

ZONING BOARD OF APPEALS (ZBA) APPLICATION

to Amend the Official Zoning Map of DeKalb County, Georgia

Subject Property Address: 4873 COVINGTON HWY – Jim Austin, Applicant

City: DECATUR State: GA Zip: 30030035

Parcel ID Number(s): 15_ 163 05 025 Acreage:

District: 15TH Land Lot: 163 Block: Parcel:

Commission District(s): 3 Super District: 6

Type of Hearing Requested (check one):

- [x] 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.*

I hereby authorize the staff of the Planning and Sustainable Department to inspect the property that is the subject of this application.

[] Owner [x] Agent

Signature: Gail Mooney

Date: 3/12/2026

ZONING BOARD OF APPEALS (ZBA) APPLICATION FEE: \$300.00

DeKalb County does not require payment by wire transfer. Be aware of scammers and fraudulent emails.

Email plansustain@dekalbcountyga.gov with any questions

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: 3-4-2026

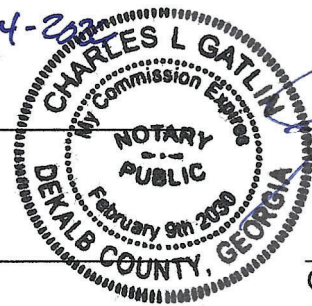
Applicant/Agent
Signature: 

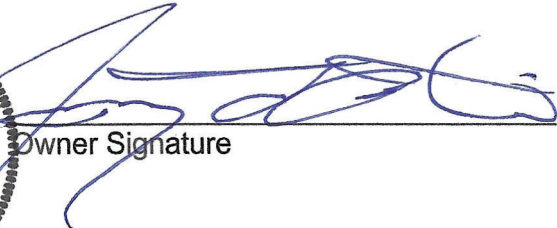
TO WHOM IT MAY CONCERN:

(I)/ (WE): _____
(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

DEPARTMENT OF PLANNING & SUSTAINABILITY

ZONING BOARD OF APPEALS APPLICATION

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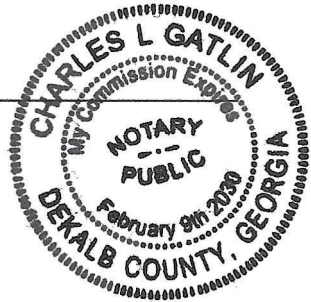
I hereby certify that I am the owner of the property subject to the application.

DATE: 3-4-23

Applicant
Signature: 

DATE: _____

Applicant
Signature:  3-4-2026



ZONING BOARD OF APPEALS

LETTER OF INTENT

Variance Application – AP# 1248005

Property Address: 4873 Covington Hwy, Decatur, GA 30035

Zoning: C-1 (Local Commercial) Owner: Jim Austin

This request is submitted for the property at **4873 Covington Highway**, a vacant C-1 zoned commercial parcel with frontage along a major arterial roadway. Due to site-specific conditions, the applicant respectfully requests approval of **one of the following alternative variance options**:

1. Allow the proposed building to **face Covington Highway, or**
2. Allow a **rear setback reduction to 30 feet** if the building is oriented to face **Haynes Street**.

Extraordinary Physical Conditions:

The property is uniquely affected by its location along Covington Highway, combined with secondary access and adjacent properties along Haynes Street. These conditions were not created by the applicant and limit reasonable building orientation and site layout if strictly applied.

Minimum Variance Necessary:

The request represents the **least relief necessary** to allow reasonable development. No increase in use, intensity, or density is proposed. Either option provides a limited adjustment to address the site's constraints.

No Detriment to Public Welfare:

Approval will not negatively impact surrounding properties or the public welfare. The development will comply with all other zoning, buffering, parking, and site development requirements and will remain consistent with the existing commercial character of the area.

Undue Hardship:

Strict application of the ordinance would create an **undue and unnecessary hardship** by preventing reasonable use of the property due to its physical and locational constraints.

Consistency with Ordinance and Comprehensive Plan:

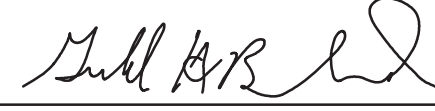
The requested variance is consistent with the **intent of the zoning ordinance** and the **DeKalb County Comprehensive Plan**, supporting appropriate commercial development along a major corridor.

Conclusion:

For these reasons, the applicant respectfully requests approval of **one of the two options** to allow reasonable and compliant development of the property. Thank you for your time and consideration.

SURVEYOR'S CERTIFICATE

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATES HEREON, RECORDATION OF THIS PLAT DOES NOT APPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGULATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67



GERALD H. BERNHARD GEORGIA RLS NO. 2688

FLOOD HAZARD STATEMENT

I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

PANEL 13089C0152J EFFECTIVE DATE: 05/16/2013
 ZONE 'X'

| LINE | LENGTH | BEARING |
|------|--------|--------------|
| L1 | 34.00' | S 08°53'35"E |
| L2 | 20.00' | N 42°48'10"E |
| L3 | 25.00' | S 50°04'10"E |
| L4 | 20.00' | S 42°38'50"W |
| L5 | 11.00' | S 50°11'36"E |

*** L E G E N D ***

NOTE: ALL ITEMS IN THIS LEGEND MAY NOT APPEAR ON THIS PLAT.
 AKA ALSO KNOWN AS
 APD AS PER DEED
 APP AS PER PLAT
 BSL BUILDING (SETBACK) LINE
 CP COMPUTED POINT
 CTP CRIMP TOP PIPE FOUND
 OTP OPEN TOP PIPE FOUND
 D DEED (BOOK/PAGE)
 DW DRIVEWAY
 EP EDGE OF PAVEMENT
 FFE FINISH FLOOR ELEVATION
 FKA FORMERLY KNOWN AS
 IPF IRON PIN FOUND
 L ARC LENGTH
 LL LAND LOT
 LLL LAND LOT LINE
 N NEIGHBOR'S

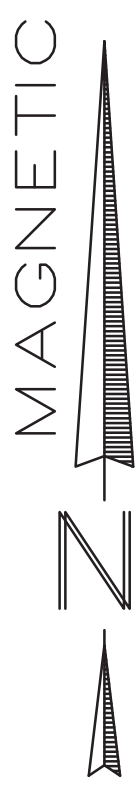
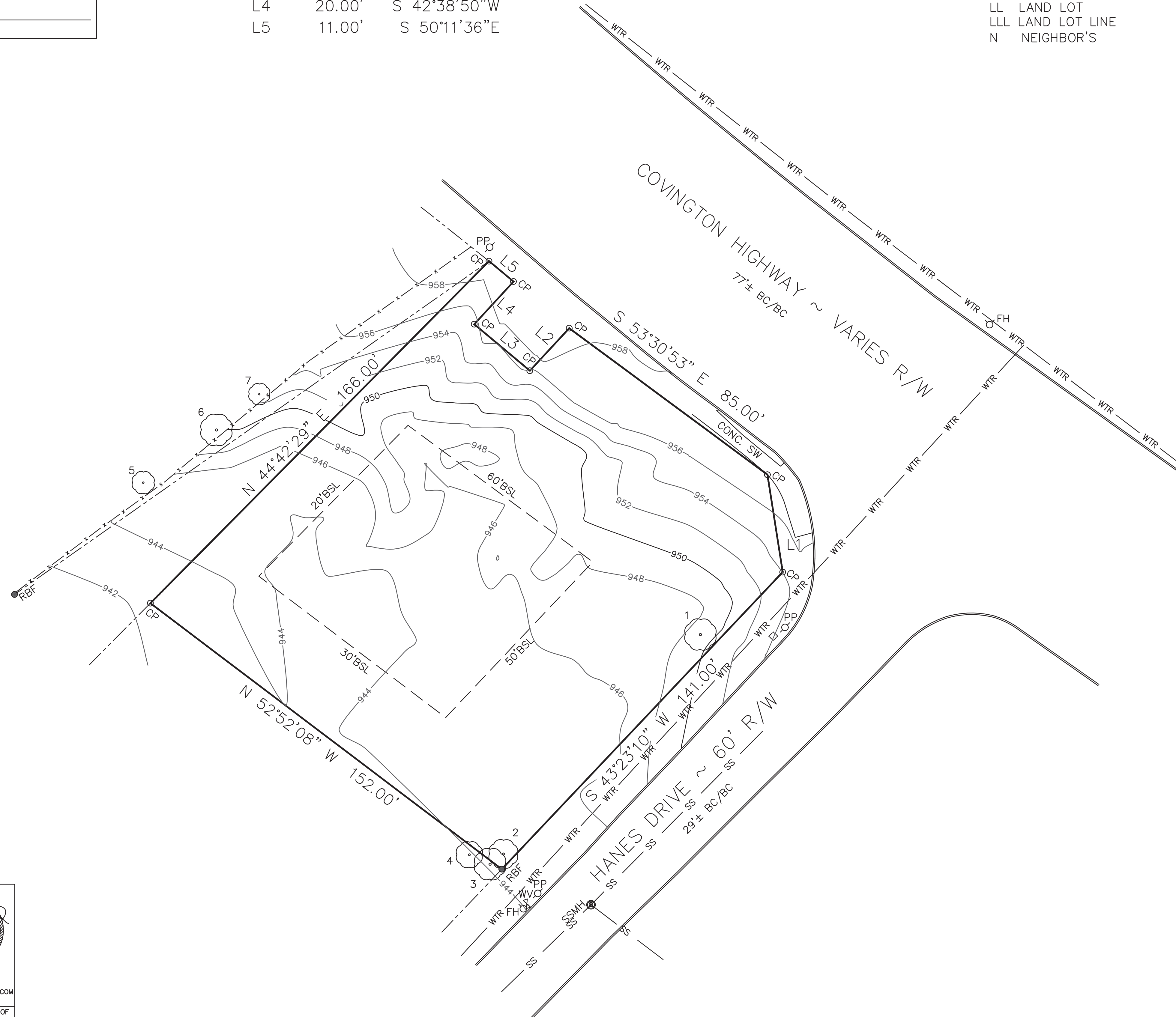
N/F NOW OR FORMERLY
 NAIL NAIL FOUND
 P PLAT (BOOK/PAGE)
 POB POINT OF BEGINNING
 POC POINT OF COMMENCEMENT
 R RADIUS LENGTH
 R/W RIGHT-OF-WAY
 RBF REINFORCING BAR FOUND
 (1/2" UNO)
 RBS 1/2" REINFORCING BAR SET
 SW SIDEWALK
 SSE SANITARY SEWER EASEMENT
 SSCO SANITARY SEWER CLEANOUT
 -X- FENCE LINE
 CB CATCH BASIN
 SWCB STORM WATER CATCH BASIN
 WALL



ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY PUBLIC OR PRIVATE. NOTE: PROPERTY LINES SHOWN ON THIS MAP/PLAT REPRESENT PHYSICAL FIELD CONDITIONS BY EVIDENCE OF APPARENT POSSESSION (IRON PINS FOUND, OLD & ESTABLISHED FENCE LINES, OLD WALL LINES, SHRUB & HEDGE LINE, HOUSE LOCATIONS, ETC.) THEY MAY DIFFER AND BE IN CONTENTION FROM EVIDENCE FOUND AT THE APPLICABLE COUNTY COURTHOUSE. THEY MAY ALSO DIFFER FROM OTHER SURVEYOR OPINIONS AND/OR NEIGHBORS SURVEYS/PLATS. A FULL LAND TITLE REPORT OPINION ON ALL PROPERTIES, INCLUDING ADJACENT AND CONTIGUOUS PROPERTIES MAY BE NEEDED TO RESOLVE ALL POSSIBLE PROPERTY LINE DISPUTES OR DISCREPANCIES.

THIS MAP/PLAT WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY. THIS MAP/PLAT IS SUBJECT TO REVISIONS AND UPDATE UPON RECEIPT OF SAID TITLE COMMITMENT.

BUILDING LINES SHOWN HEREON DERIVED FROM VARIOUS ONLINE SOURCES. THEY MAY BE IN CONTENTION WITH OR DIFFER FROM INTERPRETATIONS OF GOVERNING AUTHORITIES. IT IS THE CLIENT'S OBLIGATION TO CONFIRM WITH PERMITTING AGENCIES BASED ON THEIR SPECIFIC CONSTRUCTION PROJECTS. ~ THIS MAP/PLAT HAS BEEN FIELD RUN WITH ASSUMED ELEVATIONS, THEN ADJUSTED TO NAVD 88 BASED ON MULTIPLE OBSERVATIONS FROM GOOGLE EARTH SATELLITE IMAGERY OR OTHER ONLINE SOURCES. THE ELEVATIONS SHOWN HEREON ARE +/- 1' (± ONE FOOT).

TREE SYMBOLS ARE NOT TO SCALE. TREE SYMBOLS REPRESENT POSITION OF TREE & ARE NOT THE CRITICAL ROOT ZONE (NOT DRIPLINE). NOTE: ANY & ALL UNDERGROUND UTILITIES, I.E. SEWER, STORM, GAS, WATER, ETC., HAVE NOT BEEN FIELD LOCATED BY CONVENTIONAL SURVEY METHODS.



| | | |
|---|--|---|
| PROPERTY ADDRESS: 4873 COVINGTON HWY, DECATUR, GA 30035 | PLAT PREPARED FOR: 4873 COVINGTON HIGHWAY |   |
| LAND AREA: 23,716 SF 0.54 AC | LOT XX BLOCK XXX SUBDIVISION LAND LOT 163 15th DISTRICT PARCEL ID: 15 163 05 025 BY: DeKALB COUNTY, GEORGIA FIELD DATE: 07-08-2024 JT | SURVEY SYSTEMS ATLANTA 660 LAKE DR, SW, SNELLVILLE, GA 30039 COA #LS000867, JOB#BORDERSSURVEYSATLANTA.COM CELL 878-591-0084 ~ OFFICE 404-780-0010 |
| ZONING: C-1 | CITY OF DRAWN DATE: 07-09-2024 AE REFERENCE: PLAT BOOK XXXXX, PAGE XXX ALL WARRANTIES OF TITLE ARE EXCEPTED. NOT TO BE RECORDED UNLESS USED TO CORRECT PROPERTY. REFERENCE: DEED BOOK 30743, PAGE 82 | THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 10,000+ FEET, AN ANGULAR ERROR OF +/- 1 SECOND PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 30,000+ FEET. AN ELECTRONIC TOTAL STATION WAS USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY. |
| 0 20 SCALE 1" = 20' | THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67. | |

| TREE TABLE | | |
|------------|----------|------|
| TR.NO. | DIAMETER | TYPE |
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| 2 | 22 | OAK |
| 3 | 24 | OAK |
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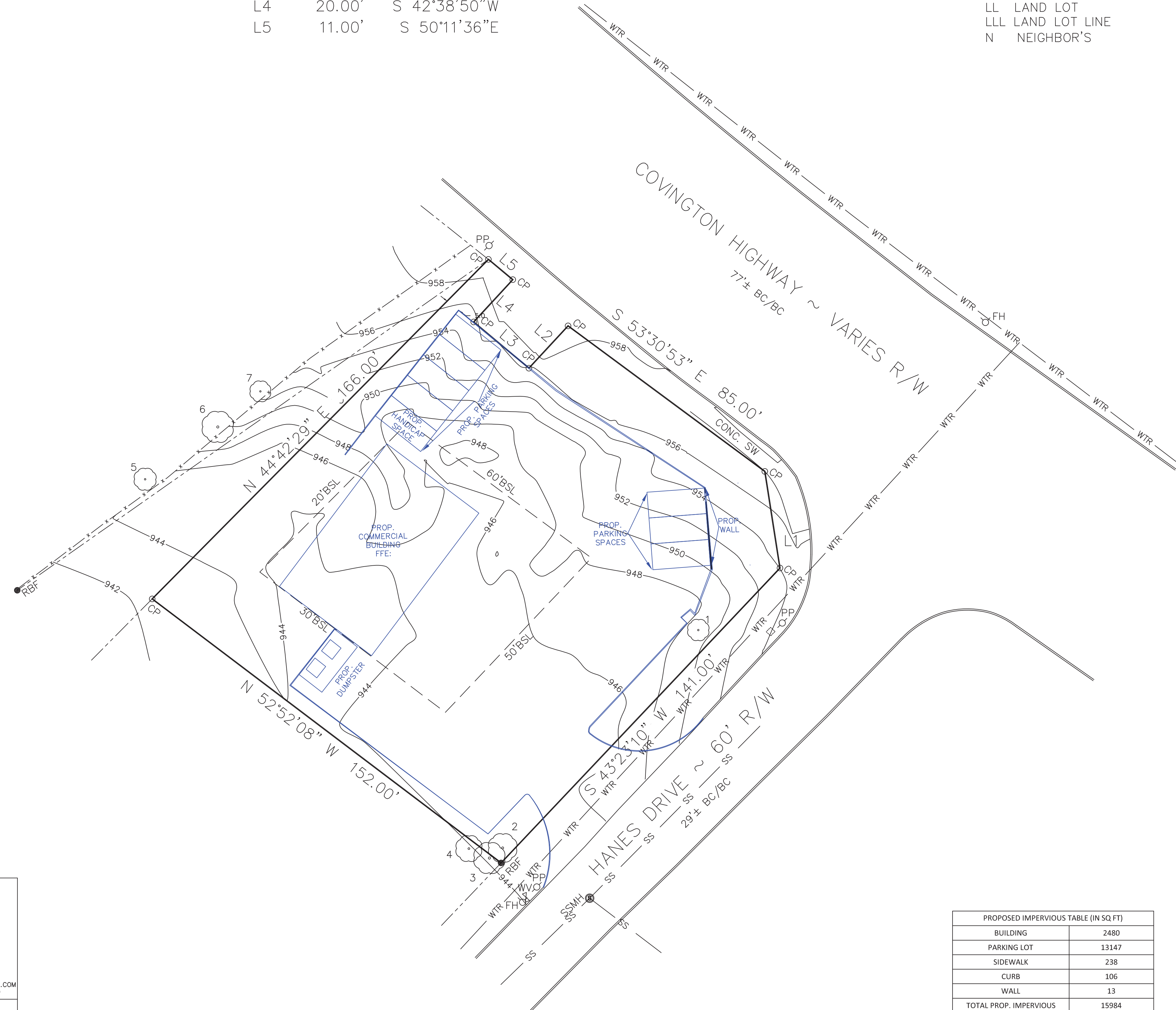
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LAND AREA:
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 0.54 AC

ZONING: C-1

PRELIMINARY SITE PLAN PREPARED FOR:
 4873 COVINGTON HIGHWAY

| LOT XX | BLOCK XXX | SUBDIVISION |
|------------------------|------------------------|--------------------------|
| LAND LOT 163 | 15th DISTRICT | PARCEL ID: 15 163 05 025 |
| DeKALB COUNTY, GEORGIA | FIELD DATE: 07-08-2024 | BY: JT |
| | DRAWN DATE: 07-09-2024 | AE |



SURVEY SYSTEMS ATLANTA
 860 LAKE DR. SW, SNELLVILLE, GA 30039
 COA #SF000867, JOBORDERS@SURVEYSATLANTA.COM
 CELL 678-591-6064 ~ OFFICE 404-760-0010

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0 20
 SCALE 1" = 20'

| PROPOSED IMPERVIOUS TABLE (IN SQ. FT) | |
|---------------------------------------|-------------|
| BUILDING | 2480 |
| PARKING LOT | 13147 |
| SIDEWALK | 238 |
| CURB | 106 |
| WALL | 13 |
| TOTAL PROP. IMPERVIOUS | 15984 |
| IMPERVIOUS % | 0.673975375 |

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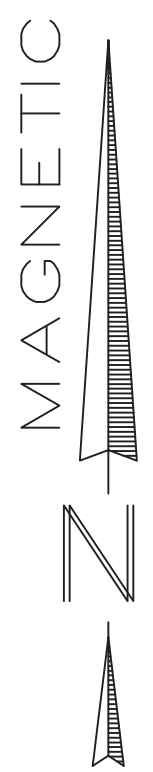
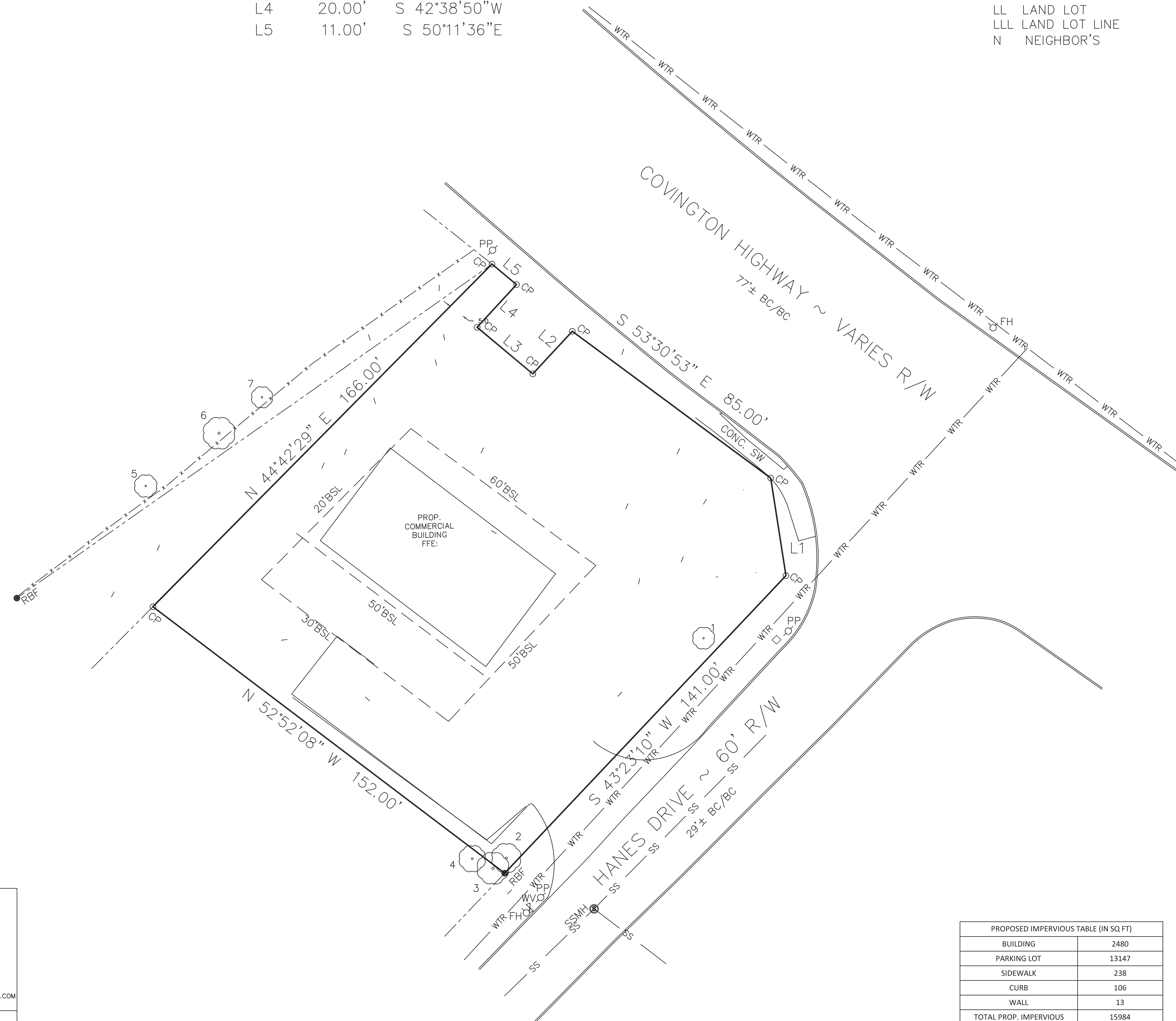
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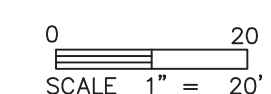
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PRELIMINARY SITE PLAN PREPARED FOR:
4873 COVINGTON HIGHWAY

| LOT XX | BLOCK XXX | SUBDIVISION |
|--------------------------------------|---------------|------------------------------|
| LAND LOT 163 | 15th DISTRICT | PARCEL ID: 15 163 05 025 |
| DeKALB COUNTY, GEORGIA | | FIELD DATE: 07-08-2024 |
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| | | NOR USED TO CONVEY PROPERTY. |



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660 LAKE DR. SW, SNELLVILLE, GA 30039
COA #LSF00867, JOBS@SURVEYSYSTEMSATLANTA.COM
CELL 678-591-6064 ~ OFFICE 404-760-0010



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| 7 | 16 | OAK |

PARID: 15 163 05 025

Tax Dist: 04-UNINCORPORATED

BAJUNAID AISHAH

4873 COVINGTON HWY

Parcel

| | |
|---------------|-------------------------------------|
| Status | ACTIVE |
| Parcel ID | 15 163 05 025 |
| Alt ID | 270822 |
| Address | 4873 COVINGTON HWY |
| Unit | |
| City | DECATUR |
| Zip Code | 30035- |
| Neighborhood | 9130 |
| Super NBHD | |
| Class | C3 - COMMERCIAL LOT |
| Land Use Code | 300-Vacant Commercial Land ** |
| Living Units | |
| Zoning | C1 - LOCAL COMM DIST |
| Appraiser | EAS - E.A. STANFIELD (404) 371-2774 |

Mailing Address

BAJUNAID AISHAH
 NABAVI ALAEDDIN
 4873 COVINGTON HWY
 DECATUR GA 30035

Current Ownership

| | |
|-----------------|-----------------|
| Owner | Co-Owner |
| BAJUNAID AISHAH | NABAVI ALAEDDIN |

Ownership on January 1st

| | |
|-----------------|-----------------|
| Owner | Co-Owner |
| BAJUNAID AISHAH | NABAVI ALAEDDIN |

Notices of Assessment

| Tax Year | Notice Type | Download |
|----------|--------------------|----------------------------|
| 2024 | Annual Notice\Real | Click Here |
| 2023 | Annual Notice\Real | Click Here |
| 2022 | Annual Notice\Real | Click Here |

File an Appeal to Board of Equalization

[Click Here](#) To File an Appeal Online

4873 COVINGTON HWY X Q
Show search results for 4873 C...



20 40ft

15 163
-84.2165 33.7346 Degrees

POWERED BY
esri







