

Petition V-105

Search Tags <Ponnambalam Muthiah, R-30, Paper Mill Road, Streamside Drive, Belmont, accessory to front, side setback, accessory to side>

Ponnambalam Muthiah, 770-874-1093, represented by Richard W. Greene, 770-980-2083, requests:

- 1) Allow an accessory structure (proposed bridge) to the front of the primary structure;
- 2) Waive the setback for an accessory structure over 650 square feet (proposed 2,431 square foot garage) from the 100 feet to 40 feet adjacent to the western property line; and allow said garage to be to the side of the primary structure; and
- 3) Waive the setback for an accessory structure (proposed tennis court) from the required 40 feet to 30 feet adjacent to the western property line.

Property is located on the west side of Paper Mill Road, south of Streamside Drive (3911 Paper Mill Road); 17th District, Land Lots 1077 & 1078, Parcel 43.

Size of tract is 4.06 acres, 176,854 s.f.

Present zoning is R-30

Contiguous zoning is:

North: R-30 (Waters Edge subdivision);

East: R-30 (Waters Edge subdivision, Atlanta Country Club subdivision);

South: Chattahoochee National Recreation Area;

West: R-30 (Giverney Park subdivision, Fox Hills subdivision)

Land use category: Low Density Residential

Case manager is Mike Gerritts

BZA board member is Tom McClesky

Reason: *The detached garage would have to be in the creek if it were to be placed behind the wall that is opposite the front door; therefore it is to be located per the site plan. Also the topography is extremely severe on this property and it affects all aspects of the site. To minimize the impact of the detached garage, half of it shall be underground with a sod roof. The tennis court is slightly over the rear setback line on one corner because of the topography and that we tried to save as many trees between the retaining wall and the creek buffer. Also there is no place to put the detached garage that would be 100 feet off the property line. The bridge is considered an accessory structure and it is needed to cross the drainage area that gives access to the house from the street.*

Staff Comments:

Please click for [Preliminary Variance Analysis](#)

[Please click for Final Variance Analysis](#)

ECCA position: **NO ACTION**

We support the position of the Chattahoochee Plantation Homeowners Association, which is: "We approve the request variance as submitted."

BZA Action (unofficial): *Approved*, subject to Traffic, Development and Inspections, Stormwater Management, Sewer, and Fire Department comments.