



Chief Executive Officer  
Michael Thurmond

**DEPARTMENT OF PLANNING & SUSTAINABILITY**

Interim Director  
Cedric Hudson

**ZONING BOARD OF APPEALS APPLICATION FOR PUBLIC HEARING (VARIANCES, SPECIAL EXCEPTIONS, APPEALS OF ADMINISTRATIVE DECISIONS)**

Applicant and/or  
Authorized Representative: Alex Delgado  
Mailing Address: 541 10th Street NW, Suite 327  
City/State/Zip Code: Atlanta, GA 30318  
Email: alex@goldendoorrealtygroup.com  
Telephone Home: 305-607-5379 Business: 305-607-5379

**OWNER OF RECORD OF SUBJECT PROPERTY**

Owner: Gustavia Village, LLC  
Address (Mailing): 541 10th Street NW, Suite 327, Atlanta, GA 30318  
Email: alex@goldendoorrealtygroup.com Telephone Home: 305-607-5379 Business: 305-607-5379

**ADDRESS/LOCATION OF SUBJECT PROPERTY**

Address: 2942 Ember Dr City: Decatur State: GA Zip: 30034  
District(s): 15 Land Lot(s): 121 Block: \_\_\_\_\_ Parcel: 15 121 02001  
Zoning Classification: C-1; I-20 Overlay District Tier 1 Commission District & Super District: Dist 3; Super Dist 7

**CHECK TYPE OF HEARING REQUESTED:**

- 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.\***

Email [plansustain@dekalbcountyga.gov](mailto:plansustain@dekalbcountyga.gov) with any questions.

**DEPARTMENT OF PLANNING & SUSTAINABILITY**

---

**ZONING BOARD OF APPEALS APPLICATION**

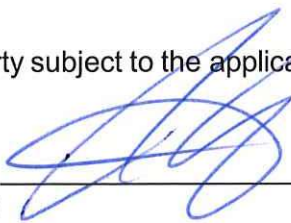
**AUTHORIZATION OF THE PROPERTY OWNER**

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: 5/22/2024

Applicant  
Signature: 

DATE: 5/22/2024

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: 5/22/2024

Applicant/Agent  
Signature: 

TO WHOM IT MAY CONCERN:


(I)/ (WE): Alejandro Delgado  
(Name of Owners)

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





Notary Public

  
Owner Signature

Notary Public

Owner Signature

Notary Public

Owner Signature