

Feasibility Report

Property: 3777 Peachtree Rd NE, Brookhaven GA 30319

Prepared For: SmartSpaces ADUs

Use Case: Mother-in-law suite (with future adaptability for rental)

Project Overview

This report evaluates the feasibility of adding a detached Accessory Dwelling Unit (ADU) at 3777 Peachtree Rd NE GA. The homeowner's goal is to create a mother-in-law suite that offers comfort, accessibility, and independence for family today, while preserving the option for future rental use.

Our findings confirm that this property is well-suited for a detached ADU. The zoning, lot size, and available utilities support development of a unit up to 700 sq. ft., placed in the rear yard with direct access and privacy.

Zoning & Land Use Summary

Jurisdiction: City of Tucker (zoning authority), with water/sewer managed by DeKalb County Department of Watershed Management.

- **Zoning District:** R-100 Single-Family Residential
- **ADU Allowance:** Detached ADUs are permitted in the rear yard
- **Size Limits:** Maximum 900 sq. ft. heated floor area; maximum height 24 ft.
- **Lot Size Compliance:** Property is ~0.53 acres (≈23,000 sq. ft.) well above the 10,000 sq. ft. minimum
- **Setbacks:** Minimum 10 ft side and rear for accessory dwellings
- **Parking:** One additional paved off-street space required
- **Appearance:** ADU must be designed with materials and style similar to the main house
- **Occupancy:** One unit (main home or ADU) must remain owner-occupied
- **Privacy Standards:** Main entrance to ADU should not directly face the nearest side property line

Finding: The property fully qualifies for an ADU under current Tucker zoning standards.

Permitting Path

- **Pre-Application:** Optional meeting with City of Tucker Planning for early confirmation
 - **Plans Required:** Site plan, architectural drawings, and utility tie-in details
 - **Permit Timeline:** Approx. 6–10 weeks, depending on completeness of plans
 - **Inspections:** Foundation, framing, mechanical/electrical/plumbing (MEP), and final approval
 - **Rental Licensing (future use):** If converted to rental, the ADU must be registered as either a long-term rental or short-term rental (STR) with the city/county
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Utilities & Infrastructure

- **Sewer:** Public sewer service confirmed for this property. A lateral tie-in is available; final location/depth to be verified with DeKalb County DWM.
- **Water:** Public water service through DeKalb County. A new connection can be tied into the existing meter or a separate sub-meter installed.
- **Electricity:** Georgia Power territory; the ADU can be served by a sub-panel from the main house or via a new service drop and meter.
- **Gas (Optional):** Service provided by Atlanta Gas Light (AGL); optional if the ADU is built all-electric.
- **Telecom:** AT&T, Comcast, and Cox serve this corridor; trenching/conduit recommended during construction for future service.

Next Step: File utility locate (811) and request water/sewer maps from DeKalb DWM to confirm tie-in points before final siting.

Site Planning Considerations

- **Rear Yard Placement:** Required by code; this lot has a deep backyard that easily accommodates a detached ADU footprint.
 - **Buildable Footprints:** Options like 22'×28' (616 sf), 24'×32' (768 sf), or 30'×30' (900 sf) all fit comfortably within setbacks.
 - **Construction Access:** Side yard clearance should be confirmed for equipment entry.
 - **Accessibility:** Recommend single-story layout with wide doors, minimal steps, and an open plan for aging-in-place design.
 - **Parking:** Extend or widen existing driveway for one paved space to satisfy code.
 - **Trees & Landscaping:** A site survey will determine whether tree removal or grading adjustments are needed.
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Compliance & Risk Review

- **Floodplain:** FEMA data shows minimal flood risk; no encumbrance expected.
 - **Easements:** Survey will confirm presence/location of any utility or drainage easements.
 - **Tree Protection:** Tucker and DeKalb both enforce tree-save standards; layout should minimize removals.
 - **Stormwater:** If total land disturbance exceeds threshold, erosion control and stormwater notes will be required on plans.
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Next Steps for the Homeowner

- **Survey:** Obtain a current boundary/topographic survey with easements noted.
- **Utility Coordination:** Request water/sewer maps from DeKalb DWM; confirm sewer lateral capacity and tie-in point.
- **Site Walk:** Field verification of rear-yard dimensions, trees, and access.
- **Conceptual Design:** Develop floor plan and exterior design aligned with mother-in-law use and ADU compliance.
- **Permitting Package:** Prepare site plan, architectural drawings, and utility layouts for City of Tucker submission.

Conclusion

The property at 3777 Peachtree Rd NE is an excellent candidate for an ADU serving as a mother-in-law suite today, with the flexibility to become a rental unit in the future.

- **Zoning supports a detached ADU up to 900 sq. ft.**
- **Public water, sewer, and power are readily available.**
- **The lot offers ample rear-yard depth for siting and privacy.**
- **Permitting requirements are clear and achievable within the City of Tucker framework.**

With the proper design and permitting process, SmartSpaces ADUs can deliver a unit that is functional, compliant, and adds long-term value to the property.



SmartSpaces ADUs