



Lorraine Cochran-Johnson

Chief Executive Officer

DeKalb County Zoning Board of Appeals

Department of Planning & Sustainability

178 Sams Street,

Decatur, GA 30030

Wednesday, October 14, 2026

Planning Department Staff Analysis



Juliana Njoku

Director

N6. Case No: A-26-1248270

Parcel ID(s): 18 002 04 016

Commission District 02 Super District 06

Applicant: Dan Hanlon, Red Level Renovations

Owner: Evans Harrell

Project Name: 1071 Oxford Road NE - Carport Replacement and Residential Improvements

Location: 1071 Oxford Road NE, Atlanta, Georgia 30306

Request:

Variance from Section 27-2.2.1 of the DeKalb County Zoning Ordinance to increase lot coverage from 35% to 45% (Currently 51%) and reduce the required south side-yard setback from 8.5 feet to 5 feet for replacement of an existing covered carport as part of improvements to an existing residence in the R-85 zoning district and Druid Hills Historic District.

Staff Recommendation: Approval with Conditions

Conditions:

1. The development shall be in substantial conformance with the submitted site plan prepared by Crescent View Engineering, LLC, project number 25-338, dated August 13, 2026, as it relates to the location and dimensions of the proposed covered carport and a minimum 5-foot south side-yard setback.
2. The approval grants a reduction of the south side-yard setback from 8.5 feet to 5 feet for the proposed covered carport and an increase in maximum permitted lot coverage from 35 percent to 45 percent, limited to the improvements shown on the submitted site plan. No variance from building height, other setbacks, or any other zoning requirement is granted by this action.
3. Before issuance of a building permit, the applicant shall provide documentation of all required Druid Hills Historic Preservation Commission approvals, including any applicable Certificate of Appropriateness, and the permitted plans shall be consistent with those approvals.

STAFF FINDINGS

The applicant proposes a small rear main-level addition, a second-level addition over an existing sunroom, and replacement of an existing oversized attached carport at 1071 Oxford Road NE. The subject property contains an existing two-story brick residence constructed in 1927 and is located within the Druid Hills Historic District. The variance request addresses the south side-yard setback for the replacement carport and the lot coverage remaining above the 35 percent maximum.

The existing carport is approximately 15.2 feet by 42.5 feet and extends about 3 feet into the required setback. The proposed carport is approximately 15 feet by 26.5 feet, reducing the structure's area by about 38 percent and slightly reducing the existing encroachment. The engineered plans also show total lot coverage decreasing from approximately 50.98 percent to 44.06 percent.

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 residence was constructed in 1927, and the applicant states that the existing carport and other additions were established before the current owners acquired the property in 2001.

The hardship is tied to the established development pattern of the property rather than to a new placement selected solely for convenience. The existing carport already occupies the affected side-yard area, and the replacement reduces its overall length and area while remaining connected to the existing driveway and first-floor access.

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 proposed carport is smaller than the structure it replaces: approximately 15 feet by 26.5 feet compared with approximately 15.2 feet by 42.5 feet. The requested minimum setback of 5 feet represents a 3.5-foot reduction from the 8.5-foot requirement. The submitted plan depicts a 5.6-foot setback, which slightly improves the existing approximately 3-foot encroachment; the simplified request does not authorize a larger carport than shown on the plan.

The submitted site plan also shows that the project would reduce total lot coverage from approximately 50.98 percent under existing conditions to approximately 44.06 percent after construction, a reduction of approximately 6.92 percentage points or 1,213 square feet. The proposed carport contributes approximately 398 square feet of impervious area, compared with approximately 585 square feet associated with the existing porte cochere. In addition, the overall project removes or reduces other existing impervious surfaces.

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 property will remain in single-family residential use, and the proposed work replaces an existing covered parking structure in substantially the same area. The shorter carport reduces impervious area near the south property line compared with existing conditions. Submitted photographs show the carport is located along the existing driveway between the residence and the south side of the lot, within an established residential setting.

The property is within the Druid Hills Historic District, and the applicant states that the project has received Historic Preservation Commission approval.

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

Requiring the replacement carport to meet the full setback would shift the structure toward the existing residence and conflict with the functional width needed for a parked vehicle, driver-side access, and the stairs serving the first-floor level. The established driveway and house configuration limit reasonable alternative locations. Removing covered parking altogether or substantially reworking the established driveway and residence would be disproportionate to the modest setback relief requested.

Application of the 35 percent coverage limit would allow approximately 6,133 square feet of impervious area on the approximately 17,523-square-foot lot. Reaching that limit would require approximately 1,588 square feet of additional reduction beyond the approximately 1,213 square feet already proposed for removal.

5. The requested variance would be consistent with the spirit and purpose of this chapter and the DeKalb County Comprehensive Plan text.

The Traditional Neighborhood character area is intended to preserve established residential neighborhoods and their traditional development patterns. The property is also located within the Druid Hills Historic District, where compatibility with the historic character of the residence and surrounding neighborhood is an additional consideration. The proposal retains the existing single-family use, works within the established driveway and building configuration, and replaces an oversized carport with a smaller structure. These improvements support continued use and rehabilitation of the historic residence without introducing a more intensive use.

FINAL STAFF ANALYSIS

The proposal requires two forms of relief: a minimum south side-yard setback of 5 feet and an increase in maximum permitted lot coverage to 45 percent. The submitted plan depicts a 5.6-foot setback and 44.06 percent coverage. The existing coverage of 50.98 percent is relevant context for evaluating the proposed improvement but does not eliminate the need to address the coverage remaining above the 35 percent standard.

Staff supports approval with conditions because the proposal replaces an oversized carport with a smaller structure, slightly reduces its setback encroachment, and removes approximately 1,213 square feet of impervious area overall.

STAFF RECOMMENDATION: Approval with conditions

Conditions:

1. The development shall be in substantial conformance with the submitted site plan prepared by Crescent View Engineering, LLC, project number 25-338, dated August 13, 2026, as it relates to the location and dimensions of the proposed covered carport and a minimum 5-foot south side-yard setback.
2. The approval grants a reduction of the south side-yard setback from 8.5 feet to 5 feet for the proposed covered carport and an increase in maximum permitted lot coverage from 35 percent to 45 percent, limited to the improvements shown on the submitted site plan. No variance from building height, other setbacks, or any other zoning requirement is granted by this action.
3. Before issuance of a building permit, the applicant shall provide documentation of all required Druid Hills Historic Preservation Commission approvals, including any applicable Certificate of Appropriateness, and the permitted plans shall be consistent with those approvals.

DEPARTMENT OF PLANNING & SUSTAINABILITY

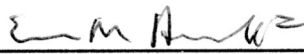
ZONING BOARD OF APPEALS APPLICATION

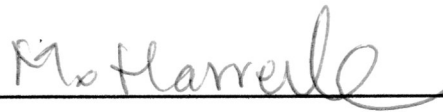
AUTHORIZATION OF THE PROPERTY OWNER

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: June 8 2026 Applicant Signature: 

DATE: June 08/2026 Applicant Signature: 

DEPARTMENT OF PLANNING & SUSTAINABILITY

ZONING BOARD OF APPEALS APPLICATION

AUTHORIZATION TO REPRESENT 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 and that I authorize the applicant/agent to apply for a hearing to the Zoning Board of Appeals for the requests as shown in this application.

DATE: 6.9.26 Applicant/Agent Dan Hanlon
Signature: _____

TO WHOM IT MAY CONCERN:

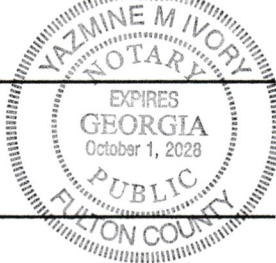
(I)/ (WE): Evans Harrell and Morag Harrell
(Name of Owners) _____

being (owner/owners) of the property described below or attached hereby delegate authority to the above signed agent/applicant.

Notary Public

Notary Public

Notary Public



Owner Signature

Owner Signature

Owner Signature

August 14th, 2026

DeKalb County
Department of Planning and Sustainability
330 West Ponce de Leon Avenue
Suite 300
Decatur, GA 30030

Re: 1071 Oxford Road

Planning Staff:

The owners of 1071 Oxford Road are seeking to add space to their home with a small rear addition to the main level, and a second level addition over an existing sunroom. They are also seeking to replace an existing, oversized carport with a new carport. The existing carport is over the south side setback line.

The property is zoned R-75, with an 8.5' side setback. We are requesting a variance from code section 27-2.2.1 of the DeKalb County Ordinance to reduce the side setback from 8.5' to 5.6'.

The property is located in the Druid Hills historic district, and we have received approval from the DCHPC.

Below is our justification for the project, based on the criteria for variance hardships.

Physical Conditions of the Site

The house was built in 1927, and has had several additions over the years, all before 2001, when the current owners purchased the house. The carport was also done by previous owners.

The existing carport is approximately 3' over the setback line, and is approximately 15.2'x42.5'.

Minimum Variance Necessary

We have significantly reduced the size of the carport. The proposed carport is 15'x26.5'. This is a 38% reduction in the size of the structure. We are also slightly reducing the setback nonconformity (from 3' to 2.9').

The proposed width allows for the stairs that are necessary to get from the driveway to the level of the first floor of the house, without interfering with a parked car and the driver's side door.

Proposal is not materially detrimental to the public welfare or injurious to the property

We are significantly reducing size of the structure and reducing the nonconformity. The project is not detrimental to the public or the property in any way.

Strict application of the code causes undue and unnecessary hardship

Yes, an attached covered parking area for a single car on this property requires this width for comfortable exit from, and entry into, a car. There is no other reasonable place on the property to place a similar structure that would not also require a variance.

Proposal is consistent with the spirit and purpose of Section 7.5.1 and the DeKalb County Comprehensive Plan Text

The future land use designation of this property is Traditional Neighborhood, with the intent being to preserve the style and appeal of older traditional neighborhood communities. The goals include greater walkability, on-street parking, small, regular lots, and buildings closer to the front property line. None of these desired characteristics and goals would be impacted by this project. We have received approval from the DCHPC, as the project conforms with Druid Hills aesthetics and functionality, and meets the neighborhood guidelines.

RESERVED FOR THE SUPERIOR COURT CLERK

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.

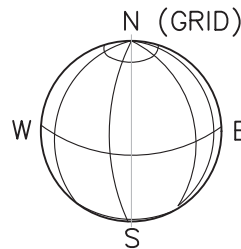
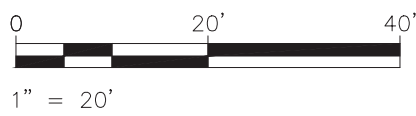
PLAT NOTES:

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 hereon. 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 15-6-67.

THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE. ALL MATTERS OF TITLE ARE EXEMPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT-OF-WAY PUBLIC OR PRIVATE.

ZONING NOTE:
BEFORE DEVELOPMENT OF THIS PROPERTY, DEVELOPER AND ARCHITECT TO CONFIRM ZONING, PER CITY OR COUNTY ZONING DEPARTMENT.

NOTE: BUILDING TIES SHOULD NOT BE USED FOR DESIGN OR CONSTRUCTION WITHOUT VERIFICATION



LEGEND

- POC POINT OF COMMENCEMENT
POB POINT OF BEGINNING
EOP EDGE OF PAVEMENT
CURB BACK OF CURB
BSL BUILDING SETBACK LINE (PRIMARY)
FFE FINISHED FLOOR ELEVATION
LLL LAND LOT LINE
PP POWER POLE
GW GUIDE WIRE
R/W RIGHT OF WAY
C.P. CALCULATED POINT
IPF IRON PIN FOUND
IPS 1/2" REBAR SET
BENCHMARK
SW SIDE WALK
BOLLARD
OHP OVERHEAD POWER
UP UNDERGROUND POWER
-GAS- GAS UNDERGROUND GAS
-W- UNDERGROUND WATER
-UT- UNDERGROUND TELEPHONE
UNDERGROUND SEWER
FH FIRE HYDRANT
FDC FIRE DEPT. CONNECTION
CB CATCH BASIN
DWCB DOUBLE WING CATCH BASIN
SWCB SINGLE WING CATCH BASIN
MH MANHOLE
JB JUNCTION BOX
WM WATER METER
WV WATER VALVE
GV GAS VALVE
GM GAS METER
CO CLEANOUT
EM ELECTRIC METER
AC AIR CONDITIONING UNIT
TELEPHONE BOX
ICB IRRIGATION CONTROL BOX
ICV IRRIGATION CONTROL VALVE
LP LIGHT POLE
CONCRETE PAD
ASPHALT
STONE
GRAVEL

(M) MEASURED
(D) DEED
(P) PLAT



PREPARED BY:
DEKALB SURVEYS, INC.
407 WEST PONCE DE LEON AVENUE
SUITE B
DECATUR, GEORGIA 30030
404.373.9003

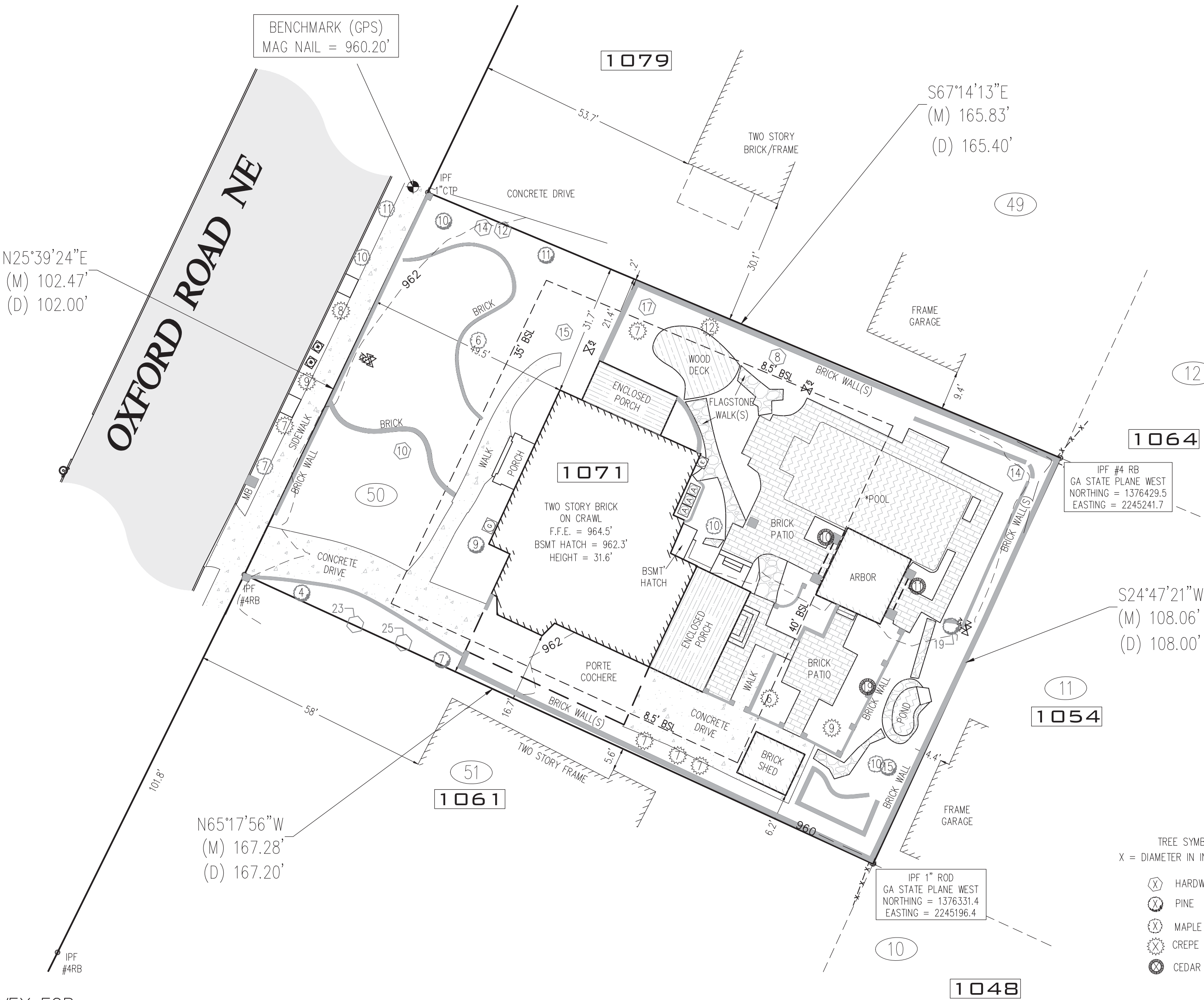
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BOUNDARY, TREE & TOPOGRAPHIC SURVEY FOR
RED LEVEL RENOVATIONS, LLC
LOT 50, BLOCK 12-B, DRUID HILLS SUBDIVISION

1071 OXFORD ROAD

DEKALB COUNTY, GEORGIA
LAND LOT 2, DIST 18
DATE: MARCH 28, 2025; MAY 20, 2026 (ADD TREE/TOPO)



SITE NOTES:

- TOTAL SITE AREA: 17,523 SF / 0.40 ACRES
TOTAL DISTURBED AREA: 9,257 SF / 0.21 ACRES
TAX ID: 18 002 04 016
- SITE ADDRESS: 1071 OXFORD ROAD NE, DEKALB COUNTY, GA 30306
- SURVEY INFORMATION TAKEN FROM SURVEYS PERFORMED BY DEKALB SURVEYS CO. DATED 05-20-2026..
- THIS SITE IS NOT LOCATED WITHIN A ZONE [A, AE, SHADED ZONE X] AS DEFINED BY F.I.R.M. COMMUNITY PANEL NUMBER 13089C0062K DATED AUGUST 15, 2019 FOR INCORPORATED DEKALB COUNTY, GEORGIA.
- THE EXISTING UTILITIES SHOWN ON THE PLANS ARE SHOWN FOR THE OWNERS CONVENIENCE. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS, SIZES, MATERIALS, OR DEPTH FOR THE UTILITIES SHOWN OR THE UTILITIES WHICH MAY EXIST ON THE SITE BUT ARE NOT SHOWN. THE CONTRACTOR SHALL HAVE THE RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES SHOWN ON THE PLANS AND REPORT ANY DISCREPANCIES TO THE ENGINEER OF RECORD. THE CONTRACTOR SHALL ALSO HAVE THE RESPONSIBILITY BEFORE STARTING ANY WORK TO MAKE SUCH EXPLORATIONS AND PROBES NECESSARY TO ASCERTAIN ANY SEWER LINES, WATER SUPPLY LINES, GAS LINES, ELECTRICAL LINES, CABLE LINES, TELEPHONE LINES, OR OTHER UTILITY LINE.
- ALL FUTURE CONSTRUCTION MUST CONFORM TO THE APPROPRIATE CITY, COUNTY, AND STATE STANDARDS.
- CONTRACTOR SHALL CONTACT THE UTILITY LOCATOR AS REQUIRED BY GEORGIA LAW AND HAVE ALL UTILITIES MARKED PRIOR TO ANY CONSTRUCTION ACTIVITY. CONTRACTOR WILL HAVE PRIVATE UTILITY LOCATOR LOCATE ALL UTILITIES WITHIN THE CONSTRUCTION LIMITS NOT COVERED BY THE UTILITY PROTECTION CENTER.
- THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR ERRORS THAT HE MAY DISCOVER IN THESE PLANS.
- CONTRACTOR TO PROVIDE ALL NECESSARY BARRICADES, GUARDS, LIGHTS, AND OTHER INSTALLATIONS REQUIRED TO PROTECT PERSONS AND PROPERTY DURING THE ENTIRE CONSTRUCTION PROCESS.
- ALL CONSTRUCTION MUST CONFORM TO THE APPROPRIATE DEKALB COUNTY, AND STATE OF GEORGIA STANDARDS.
- UNDERGROUND UTILITIES SERVING OR CROSSING THE PREMISES MAY EXIST THAT ARE NOT SHOWN. CRESCENT VIEW ENGINEERING IS UNABLE TO CERTIFY TO THE ACCURACY OR COMPLETENESS OF THE UTILITY INFORMATION SHOWN. ALL UNDERGROUND UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION ACTIVITY BY THE UTILITY PROTECTION CENTER AT 1-800-282-7411 FOR RIGHT OF WAY AREA AND BY A PRIVATE UTILITY LOCATOR FOR UTILITIES NOT LOCATED WITHIN THE RIGHT OF WAY.
- THE CONTRACTOR MUST OBTAIN ADDITIONAL "RIGHT OF WAY" PERMIT FOR ALL NECESSARY WORK DONE IN THE RIGHT OF WAY.
- ALL APPROPRIATE EASEMENTS, STATE WATER BUFFERS, STREAM BUFFERS, AND/OR FLOOD PLAIN BUFFERS THAT APPLY TO THIS PROPERTY ARE SHOWN ON THESE PLANS
- TO THE BEST OF OUR KNOWLEDGE, THERE NO CEMETERIES, ARCHITECTURAL, OR ARCHEOLOGICAL LANDMARKS EXIST ON SITE. IN THE EVENT THAT THESE LANDMARKS ARE DISCOVERED DURING CONSTRUCTION, THE ENGINEER MUST BE CONTACTED IMMEDIATELY FOR REVIEW AND AMENDING THE CONSTRUCTION PLANS
- THIS PLAN WAS PREPARED FOR PERMIT APPROVAL ONLY. ACTUAL CONSTRUCTION SHOULD BE BASED ON STAKING BY A REGISTERED LAND SURVEYOR. THE FOOTPRINT IS BASED ON AN ARCHITECTURAL PLAN BY OTHERS. THE ARCHITECTURAL PLAN SHOULD BE USED FOR HOUSE POSITIONING AND LOCATION.

DEKALB COUNTY NOTES:

- GRADE TO DRAIN AWAY FROM FOUNDATION.
- ALL GRADED SLOPES TO BE AT A 3:1 SLOPE OR GREATER.
- ALL LAND DISTURBANCE TO BE STABILIZED WITH VEGETATION UPON COMPLETION OF DEMOLITION. ALL TREES TO REMAIN AND HAVE PROPER PROTECTION UNLESS APPROVED PLANS INDICATE OTHERWISE. CALL FOR FINAL INSPECTION AT 404-371-4913.
- ALL CONSTRUCTION MUST CONFORM TO DEKALB COUNTY STANDARDS.
- PRIOR TO COMMENCING LAND DISTURBING ACTIVITY, THE LIMITS OF DISTURBANCE SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH STAKES, RIBBONS OR OTHER APPROPRIATE MEANS. THE LOCATION AND EXTENT OF ALL AUTHORIZED LAND DISTURBING ACTIVITY SHALL BE DEMARCATED FOR THE DURATION OF THE CONSTRUCTION ACTIVITY.
- ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCING CONSTRUCTION AND SHALL BE MAINTAINED IN PROPER WORKING ORDER UNTIL ALL DISTURBED AREAS ARE STABILIZED.
- A COPY OF THE APPROVED LAND DISTURBANCE PLAN SHALL BE PRESENT ON SITE WHENEVER LAND DISTURBANCE ACTIVITY IS IN PROGRESS.
- FINAL ON-SITE INSPECTION REQUIRED PRIOR TO RELEASE OF THE CERTIFICATE OF OCCUPANCY, CERTIFIED AS-BUILTS WILL ALSO BE REQUIRED.
- EROSION AND SEDIMENTATION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION AND SEDIMENT CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
- ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE IN-SITE INSPECTOR.
- ALL LOTS/SITES WITH 2' OF FILL OR GREATER WILL REQUIRE A COMPACTION CERTIFICATE BY A PROFESSIONAL REGISTERED ENGINEER PRIOR OR A BUILDING PERMIT AND OR PRIOR TO FOOTERS BEING POURED.
- LOCATE AND FIELD STAKE ALL UTILITIES, EASEMENTS, PIPES, FLOOD LIMITS, STREAM BUFFERS, AND TREE SAVE AREAS PRIOR TO ANY LAND DISTURBING ACTIVITIES.
- ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION.
- ALL TREE PROTECTION DEVICES TO BE INSTALLED PRIOR TO LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING.
- ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND REPAIRED OR REPLACED AS NEEDED
- A FINAL AS-BUILT LOT SURVEY REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- A FINAL AS-BUILT WATER QUALITY CERTIFICATE REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY.
- WATER QUALITY BMP(s) TO BE INSTALLED AT THE TIME OF FINAL LANDSCAPING.
- ALL COLLECTED WATER SHALL BE DIRECTED TO THE WATER QUALITY BMP(s).
- WORK HOURS AND CONSTRUCTION DELIVERIES ARE:
MONDAY-FRIDAY 7:00am-7:00pm
SATURDAY 8:00am-5:00pm
- DEKALB COUNTY SANITATION DEPARTMENT IS RESPONSIBLE FOR GARBAGE AND RECYCLING PICK-UP
- DEKALB COUNTY IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS BY ENGINEER OR OTHER DESIGN PROFESSIONALS ON DESIGN OR COUNTY CODE REQUIREMENTS FOR THIS PROJECT
- 72 HOURS NOTICE IS REQUIRED TO GEORGIA 811 UTILITY PROTECTION CENTER BEFORE ANY PLANNED DIGGING.
- SEWER LATERALS OUTSIDE OF BUILDING REQUIRE SEPARATE PLUMBING PERMIT.
- PRIOR TO CONSTRUCTION OF ANY UTILITY FACILITIES WITHIN THE RIGHT-OF-WAY OF ANY COUNTY MAINTAINED ROADWAY, A PERMIT MUST BE OBTAINED FROM THE UTILITY COORDINATOR. [HTTPS://WWW.DEKALBCOUNTYGA.GOV/TRANSPORTATION/UTILITY-PERMITTING](https://www.dekalbcountyga.gov/transportation/utility-permitting)
- PRIOR TO CONSTRUCTION OF WATER MAINS AND SANITARY SEWER LINES, FINAL DESIGN APPROVAL MUST BE OBTAINED FROM DEPARTMENT OF WATERSHED MANAGEMENT.
- NOTIFY WATER AND SEWER INSPECTOR AT 770-732-6411 PRIOR TO START OF CONSTRUCTION
- ANY WALL OF 4' OR GREATER IN HEIGHT REQUIRES A SEPARATE BUILDING PERMIT BEFORE CONSTRUCTION
- DEVELOPERS AND PROPERTY OWNERS' ASSOCIATIONS SHALL ENSURE ACCESS TO ALL PRIVATE STREETS BY EMERGENCY AND LAW ENFORCEMENT VEHICLES AND SHALL ENSURE THAT PRIVATE STREETS ARE CONSTRUCTED TO ALLOW ACCESS BY ALL EMERGENCY VEHICLES AND LAW ENFORCEMENT VEHICLES.
- NO WOODY VEGETATION IS ALLOWED WITHIN 15' OF THE DOWNSTREAM TOE OF EARTHEN EMBANKMENT". (I.E. STUMPS, ETC)
- ANY CONSERVATION AREAS WILL BE RECORDED AT THE DEKALB COUNTY COURTHOUSE IN PERPETUITY WITH THE AFFECTED PROPERTIES

PRE-CONSTRUCTION LOT COVERAGE:

EXISTING IMPERVIOUS AREA	SF
EXISTING HOUSE	2,242
EXISTING FRONT CONCRETE DRIVE	1,535
EXISTING FRONT PORCH	77
EXISTING PORT COCHERE	585
EXISTING SIDE PORCH	215
EXISTING REAR PORCH	386
EXISTING BACK PATIOS	1,489
EXISTING FLAGSTONE WALKS	324
EXISTING WALLS	735
EXISTING BASEMENT HATCH	28
EXISTING ARBOR	302
EXISTING POOL (WATER SURFACE AREA)	873
EXISTING POND	122
EXISTING AC PADS	21
TOTAL EXISTING IMPERVIOUS AREA	8,934
EXISTING LOT COVERAGE	50.98%

POST-CONSTRUCTION LOT COVERAGE:

EXISTING IMPERVIOUS AREA TO REMAIN	SF
EXISTING HOUSE	2,188
EXISTING FRONT CONCRETE DRIVE + WALK	952
EXISTING FRONT PORCH	77
EXISTING SIDE PORCH	215
EXISTING REAR PORCH	386
EXISTING BACK PATIOS	1,287
EXISTING WALLS	677
EXISTING ARBOR	302
EXISTING POOL(WATER SURFACE AREA)	873
EXISTING POND	122
EXISTING AC PADS	21
TOTAL EXISTING AREA TO REMAIN	7,100
PROPOSED IMPERVIOUS AREA	SF
PROPOSED COVERED CARPORT	398
PROPOSED REAR BRICK STOOP	199
PROPOSED FRONT BRICK STOOP	24
TOTAL PROPOSED IMPERVIOUS AREA	621
TOTAL EXISTING AREA TO REMAIN	7,100
TOTAL POST CONSTRUCTION IMPERVIOUS AREA	7,721
TOTAL POST CONSTRUCTION LOT COVERAGE	44.06%

SEE THE DEMO PLAN FOR ALL ITEMS REMOVED FROM EXISTING IMPERVIOUS

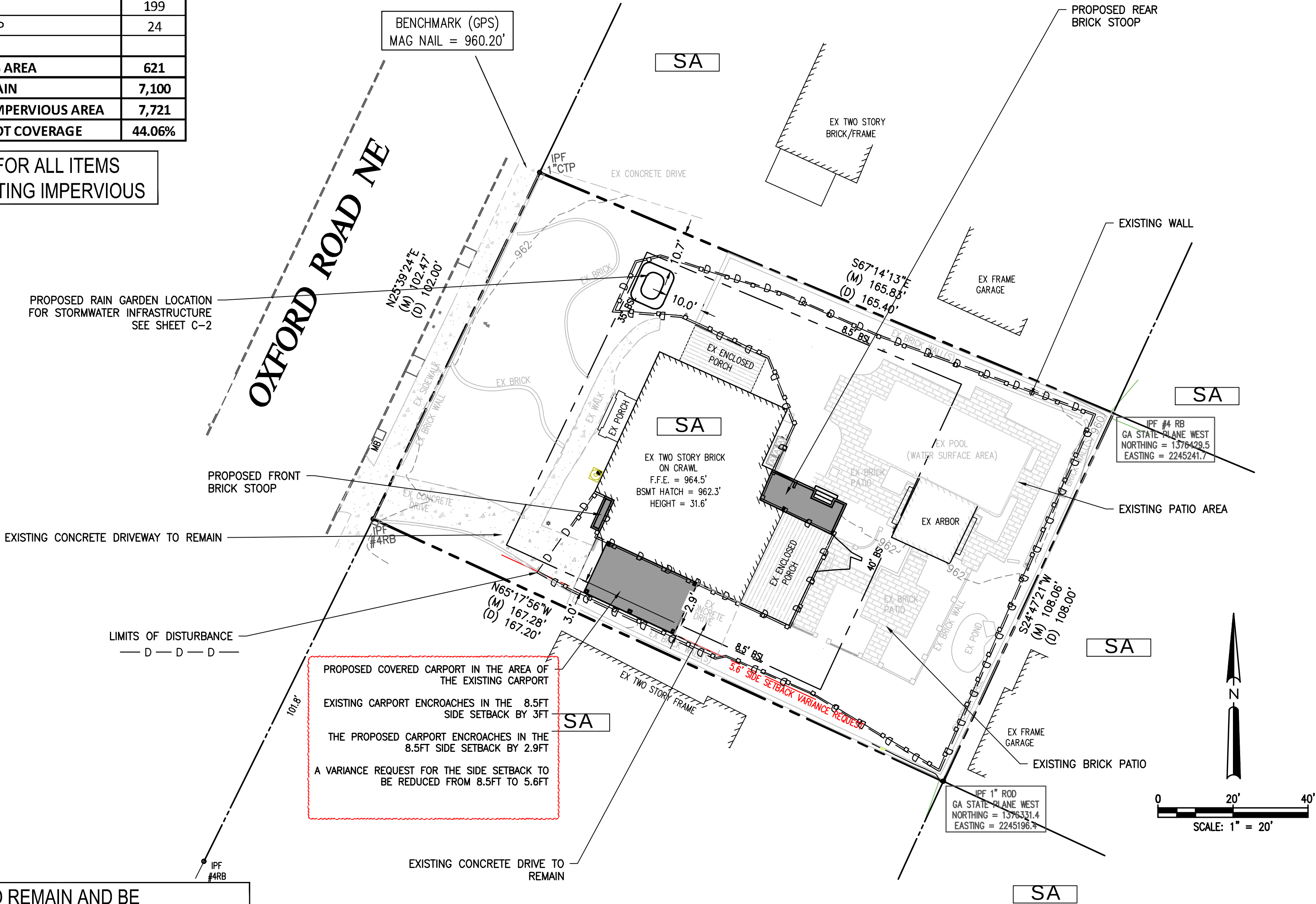
24 HOUR EMERGENCY CONTACT: DAN HANLON 404-425-4325



THE PROPOSED LOT COVERAGE IS 44.06%. THIS IS GREATER THAN THE MAXIMUM ALLOWED LOT COVERAGE OF 35.00%. HOWEVER, THE EXISTING LOT COVERAGE IS 50.98%. THE PROPOSED PLAN PROVIDES A REDUCTION IN THE LOT COVERAGE.

ZONING CONFORMANCE:

SITE ZONING: R-85 (RESIDENTIAL MEDIUM LOT-100) DISTRICT
MINIMUM LOT SIZE: 12,000 SF
LOT WIDTH: 85 FEET, MIN AT STREET
85 FEET, MIN AT BUILDING LINE
35 FEET, MIN FOR CULDESAC
FRONT SETBACK: 50 FEET MIN (THOROUGHFARES)
40 FEET MIN (ARTERIALS)
35 FEET MIN (COLLECTOR AND ALL OTHERS)
25 FEET MIN (ALLEY ACCESS)
SIDE SETBACK: 8.5 FEET (VARIANCE REQUIRED TO REDUCE SOUTH SIDE SETBACK TO 5.6 FEET)
REAR SETBACK: 40 FEET
LOT COVERAGE: SHALL NOT EXCEED 35%
FLOOR AREA: NO LESS THAN 1,800 SQ FEET
OFF-STREET PARKING: 2 SPACES
BUILDING HEIGHT: NO MORE THAN 35 FEET
OPEN SPACE: 20%



EXISTING UTILITIES TO REMAIN AND BE PROTECTED FOR USE WITH NEW CONSTRUCTION

Prepared By:
CRESCENT VIEW
ENGINEERING, LLC:
211 Fraser Street
Marietta, GA 30060
678-324-8410
www.crescentvieweng.com

Prepared For:
**RED LEVEL
RENOVATIONS**
SITE ADDRESS:
DRUID HILLS SUB,
LOT 50, BLOCK 12-B, GA

DESIGNED
SWS

DRAWN
SWS

CHECKED
LJZ

IN CHARGE
CHB

DATE
09 JUN 2026

REVISION

DATE

BY

DESCRIPTION

1

06/12/2026

ADJ

CHB

VARIANCE NOTES

CONSTRUCTION PLANS FOR:

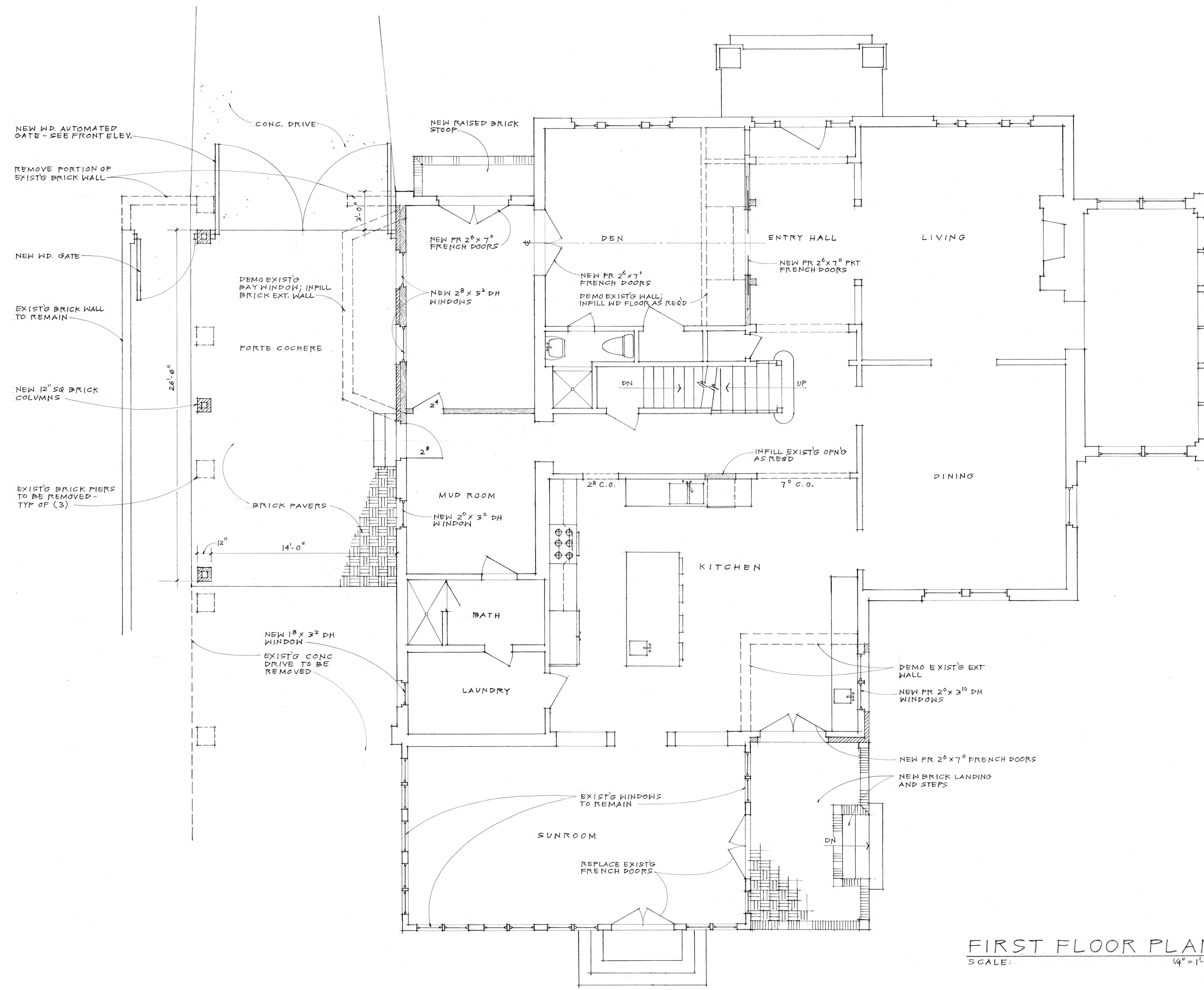
1071 OXFORD ROAD
LAND LOT 2, DISTRICT 18
DEKALB COUNTY, GEORGIA

CVE PI #

25-338

SHEET NO.

C-1



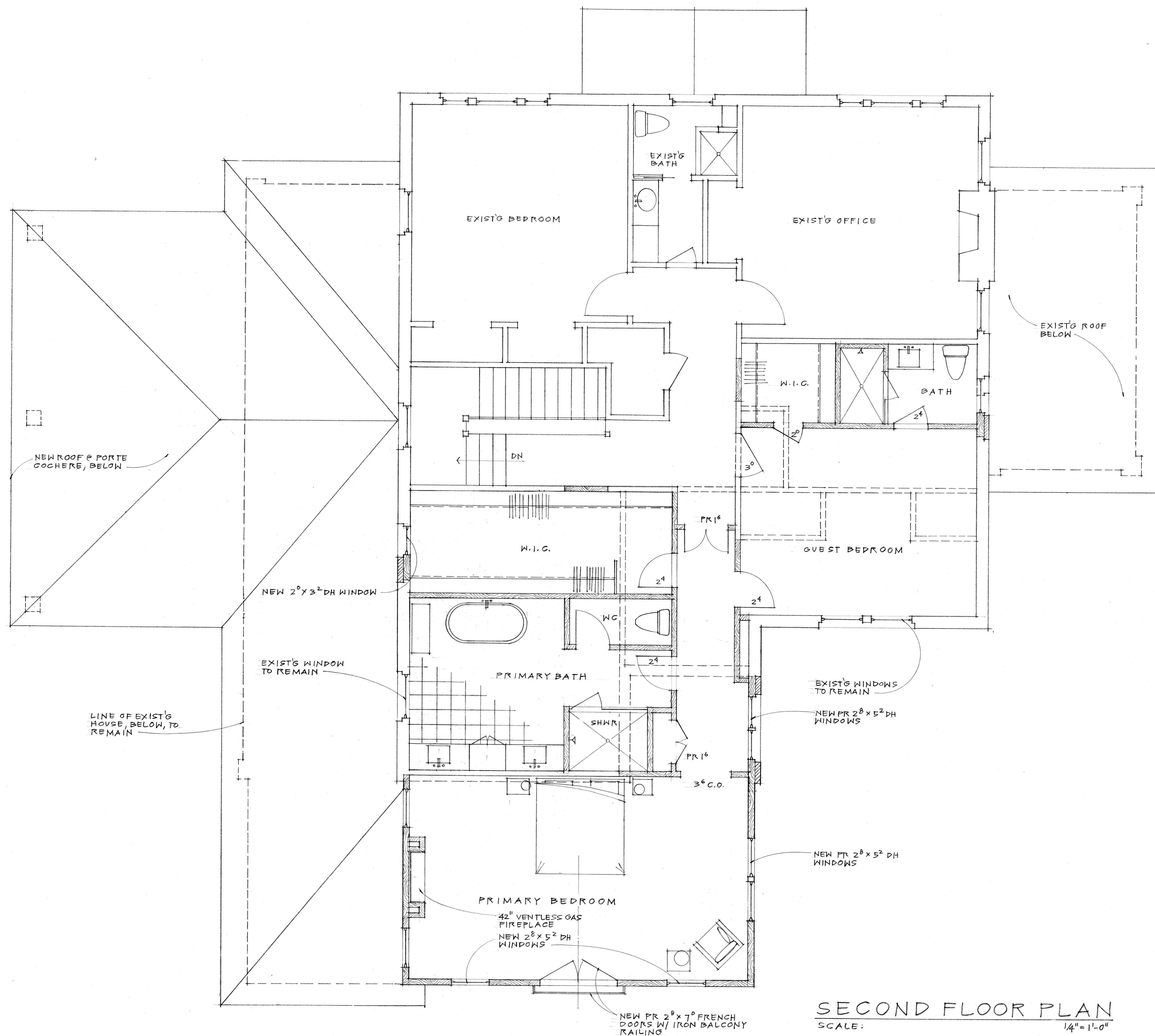
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

REVISIONS	BY

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ARCHITECT
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JSCONWAY@AOL.COM
307 GLENN CIRCLE
DECATUR, GA 30030

PROPOSED RENOVATIONS FOR
Evans Harrell and Mo Burke
1071 Oxford Road, Atlanta, GA 30307

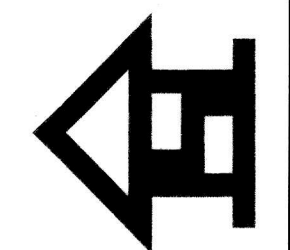
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Scale	NOTED
Drawn	JSC
Job	
Sheet	A-1
Of	1



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

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PROPOSED RENOVATIONS FOR
Evans Harrell and Mo Burke
1071 Oxford Road, Atlanta, GA 30307

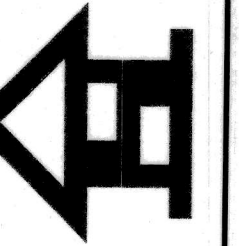
Date 2-12-26
Scale NOTED
Drawn JSC
Job

Sheet
A-2
Of Sheets



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PROPOSED RENOVATIONS FOR

Evans Harrell and Mo Burke

1071 Oxford Road, Atlanta, GA 30307

Date 3-2-26

Scale NOTED

Drawn JSC

Job

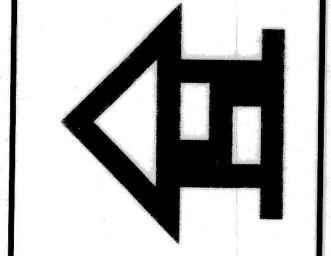
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Of Sheets

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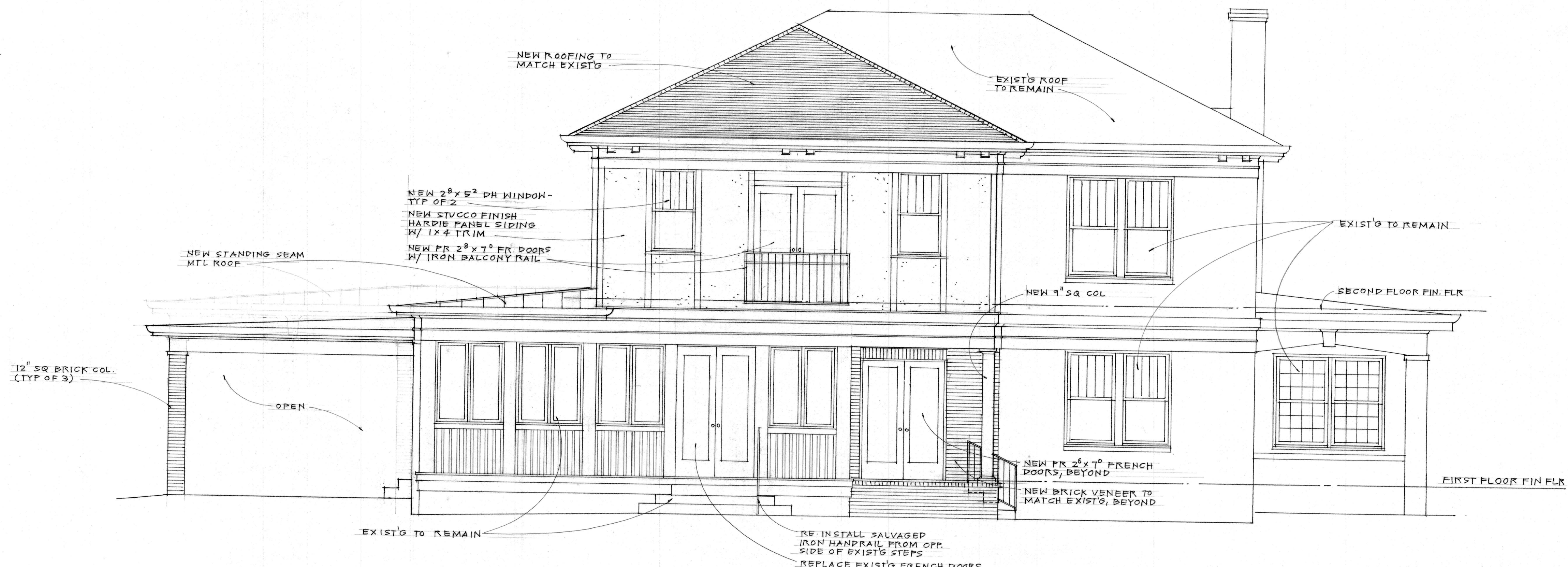


PROPOSED RENOVATIONS FOR
Evans Harrell and Mo Burke
1071 Oxford Road, Atlanta, GA 30307

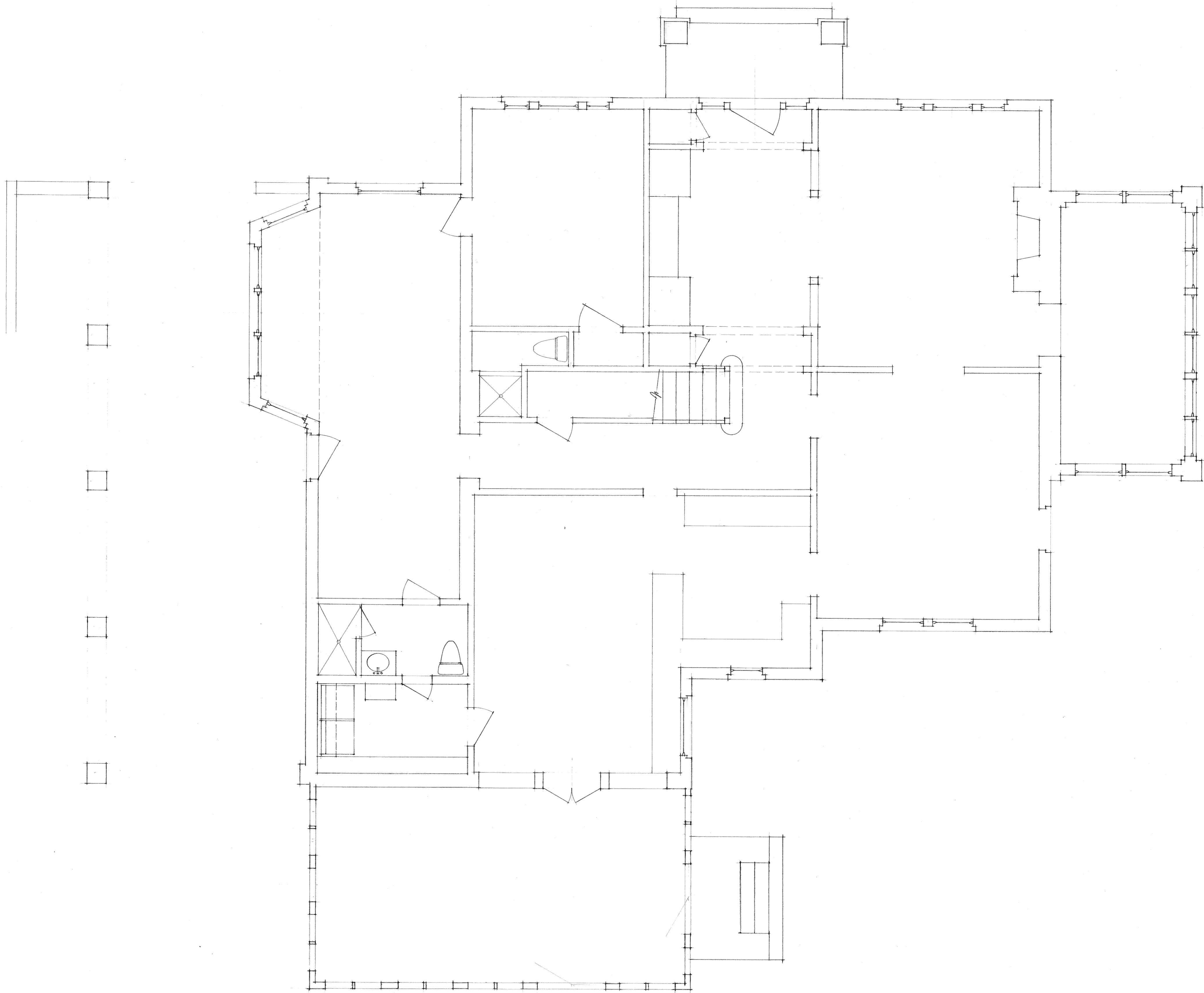
Date 3.2.26
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Drawn JSC
Job
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Of **A-4** Sheets



LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

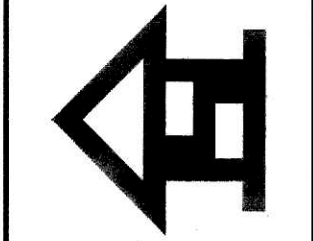


ALTERNATE REAR ELEVATION
SCALE: 1/4" = 1'-0"



REVISIONS	BY

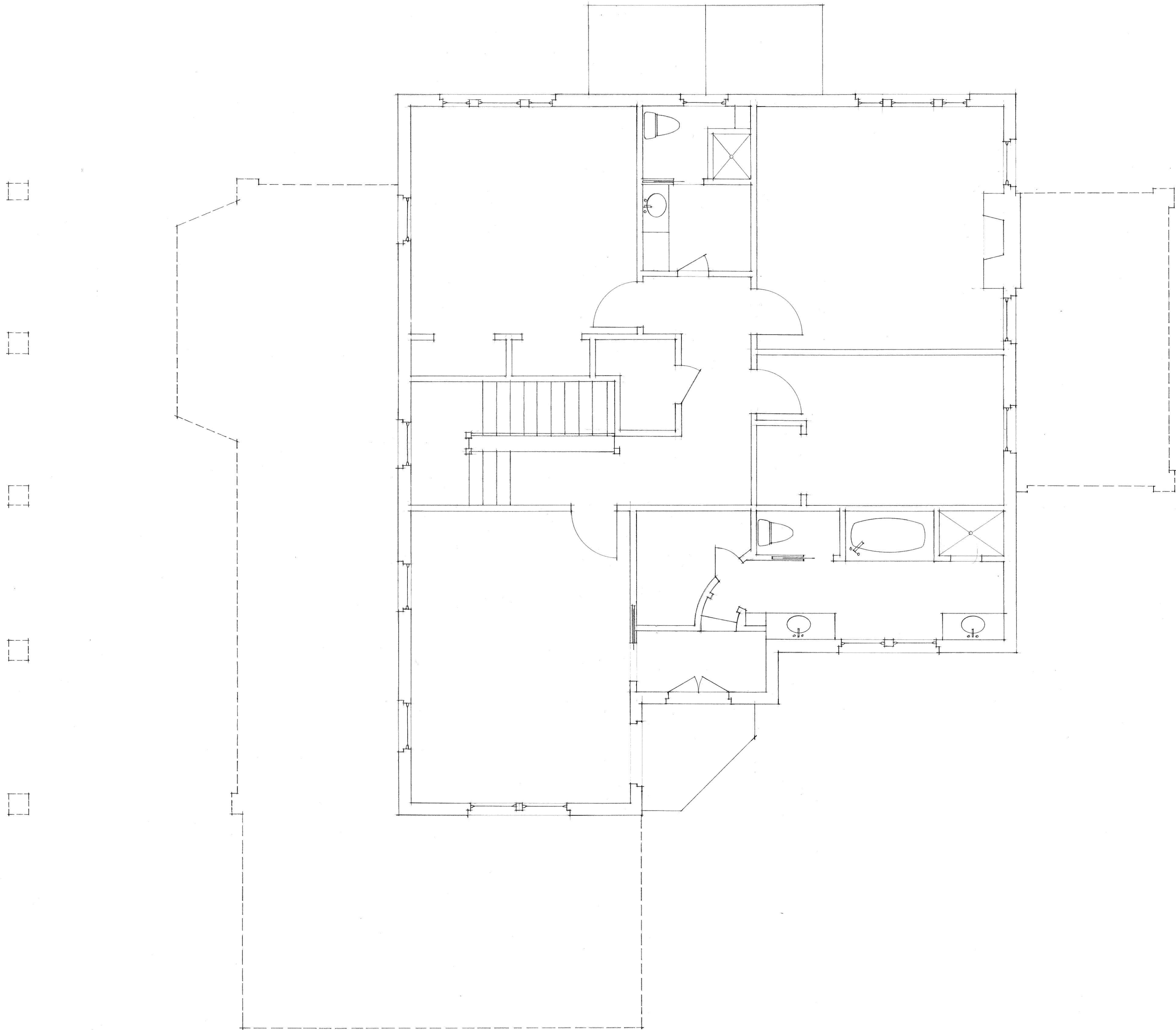
JOHN STEVEN CONWAY
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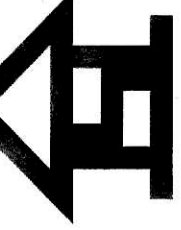


PROPOSED RENOVATIONS FOR
Evans Harrell and Mo Burke
1071 Oxford Road, Atlanta, GA 30307

Date
Scale
Drawn
Job

Sheet
EX-1
Of Sheets



REVISIONS		BY
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PROPOSED RENOVATIONS FOR		
Evans Harrell and Mo Burke		
1071 Oxford Road, Atlanta, GA 30307		
Date		
Scale		
Drawn		
Job		
Sheet	EX-2	
Of		













ZONING BOARD OF APPEALS HEARING
Case # N6: A-26-1248270
Site: 1071 Oxford Road, NE
Request: Variance from Section 27-2.2.1 of the DeKalb County Zoning Ordinance to reduce the south carport as part of improvements to the existing residence in the R-85 (Residential Medium Lot-85) zoning district and District Hills Historic District.
All interested parties should appear at the hearing on **October 14, 2026** at **1:00 PM**. Hearings are held in person.
For more information, visit <https://www.dekalbcountyga.gov/zoning> or call 404-381-2200.
A QR code is also present on the sign.