

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 715 McKoy St Decatur, GA 30030
Name of applicant Michelle Krahe Phone 404-664-3431
Address 715 McKoy St City/state/ZIP Decatur GA 30030
Email catharinewirth@gmail.com (404) 323-6080
Name of property owner Dan and Catharine Wirth Phone 404-664-3431
Address 715 McKoy St City/state/ZIP Decatur GA 30030
Current zoning of property R60

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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?

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

Applicant signature Michelle Krahe Date 3-26-24

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

We are seeking a variance to reduce the side yard setback from 10' to 7' and the rear yard from 30' to 27' in order to expand an existing screen porch.

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 house sits 42.1' back from the street on a small lot that is only 146.5' deep. The existing house is also angled on the lot.

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

Having the house sit so far back on the lot reduces the opportunity for a screen porch. The current porch is only 9'6". We are hoping to expand it 2' to 11'6". The current house is also angled on the lot. The 7' side yard request would allow for a small expansion of the porch and not extend past the setback line of the current house.

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?

This house site 3'6" beyond the average yard setback. I believe the house location is peculiar to the street.

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 homeowners are doing a significant renovation while not significantly increasing the size of the house. Allowing for a modestly larger porch would increase their ability to use this as an extension of their living space without have to add the second floor.

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.

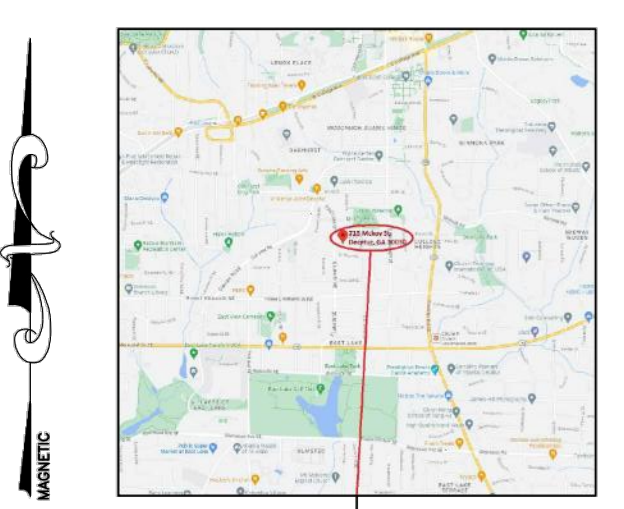
There is no other issue regarding light, safety, property values or traffic that applies here.

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

The homeowners are trying to preserve the scale of the original house while finding creative ways to update so to fit modern needs. The porch will only expand 2' to the rear and 14" to the side.

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

No



LOCATION MAP
NOT TO SCALE

FLOOD NOTE:
I HAVE THIS DATE, EXAMINED THE "FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS, WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE TO ITS OPINION FOR SAID PARCEL MAP ID: 1308800088.
EFFECTIVE DATE: 8/15/2019 ZONE: X

THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA. A SECOND OPINION OR COMPREHENSIVE FLOOD EVALUATION STUDY IS SUGGESTED FOR MORE ACCURATE INFORMATION. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS AND INSURANCE COMPANY OR AN APPRAISER.

FUTURE FLOOD DISCLAIMER:

THE FLOOD DATA SHOWN HEREON IS PER FEMA ACTIVE PANEL MAP WITH EFFECTIVE DATE, AS SHOWN. THERE MAY BE FUTURE FLOOD ELEVATION INFORMATION STUDIED INTERNALLY BY THE LOCAL GOVERNING MUNICIPALITY IN WHICH THE SUBJECT PROPERTY IS LOCATED AND THAT INFORMATION MAY NOT BE AVAILABLE TO THE PUBLIC, THEREBY NOT REFLECTED ON THE CURRENT FEMA PANEL MAP ON THE DATE OF THIS SURVEY. WE REQUEST ANY AND ALL FUTURE FLOOD INFORMATION FROM THE APPLICABLE MUNICIPALITIES BEING APPLICABLE DURING THE DEVELOPMENT PHASE, OR OTHER FUTURE USE, BEYOND THE DATE OF THIS SURVEY.

ZONING NOTE:
BEFORE DEVELOPMENT OF THIS PROPERTY, DEVELOPER AND ARCHITECT TO CONFIRM ZONING DISTRICT/PER ZONING DEPARTMENT.

PROPERTY IS ZONED R-60
CITY OF DECATUR

BUILDING SETBACK
FRONT: 30.0' OR AVERAGE
SIDE: 5.0' AND 10.0'
REAR: 30.0'
MAX LOT COVERAGE 50%
MAX BUILDING HEIGHT 30'

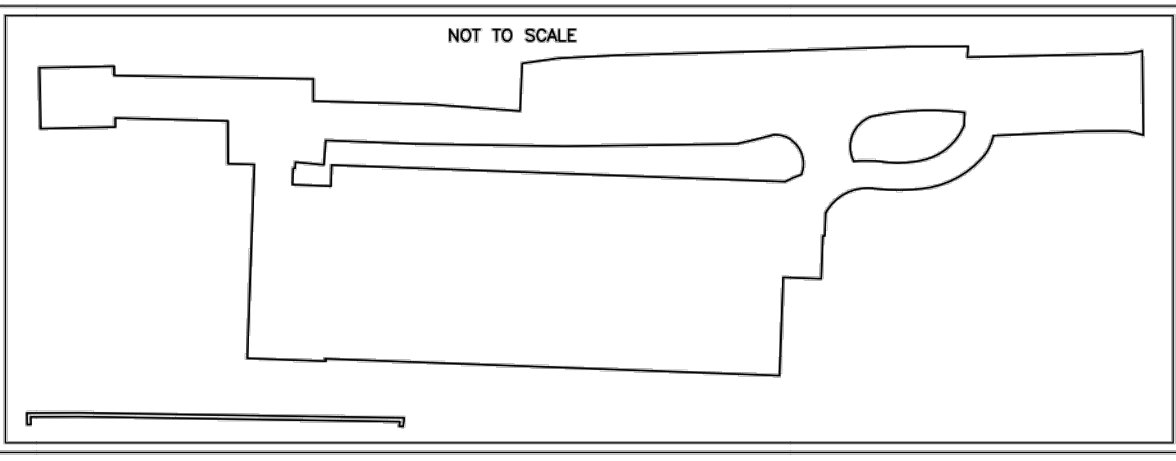
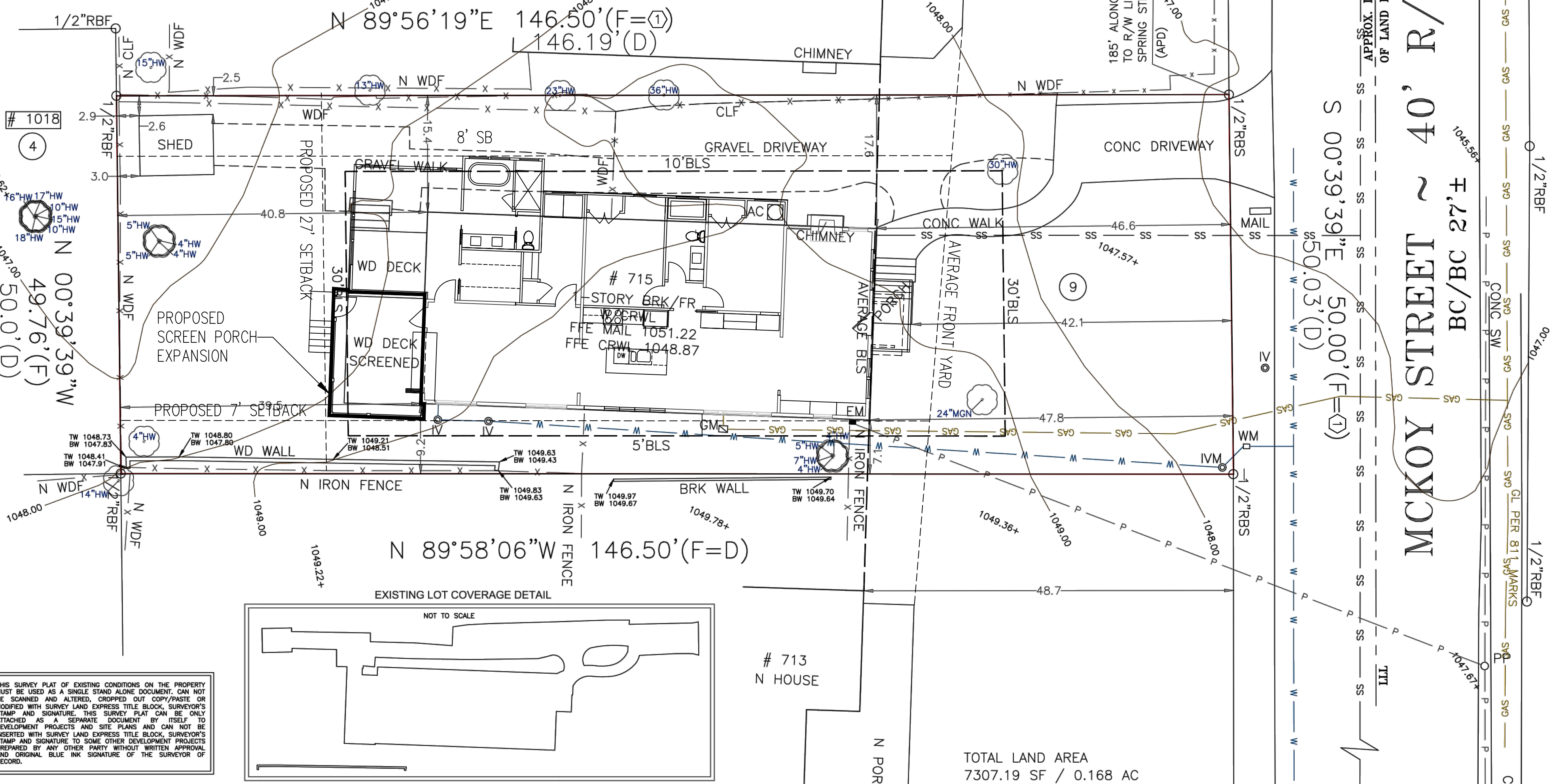
SURVEY NOTES:

- STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, TELEPHONE, ELECTRIC, WATER AND SEWER, GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
- THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE LOCATED USING SIDE DIMENSIONS FROM THE HOUSE. ALL MATTERS OF THE TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAY PUBLIC OR PRIVATE.
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD AND NOT RECORDED, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCEPTED. PROPERTY OWNER OR PERSON ORDERING THE SURVEY IS RESPONSIBLE TO CONTACT CLOSING ATTORNEY OR TITLE COMPANY FOR A FULL TITLE SEARCH AND COMMITMENT INCLUDING ALL THE EXCEPTIONS.
- SURVEY LAND EXPRESS, INC. IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREON. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES, TELEPHONE CONVERSATION WITH ZONING OFFICE AT THE COUNTY OR CITY, ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.
- THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECITATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS, ENTITY.

SSMH1
TOP=1047.22
BEGINNING
INV OUT=1043.02

SSMH2
TOP=1044.50
(A) INV IN=1038.60
(B) INV IN=1039.10
INV OUT=1038.40

ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)



TOTAL LAND AREA
7307.19 SF / 0.168 AC

ALLOWABLE LOT COVERAGE
3653.60 SF / 0.084 AC / 50%

EXISTING LOT COVERAGE
3229.86 SF / 0.074 AC / 44.2%

OTHER REFERENCE:
SURVEY BY A.S. GIOMETTI & ASSOCIATES INC., DATED 3/28/1978

LOT 9	BLOCK	EXISTING CONDITIONS SURVEY PREPARED FOR:	SHEET 1 OF 1
EAST LAKE SUBDIVISION	UNIT 2	DAN WIRTH	
LAND LOT 213	15TH DISTRICT	PROPERTY ADDRESS:	
DEKALB COUNTY, GEORGIA	DB.27517/PG.705	715 MCKOY STREET	
FIELD WORK DATE AUG 11, 2023	PRINTED/SIGNED AUG 17, 2023	DECATUR, GA 30030	
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	PAPER SIZE: 18" x 24"		

SURVEY LAND EXPRESS, INC.
LAND SURVEYING SERVICES

24 LENOX POINT
ATLANTA, GA 30309
FAX 404-601-0941
TEL 404-292-5747
INFO@SURVELANDPRESS.COM

REGISTERED PROFESSIONAL LAND SURVEYOR
GEORGE A. STEPHENSON

SCALE 1" = 10'



*** LEGEND ***

- APP AS PER PLAT
- APD AS PER DEED
- APF AS PER FIELD
- AI ANGLE IRON FOUND
- AFZ AS PER ZONING
- BS BOTTOM BANK
- BC BACK OF CURB
- BK BLOCK
- BLK BUILDING SETBACK LINE
- BRK BROOK
- BSM BASEMENT
- CBM CABLE BOX
- CLF CONCRETE
- CLP CATCH BASIN
- CLM CENTER LINE
- CLF CHAIN LINK FENCE
- CLM CORRUGATED METAL PIPE
- C.O.A. CITY OF ATLANTA
- CM SAN SEWER CLEAN OUT
- CM CADASTRAL MAP
- CM SHANK SPACE
- CP CALCULATED POINT
- CP CARPORT
- CP DEED
- DE DRAINAGE EASEMENT
- D DIAPHRAGM
- DILAP DILAPIDATED
- DIST DISTURBED
- DMW DEPARTMENT OF WATERWORKS
- DOT DEPARTMENT OF TRANSPORTATION
- EB ELECTRIC POWER BOX
- EM ELECTRIC METER
- EP EDGE OF PAVEMENT
- F FIELD
- TI FACE OF CURB
- FDC FIRE DEPARTMENT CONNECTION
- PH FIRE HYDRANT
- FR FRAME
- GL GAS LINE
- GM GAS METER
- GV GAS VALVE
- GW GUY WIRE
- HW HARDWOOD TREE
- IPF IRON PIN FOUND
- IPF IRON PIN SET
- IV IRRIGATION VALVE
- JM JUNCTION BOX
- JM JUNCTION
- LL LAND LOT LINE
- MAG MAGNETIC BEARING IP
- MGN MAGNOLIA TREE
- MH MAIL HOLE
- MTF METAL FENCE
- N NEIGHBORS
- N/D NO DATA
- OV OVERHANG
- OP OPEN TOP PIPE FOUND
- P PLAT
- PC PROPERTY CORNER
- PL PROPERTY LINE
- PN PINE TREE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCING
- PP POWER POLE
- PW POWER LINE
- R RECORD
- PVC POLYVINYL CHLORIDE PIPE
- RF IRON ROD FOUND
- RSF RAIL SPIKE FOUND
- RSF REINFORCING BAR FOUND
- RBS REINFORCING BAR SET
- RCP REINFORCED CONC. PIPE
- R/W RIGHT-OF-WAY
- SM SIGN
- SSL SANITARY SEWER LINE
- SSE SANITARY SEWER EASEMENT
- SP SCREENED PORCH
- SP SIDEWALK
- TB TOP OF BANK
- TIP TRAFFIC POLE
- UE UTILITY EASEMENT
- W WOOD
- WF WOOD FENCE
- WKB WOOD BLOCK
- WL WATER LINE
- WM WATER METER
- WPF WIRE FENCE
- WV WATER VALVE
- WW MET WEATHER
- W/W WITH/

- * SYMBOLS ***
- ELECTRIC PANEL/METER
 - WATER METER
 - AIR CONDITIONER
 - GAS METER
 - JUNCTION BOX
 - SANITARY SEWER MANHOLE
 - STORM MANHOLE
 - TRAFFIC/INFO SIGN
 - GAS MARKER
 - LAMP POST
 - METAL POST
 - WATER VALVE
 - HEADWALL
 - STAIRS
 - DRAINAGE INLET
 - FIRE HYDRANT
 - NUMBER OF REFERENCE

- * LINE INDICATORS ***
- GAS
 - SANITARY SEWER LINE
 - POWER LINE
 - WATER LINE
 - FENCE LINE
 - DRAINAGE LINE
 - BURIED POWER/CABLE LINE

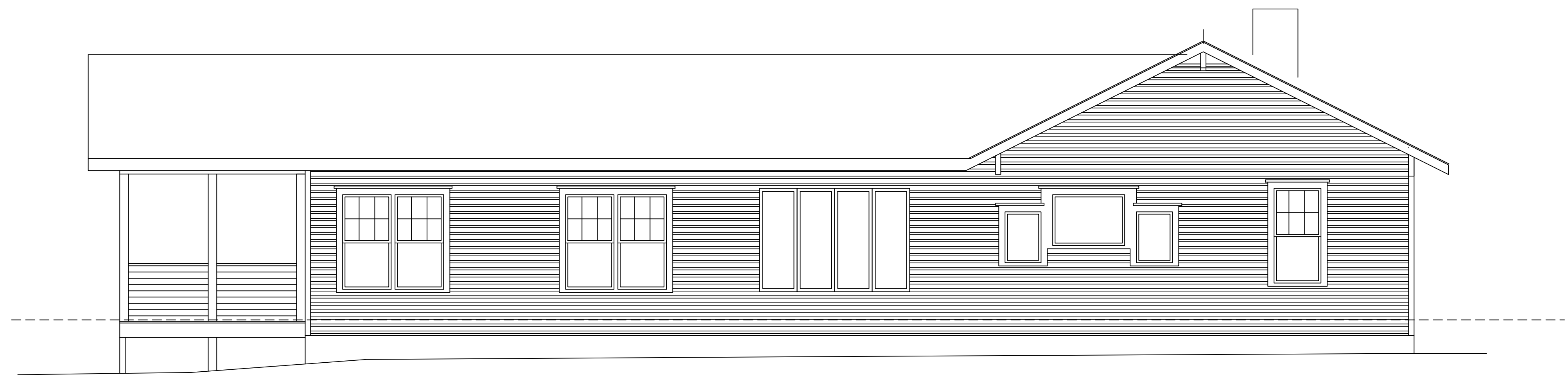


1 FRONT ELEVATION
1/4" = 1'-0"

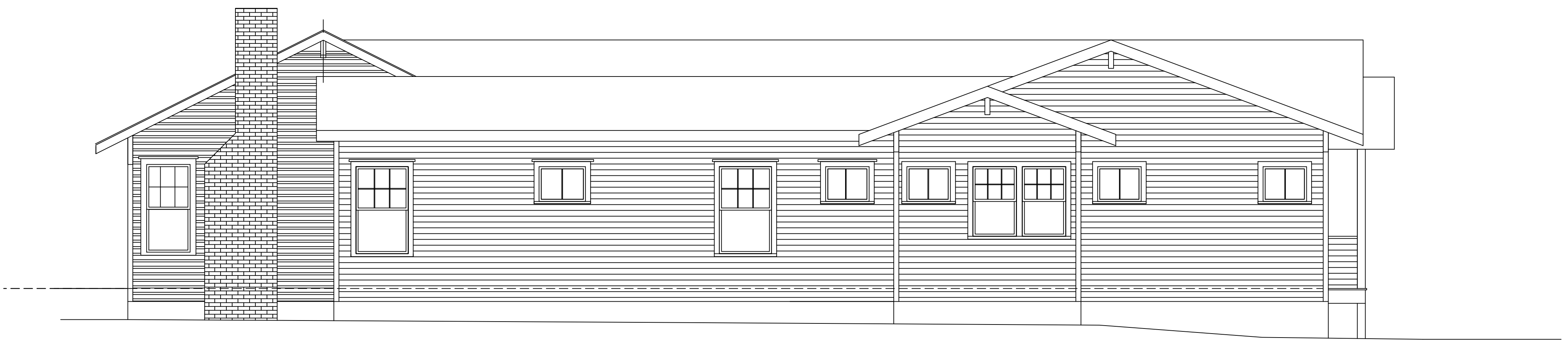
- GENERAL EXTERIOR NOTES
1. ROOF TO BE ARCHITECTURAL SHINGLE
 2. PORCH ROOF TO BE STANDING SEAM METAL
 3. PORCH STOOP & STEPS TO BE BRICK
 4. MATCH WOOD SIDING IN AREA (PRICE OPT 1)
 5. 5" HARDI LAP SIDING- NEW AREAS ONLY (PRICE OPTION 2)
 6. SOFFITS TO BE OPEN RAFTERS WITH T&G DECKING AT EXPOSED AREAS
 7. BRACKETS ON SIDE ADDITION TO MATCH EXISTING
 8. WINDOWS TO BE WOOD UND
 9. SCREEN PORCH MATERIAL: STAINED CEDAR POST DECK BROWN BALAU RAIL CABLE



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



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



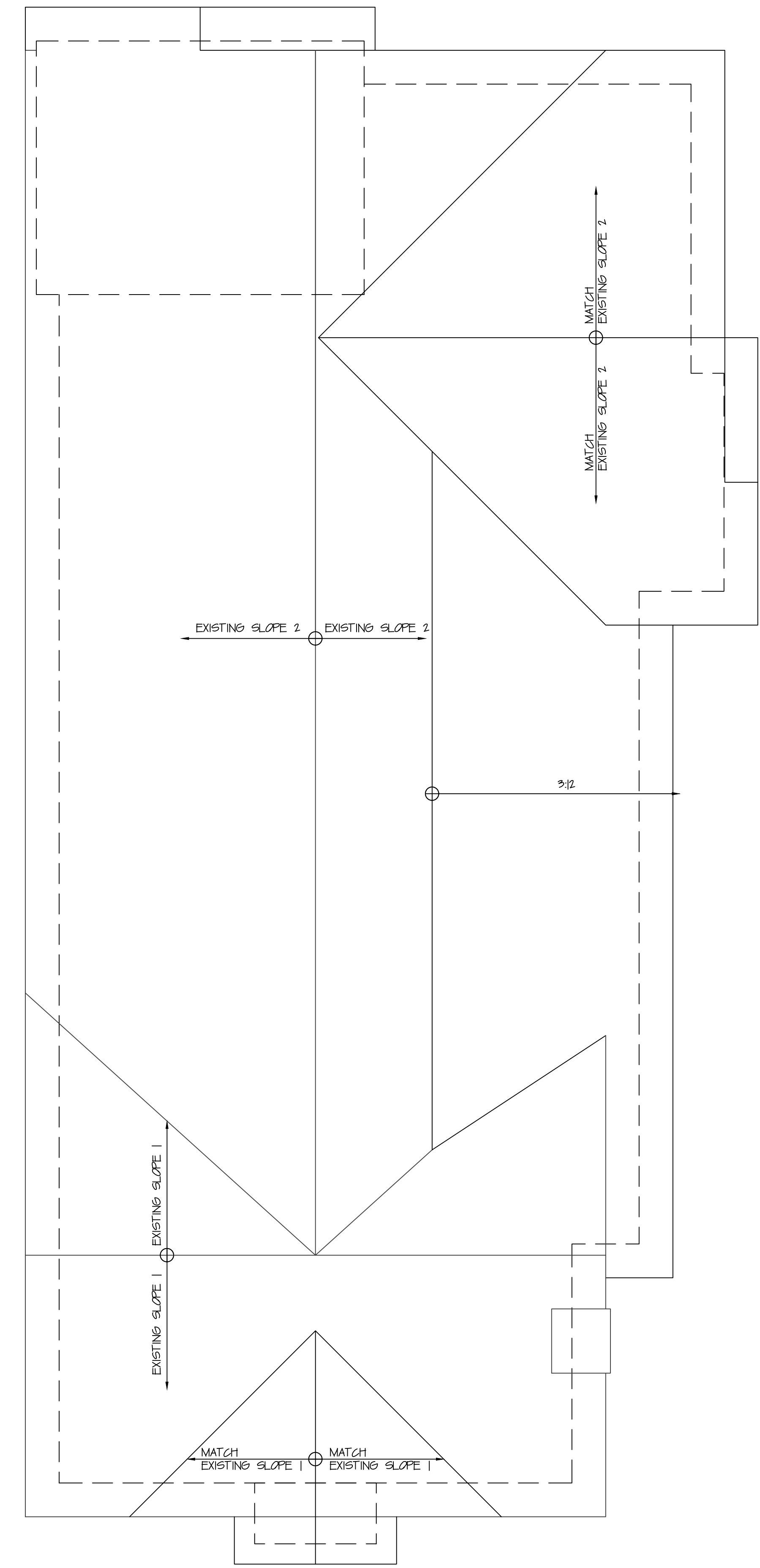
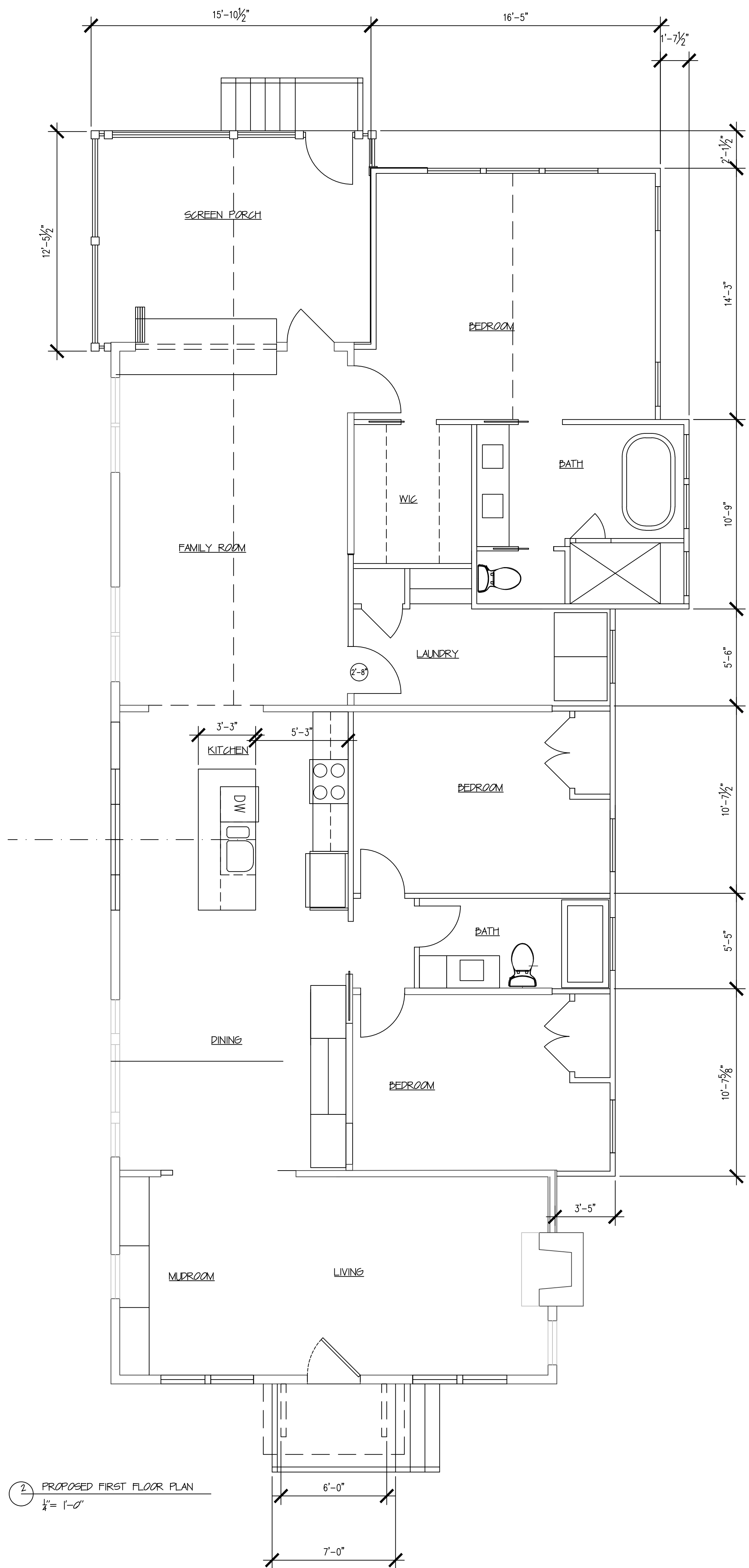
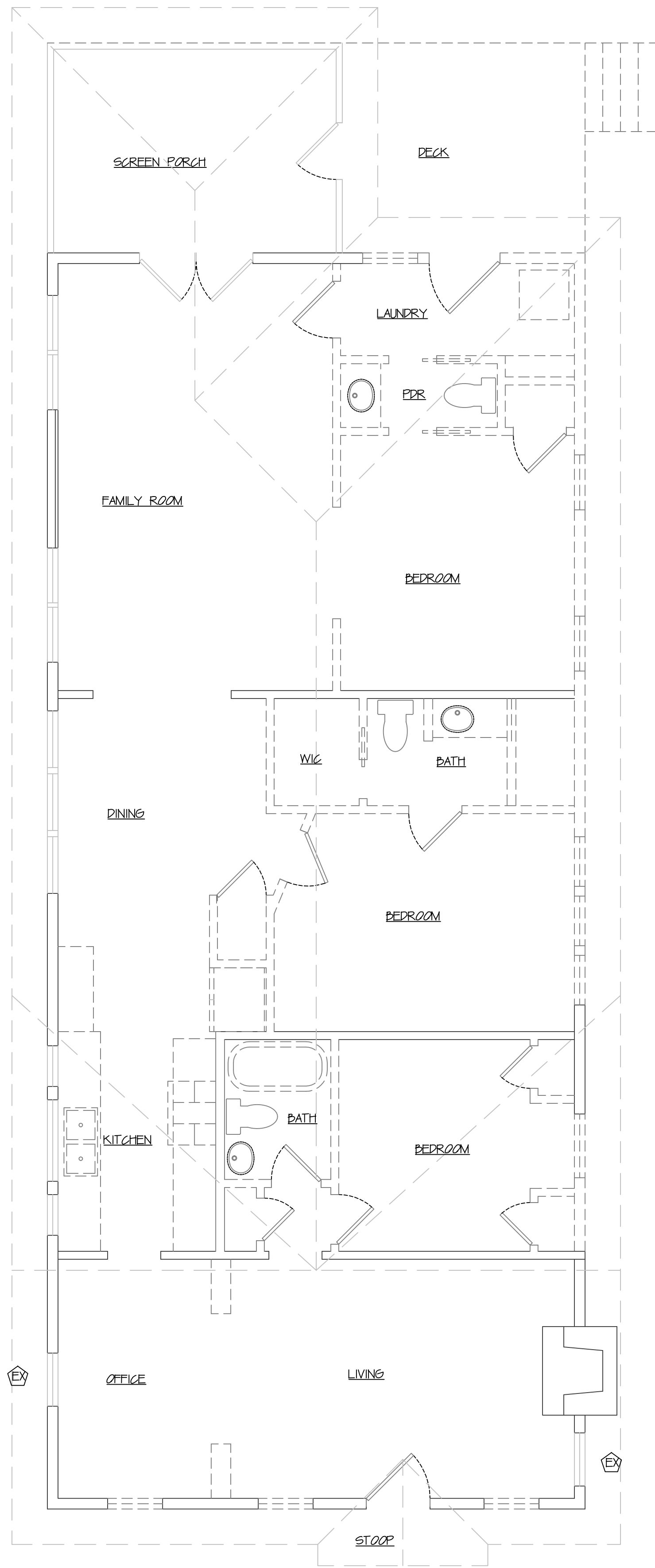
3 SIDE ELEVATION
1/4" = 1'-0"

715 MCKOY AVE
DECATUR GA

NOT RELEASED FOR
CONSTRUCTION:
3/26/24

MODIFICATIONS:

715 MCKOY AVE
DECATUR GA



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3/26/24

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