:tyler@concretesolutionsofatl.com).

Sincerely,

Tyler Paul  
Project Manager  
Concrete Solutions of Atlanta  
3/28/2024

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Tyler Paul  
Paul Reed  
Concrete Solutions of Atlanta

Tyler Paul: (678) 330-5309

[tyler@concretesolutionsofatl.com](mailto:tyler@concretesolutionsofatl.com)

# SITE PLAN

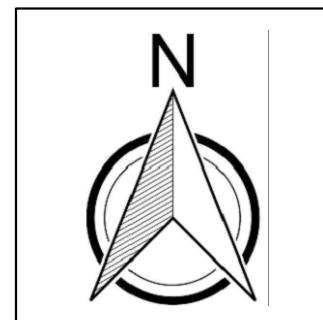
255 S Columbia Dr

Decatur, GA 30030

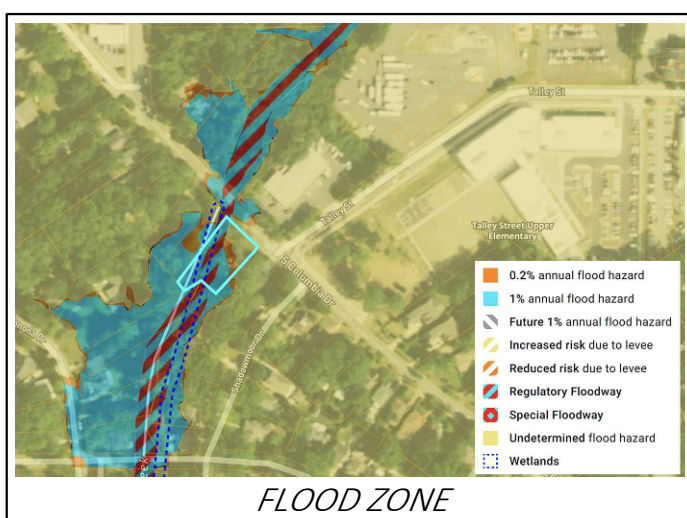
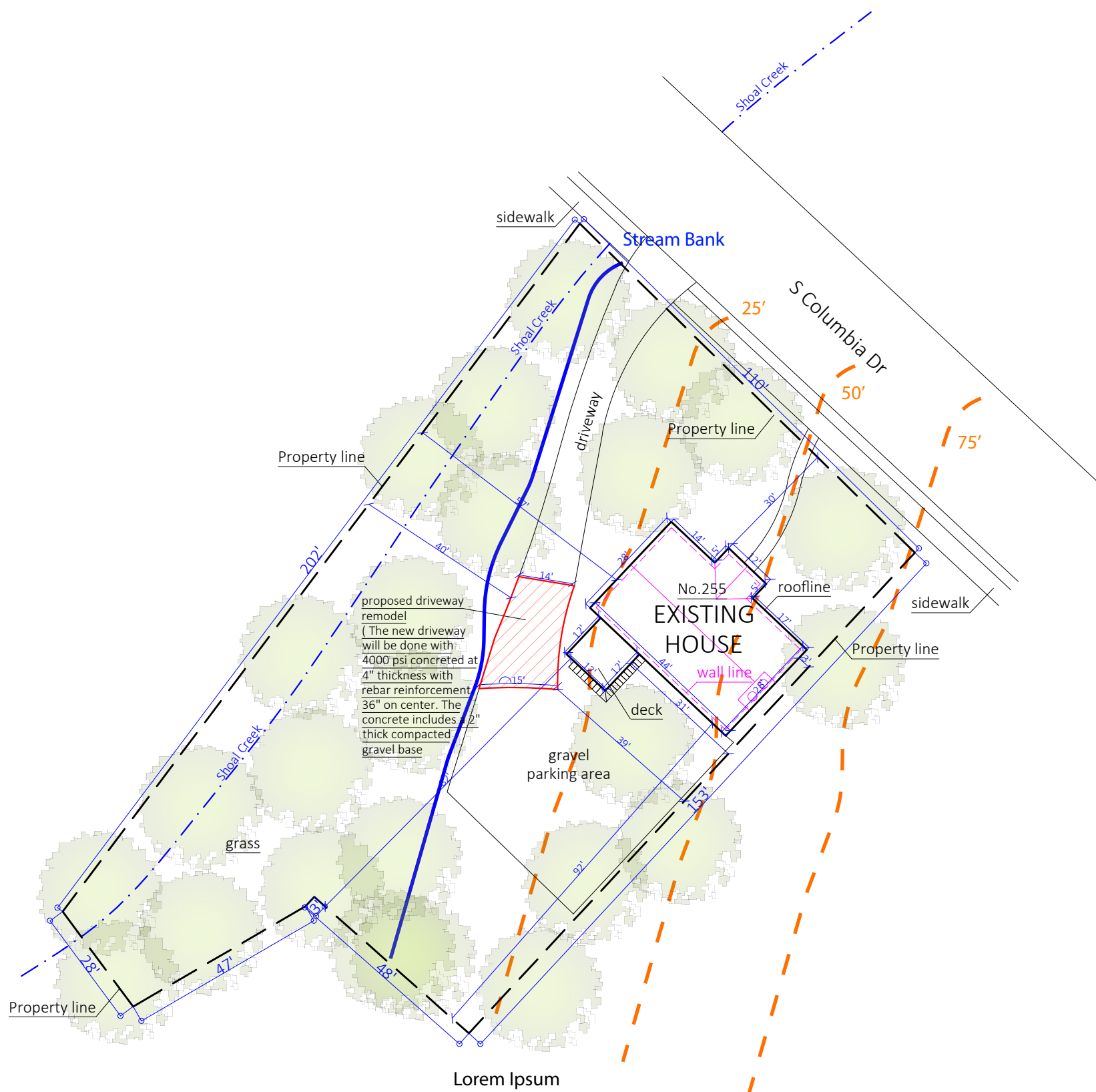
Parcel ID: 15 234 07 012

Lot area: 0.40 Acres

Paper Size: 11"x17"



scale 1"=30'



## Calculating Building and Lot Coverage Percentages

Lot area: 17,424 sq.ft.

Total building coverage (gross floor area): 1,412 sq.ft.

Building Coverage Percentage:  $1,412 \text{ sq.ft} / 17,424 \text{ sq.ft} = 0.08104 = 8.1\%$

Total Lot Coverage: 4,903 sq.ft.

Lot Coverage Percentage:  $4,903 \text{ sq.ft} / 17,424 \text{ sq.ft} = 0.28139 = 28.1\%$

\*Total landscape areas: