

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

Subject Property Address: 5667 REDAN ROAD

City: STONE MOUNTAIN State: GA Zip: 30088

Parcel ID Number(s): 16-062-05-033 Acreage: _____

District: 16 Land Lot: 033 Block: 05 Parcel: 16-062-05-033

Commission District(s): 4 Super District: 7

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

Signature



7/30/26

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 OF THE PROPERTY OWNER

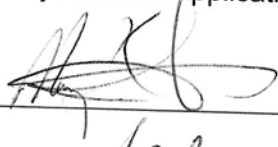
I hereby authorize the staff and members of the Zoning Board of Appeals to inspect the premises of the Subject Property.

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.

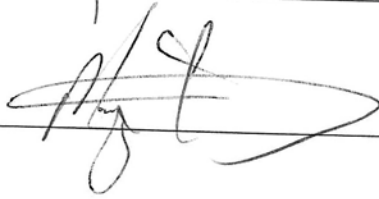
DATE: 7/30/2026

Applicant
Signature:



DATE: 7/30/2026

Applicant
Signature:





5667 Redan Road
Stone Mountain Ga. 30088
July 30th, 2026

TO THE BOARD OF APPEALS

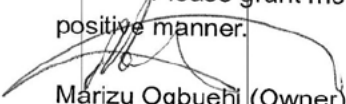
LETTER OF INTENT

My name is Marizu Ogbuehi. I am the owner of Wise Auto brokers LLC.. I have been operating in this location since 2014 as a full car detail shop and an auto broker/dealer. My intention is to be allowed to continue operating in this same location but mainly as an auto dealer.

I have served my community here in Dekalb as an upstanding business, I've hired over 100 young residents of the community, I've paid my yearly taxes every year, and I've contributed to my community by making donations to families in my community. I've worked with Dr. Rashad Richey and the Department of Juvenile Justice to hire young troubled people of color to give them a chance at becoming positive contributors of society and teaching them necessary skills that will hopefully translate as they enter adulthood. I registered with the Department of Labor to send young people who were having trouble finding employment. We have been making a positive impact in this community for over a decade. I will greatly appreciate your approval and renewal of my license .

I have a clean paved lot and I plan to display reliable cars for sale with service contracts and/or warranties. I have an open office space and also a large waiting room with a clean bathroom.

Please grant me the necessary license(s) to continue to operate and serve Dekalb county in a positive manner.


Marizu Ogbuehi (Owner)
5667 Redan Road
Stone Mountain, GA 30088


Letter of Intent

Robert C. Thomas Sr.
4100 Brookside Parkway
Decatur, Georgia 30034

Subject: Variance Request for Rear Yard Setback Reduction - Section 27-2.2.1 –
Accessory Structure Construction

Dear Members of the Zoning Board of Appeals,

My name is Robert C. Thomas, and I am writing to formally request a variance from Section 27-2.2.1 of the DeKalb County Zoning Ordinance. My request pertains to the reduction of the rear setback requirement from 40 feet to 32 feet for my property located at 4100 Brookside Parkway; Decatur, Georgia 30034. The purpose of this variance is to build a sunroom on an existing deck that is attached to the house. The dimension of the sunroom will be 17 ft X 17ft and it will be attached to the house and the deck.

1. Physical Conditions of the Site:

The unique physical conditions of my property constitute a special case necessitating this variance. The parcel is characterized by a narrow and irregular shape, making compliance with the 40-foot rear yard setback particularly challenging. Additionally, the presence of a drainpipe and the natural feature of the land, further restricts the feasible location for constructing the sunroom. These conditions are inherent and not a result of any actions taken by me.

2. Minimum Variance Necessary:

I assure you that my request is solely for the minimum variance necessary to render my property usable for the residents. The sunroom must be constructed to a specific parameter and size to accommodate the residents who will be residing there. The 32-foot setback is essential for the practical and reasonable placement of the sunroom, ensuring that I can enjoy full use of my property.

3. Public Welfare:

The proposed addition will have a positive impact on the neighborhood and community. I requested and received written support from six of my neighbors. These six neighbors' properties are either adjoining or adjacent to my property. The names and addresses of these neighbors are:

John Breedlove, [REDACTED] Brookside Parkway
Eddie Bryant, [REDACTED] Brookside Parkway
Karen Dodson [REDACTED] Brookside Parkway
Augustine Johnson, [REDACTED] Brookside Parkway
Kenneth Price, [REDACTED] Brookside Parkway
Walton Seabrooks, [REDACTED] Brookside Parkway

Five letters and one text message are attached. Karen Dodson who resides at 4106 Brookside Parkway sent her approval via text message. These neighbors do not believe that the addition of the sunroom to my property would intrude on their privacy nor create additional noise or traffic in the area. The reduced setback will not pose any harm to public welfare, neighboring properties, or the overall improvements in the R-75 zoning district. The sunroom will be a modest and tasteful addition, enhancing the property without imposing adverse effects on the surrounding area.

4. Ordinance Hardship:

A strict interpretation of the zoning laws, in this case, would cause undue hardship for me. The impracticality of adhering strictly to the 40-foot setback would limit my ability to use the property effectively. The variance is, therefore, essential to prevent unnecessary hardship and allow for a reasonable use of my land.

5. Alignment with the Spirit of the Law:

I firmly believe that my variance request aligns with the intent of the Suburban Character Area, as outlined in the DeKalb County Comprehensive Plan. The proposed construction of the sunroom is in line with the goals of recognizing traditional suburban land use patterns while encouraging increased connectivity and accessibility. This development aims to enhance community connectivity, preserve and improve existing greenspace.

In conclusion, I appreciate your time and consideration of my variance request. I am committed to working collaboratively to ensure that my proposed change align with the broader goals and policies of DeKalb County. Thank you for your attention to this matter.

Sincerely,

A handwritten signature in blue ink, appearing to read "Robert C. Thomas Sr.", written over a horizontal line.

Robert C. Thomas Sr.

Chief Executive Officer

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director

Lorraine Cochran-Johnson

Juliana Njoku

July 7, 2026

Mr. Maurice Ogbuehi
Wise Auto Brokers LLC
701 Pine Bark Road
Stone Mountain, Georgia 30087

RE: Nonconforming Use at 5667 Redan Road

Dear Mr. Ogbuehi:

Please accept this letter as an official determination regarding the non-conforming use automobile-related use at 5667 Redan Road.

Based on a review of DeKalb County permit/application records and the documents submitted by the applicant, the Department has determined that the County record supports prior authorization of an auto broker office use at the above-referenced property. However, the Department has not identified evidence that DeKalb County previously authorized the property for a used car dealership or onsite vehicle sales.

For purposes of this determination, an auto broker is defined by Article 9 of the DeKalb County Zoning Ordinance: *Automobile brokerage*: The business of providing services for the purchase or leasing of a vehicle, whether non-commercial or commercial, which includes, but is not limited to helping clients find the desired vehicle, negotiate the price or lease contract, manage paperwork associated with the sale or lease, or secure financing for the sale or lease of the vehicle. An automobile brokerage is not a dealership and does not sell or lease vehicles. The brokered vehicles are not stored on the same lot as that on which the business office is located.

This determination is based on the following records and submitted materials:

- DeKalb County permit/application record for Application No. 899562, identifying Wise Auto Broker at 5667 Redan Road, processed in 2015, with the milestone listed as Issue CO and the occupancy classification listed as D-OFF.
- DeKalb County permit/application records for related 2015 plumbing permits associated with 5667 Redan Road / Wise Auto Broker.
- Georgia Department of Revenue Sales Tax Certificate of Registration for Wise Auto Brokers, LLC, listing 5667 Redan Road as the business location, with an effective date of March 2, 2015.
- Articles of Organization and Georgia Secretary of State records for Wise Auto Brokers LLC, showing formation in 2014 and active/compliant status with annual registration through 2026.
- Submitted federal tax returns, profit and loss statements, and financial records for Wise Auto Brokers reflecting business activity during 2023, 2024, and 2025.
- Current County application records indicating continued automobile-related business activity

DEPARTMENT OF PLANNING & SUSTAINABILITY

at the subject property.

The County records reviewed by the Department document the established *Automobile brokerage use*. Accordingly, the property may continue to be used for an auto broker, subject to the requirements and limitations of Article 8 of the DeKalb County Zoning Ordinance.

However, there is insufficient documentation to show that an auto sales use was legally established. Therefore, this determination does not recognize or authorize a used car dealership, onsite vehicle sales, vehicle display, vehicle inventory storage, outdoor vehicle sales area, auto rental inventory, auto repair, car wash, auto detailing, or any other separate automobile-related use not otherwise permitted or previously authorized. Please see related definitions, including *Automobile sales*: A business establishment that engages in the retail sale or the leasing of new or used automobiles, small passenger trucks, motorcycles, or other passenger vehicles. Such merchandise may be stored on the same lot as that on which the business office is located. An automobile sales dealership may be located in an automobile mall. See Automobile mall, Automobile brokerage. The submitted County records identify an auto broker office use, but do not establish that DeKalb County approved a used car dealership use involving vehicles kept, displayed, stored, or sold onsite.

Please note that a nonconforming use shall not be re-established after discontinuance or abandonment for six (6) consecutive months, unless the cessation of the nonconforming use is a direct result of governmental action impeding access to the property. Vacancy or non-use of a building for six (6) continuous months, regardless of the intent of the owner or tenant, shall constitute discontinuance or abandonment under this subsection. In addition, a nonconforming use shall not be enlarged, expanded, moved, or otherwise altered in any manner that increases the degree of nonconformity.

Any proposed used car dealership, onsite vehicle sales, vehicle display, vehicle inventory storage, or other use beyond the established auto broker office use shall be subject to the current requirements of the DeKalb County Zoning Ordinance, including all applicable zoning district standards, supplemental use standards, parking, site design, permitting, business licensing, and Certificate of Occupancy requirements. Based on the Department's review, the submitted materials do not establish that the subject property has legal nonconforming status for a used car dealership or onsite vehicle sales use.

Please note that this determination applies only to the auto broker office use described above and does not attempt to remedy any other issues of compliance as it relates to the aforementioned property. Any new, expanded, or intensified use shall be subject to full compliance with the DeKalb County Zoning Ordinance. Please retain this letter for your property records and submit it with future building, occupancy permit, Certificate of Occupancy, or business license applications.

Should you require any further information, please contact the Department of Planning & Sustainability.

Sincerely,

DEPARTMENT OF PLANNING & SUSTAINABILITY

Rachel L. Bragg

Current Planning/Zoning Manager (she/her)

rlbragg@dekalbcountyga.gov

Phone: 470-371-1494
