

Subject: Variance Request for Setback, Streetscape, and Tree Reductions –Section 27-2.16

Property Address: 4271 East Side Drive,
Decatur, GA 30034

Proposed Project: New Construction – Place of Worship

Dear Members of the Zoning Board of Appeals,

My name is Jeremy Ziadie, the Contractor of Record for Redemption General Contractors. I am writing today to formally request a suite of variances from the DeKalb County Zoning Ordinance for our proposed new construction of a place of worship at 4271 East Side Drive. Following our pre-application meeting with Planner Lucas Carter on March 25, 2026, we are proceeding with an option that aligns with staff's preference for this area.

We are genuinely excited about the opportunity to contribute to the revitalization of this corridor. We understand the Board's desire to foster high-quality development within the Town Center and I-20 Tier 3 character areas, and we share that vision. This construction is designed to be a tasteful addition to the community, respecting the spirit of local land-use patterns while encouraging the connectivity and accessibility the County prioritizes.

We have worked closely with the planning staff to arrive at the option we believe represents the most thoughtful and effective use of this unique site. We are eager to transform this currently underutilized space into a professional, functional asset that aligns with the Board's high standards.

Specifically, we are seeking relief from the following requirements:

- Side corner setback reduction.
- Sidewalk width reduction from the required 10 feet to 6 feet.
- Landscape strip reduction from the required 5 feet to 2 feet.
- Tree density reduction from 36 trees to a modest, site-appropriate amount.

1. Physical Conditions of the Site

The unique physical conditions of this property constitute a special case necessitating these variances. The site size is exceptionally tiny, which severely limits the ability to meet standard streetscape and parking requirements. Furthermore, the property is subject to a 10-foot right-of-way dedication along both street sides, which further reduces the buildable footprint. Additionally, the site's topography limits the feasible location for new construction. These conditions are inherent to the lot's dimensions and were not created by the current owner.

2. Minimum Variance Necessary

This request represents the minimum relief necessary to make the property usable for new development. We have opted for this plan specifically because it balances the County's desire for increased intensity in activity centers with the extreme physical constraints of this small lot. The requested 6-foot sidewalk and 2-foot landscape strip are the most practical solutions that allow for a functional new building while still providing for public pedestrian access.

3. Public Welfare

The proposed new construction will provide a positive impact by activating a currently underutilized lot in the Town Center area. By following staff recommendations for increased intensity, we are contributing to the long-term vision for the neighborhood. This project will be a tasteful, modern addition that manages development intensity through a transitional Office-Institutional use, ensuring no detrimental impact on neighboring properties.

4. Ordinance Hardship

Strict application of the zoning ordinance would cause an undue and unnecessary hardship. Due to the tiny lot size and the substantial ROW dedications required, adhering to the standard 10-foot sidewalk and 5-foot landscape strip would mean that no meaningful improvements or new construction could be made to the property at all. Denial of these variances would effectively render this lot undevelopable.

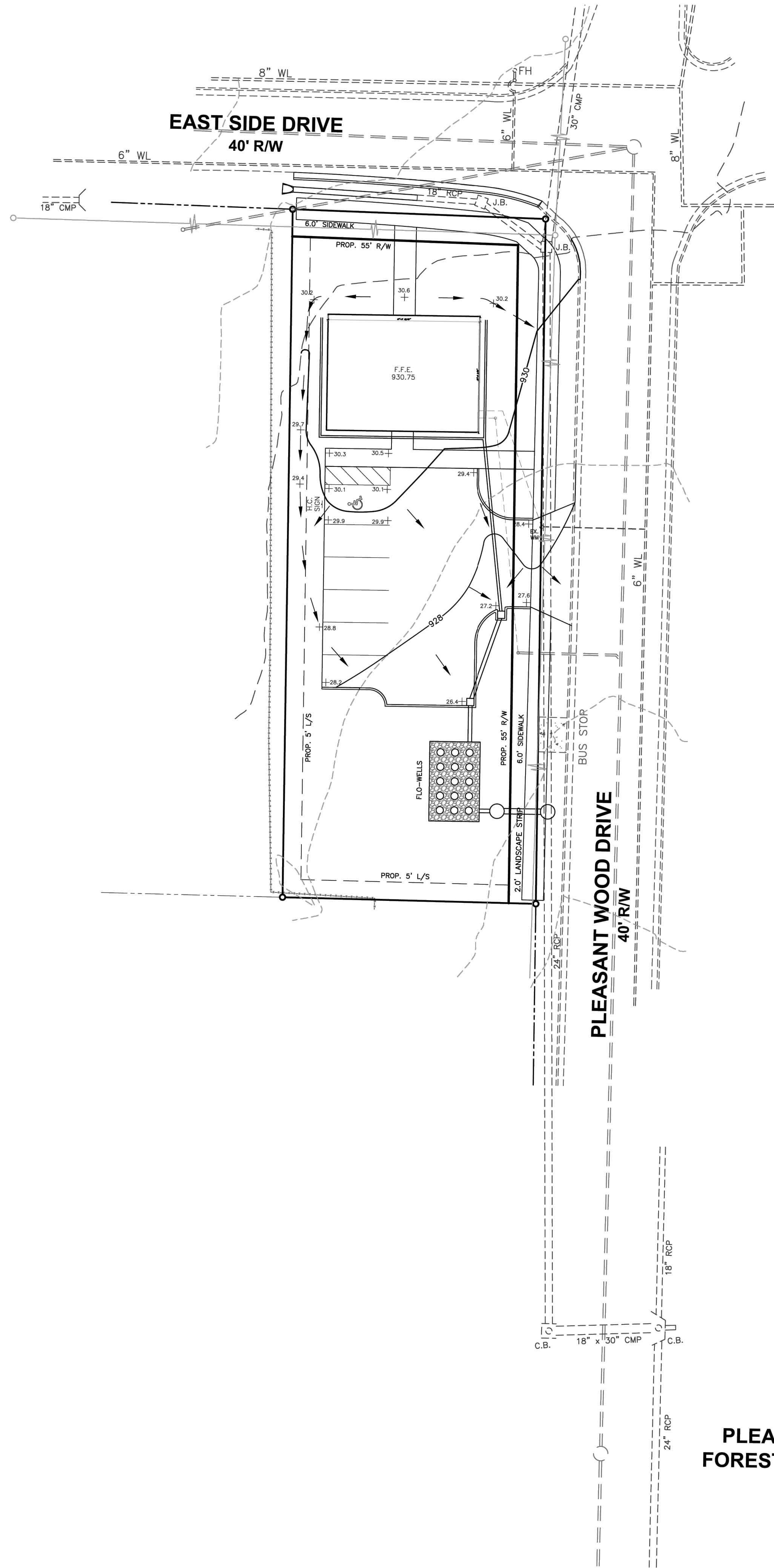
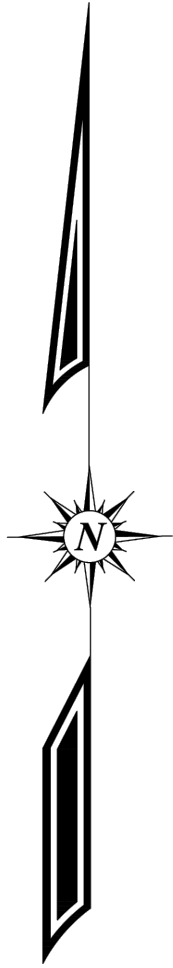
5. Alignment with the Spirit of the Law

This request is consistent with the spirit and purpose of the DeKalb County Comprehensive Plan. The property is located within the I-20 Tier 3 / Town Center character area, which seeks to maintain a mix of residential and commercial aesthetics while guiding development pressure. Our proposal for a new church office supports these goals by providing a reasonable, transitional use that respects the scale of the surrounding community.

Thank you for your time and consideration of this variance request. This new construction will be a significant improvement for East Side Drive and is consistent with DeKalb County's vision for growth in this district. I am dedicated to working collaboratively to ensure that my proposed changes align with the County's broader goals and policies.

Sincerely,

Jeremy Ziadie
Redemption General Contractors, LLC



NOT RELEASED FOR CONSTRUCTION

PROPOSED GRADING & DRAINAGE PLAN FOR:
COME & SEE DELIVERANCE MINISTRY
4271 EAST SIDE DRIVE
DECATUR, GA 30034
LAND LOT 126, 15th DIST.
DEKALB COUNTY, GEORGIA

DESIGN	GKM
DRAWN	GKM
CHECKED	MJC
DATE:	3/24/26
PROJECT #:	x

SHEET C5



North Atlanta
STRUCTURES

911 DULUTH HWY, SUITE C-1B-215
GA. SWCC # 15329
CEVILLE, GEORGIA 30043

REVISION	DATE	APPROVED	DESCRIPTION

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