

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: uBuildHome, LLC (Mohemmad Habib)  
Mailing Address: 870 Johnston Oak Lane NW  
City/State/Zip Code: Lilburn, Georgia 30047  
Email: 3dsecurityinc@gmail.com  
Telephone Home: (404) 593-3211 Business: (404) 593-3211

**OWNER OF RECORD OF SUBJECT PROPERTY**

Owner: uBuildHome, LLC  
Address (Mailing): 870 Johnston Oak Lane NW  
Email: 3dsecurityinc@gmail.com Telephone Home: (404) 593-3211 Business: (404) 593-3211

**ADDRESS/LOCATION OF SUBJECT PROPERTY**

Address: 3641 Cobb Creek Court City: Dectur State: GA Zip: 30032  
District(s): 15 Land Lot(s): 133/156 Block: \_\_\_\_\_ Parcel: 15 133 01 143  
Zoning Classification: R-75 Commission District & Super District: 3

**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**

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**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: 01/13/2025      Applicant Signature: 

DATE: \_\_\_\_\_      Applicant Signature: \_\_\_\_\_

January 13, 2025

Dekalb County Zoning Board of Appeals  
C/O Dept. of Planning & Sustainability  
178 Sams Street  
Decatur, Georgia 30030



**Re: Variance Application - Letter of Intent**  
**3641 Cobb Creek Court (Parcel: 15 133 01 143)**

To Whom it May Concern:

Please accept the attached application form, this letter and included supplemental documents in support of our request for a Variance required for the development of an owner-occupied single-family residence on Lot 29 of Carlysle Glynn Unit One (PB 92 PG 141) subdivision located at 3641 Cobb Creek Court in unincorporated Dekalb County. An application for a building permit on the lot has been submitted by the owner, and permit fees have been assessed by Dekalb County and paid by the landowner. Subsequent comments from Dekalb County staff have indicated that the lot in question is no longer a buildable lot due to the presence of an existing detention facility that lies across a part of the lot as well as three other contiguous lots in the subdivision (Lots 28, 29, 31 & 32). With this application we hereby request an exemption from Chapter 27, Article 5, Section 5.6.2 prohibiting the location of a detention facility on the same lot as a single-family home.

Three of the four lots containing the pond area already support existing owner-occupied single-family residential homes as originally intended. The subject parcel was platted in 1990 as a buildable lot with a dedicated sanitary sewer service lateral provided during the construction of the subdivision. In 2015 Section 5.6.2 of the Dekalb County Zoning Ordinance was enacted. A site plan has been provided in compliance with the applicable development standards for the proposed home construction. The area of the pond has been excluded from coverage calculations per Dekalb County staff, and the planned improvements still fall within the coverage standards.

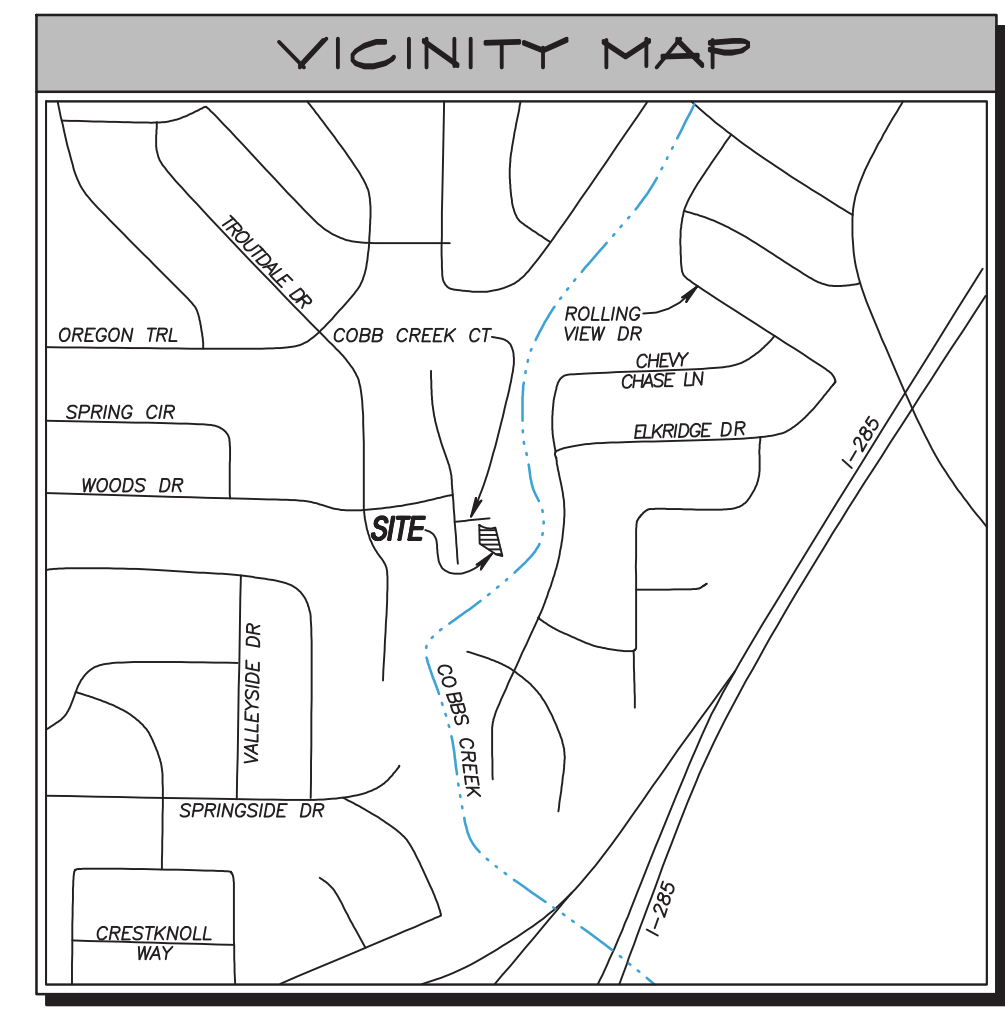
The subject lot has been taxed as a buildable lot for 35 years at the same rate as other buildable lots in the same subdivision. The landowner has invested substantial funds in plans to develop this lot, and the new homeowner has made plans to move in this spring. Given the immediate evidence of the pond on the existing developed lots on either side of the subject parcel, the landowner has been shocked to find that the same rules do not apply to his lot and that the strict application of Sec. 5.6.2 would leave the parcel with effectively no market value and no meaningful allowable use.

No other parcels will be affected by the approval of this variance, and there is no reason to believe that this Variance have any negative impact on the public or other landowners. The approval of this variance would serve only to restore the intentions and expectations of all parties as this has always been a lot intended, taxed, developed, platted and marketed for home construction. The intent of code Section 5.6.2 was not to condemn existing buildable lots. It was to guide future land development projects. In this case a Dekalb County resident will suffer considerable damages as a result of strict application of this code. Please consider granting this request for a variance in order to prevent these damages, to allow this project to move forward and to support our residents' efforts to make Dekalb County their home.

Thank you for your careful review and consideration of this application.

Sincerely,

Mohemmad Habib  
uBuildHome, LLC



### EROSION CONTROL NOTES

- THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, ANY LAND DISTURBING ACTIVITIES.
- THE GASCANZ LEVEL II DESIGN PROFESSIONAL CERTIFICATION NUMBER IS #0000088840 FOR BENJAMIN L. DRERUP. UPON NOTIFICATION FROM THE OWNER, BENJAMIN L. DRERUP WILL PERFORM AN ON-SITE INSPECTION OF THE EROSION CONTROL MEASURES.
- THE WASHDOWN OF TOOLS, CONCRETE MIXER CHUTES, HOPPERS, AND THE REAR OF THE VEHICLE WILL BE HANDLED BY THE CONCRETE WASHDOWN BMP NEAR THE CONSTRUCTION EXITS. SEE DETAIL.
- WASHOUT OF THE DRUM AT THE CONSTRUCTION SITE IS PROHIBITED.
- THE REQUIRED SEDIMENT STORAGE IS AS FOLLOWS:
  - 0.171 DISTURBED ACRES X 61 CY/ACRE = 11.5 CUBIC YARDS = 311 CF OF REQUIRED STORAGE
  - 2.26 CF OF STORAGE PER LF OF SILT FENCE PROVIDED (SEE DETAIL)
  - 2.26 CF X 243 LF OF SILT FENCE = 544 CF OF SEDIMENT STORAGE PROVIDED.

### PROJECT CONTACTS

**OWNER**  
 IRON MAIDEN 6A OI, LLC,  
 LAND PARTNER FUNDING, LLC,  
 109 HINTON GRIESE PARKWAY  
 COVINGTON, GEORGIA 30016

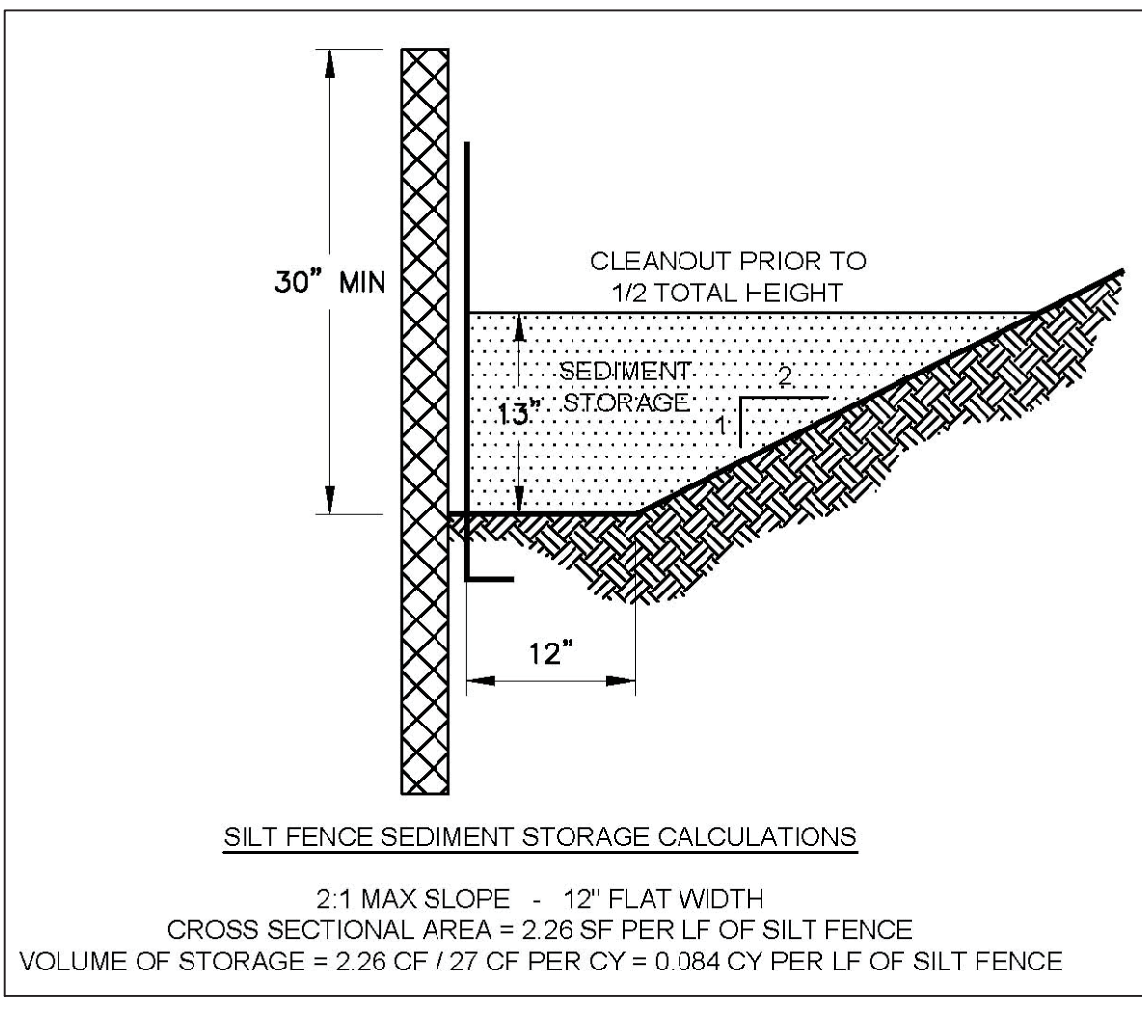
**DEVELOPER/AGENT**  
 24 HOUR CONTACT  
 3D SECURITY, INC.  
 MOHEMMAD HABIB  
 810 JOHNSTON OAK LANE NW  
 LILBURN, GEORGIA 30047  
 PHONE: (404) 543-3211  
 E-MAIL: 3DSECURITYINC@GMAIL.COM

**SURVEYOR**  
 BENJAMIN L. DRERUP  
 P.O. BOX 631  
 JEFFERSON, GA 30544  
 PHONE: (678) 717-4631  
 E-MAIL: BDRERUP@GENUINEMAPPING.COM

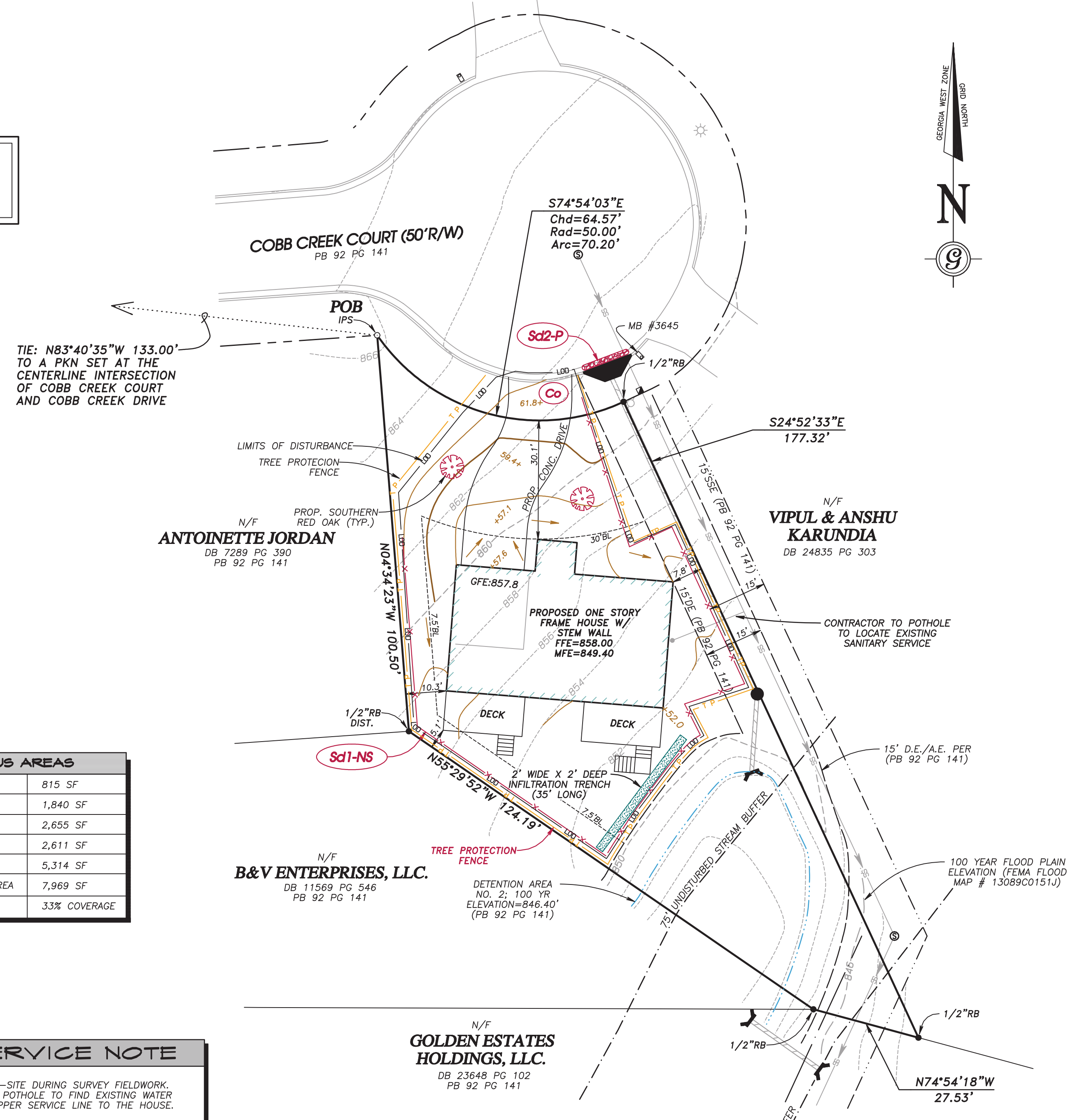
### DESIGNER'S CERTIFICATION

I, BENJAMIN L. DRERUP, L.S., CERTIFY UNDER PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY DIRECT SUPERVISION.

*Benjamin L. Drerup*  
 BENJAMIN L. DRERUP, L.S. GA# 3162 DATE 11/15/2024



**AREA**  
 0.243 ACRES  
 10,580 SQ FT



### SITE DATA

PARCEL ID	15 133 01 143	MIN. LOT AREA	10,000 SQ FT
ZONING DISTRICT	R-75	MIN. LOT WIDTH	75 FT
ADDRESS	3641 COBB CREEK CT.	FRONT SETBACK	30 FT
RECORDED PLAT	PB 92 PG 141	SIDE SETBACK	7.5 FT
LOT AREA	0.234 AC / 10,580 SF	REAR SETBACK	40 FT
DISTURBED AREA	0.171 AC	MIN. DWELLING SIZE	1,600 SQ FT
PROPOSED CUT/FILL	210 CY/120 CY	MAX. BUILDING HEIGHT	35 FT
		MIN. OPEN SPACE	20%

- ### DEKALB COUNTY NOTES
- DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN THE STREET OR TREE PROTECTION AREA OR RIGHT-OF-WAY.
  - ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE ON-SITE INSPECTOR(S).
  - THE INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO OR CONCURRENT WITH LAND-DISTURBING ACTIVITIES.
  - 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.
  - ALL LOTS/SITES WITH 2" OF FILL OR GREATER WILL REQUIRE A COMPACTION CERTIFICATE BY A PROFESSIONAL REGISTERED ENGINEER PRIOR TO 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).
  - NO WATER QUALITY BMP(S) ALLOWED IN UNDISTURBED STREAM BUFFERS OR TREE SAVE/CRITICAL ROOT ZONE.
  - WORK HOURS AND CONSTRUCTION DELIVERIES ARE: MONDAY-FRIDAY: 7:00AM-7:00PM SATURDAY: 8:00AM-5:00PM

### LEGEND

ABBREVIATIONS	SYMBOLS
AE - ACCESS EASEMENT	● IRON PIN FOUND
BL - BUILDINGS SETBACK LINE	■ CONCRETE MONUMENT FOUND
BM - BENCHMARK	○ ROCK FOUND
BWF - BARB WIRE FENCE	○ IRON PIN SET
CI - CURB INLET	○ COMPUTED POINT (NOT SET)
CO - CLEANOUT	⚡ FIRE HYDRANT
C&G - CURB & GUTTER	⚡ WATER VALVE
CL - CENTERLINE	⚡ WATER METER
CLF - CHAIN LINK FENCE	⚡ UTILITY POLE
CMF - CONCRETE MONUMENT FOUND	⚡ GUY WIRE
CMP - CORRUGATED METAL PIPE	⚡ GUY POLE
CONC - CONCRETE	⚡ LIGHT POLE
CTP - CRIMP TOP PIPE	⚡ POWER BOX
D - DEPTH	⚡ HOG WIRE FENCE
DB - DEED BOOK	⚡ IRON PIN SET
DE - DRAINAGE EASEMENT	⚡ JUNCTION BOX
DIP - DUCTILE IRON PIPE	⚡ LAND LOT LINE
DIST - DISTURBED	⚡ NORTH
DWCB - DOUBLE WING CATCH BASIN	⚡ NOW OR FORMERLY
E - EAST	⚡ OPEN TOP PIPE
EA - EDGE OF ASPHALT	⚡ PLAT BOOK
EC - EDGE OF CONCRETE	⚡ POWER BOX
EG - EDGE OF GRAVEL	⚡ PAGE
FFE - FINISHED FLOOR ELEVATION	⚡ PKN - SURVEY NAIL (PARKER-KALON)
FH - FIRE HYDRANT	⚡ PL - PROPERTY LINE
-G- UNDERGROUND GAS LINE	⚡ POB - POINT OF BEGINNING
GM - GAS METER	⚡ POC - POINT OF COMMENCEMENT
GW - GUY WIRE	⚡ PVC - POLYVINYL CHLORIDE PIPE
HWF - HOG WIRE FENCE	⚡ REBAR
IPS - IRON PIN SET	⚡ RCP - REINFORCED CONCRETE PIPE
JB - JUNCTION BOX	⚡ REC - RECORDED
LLL - LAND LOT LINE	⚡ R/W - RIGHT-OF-WAY
N - NORTH	⚡ S - SOUTH
N/F - NOW OR FORMERLY	⚡ SR - SOLID STEEL ROD
OTP - OPEN TOP PIPE	⚡ SRE - SOUTHERN RED OAK
PB - PLAT BOOK	⚡ W - WEST
PBX - POWER BOX	⚡ W- WATER LINE
PG - PAGE	
PKN - SURVEY NAIL (PARKER-KALON)	
PL - PROPERTY LINE	
POB - POINT OF BEGINNING	
POC - POINT OF COMMENCEMENT	
PVC - POLYVINYL CHLORIDE PIPE	
REBAR	
RCP - REINFORCED CONCRETE PIPE	
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W- WATER LINE	

### IMPERVIOUS AREAS

PROPOSED DRIVEWAY	815 SF
PROPOSED BUILDING	1,840 SF
TOTAL IMPERVIOUS	2,655 SF
POND AREA	2,611 SF
PERVIOUS AREA	5,314 SF
LOT AREA LESS POND AREA	7,969 SF
PERCENT OF COVERAGE	33% COVERAGE

### WATER SERVICE NOTE

NO WATER METER FOUND ON-SITE DURING SURVEY FIELDWORK. CONTRACTOR TO PROBE AND POTHOLE TO FIND EXISTING WATER METER AND RUN A 3/4" COPPER SERVICE LINE TO THE HOUSE.

**24 HOUR CONTACT: MOHEMMAD HABIB**  
 PH: (404) 543-3211 EMAIL: 3DSECURITYINC@GMAIL.COM

- ### NOTES
- THE BASIS OF BEARING FOR THIS PLAT IS THE GEORGIA STATE PLANE COORDINATE SYSTEM, WEST ZONE (NAD 83). ALL DISTANCES SHOWN HEREON ARE GROUND (NOT GRID) DISTANCES. THE VERTICAL DATUM IS NAVD 88.
  - THE UTILITIES SHOWN HEREON ARE BASED ON ABOVE GROUND EVIDENCE VISIBLE AT THE TIME OF FIELDWORK, AND/OR AVAILABLE MAPS OR PLATS, AND ARE SHOWN AS ACCURATELY AS POSSIBLE FOR REFERENCE ONLY. NO WARRANTY IS EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY OF UTILITY LOCATIONS, WHICH SHOULD BE INDEPENDENTLY VERIFIED.
  - A PORTION OF THE PROPERTY DEPICTED HEREON LIES WITHIN A FLOOD HAZARD ZONE PER FEMA FIRM MAP NUMBER 13089C1051J, EFFECTIVE DATE 5/16/2013.
  - THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A RELATIVE POSITIONAL ACCURACY OF 0.07 FEET + 50 PPM FOR THE SUBJECT PROPERTY CORNER MONUMENTS AND WAS ADJUSTED USING LEAST SQUARES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREIN WAS A LEICA TS12 ROBOTIC TOTAL STATION.
  - TOPOGRAPHIC INFORMATION SHOWN HEREON DERIVES FROM A FIELD RUN SURVEY OF THE SITE BY GENUINE MAPPING & DESIGN IN MAY 2024.
  - THERE ARE STATE WATERS LOCATED WITHIN 200 FEET OF THE SUBJECT PROPERTY.



**SITE PLAN**  
 OF  
**3641 COBB CREEK COURT**  
 FOR  
**3 D SECURITY, INC.**  
 LOCATED IN  
 LAND LOT 133, 15TH DISTRICT  
 DEKALB COUNTY, GEORGIA



P.O. BOX 631, JEFFERSON, GA 30549  
 PHONE: (678) 717-4631  
 BDRERUP@GENUINEMAPPING.COM  
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**TREE SURVEY NOTES**

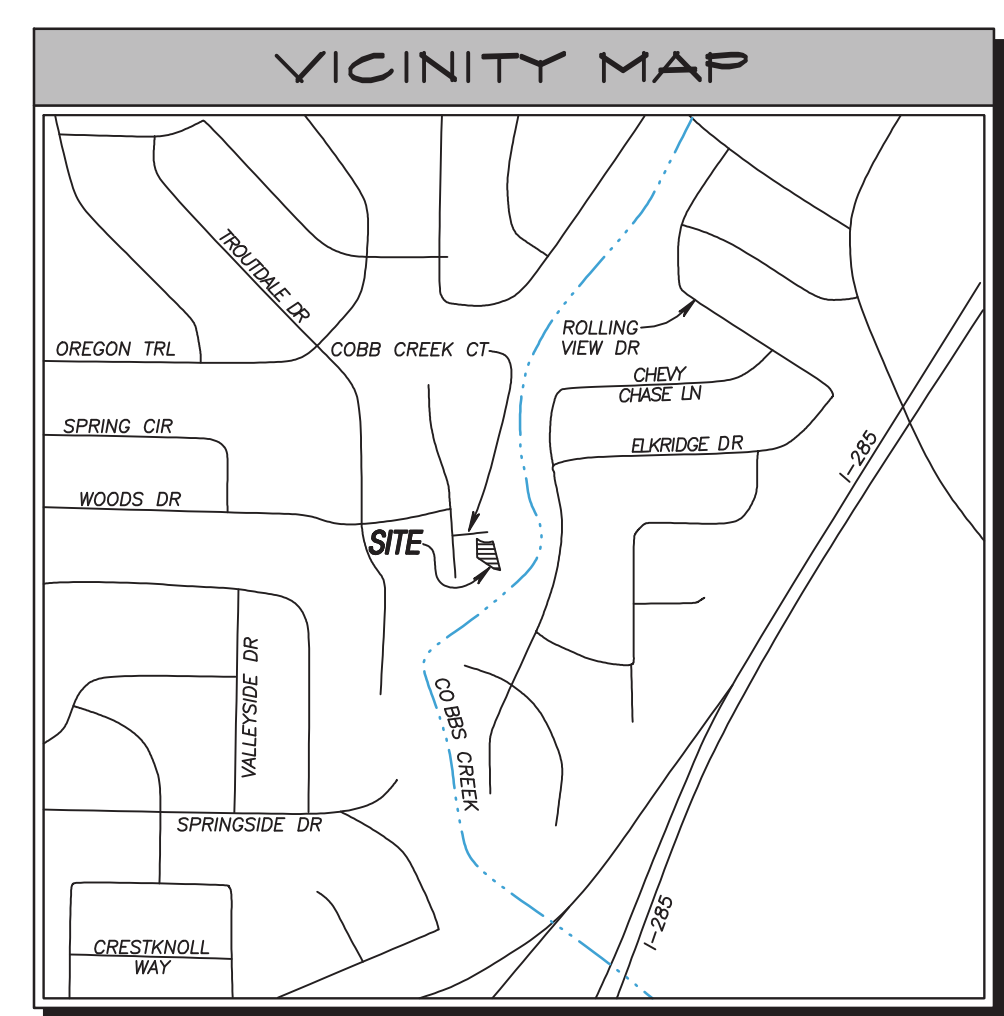
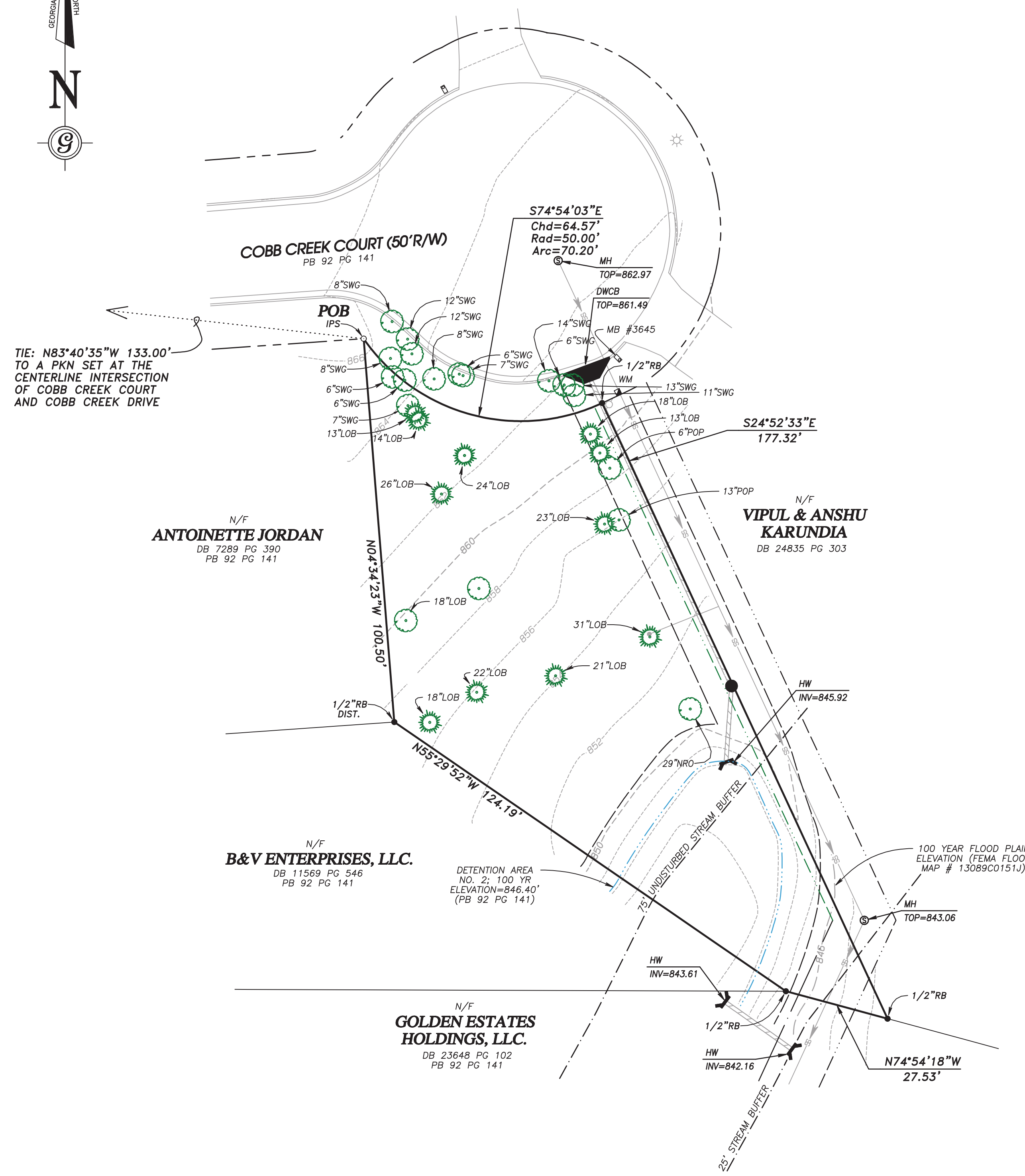
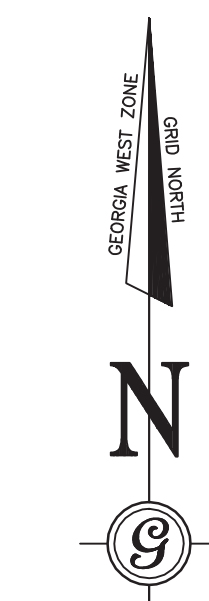
THE PURPOSE OF THIS TREE SURVEY IS TO SHOW ALL TREES ON THE SUBJECT PROPERTY WITH A DIAMETER AT A BREST HEIGHT OF 6 INCHES OR GREATER AS REQUESTED BY DEKLAB COUNTY REGULATIONS AND STANDARDS.  
ALL TREES SHOWN HERON ARE TO BE REMOVED FROM THE SITE FOR THE PURPOSE OF DEVELOPMENT.

**TREE LEGEND**

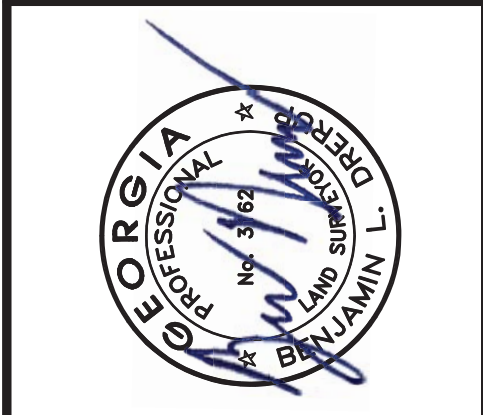
- LOB - LOBLOLLY PINE
- NRO - NORTHERN RED OAK
- POP - POPLAR
- SWG - SWEETGUM
- SYC - SYCAMORE

**LEGEND**

ABBREVIATIONS	SYMBOLS
AI - ANGLE IRON	● IRON PIN FOUND
BL - BUILDING SETBACK LINE	■ CONCRETE MONUMENT FOUND
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W - WEST	
-W- - WATER LINE	



SHEET	2	OF	4
REVISIONS:	1 - 11/15/24 - ADDRESS COMMENTS		
DRAWING DATE:	10/2/24	LAST FIELD WORK:	5/31/24
MANAGER: BLD	CAD: MCC	CREW CHIEF:	JHF
JOB NUMBER:	DWB-133-1	FILE:	3641COBCKCI.PDF



**TREE SURVEY**  
OF  
**3641 COBB CREEK COURT**  
FOR  
**3 D SECURITY, INC.**  
LOCATED IN  
LAND LOT 133, 15TH DISTRICT  
DEKLAB COUNTY, GEORGIA

**GENUINE MAPPING**  
P.O. BOX 631, JEFFERSON, GA 30549  
PHONE: (770) 717-4631  
BDR@GENUINEMAPPING.COM  
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