

**154 East Parkwood Road
Variance Request for 24DEC-RA00060**

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

We are requesting a variance from the side street setback line of 25 feet. The existing house, including the carport, is legally non-conforming and is grandfathered. The plan is to enclose part of the carport and make it part of the interior space. By doing so, the grandfathered status of the building is lost, so we will need a variance to enclose this section of the carport.

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 is legally non-conforming as part of the building near the carport is outside the side street setback line. The majority of the house is within the current setback lines; it is only the east side of the house that is currently legally non-conforming. Since it is a corner lot, we want to make sure that we do not do anything to the house that would alter the look of the right side of the house (on Parkwood Road), so the best option is to simply enclose a section of the carport that is existing so the footprint is not changed. We will keep the exterior very much as is.

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

The existing side street setback guidelines suggest we cannot enclose the part of the carport that we wish to make into a mudroom/laundry room and still be conforming. And if we adhere to the guidelines (thereby not needing a variance), we will not have the space required for the new mudroom/laundry room. There is not another logical location for a mudroom/laundry room without affecting the footprint, and we we feel like affecting the footprint through an addition would be more intrusive to the neighborhood.

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 side street setback guidelines are the same for all properties in the area.

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 purchased the property with the hope that they could simply enclose a part of the carport closest to the house and turn that space into a usable mudroom/laundry room. The existing house currently has an extremely small laundry space with a mini-sized stackable washer and dryer unit that is difficult to access and does not have the capacity for their laundry needs. The homeowners are also seeking storage space for common items like shoes, coats and cleaning supplies. The homeowners believe the best option would be to enclose a part of the carport because this would not alter the footprint or affect the look of the house on the east side, as opposed to trying to add onto the house. There is also no room to add on to the house nor is there a more logical place to locate a laundry/mudroom. The homeowners are trying to make sure they get to enjoy the property as is without affecting any of the neighboring properties by choosing a low impact, non-additive plan that merely encloses an existing part of the house into interior space.

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

Nothing has been done to the property by the applicant. The house was purchased with the hope that a usable laundry room could be created by enclosing a section of the existing carport, so it is this plan that has triggered the variance request.

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 proposed renovation will not affect the supply of light and air to adjacent properties, the traffic on public streets, the danger of fire, the public safety and established property values. The proposed renovation will not change the footprint of the house, and it is our belief that once the renovation is completed, the change will barely be discernable from the current structure.

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

We think it will be in harmony because the footprint of the house is not going to change. We are just going to enclose a part of the existing carport and make it part of the interior space.

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

No.

GENERAL NOTES:

1: This Plat has been prepared without the benefit of a current title report. Easements or encumbrances may exist that are not shown on this plat.

2: This plat is subject to any restrictions, easements, covenants or restrictions that may exist either written or unwritten.

3: Underground utilities not shown hereon may exist. The Surveyor does not take responsibility for absence or presence of any such utilities.

4: No Geodetic monuments were found within 500 feet of this site

5: This Plat has been prepared for the exclusive use of the person(s) or entities named hereon.

SURVEY DATA:

TYPE OF SURVEY: AS BUILT
 SOURCE OF TITLE DESCRIPTION FOR SUBJECT PROPERTY: DB 17155 PG 155
 PROPERTY OWNER AT TIME OF SURVEY: MARY B. GARNER
 PARCEL NUMBER: 15-237-07-001

TOTAL AREA: 16,637 SQ FT, 0.38 AC
 CALCULATED PLAT CLOSURE: 1:416,652

FIELD DATA:

DATE OF FIELD SURVEY 7-30-2015
 THE CALCULATED POSITIONAL TOLERANCE BASED ON REDUNDANT LINEAR MEASUREMENTS OF OBSERVED POSITIONS WAS FOUND TO BE 0.063 FEET.

EQUIPMENT:
 ELECTRONIC TOTAL STATION

ASBUILT SURVEY FOR
 LIZ VON HOENE
 LOT 1, BLOCK 19-B,
 PLAT OF PARKWOOD SECTION OF DRUID HILLS

154 EAST PARKWOOD ROAD

CITY OF DECATUR, DEKALB COUNTY, GEORGIA

LAND LOT 244, DIST 15

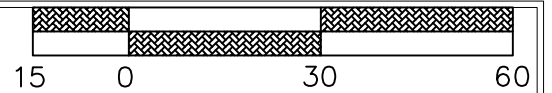
DATE: AUGUST 4, 2015 DECEMBER 13, 2016 (AS BUILT)

REFERENCE: PB 16 PG 26
 DB 17155 PG 155

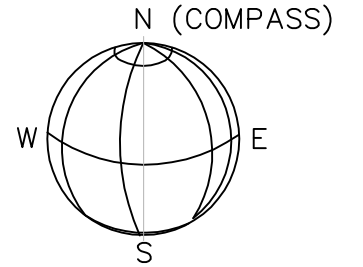
FLOOD HAZARD NOTE: THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF DEKALB COUNTY, GEORGIA 13089C0064J EFFECTIVE DATE MAY 16, 2013

ZONING: R-85

IMPERVIOUS SURFACES:
 DRIVE = 459 SQ. FT.
 HOUSE = 3,597 SQ. FT.
 WALLS = 131 SQ. FT.
 STONE = 778 SQ. FT.
 POOL = 353 SQ. FT.
 CONCRETE STAIRS = 105 SQ. FT.
 PUMP = 33 SQ. FT.
 TOTAL IMPERVIOUS = 5,456 SQ. FT. (32.3%)
 TOTAL LOT = 16,637 SQ. FT.



1" = 30'

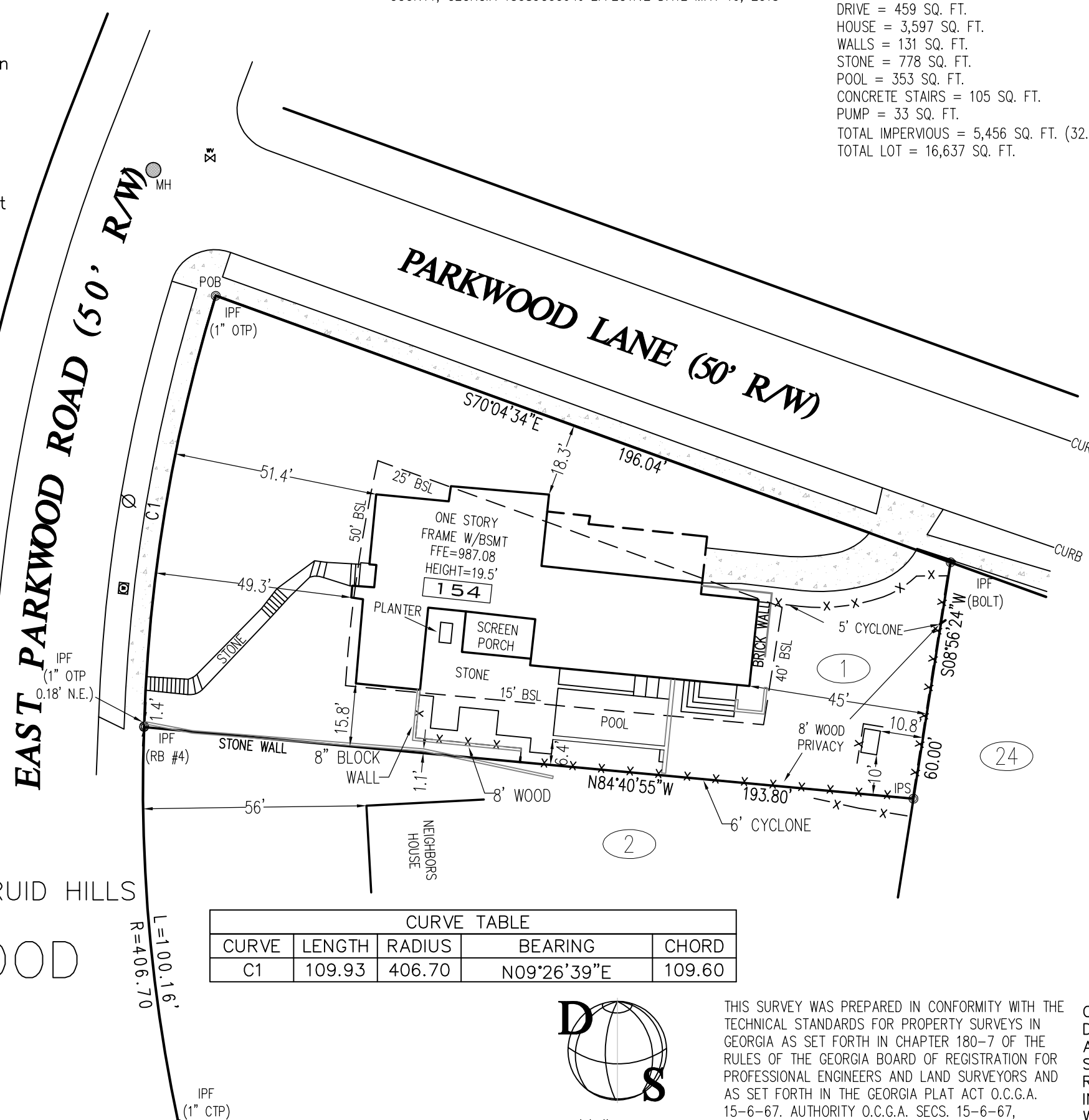


LEGEND

- EOP EDGE OF PAVEMENT (CURB)
- PP POWER POLE
- R/W RIGHT OF WAY
- IPF IRON PIN FOUND
- IPS 1/2" REBAR SET
- SW SIDE WALK
- BOLLARD
- OHP OVERHEAD POWER
- FH FIRE HYDRANT
- CB CATCH BASIN
- MH MANHOLE
- WM WATER METER
- WV WATER VALVE
- GV GAS VALVE
- GM GAS METER
- LP LIGHT POLE
- CONCRETE PAD



FOR
 DEKALB SURVEYS, INC.
 407 W. PONCE DE LEON
 SUITE B
 DECATUR, GEORGIA 30030
 404.373.9003



CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	109.93	406.70	N09°26'39"E	109.60



www.dekalbsurveys.com

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67. AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

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exist.
absence

500 feet

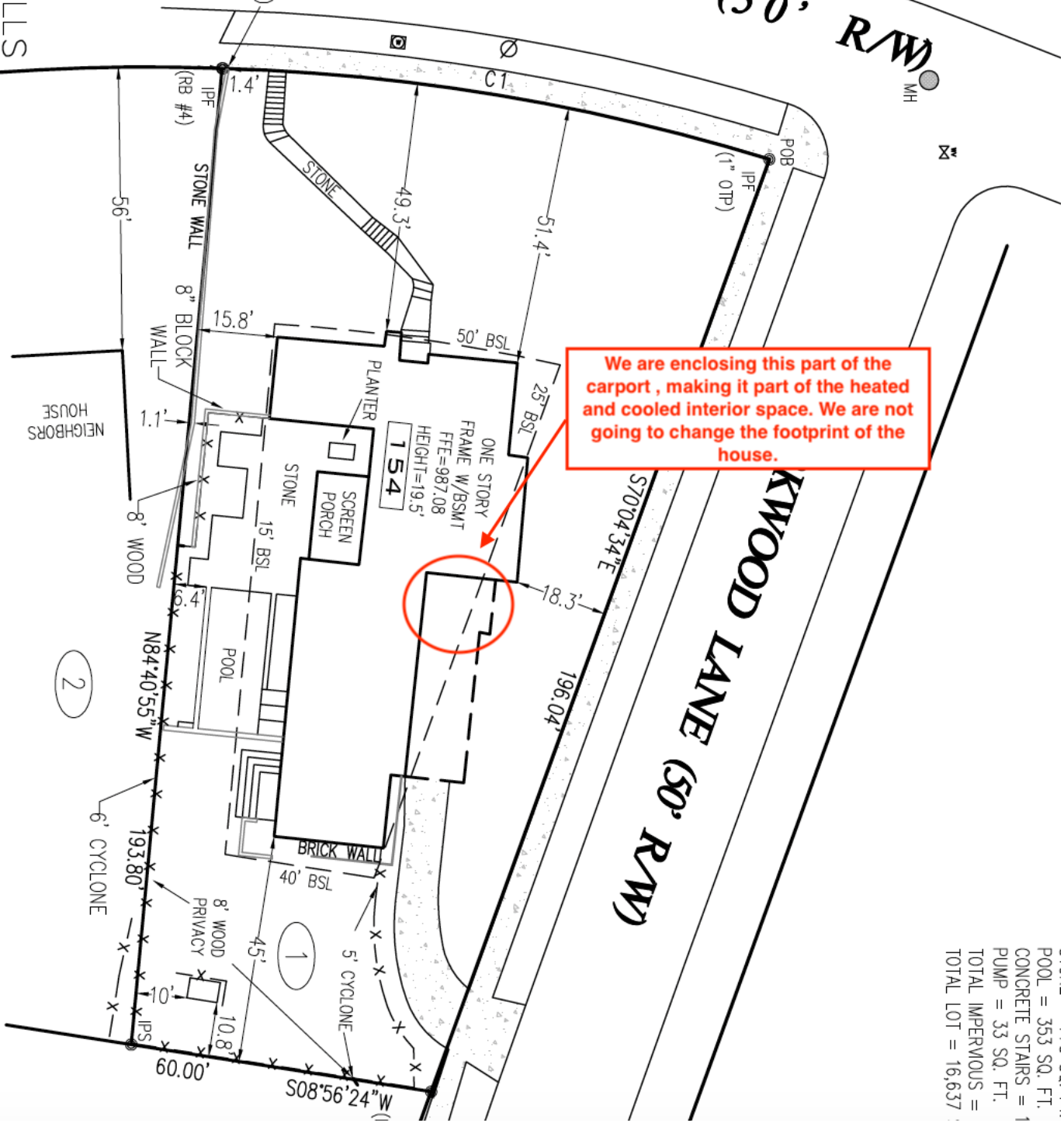
re use

EAST PARKWOOD ROAD (50' R/W)

DRUID HILLS

WOOD

L=100.16
R=406.7



We are enclosing this part of the carport, making it part of the heated and cooled interior space. We are not going to change the footprint of the house.

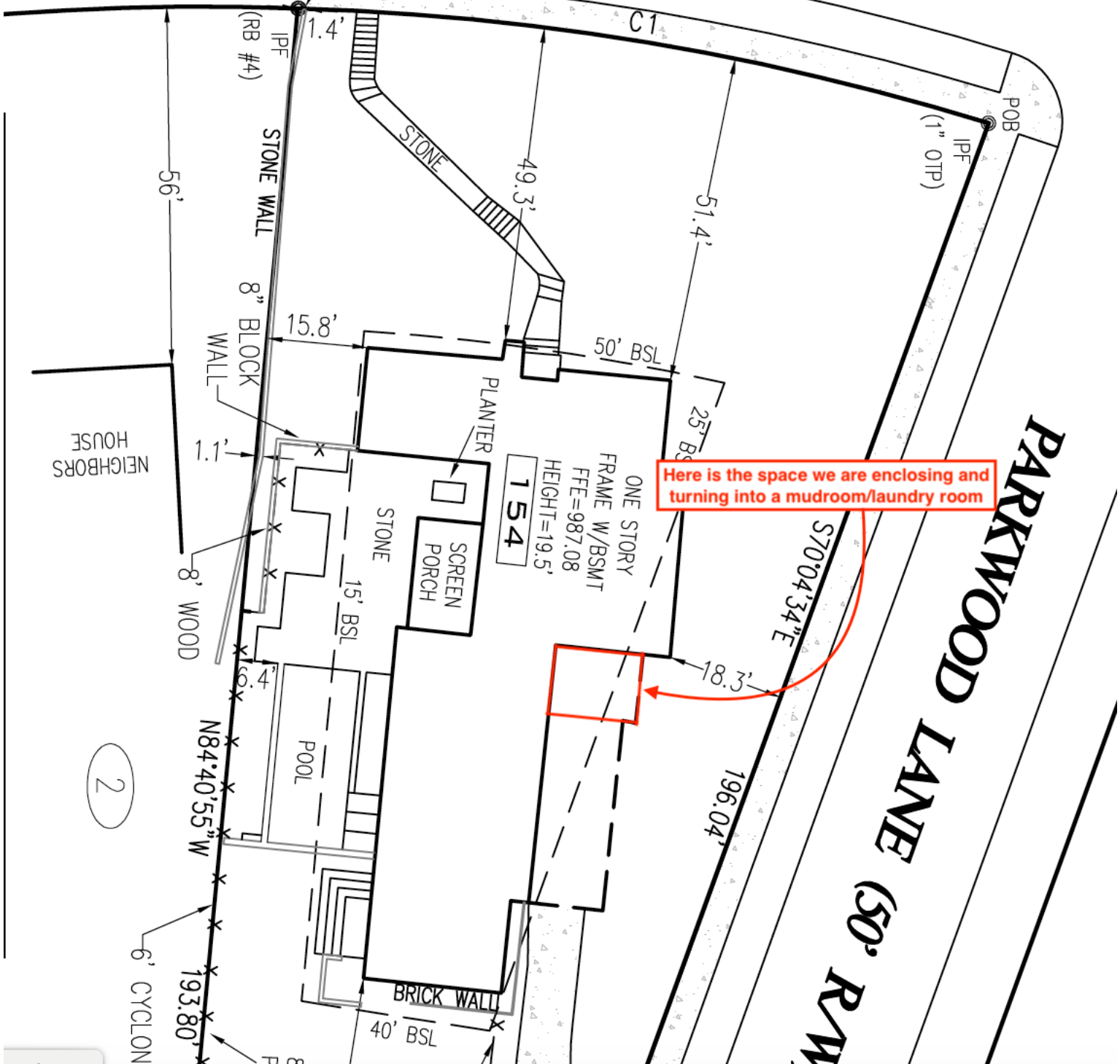
POOL = 353 SQ. FT.
CONCRETE STAIRS = 1
PUMP = 33 SQ. FT.
TOTAL IMPERVIOUS =
TOTAL LOT = 16,637

CURVE TABLE

CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	109.93	406.70	N09°26'39"E	109.60

D HILLS

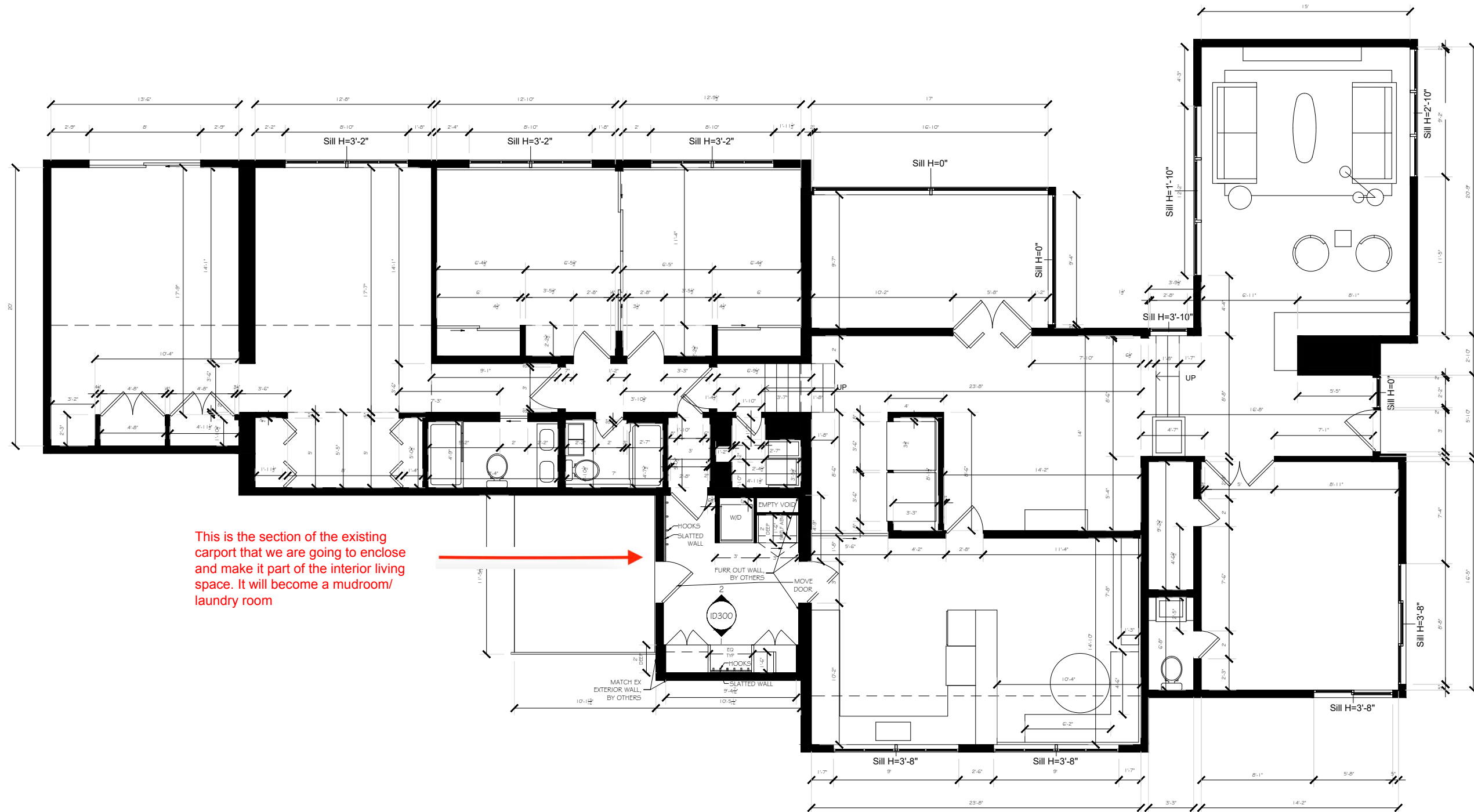
PARKWOOD ROAD (50' R)



Here is the space we are enclosing and turning into a mudroom/laundry room

2

PARKWOOD LANE (50' R/W)



This is the section of the existing carpet that we are going to enclose and make it part of the interior living space. It will become a mudroom/laundry room

LEGEND

DEMO OR MOVE EXISTING	---
OVERHEAD SHELVING	----
NEW WALL	———

PROJECT
OWNER
ARCHITECT
MEP ENGINEER
STRUCTURAL ENGINEER



NOT RELEASED FOR CONSTRUCTION

REV. NO.	ISSUE DESCRIPTION	DATE

PROJECT NO.
SHEET NAME

FFE PLAN





Original drawing is 11" x 17". Do not scale this drawing.

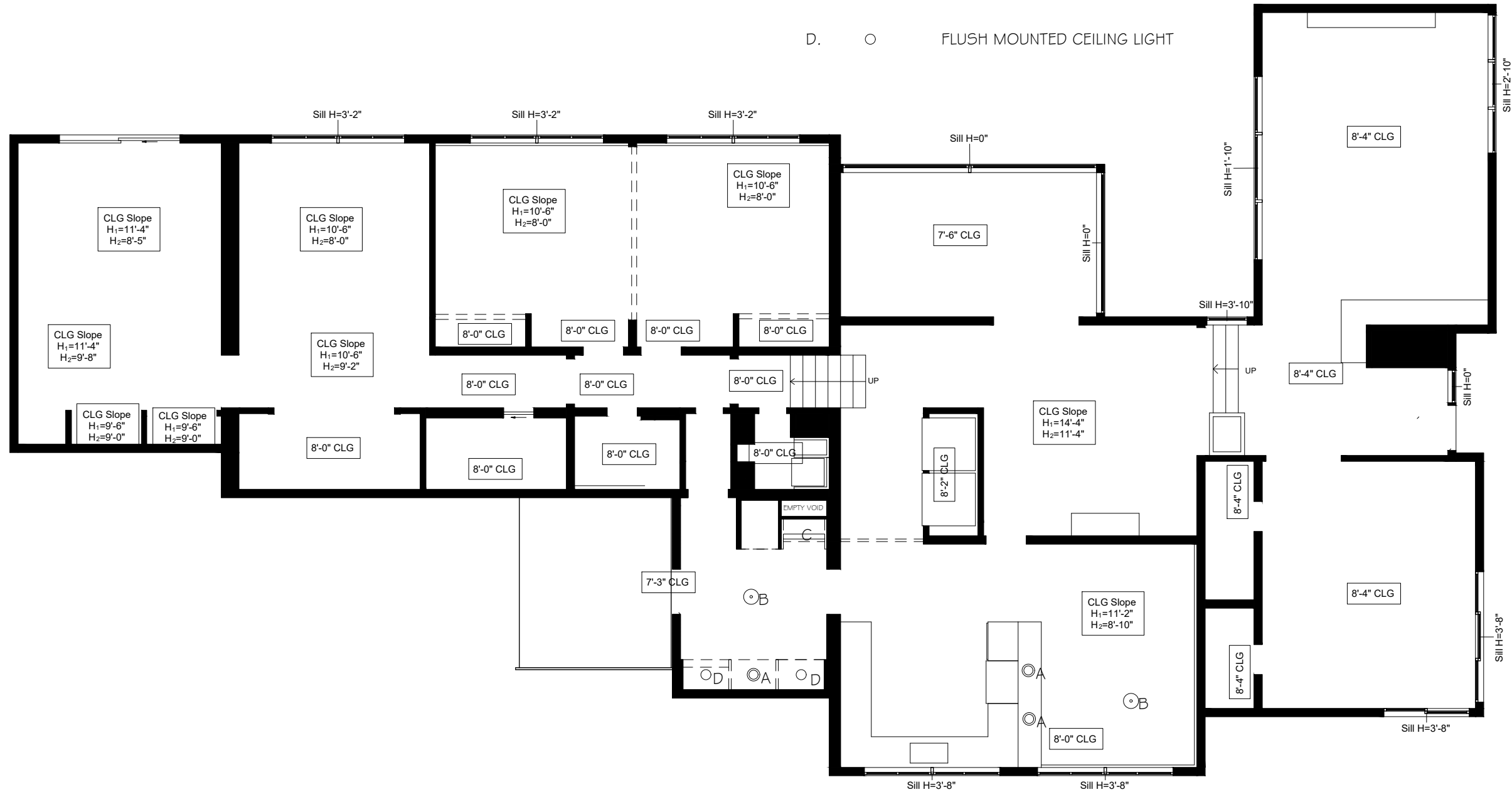
SHEET NUMBER

ID100

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REFLECTED CEILING PLAN LEGEND

- A.  RECESSED CAN LIGHT FIXTURE
- B.  PENDANT
- C.  UNDER COUNTER LED STRIP LIGHTING
- D.  FLUSH MOUNTED CEILING LIGHT



PROJECT
OWNER
ARCHITECT
MEP ENGINEER
STRUCTURAL ENGINEER



**NOT
RELEASED FOR
CONSTRUCTION**

REV. NO.	ISSUE DESCRIPTION	DATE

PROJECT NO.	
SHEET NAME	

RCP PLAN
Original drawing is 11" x 17". Do not scale this drawing.
SHEET NUMBER
ID200

