

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

Subject Property Address: 1209 Springdale Road

City: Atlanta State: GA Zip: 30309

Parcel ID Number(s): 18 054 04 004 Acreage: 0.372

District: 18 Land Lot: 54 Block: 12-A Parcel: 39

Commission District(s): 2 Super District: 6

Type of Hearing Requested (check one):

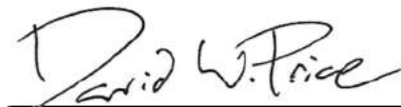
- ☒ VARIANCE (from Development Standards causing undue hardship upon owners of property.)
☐ SPECIAL EXCEPTIONS (to Reduce or Waive off-street parking or loading space requirements.)
☐ OFFICIAL APPEAL OF ADMINISTRATIVE DECISIONS.

***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

8-13-2026

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

Price Residential Design
1595 Nottingham Way Atlanta, Georgia 30309

August 13, 2026

Zoning Board of Appeals
DeKalb County Department of Planning and Sustainability
178 Sams Street
Decatur, GA 30030

RE: **1209 Springdale Road** - Request for Variance from DeKalb County zoning ordinance sec. 27-2.2.1 to reduce lot coverage from the existing 38.7% to 37.6%, where 35% is the maximum, to allow a minor expansion of a rear terrace.

Dear Board members and staff:

We request that the Board grant this variance for 1209 Springdale Road, located in the R-85 district and within the Druid Hills Historic District. The property's existing lot coverage is 38.7%, and the proposed terrace expansion adds 255 square feet. By removing 446 square feet of rear stone walkways (retaining only the landing at the existing shed), the net lot coverage will be reduced to 37.6%, still above the 35% maximum, but significantly lower than the existing non-conformity. We believe this request conforms to the criteria set forth in code and ask that the Board grant relief in this unique case.

(1) by reason of exceptional narrowness, shallowness, or shape of a specific lot, or by reason of exceptional topographic and other site conditions (such as, but not limited to, floodplain, major stand of trees, steep slope), which were not created by the owner or applicant, the strict application of the requirements of this chapter would deprive the property owner of rights and privileges enjoyed by other property owners in the same zoning district.

The lot is a rectangular shape that meets the current R-85 zoning lot size minimum limit. The house, garage, and driveway were built in 1920 and is located in the Druid Hills Historic District. Because of a 15-foot drop in elevation from front to rear, the original garage is rear-facing, requiring a substantial driveway that accounts for a large portion of the existing coverage. These conditions have existed for over 100 years and were not created by the current owner, who purchased the property recently.

(2) the requested variance does not go beyond the minimum necessary to afford relief, and does not constitute a grant of special privilege inconsistent with the limitations upon other properties in the zoning district in which the subject property is located.

The variance does not go beyond the minimum necessary to afford relief because the new terrace will largely be positioned over an existing patio and is an expansion of a smaller concrete terrace between two existing doors. The proposed additional coverage of 255 square feet is not a substantial increase in lot coverage.

The existing lot coverage of 38.7% was not created by the current owner, but the owner understands that any expansion of this non-conforming status is to be avoided. By removing 446 square feet of rear yard stone walkways (except for the shed landing), the property will decrease in coverage from 38.7% to 37.6%. The variance does not grant a special privilege; it allows a modest, practical improvement while reducing overall impervious area.

(3) the grant of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the zoning district in which the subject property is located.

The granting of the variance would not be detrimental to the public welfare or injurious to the surrounding properties because all of the coverage has been in place for many years on a house over 100 years old and coverage will be reduced by over 1%. The proposed work is located entirely behind the house and will not be visible from the right-of-way. We anticipate approval from the Historic Preservation Commission, having found the project consistent with the character of the District.

(4) the literal interpretation and strict application of the applicable provisions or requirements of this Chapter would cause undue and unnecessary hardship.

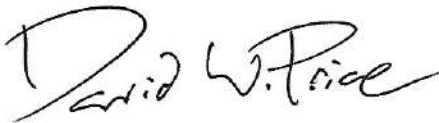
The literal interpretation and strict application of the current coverage limit would cause undue and unnecessary hardship because the current owners of the property are not currently allowed to do any work of any size to the property, even though they had nothing to do with the existing lot coverage overage. The lot has been largely untouched since the house was built in 1920, long before the enactment of any Zoning Code. This is a legal non-conforming situation where any large-scale reduction of coverage will incur such costs to the owners as to make the project not viable.

The new owner wishes to have an outdoor seating, dining, and grilling area at the level of the main floor of the home, which is a normal and customary amenity in the district and throughout the County, while reducing lot coverage.

(5) the requested variance would be consistent with the spirit and purpose of this chapter and the DeKalb County Comprehensive Plan text.

The requested variance would be consistent with the spirit and purpose of this chapter and the DeKalb County Comprehensive Plan text since the purpose of the variance process is to encourage flexibility when dealing with odd or non-conforming existing conditions such as the existing non-conformities on historic properties. The HPC will hopefully conclude that the project is appropriate, and we hope the ZBOA will concur.

Thank you for your consideration,

A handwritten signature in black ink that reads "David W. Price". The signature is written in a cursive, flowing style.

David W. Price, Applicant
For Steve Hoppe, Owner

DEPARTMENT OF PLANNING & SUSTAINABILITY

ZONING BOARD OF APPEALS APPLICATION

AUTHORIZATION TO REPRESENT THE PROPERTY OWNER

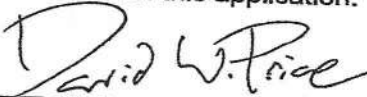
I hereby authorize the staff and members of the Zoning Board of Appeals to inspect the premises of the Subject Property.

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: 8/12/2026

Applicant/Agent
Signature:

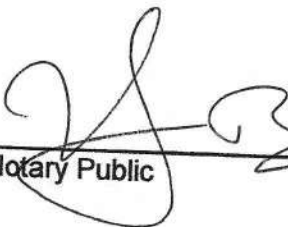


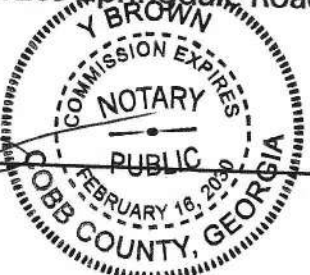
David Price, Applicant

TO WHOM IT MAY CONCERN:

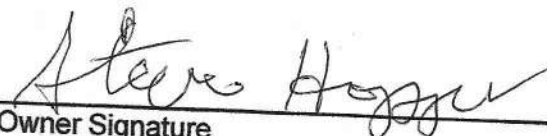
(I)/ (WE): Steve Hoppe
(Name of Owners)

being (owner/owners) of the property described below or attached hereby delegate authority to the above signed agent/applicant. 1209 Springdale Road Atlanta, GA 30306


Notary Public



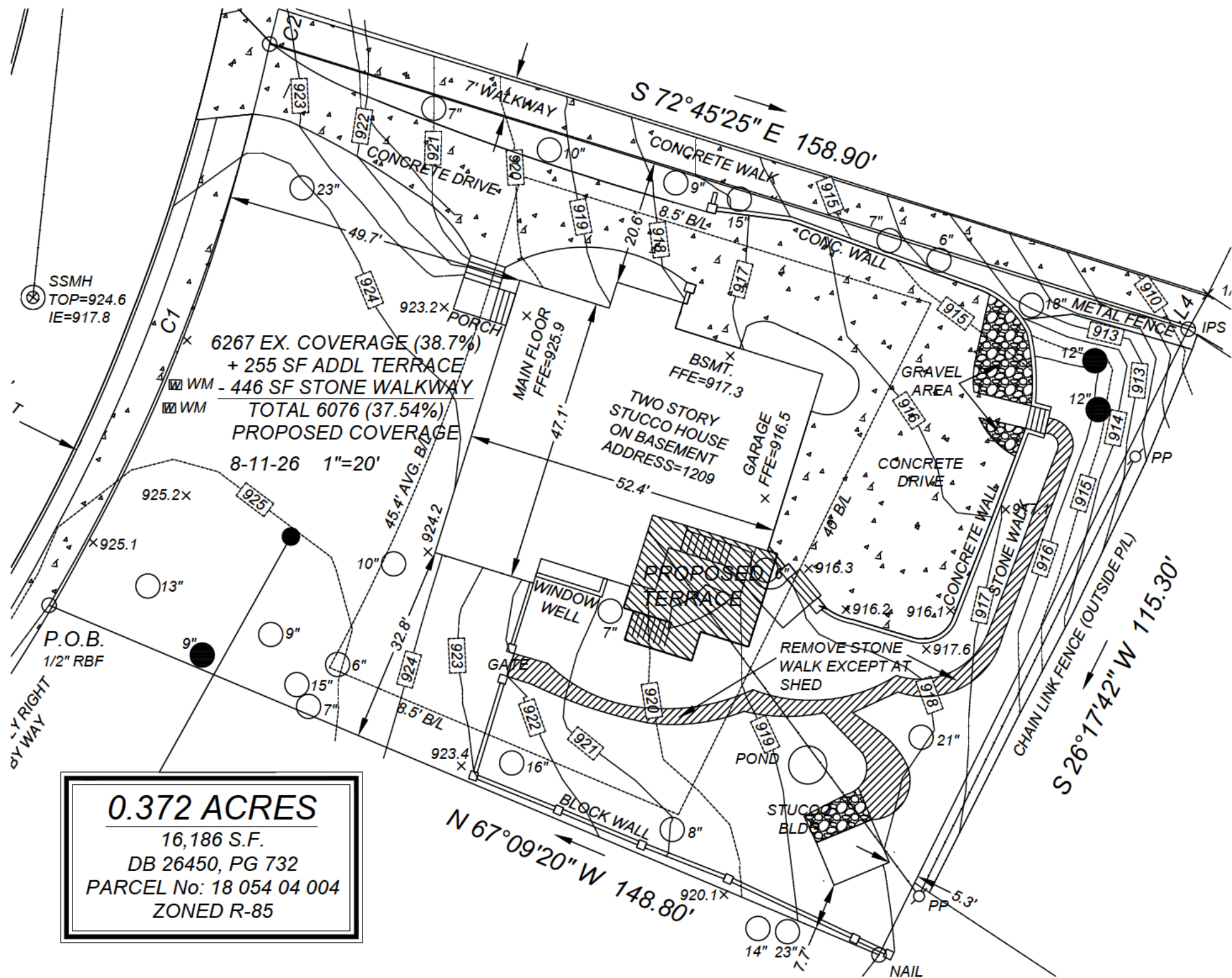
Notary Public


Owner Signature

Owner Signature

Notary Public

Owner Signature



1. REFERENCE FOR THE BOUNDARY INFORMATION SHOWN
HEREON WAS MADE TO DEED BOOK 26450 PAGE 732 OF DEKALB
COUNTY RECORDS.

2. NO PORTION OF THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD ZONE AS IDENTIFIED ON FIRM COMMUNITY PANEL No. 13089C0062 K, DATED AUGUST 15, 2019.

3. THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN IS BASED ON ABOVE GROUND STRUCTURES AND INFORMATION SUPPLIED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES OR STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES OR STRUCTURES MAY EXIST. THE SURVEYOR MAKES NO CERTIFICATION AS TO THE ACCURACY AND COMPLETENESS OF THE LOCATIONS SHOWN HEREON.

4. NO ABSTRACT OF TITLE, TITLE COMMITMENT, OR RESULTS OF TITLE SEARCHES WERE SUPPLIED TO THE SURVEYOR. THERE MAY BE OTHER MATTERS OF RECORD THAT AFFECT THIS PROPERTY.

5. BUILDING SETBACK INFORMATION SHOWN HEREON IS PER THE DEKALB COUNTY ZONING ORDINANCE FOR R-85 ZONING CLASSIFICATION.

6. THE LAST DAY OF THE FIELD SURVEY WAS PERFORMED ON JULY 27, 2026.

7. VERTICAL INFORMATION SHOWN HEREON WAS OBTAINED FROM A "FIELD RUN" SURVEY. REFERENCE DATUM IS NAVD 88-1994 MEAN SEA LEVEL. CONTOUR INTERVAL EQUALS ONE (1) FOOT.

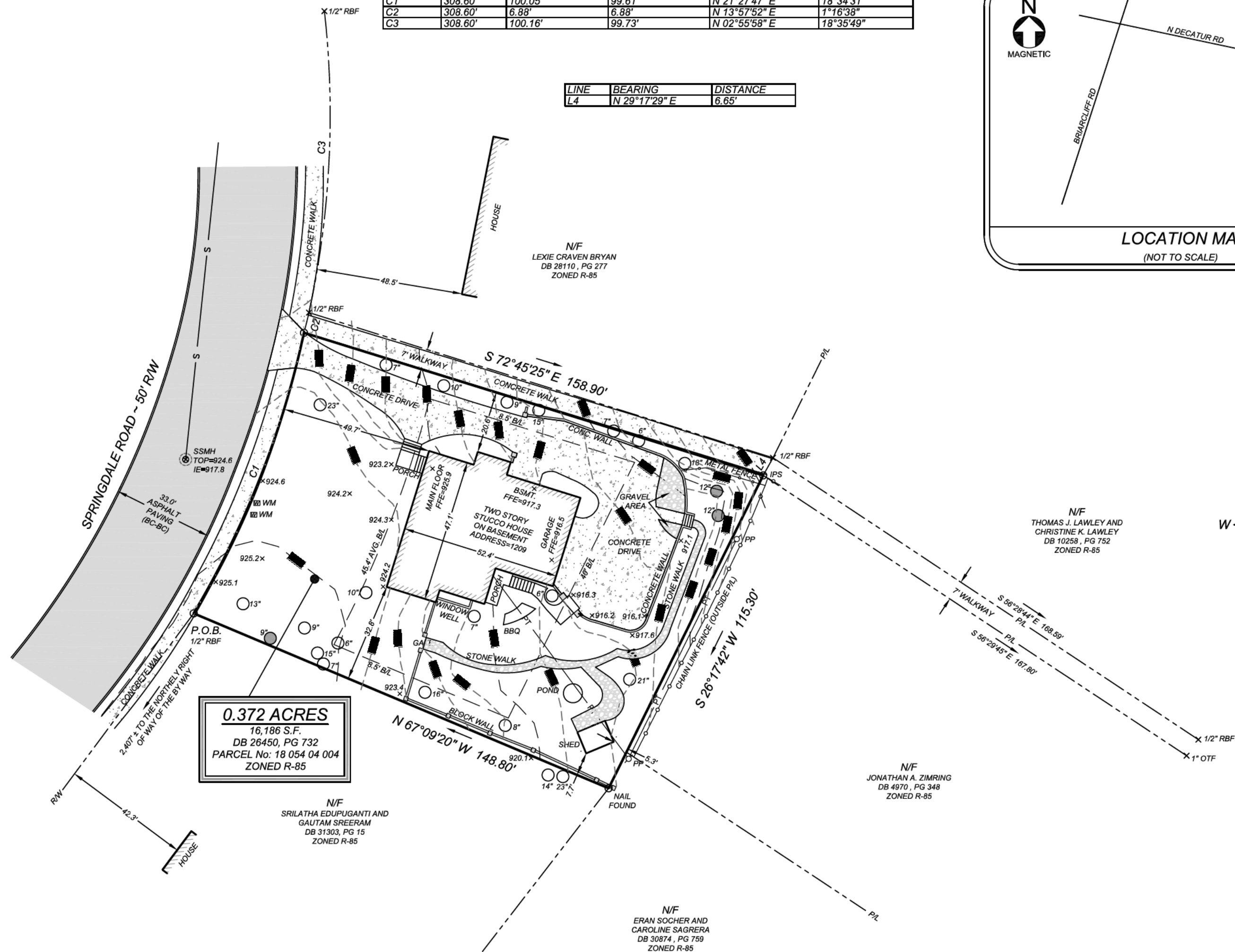
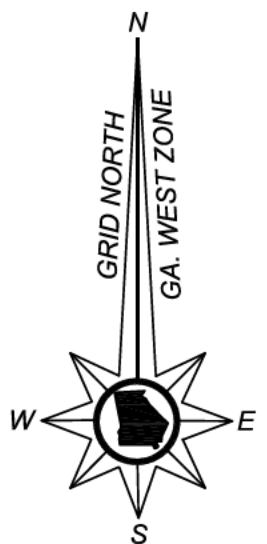
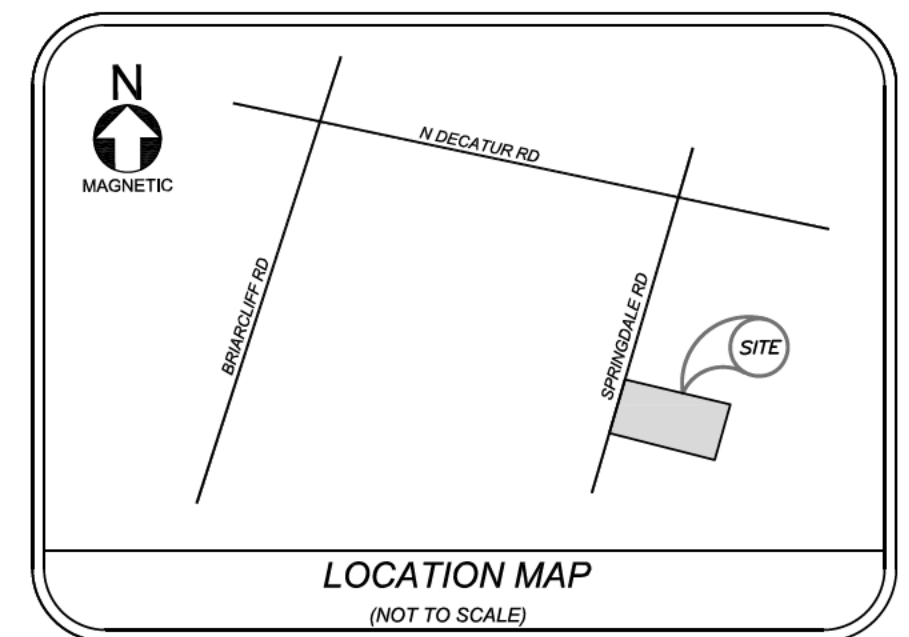
TOTAL IMPERVIOUS SURFACE: 6,159 S.F.

- HOUSE: 2,124 S.F.
- DRIVE: 3,087 S.F.
- PORCHES/STEPS: 157 S.F.
- WALKS: 557 S.F.
- WALLS: 159 S.F.
- SHED: 75 S.F.

TOTAL LOT AREA: 16,186 S.F.
IMPERVIOUS SURFACE RATIO: 38.1%
(MAXIMUM COVERAGE: 35% (PER R-85 ZONING))

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	308.60'	100.05'	99.61'	N 21°27'47" E	18°34'31"
C2	308.60'	6.88'	6.88'	N 13°57'52" E	1°16'38"
C3	308.60'	100.16'	99.73'	N 02°55'58" E	18°35'49"

LINE	BEARING	DISTANCE
L4	N 29°17'29" E	6.65'



Drainage Structures	Abbreviations
SWCB = SINGLE WING CATCH BASIN DWCB = DOUBLE WING CATCH BASIN JB = JUNCTION BOX GRATE INLET = GRATE INLET CIRC INLET = CIRC INLET YI = YARD INLET DROP INLET = DROP INLET RWI = ROAD W/AL SSMO = SANITARY SEWER MANHOLE SSMOI = SANITARY SEWER CLEANOUT OT = OILSE TRAP FES = FLARED INLET SECTION UTILITY SYMBOLS A/C = AIR CONDITIONING UNIT E/T = ELECTRIC TRANSFORMER C/T = CABLE TV PEDISTAL FH = FIRE HYDRANT GM = GAS METER GV = GAS VALVE G = GULLY T/P = TELEPHONE PEDISTAL U = UTILITY POLE LP = LIGHT POLE WM = WATER METER WV = WATER VALVE P.S. = PARKING SPACE	BC = BACK OF CURB BL = BUILDING FOOTING B/L = BUILDING SETBACK LINE BW = BOTTOM OF WALL C&G = C&G C&G = CENTERLINE CMF = CORRODED METAL PIPE CMF = CONCRETE MONUMENT FOUND CO = CLEAN OUT CONC = CONCRETE C/P = CRIMP TOP PIPE FOUND DB/CPD = DIBED ROOF PACE FOUND DB/CPD = DRAINAGE EMBASEMENT DB = DUCTILE IRON DWCB = DOUBLE WING CATCH BASIN DYL = DOUBLE YELLOW LINE STRIPPING E = EDGE OF PAVING F.I.R.M. = FIRE INSURANCE RATE MAP HD = HIGH DENSITY POLY ETHYLENE PIPE H = HEADWALL I = INVERT ELEVATION I/P = 1/2" REAR PIN SET W/CAP L = LAND LOT L&L = LAND LOT LINE L = LOT M = MONITORING WELL N = NOW OR FORMERLY N = NEAR SET N = NOT TO SCALE O = OPEN TOP PIPE FOUND OSD = OUTSIDE DIMENSION OCS = OUTLET CONTROL STRUCTURE P/P = PLANT PLOT AREA P/PG = PROPERTY LINE P/B = POINT OF BEGINNING P/D = POINT OF DIVERGENCE P/C = POLYVINYL CHLORIDE PIPE RFP = REINFORCED CONCRETE PIPE RCP = REINFORCED CONCRETE PIPE R/W = RIGHT OF WAY S/F = SOLID METAL SRF = SOLID ROAD FOUND S = SANITARY SEWER SS = SANITARY SEWER RASIDANT TM = TEMPORARY SIDCH MARK T&C = T&C NUMBER POC = POINT OF COMMENCEMENT T/W = TOP OF WALL TYP = TYPICAL WI = WIER INLET
UTILITY LINETYPES = POWER LINE (UP+UNDERGROUND) = TELEPHONE LINE (UP+UNDERGROUND) = CABLE TV LINE (UP+UNDERGROUND) = SANITARY SEWER LINE = GAS LINE FENCE LINES = CHAIN LINK FENCE (CLF) = WHITE FENCE = WOODEN FENCE	= HARDWOOD = PINE/CONIFER

THIS PLAT WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

FIELD INFORMATION FOR THIS SURVEY WAS
OBTAINED WITH A TRIMBLE S-6 ROBOTIC
TOTAL STATION.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR
CLOSURES AND IS FOUND TO BE ACCURATE
WITHIN ONE FOOT IN 1,394,281 FEET.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN 20,000+ FEET AND AN ANGULAR ERROR OF 2 SECOND PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.

NOTE: SURVEY NOT VALID UNLESS
SEAL SIGNED AND DATED.

DATE: AUGUST 7, 2026		ISSUE		
SCALE: 1" = 30'		NO.	DESCRIPTION	DATE
ACREAGE: 0.372 ACRES (16,186 S.F.)				
LAND LOT: 54				
DISTRICT: 18th				
CITY: N/A				
COUNTY: DEKALB	STATE: GEORGIA			
SURVEYED: GP	DRAWN: MJS			
CHECKED:	APPROVED: CAM			
PROJECT #: 26-232				

BOUNDARY, TOPOGRAPHIC, AND TREE SURVEY FOR:

1209 SPRINGDALE ROAD

LOT 39, BLOCK 12-A, DRUID HILLS S/D
LAND LOT 54, 18th DISTRICT, DEKALB COUNTY, GEORGIA
PARCEL No: 18 054 04 004

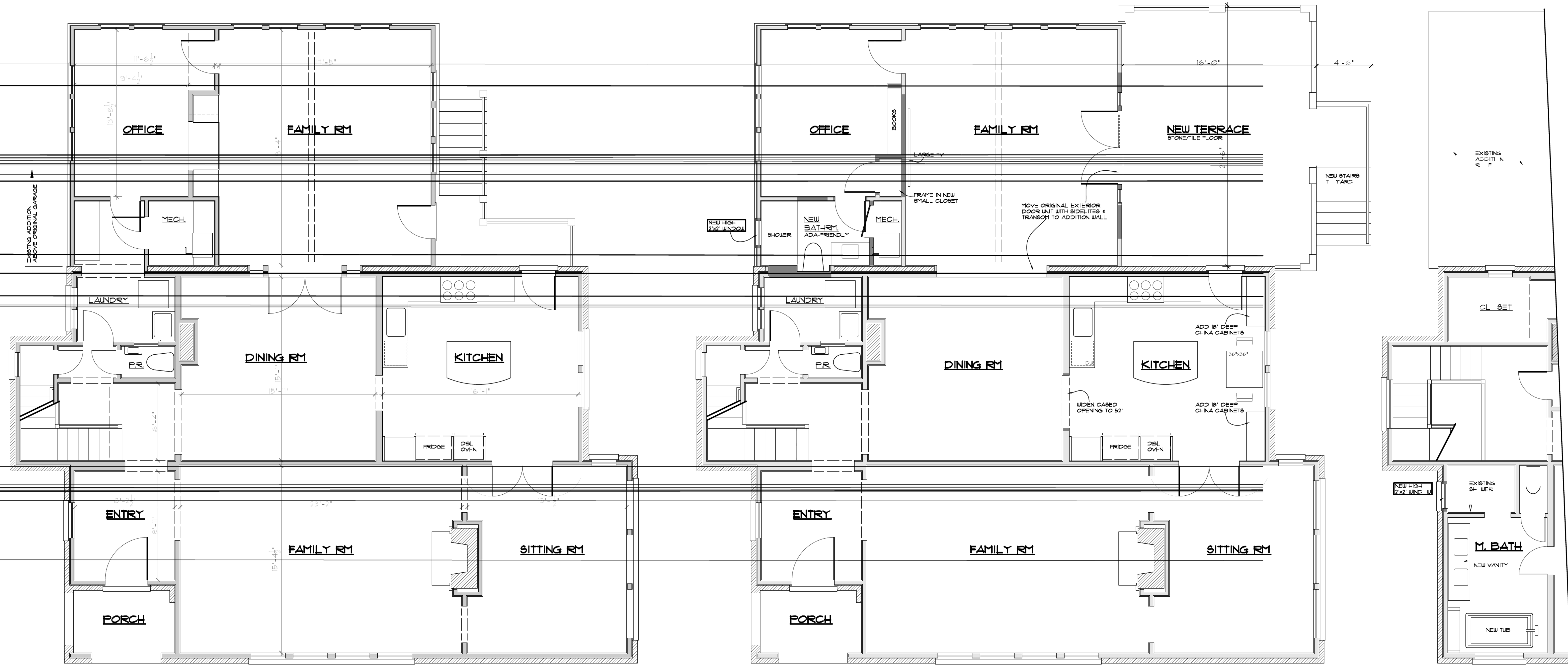



LAND SURVEYOR
404-384-9577
GA LAND SURVEYOR, LLC
3355 ANNANDALE LANE, STE 1
SUWANEE, GA 30024
LSF: 1101

SHEET
1
OF
1



PRICE RESIDENTIAL DESIGN
1525 N TTINGHAM WAY
ATLANTA, GE RGIA
3/3/20
dave@priceresidentialdesign.com
4/4-245-4244

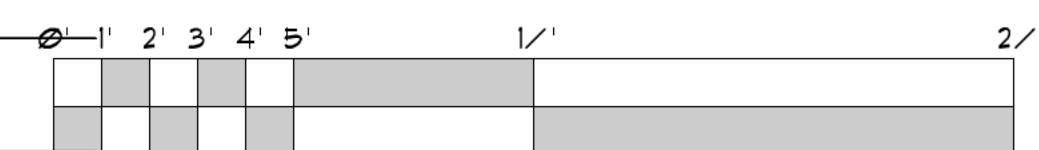


MAIN LEVEL EXISTING FLOOR PLAN
SCALE: 1/4" = 1'-0"

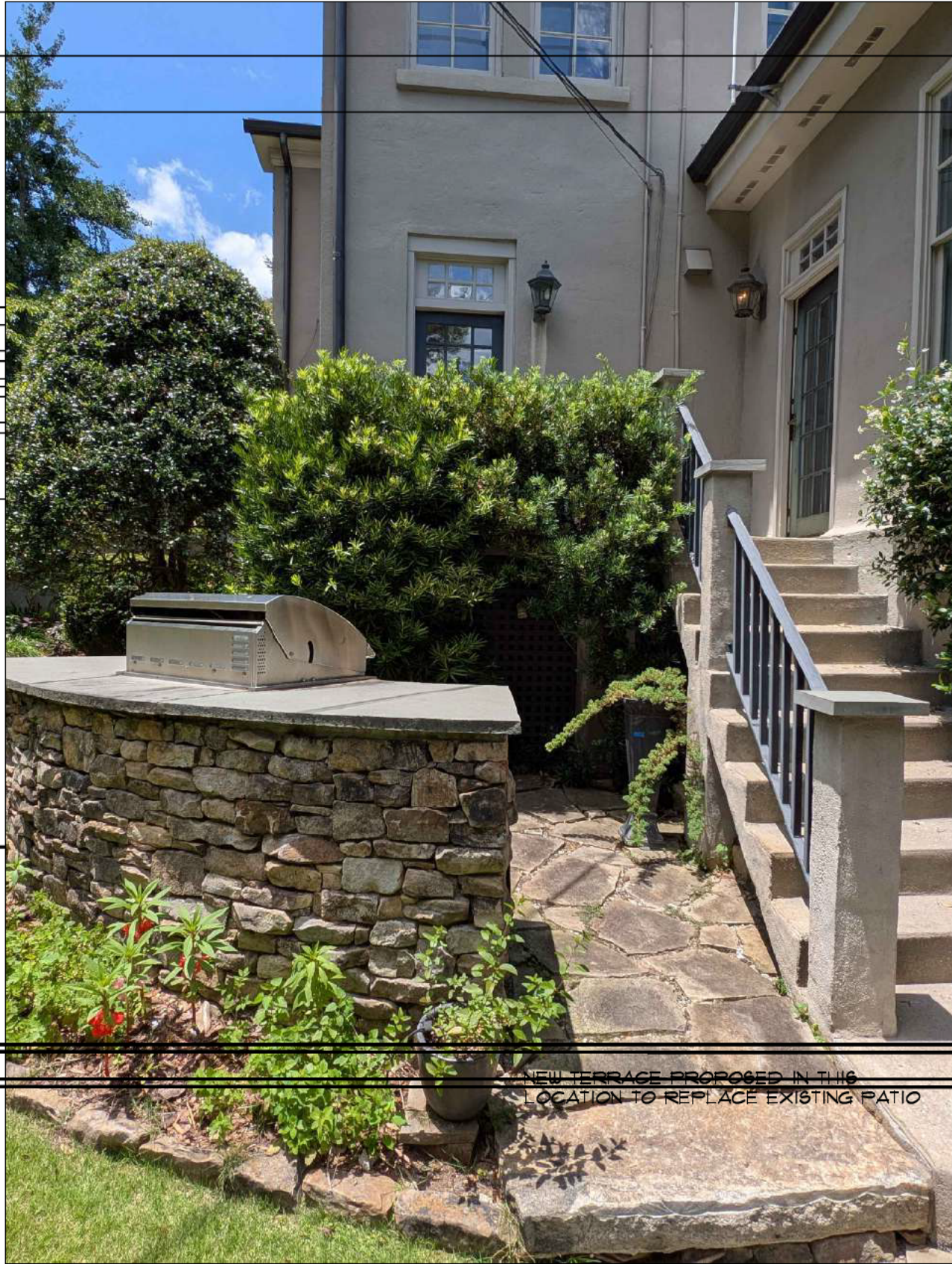
MAIN LEVEL PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"

UPPER LEVEL PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"

- REVISIONS AUG 11, 2026
1. SLIGHTLY ENLARGED TERRACE SIZE AND RECONFIGURED STAIRS
 2. REMOVED FR. P. SEC. R. F. EXTENSION VER. SIDE D. R.
 3. REMOVED REAR YARD ST. NE WALKWAY IN SITE PLAN F. R. L. T. C. VERAGE REDUCTI N



H PPE RESIDENCE
12/2 SPRINGDALE RD
ATLANTA, GE RGIA
FL R
PLANS
SHEET A-1
REVISED AUG 11, 2026
JULY 11, 2026



RIGHT SIDE ELEVATION AT REAR CORNER

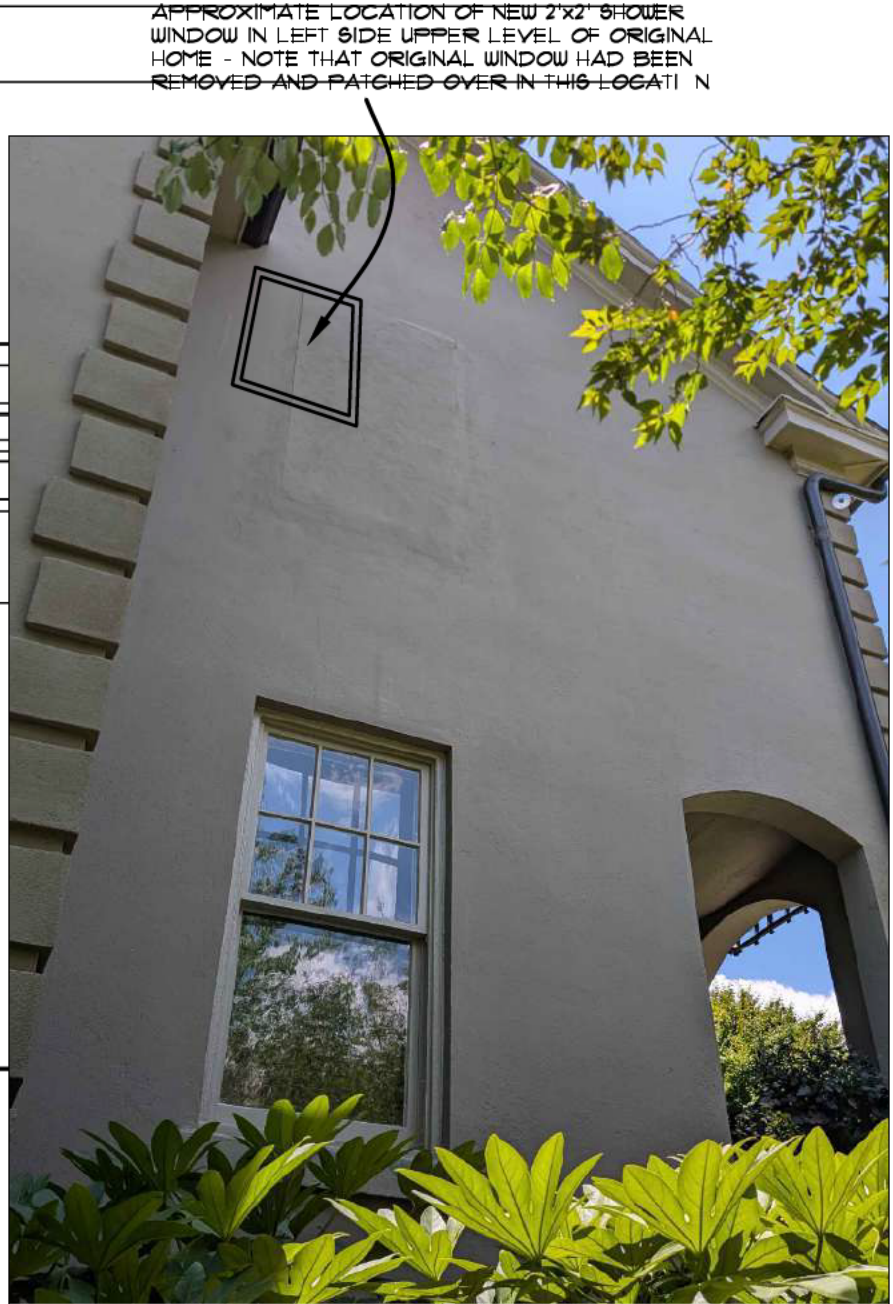


RIGHT SIDE ELEVATION AT REAR CORNER



REAR ELEVATION

EXISTING CONCRETE DRIVEWAY MAY BE PARTIALLY CONVERTED TO PAVEMENT IF REQUIRED DUE TO LOT COVERAGE



LEFT SIDE ELEVATION AT FRONT CORNER



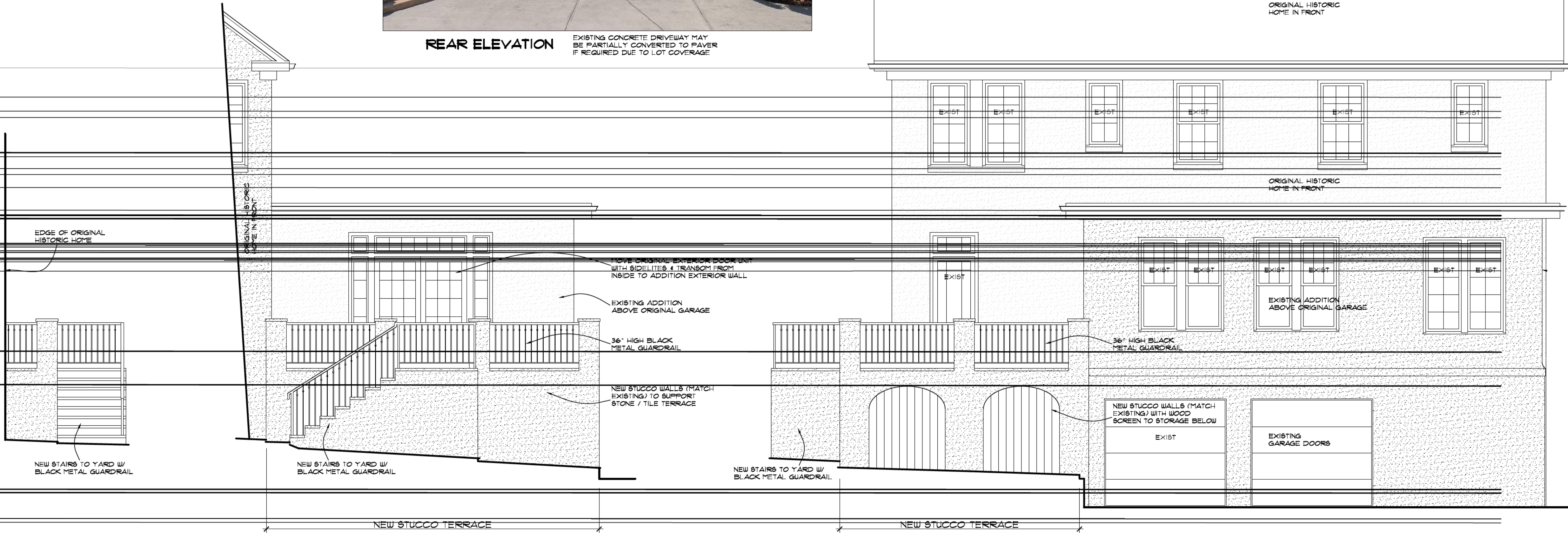
FRONT ELEVATION HISTORIC HOME - N.W.R.K.



LEFT SIDE ELEVATION AT REAR CORNER



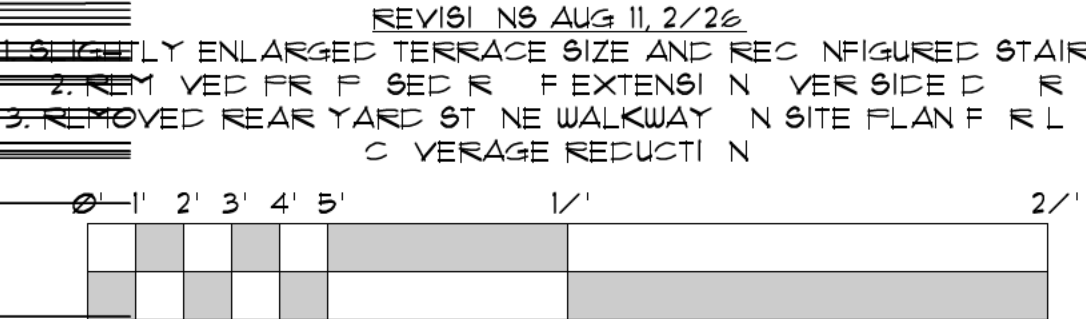
LEFT SIDE ELEVATION



TERRACE FRONT ELEVATION
SCALE: 1/4" = 1'-0"

TERRACE ADDITION RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

TERRACE ADDITION REAR ELEVATION
SCALE: 1/4" = 1'-0"



REVISIONS AUG 11, 2026
1. SLIGHTLY ENLARGED TERRACE SIZE AND RECONFIGURED STAIRS
2. REMOVED FRONT SECOND FLOOR EXTENSION VERANDA
3. REMOVED REAR YARD SIDE WALKWAY IN SITE PLAN FOR LOT COVERAGE REDUCTION



PRICE RESIDENTIAL DESIGN
1525 N. TTINGHAM WAY
ATLANTA, GEORGIA
3/3/20
dave@priceresidentialdesign.com
4/4-245-4244

PRICE RESIDENTIAL DESIGN
12/2 SPRINGDALE RD
H PPE RESIDENCE

H PPE RESIDENCE
12/2 SPRINGDALE RD
ATLANTA, GEORGIA
EXTERIOR ELEVATIONS
SHEET A-4
REVISED AUG 11, 2026
JULY 11, 2026