



DeKalb County Zoning Board of Appeals
Department of Planning & Sustainability
178 Sams Street,
Decatur, GA 30030



Lorraine Cochran-Johnson

Wednesday, May 13, 2026

Juliana
Njoku

Planning Department Staff Analysis

Chief Executive Officer

Director

N3. Case No: A-26-1248048

Parcel ID(s): 18 055 06 010

Commission District 02 Super District 06

Applicant: **Antariksh Tandon & Lena Klein**
155 3rd Street NE, Unit 8
Atlanta, GA 30308

Owner: **Antariksh Tandon & Lena Klein**
155 3rd Street NE, Unit 8
Atlanta, GA 30308

Project Name: **1208 North Decatur Road – New Single-Family Residence and Accessory Structure**

Location: 1208 North Decatur Road, Atlanta, GA 30306

Requests: Variance from Sections 27-4.2.2 and 27-2.2.1 of the DeKalb County Zoning Ordinance to allow an accessory structure in the front yard and reduce the required front yard setback from 42 feet to 11 feet to facilitate construction of an accessory structure in the MR-2 (Medium Density Residential) zoning district and Druid Hills Historic District.

Staff Recommendation: Approval with conditions

Conditions:

1. The following information about this variance shall be noted on any site plan prepared for the subject property: case number, approval date, type of variance, and condition(s) of approval.
2. Any permit drawings submitted for review shall be substantially consistent with the site layout and improvements presented with this application, including the approximate 77-square-foot front yard accessory structure (garden shed) and its location near the top of the slope. The location and reduced setback are directly tied to avoiding disturbance of specimen tree root systems and minimizing grading on a steep slope, rather than creating additional development area.
3. These variances shall apply only to the accessory structure as shown in the submitted application materials and shall not be construed to authorize variance relief for the principal structure or for any other improvements not specifically approved as part of this case.

STAFF FINDINGS:

The subject property is a vacant residential parcel located at 1208 North Decatur Road in the MR-2 zoning district and Druid Hills Historic District. The application materials indicate the lot contains approximately 5,879 square feet (0.135 acres), and measures approximately 40 feet wide by 147 feet deep. The applicants propose to construct a new three-story single-family residence of approximately 2,700 square feet along with a small accessory structure of approximately 77 square feet in the front yard intended for mail and package delivery, waste bin storage, and bicycle storage.

1. There is an extraordinary or exceptional physical condition(s) pertaining to the particular piece of property (such as, but not limited to, lot size, lot shape, specimen tree(s), steep slope(s), or preservation of historic characteristics of the property), which was not created by the current owner, previous owner, or applicant; by reason of a clearly demonstrable condition(s), the strict application of the requirements of this chapter would deprive the property owner of rights and privileges enjoyed by other property owners in the same zoning district, as distinguished from a special privilege or convenience sought by the property owner.

The subject property several unusual physical conditions. The site drops approximately 30 feet toward the rear, with much of the slope concentrated in the front third of the lot and averaging approximately 28 percent. The application materials identify several specimen trees on the property, including 42-inch and 45-inch white oaks located toward the front portion of the lot in line with adjacent houses. These site conditions are inherent to the property and not created by the current owners. The steep front grade, narrow lot width, and location of the specimen trees limit ordinary site access and placement options in a manner not typical of surrounding properties.

2. The requested variance does not go beyond the minimum necessary to afford relief, and does not constitute a grant of special privilege inconsistent with the limitations upon other properties in the zoning district in which the subject property is located:

The requested relief is limited to a small accessory structure of approximately 77 square feet and a reduction in the front yard setback to 11 feet in order to place that structure at the top of the slope. The application states that the accessory structure would serve functional residential purposes such as bicycle storage, waste bin storage, and secure mail and package delivery rather than an intensified residential use. The submitted materials also indicate that the shed is located at the top of the slope to maximize setback from the street while avoiding regrading that would damage the trees.

3. The grant of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the zoning district in which the subject property is located:

The proposed improvements are residential in nature and appear accessory to the principal use of the property as a single-family residence. The shed may be intended to be integrated into the overall architectural language of the Druid Hills Historic character and landscaped to minimize its visual presence from the street. The applicants indicate that the Historic Preservation Commission approved the proposed design, including the accessory structure, based on the site's unusual conditions and the effort to preserve the existing trees.

4. The literal interpretation and strict application of the applicable provisions or requirements of this chapter would cause undue and unnecessary hardship:

Strict application of the ordinance may create practical difficulty on this site. The application materials state that locating the accessory structure in the rear yard, or maintaining the full 42-foot front setback, may require substantial regrading and excavation within areas affected by steep slopes and specimen tree root systems. The materials further state that the front portion of the lot has an average slope of approximately 28 percent, exceeding the typical recommended driveway slope of approximately 16 percent, and that vehicle access into the site would create additional impacts on the tree roots. The hardship described in the record is therefore directly tied to the lot's narrow width, steep topography, and preservation constraints rather than mere preference.

5. The requested variance would be consistent with the spirit and purpose of this Chapter and the DeKalb County Comprehensive Plan Text:

The requested variance may be consistent with the spirit and purpose of this Chapter and the DeKalb County Comprehensive Plan as it would allow reasonable use of a constrained property in a manner that remains sensitive to both the Druid Hills Historic District and the Traditional Neighborhood land use area. The request does not involve a change in use or an over-intensification of the site, but rather a limited accommodation for a small accessory structure associated with a new single-family residence. As presented, the design responds to the site's unusual conditions by preserving mature specimen trees, minimizing grading and land disturbance, and using a compact building approach intended to respect the wooded, residential character of the area. The proposal also appears aligned with the historic district context by seeking a context-sensitive solution that preserves landscape features.

FINAL STAFF ANALYSIS:

The subject property presents an unusual combination of physical constraints, including narrow lot width, steep topography, and specimen trees concentrated near the front portion of the site. The requested relief is limited to allowing a small accessory structure in the front yard and reducing the front setback from 42 feet to 11 feet so that the structure can be placed near the top of the slope without substantial regrading or damage to the trees. The record indicates that the structure is intended for customary residential accessory functions and that the broader project has been designed to minimize site disturbance through compact building form and pier construction designed to minimize land disturbance.

Staff Recommendation: Approval with conditions

Conditions:

1. The following information about this variance shall be noted on any site plan prepared for the subject property: case number, approval date, type of variance, and condition(s) of approval.
2. Any permit drawings submitted for review shall be substantially consistent with the site layout and improvements presented with this application, including the approximate 77-square-foot front yard accessory structure (garden shed) and its location near the top of the slope. The location and reduced setback are directly tied to avoiding disturbance of specimen tree root systems and minimizing grading on a steep slope, rather than creating additional development area.
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ZONING BOARD OF APPEALS (ZBA) APPLICATION
to Amend the Official Zoning Map of DeKalb County, Georgia

Subject Property Address: _____

City: _____ State: _____ Zip: _____

Parcel ID Number(s): _____ Acreage: _____

District: _____ Land Lot: _____ Block: _____ Parcel: _____

Commission District(s): _____ Super District: _____

Type of Hearing Requested (check one):

VARIANCE (from Development Standards causing undue hardship upon owners of property.)

SPECIAL EXCEPTIONS (to Reduce or Waive off-street parking or loading space requirements.)

OFFICIAL APPEAL OF ADMINISTRATIVE DECISIONS.

***PLEASE REVIEW THE FILING GUIDELINES ON PAGE 4.**

FAILURE TO FOLLOW GUIDELINES MAY RESULT IN SCHEDULING DELAYS.*

I hereby authorize the staff of the Planning and Sustainable Department to inspect the property that is the subject of this application.

Owner Agent

Antariksh Tandon

Signature

Date

ZONING BOARD OF APPEALS (ZBA) APPLICATION FEE:
\$300.00

DeKalb County does not require payment by wire transfer.
Be aware of scammers and fraudulent emails.

Email plansustain@dekalbcountyga.gov with any questions

DEPARTMENT OF PLANNING & SUSTAINABILITY

ZONING BOARD OF APPEALS APPLICATION

AUTHORIZATION OF THE PROPERTY OWNER

I hereby authorize the staff and members of the Zoning Board of Appeals to inspect the premises of the Subject Property.

I hereby certify that the information provided in the application is true and correct.

I hereby certify that I am the owner of the property subject to the application.

DATE: _____ Applicant Antariksh Tandon
Signature: _____

DATE: _____ Applicant lena klein
Signature: _____

Letter of Intent

1208 N. Decatur Road
March 13, 2026

Subject:

Variance Request for Front Yard Setback Reduction: Section 27- 4.2.2 – Accessory Structure Construction

Dear Members of the Zoning Board of Appeals,

Our names are Antariksh Tandon and Lena Klein. We are both architects and we are seeking to build our forever home on this small, narrow parcel in Morningside. It will be a 3-story, 2,700 sf house. We love the neighborhood and have worked hard to come up with a deliberate solution that works with the many challenges of this particular site. We are requesting the following –

- Allowance of a 77 sf accessory structure in the front yard. This small structure would house our mail and package dropoff, garbage and recycling bins, and bicycle storage, and is required to be in the front yard because of the physical conditions of the site as detailed below.
- Reduction of the front yard setback from 42' to 11'.

Physical Conditions of the Site:

The site comes with 3 major challenges which inform the proposed design –

- The lot is only 40' wide. While this is the minimum for this zoning district, it is the narrowest lot on the block making it one of the more uniquely challenging conditions in the neighborhood, especially when combined with the other conditions.
- The lot has a very steep grade. It slopes down 30' towards the back of the lot, and most of the slope is concentrated in the front 3rd of the lot, beginning 20' in from the sidewalk, and with an average slope of 28%. The typical maximum recommended slope for a driveway is around 16%.
- The lot contains several specimen trees, two of which are 42" and 45" in diameter respectively. Our arborist estimates that these are up to 200 years old, and that given their proximity to each other, their roots are likely intertwined which means harming one will also harm the other. These trees are located towards the front of the lot, in line with the adjacent houses. Any significant excavation would harm the root systems of these trees which would then kill the trees.

Our proposed design is driven by our intent to preserve these two beautiful old trees. The footprint of the house is a small compact rectangle which is setback from the trees to avoid the root systems, and we are utilizing helical pier foundations to further minimize the intervention on the land. These helical piers are approximately 6" in diameter. They are screwed into the ground and require almost no excavation. As a result the impervious footprint of the proposed design is limited to 200 sf, or 3.4% of the total lot area.

Letter of Intent

However, we are unable to bring a car down into the site for the reasons specified below, and it would be equally difficult to maneuver water bins and bicycles up this extreme slope. We are therefore requesting the aforementioned variances.

Minimum Variance Necessary:

The existing 42' front setback is derived from the average of the adjacent houses per district guidelines. The 28% slope commences 20' from the sidewalk and slopes down aggressively. As a result extensive re-grading would be required to bring a car down into the site. However, this re-grading would result in the destruction of the specimen trees as these are located right in line with the adjacent houses and their root systems would be severely impacted by the re-grading.

The narrowness of the lot prevents significant regrading to create a slope that can be reasonably traversed by car, or on foot to transfer waste bins and bicycles from the base of the house without resulting in the destruction of the trees. Placing a small shed between the street and steep drop off of the lot allows us to maintain a few bikes, waste bins, and mail/package drop off without requiring a harrowing climb to traverse the existing grade of the lot. As illustrated in the accompanying drawings, the shed is justified to the precipice of the slope to enable the greatest possible setback from the street, which is 11-feet. The structure cannot be further set back as the soil at the front of the lot is loose fill and will not unfortunately support the use of helical piers. We attempted numerous other solutions to try and solve for the site's conditions, but unfortunately none of those solutions were viable because they all require extensive re-grading and would destroy the specimen trees. Therefore we are requesting the allowance of this shed / accessory structure in the front yard and the reduction of the front yard setback to 11' as resulting from the physical conditions of the site. This would allow us full use of our property without seeking advantages beyond those already available to other property owners in the same district.

Public Welfare:

The Historic Preservation Commission has approved our proposed design including this accessory structure. They recognized that given the challenging and unique conditions of the site, the proposed design minimizes deleterious impact on the neighborhood by preserving the trees.

The shed will be constructed from South Eastern native Black Locust wood, and extensively landscaped to minimize the presence of the structure from the street. We are intending for the shed and the house to read as one athletic language to ensure a positive presence within the neighborhood scape.

Ordinance Hardship:

Letter of Intent

- The narrow width of the lot, the specimen trees, and the steep slope result in a site that would require some variance for any improvement to be possible. This is a unique lot that is not compatible with typical development and architectural solutions.
- The ordinance requires us to locate this accessory structure in the back yard. As we explain above, this would require re-grading which would destroy the specimen trees.
- The ordinance also requires us to maintain a 42' setback (as derived from the adjacent houses). When combined with the location of the trees and the slope, this would again require excavation which would destroy the trees.

Alignment with the spirit of the law:

We have endeavored to celebrate the site's conditions and use landscaping to engender a demure design that reflects the gardens of the neighboring houses on the street while retaining the oldest elements of the site i.e. the specimen trees have been around since before the formation of the neighborhood. We are glad the the HPC believes that our proposed design matches the spirit of the guidelines for the Druid Hills Historic District, and we hope that you will feel similarly about the proposed design and our requested variances.

We would like to thank you for your time and consideration. We hope the accompanying diagrams and drawings provide sufficient information to convey the unique qualities of the site, and how our design derives from these conditions while paying homage to the forested nature of this district in Dekalb County.

Sincerely,
Antariksh Tandon & Lena Klein

MATERIAL CONTEXT

155 3RD STREET NE, UNIT 8
ATLANTA, GA, 30308

PROJECT NAME
TWIN OAKS

PROJECT ADDRESS
1208 N DECATUR RD
ATLANTA, GA 30306

OWNER
LENA KLEIN & ANTARIKSH TANDON
155 3RD STREET NE, UNIT 8
ATLANTA, GA, 30308
929.841.7883
ANT.TANDON@GMAIL.COM

LOT AREA & DIMENSIONS
5,879 SQ FT; 0.135 ACRES
40' WIDE X 147' LONG

SPECIMEN TREES & CONDITION

45° WHITE OAK	GOOD
38° SOUTHERN RED OAK	GOOD
35° NORTHERN RED OAK	FAIR

ZONING
COUNTY
DEKALB

DISTRICT
MR-2 MEDIUM DENSITY RESIDENTIAL

SETBACKS
REAR - 20'
SIDE - 3' (10' BETWEEN HOUSES)
FRONT - 0' (DETERMINED BY UTILITY
PLACEMENT, ROW, STREETScape)

CONSULTANTS

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TUCKER, GA 30085
D: (404) 829-4795
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ISA BOARD CERTIFIED MASTER ARBORIST
SO-4158B
404.271.6526
ARBORIST@NEILNORTON.COM

SURVEYOR
GEORGIA LAND SURVEYING
155 CLIFTWOOD DRIVE
ATLANTA, GA 30328
404.255.4671
INFO@GLSURVEY.COM

SEAL

NORTH

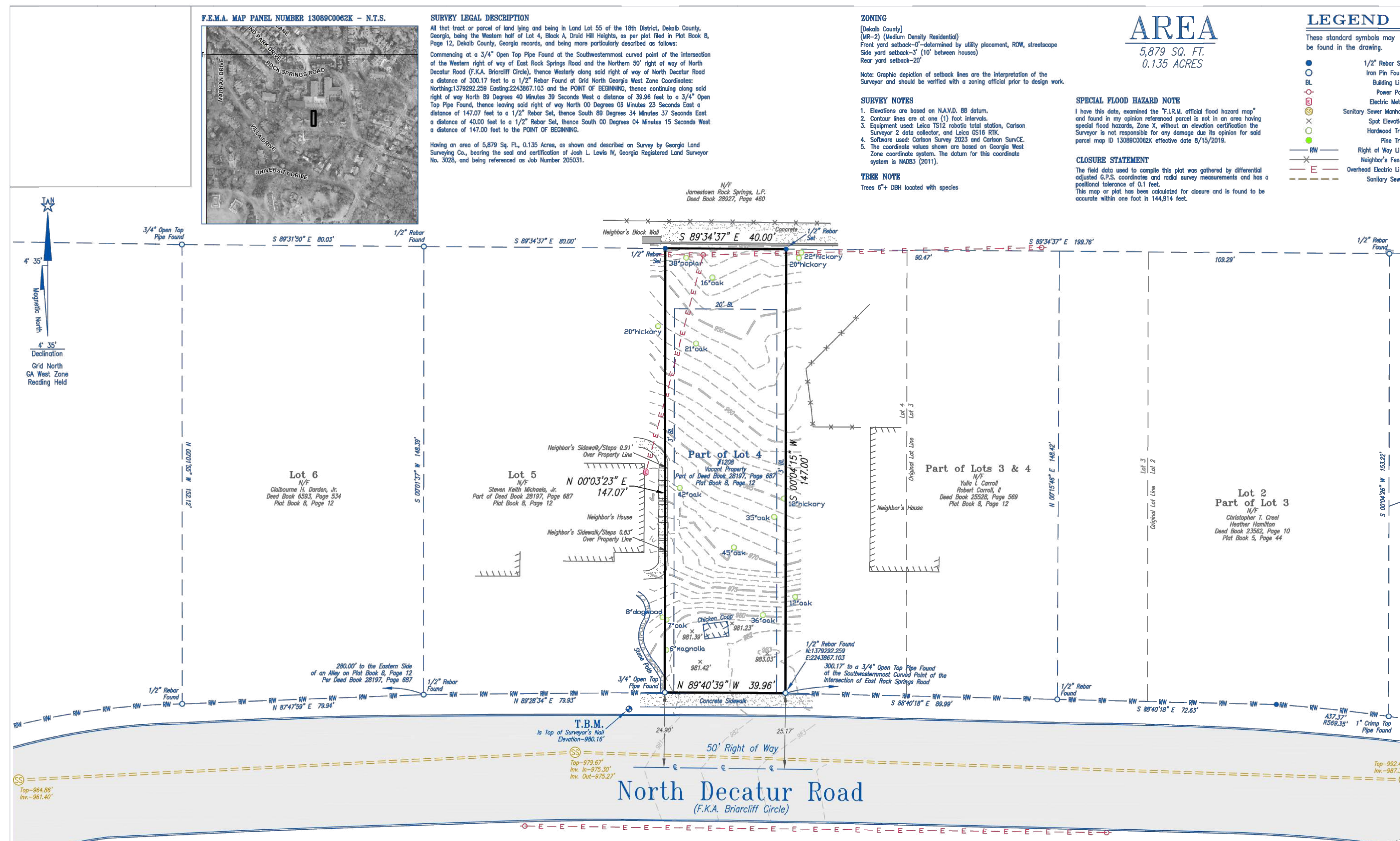
PROJECT NO.
2401

ISSUE + DATE
100% DD SET 25/12/29

CURRENT REVISION

DRAWING TITLE
SURVEY
SHEET NO.
G-001

FORMAT
24" x 36"
0 1/2" 1" 2"



TOPOGRAPHIC/TREE SURVEY PLAT FOR: 1208 North Decatur Road, Atlanta Georgia 30306 (Parcel ID: 18 055 06 010)

DATE: 6/3/24 SCALE: 20'

LENA KLEIN
ANTARIKSH TANDON

LAND LOT: 55	18th DISTRICT	SECTION	DeKalb COUNTY, GA
LOT: Part of Lot 4	BLOCK: A	UNIT:	PHASE:
SUBDIVISION: Druid Hill Heights			
PLAT BOOK 8, PAGE 12	PARTY CHIEF: EC	FIELD DATE: 6/17/24	SHEET 1 OF 1
DEED BOOK 28197, PAGE 687	DRAFTER: BMS		

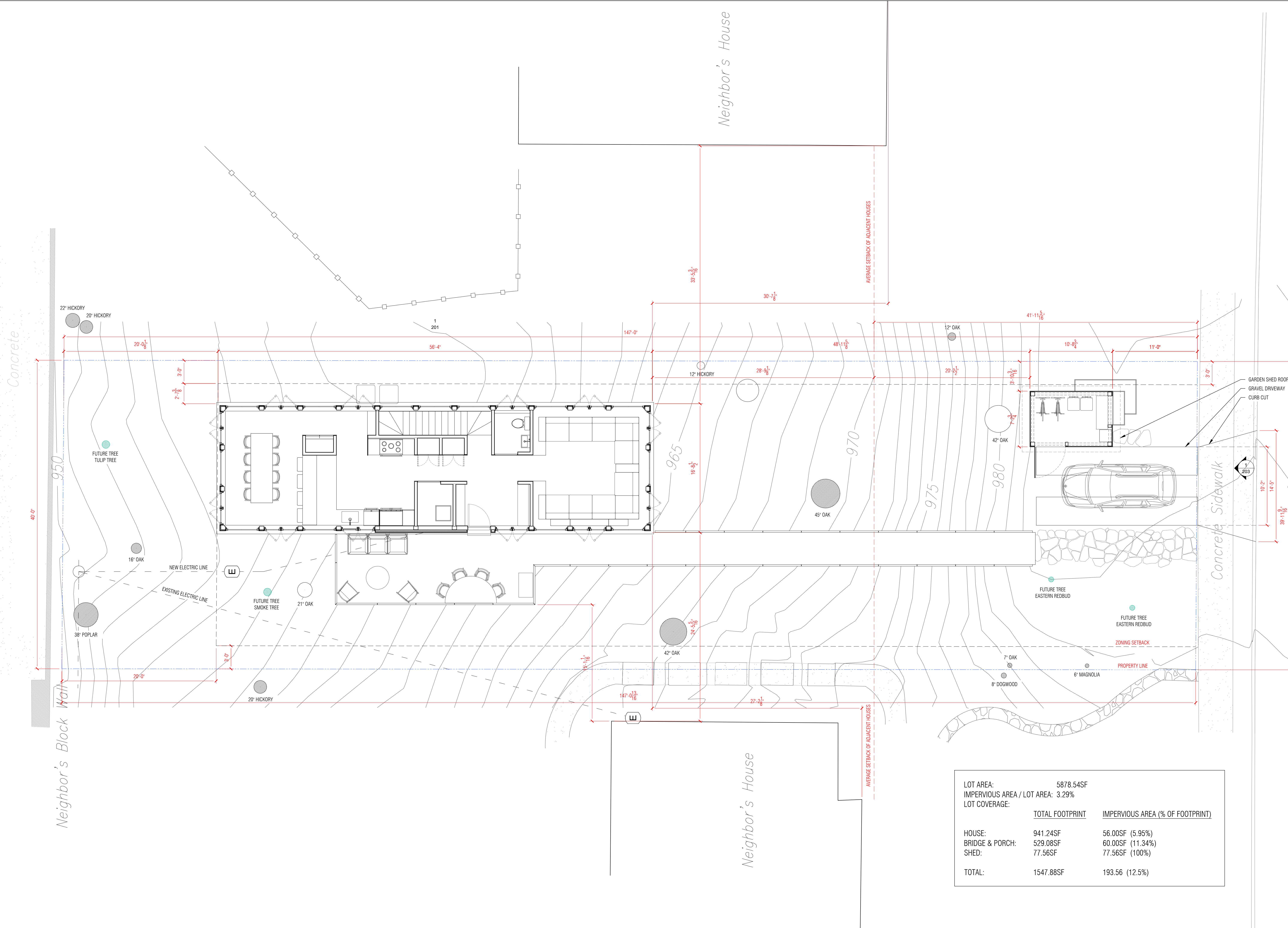
THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RECTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED



This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. 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 15-5-67.

By: Josh Lewis II, Registered Land Surveyor Number 3028





MATERIAL CONTEXT

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ATLANTA, GA, 30308

PROJECT NAME
TWIN OAKS

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1208 N DECATUR RD
ATLANTA, GA 30306

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MR-2 MEDIUM DENSITY RESIDENTIAL
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SIDE - 3' (10' BETWEEN HOUSES)
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SEAL



PROJECT NO.
2401

ISSUE + DATE
100% DD SET 25/12/29

CURRENT REVISION
N/A

DRAWING TITLE
SITE PLAN
SHEET NO.
A-100 ALT

FORMAT
24" x 36"
0 1/2" 1" 2"

LOT AREA:	5878.54SF	
IMPERVIOUS AREA / LOT AREA:	3.29%	
LOT COVERAGE:	TOTAL FOOTPRINT	IMPERVIOUS AREA (% OF FOOTPRINT)
HOUSE:	941.24SF	56.00SF (5.95%)
BRIDGE & PORCH:	529.08SF	60.00SF (11.34%)
SHED:	77.56SF	77.56SF (100%)
TOTAL:	1547.88SF	193.56 (12.5%)

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SPECIMEN TREES & CONDITION

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42" WHITE OAK	GOOD
38" SOUTHERN RED OAK	FAIR
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ZONING
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DEKALB
DISTRICT
MR-2 MEDIUM DENSITY RESIDENTIAL

SETBACKS
REAR - 20'
SIDE - 3' (10' BETWEEN HOUSES)
FRONT - 0' (DETERMINED BY UTILITY
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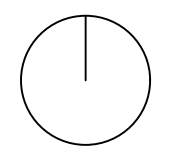
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SEAL

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2401

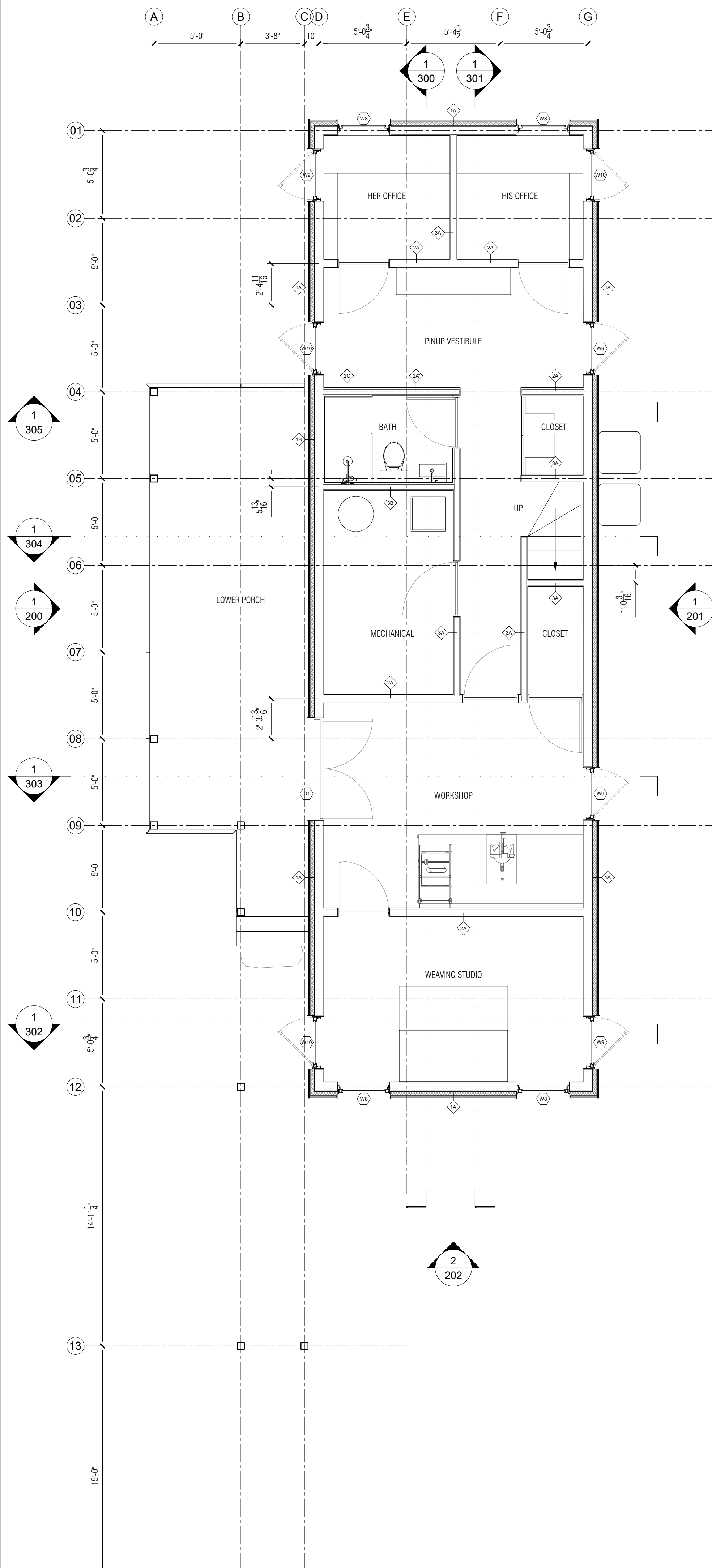
ISSUE + DATE
100% DD SET 25/12/29

CURRENT REVISION
N/A

DRAWING TITLE
ENLARGED PLANS

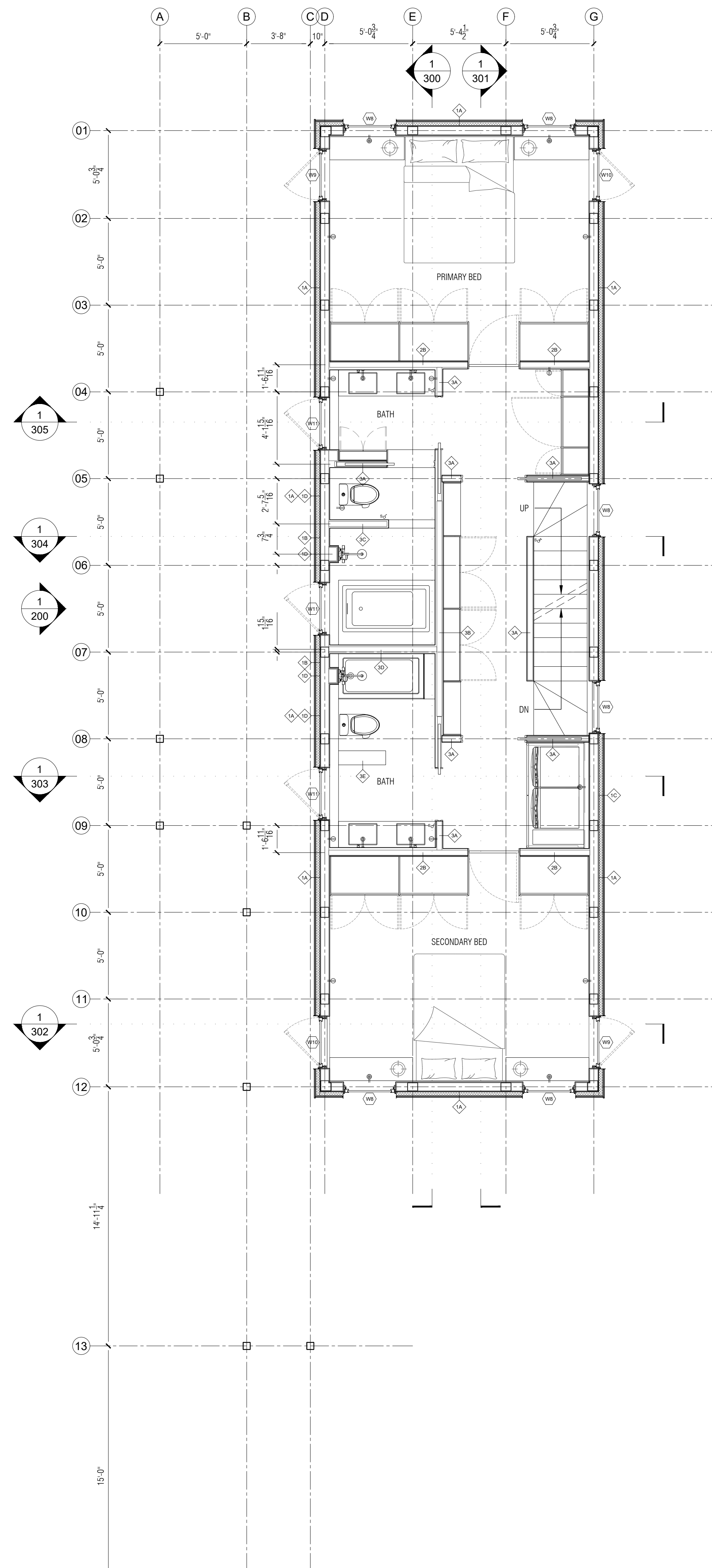
SHEET NO.
A-110

FORMAT
24" x 36"
0 1/2" 1" 2"



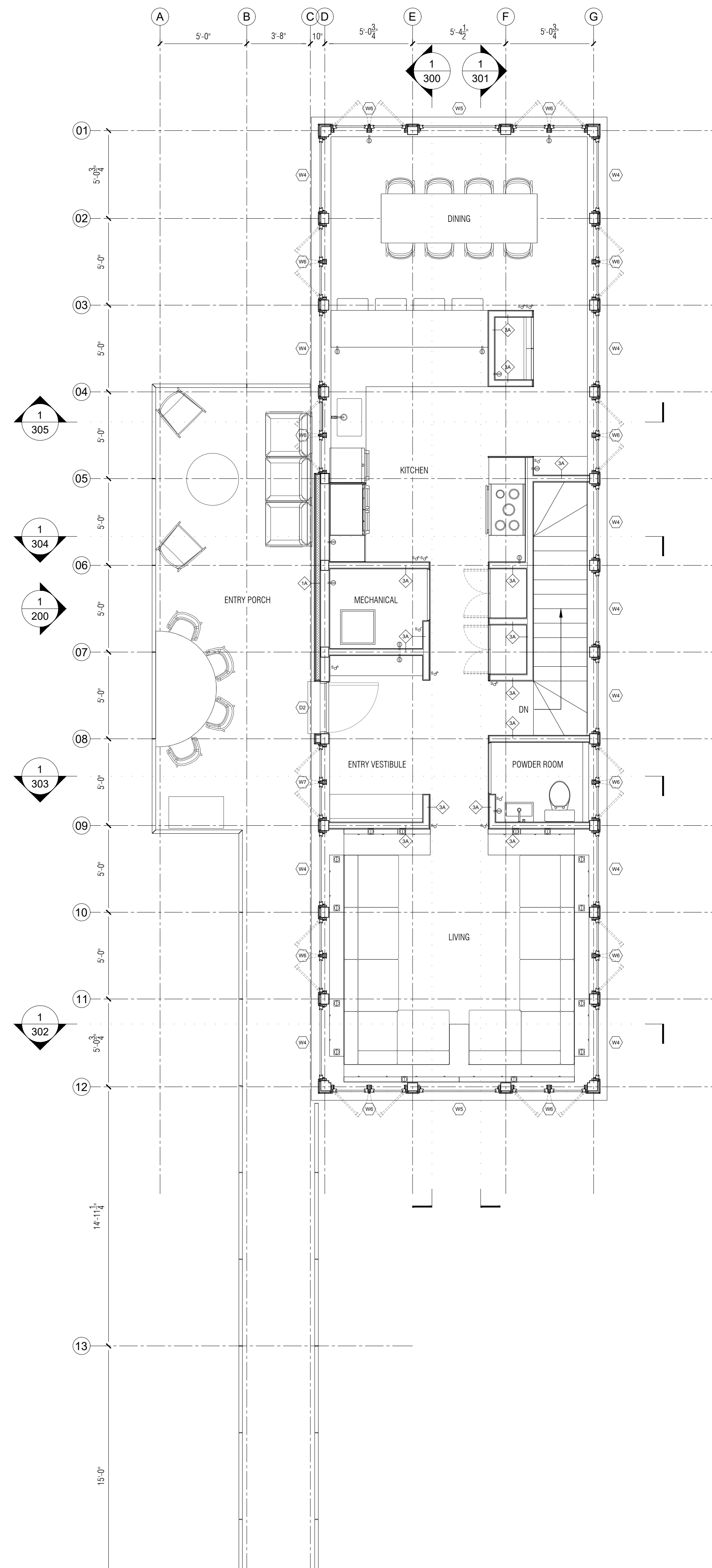
1 LEVEL 1 PLAN

Scale: 1/4" = 1'-0"



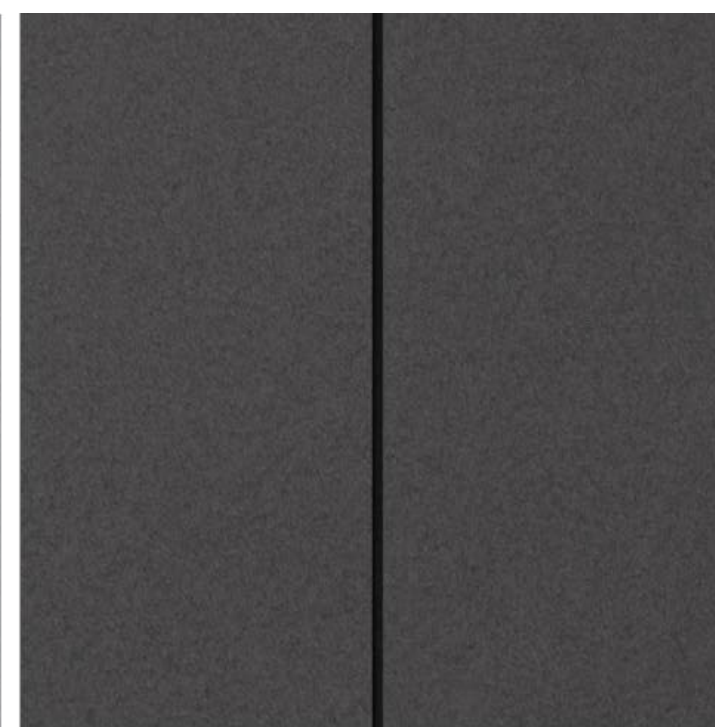
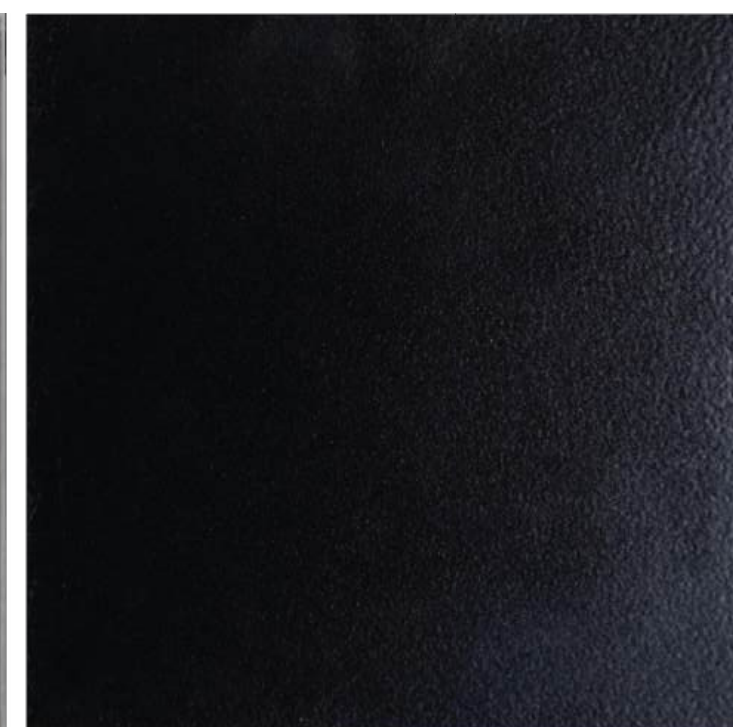
2 LEVEL 2 PLAN

Scale: 1/4" = 1'-0"



3 LEVEL 3 PLAN

Scale: 1/4" = 1'-0"



BLACK LOCUST SIDING, DECKING

SOUTHERN YELLOW PINE RAFTERS & ROOF SOFFIT CLADDING

GALVALUME CORRUGATED ROOFING HOUSE

SILVER METALLIC FINISH WINDOW FINISH & TRIM

BLACK PAINTED STEEL STRUCTURE & RAILINGS

BLACK CEMENT BOARD SOFFIT (UNDERNEATH HOUSE)

CORRUGATED POLYCARBONATE ROOFING GARDEN SHED

CABLE TRELLIS SCREENS

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PROJECT NO.
2401

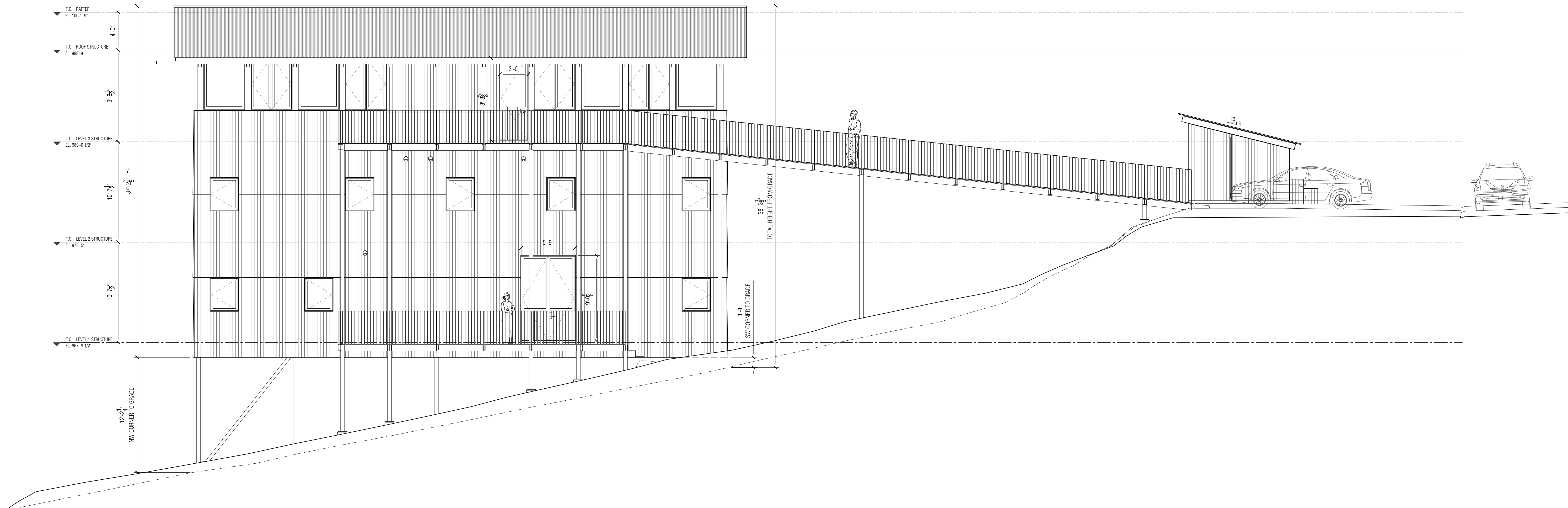
ISSUE + DATE
100% DD SET 25/12/29

CURRENT REVISION
N/A

DRAWING TITLE
WEST ELEVATION

SHEET NO.
A-200 ALT

FORMAT
24" x 36"
0 1/2" 1" 2"





BLACK LOCUST SIDING, DECKING



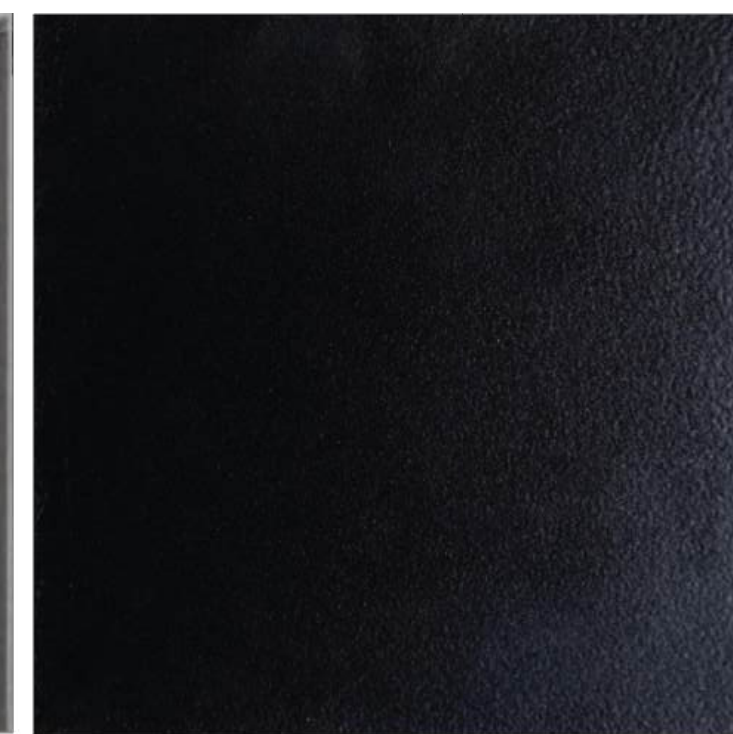
SOUTHERN YELLOW PINE RAFTERS & ROOF SOFFIT CLADDING



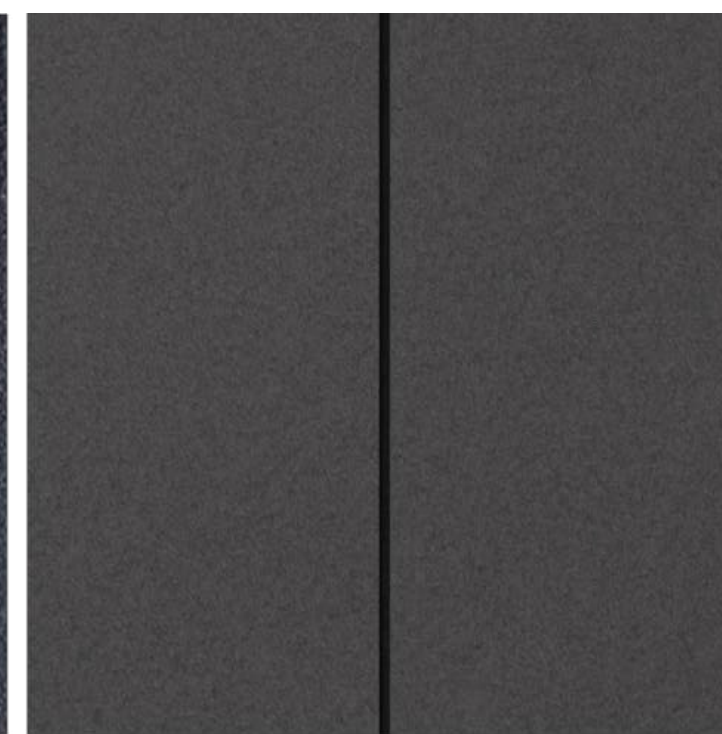
GALVALUME CORRUGATED ROOFING HOUSE



SILVER METALLIC FINISH WINDOW FINISH & TRIM



BLACK PAINTED STEEL STRUCTURE & RAILINGS



BLACK CEMENT BOARD SOFFIT (UNDERNEATH HOUSE)



CORRUGATED POLYCARBONATE ROOFING GARDEN SHED



CABLE TRELLIS SCREENS

MATERIAL CONTEXT

155 3RD STREET NE, UNIT 8
ATLANTA, GA, 30308

PROJECT NAME
TWIN OAKS

PROJECT ADDRESS
1208 N DECATUR RD
ATLANTA, GA 30306

OWNER
LENA KLEIN & ANTIKSH TANDON
155 3RD STREET NE, UNIT 8
ATLANTA, GA, 30308
929.841.7883
ANT.TANDON@GMAIL.COM

LOT AREA & DIMENSIONS
5,879 SQ FT; 0.135 ACRES
40' WIDE X 147' LONG

SPECIMEN TREES & CONDITION

45" WHITE OAK	GOOD
42" WHITE OAK	GOOD
38" SOUTHERN RED OAK	FAIR
35" NORTHERN RED OAK	FAIR

ZONING
COUNTY
DEKALB
DISTRICT
MR-2 MEDIUM DENSITY RESIDENTIAL
SETBACKS
REAR - 20'
SIDE - 3' (10' BETWEEN HOUSES)
FRONT - 0' (DETERMINED BY UTILITY PLACEMENT, ROW, STREETSCAPE)

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SEAL

NORTH

PROJECT NO.
2401

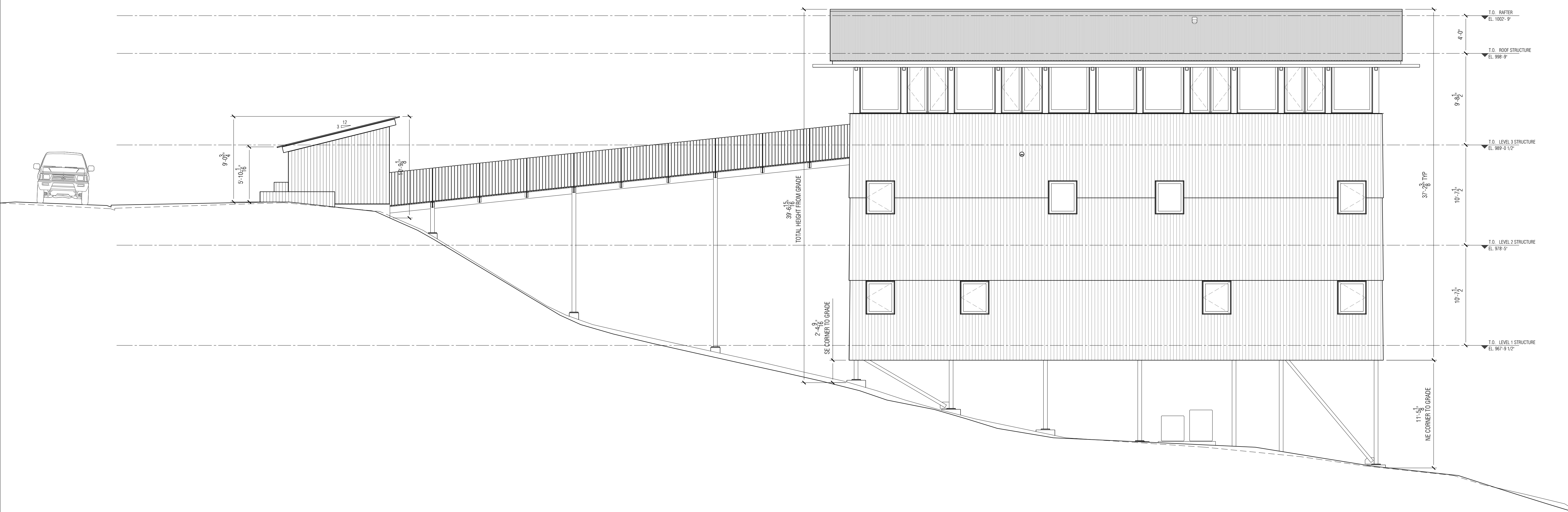
ISSUE + DATE
100% DD SET 25/12/29

CURRENT REVISION
N/A

DRAWING TITLE
EAST ELEVATION

SHEET NO.
A-201 ALT

FORMAT
24" x 36"
0 1/2" 1" 2"





BLACK LOCUST SIDING, DECKING



SOUTHERN YELLOW PINE RAFTERS
& ROOF SOFFIT CLADDING



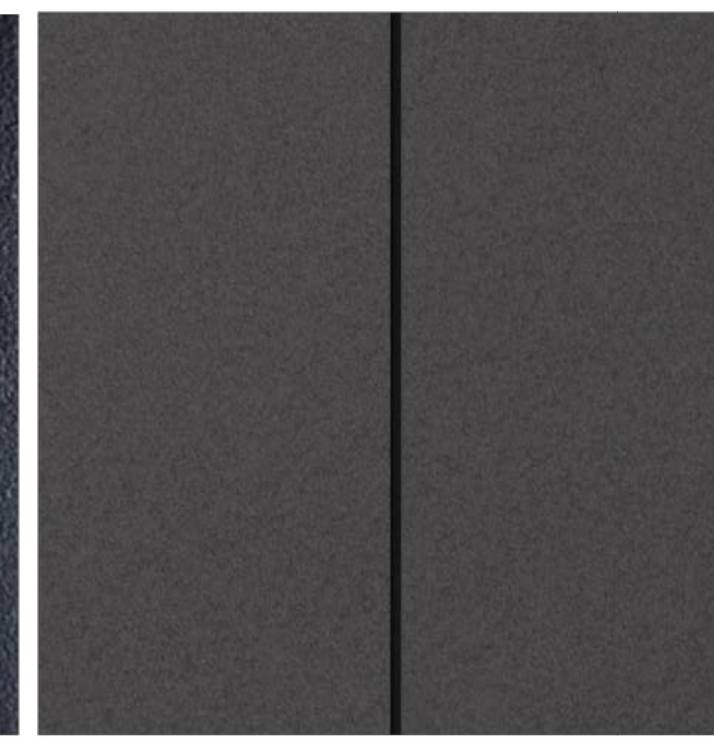
GALVALUME CORRUGATED ROOFING



SILVER METALLIC FINISH
WINDOW FINISH & TRIM



BLACK PAINTED STEEL
STRUCTURE & RAILINGS



BLACK CEMENT BOARD SOFFIT
(UNDERNEATH HOUSE)



METAL TRELLIS SCREENS

MATERIAL CONTEXT

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ATLANTA, GA, 30308

PROJECT NAME
TWIN OAKS

PROJECT ADDRESS
1208 N DECATUR RD
ATLANTA, GA 30306

OWNER
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38" SOUTHERN RED OAK	FAIR
35" NORTHERN RED OAK	FAIR

ZONING
COUNTY
DEKALB

DISTRICT
MR-2 MEDIUM DENSITY RESIDENTIAL

SETBACKS
REAR - 20'
SIDE - 3' (10' BETWEEN HOUSES)
FRONT - 0' (DETERMINED BY UTILITY
PLACEMENT, ROW, STREETSCAPE)

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SEAL

NORTH

PROJECT NO.
2401

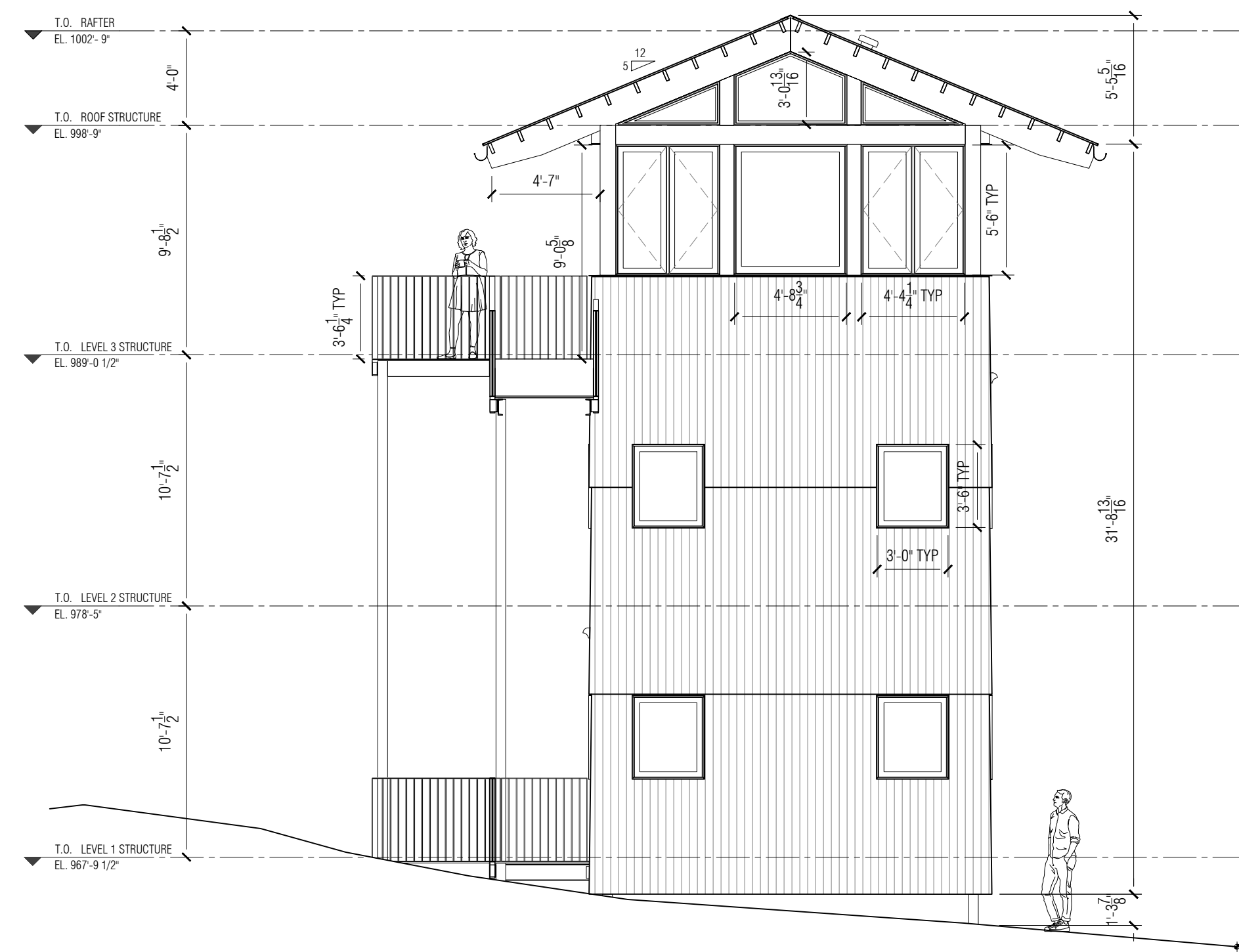
ISSUE + DATE
100% DD SET 25/12/29

CURRENT REVISION
N/A

DRAWING TITLE
NORTH & SOUTH ELEVATIONS

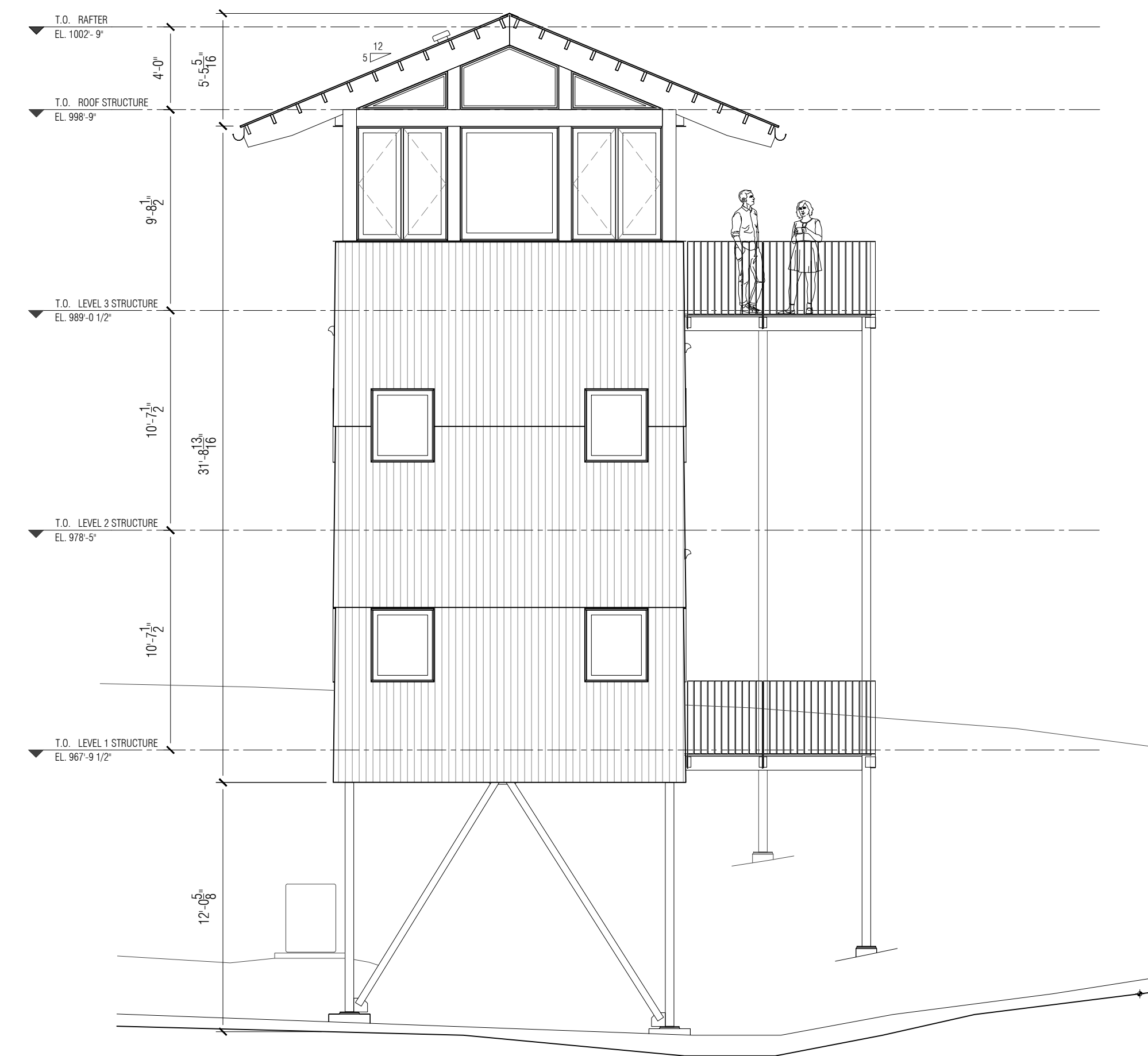
SHEET NO.
A-202

FORMAT
24" x 36"
0 1/2" 1" 2"



1 SOUTH ELEVATION

Scale: 3/16" = 1'-0"



2 NORTH ELEVATION

Scale: 3/16" = 1'-0"



BLACK LOCUST SIDING, DECKING



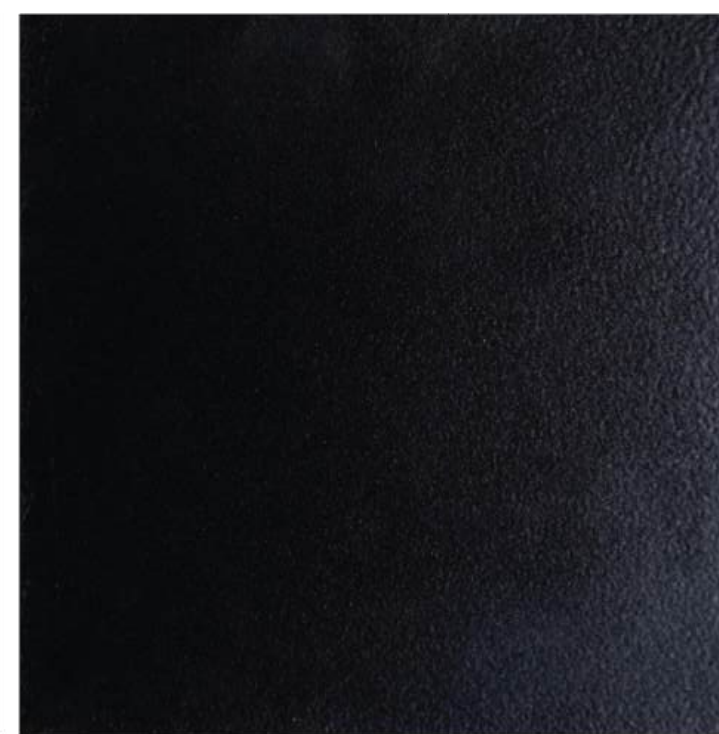
SOUTHERN YELLOW PINE RAFTERS & ROOF SOFFIT CLADDING



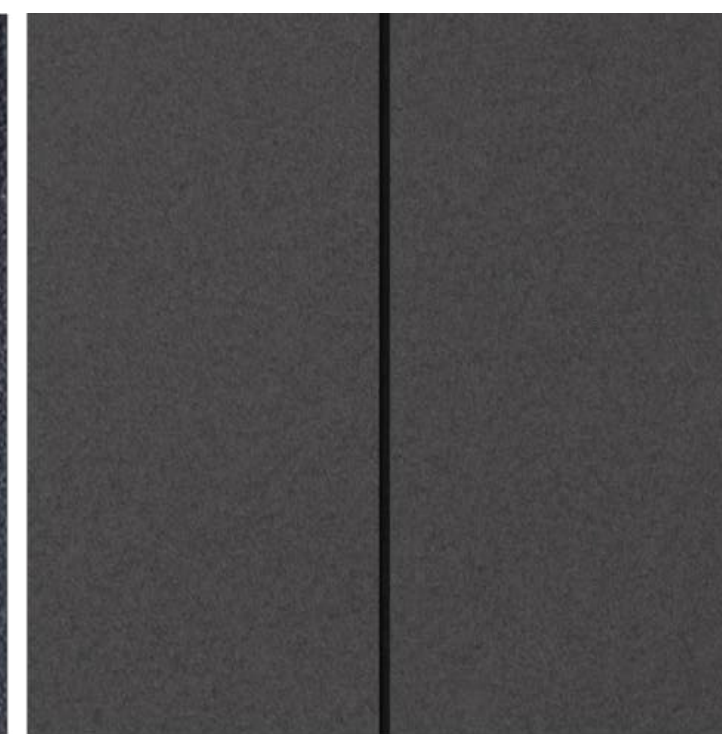
GALVALUME CORRUGATED ROOFING HOUSE



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BLACK PAINTED STEEL STRUCTURE & RAILINGS



BLACK CEMENT BOARD SOFFIT (UNDERNEATH HOUSE)



CORRUGATED POLYCARBONATE ROOFING GARDEN SHED



CABLE TRELLIS SCREENS

MATERIAL CONTEXT

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PROJECT NAME
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PROJECT ADDRESS
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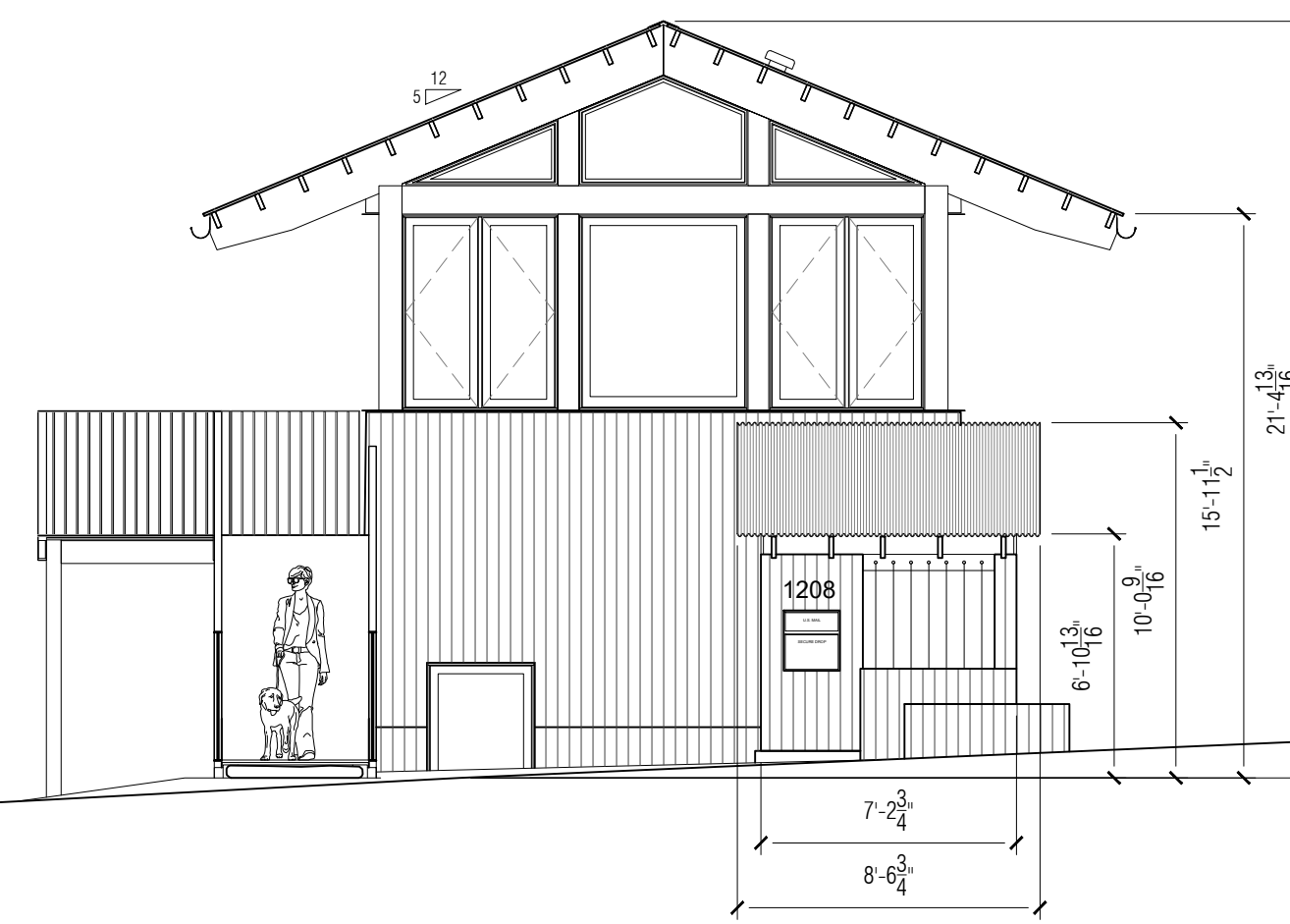
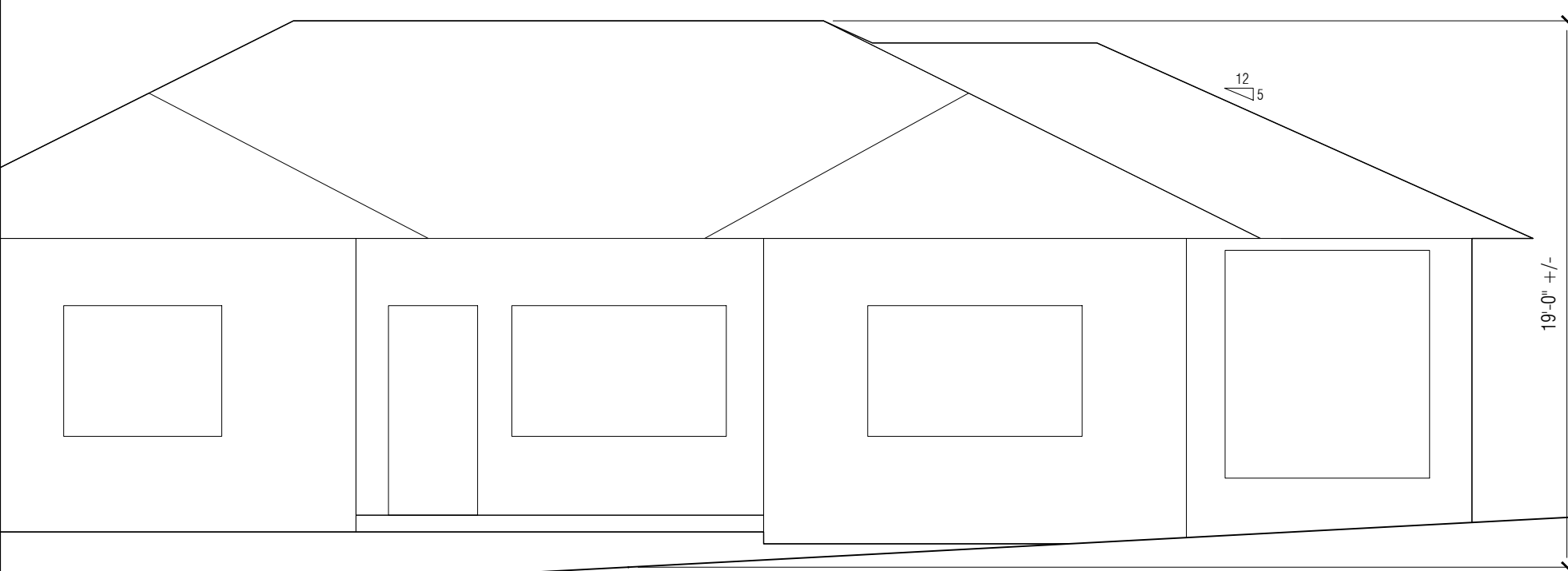
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SEAL

NORTH

PROJECT NO.
2401

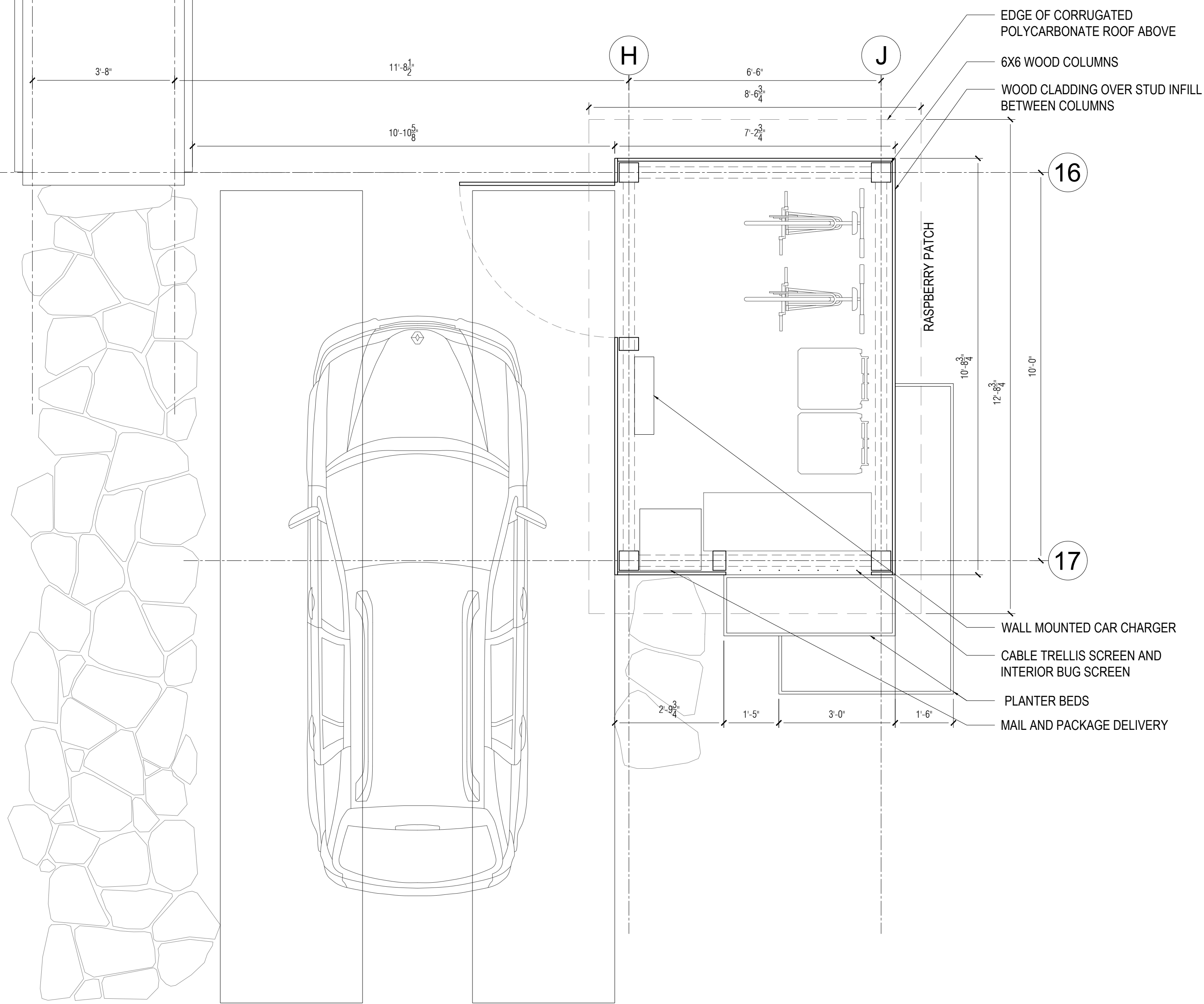
ISSUE + DATE
100% DD SET 25/12/29

CURRENT REVISION
N/A

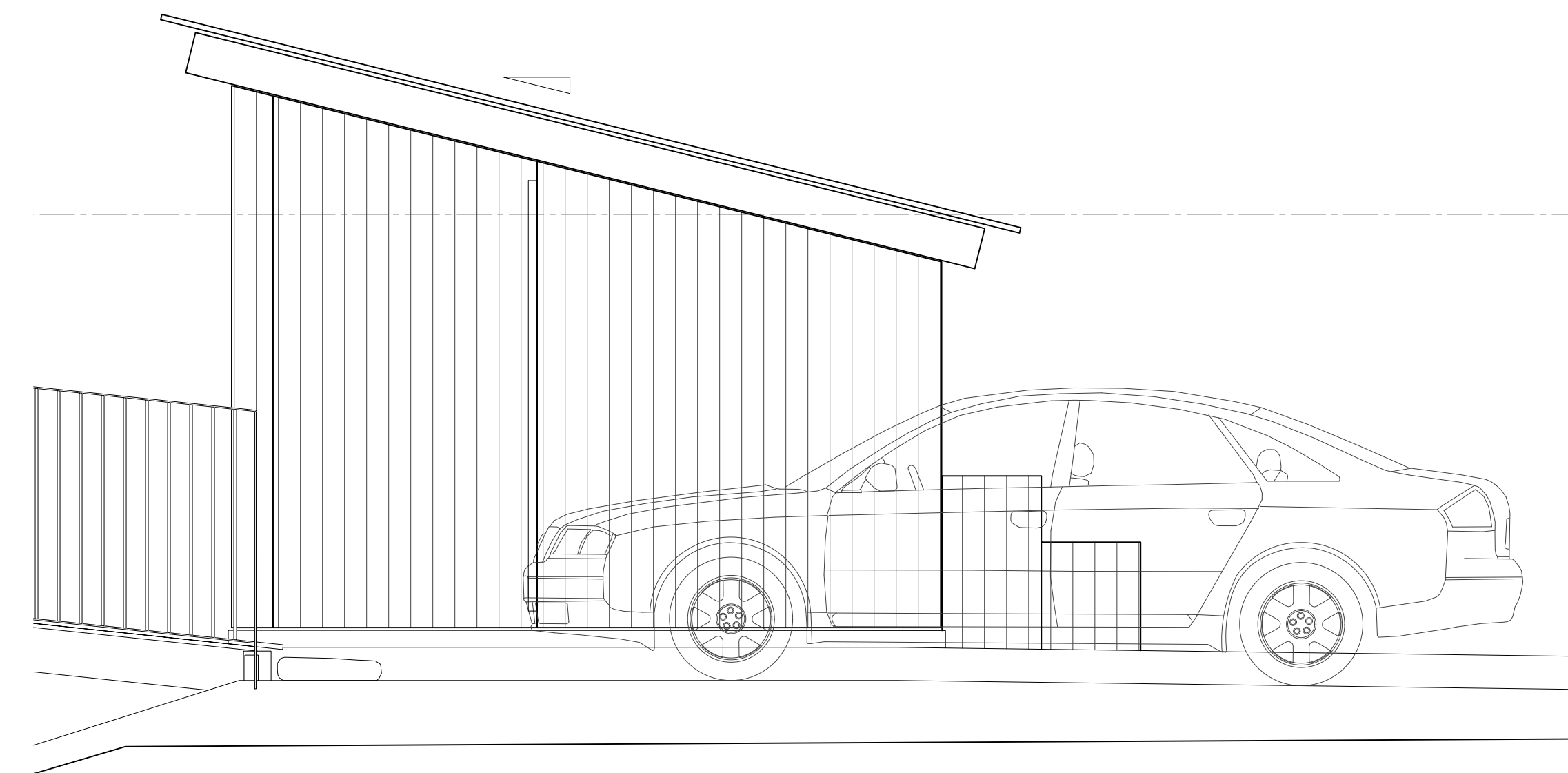
DRAWING TITLE
SOUTH ELEVATION FROM STREET

SHEET NO.
A-203 ALT

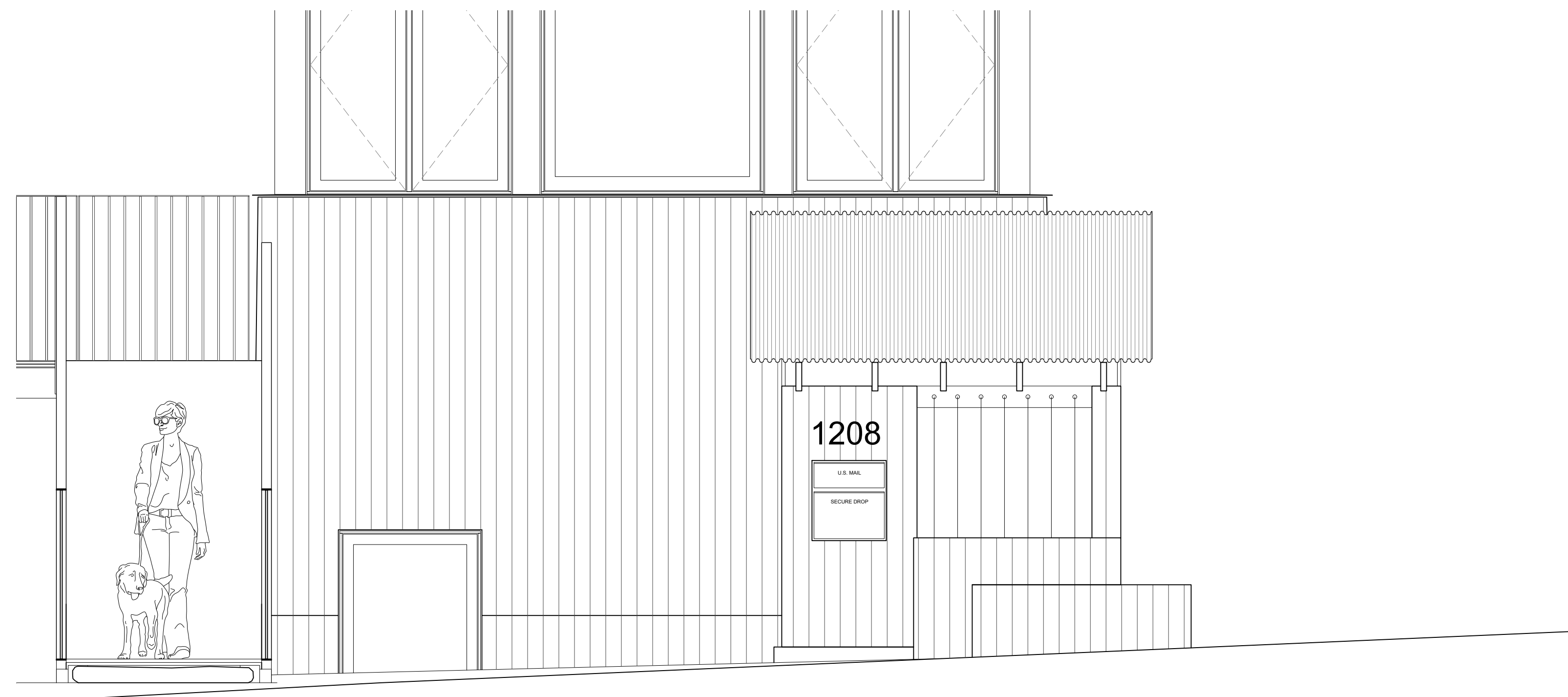
FORMAT
24" x 36"
0 1/2" 1" 2"



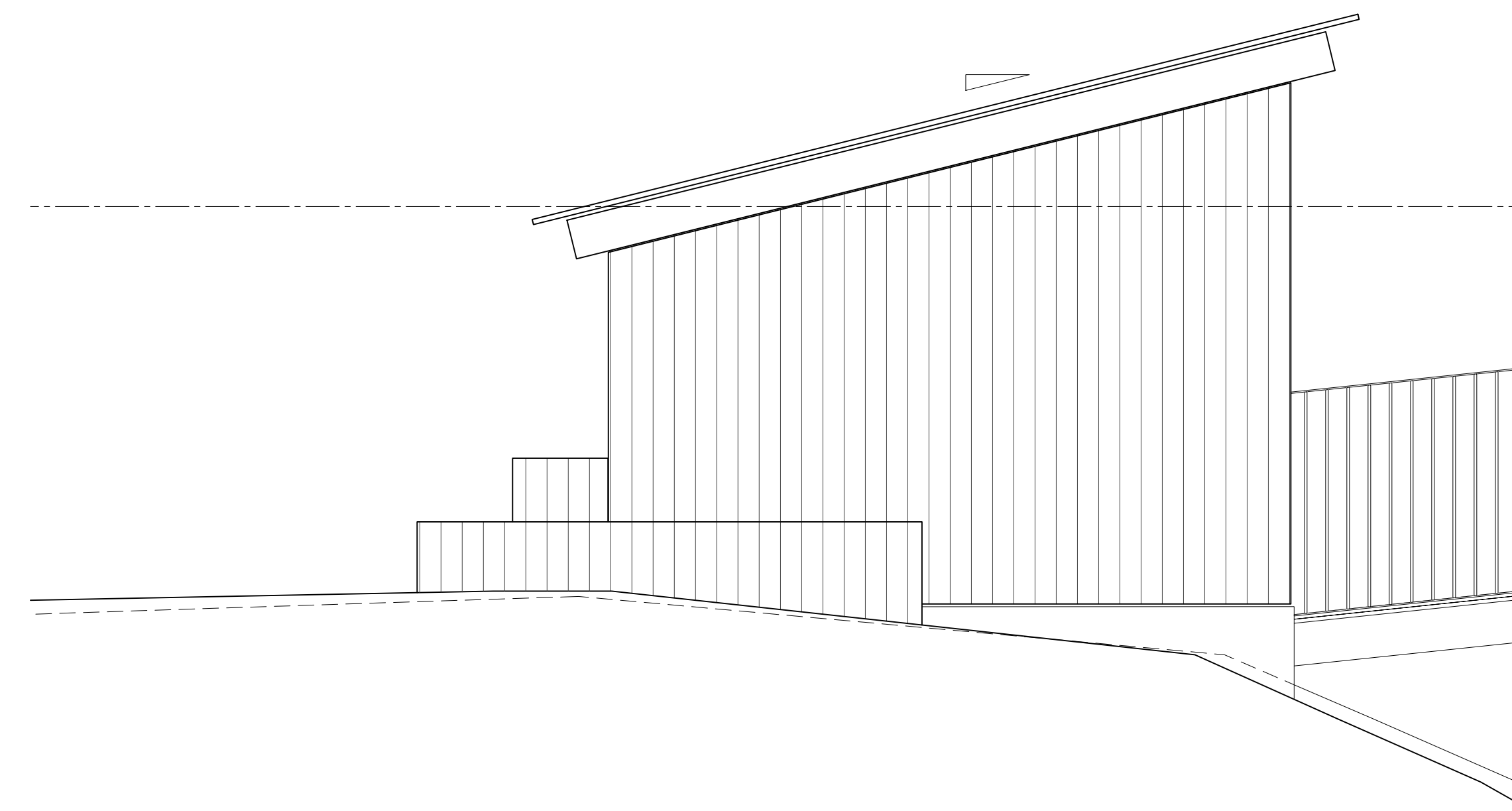
3 GARDEN SHED & PARKING PLAN
Scale: 1/2" = 1'-0"



4 WEST ELEVATION
Scale: 1/2" = 1'-0"



1 SOUTH ELEVATION
Scale: 1/2" = 1'-0"



2 EAST ELEVATION
Scale: 1/2" = 1'-0"

MATERIAL CONTEXT

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ATLANTA, GA, 30308

PROJECT NAME
TWIN OAKS

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SEAL

NORTH

PROJECT NO.
2401

ISSUE + DATE
100% DD SET 25/12/29

CURRENT REVISION
N/A

DRAWING TITLE
ENLARGED VIEWS GARDEN SHED

SHEET NO.
A-400 ALT

FORMAT
24" x 36"
0 1/2" 1" 2"

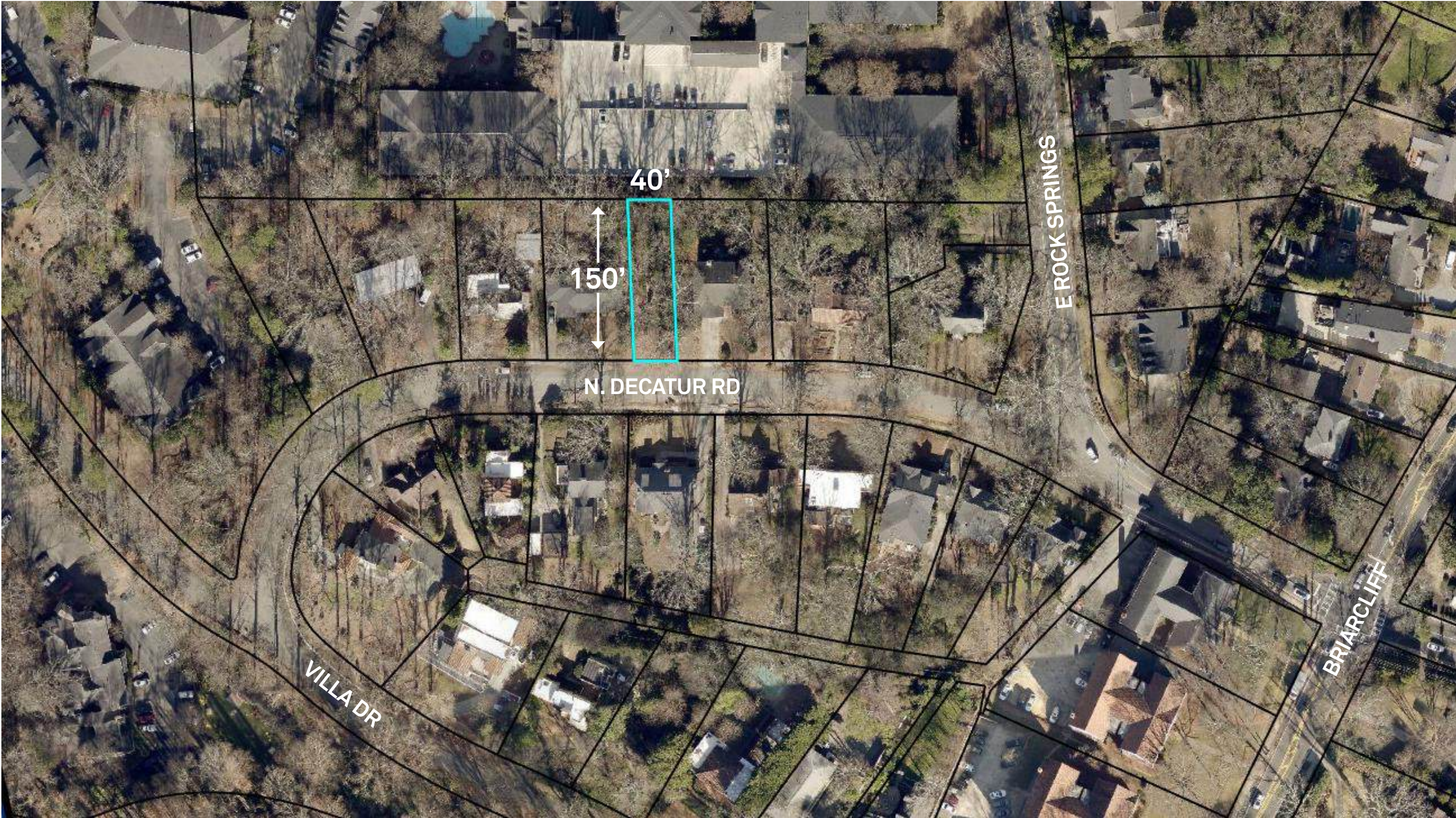
TWIN OAKS

1208 N. DECATUR ROAD
ZBA APPLICATION

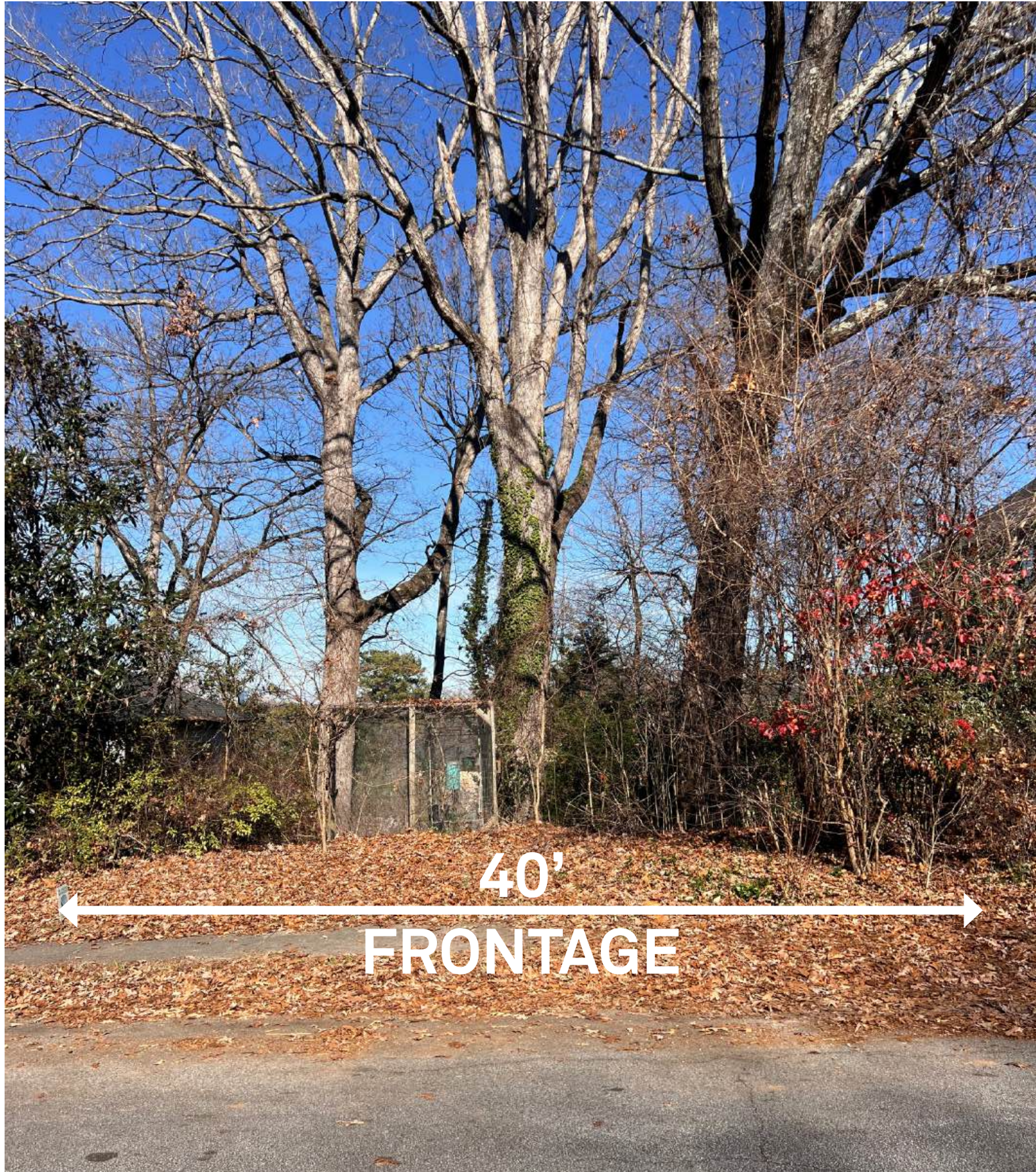
_MATERIAL CONTEXT
26.03.13



SITE CONDITIONS
NARROW LOT



The lot is only 40' wide. While this is the minimum for this zoning district, it is the narrowest lot on the block making it one of the more uniquely challenging conditions in the neighborhood, especially when combined with the other conditions.

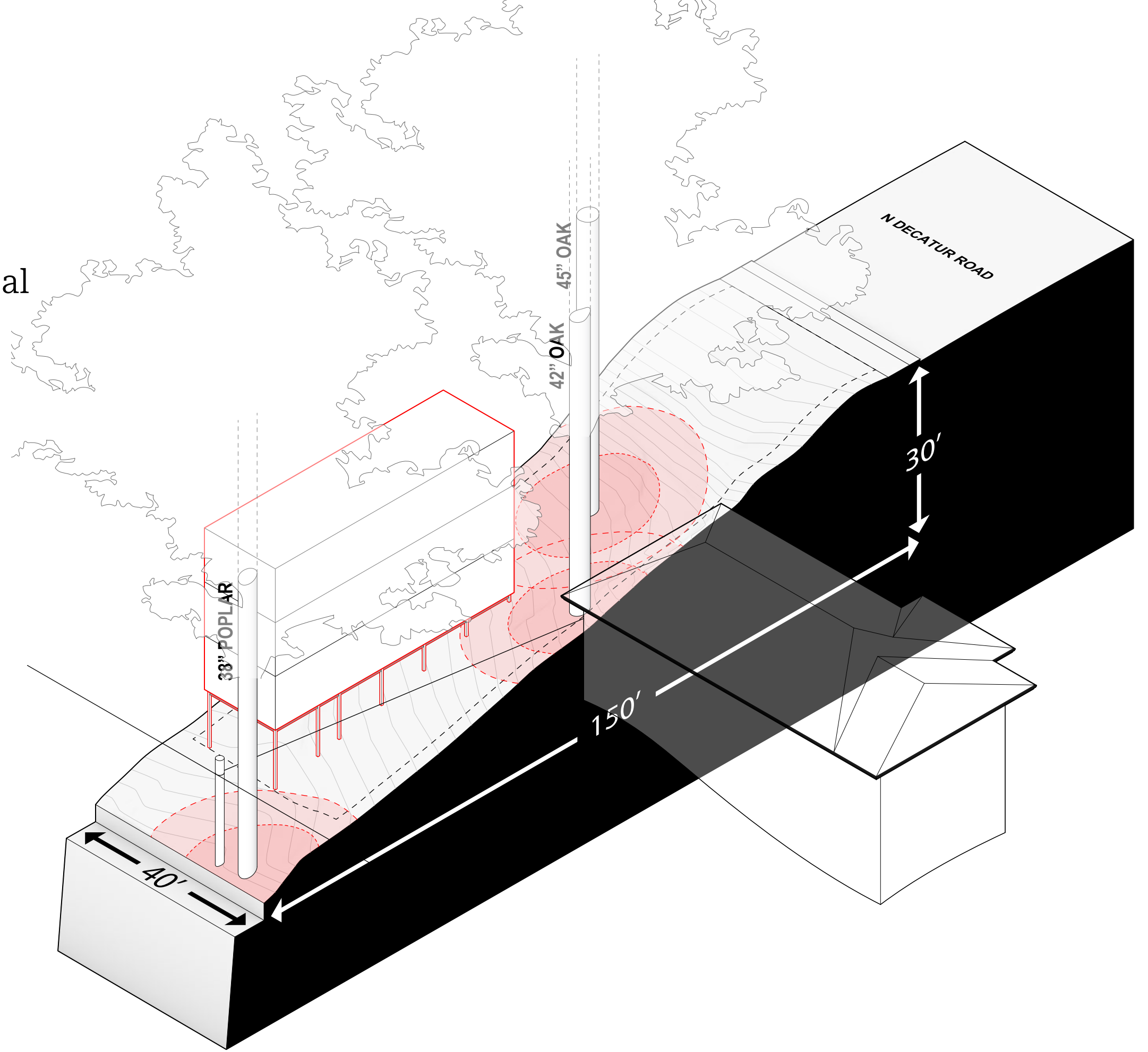


There are several specimen trees on the site, two of which are these 42" and 45" White Oaks, which are approximately 200 years old. Our proposed design retains these trees by minimizing excavation and re-grading on site.



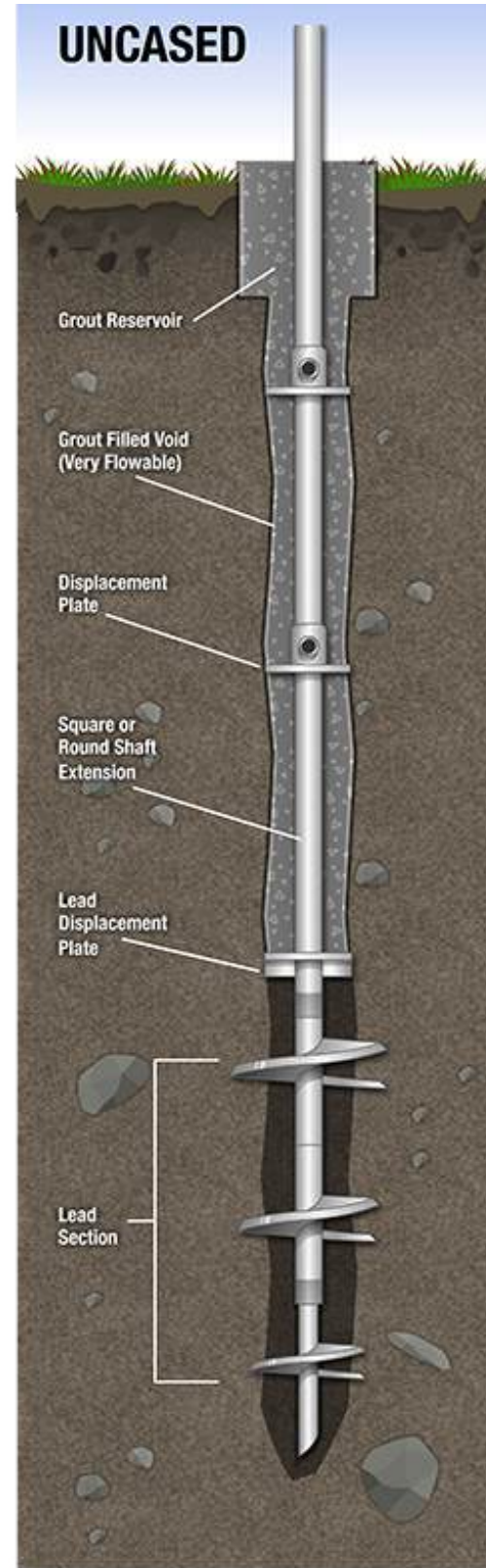
HOW THE DESIGN PRESERVES THE TREES
HOUSE ON PIERS

The footprint of the house is minimized to 17' x 58' long, and is situated to minimize intrusion onto the trees' critical root systems.



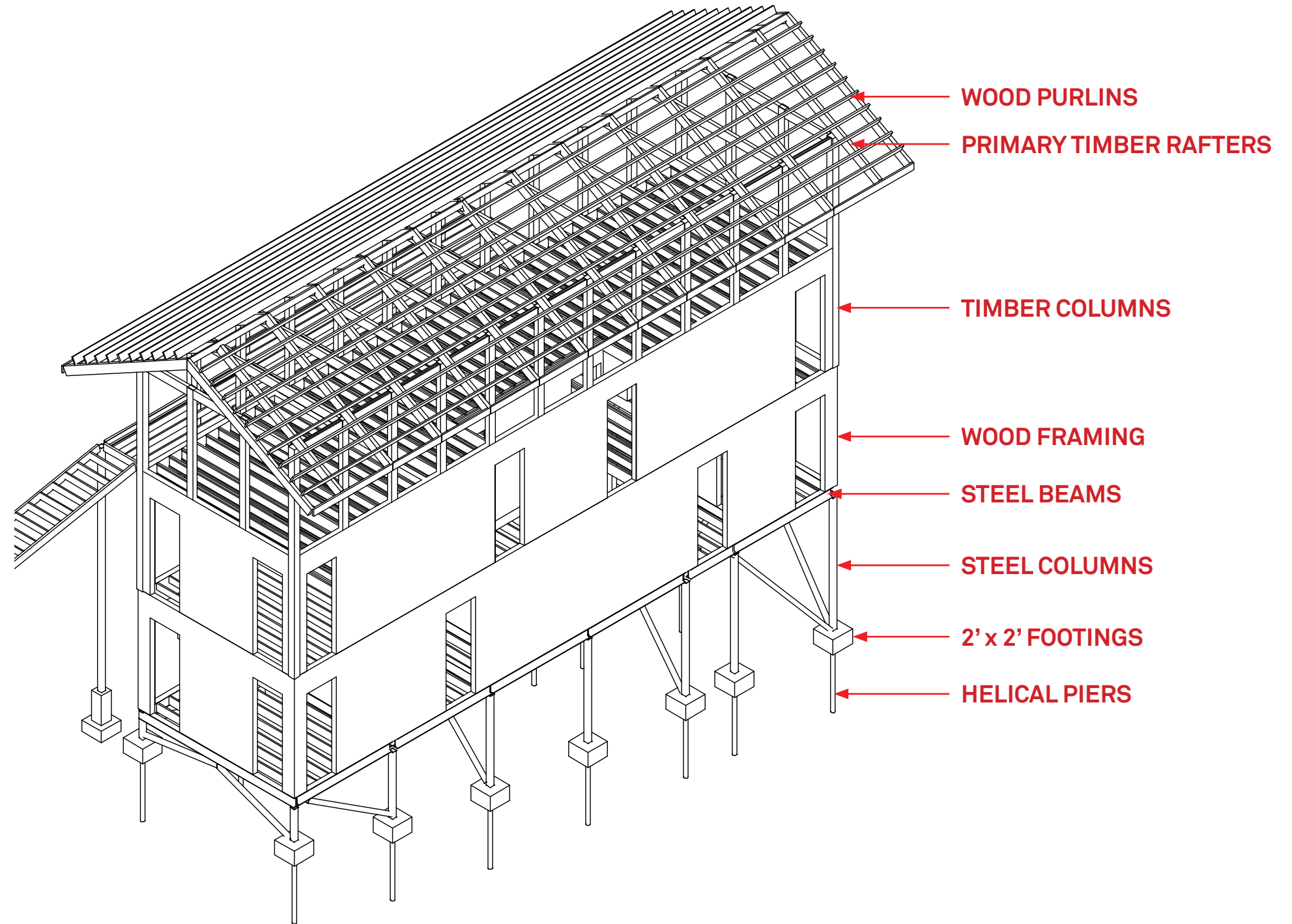
HOW THE DESIGN PRESERVES THE TREES
HELICAL PIERS MINIMAL FOOTPRINT

Requiring no excavation at all, helical piers are hydraulically screwed into the ground until they reach the required resistance below grade as specified by a geotechnical engineer.



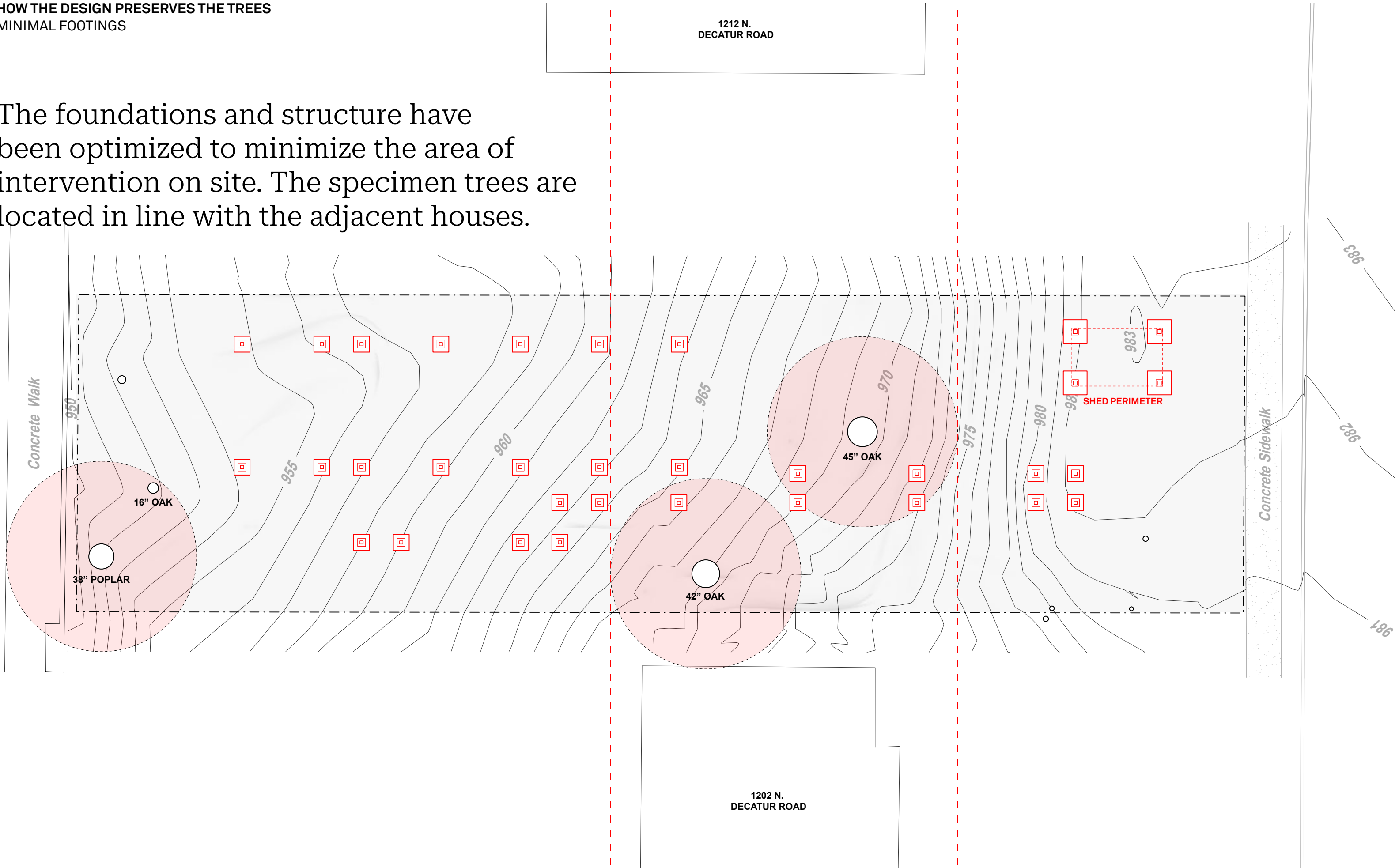
The house sits atop steel columns anchored via helical piers.

The timber-frame is optimized to resist wind loads on the raised structure.



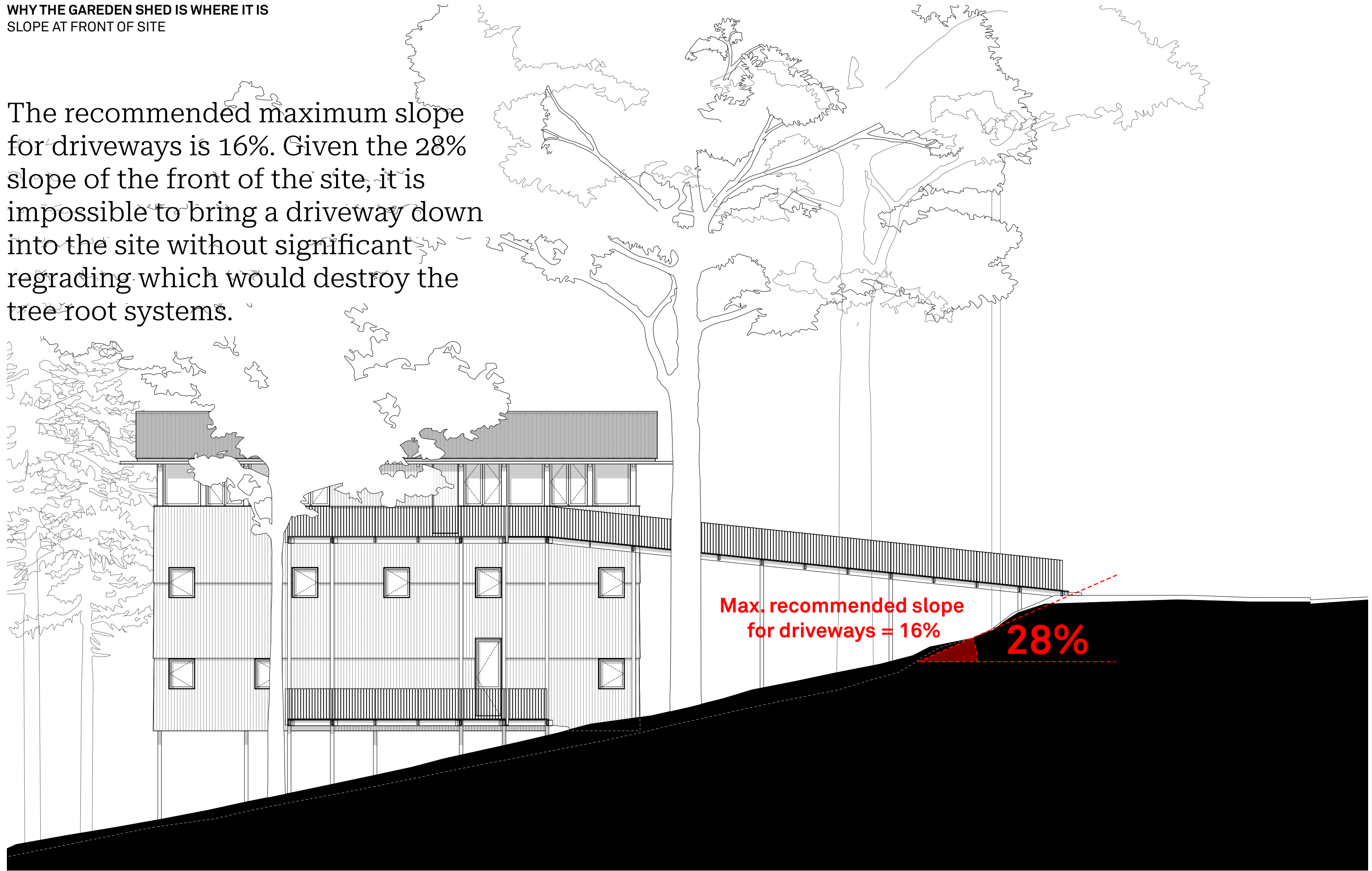
HOW THE DESIGN PRESERVES THE TREES
MINIMAL FOOTINGS

The foundations and structure have been optimized to minimize the area of intervention on site. The specimen trees are located in line with the adjacent houses.



WHY THE GARDEN SHED IS WHERE IT IS
SLOPE AT FRONT OF SITE

The recommended maximum slope for driveways is 16%. Given the 28% slope of the front of the site, it is impossible to bring a driveway down into the site without significant regrading which would destroy the tree root systems.

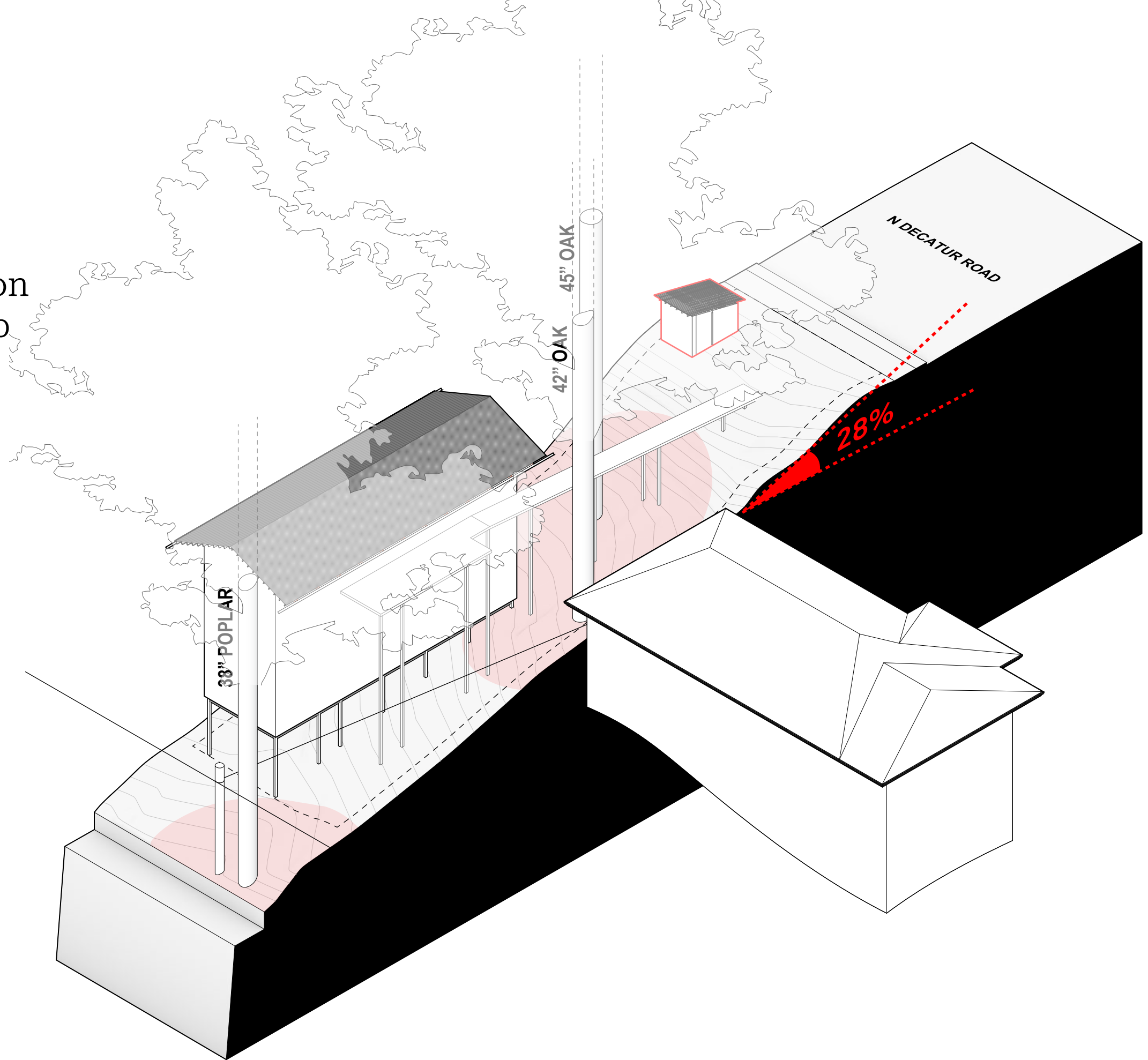


Max. recommended slope
for driveways = 16%

28%

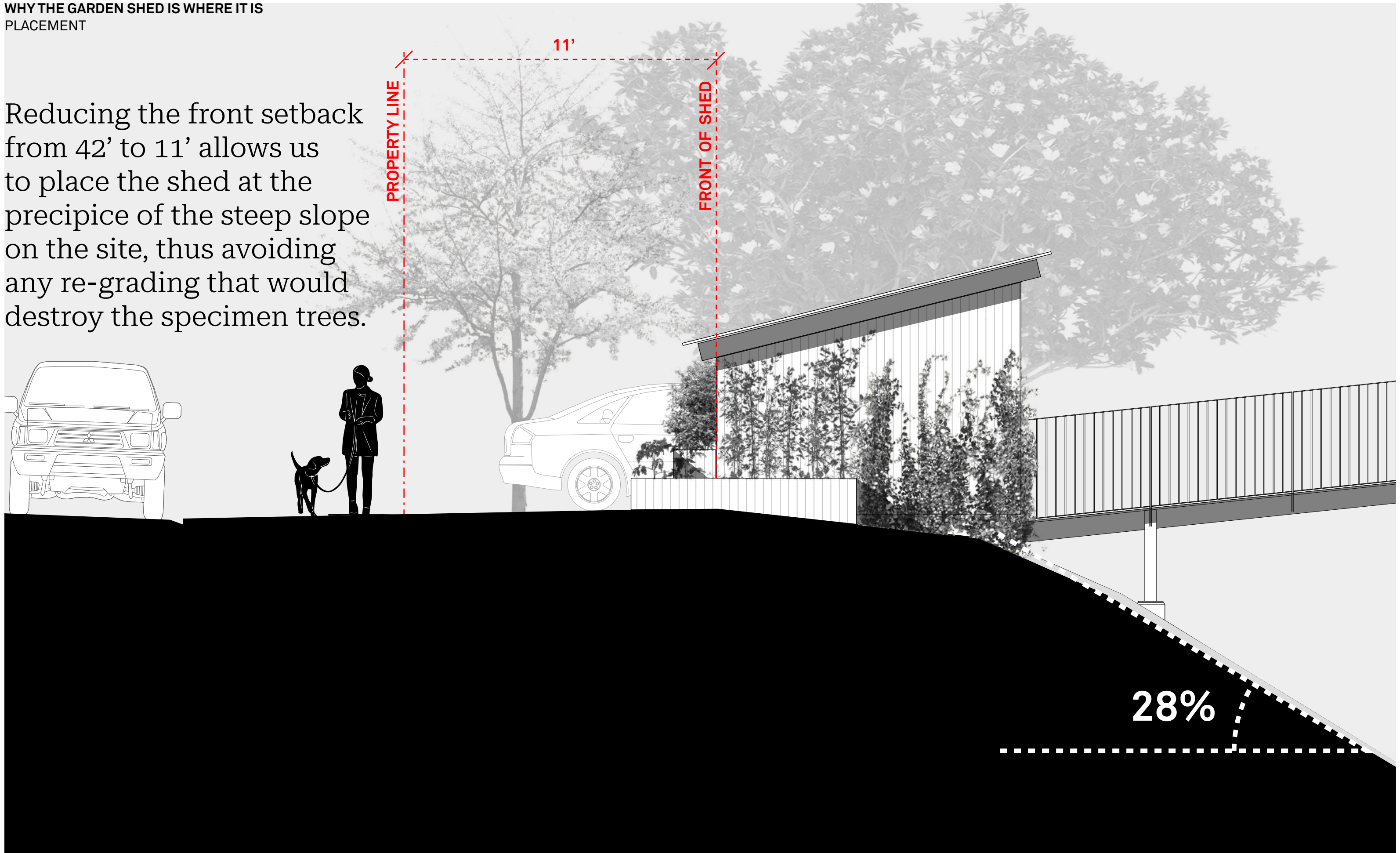
WHY THE GARDEN SHED IS WHERE IT IS
PLACEMENT

Placing the garden shed at the top of the site requires no regrading and eliminates any impact a vehicle would have on the root systems by driving up and down the slope.



WHY THE GARDEN SHED IS WHERE IT IS
PLACEMENT

Reducing the front setback from 42' to 11' allows us to place the shed at the precipice of the steep slope on the site, thus avoiding any re-grading that would destroy the specimen trees.



WHY THE GARDEN SHED IS WHERE IT IS
STREET VIEW

