



City of Stone Mountain  
875 Main Street  
Stone Mountain, GA 30083

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## STAFF ANALYSIS AND REPORT

**OWNER/APPLICANT:** Habitat for Humanity DeKalb

**LOCATION:** 672 Pepperwood Trail  
(Parcel ID: 18 074 03 136)

**CURRENT ZONING/USE:** R-1: Single-Family Residential

**PROPOSED ZONING/USE:** R-1: Single-Family Residential

**REQUEST:** Variance from Section 5-1.5(A)(4) to reduce the minimum front yard setback from 50-feet to 17.5-feet.

**ZONING/ADJACENT LAND USE:**

North	R-1: Single-Family Residential
South	Single-Family Residential in DeKalb County
West	R-1: Single-Family Residential
East	R-1: Single-Family Residential

**MEETING INFORMATION:**

Planning & Zoning Commission:	11/18/2024 – 6:30 P.M.
Mayor & City Council 1 <sup>st</sup> Read:	12/17/2024 – 6:30 P.M.
Mayor & City Council Public Hearing:	01/07/2025 – 6:30 P.M.

**RECOMMENDATION:**  
Staff recommends approval with conditions.

**BACKGROUND:**

**December 17, 2024**

**To: City of Stone Mountain Mayor & City Council**

**From: Richard Edwards, AICP**

**Subject: The applicant is requesting variance from Section 5-1.5(A)(4) to reduce the minimum front yard setback from 50-feet to 17.5-feet.**

**Background:**

The applicant received final plat approval from the City of Stone Mountain on August 21, 1986. The final plat shows the front yard setback as 5-feet, the side yard setback as 5-feet, and the rear yard setback is not listed.

The property was rezoned to Single-Family Residential (R-1) in the early 2000s. This rezoning changed the setback requirements for neighbor. The minimum front yard setback is now 50-feet; the minimum rear yard setback is now 40-feet; and the minimum side yard setback is now 10-feet.

This lot is approximately 86-feetwide through the middle of the lot and the front yard setback and the rear yard setback overlaps in the middle of the lot. The surrounding homes in the cul-de-sac have a front yard setback ranging approximately from 5-feet to 35-feet and rear yard setback ranging approximately from 10-feet to 35-feet.

**Analysis:** Pursuant to Article II of the City of Stone Mountain Zoning Ordinance, Staff has reviewed the variance request in accordance with the required review criteria.

**A. There are extraordinary and exceptional conditions pertaining to the particular property in question because of its size, shape or topography.**

There are exceptional conditions pertaining to the particular property in question because of its size. The lot was platted under zoning regulations that would allow smaller front and rear yard setback and the lot is now practically unbuildable.

**B. The application of the zoning ordinance to the particular piece of property would create an unnecessary hardship.**

The strict application of the zoning ordinance could be considered an unnecessary hardship. The proposed development is similar in nature to the surrounding, nonconforming residential homes.

**C. Such conditions are peculiar to the particular property involved.**

These conditions would apply to all of the lots in this subdivision. However, this is a cul-de-sac lot with one of the shortest lot widths in the subdivision.

**D. Such conditions are not the result of any actions of the property owner.**

These conditions are not the result of any direct actions of the property owner.

**E. Relief, if granted, would not cause substantial detriment to the public good nor impair the purposes or intent of this zoning ordinance.**

It is not anticipated that the proposed use would cause detriment to the public good. However, this request does not fall within the intent of the zoning ordinance but could be considered an unnecessary hardship.

**Recommendation:**

Pursuant to Article II of the City of Stone Mountain Zoning Ordinance, Staff has reviewed the request in accordance with the required review criteria and recommends **APPROVAL** of the variance from Section 5-1.5(A)(4) to reduce the minimum front yard setback from 50-feet to 17.5-feet with the following conditions:

1. The development shall be substantially in compliance with the site plan dated September 24, 2024.

The Planning Commission voted (5-0) to recommend approval of this request with staff's conditions.



## APPLICATION FOR VARIANCE

City of Stone Mountain  
875 Main Street  
Stone Mountain, GA 30083

Date Received: \_\_\_\_\_

PERMIT#: \_\_\_\_\_  
(Office Use Only)

### APPLICANT INFORMATION

Applicant Name:	Habitat for Humanity DeKalb		
Address:	2380 4th Street, Tucker, GA 30084		
Phone:	770-270-6813	Cell:	Fax:
Email Address:	ssteele@dekalbhabitat.org		

### OWNER INFORMATION (If different from Applicant)

Owner Name:	_____		
Address:	_____		
Phone:	_____	Cell:	_____
Email Address:	_____		

### PROPERTY INFORMATION

Address:	672 Pepperwood Trail, Stone Mountain, GA 3087		
Parcel ID#:	18-074-03-136	Land Lot:	District: 11th

Office use only: CASE # _____
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Applicant signature: Stan Seese

Date: 10/9/24



## VARIANCE REQUEST CONSIDERATIONS

Applicant: Habitat for Humanity DeKalb

*Analyze the impact of the variance request with the following questions:*

1. There are extraordinary and exceptional conditions pertaining to the particular property in questions because of size, shape, and/or topography. \_\_\_\_\_  
Existing lot was originally developed in size and shape based on different zoning.
2. The application of the zoning ordinance would create an unnecessary hardship. Current zoning would require building a smaller home than current zoning allows, reducing the value of the home that we can build.
3. Such conditions are peculiar to the particular piece of property involved. The old home was built within 25 feet of the front property line, and well over the front and rear building lines of the current zoning. Neighboring homes on Pepperwood Trail are closer to the property lines than we are requesting for this home.
4. Such conditions are not the result of any actions of the property owner. \_\_\_\_\_  
We have made no alterations to the lot
5. Relief, if granted, would not cause substantial detriment to the public good nor impair the purposes or intent of this zoning ordinance? \_\_\_\_\_  
This variance would allow us to build an affordable home that enhances the community, fits with the existing homes, and removes an eyesore that is holding property values down.

**SECTION II**

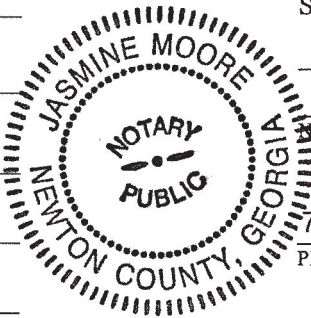
**OWNER/PETITIONER**

**NOTICE: Part 1 and/or Part 2 below must be signed and notarized when the petition is submitted. Please complete Section IV as follows:**

- a) If you are the sole owner of the property and not the petitioner complete Part 1.
- b) If you are the petitioner and not the sole owner of the property complete Part 2.
- c) If you are the sole owner and petitioner complete Part 1.
- d) If there are multiple owners each must complete a separate Part 1 and include it in the application.

**Part 1. Owner states under oath that he/she is the owner of the property described in the attached legal description, which is made part of this application.**

Habitat for Humanity DeKalb  
 \_\_\_\_\_  
 TYPE OR PRINT OWNER'S NAME  
 2380 4th Street  
 \_\_\_\_\_  
 ADDRESS  
 Tucker, GA 30084  
 \_\_\_\_\_  
 CITY & STATE ZIP CODE  
 \_\_\_\_\_  
 OWNER'S SIGNATURE  
 ssteale@dekalbhabitat.org  
 \_\_\_\_\_  
 EMAIL ADDRESS



Sworn to and subscribed before me this the  
 9 Day of October 20 24  
 \_\_\_\_\_  
 JASMINE MOORE  
 NOTARY PUBLIC  
 \_\_\_\_\_  
 770-270-6813 ext 104  
 \_\_\_\_\_  
 PHONE NUMBER

**PART 2. Petitioner states under oath that: (1) he/she is the executor or Attorney-in-fact under a Power-of-Attorney for the owner (attach a copy of the Power-of-Attorney letter and type name above as "Owner"); (2) he/she has an option to purchase said property (attach a copy of the contract and type name of owner above as "Owner"); or (3) he/she has an estate for years which permits the petitioner to apply (attach a copy of lease and type name of owner above as "Owner").**

\_\_\_\_\_  
 TYPE OR PRINT PETITIONER'S NAME  
 \_\_\_\_\_  
 ADDRESS  
 \_\_\_\_\_  
 CITY & STATE ZIP CODE  
 \_\_\_\_\_  
 PETITIONER'S SIGNATURE  
 \_\_\_\_\_  
 EMAIL ADDRESS

Sworn to and subscribed before me this the  
 \_\_\_\_\_ Day of \_\_\_\_\_ 20\_\_\_\_\_  
 \_\_\_\_\_  
 NOTARY PUBLIC  
 \_\_\_\_\_  
 PHONE NUMBER

**SECTION V**

**ATTORNEY / AGENT**

Check One: [ ] Attorney [X] Agent  
 Complete Permitting Services/Elliott Fried  
 \_\_\_\_\_  
 TYPE OR PRINT ATTORNEY / AGENT NAME  
 \_\_\_\_\_  
 SIGNATURE OF ATTORNEY / AGENT  
 11660 Alpharetta Hwy Suite 145  
 \_\_\_\_\_  
 ADDRESS  
 Roswell, GA 30076  
 \_\_\_\_\_  
 CITY & STATE ZIP CODE

elliott@completepermitting.com  
 \_\_\_\_\_  
 EMAIL ADDRESS  
 404-394-2811  
 \_\_\_\_\_  
 PHONE NUMBER  
 \_\_\_\_\_  
 PETITIONER'S SIGNATURE



**SITE INFORMATION:**  
 672 PEPPERWOOD TRAIL  
 TOTAL AREA: 0.23 ACRES  
 R-1 (STONE MOUNTAIN) REQUIREMENTS  
 LOT WIDTH: 100 FEET MIN.  
 MINIMUM LOT AREA: 10,000 S.F.  
 MINIMUM YARD ADJACENT TO PUBLIC STREET:  
 FRONT: 30 FEET  
 INTERIOR SIDE YARD SETBACKS:  
 REAR YARD: 1,250 S.F.  
 MINIMUM FLOOR AREA: 40 PERCENT  
 MINIMUM LOT COVERAGE: 2  
 MINIMUM PARKING: 30 FEET  
 MAXIMUM BUILDING HEIGHT: RESIDENTIAL  
 LAND USE CLASSIFICATION:  
 UTILITIES:  
 GAS - ATLANTA GAS LIGHT CO.  
 WATER - ATLANTA GAS LIGHT CO.  
 POWER - GEORGIA POWER

THIS PROPERTY IS NOT LOCATED INSIDE A DESIGNATED  
 F.L.A. SPECIAL FLOOD HAZARD AREA AS PER DEKALB  
 COUNTY FLOOD INSURANCE RATE MAP #13089C0091K  
 EFFECTIVE DATE: 12-8-2016

**VARIANCE REQUEST**  
 1.) REDUCE FRONT SETBACK FROM 50 FEET TO 17.5 FEET.  
 2.) REDUCE REAR SETBACK FROM 40 FEET TO 34.5 FEET.

**LOT COVERAGE**  
 HOUSE/GARAGE = 1253 I.S.F.  
 C/PORCH = 72.0 S.F.  
 DRIVEWAY = 445.4 S.F.  
 WALKWAY/STEPS = 40.5 S.F.  
 PATIO = 156.8 S.F.  
 R-WALLS = 14.5 S.F.  
 TOTAL IMPERVIOUS AREA = 1984.6 S.F.  
 TOTAL LOT AREA = 10,181.9 S.F.  
 PROPOSED LOT COVERAGE = 1,984.6 / 10,181.9 = 19.5%

**OWNER / CONTRACTOR:**  
 HABITAT FOR HUMANITY - DEKALB  
 P.O. BOX 403  
 TUCKER, GA 30085  
**24 HOUR CONTACT:**  
 SHARON STEELE  
 (770) 270-6813

**ENGINEER/SURVEYOR:**  
 GADY SURVEYING & DESIGN, INC.  
 1215 PLEASANT HILL ROAD  
 LAWRENCEVILLE, GA 30044  
 (770) 931-5920

**ADJACENT DWELLING**  
 N/F GWENDOLYN DEARY  
 (DB 9822, PG 234)  
 #671 PEPPERWOOD TRAIL  
 STONE MOUNTAIN: R-1

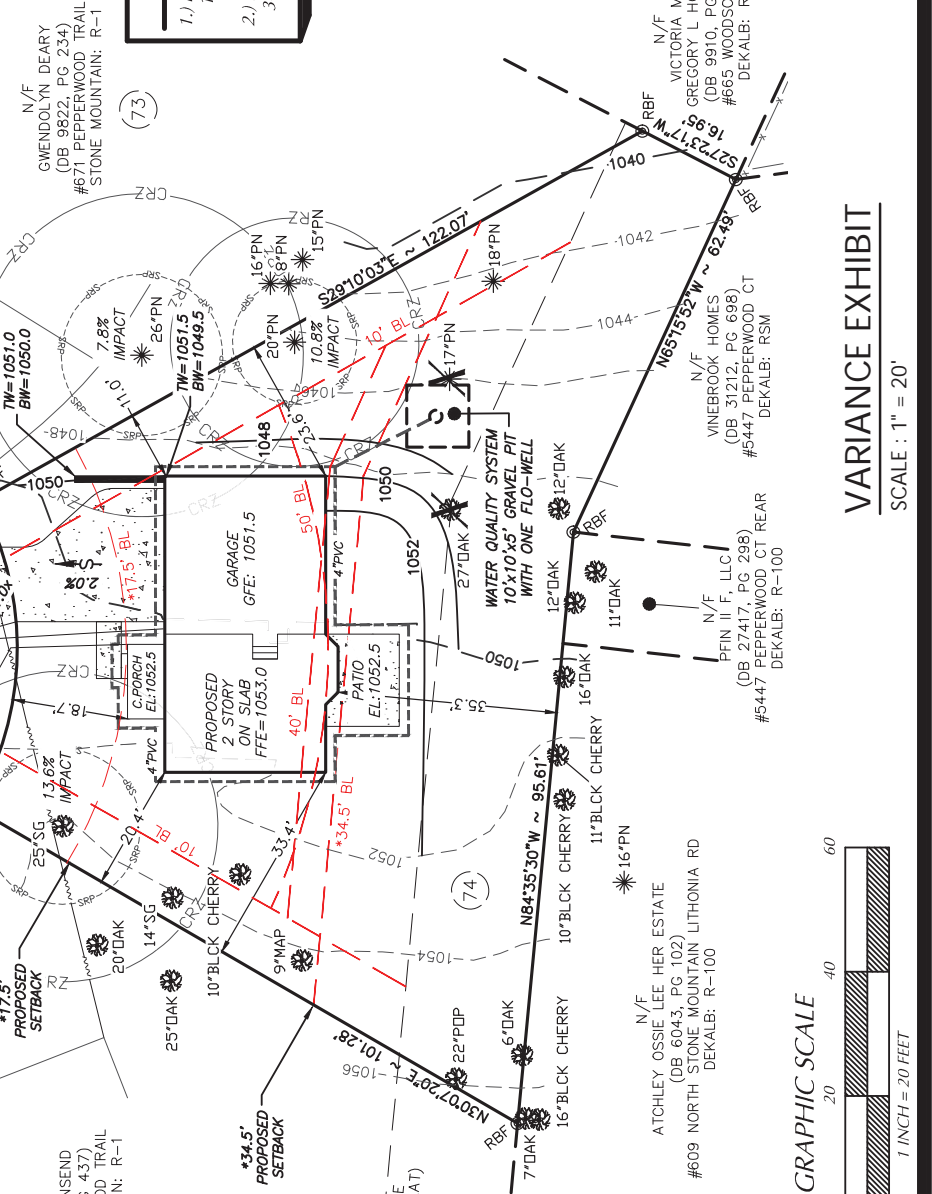
**ADJACENT DWELLING**  
 N/F VICTORIA M &  
 GREGORY L HOWARD  
 (DB 9910, PG 210)  
 #665 WOODSONG LN  
 DEKALB: RSM

**ADJACENT DWELLING**  
 N/F VINEBROOK HOMES  
 (DB 31212, PG 698)  
 #5447 PEPPERWOOD CT  
 DEKALB: RSM

**ADJACENT DWELLING**  
 N/F PIN II F, LLC  
 (DB 27417, PG 298)  
 #5447 PEPPERWOOD CT REAR  
 DEKALB: R-100

**ADJACENT DWELLING**  
 N/F ATCHLEY OSSIE LEE HER ESTATE  
 (DB 6043, PG 102)  
 #609 NORTH STONE MOUNTAIN LITHONIA RD  
 DEKALB: R-100

**ADJACENT DWELLING**  
 N/F RHIANNA TOWNSEND  
 (DB 31227, PG 437)  
 #674 PEPPERWOOD TRAIL  
 STONE MOUNTAIN: R-1



**VARIANCE EXHIBIT**  
 SCALE : 1" = 20'

