

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer
Lorraine Cochran-Johnson

Director
Juliana A. Njoku

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

Applicant and/or
Authorized Representative: _____

Mailing Address: _____

City/State/Zip Code: _____

Email: _____

Telephone Home: _____ Business: _____

OWNER OF RECORD OF SUBJECT PROPERTY

Owner: _____

Address (Mailing): _____

Email: _____ Telephone Home: _____ Business: _____

ADDRESS/LOCATION OF SUBJECT PROPERTY

Address: _____ City: _____ State: _____ Zip: _____

District(s): _____ Land Lot(s): _____ Block: _____ Parcel: _____

Zoning Classification: _____ Commission District & Super District: _____

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 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.

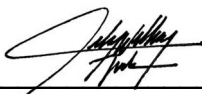
DATE: _____

Owner

Signature:  _____
CHRISTOPHER AARON SWOPE OWNER

DATE: _____

Applicant

Signature:  _____
BILL AGUILAR, P.E.

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: _____ Applicant/Agent Signature:  _____
BILL AGUILAR, P.E.

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 CHRISTOPHER AARON SWOPE
Notary Public	_____	Owner Signature _____
Notary Public	_____	Owner Signature _____



March 16, 2026

DeKalb County Board of Zoning Appeals
1300 Commerce Drive
Decatur, GA 30030

RE: Variance Application for 2780 Delcourt Drive, Decatur, GA

To the Members of the Board of Zoning Appeals,

Please accept this letter of intent as I am the civil engineer and authorized representative for the property owner of 2780 Delcourt Drive. We are respectfully requesting a variance from Section 27-2.2.1 to reduce the required front yard setback from 30 feet to 15 feet. This adjustment is necessary to allow for the demolition of the existing structure and the construction of a new single-family residence.

The request is supported by the following hardship criteria:

Site Conditions: The lot is significantly constrained by an existing creek and associated floodplain. The existing driveway is grandfathered into this area, leaving a very limited buildable footprint. Shifting the house toward the front is the only way to build outside the sensitive environmental zone.

Functionality and Compatibility: The proposed 3,120 sq. ft. home is designed to meet modern housing trends and functional needs. This size is consistent with neighborhood compatibility and current planning standards for new construction in the area.

Public Welfare: The variance will not negatively impact the community. The street features diverse lot sizes, and the property sits across from a public school, meaning the reduced setback won't infringe on residential privacy. Furthermore, the placement of the new house ensures the floodplain remains protected, preventing any additional flooding risks.

Ordinance Hardship: Strict adherence to current ordinances prevents any meaningful improvement to the property. Given the topography and floodplain, any feasible redevelopment of this site would require a variance.

Intent of Setbacks: While setbacks typically ensure buffers between structures, the immediate neighbors are situated at a significant distance. The 15-foot setback will not create crowding. Additionally, this project supports suburban land use goals by encouraging infill development to help alleviate the local housing crisis.

Thank you for your time and consideration of this application. We look forward to discussing this project with you further.

Sincerely,

A handwritten signature in black ink, appearing to read 'Bill Aguilar'.

Bill Aguilar, PE
Director of Civil Engineering



70 Mansell Ct. | Suite 200 | Roswell, GA 30076
(C) 470-328-3870
billaguilar@axiscompanies.com

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. Bernhardt

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 A PORTION OF THE REFERENCED PARCEL IS IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

PANEL 13089C0059K EFFECTIVE DATE: 08/15/2019
 ZONE 'X', X-SHADED, AE & AE-HIGHRISK

- LEGEND •
 NOTE: ALL ITEMS IN THIS LEGEND MAY NOT APPEAR ON THIS PLAT.
 AKA ALSO KNOWN AS N/F NOW OR FORMERLY
 APD AS PER DEED NAIL NAIL FOUND
 APP AS PER PLAT P PLAT (BOOK/PAGE)
 BSL BUILDING (SETBACK) LINE POC POINT OF BEGINNING
 CP COMPUTED POINT POB POINT OF COMMENCEMENT
 CTP CRIMP TOP PIPE FOUND R RADIUS LENGTH
 OTP OPEN TOP PIPE FOUND R/W RIGHT-OF-WAY
 D DEED (BOOK/PAGE) RBF REINFORCING BAR FOUND
 DW DRIVEWAY (1/2" UNO)
 EP EDGE OF PAVEMENT RBS 1/2" REINFORCING BAR SET
 FFE FINISH FLOOR ELEVATION SW SIDEWALK
 FKA FORMERLY KNOWN AS SSE SANITARY SEWER EASEMENT
 IPF IRON PIN FOUND SSCO SANITARY SEWER CLEANOUT
 L ARC LENGTH SSMH SANITARY SEWER MANHOLE
 LL LAND LOT -X- FENCE LINE
 LLL LAND LOT LINE CB CATCH BASIN
 N NEIGHBOR'S SWCB STORM WATER CATCH BASIN
 WALL

CURVE RADIUS LENGTH CHORD CH.BEARING
 C1 367.51' 169.40' 167.90' S 68°09'39"W

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.

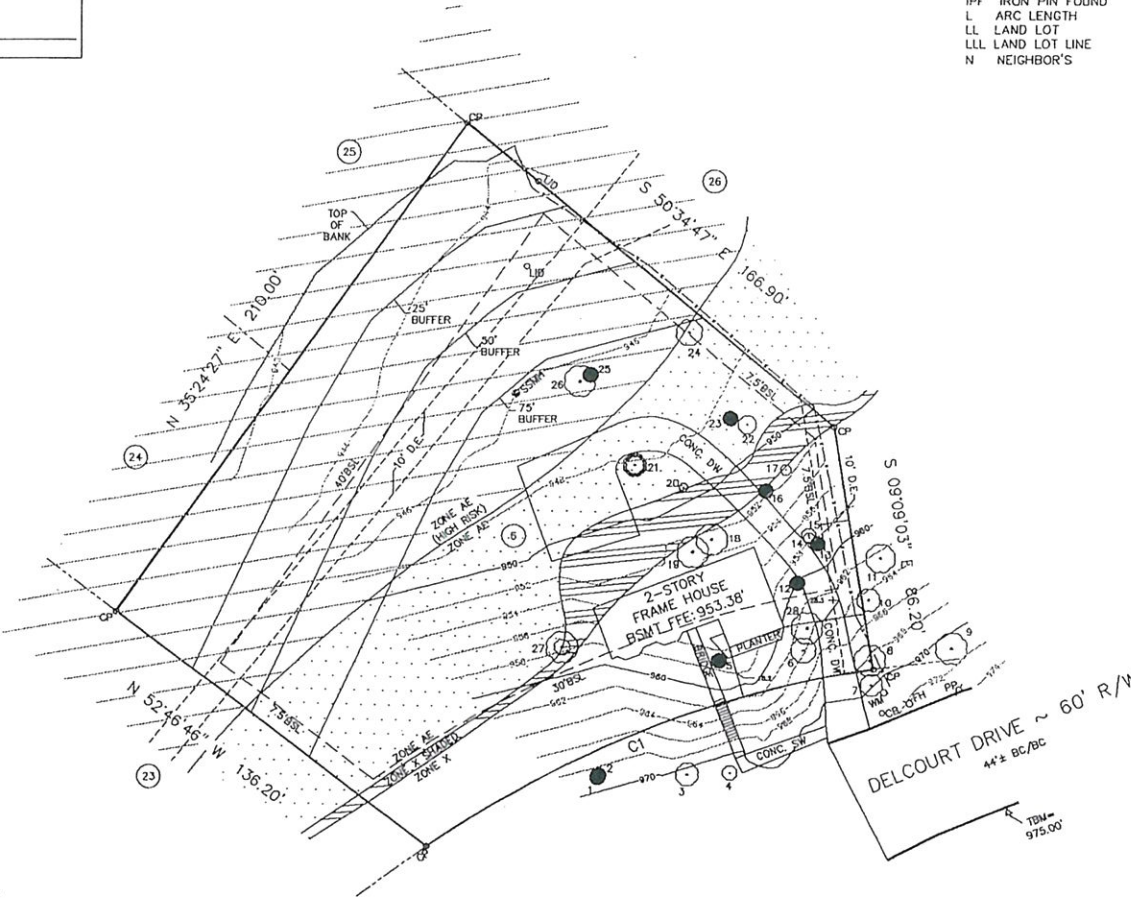
THIS MAP/PLAT WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY. THIS MAP/PLAT IS SUBJECT TO REVISIONS AND UPDATE UPON RECEIPT OF SAID TITLE COMMITMENT.

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 DRIFLINE).

NOTE: ANY & ALL UNDERGROUND UTILITIES, I.E. SEWER, STORM, GAS, WATER, ETC., HAVE NOT BEEN FIELD LOCATED BY CONVENTIONAL SURVEY METHODS.



TREE TABLE		
TR.NO.	DIAMETER	TYPE
1	25	PINE
2	22	PINE
3	18	OAK
4	10	OAK
5	21	PINE
6	15	OAK
7	17	OAK
8	25	OAK
9	28	OAK
10	18	OAK
11	22	OAK
12	22	PINE
13	33	PINE
14	9	OAK
15	11	OAK
16	21	PINE
17	8	OAK
18	42	OAK
19	32	OAK
20	6	OAK
21	18x15x13	OAK
22	14	OAK
23	16	PINE
24	20	OAK
25	50	PINE
26	32	OAK
27	28x12	OAK
28	29	OAK

PROPERTY ADDRESS: 2780 DELCOURT DR, DECATUR, GA 30033

LAND AREA: 27,208 SQ. FT. (626 AC.)

APPROXIMATE AREA: 4,186 SQ. FT. (95.8 AC.)

2024-08-15

PLAT PREPARED FOR: 2780 DELCOURT DRIVE

LOT 6 BLOCK 7 UNIT 7 COUNTY BOULDER ADJRS SUBDIVISION
 LAND LOT 147 18th DISTRICT PARCEL 83 18 147 02 130 071

DECATUR COUNTY, GEORGIA FILED DATE: 03-01-2025 AM

CITY OF DECATUR

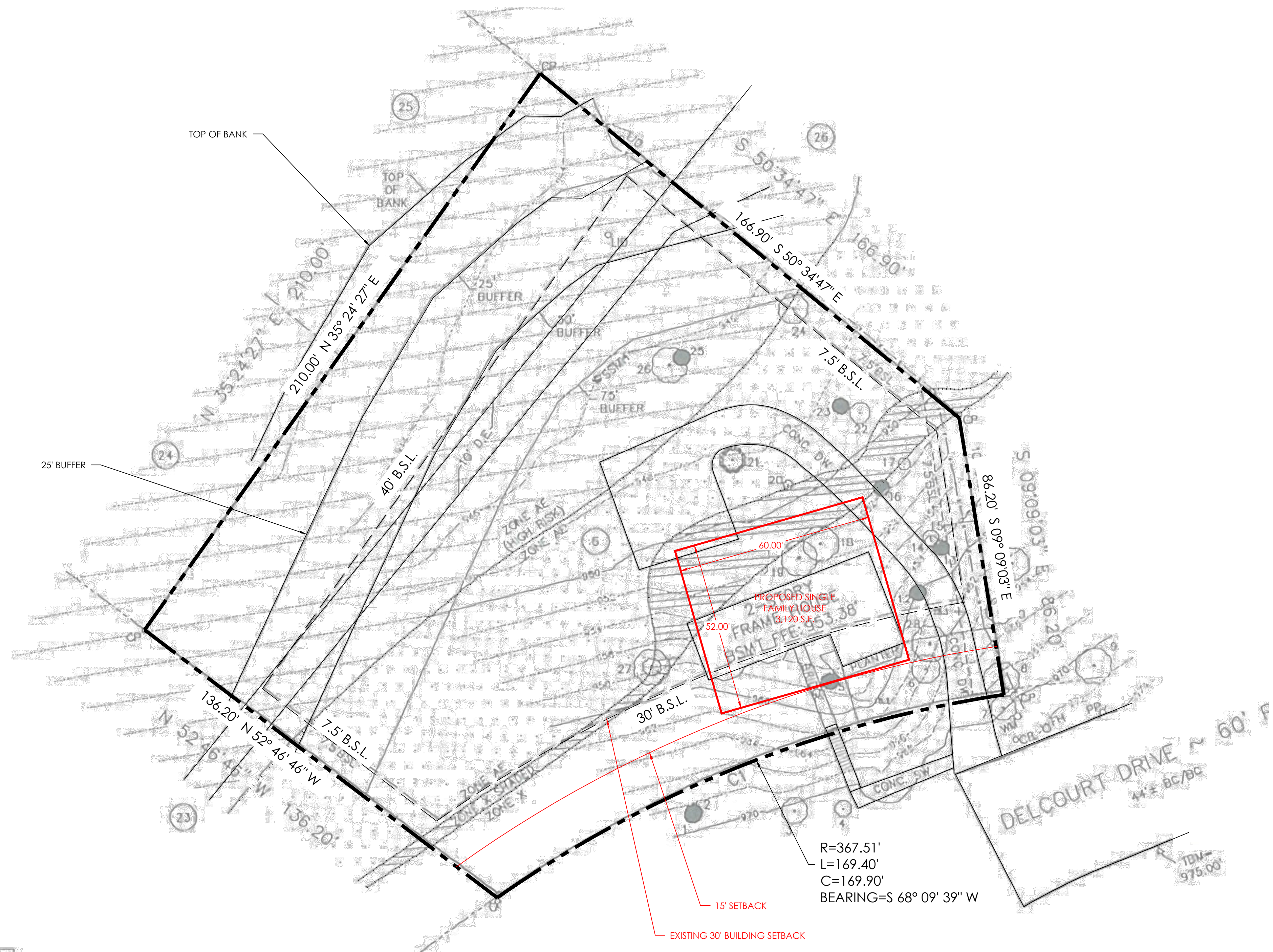
SURVEY BY: GERALD H. BERNHARD, RLS NO. 2688, 180 LAKE DR SW, DUBLIN, GA 30106
 (GA. REG. NO. 13884) PROFESSIONAL ENGINEER AND LAND SURVEYOR
 TEL: 404-949-8884 FAX: 404-949-7900

OPEN DATE: 03-01-2025
 THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 150-7 OF THE RULES OF THE GEORGIA BOARD OF REGULATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 10,000 FEET. AN IRON PILE CORNER OF 1/4" SECTION PER ANGLE POINT WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 10,000 FEET. AN ELECTRONIC TOTAL STATION WAS USED IN THE PREPARATION OF THIS PLAT. NO STATE PLATE MONUMENTS WERE FOUND OUT OF THIS PROPERTY.

IMPERVIOUS (IN SQUARE FEET)

HOUSE	1397
PLANTER	98
CONC. DW	2574
BRIDGE	95
STEPS	5
TOTAL IMPERVIOUS	4169



SITE DATA TABLE		
SITE ADDRESS: 2780 DELCOURT DRIVE, DECATUR, GA 30033		
CURRENT SITE AREA: ±0.86 ACRES (37,309 S.F.)		
CURRENT ZONING: R-75 (DeKALB COUNTY)		
ZONING REQUIREMENTS	EXISTING	PROPOSED
BUILDING SETBACKS		
FRONT SETBACK	30'	15'
SIDE SETBACK (EAST)	7.5'	±27'
SIDE SETBACK (WEST)	7.5'	±89'
REAR SETBACK	40'	±119'
IMPERVIOUS LOT COVERAGE	3,975 S.F.	5,698 S.F.

2780 DELCOURT DRIVE - VARIANCE

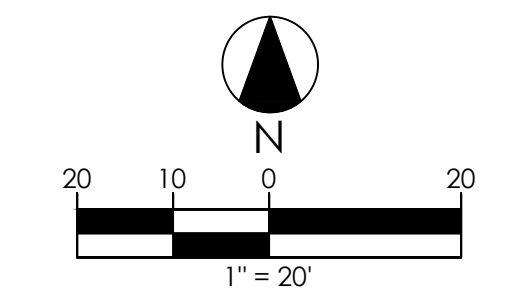
PROJECT ADDRESS:
2780 DELCOURT DRIVE
DECATUR, GA 30033
DeKALB COUNTY, GEORGIA

PREPARED FOR:



PROJECT REVISIONS

NO.	DATE	DESCRIPTION



3-16-2026
DATE

AXIS
INFRASTRUCTURE
70 MANSSELL CT., STE. 200
ROSWELL, GEORGIA 30076
PHONE: 678.395.4920

P.L.	BA	REV.	0
DRAWN	MA	REV. DATE	-
CHECKED	BA	ISSUE DATE	03.13.26

SHEET TITLE
SITE PLAN

SHEET NO.
C-1.0

