

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer
Lorraine Cochran-Johnson

Director
Juliana A. Njoku

ZONING BOARD OF APPEALS (ZBA) APPLICATION

to Amend the Official Zoning Map of DeKalb County, Georgia

APPLICANT/OWNER: SHEPHERD CENTER, INC

Subject Property Address: 1932 CLAIRMONT ROAD

City: DECATUR State: GA Zip: 30033

Parcel ID Number(s): 18 103 01 006

Commission District(s): 2 Super District(s): 6 Acreage: 1.90

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

Kush Patel

Signature

04/06/2026

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

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.

04/06/2026

Date

Kush Patel

Applicant/Owner Signature:

TO WHOM IT MAY CONCERN:

(I)/ (WE): Shepherd Center, Inc.

(Name of Owners)

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



Notary Public

Susan Speer Holt
NOTARY PUBLIC
DEKALB COUNTY, GEORGIA
My Commission Expires 03/12/2029



Owner/Applicant Signature

Stephen K. Marsh, Shepherd Center, Inc.
General Counsel + Chief Compliance Officer

Date:

4/6/26

DEPARTMENT OF PLANNING & SUSTAINABILITY

ZONING BOARD OF APPEALS APPLICATION

AUTHORIZATION OF THE PROPERTY OWNER

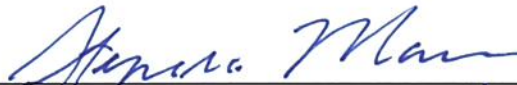
I hereby authorize the staff and members of the Zoning Board of Appeals to inspect the premises of the Subject Property.

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: 04/06/2026

Applicant
Signature:


Stephen K. Marsh, Shepherd Center, Inc.
General Counsel + Chief Compliance Officer

DATE: _____

Applicant
Signature: _____

April 6, 2026

DeKalb County Department of Planning & Sustainability
Attn: Director of Planning
178 Sams Street
Decatur, GA 30030

RE: *Request for Variances for 1924 and 1932 Clairmont Road, Decatur, GA.*

Dear Director and Staff,

This Letter of Intent is submitted in support of an application for variances from **Section 6.1.3.5** and **Section 5.4.5** of the DeKalb County Code of Ordinances for the above-referenced property.

The subject property is located at 1924 Clairmont Road, Decatur, GA (PID 18 103 01 007) which at the time of this application is in the process of being combined with 1932 Clairmont Road, Decatur, GA (PID 18 103 01 006) to form an overall parcel of 1.9 acres with the latter's address and parcel id number. Shepherd Pathway's is a non-profit entity that operates a rehabilitation facility at 1932 Clairmont Road. As part of their operations, they are currently leasing off-site parking spaces for their employees and patients to park at and walk to. In an effort to ease employees' and patients' experience, they purchased the property adjacent to themselves located at 1924 Clairmont Road. The proposed plan for the center is to demolish the existing building at 1924 Clairmont Road and convert the use into a parking lot. The requests for variances to Section 6.1.3.5 and Section 5.4.5 not only arises from the above-mentioned plan but also are existing non-conformities. The existing building at 1932 Clairmont Road encroaches into the 50' transitional buffer and has parking that is in the front yard.

We respectfully requests variances from the following sections of the Code:

- **Section 6.1.3.5**, to permit parking in the front yard of the new combined lot.
- **Section 5.4.5**, to allow for a reduction of the required transitional buffer from 50' to 40', to allow all existing encroachments into the buffer to remain as-is, existing detention ponds in transitional buffer to not be planted to buffer standards.

These requests are limited in scope and represent the minimum relief necessary to reasonably develop and use the property. They are warranted due to unique site conditions that create practical difficulty in meeting the strict application of the Code, including but not limited to:

- As previously mentioned, existing conditions are existing non-conformities to the current DeKalb County Code. The variance request is to make them legal conforming.
- With the required transitional buffer at the rear of the lot, it is impossible to avoid the need for the variance to allow front yard parking.

These conditions are not self-imposed and are specific to the subject property, making strict compliance with Sections 6.1.3.5 and 5.4.5 unreasonable without variance relief.

Granting the requested variances will remain consistent with the purpose and intent of the DeKalb County Code of Ordinances. The proposed development:

- Preserves the overall goals of public safety, orderly development, and aesthetic quality;
- Does not undermine the intent of the regulations from which relief is sought; and
- Maintains consistency with surrounding land uses and development patterns.

Approval of the variances will not negatively impact adjacent properties or the surrounding community. Specifically, no adverse effects on traffic, drainage, utilities, or public services are anticipated; the request will not impair neighboring property values or use and enjoyment; and the proposal complies with all other applicable zoning, building, and development regulations.

For the reasons stated above, we respectfully requests approval of the variances from Section 6.1.3.5 and Section 5.4.5. The requested relief is reasonable, justified by site-specific conditions, and consistent with the intent of the DeKalb County Code of Ordinances.

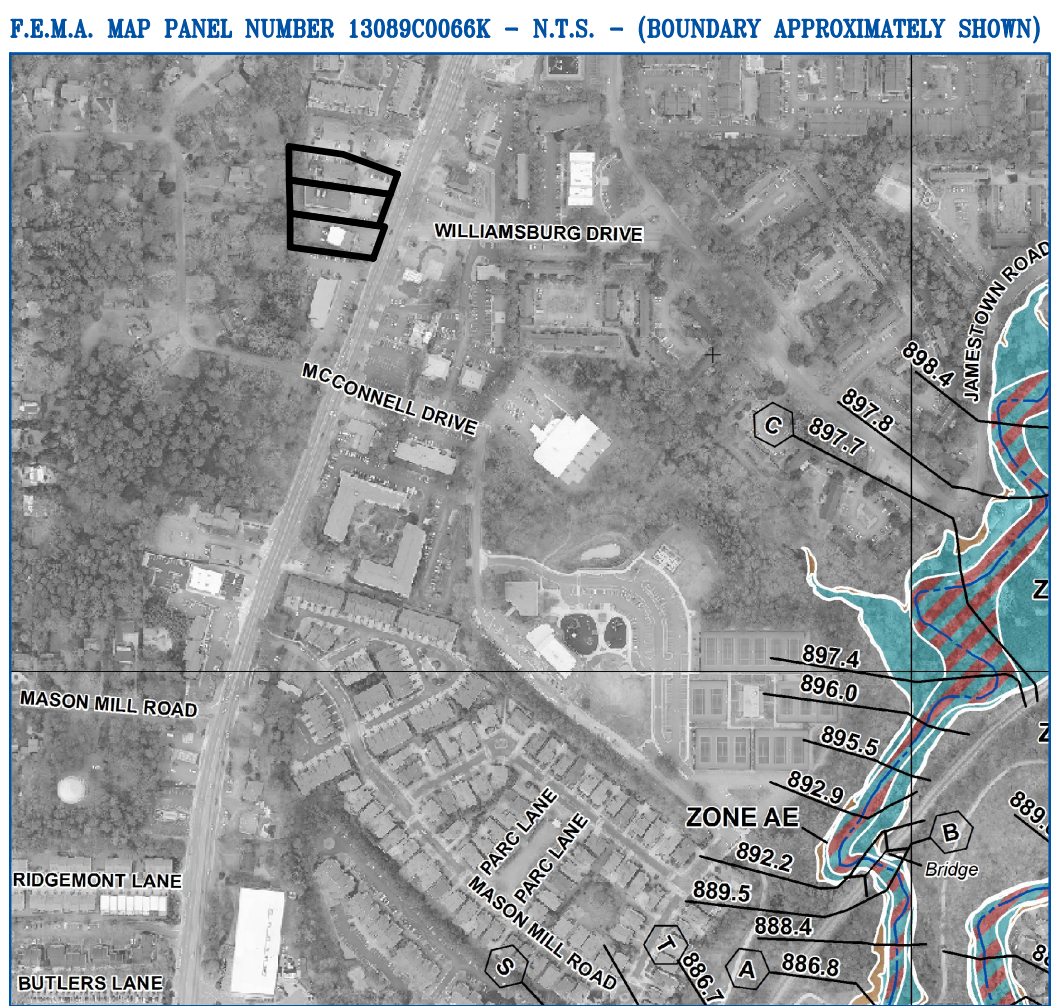
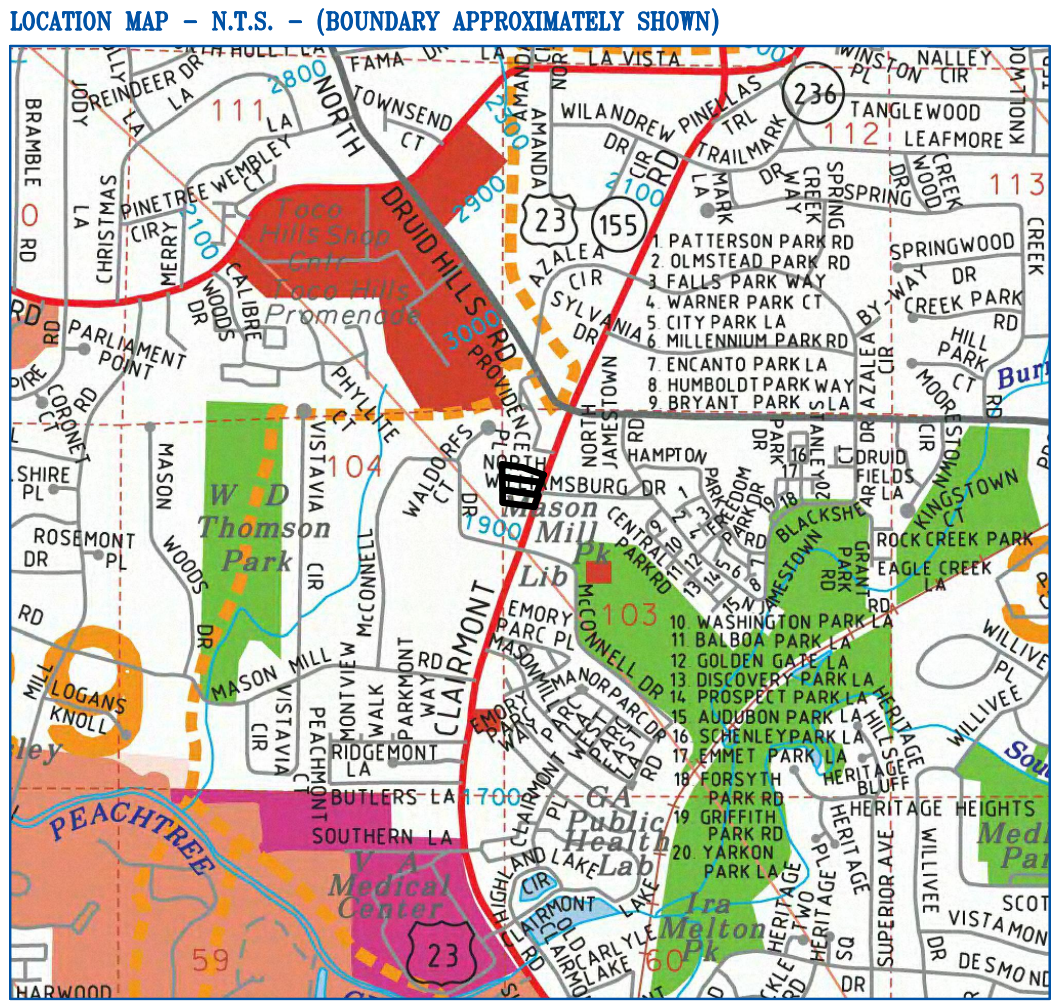
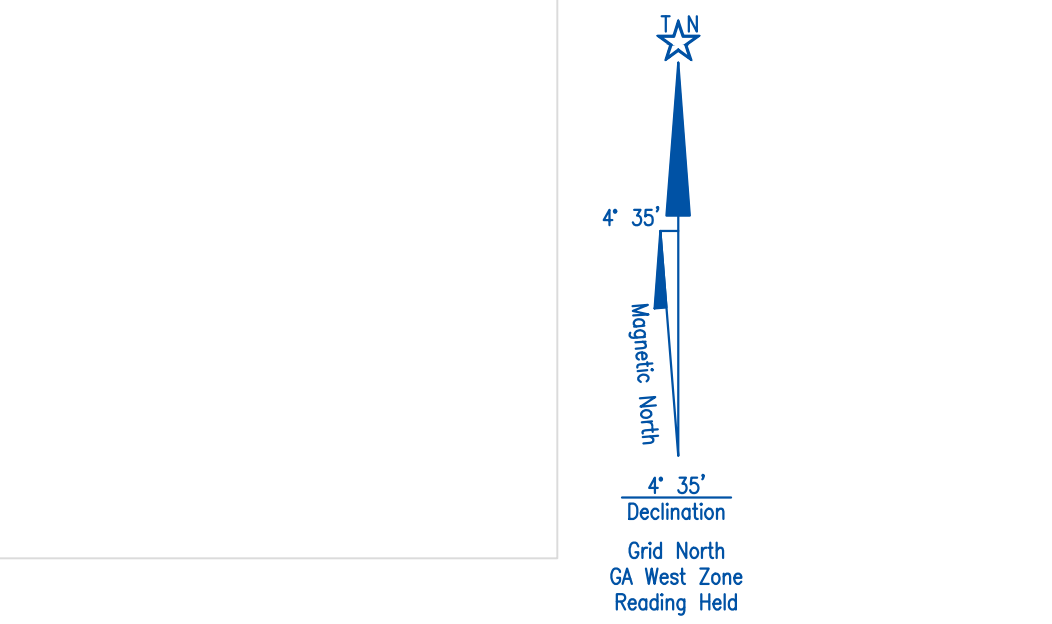
Thank you for your time and consideration. Please feel free to contact me should you require any additional information.

Sincerely,

Kimley-Horn and Associates

A handwritten signature in blue ink, appearing to read 'K. Patel', with a long horizontal flourish extending to the right.

Kush Patel, P.E.



ALTA/NSPS LAND TITLE SURVEY FOR:	1924, 1932, & 1942 Clairmont Road, Decatur Georgia 30033	DATE: 12/8/25	SCALE: 20'
DRAWING NUMBER: 6190	— SHEPHERD CENTER, INC. A GEORGIA NONPROFIT CORPORATION — — CALLOWAY TITLE AND ESCROW, LLC — — STEWART TITLE GUARANTY COMPANY — — CHAMBERLAIN, HRDLICKA, WHITE, WILLIAMS & AUGHTRY, P.C. —	REVISION: BY DATE Engineer Comments/Add Title BC 2/25/26	
LAND LOT: 103	18th DISTRICT	SECTION	DeKalb COUNTY, GA
LOT:	BLOCK:	UNIT:	PHASE:
SUBDIVISION:			
PLAT BOOK: , PAGE	PARTY CHIEF: J.J.	FIELD DATE:	SHEET 1 OF 1
DEED BOOK: , PAGE	DRAFTER: BJC	12/23/25	

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.

COMMITMENT NO. 2-44796(D) (EXHIBIT A)

TRACT 1:
All that tract, or parcel of land lying and being in Land Lot 103 of the 18th District of DeKalb County, Georgia, Clairmont Heights Subdivision, and being more particularly described as follows:
BEGINNING at a point on the westerly side of Clairmont Road at a distance of 641.97 feet north from the 60 foot right of way of McConnell Drive, (said right of way of Clairmont Road being 66 feet of this point), thence running north 81 degrees 12 minutes 10 seconds west a distance of 17.36 feet to a point on the westerly side of Clairmont Road (100 foot right of way) and the TRUE POINT OF BEGINNING; thence running north 81 degrees 12 minutes 10 seconds west a distance of 303.99 feet to an iron pin found; thence running north 100 degrees 01 minutes 42 seconds west along the line which divides Land Lots 103 and 104, a distance of 100.13 feet to an iron pin found; thence running south 80 degrees 56 minutes 10 seconds east a distance of 163.56 feet to a point; thence running further south 89 degrees 13 minutes 20 seconds east a distance of 172.78 feet, to a point; thence running south 20 degrees 46 minutes 40 seconds west a distance of 63.71 feet to the true point of beginning. Said property being known as 1942 Clairmont Road, as per survey prepared by EDI Engineers & Surveyors, Inc. dated July 17, 1990, and as per survey prepared by Virgil F. Gaddy & Assoc., dated July 21, 1997.

TRACT 2:
ALL THAT TRACT or parcel of land lying and being in Land Lot 103, 18th District of DeKalb County, Georgia, and being Lot 6 of Clairmont Heights Subdivision according to a plat thereof, recorded at Plat Book 11, Page 122 in the DeKalb County Records, and being more particularly described, measured and bounded as follows:
BEGINNING AT AN IRON PIN on the northwesterly edge of the right-of-way of Clairmont Road (being 33 feet northwest of centerline of the pavement of said road) and being 665.0 feet southwesterly along said right-of-way from the north line of Land Lot 103; from said POINT OF BEGINNING the property is described by running northwesterly at an interior angle of 100 degrees 30 minutes with the westerly right-of-way of Clairmont Road a distance of 287.4 feet to an iron pin on the west line of Land Lot 103; thence northerly along the west line of Land Lot 103 at an interior angle of 98 degrees 40 minutes with the preceding course, a distance of 100.0 feet to an iron pin; thence running southeasterly along a line making an interior angle of 83 degrees 30 minutes with the preceding course and along the line of property owned or occupied by Shepherd Center, Inc. (formerly Shepherd Spinal Center), a distance of 321.4 feet to an iron pin on the northwesterly right-of-way line of Clairmont Road; thence southeasterly along said right-of-way line along a line forming an interior angle of 79 degrees 30 minutes with the preceding course a distance of 100.0 feet to the POINT OF BEGINNING. Being improved property containing a single family residence thereon known and 1932 Clairmont Road, DeKalb County, Georgia, according to the present system of numbering houses and naming streets in the DeKalb County, Georgia, and being that same property which was acquired by Albert F. Lagerstrom by Warranty Deed from Robert H. Little, et al. dated July 3, 1986 recorded at Deed Book 5513, Page 552 in the DeKalb County Land Records.
Said property is also shown on a plat of survey for Albert F. Lagerstrom by A.E. Vaughn, R.L.S. dated June 13, 1986, which plat is incorporated herein by reference.

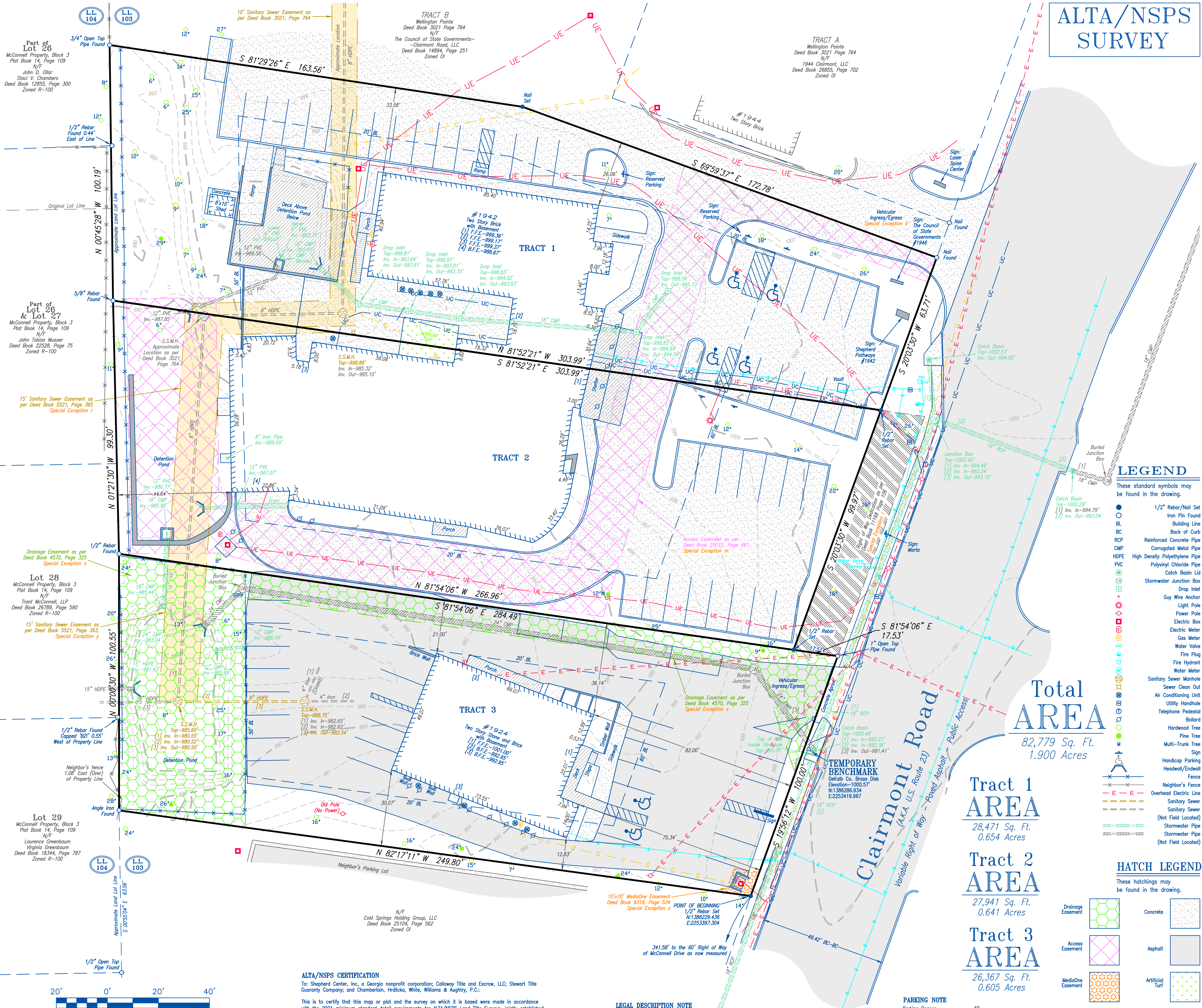
TRACT 3:
All that tract or parcel of land lying and being in Land Lot 103 of the 18th District, DeKalb County, Georgia, being Lot 7 of the Property of H.H. Jones Subdivision (A.K.A. Clairmont Heights Subdivision) as per plat filed in Plat Book 11 Page 122, and also being depicted on Plat Book 45, Page 40, DeKalb County, Georgia records, and being more particularly described as follows:
Commencing at the Northwestern intersection of the Northern 60' right of way of McConnell Drive and the Northwestern variable right of way of Clairmont Road (A.K.A. U.S. Route 24), thence Northwesterly along said right of way of Clairmont Road a distance of 341.58 feet to a 1/2" Rebar Set at Grid North Georgia West Zone Coordinates: Northing: 386223.436 Easting: 225397.304 and the POINT OF BEGINNING, thence leaving said right of way North 82 degrees 17 minutes 11 seconds a distance of 249.80 feet to a Angle Iron Found on the dividing line of Land Lots 103 and 104, thence along said dividing line North 90 degrees 00 minutes 30 seconds West a distance of 100.55 feet to a 1/2" Rebar Found, thence leaving said dividing line South 81 degrees 54 minutes 06 seconds East a distance of 284.49 feet to a 1" Open Top Pipe Found on said Northwestern right of way of Clairmont Road, thence along said right of way South 19 degrees 56 minutes 12 seconds West a distance of 100.00 feet to the POINT OF BEGINNING.
Having an area of 26,367 Sq. Ft., 0.605 Acres, all as shown and described on that certain plat entitled "ALTA/NSPS Land Title Survey for Stewart Guaranty Company, Shepherd Center, Inc., a Georgia nonprofit corporation, Steven W. Reighard and Barbara K. Reighard", dated September 15, 2025, last revised 12-24-2025, prepared by Georgia Land Surveying Co., bearing the seal and certification of Josh L. Lewis, N, Georgia Registered Land Surveyor No. 3028 (Job Number 252744), with said plat of survey being incorporated herein by reference.

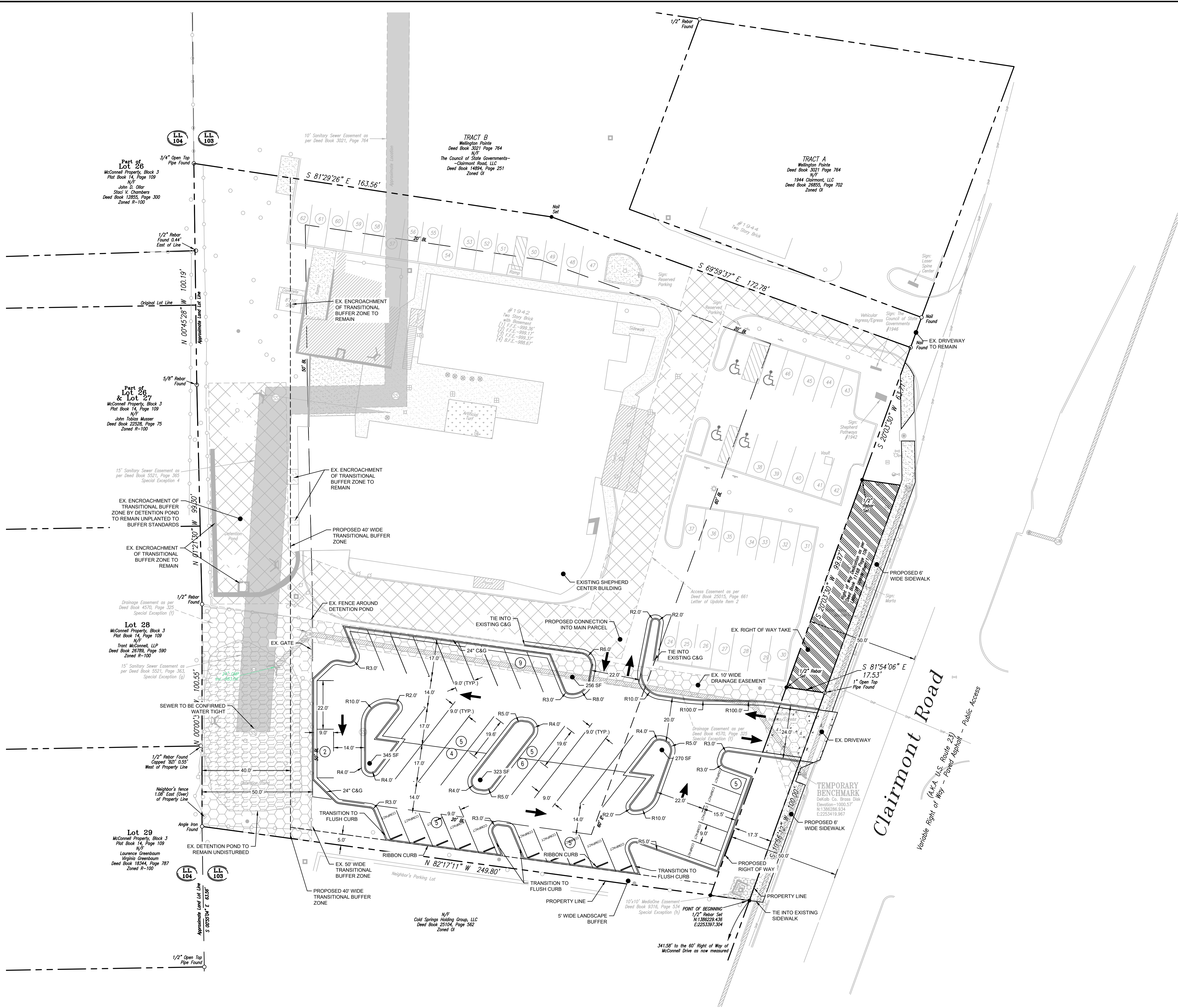
Schedule B-Section II

Stewart Title Guaranty Company
Commitment No. 2-44796(D)
Commitment Date: February 4, 2026 at 5:00 p.m.
THE FOLLOWING AFFECT TRACT 1:
(i) Easement from H. H. Jones to Georgia Power Company, dated June 9, 1937, filed for record August 13, 1937 at 10:00 a.m., recorded in Deed Book 456, Page 508, Records of DeKalb County, Georgia.
Location can not be determined from record document. (Document is Blanket in Nature)
(ii) Right-of-Way Easement from H. H. Jones to Georgia Power Company, dated November 24, 1952, filed for record December 4, 1952 at 11:00 a.m., recorded in Deed Book 953, Page 282, aforesaid Records.
Location can not be determined from record document. (Document is Blanket in Nature)
(iii) Right-of-Way Deed from H. H. Jones to DeKalb County, Georgia, dated October 1, 1940, recorded in Deed Book 1127, Page 247, aforesaid Records.
Location can not be determined from record document. (References plans not provided/Deletes 50' from centerline)
NOTE: May be removed or modified upon further examination and/or survey review.
(iv) Right of Way Deed from Chris S. Doughtie and R. W. Williams to DeKalb County, dated November 20, 1985, filed for record March 31, 1986 at 4:20 p.m., recorded in Deed Book 5436, Page 624, aforesaid Records.
Location can not be determined from record document. (Deletes 50' from centerline)
NOTE: May be removed or modified upon further examination and/or survey review.
(v) Easement from Chris S. Doughtie and R. W. Williams to Georgia Power Company, dated May 20, 1987, recorded in Deed Book 5861, Page 158, aforesaid Records.
Location can not be determined from record document. (References 1948 Clairmont Road that no longer exists)
(vi) Reciprocal Declaration of Easement and Agreement for Wellington Pointe by and between Chris S. Doughtie and Joseph R. Williams, dated December 15, 1987, filed for record December 17, 1987 at 8:30 a.m., recorded in Deed Book 8021, Page 754, aforesaid Records.
(vii) Right of Way Deed from Shepherd Center, Inc. to DeKalb County, dated January 18, 2000, filed for record January 21, 2000 at 10:05 a.m., recorded in Deed Book 11168, Page 106, Records of DeKalb County, Georgia.
No longer affects Site as shown.
NOTE: May be removed or modified upon further examination and/or survey review.
(viii) Stormwater Water Quality Facility Inspection and Maintenance Agreement Plan of Shepard Pathways Building Addition from Shepherd Center, Inc. to DeKalb County, dated June 26, 2015, filed for record June 26, 2015 at 11:40 a.m., recorded in Deed Book 25015, Page 681, aforesaid Records.
Affects Site - Blanket in Nature to Tracts 1 & 2 and as shown.
(ix) Easement from Shepherd Pathways to Georgia Power Company, dated June 26, 2015, filed for record September 15, 2015 at 11:41 a.m., recorded in Deed Book 25160, Page 70, aforesaid Records.
Affects Site - Blanket in Nature to Tracts 1 & 2.
(x) All matters disclosed by plat recorded in Plat Book 11, Page 122, aforesaid Records.
Affects Site - Blanket in Nature.
(xi) All matters disclosed by survey prepared by Virgil F. Gaddy & Assoc., dated July 21, 1997.
Supporting Document Not Provided.

THE FOLLOWING AFFECT TRACT 2:
(a) Right of Way Deed from Mary Frances Slinger to State Highway Department of Georgia, dated August 16, 1961, filed for record August 25, 1961 at 4:00 p.m., recorded in Deed Book 1598, Page 512, aforesaid Records.
Location can not be determined from record document.
NOTE: May be removed or modified upon further examination and/or survey review.
(b) Sewer Easement from Albert F. Lagerstrom to DeKalb County, dated July 3, 1986, recorded July 11, 1986, in Deed Book 5521, Page 365, aforesaid Records.
Affects Site as shown.
(c) Right of Way Deed from Shepherd Center, Inc. to DeKalb County, dated January 18, 2000, filed for record January 21, 2000 at 10:05 a.m., recorded in Deed Book 11168, Page 106, aforesaid Records.
No longer affects Site as shown.
NOTE: May be removed or modified upon further examination and/or survey review.
(d) Stormwater Water Quality Facility Inspection and Maintenance Agreement Plan of Shepard Pathways Building Addition from Shepherd Center, Inc. to DeKalb County, dated June 26, 2015, filed for record June 26, 2015 at 11:40 a.m., recorded in Deed Book 25015, Page 681, aforesaid Records.
Affects Site - Blanket in Nature to Tracts 1 & 2 and as shown.
(e) Easement from Shepherd Pathways to Georgia Power Company, dated July 16, 2015, filed for record September 15, 2015 at 11:41 a.m., recorded in Deed Book 25160, Page 70, aforesaid Records.
Affects Site - Blanket in Nature to Tracts 1 & 2.
(f) All matters disclosed by plat recorded in Plat Book 11, Page 122, aforesaid Records.
Affects Site - Blanket in Nature.
(g) All matters disclosed by survey prepared by Virgil F. Gaddy & Assoc., dated July 21, 1997.
Supporting Document Not Provided.

THE FOLLOWING AFFECT TRACT 3:
(a) Right-of-Way Easement from Robert Scott Lutz to Georgia Power Company, dated September 27, 1973, filed for record October 16, 1973 at 8:51 a.m., recorded in Deed Book 3064, Page 376, aforesaid Records.
Affects Site-Blanket in Nature to Tract 3.
(b) Drainage Easement from Robert S. Lutz Estate to DeKalb County, dated October 30, 1981, filed for record December 8, 1981 at 8:54 a.m., recorded in Deed Book 4570, Page 325, aforesaid Records.
Affects Site-As Shown.
(c) Sewer Easement from The Robert S. Lutz Childrens Trust to DeKalb County, dated June 23, 1986, filed for record July 11, 1986 at 4:10 p.m., recorded in Deed Book 5521, Page 363, aforesaid Records.
Affects Site-As Shown.
(d) Easement from Stephen Reighard and Barbara Reighard to Medicine, Inc., dated December 5, 1996, filed for record February 7, 1997 at 2:20 p.m., recorded in Deed Book 9316, Page 534, aforesaid Records.
Affects Site-As Shown.
(e) Matters disclosed by plat recorded in Plat Book 49, Page 40, aforesaid Records.
Affects Site - Blanket in Nature to Tract 3.
(f) Matters disclosed by plat recorded in Plat Book 11, Page 122, aforesaid Records.
Affects Site - Blanket in Nature.
(g) Matters disclosed by ALTA/NSPS Land Title Survey (Josh L. Lewis, N, RLS No. 3028), dated September 15, 2025, last revised December 24, 2025, including:
(i) Fence crossing westerly and northerly boundary lines
(ii) Detention pond in westerly portion
(iii) 18" corrugated metal pipe crossing northerly boundary
(iv) Portions of driveway crossing northerly boundary
Affects Site - Blanket in Nature to Tract 3

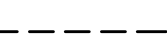
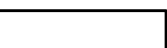
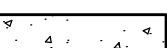




SITE DEVELOPMENT SUMMARY	
ZONING:	O-I
SITE AREA:	1.246 ACRES
ROW DEDICATION:	0.079 ACRES
ADJUSTED SITE AREA:	1.167 ACRES
TOTAL DISTURBED AREA:	0.5108 ACRES
BUILDING SETBACKS:	
FRONT (CLAIRMONT ROAD):	60 FT
SIDE:	20 FT
REAR:	30 FT
PARKING SUMMARY:	
REQUIRED PARKING:	
OFFICE, DOCTOR (39,000 SF)	78 SPACES (MIN. 1/500 SF)
	195 SPACES (MAX. 1/200 SF)
EXISTING PARKING:	62 SPACES (TOTAL)
SURFACE PARKING	40 SPACES
UNDERGROUND PARKING DECK	22 SPACES
PROPOSED PARKING:	107 SPACES (TOTAL)
EXISTING SURFACE PARKING	39 SPACES
UNDER BUILDING PARKING	22 SPACES
STANDARD	31 SPACES
COMPACT	15 SPACES
VARIANCES REQUESTED	
1. Sec. 6.1.3.5	
PARKING SHALL NOT BE PERMITTED WITHIN THE FRONT YARD.	
2. Sec. 5.4.5	
TRANSITIONAL BUFFERS REQUIRED WHEN OI ZONING ABUTS RESIDENTIAL ZONING.	

SITE NOTES

1. EXISTING CONDITIONS SHOWN HEREON ARE FROM A SURVEY FILE PROVIDED BY GEORGIA LAND SURVEYING CO., DATED 01.29.2026.
2. ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. SIDEWALK INSTALLED AGAINST BACK OF CURB SHALL BE INSTALLED PER THE PLAN AS MEASURED FROM THE BACK OF CURB.
4. ALL SIGNAGE AND STRIPING MUST MEET THE LATEST REQUIREMENTS SET FORTH BY MUTCD, GDOT, AND GEORGIA STATE CODE.
5. REFERENCE LANDSCAPE PLANS FOR ALL HARDSCAPE AND LANDSCAPE DETAILS AND SPECIFICATIONS.

SITE NOTES	
	PROPERTY LINE
	60 FT BUILDING SETBACK LINE
	5 FT LANDSCAPE BUFFER LINE
	STANDARD DUTY ASPHALT PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	CONCRETE SIDEWALK
	PARKING COUNT

