

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

Subject Property Address: 2726 CANDLER ROAD

City: DECATUR State: GA Zip: 43110

Parcel ID Number(s): 15 121 03 004 Acreage: 14.4

District: 04 Land Lot: 15 Block: Parcel:

Commission District(s): Super District:

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

*Damiani Henda*  
Signature

3/24/2026  
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](mailto:plansustain@dekalbcountyga.gov) with any questions

DEPARTMENT OF PLANNING & SUSTAINABILITY

**ZONING BOARD OF APPEALS APPLICATION**

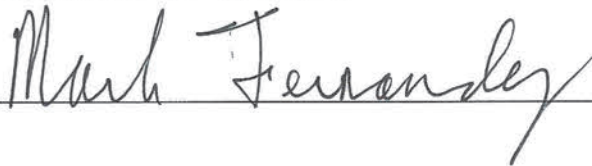
**AUTHORIZATION OF THE PROPERTY OWNER**

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: March 17, 2026

Applicant Signature: 

DATE: \_\_\_\_\_

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.

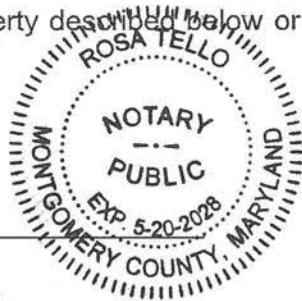
DATE: 3/24/2020 Applicant/Agent Agent - Expedite The Diehl, LLC  
Signature: Damiani Handa

TO WHOM IT MAY CONCERN:

(I)/ (WE): SAUL HOLDINGS LIMITED PARTNERS, By Saul Centers, Inc., General Partner  
(Name of Owners)

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

Rosa Tello  
Notary Public



Mark Fernandez  
Owner Signature

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Owner Signature

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Owner Signature

CL Carter, Lucas J <ljcarter@dekalbcountyga.gov>  
To [REDACTED]

Reply Reply All Forward Thu 1/29/2025 12:45 PM

If there are problems with how this message is displayed, click here to view it in a web browser.

1. Lucky for you there are no in person meetings. The only hearing will be before the Zoning Board of Appeals (ZBA) over Zoom. If he is coming to represent on the call then I may verbally confirm at the hearing.
2. You would be seeking a variance from two neighboring codes: Section 27-3.33.19 (F) & Section 27-3.33.19 (K) (4)

Here is a direct link to the code: [https://library.municode.com/ga/dekalb\\_county/codes/code\\_of\\_ordinances?nodeId=CODECO\\_CH27ZO\\_ART3OVDIRE\\_27-3.33\\_DIVISION\\_33IN20COCOVSQVDI\\_S3.33.19SIRE](https://library.municode.com/ga/dekalb_county/codes/code_of_ordinances?nodeId=CODECO_CH27ZO_ART3OVDIRE_27-3.33_DIVISION_33IN20COCOVSQVDI_S3.33.19SIRE)

And pasting the reviewer's comments for reference:

*Comment #11-5-26 The proposed wall is FAILED because sign it exceeds the 75 SF maximum or the maximum of the 10 percent of the front whichever is less. The property is zoned C-1 and is located within Tier 1 of the I-20 Overlay, Section 27-3.33.19(F) states: Each separate store front may have a maximum of two (2) wall signs, each of which shall not exceed an area of ten (10) percent of the area of the façade of the ground floor of the building or seventy-five (75) square feet, whichever is less. Comment #21-5-26 The proposed wall is FAILED because sign it exceeds the 18-inch maximum height. The property is zoned C-1 and is located within Tier 1 of the I-20 Overlay. Section 27-3.33.19(K)(4) which states: Sign lettering shall consist of block lettering in which individual letters are proportional in size to the overall size of the sign, but in no event shall individual letters exceed eighteen (18) inches in height.*

**Lucas Carter**  
Planner – Public Hearings – Zoning Board of Appeals – “Mr. Variance”  
DeKalb County | Planning & Sustainability | Current Planning/Zoning Division  
Government Services Center | 178 Sams Street | Decatur, GA 30030  
Email (Best): [LJCarter@DeKalbCountyGA.gov](mailto:LJCarter@DeKalbCountyGA.gov)  
Office: 470 – 561 – 3570





**Description of Property:**

The property at 2726 Candler Road, Decatur, GA 30034 (Tax ID #15 121 03 004) is zoned C-1 and Interstate 20 Corridor Compatible Use Overlay District. The property is 14.4 acres.

**Variances Sought:**

The applicant is seeking to install a wall sign for AutoZone on the front elevation of the tenant's space. The sign is remote mounted channel letters and measures 30'-10-7/8" x 2'-10" (87.57 square feet and 34 inches in height).

**Code Sections:**

Section 27-3.33.19 (F)

Each separate store front may have a maximum of two (2) wall signs, each of which shall not exceed an area of ten (10) percent of the area of the façade of the ground floor of the building or seventy-five (75) square feet, whichever is less.

Section 27-3.33.19 (K) (4)

Sign lettering shall consist of block lettering in which individual letters are proportional in size to the overall size of the sign, but in no event shall individual letters exceed eighteen (18) inches in height.

**Sec. 21-1. – Sign Purpose and findings**

The purpose and intent of the governing authority of DeKalb County in enacting this chapter are as follows:

- (1) To protect the health, safety and general welfare of the citizens of DeKalb County, and to implement the policies and objectives of a comprehensive development plan of the county through the enactment of a comprehensive set of regulations governing signs in DeKalb County;
- (2) To regulate the erection and placement of signs within DeKalb County in order to provide safe operating conditions for pedestrian and vehicular traffic without unnecessary and unsafe distractions to drivers or pedestrians;
- (3) To preserve the value of property on which signs are located and from which signs may be viewed;
- (4) To maintain an aesthetically attractive county in which signs are compatible with the use patterns of established zoning districts;

- (5) To maintain for the county's residents, workers and visitors a safe and aesthetically attractive environment and to advance the aesthetic interest of the county;
- (6) To establish comprehensive sign regulations that effectively balance legitimate business and development needs with a safe and aesthetically attractive environment for residents, workers, and visitors to the county;
- (7) To provide fair and reasonable opportunities for the identification of business which are located within DeKalb County, and to provide for the identification of the availability of products, goods or services so as to promote the economic vitality of businesses that are located within the county;
- (8) To ensure the protection of free speech rights under the State and United States Constitutions with DeKalb County;
- (9) To establish a permit system to allow specific types of signs in zoning districts consistent with the uses, intent and aesthetic characteristics of those districts;
- (10) To allow certain signs that are small, safe, unobtrusive and incidental to the principal use of the respective lots on which they are located, subject to the substantive requirements of this chapter but without a requirement for permits;
- (11) To provide for temporary signs in limited circumstances;
- (12) To place reasonable controls on nonconforming signs that are by definition contrary to the public health, safety and welfare while protecting the constitutional rights of the owners of said nonconforming signs; and
- (13) To prohibit all signs not expressly authorized by this chapter, to provide for the maintenance of signs, and to provide for the enforcement of the provisions of this chapter.

**Variance Criteria:**

**Section 21-27. Sign Variances.**

(a) Where a literal application of this article, due to special circumstances, would result in an unusual hardship in an individual case, a variance may be granted by the zoning board of appeals after receiving evidence that the applicant meets all of the following criteria:

1. Exceptional conditions pertaining to the property where the sign is to be located as a result of its size, shape, or topography, which are not applicable to other lands or structures in the area;

The property is a large shopping center with multiple tenants, entrances and elevations. The AutoZone tenant will be placed in the previous Big Lots store. The shopping center has a large parking lot, and the AutoZone storefront is 638.30 feet back from the main entrance on Candler Road. The tenant's leased space measures 142' 5" in length and the amount of negative space detracts from the sign legibility.

2. Granting the variance would not confer on the applicant any significant privileges which are denied to others similarly situated;

Granting the variance would not confer on the applicant any significant privileges which are denied to others in this shopping center. Other tenants in the shopping center have visible and legible signs that are aesthetically pleasing to the patrons entering the shopping center. The variance is the minimum necessary to allow AutoZone fair competition within the community.

3. The exceptional circumstances are not the result of action by the applicant;

The storefront entrance is 638.30 feet back from Candler Road entrance of the large shopping center. The storefront is also directly behind a Chase Bank located towards the front of the shopping center which will further block the view of AutoZone. The negative space on the large tenant storefront (142'5") will have an impact on the legibility of the sign from these distances. Strict application of the ordinance will create hardship and hazard, because the sign(s) will get lost on the façade and not be clearly visible.

This road is subjected to a large amount of transient traffic traveling on this road from Exit 65 (Candler Road/Decatur) on Interstate 20 and exit 48 (Flat Shoals Road/Candler Rd) from Interstate 285. Lack of signage could cause vehicular confusion, especially for people not familiar with the area. The safety and general welfare of the community is important. This is a motorist benefit for anyone with vehicular needs.

4. The requested variance is the minimum variance necessary to allow the applicant to enjoy the rights commonly enjoyed by others similarly situated;

The applicant is seeking an additional 12.57 square feet in signage area and 16 inches in letter height to ensure that the visibility and legibility of the sign are clear to patrons entering the large shopping center parking lot from Candler Road. The variance is the minimum necessary to allow AutoZone fair competition within the community. The sign effectively balances legitimate business and development needs with a safe and aesthetically attractive environment for residents, workers, and visitors to the county. Lack of legible signage from the entrance of the shopping center could cause vehicular confusion, especially for people not familiar with the area. The proposed signs would keep within the aesthetics of this zoning district and the surrounding areas.

5. Granting of the variance would not violate more than one (1) standard of this article; and

The proposed sign keeps with the intent and purpose of this article. The proposal is consistent with the intent of the Dekalb County sign ordinance intents and purposes. The aesthetic nature of the nationally recognized sign branding is within the nature of the C-1 Zoning and I-20 Corridor Overlay district. AutoZone provides safety and general welfare of the community by providing automotive needs (i.e. battery testing and installation, windshield wiper installation, check engine light diagnostics) to its citizens and those unfamiliar with the area. Patrons in distress from car troubles will need to quickly identify where the AutoZone is

located upon entering the large parking lot. Sign visibility and legibility are key factors in the safety and general welfare of the patrons looking for the store.

6. Granting the variance would not result in allowing a sign that interferes with road or highway visibility or obstruct or otherwise interfere with the safe and orderly movement of traffic.

Granting the variance would not result in a sign that interferes with the road or highway visibility or obstruct or otherwise interferes with the safe and orderly movement of traffic. The sign will be set back 638.30 feet from Candler Road. The AutoZone storefront is obstructed by the Chase Bank outparcel that is in front of the shopping center.

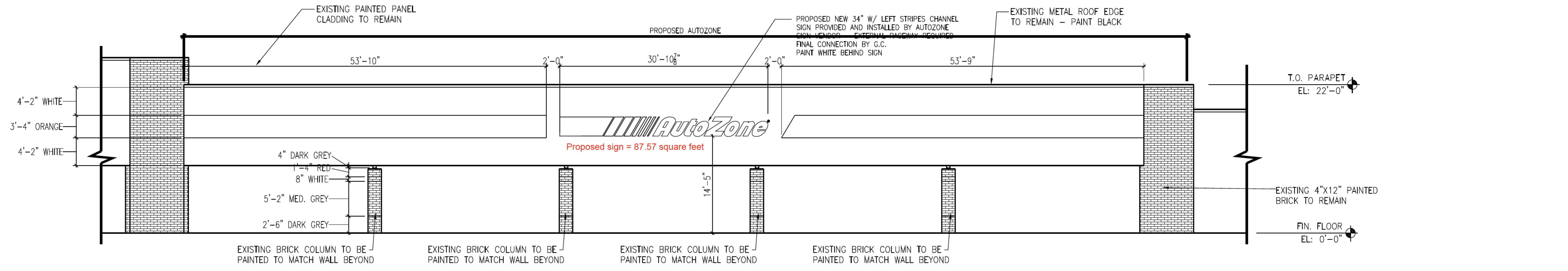
(b) No variance shall be granted to the height of a sign or the aggregate area of signs permitted on a lot.

This is a large shopping center and the aggregate area of the signs for the lot are over the code allowance for the zoning and overlay district.

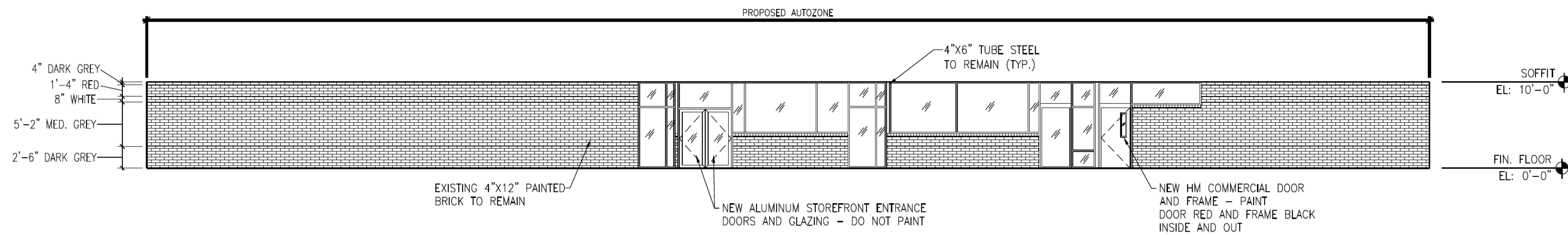
(c) No variance shall be granted which increases the size of a sign more than twenty (20) percent of that allowed by this chapter. (Ord. No. 13-03, Pt. I, 6-10-03)

The sign proposed does not exceed 20% of the storefront. The applicant is seeking signage and additional 12.57 square feet and 16 inches in letter height from the I-20 Overlay district allowances for legibility of the sign in the large shopping center. Granting the sign will comply with the aesthetic and safety requirements of the code.





1/8" = 1'  
EXTERIOR ELEVATION - FRONT 1



1/8" = 1'  
EXTERIOR ELEVATION - STOREFRONT 2

EXISTING PAINT SCHEME IN REAR  
TO REMAIN UNCHANGED

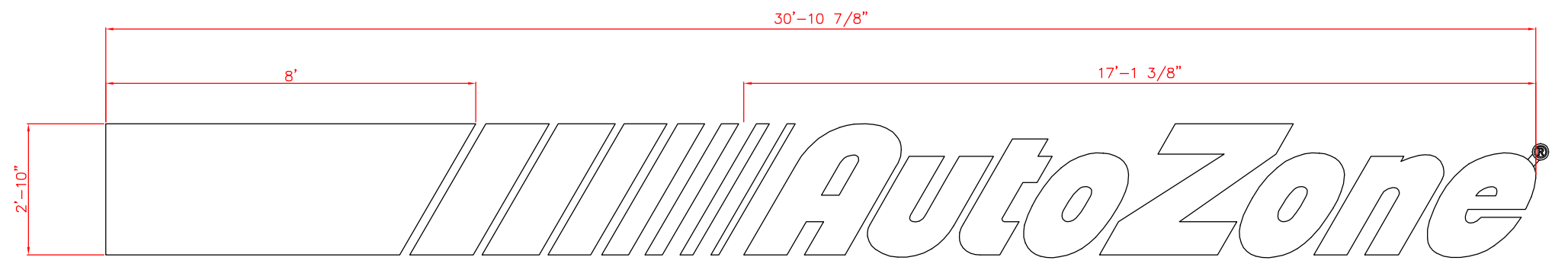
REVISIONS	
1	4
2	5
3	6

AutoZone Store No. 10788  
2738 CANDLER RD  
DECATUR GA 30034  
EXTERIOR ELEVATIONS / NOTES

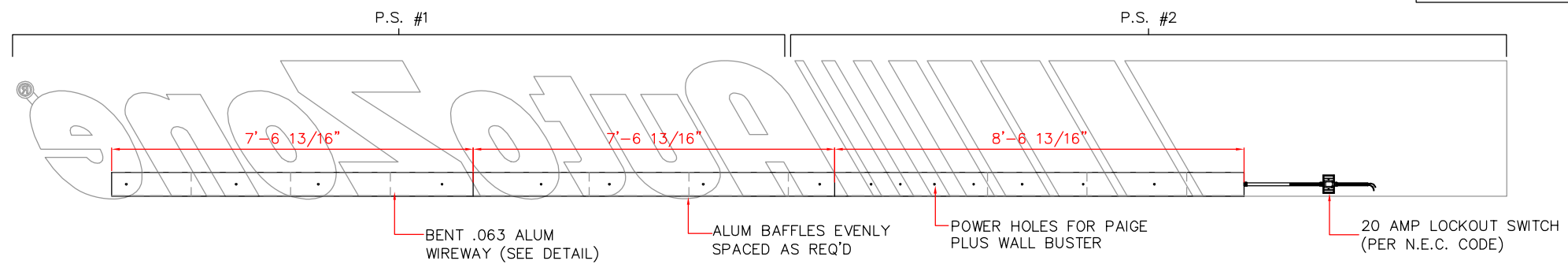
Architect: GEORGE CALLOW  
123 South Front Street  
Memphis, Tennessee 38103  
TEL: 901-495-8705 FAX: (901) 495-8969  
For Bidding & Contractor Information Contact:  
Dodge Data & Analytics, Tel. 1-844-326-3826 ext 9429  
Cindy.searcy@construction.com

09/09/2025  
7N2-REMODEL

A-3



.090 ALUM "LOLLIPOP" ATTACHED TO BACK OF "e" AS REQ'D PAINTED WHITE WITH RED VINYL TO MATCH PMS 485



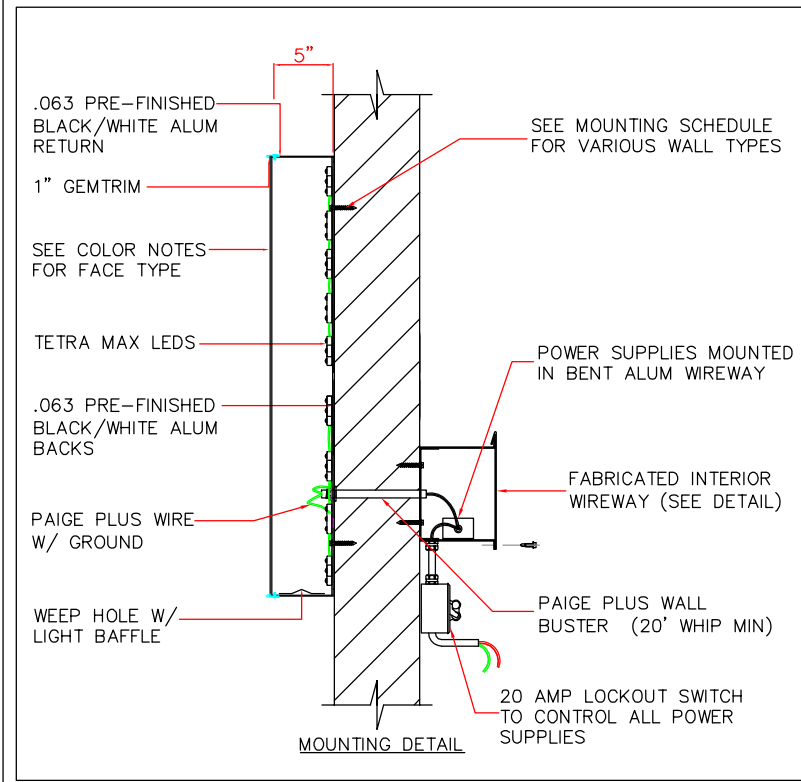
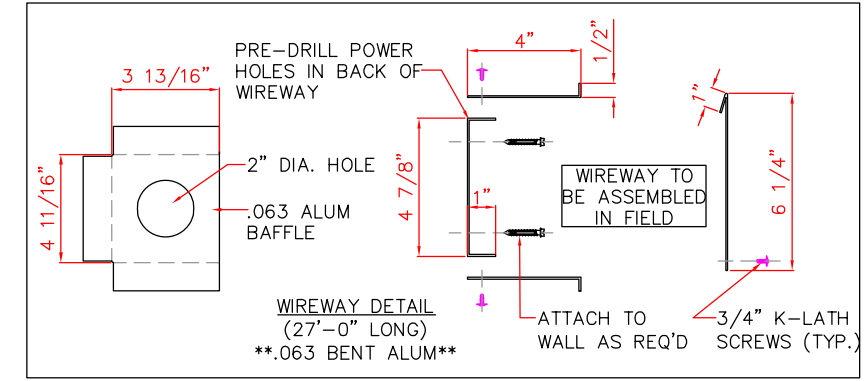
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.



**ELECTRICAL NOTES \*\*SEE GE LED LAYOUT\*\***  
 (121) TOTAL MODS OF GEMXPO-1 (ORANGE) LEDS  
 (118) TOTAL MODS OF GEMXRD-1 (RED) LEDS  
 (239) TOTAL AMOUNT OF LEDS  
 (2) GEPS12-60U MULTI-TAP P.S. (0.65 MAX AMPS EA.)  
 1.3 TOTAL AMOS @ 120V  
 (1) 20 AMP LOCKOUT SWITCH

WALL SYSTEMS	FASTENER TYPE	
METAL OR EIFS	3/8" TOGGLE BOLT	
TILT-UP CMU - EMBED MIN. 3"	3/8" DIA. RED HEAD LARGE DIAMETER TAPCON FASTENER	

**NOTES**  
 2'-10" X 30'-10 7/8" X 5" DP. REMOTE MOUNTED CHANNEL LETTERS  
 .063 BLK/WHT STAPLED ALUM RETURNS  
 ATTACH TRIM CAP USING #8 SHEET METAL SCREWS MAX 10" APART  
 PAIGE PLUS WIRE W/ GROUND OUT BACK OF LETTER W/ 20' WHIP  
 .063 BLK/WHT ALUM BACKS  
**COLORS**  
 "STRIPES" FACES- .177 #2119 ORANGE ACRYLIC  
 "AUTOZONE" FACES- .177 #2662 RED ACRYLIC  
 GEMTRIM/RETURNS- BLACK  
 WIREWAY- PAINT TO MATCH SW 6091 RELIABLE WHITE  
 INTERIOR OF LETTER CANS TO BE WHITE



- SHIPPING LIST:**
- (16) PAIGE PLUS WALL BUSTERS
  - (50) MOUNTING ASSEMBLIES
  - (56) 2" TAP CON SCREWS
  - (56) 2" #14 SELF-TAP SCREWS
  - (1) INTERIOR WIREWAY
  - (2) WIREWAY ENDCAPS W/ PASS THRU
  - (2) WIREWAY ENDCAPS
  - (9) WIREWAY BAFFLES
  - (1) 20 AMP LOCKOUT SWITCH

		CUSTOMER: <b>AutoZone</b>	
1771 INDUSTRIAL RD. DOTHAN, AL 36303 PHONE: (334) 836 1400 FAX: (334) 836 1401		LOCATION: STANDARD	
DATE: 3/14/21	BY: RES	ACCOUNT MANAGER: HOLLAND	ITEM NUMBER: AZ-34-CL-RW-LED-LS
REVISED:	BY:	SCALE: 3/8"=1'-0"	WIND LOAD:
REVISED:	BY:	APPROVED BY:	APPROVED DATE:
REVISED:	BY:	ESTIMATED WEIGHT:	



# Sunshine Shopping Center



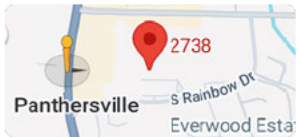
Imagery ©2026 Airbus, Maxar Technologies, Map data ©2026 Google 200 ft

Measure distance  
Total distance: 638.30 ft (194.55 m)

2772 Candler Rd



Image capture: Apr 2025 © 2026 Google





Google Street View  
Jan 2023

Image capture: Jan 2023 © 2026 Google

