

ZONING BOARD OF APPEALS (ZBA) APPLICATION
to Amend the Official Zoning Map of DeKalb County, Georgia

Subject Property Address: 1208 N. Decatur Road
Antariksh Tandon & Lena Klein – Applicants

City: Atlanta State: GA Zip: 30308

Parcel ID Number(s): 18_055 06 010 Acreage: 0.135

District: Druid Hills Land Lot: 55 Block: A Parcel: 4

Commission District(s): 02 Super District: 06

Type of Hearing Requested (check one):

- 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 Agent

Antariksh Tandon
Signature

3/13/2026
Date

**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 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: _____ Applicant Antariksh Tandon
Signature: _____

DATE: _____ Applicant lena klein
Signature: _____

Letter of Intent

1208 N. Decatur Road
March 13, 2026

Subject:

Variance Request for Front Yard Setback Reduction: Section 27- 4.2.2 – Accessory Structure Construction

Dear Members of the Zoning Board of Appeals,

Our names are Antariksh Tandon and Lena Klein. We are both architects and we are seeking to build our forever home on this small, narrow parcel in Morningside. It will be a 3-story, 2,700 sf house. We love the neighborhood and have worked hard to come up with a deliberate solution that works with the many challenges of this particular site. We are requesting the following –

- Allowance of a 77 sf accessory structure in the front yard. This small structure would house our mail and package dropoff, garbage and recycling bins, and bicycle storage, and is required to be in the front yard because of the physical conditions of the site as detailed below.
- Reduction of the front yard setback from 42' to 11'.

Physical Conditions of the Site:

The site comes with 3 major challenges which inform the proposed design –

- The lot is only 40' wide. While this is the minimum for this zoning district, it is the narrowest lot on the block making it one of the more uniquely challenging conditions in the neighborhood, especially when combined with the other conditions.
- The lot has a very steep grade. It slopes down 30' towards the back of the lot, and most of the slope is concentrated in the front 3rd of the lot, beginning 20' in from the sidewalk, and with an average slope of 28%. The typical maximum recommended slope for a driveway is around 16%.
- The lot contains several specimen trees, two of which are 42" and 45" in diameter respectively. Our arborist estimates that these are up to 200 years old, and that given their proximity to each other, their roots are likely intertwined which means harming one will also harm the other. These trees are located towards the front of the lot, in line with the adjacent houses. Any significant excavation would harm the root systems of these trees which would then kill the trees.

Our proposed design is driven by our intent to preserve these two beautiful old trees. The footprint of the house is a small compact rectangle which is setback from the trees to avoid the root systems, and we are utilizing helical pier foundations to further minimize the intervention on the land. These helical piers are approximately 6" in diameter. They are screwed into the ground and require almost no excavation. As a result the impervious footprint of the proposed design is limited to 200 sf, or 3.4% of the total lot area.

Letter of Intent

However, we are unable to bring a car down into the site for the reasons specified below, and it would be equally difficult to maneuver water bins and bicycles up this extreme slope. We are therefore requesting the aforementioned variances.

Minimum Variance Necessary:

The existing 42' front setback is derived from the average of the adjacent houses per district guidelines. The 28% slope commences 20' from the sidewalk and slopes down aggressively. As a result extensive re-grading would be required to bring a car down into the site. However, this re-grading would result in the destruction of the specimen trees as these are located right in line with the adjacent houses and their root systems would be severely impacted by the re-grading.

The narrowness of the lot prevents significant regrading to create a slope that can be reasonably traversed by car, or on foot to transfer waste bins and bicycles from the base of the house without resulting in the destruction of the trees. Placing a small shed between the street and steep drop off of the lot allows us to maintain a few bikes, waste bins, and mail/package drop off without requiring a harrowing climb to traverse the existing grade of the lot. As illustrated in the accompanying drawings, the shed is justified to the precipice of the slope to enable the greatest possible setback from the street, which is 11-feet. The structure cannot be further set back as the soil at the front of the lot is loose fill and will not unfortunately support the use of helical piers. We attempted numerous other solutions to try and solve for the site's conditions, but unfortunately none of those solutions were viable because they all require extensive re-grading and would destroy the specimen trees. Therefore we are requesting the allowance of this shed / accessory structure in the front yard and the reduction of the front yard setback to 11' as resulting from the physical conditions of the site. This would allow us full use of our property without seeking advantages beyond those already available to other property owners in the same district.

Public Welfare:

The Historic Preservation Commission has approved our proposed design including this accessory structure. They recognized that given the challenging and unique conditions of the site, the proposed design minimizes deleterious impact on the neighborhood by preserving the trees.

The shed will be constructed from South Eastern native Black Locust wood, and extensively landscaped to minimize the presence of the structure from the street. We are intending for the shed and the house to read as one athletic language to ensure a positive presence within the neighborhood scape.

Ordinance Hardship:

Letter of Intent

- The narrow width of the lot, the specimen trees, and the steep slope result in a site that would require some variance for any improvement to be possible. This is a unique lot that is not compatible with typical development and architectural solutions.
- The ordinance requires us to locate this accessory structure in the back yard. As we explain above, this would require re-grading which would destroy the specimen trees.
- The ordinance also requires us to maintain a 42' setback (as derived from the adjacent houses). When combined with the location of the trees and the slope, this would again require excavation which would destroy the trees.

Alignment with the spirit of the law:

We have endeavored to celebrate the site's conditions and use landscaping to engender a demure design that reflects the gardens of the neighboring houses on the street while retaining the oldest elements of the site i.e. the specimen trees have been around since before the formation of the neighborhood. We are glad the the HPC believes that our proposed design matches the spirit of the guidelines for the Druid Hills Historic District, and we hope that you will feel similarly about the proposed design and our requested variances.

We would like to thank you for your time and consideration. We hope the accompanying diagrams and drawings provide sufficient information to convey the unique qualities of the site, and how our design derives from these conditions while paying homage to the forested nature of this district in Dekalb County.

Sincerely,
Antariksh Tandon & Lena Klein

MATERIAL CONTEXT
155 3RD STREET NE, UNIT 8
ATLANTA, GA, 30308

PROJECT NAME
TWIN OAKS

PROJECT ADDRESS
1208 N DECATUR RD
ATLANTA, GA 30306

OWNER
LENA KLEIN & ANTARIKSH TANDON
155 3RD STREET NE, UNIT 8
ATLANTA, GA, 30308
929.841.7883
ANT.TANDON@GMAIL.COM

LOT AREA & DIMENSIONS
5,879 SQ FT; 0.135 ACRES
40' WIDE X 147' LONG

SPECIMEN TREES & CONDITION

45° WHITE OAK	GOOD
38° SOUTHERN RED OAK	GOOD
35° NORTHERN RED OAK	FAIR

ZONING
COUNTY
DEKALB

DISTRICT
MR-2 MEDIUM DENSITY RESIDENTIAL

SETBACKS
REAR - 20'
SIDE - 3' (10' BETWEEN HOUSES)
FRONT - 0' (DETERMINED BY UTILITY PLACEMENT, ROW, STREETScape)

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OFFICE@STRENG.COM

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SURVEYOR
GEORGIA LAND SURVEYING
155 CLIFTWOOD DRIVE
ATLANTA, GA 30328
404.255.4671
INFO@GLSURVEY.COM

SEAL

NORTH

PROJECT NO.
2401

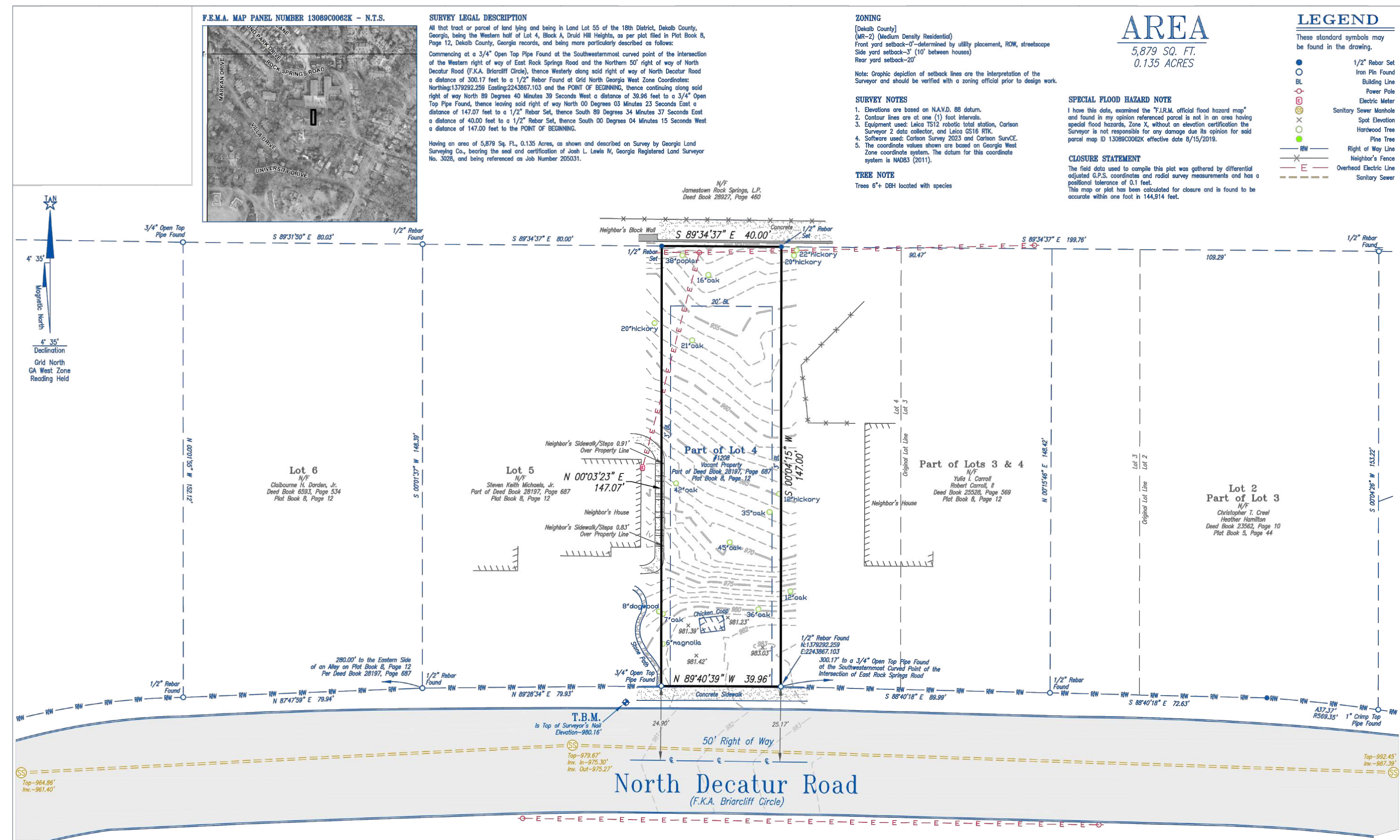
ISSUE + DATE
100% DD SET 25/12/29

CURRENT REVISION

DRAWING TITLE
SURVEY

SHEET NO.
G-001

FORMAT
24" x 36"
0 1/2" 1" 2"



155 CLIFTWOOD DRIVE - ATLANTA, GEORGIA 30328 - TELEPHONE: (404) 255-4671 - FAX: (404) 255-6607 - WWW.GEORGIALANDSURVEYING.COM

TOPOGRAPHIC/TREE SURVEY PLAT FOR: 1208 North Decatur Road, Atlanta Georgia 30306 (Parcel ID: 18 055 06 010)

DATE: 6/3/24 SCALE: 20'

LENA KLEIN
ANTARIKSH TANDON

LAND LOT: 55	18th DISTRICT	SECTION	DeKalb COUNTY, GA
LOT: Part of Lot 4	BLOCK: A	UNIT:	PHASE:
SUBDIVISION: Druid Hill Heights			
PLAT BOOK 8, PAGE 12	PARTY CHIEF: EC	FIELD DATE: 6/17/24	SHEET 1 OF 1
DEED BOOK 28197, PAGE 687	DRAFTER: BMS		

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RECTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED

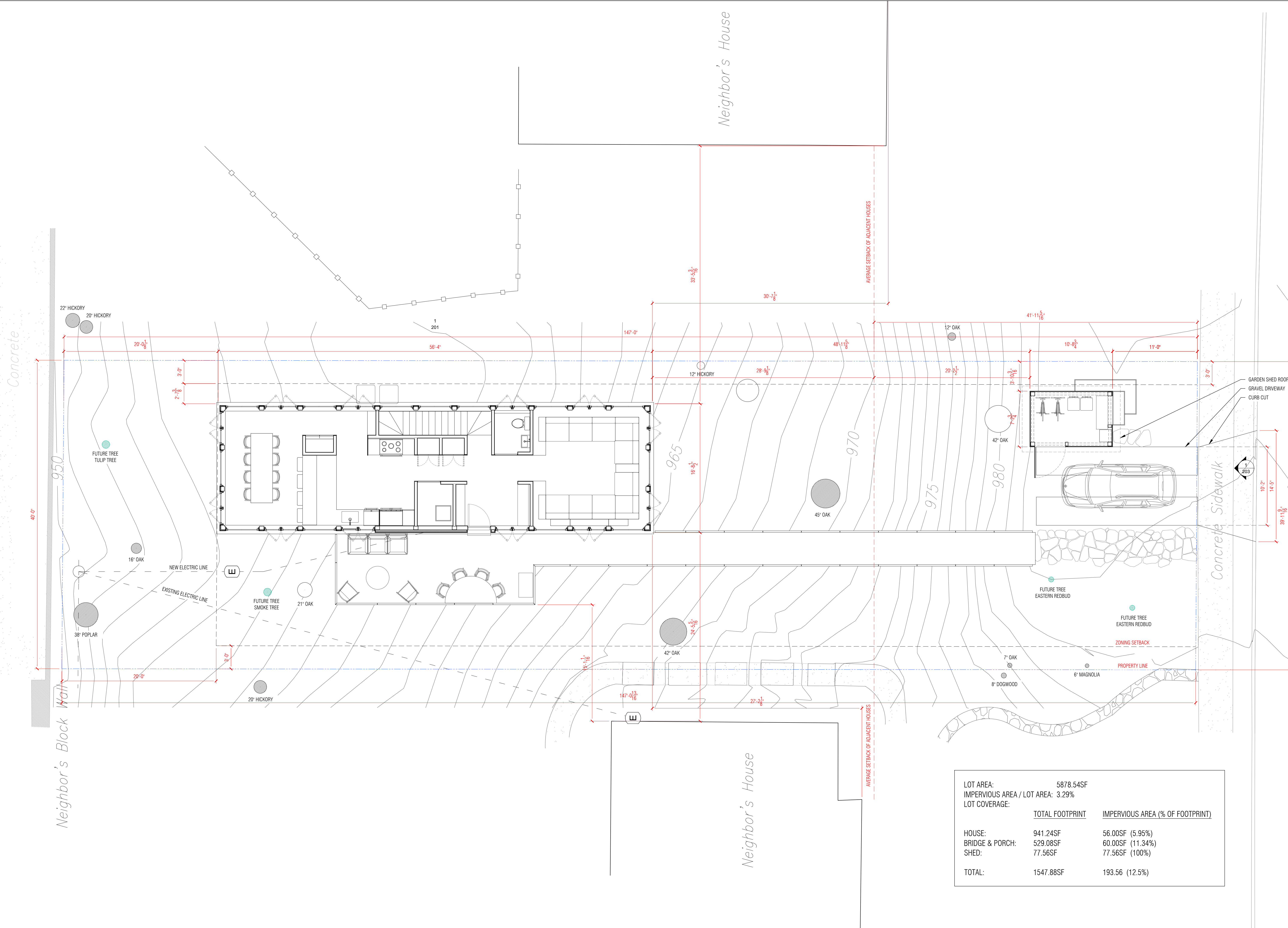
GEORGIA LAND SURVEYING CO.
EST 1955

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 stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY 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 Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-5-67.

By: Josh Lewis IV, Registered Land Surveyor Number 3028

Scale: 20' 0' 20' 40'

North Arrow



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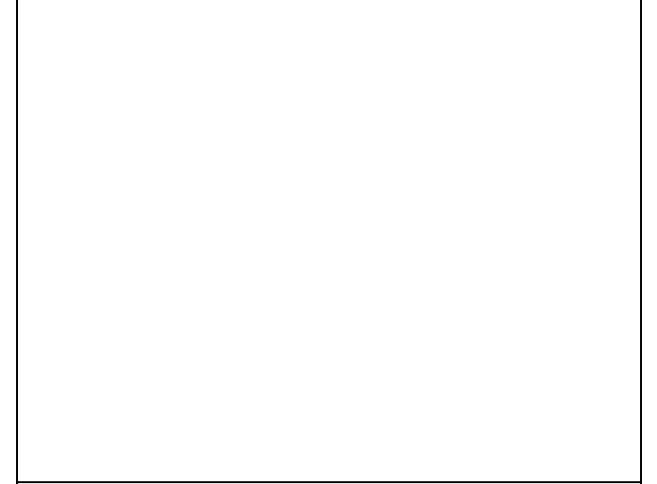
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SEAL



PROJECT NO.
2401

ISSUE + DATE
100% DD SET 25/12/29

CURRENT REVISION
N/A

DRAWING TITLE
SITE PLAN
SHEET NO.
A-100 ALT

FORMAT
24" x 36"
0 1/2" 1" 2"

LOT AREA:	5878.54SF	
IMPERVIOUS AREA / LOT AREA:	3.29%	
LOT COVERAGE:	TOTAL FOOTPRINT	IMPERVIOUS AREA (% OF FOOTPRINT)
HOUSE:	941.24SF	56.00SF (5.95%)
BRIDGE & PORCH:	529.08SF	60.00SF (11.34%)
SHED:	77.56SF	77.56SF (100%)
TOTAL:	1547.88SF	193.56 (12.5%)

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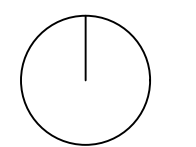
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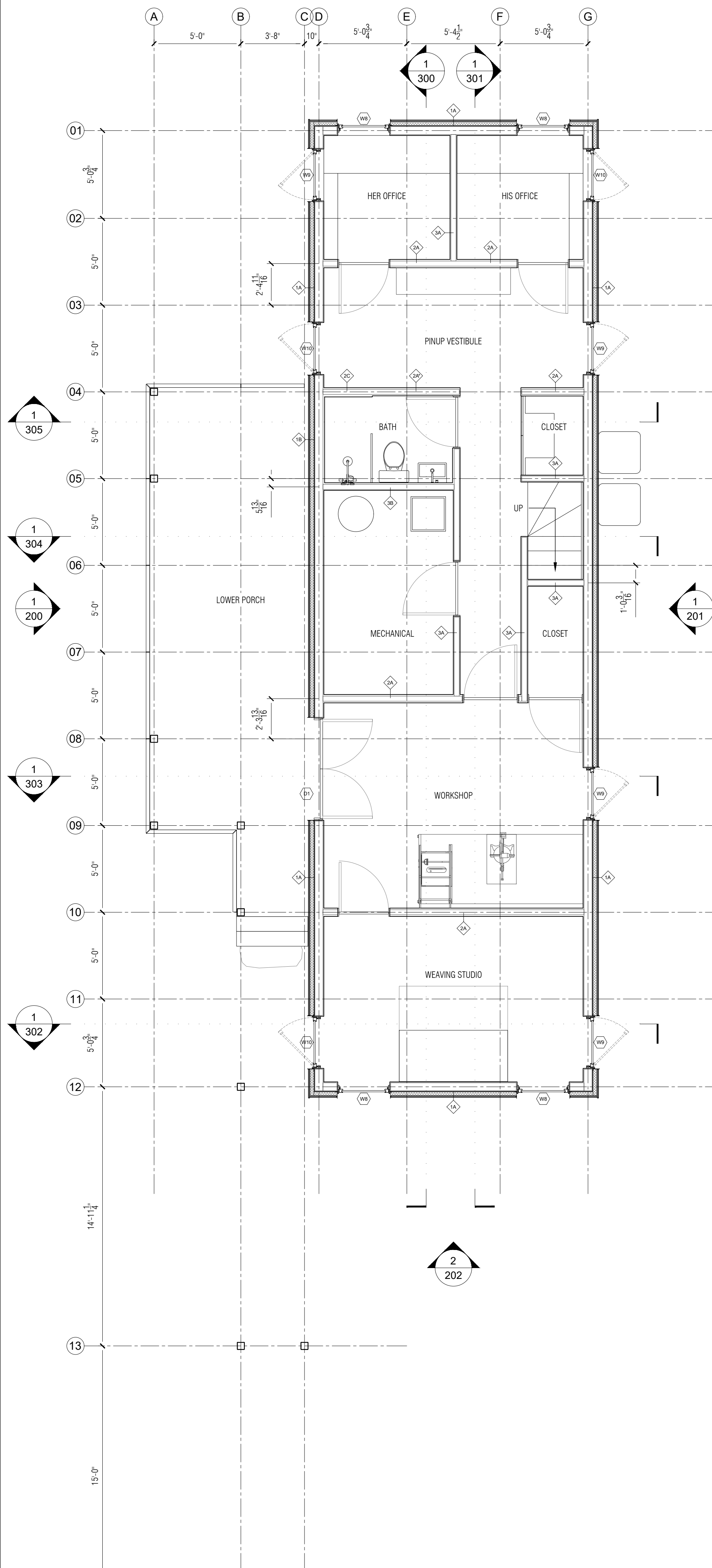
ISSUE + DATE
100% DD SET 25/12/29

CURRENT REVISION
N/A

DRAWING TITLE
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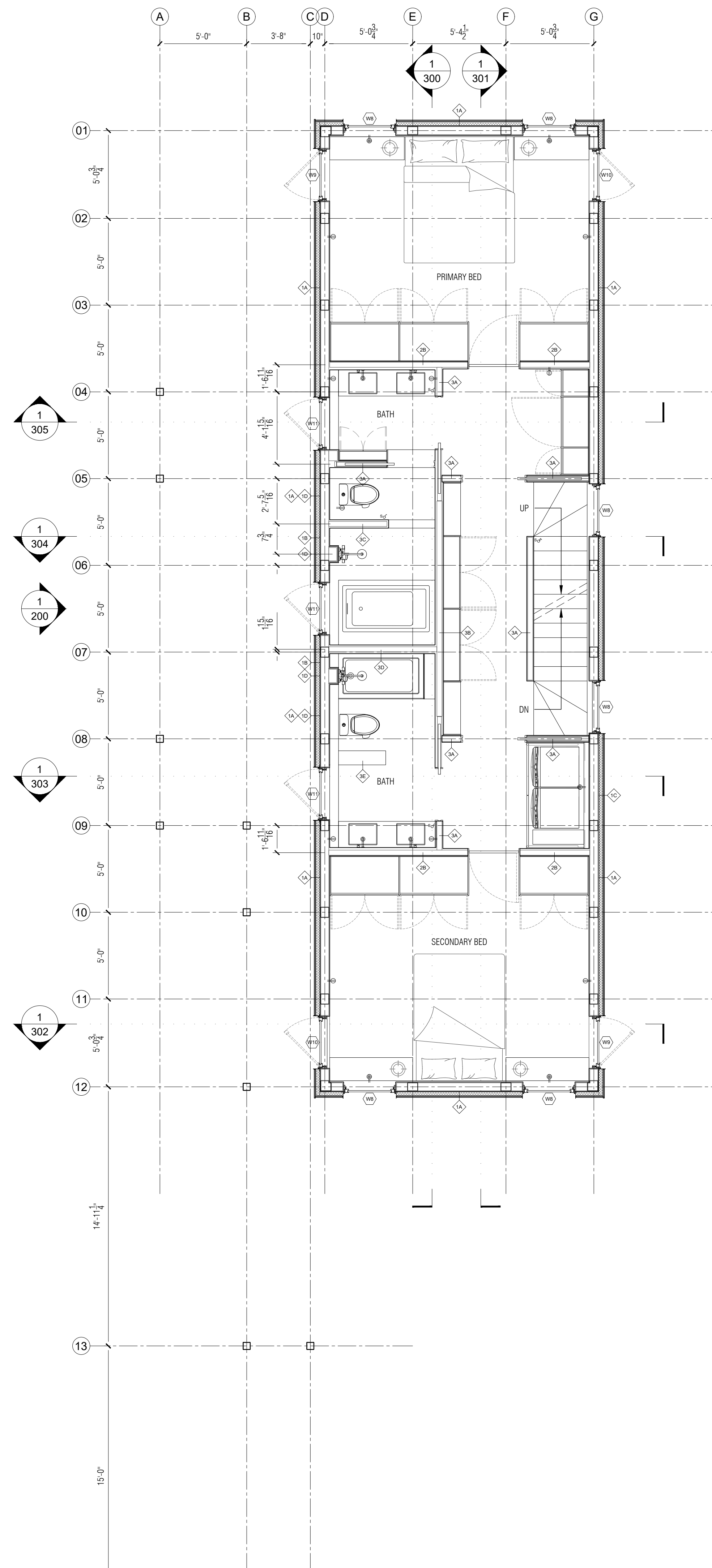
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A-110

FORMAT
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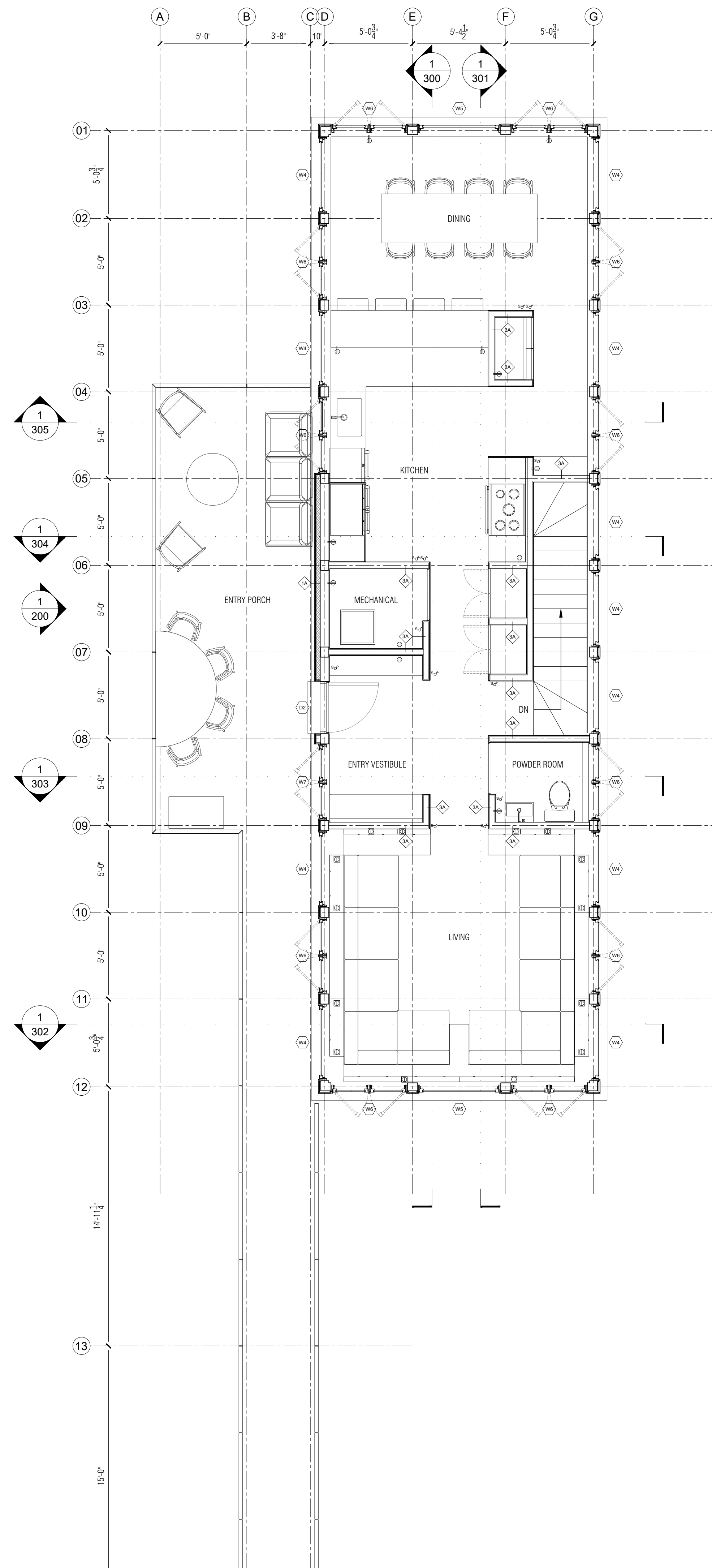
1 LEVEL 1 PLAN

Scale: 1/4" = 1'-0"



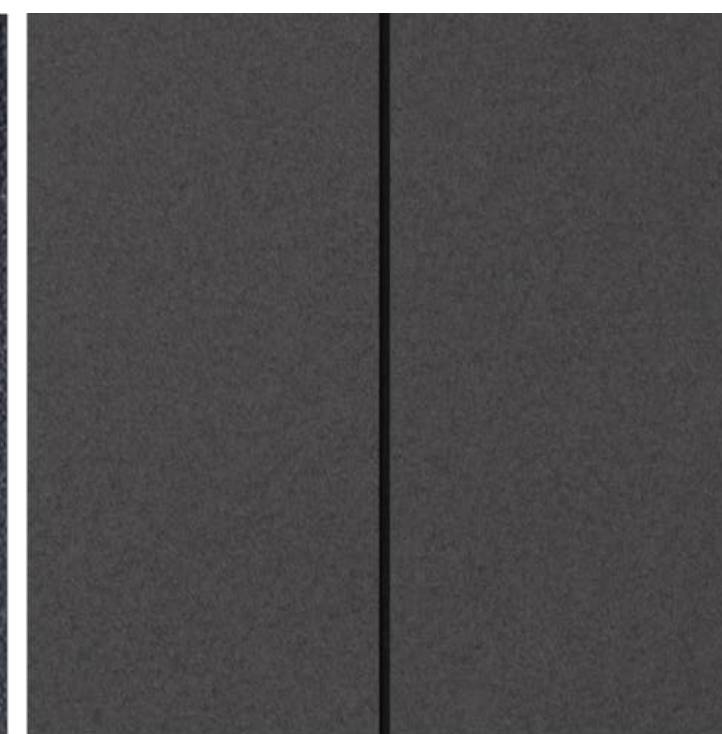
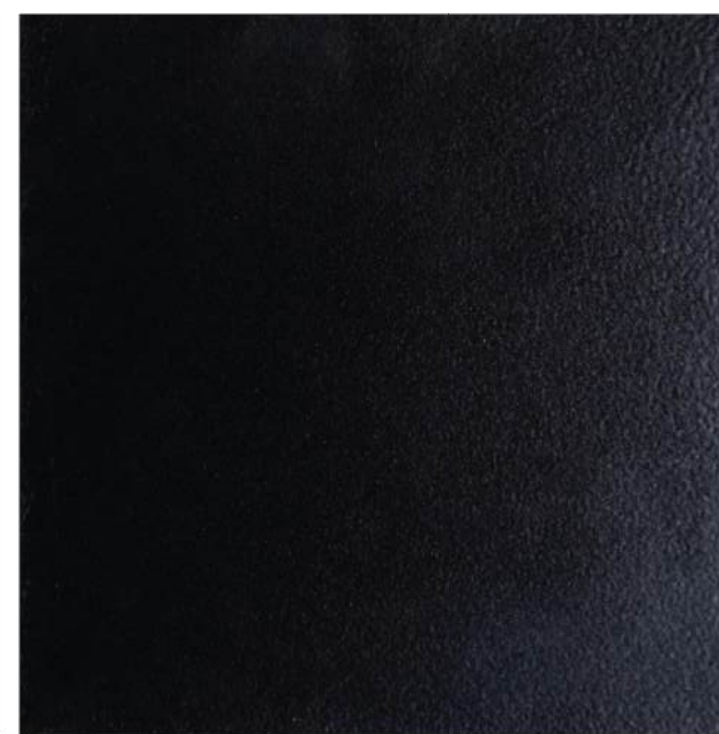
2 LEVEL 2 PLAN

Scale: 1/4" = 1'-0"



3 LEVEL 3 PLAN

Scale: 1/4" = 1'-0"



MATERIAL CONTEXT

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ATLANTA, GA, 30308

PROJECT NAME
TWIN OAKS

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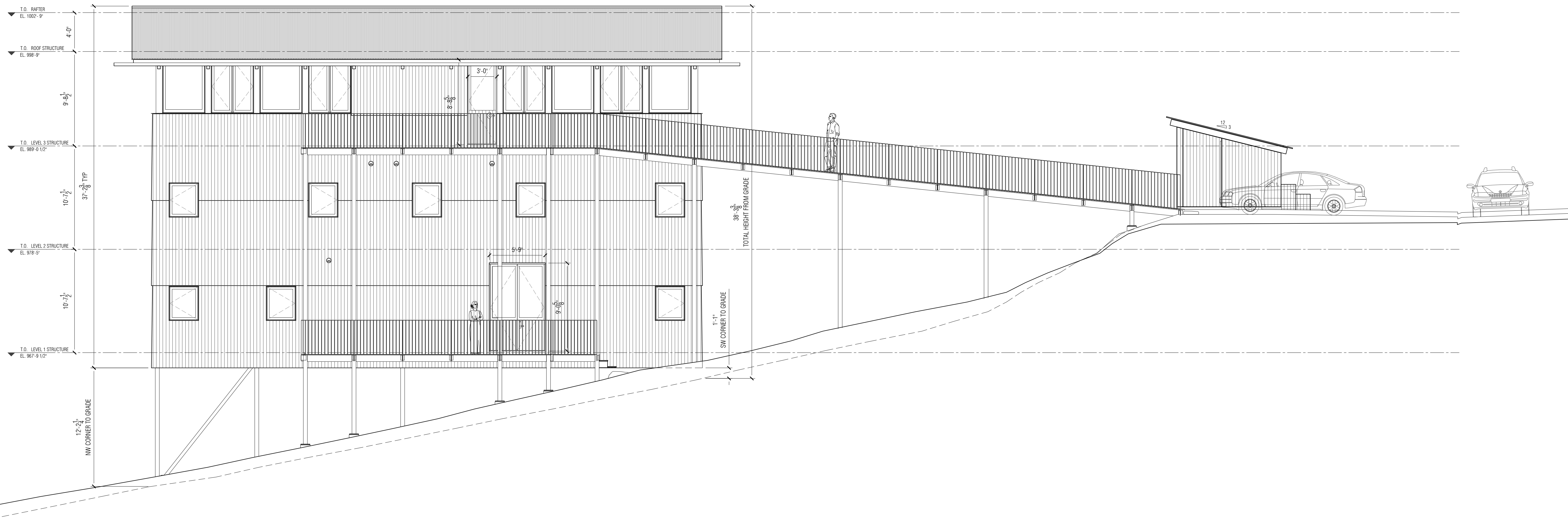
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CURRENT REVISION
N/A

DRAWING TITLE
WEST ELEVATION

SHEET NO.
A-200 ALT

FORMAT
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0 1/2" 1" 2"





BLACK LOCUST SIDING, DECKING



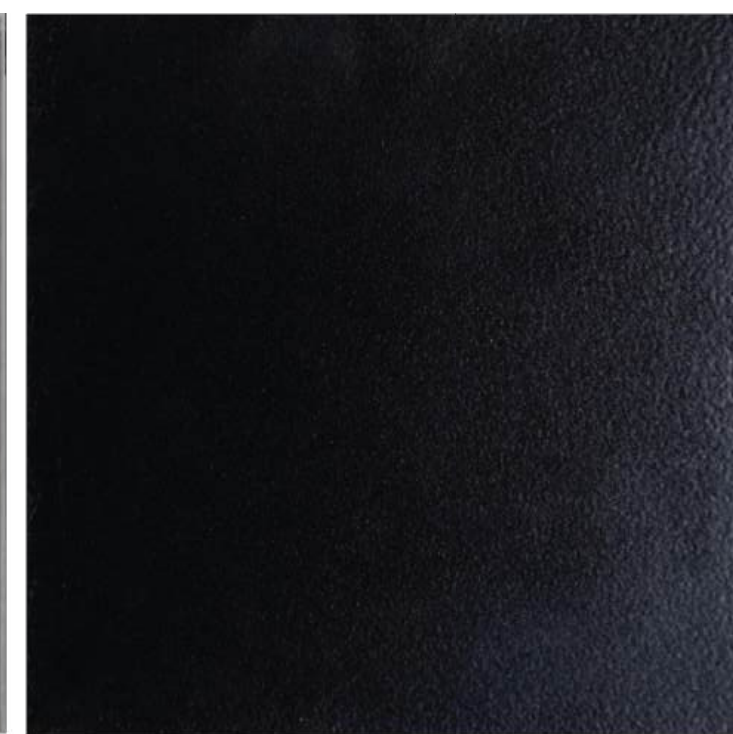
SOUTHERN YELLOW PINE RAFTERS & ROOF SOFFIT CLADDING



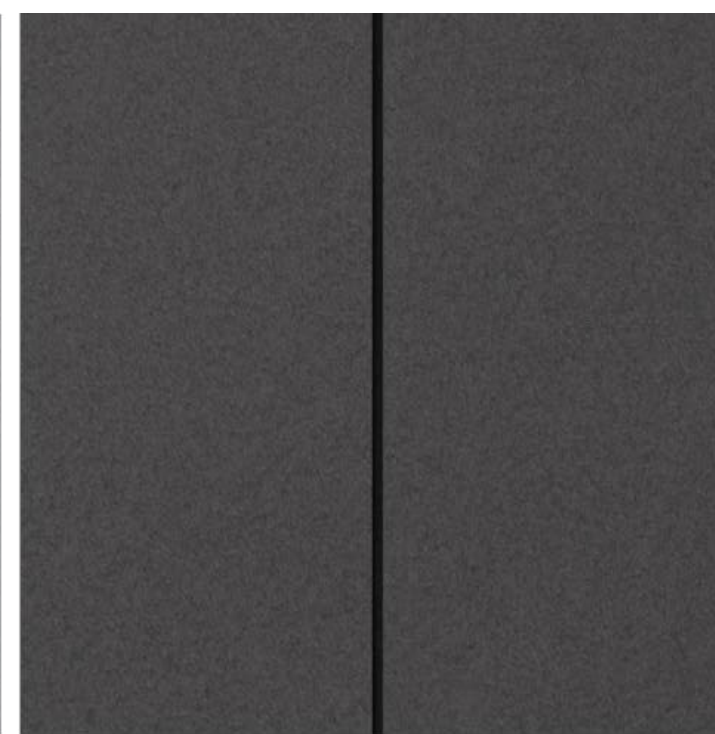
GALVALUME CORRUGATED ROOFING HOUSE



SILVER METALLIC FINISH WINDOW FINISH & TRIM



BLACK PAINTED STEEL STRUCTURE & RAILINGS



BLACK CEMENT BOARD SOFFIT (UNDERNEATH HOUSE)



CORRUGATED POLYCARBONATE ROOFING GARDEN SHED



CABLE TRELLIS SCREENS

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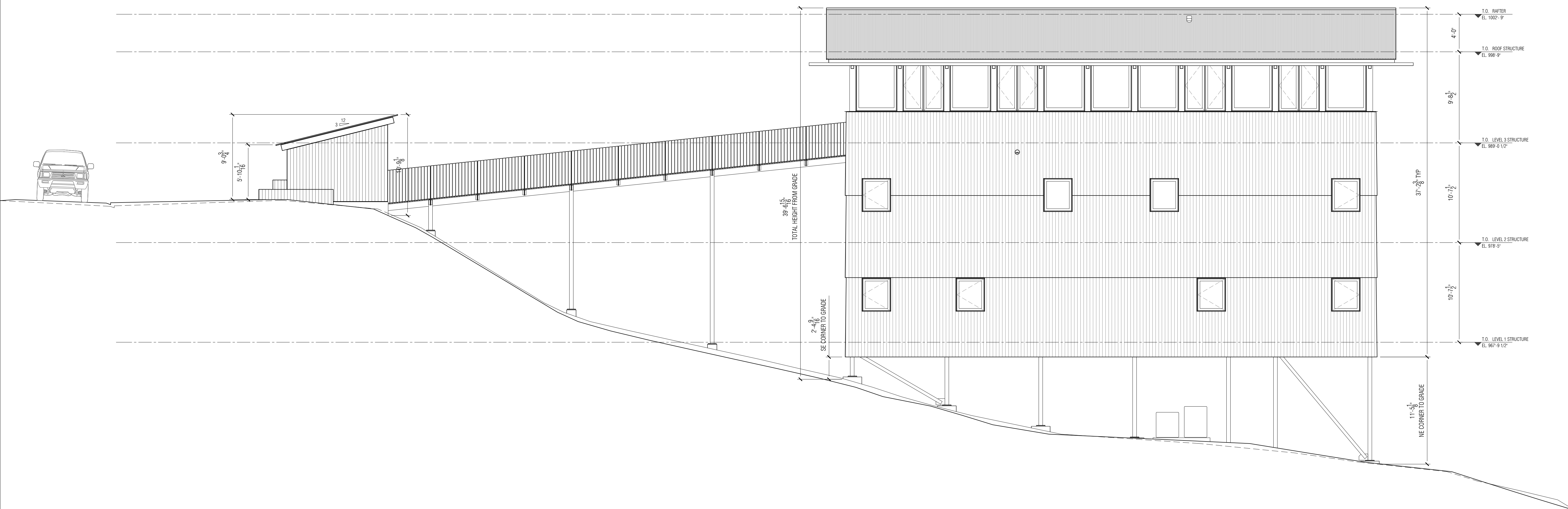
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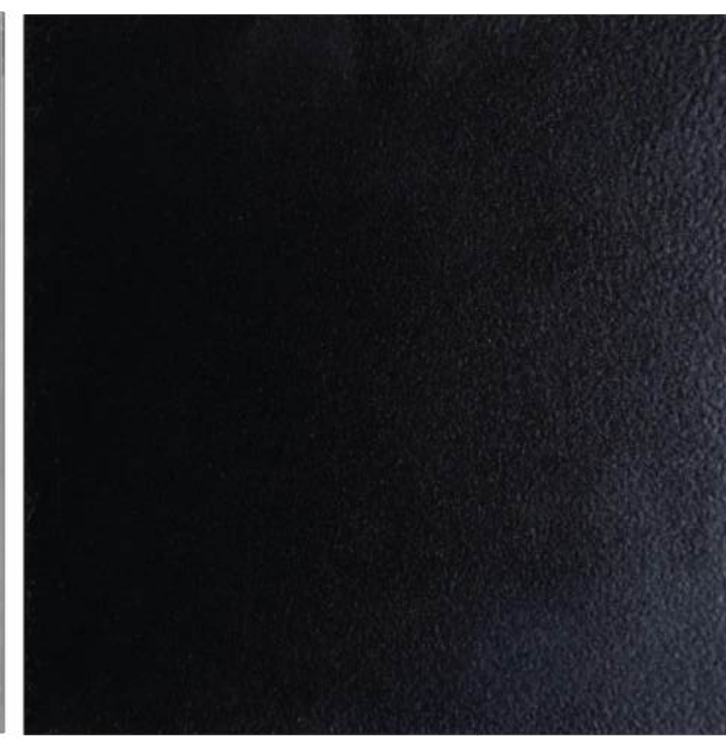
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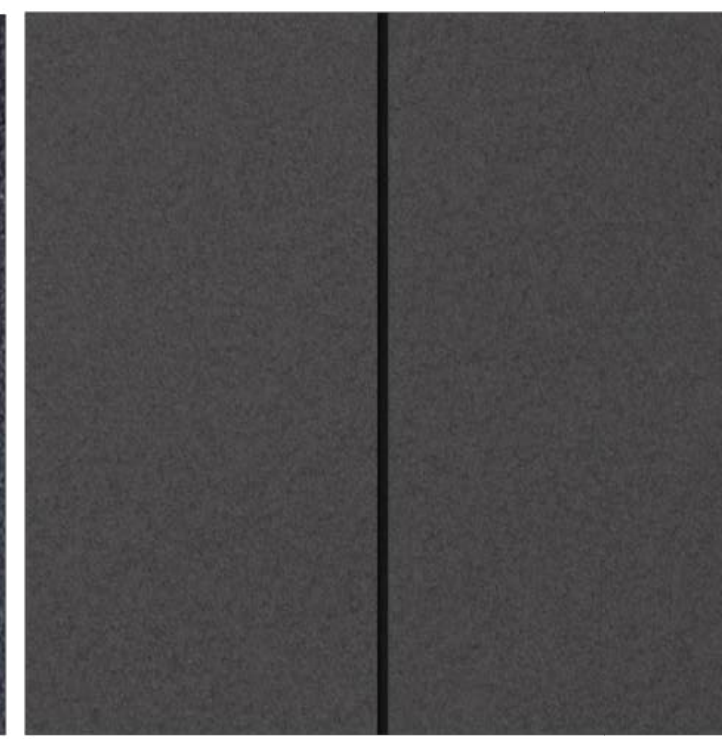
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ZONING
COUNTY
DEKALB

DISTRICT
MR-2 MEDIUM DENSITY RESIDENTIAL

SETBACKS
REAR - 20'
SIDE - 3' (10' BETWEEN HOUSES)
FRONT - 0' (DETERMINED BY UTILITY PLACEMENT, ROW, STREETSCAPE)

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SEAL

NORTH

PROJECT NO.
2401

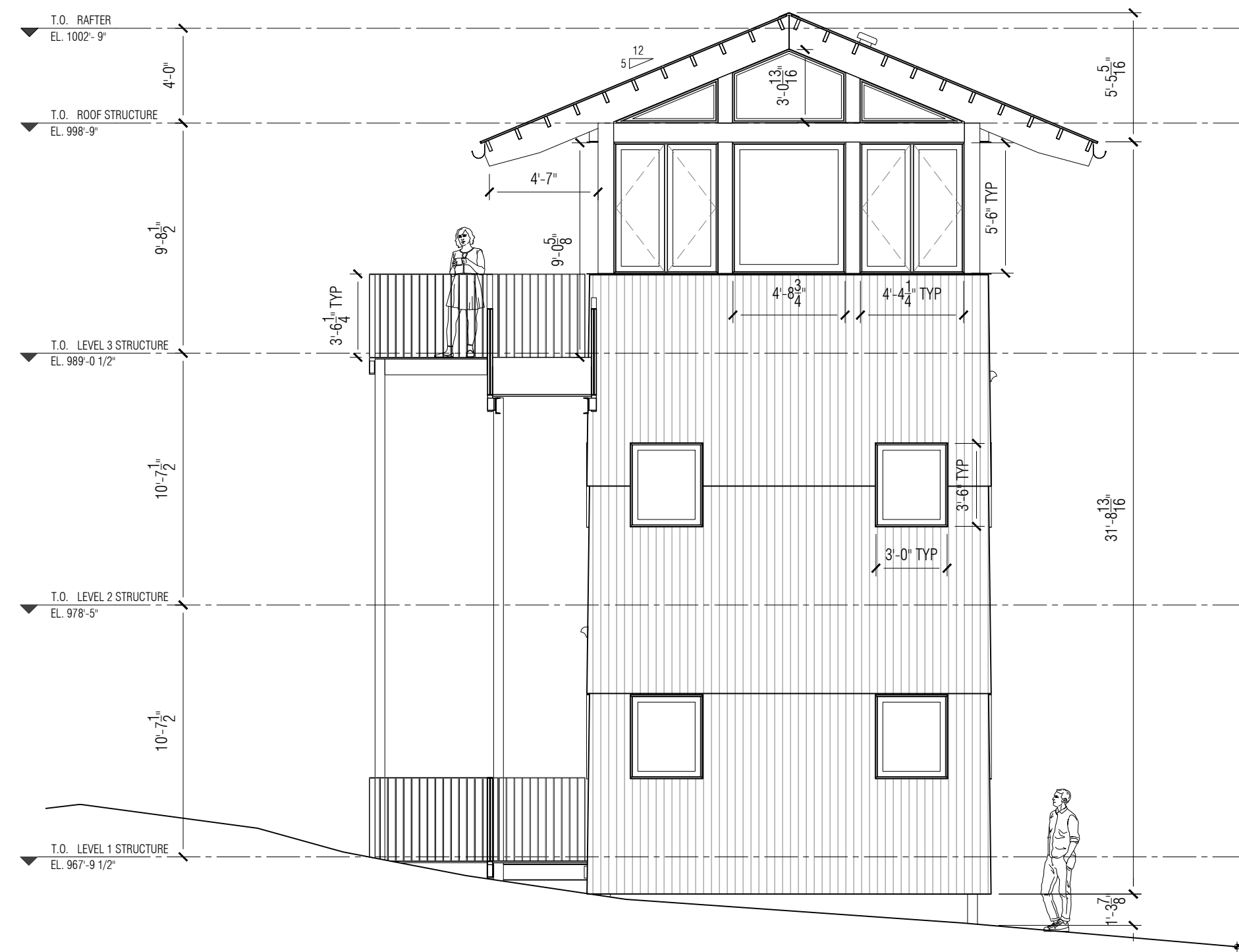
ISSUE + DATE
100% DD SET 25/12/29

CURRENT REVISION
N/A

DRAWING TITLE
NORTH & SOUTH ELEVATIONS

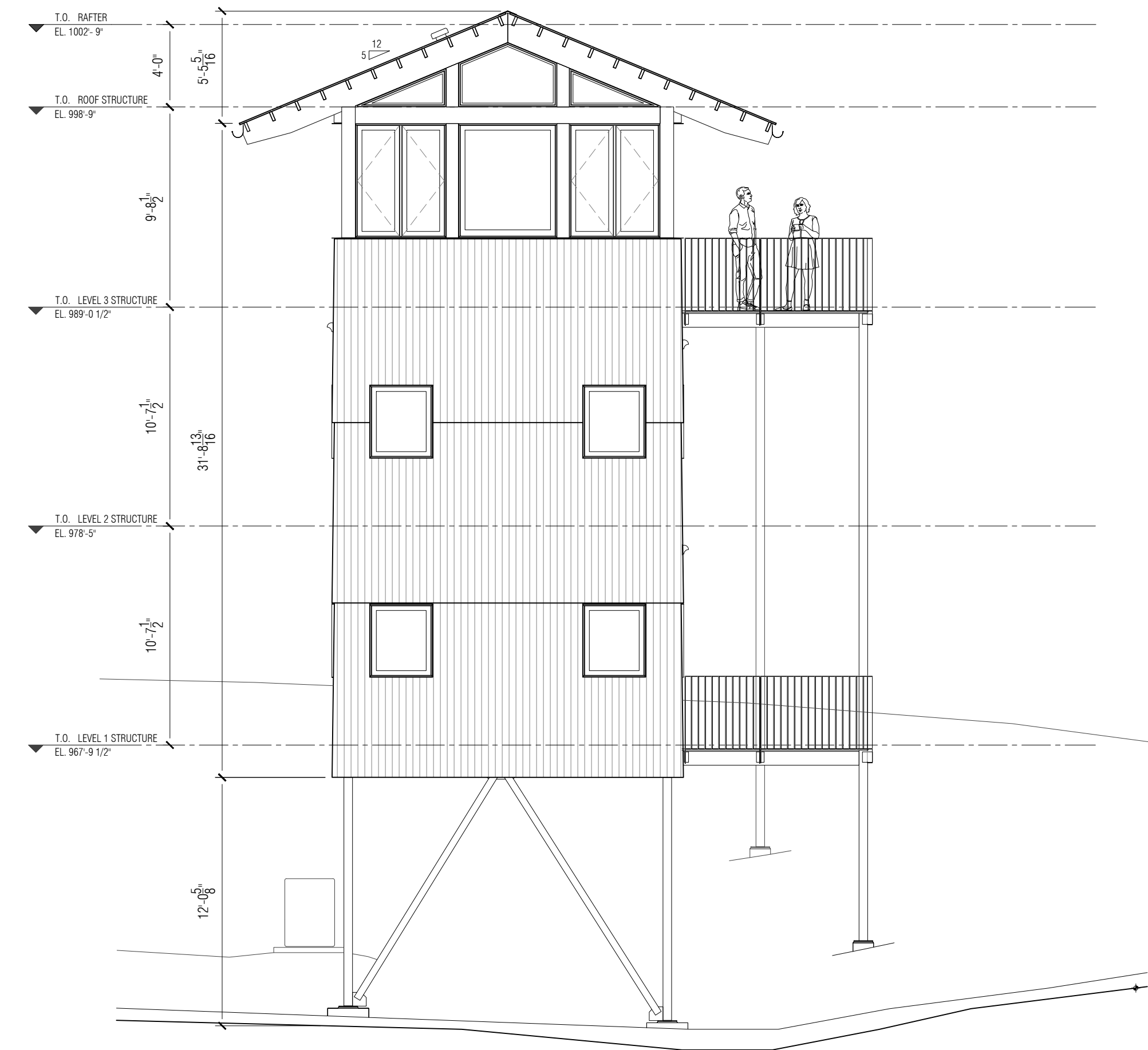
SHEET NO.
A-202

FORMAT
24" x 36"
0 1/2" 1" 2"



1 SOUTH ELEVATION

Scale: 3/16" = 1'-0"



2 NORTH ELEVATION

Scale: 3/16" = 1'-0"



BLACK LOCUST SIDING, DECKING



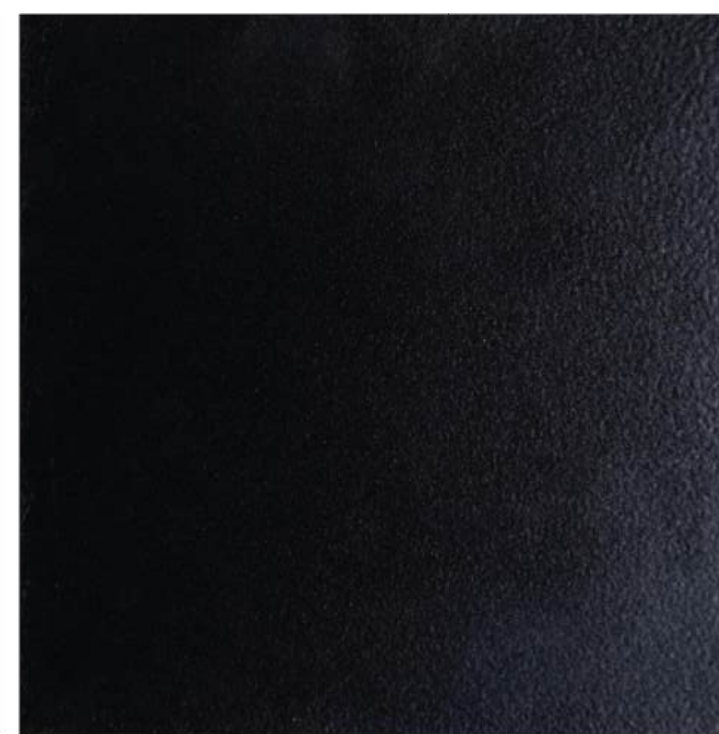
SOUTHERN YELLOW PINE RAFTERS & ROOF SOFFIT CLADDING



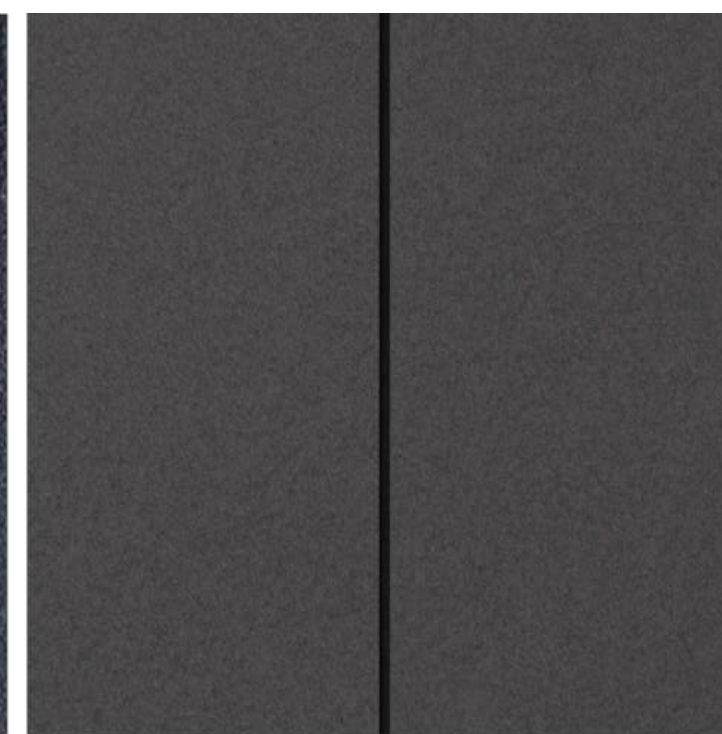
GALVALUME CORRUGATED ROOFING HOUSE



SILVER METALLIC FINISH WINDOW FINISH & TRIM



BLACK PAINTED STEEL STRUCTURE & RAILINGS



BLACK CEMENT BOARD SOFFIT (UNDERNEATH HOUSE)



CORRUGATED POLYCARBONATE ROOFING GARDEN SHED



CABLE TRELLIS SCREENS

MATERIAL CONTEXT

155 3RD STREET NE, UNIT 8
ATLANTA, GA, 30308

PROJECT NAME
TWIN OAKS

PROJECT ADDRESS
1208 N DECATUR RD
ATLANTA, GA 30306

OWNER
LENA KLEIN & ANTARIKSH TANDON
155 3RD STREET NE, UNIT 8
ATLANTA, GA, 30308
929.841.7883
ANT.TANDON@GMAIL.COM

LOT AREA & DIMENSIONS
5,879 SQ FT; 0.135 ACRES
40' WIDE X 147' LONG

SPECIMEN TREES & CONDITION

45" WHITE OAK	GOOD
42" WHITE OAK	GOOD
38" SOUTHERN RED OAK	FAIR
35" NORTHERN RED OAK	FAIR

ZONING
COUNTY
DEKALB

DISTRICT
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NORTH

PROJECT NO.
2401

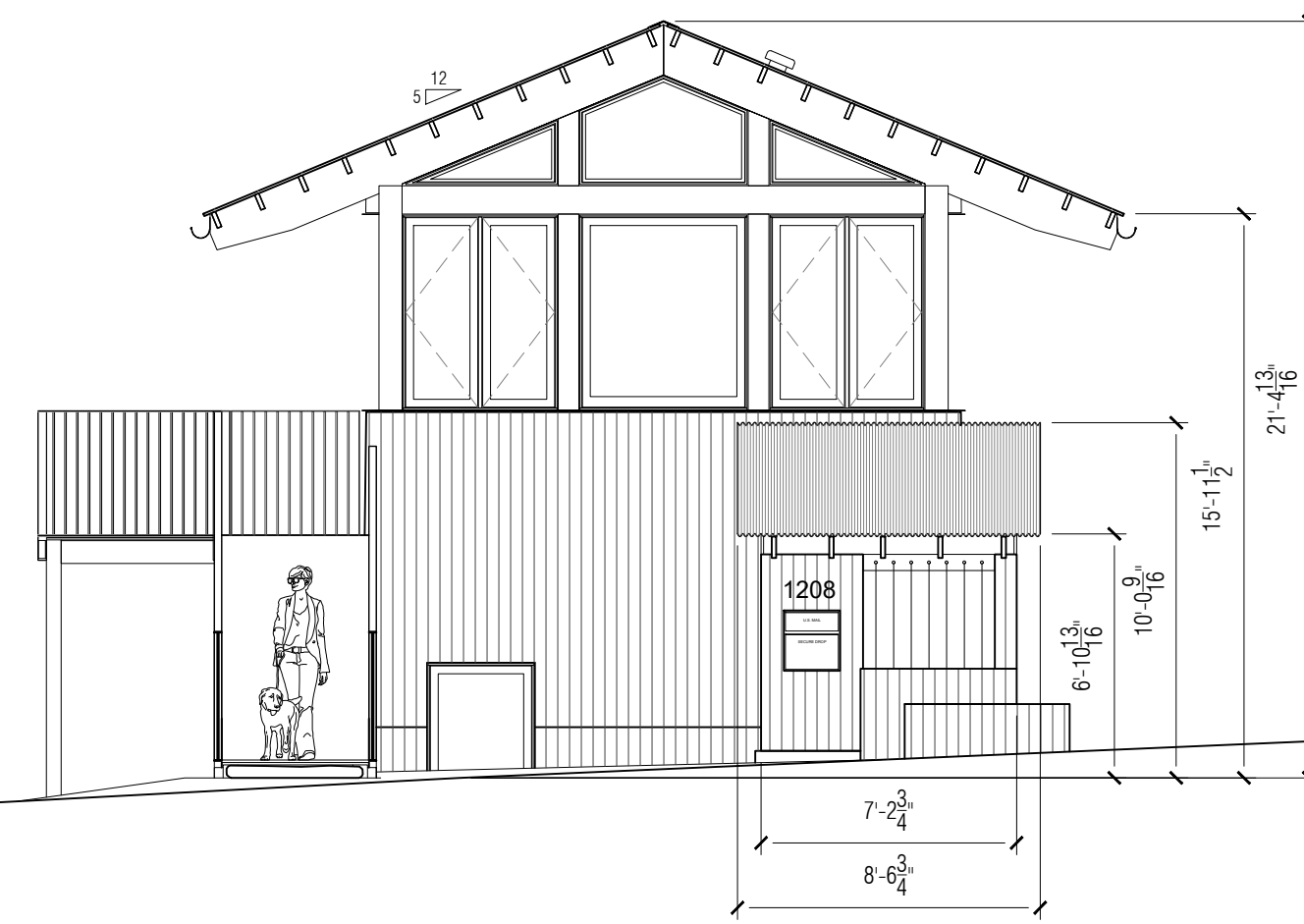
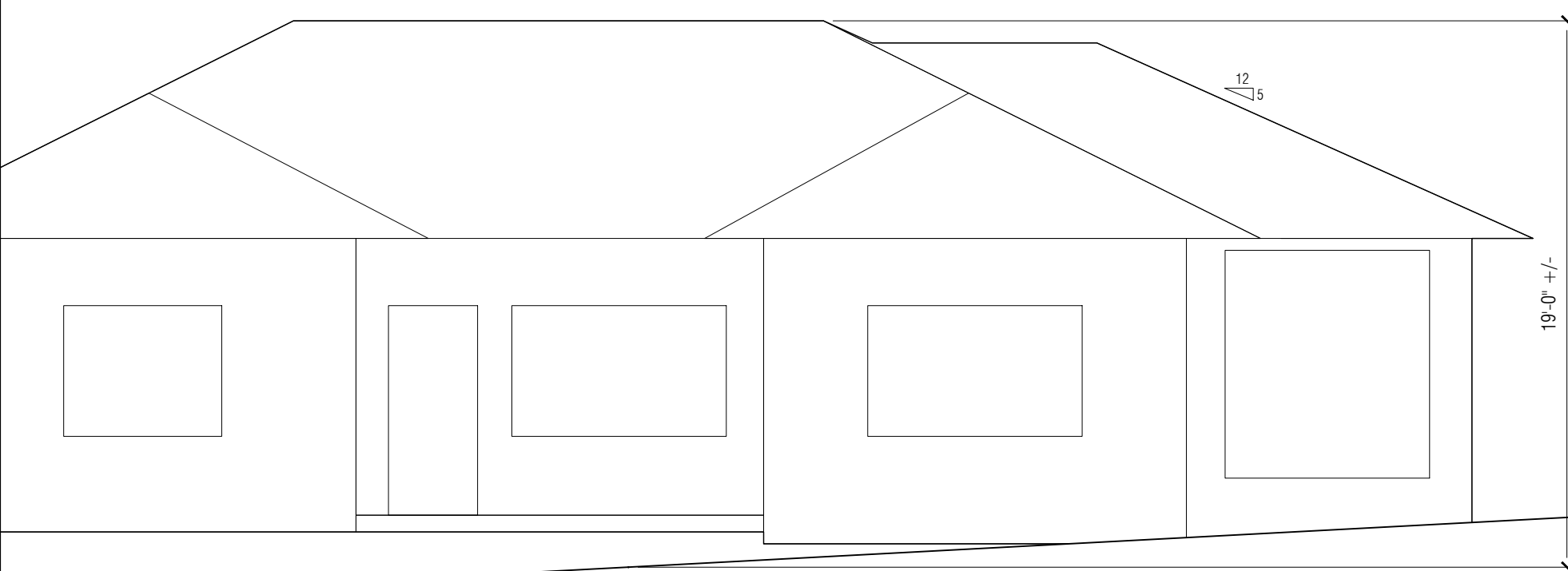
ISSUE + DATE
100% DD SET 25/12/29

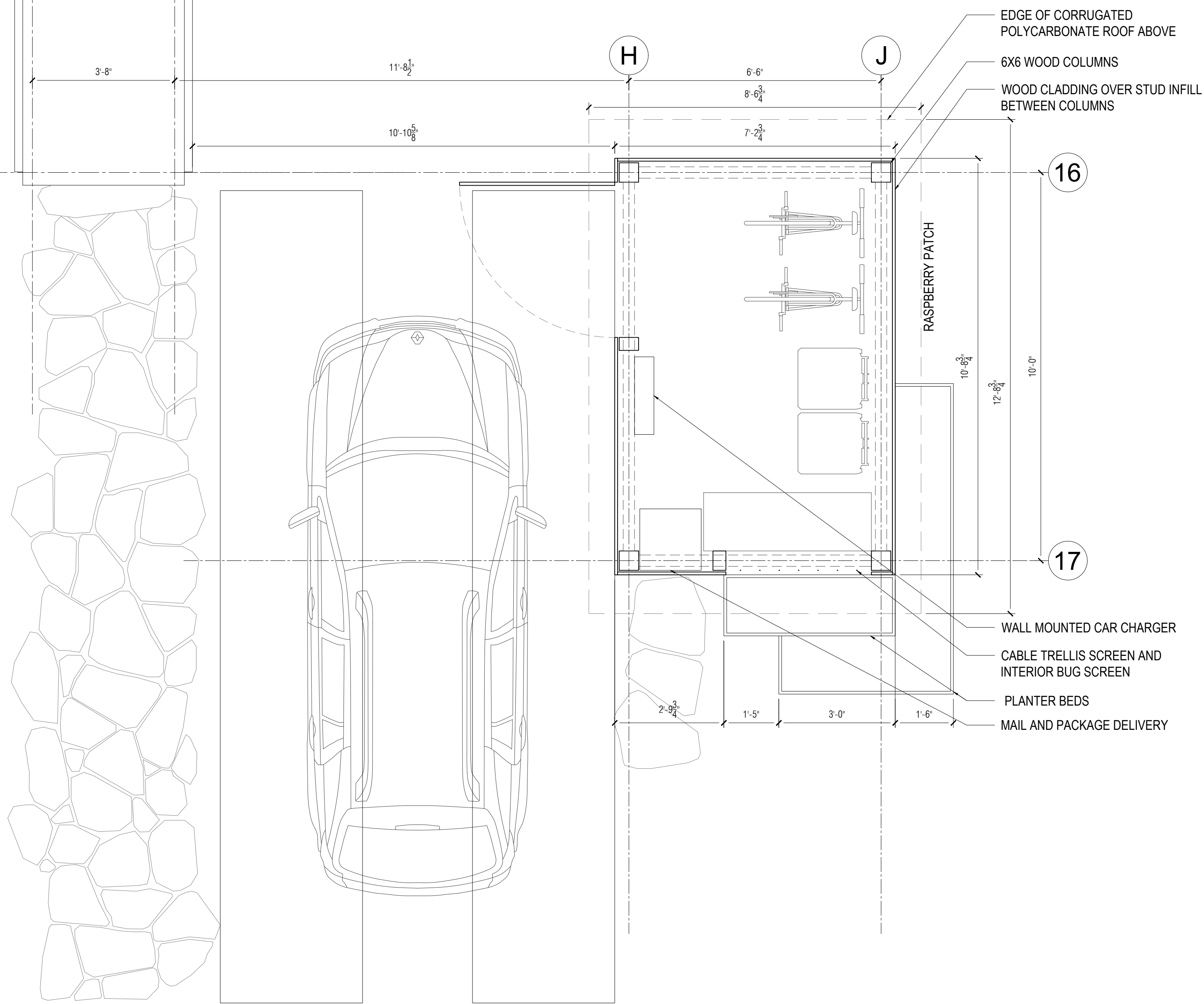
CURRENT REVISION
N/A

DRAWING TITLE
SOUTH ELEVATION FROM STREET

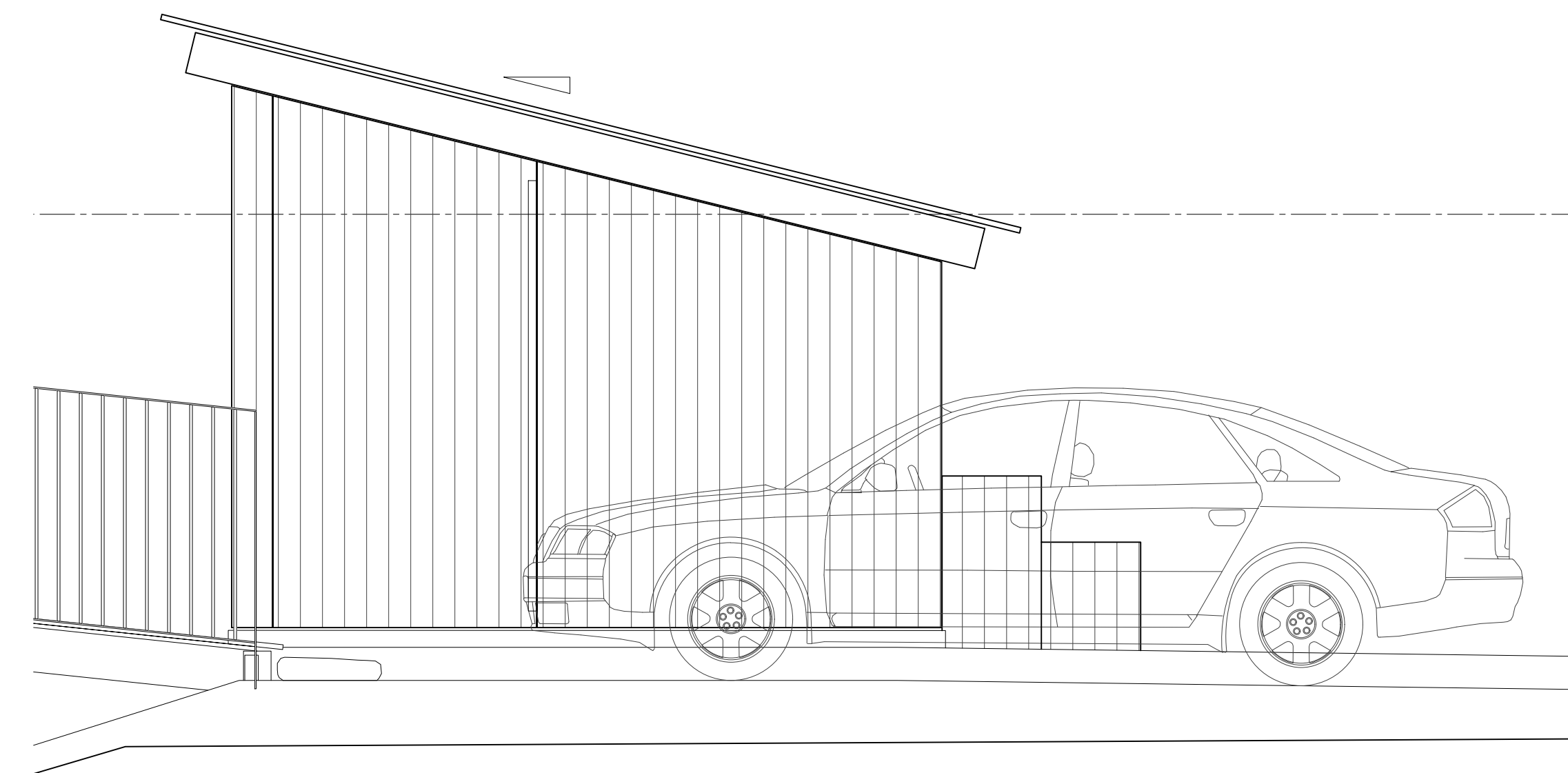
SHEET NO.
A-203 ALT

FORMAT
24" x 36"
0 1/2" 1" 2"

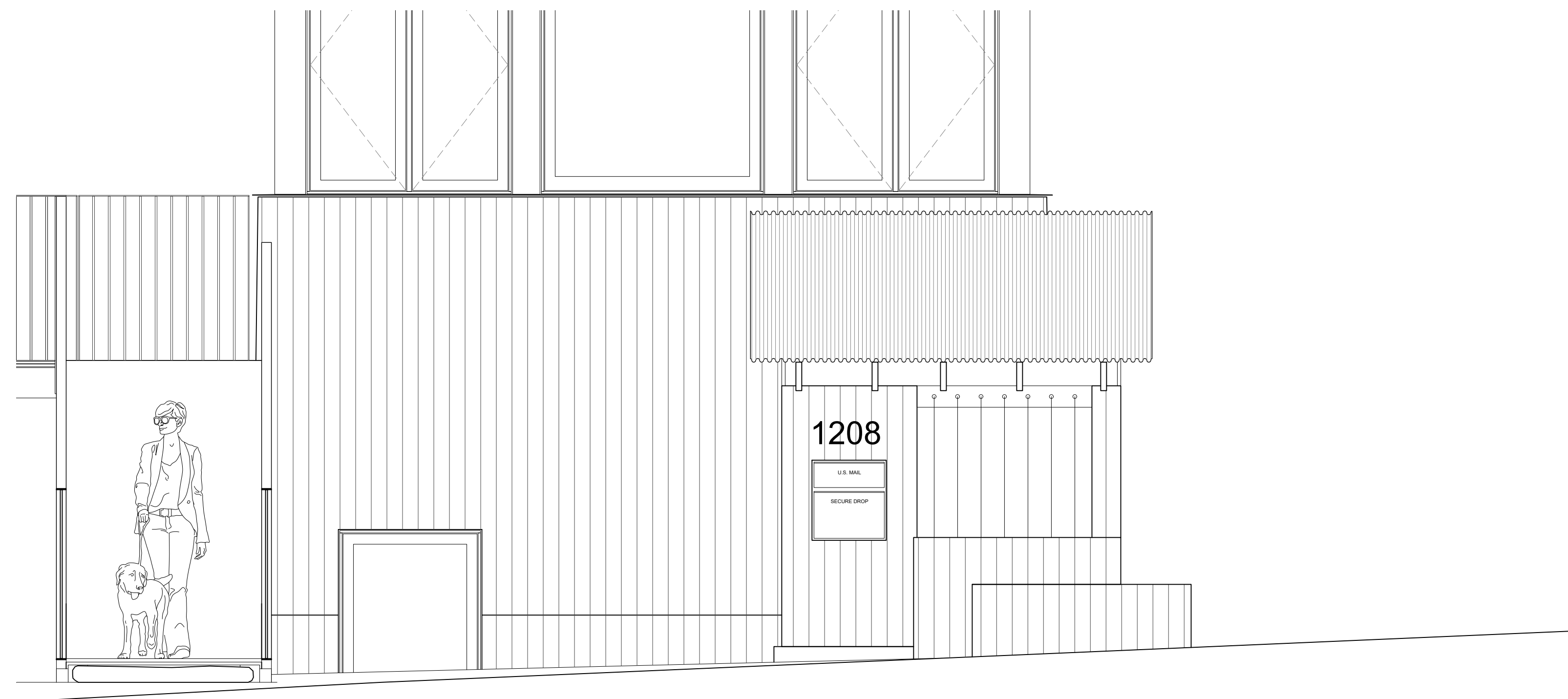




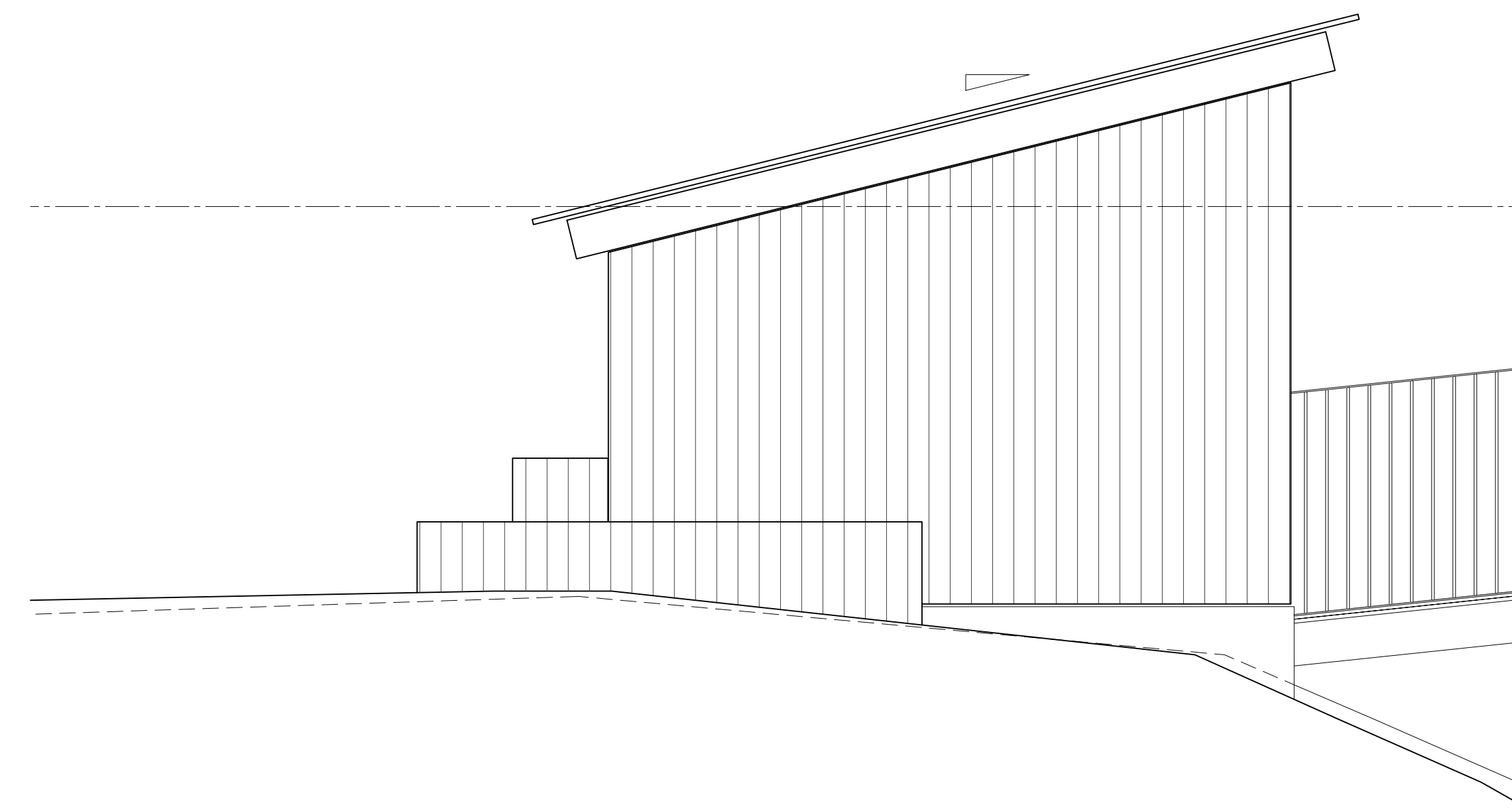
3 GARDEN SHED & PARKING PLAN
 Scale: 1/2" = 1'-0"



4 WEST ELEVATION
 Scale: 1/2" = 1'-0"



1 SOUTH ELEVATION
 Scale: 1/2" = 1'-0"



2 EAST ELEVATION
 Scale: 1/2" = 1'-0"

MATERIAL CONTEXT

155 3RD STREET NE, UNIT 8
 ATLANTA, GA, 30308

PROJECT NAME
 TWIN OAKS

PROJECT ADDRESS
 1208 N DECATUR RD
 ATLANTA, GA 30306

OWNER
 LENA KLEIN & ANTIKSH TANDON
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ZONING
 COUNTY
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DISTRICT
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SEAL

NORTH

PROJECT NO.
 2401

ISSUE + DATE
 100% DD SET 25/12/29

CURRENT REVISION
 N/A

DRAWING TITLE
 ENLARGED VIEWS GARDEN SHED

SHEET NO.
 A-400 ALT

FORMAT
 24" x 36"
 0 1/2" 1" 2"

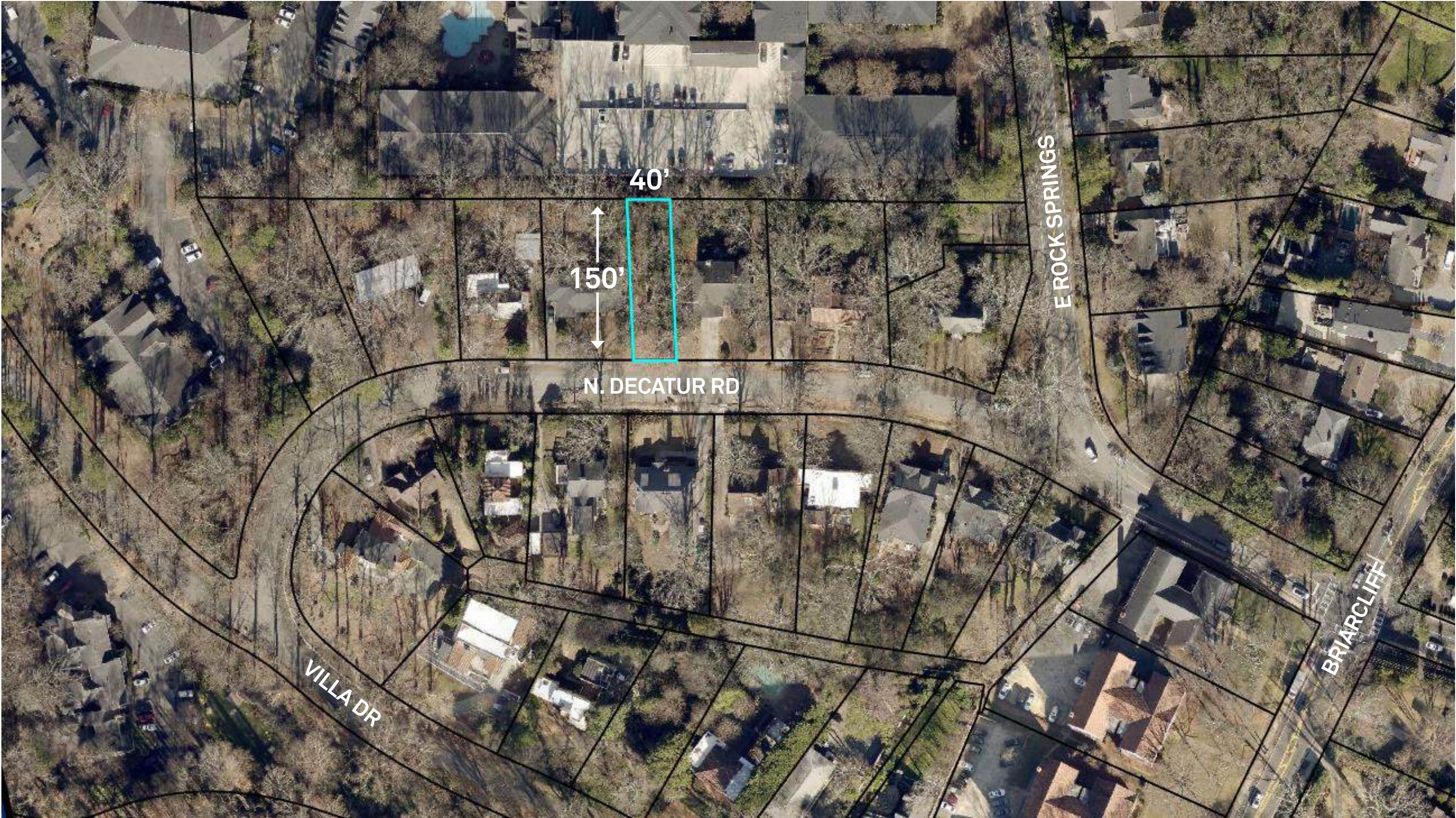
TWIN OAKS

1208 N. DECATUR ROAD
ZBA APPLICATION

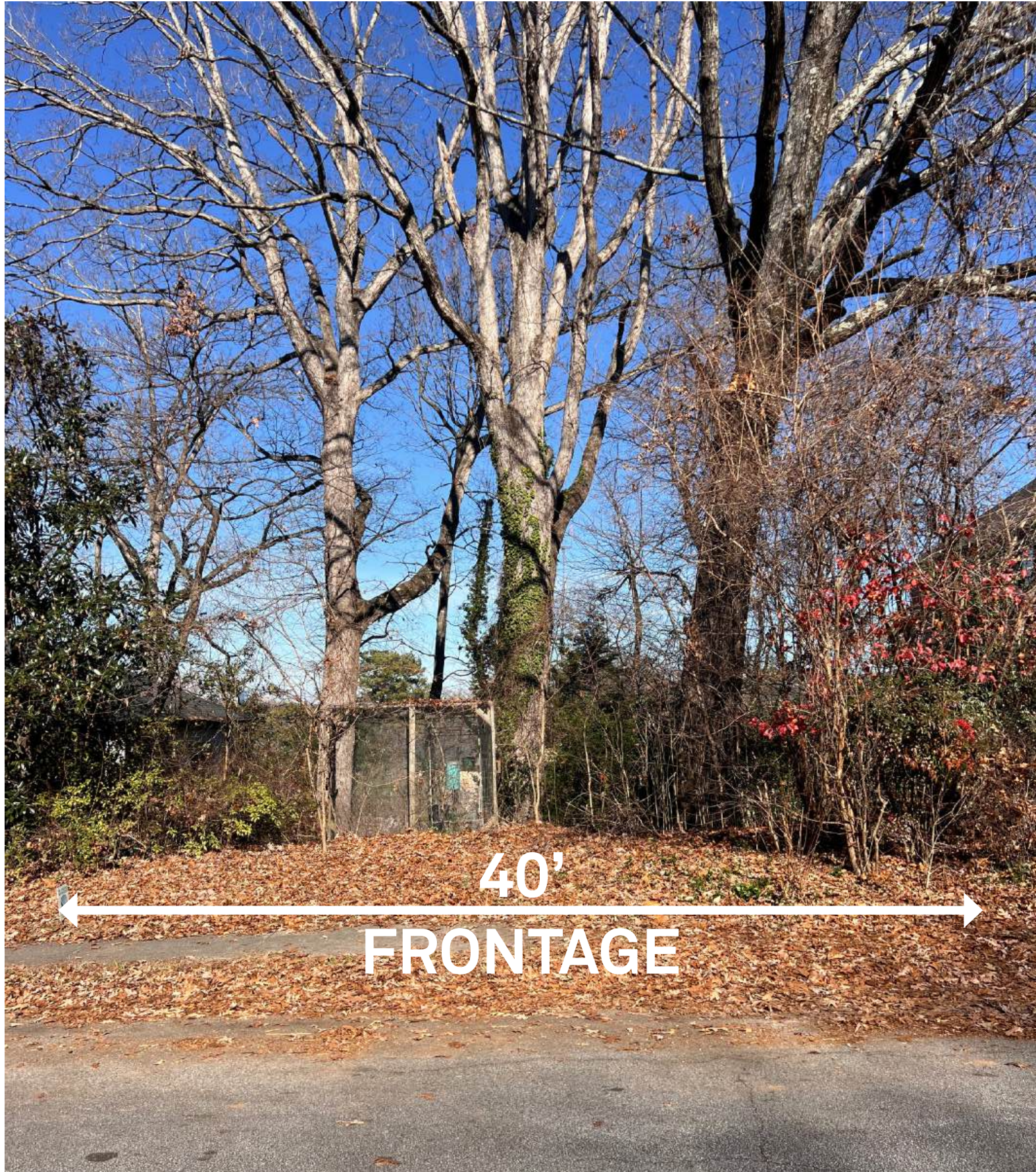


_MATERIAL CONTEXT
26.03.13

SITE CONDITIONS
NARROW LOT



The lot is only 40' wide. While this is the minimum for this zoning district, it is the narrowest lot on the block making it one of the more uniquely challenging conditions in the neighborhood, especially when combined with the other conditions.

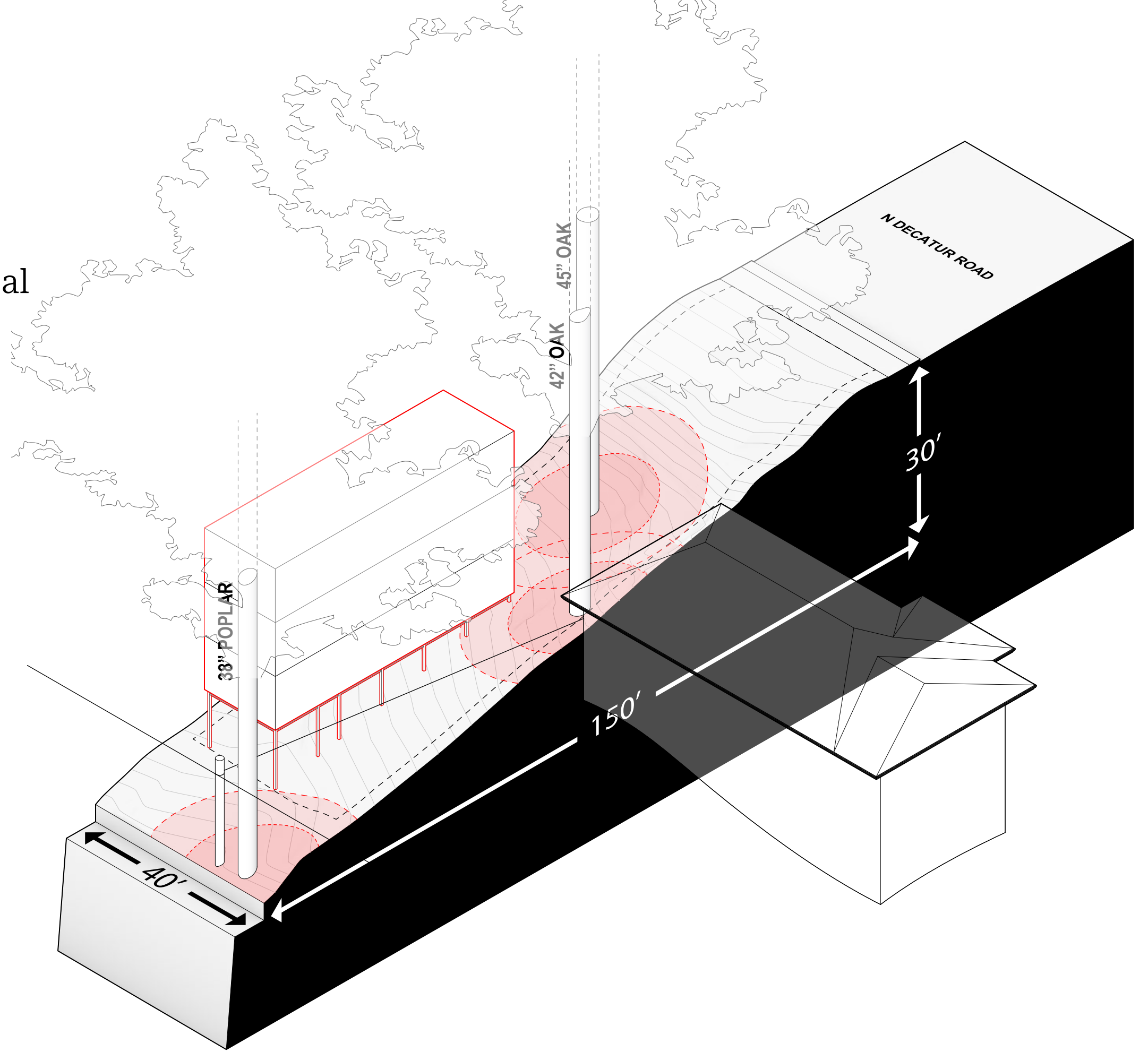


There are several specimen trees on the site, two of which are these 42" and 45" White Oaks, which are approximately 200 years old. Our proposed design retains these trees by minimizing excavation and re-grading on site.



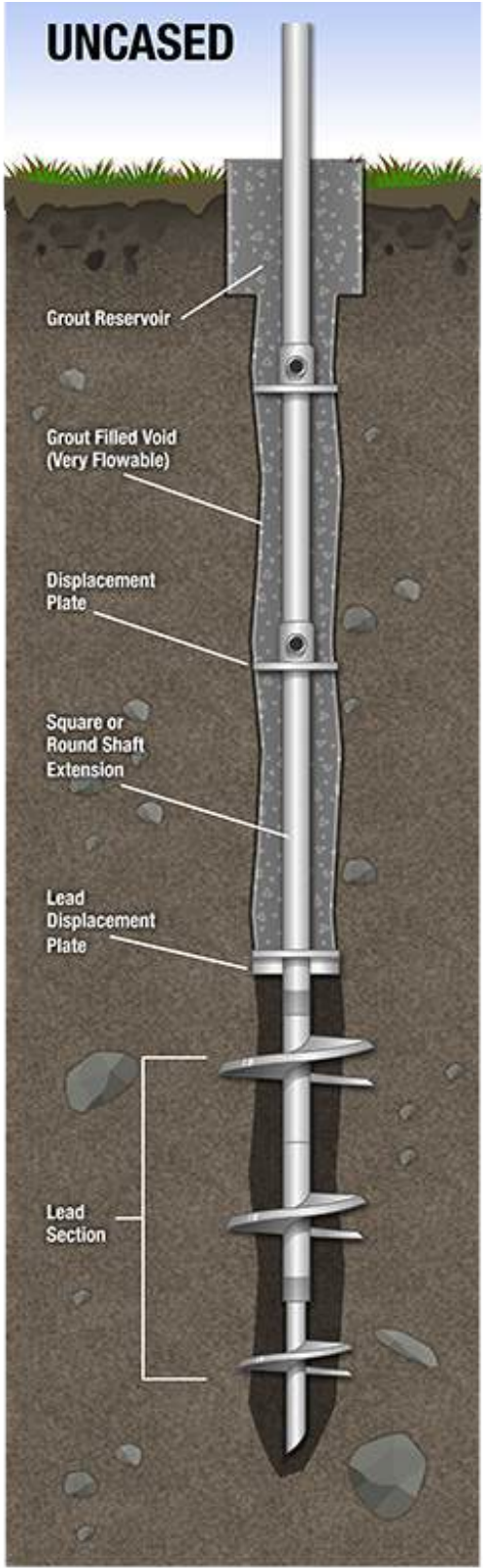
HOW THE DESIGN PRESERVES THE TREES
HOUSE ON PIERS

The footprint of the house is minimized to 17' x 58' long, and is situated to minimize intrusion onto the trees' critical root systems.



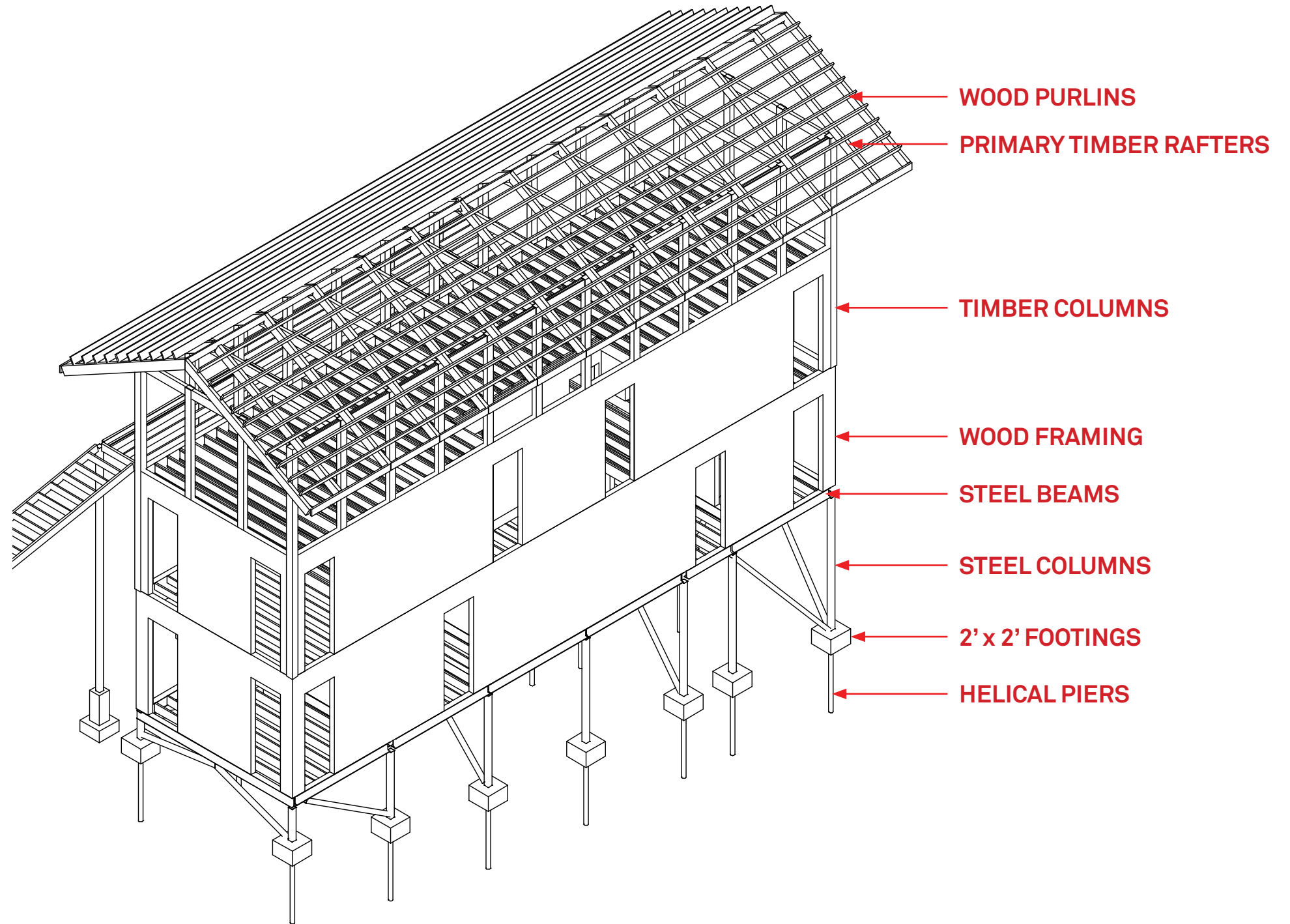
HOW THE DESIGN PRESERVES THE TREES
HELICAL PIERS MINIMAL FOOTPRINT

Requiring no excavation at all, helical piers are hydraulically screwed into the ground until they reach the required resistance below grade as specified by a geotechnical engineer.



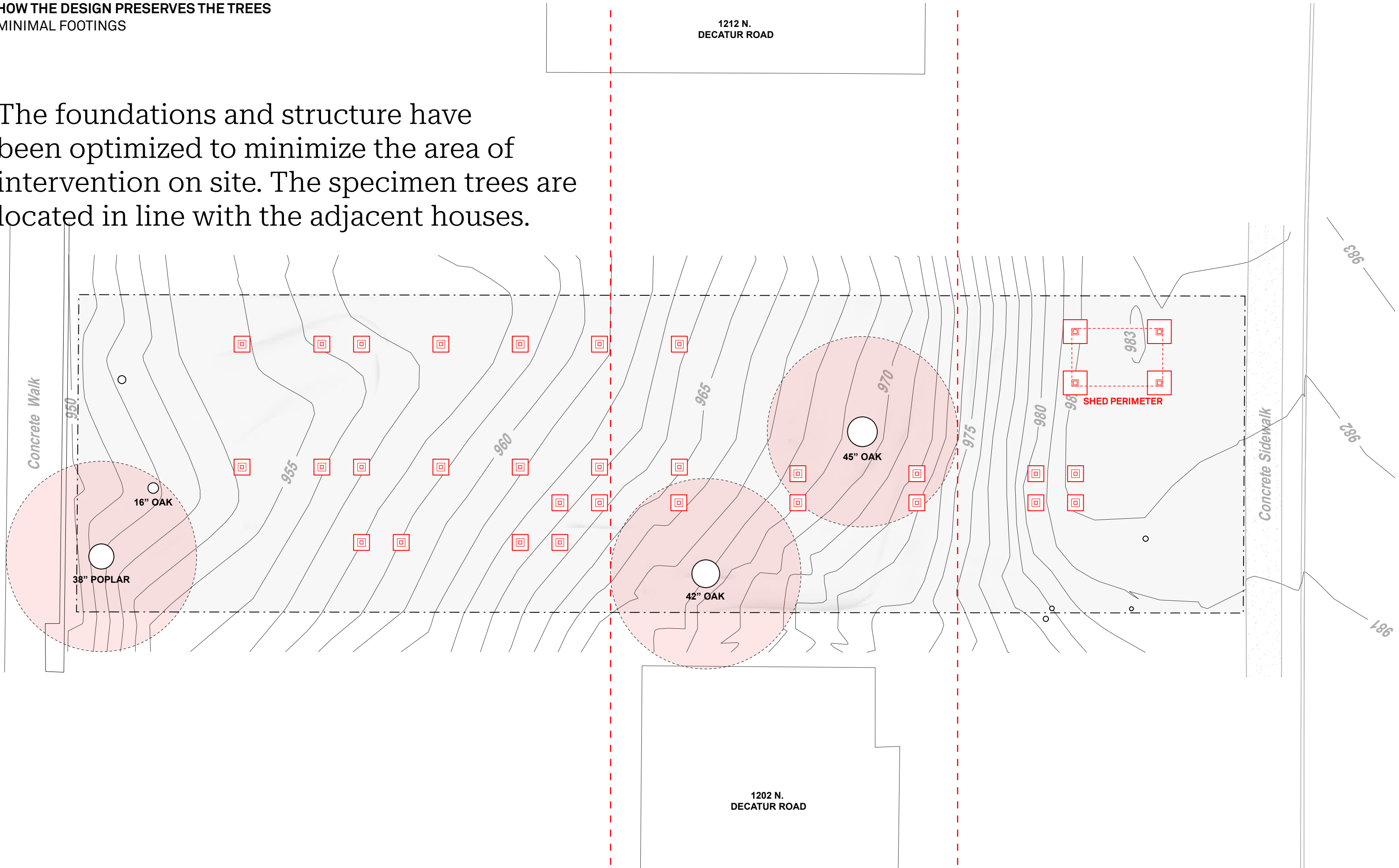
The house sits atop steel columns anchored via helical piers.

The timber-frame is optimized to resist wind loads on the raised structure.



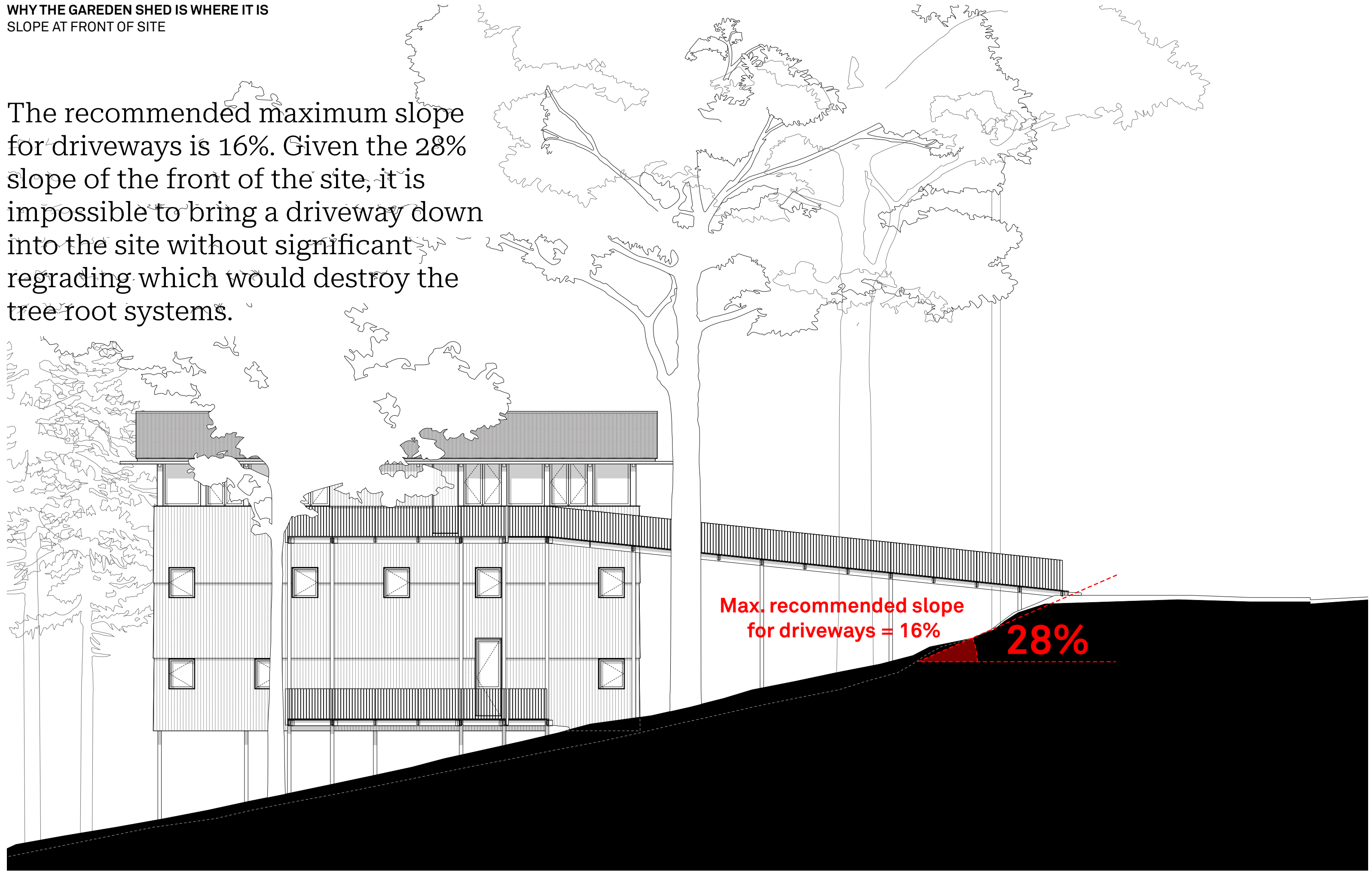
HOW THE DESIGN PRESERVES THE TREES
MINIMAL FOOTINGS

The foundations and structure have been optimized to minimize the area of intervention on site. The specimen trees are located in line with the adjacent houses.



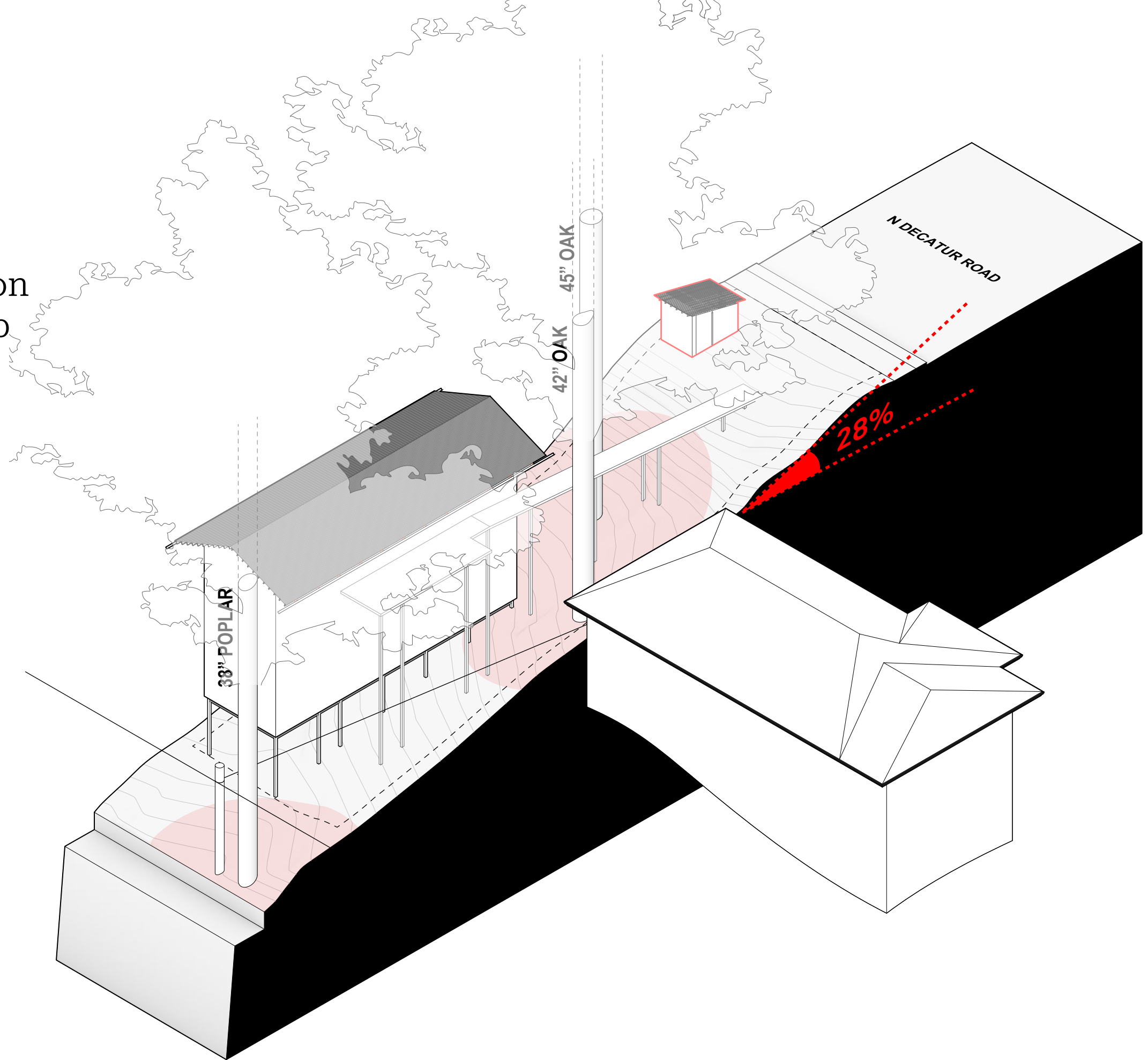
WHY THE GARDEN SHED IS WHERE IT IS
SLOPE AT FRONT OF SITE

The recommended maximum slope for driveways is 16%. Given the 28% slope of the front of the site, it is impossible to bring a driveway down into the site without significant regrading which would destroy the tree root systems.



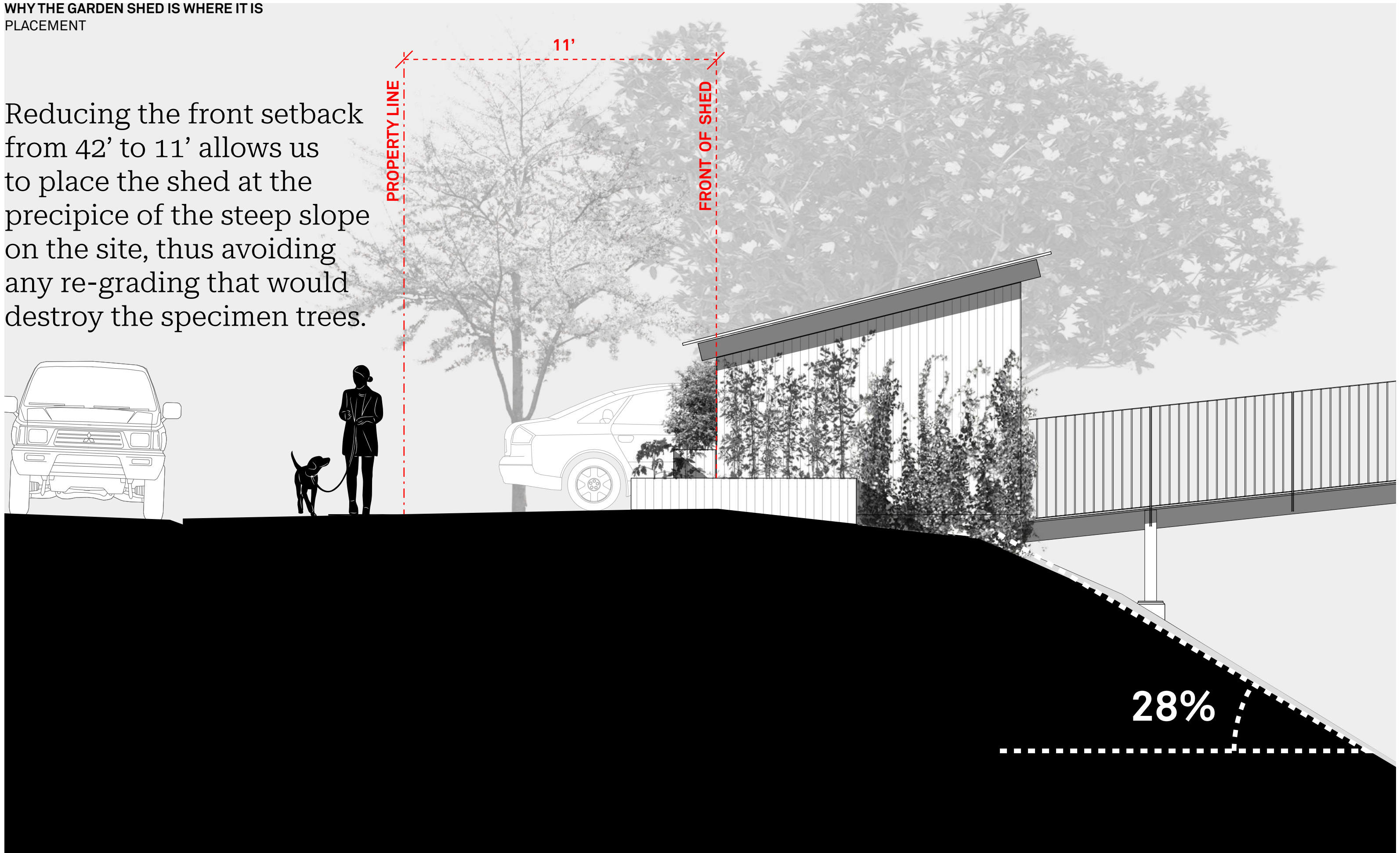
WHY THE GARDEN SHED IS WHERE IT IS
PLACEMENT

Placing the garden shed at the top of the site requires no regrading and eliminates any impact a vehicle would have on the root systems by driving up and down the slope.



WHY THE GARDEN SHED IS WHERE IT IS
PLACEMENT

Reducing the front setback from 42' to 11' allows us to place the shed at the precipice of the steep slope on the site, thus avoiding any re-grading that would destroy the specimen trees.



WHY THE GARDEN SHED IS WHERE IT IS
STREET VIEW

