

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

Subject Property Address: _____

City: _____ State: _____ Zip: _____

Parcel ID Number(s): _____ Acreage: _____

District: _____ Land Lot: _____ 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.)

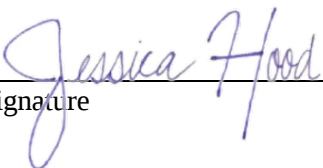
OFFICIAL APPEAL OF ADMINISTRATIVE DECISIONS.

***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


Signature _____ 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

ZONING BOARD OF APPEALS APPLICATION

AUTHORIZATION OF THE PROPERTY OWNER

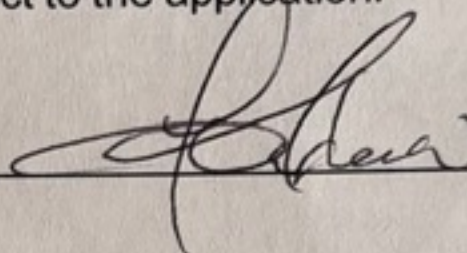
I hereby authorize the staff and members of the Zoning Board of Appeals to inspect the premises of the Subject Property.

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.

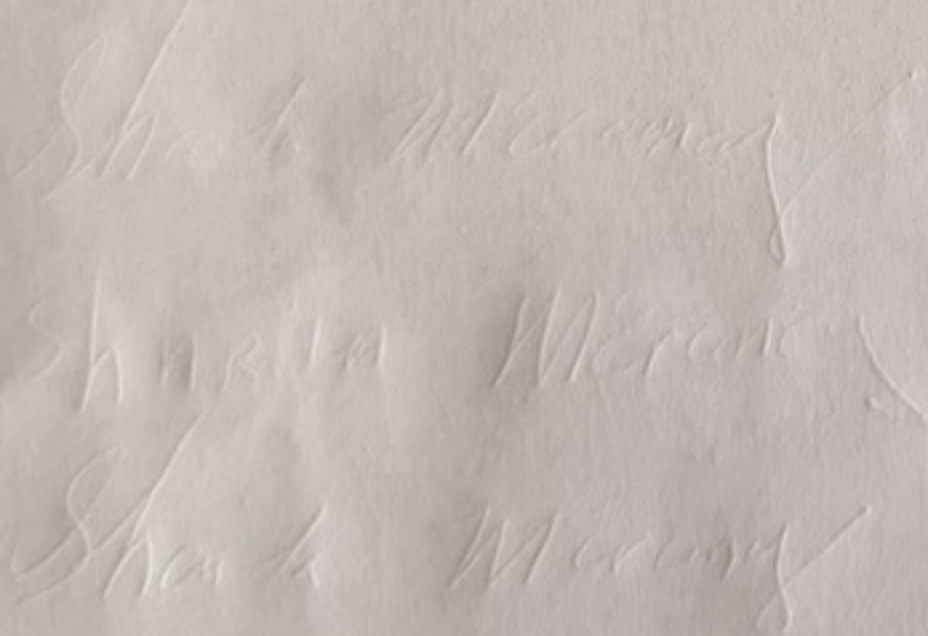
DATE: 8-21-26

Applicant
Signature:



DATE: 9-21-26

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: 8-21-26

Applicant/Agent
Signature: [Signature]

TO WHOM IT MAY CONCERN:

(I)/ (WE): VICE HOLDINGS LLC cc OREMI AKHANEZE
(Name of Owners)

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

[Signature]
Notary Public

[Signature]
Owner Signature

[Signature]
Notary Public

Owner Signature

[Signature]
Notary Public

Owner Signature

SM 8-21-26

Expires

2/22/2030

[Signature]



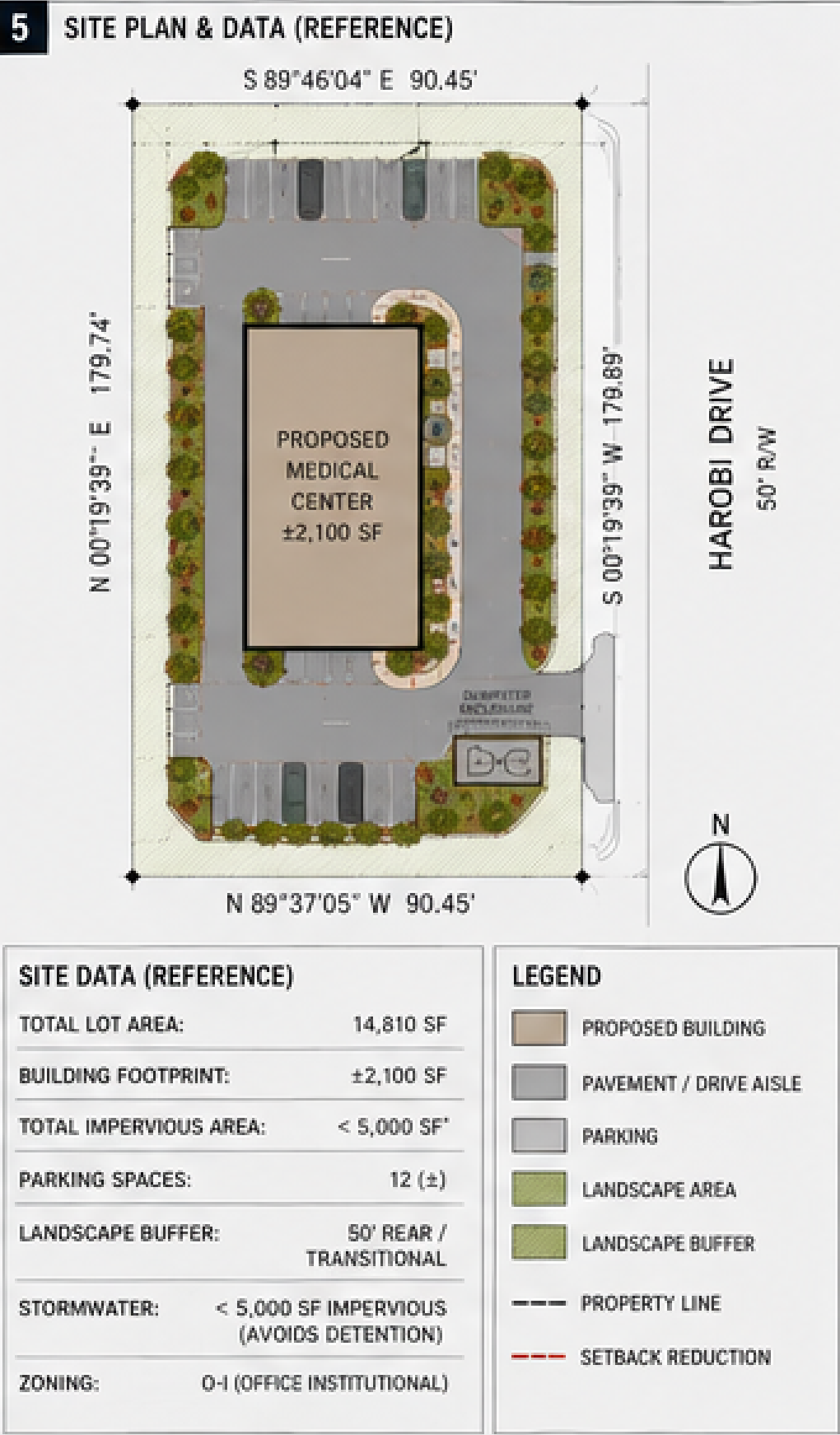
1 EXISTING CONDITIONS

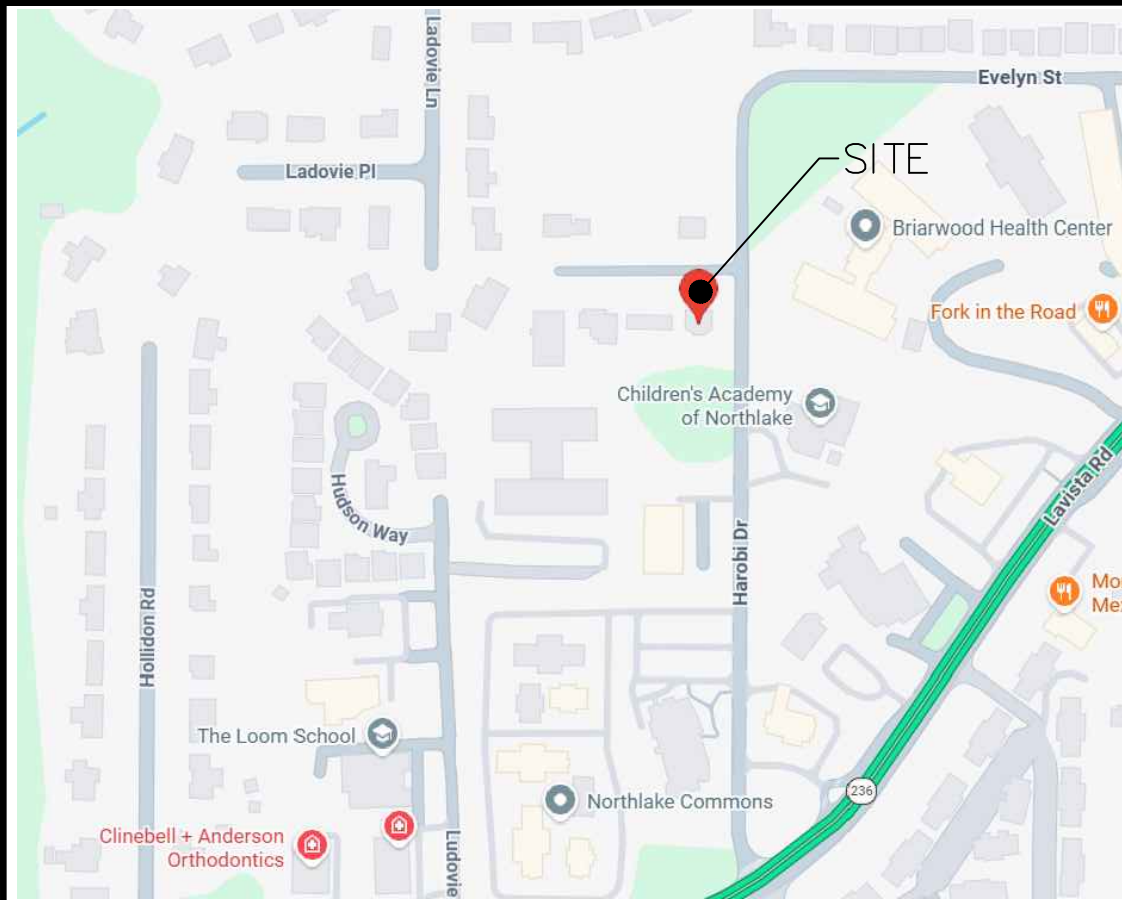


2 PROPOSED RENDERING – DAYLIGHT (FROM HAROBI DRIVE)

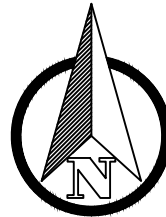


5 SITE PLAN & DATA (REFERENCE)





VICINITY MAP
N.T.S.



PROJECT NARRATIVE:

THE PROPOSED PROJECT INCLUDES MEDICAL OFFICE EXPANSION

DEVELOPER/ OWNER

24-HR EMERGENCY CONTACT

VICE HOLDINGS LLC
2054 HAROBI DRIVE
TUCKER, GA 30084

DESIGN ENGINEER:

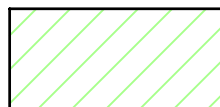
AQA, LLC
JOHN ADDINGTON, PE
GSWCC LEVEL II CERTIFICATION #0000104199
EXPIRES:10/27/2026
6340 SUGARLOAF PARKWAY, SUITE 200
DULUTH, GA 30097
PHONE: (404) 487-8495
INFO@AQAENGINEERING.COM

LEGEND



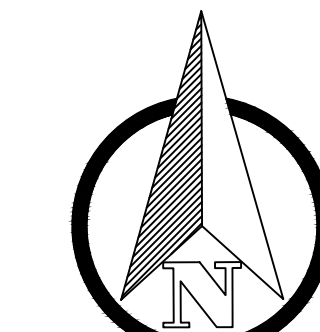
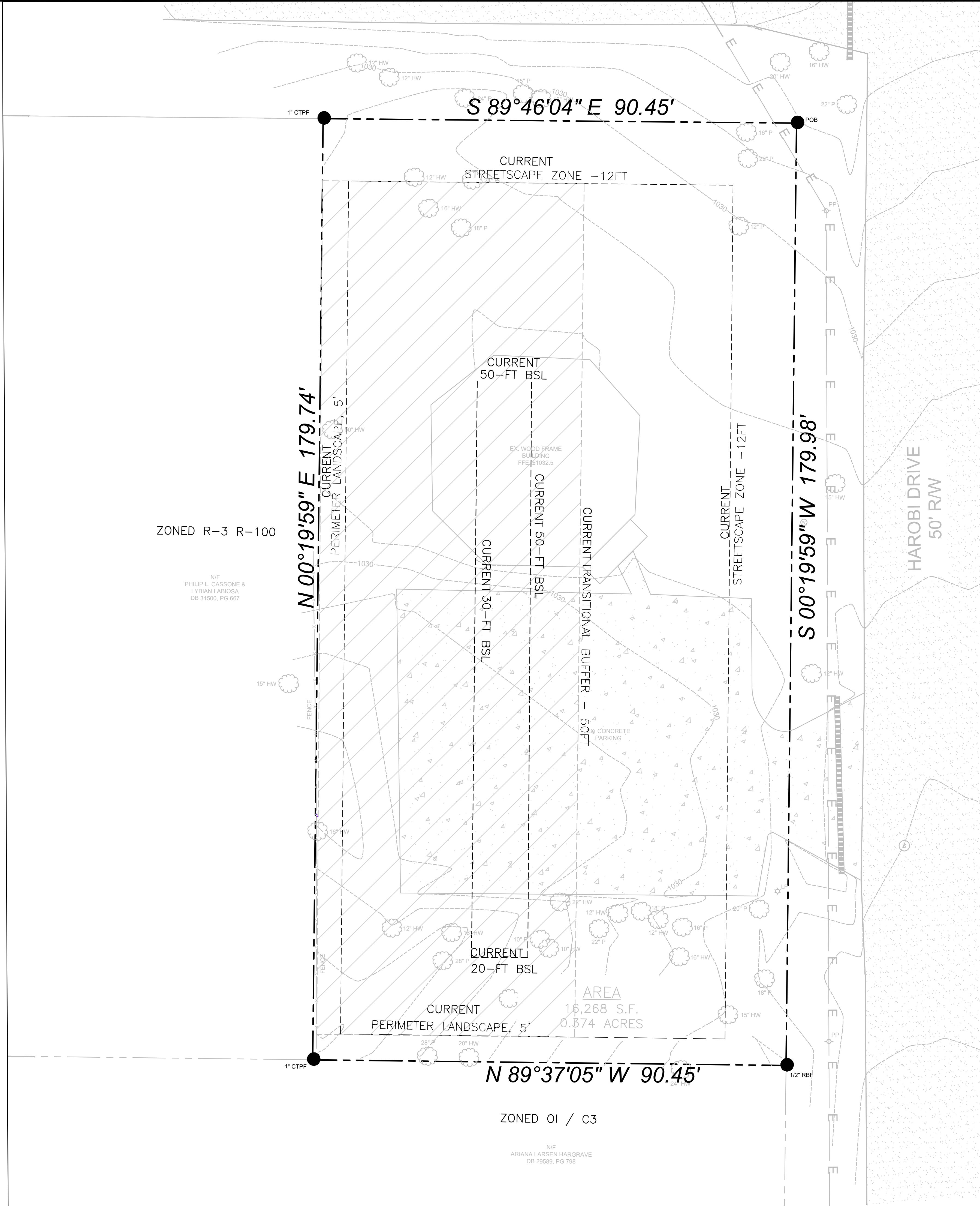
PROPOSED BUILDING

--- REQUESTED REDUCTION



PROPOSED BUFFER

--- CURRENT SETBACK/ BUFFER



0 10' 20'
SCALE: 1"=10'

AQA
ENGINEERING
(404) 487-8495
JOHN@AQAENGINEERING.COM

24-HR EMERGENCY CONTACT
VICE HOLDINGS LLC
2054 HAROBI DRIVE
TUCKER, GA 30084

COMMERCIAL DEVELOPMENT

JURISDICTION: DEKALB COUNTY

LOCATION: VICE HOLDINGS LLC
2054 HAROBI DRIVE
TUCKER, GA 30084

ISSUED FOR CONCEPT



LEVEL II: 0000104199

REVISIONS

DATE

#

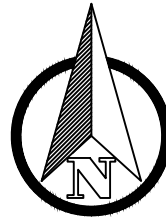
EXISTING CONDITIONS PLAN

SHEET

C01

DATE:

8/20/26



VICINITY MAP N.T.S.

PROJECT NARRATIVE:

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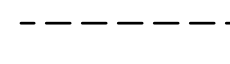
LEGEND



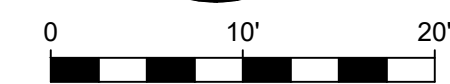
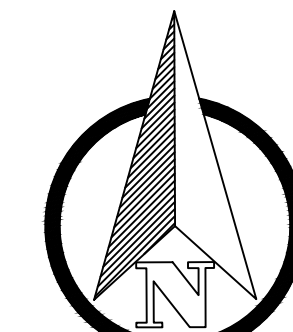
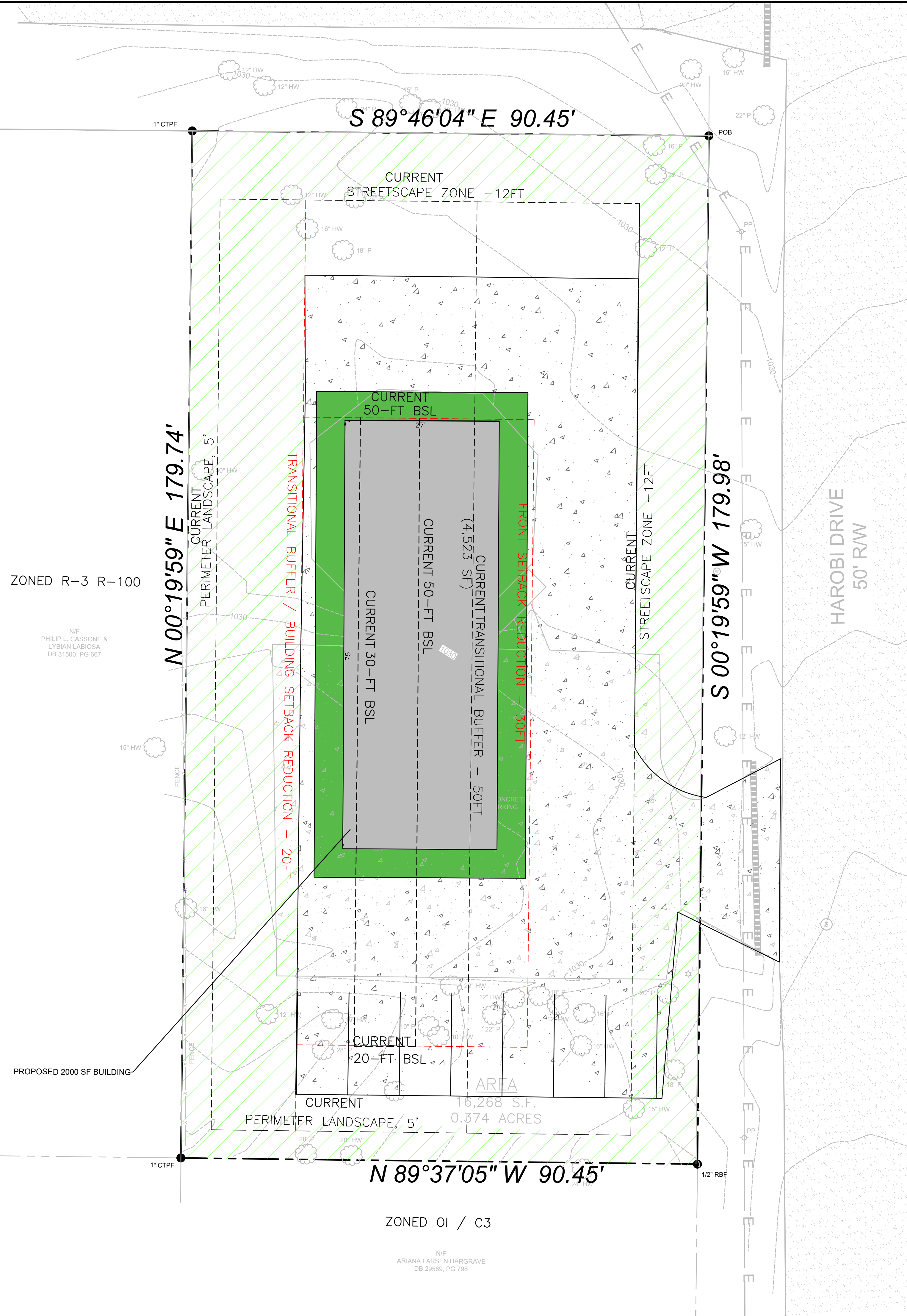
PROPOSED BUFFER



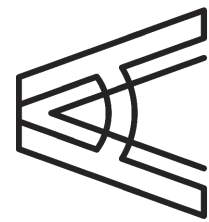
REQUESTED REDUCTION



CURRENT SETBACK/ BUFFER



SCALE: 1"=10'



ENGINEERING
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COMMERCIAL DEVELOPMENT

JURISDICTION: DEKALB COUNTY

LOCATION: VICE HOLDINGS LLC
2054 HAROBI DRIVE
TUCKER, GA 30084

ISSUED FOR CONCEPT



LEVEL II: 0000104199

[illegible]

CONCEPT PLAN
VARIANCE PLAN

SHEET

C02

DATE: _____

08/20/26

TEXT LEGEND	SYMBOL LEGEND
OTPF = OPEN TOP FOUND	○ = LIGHT POLE
CTPF = CRIMPED TOP FOUND	● = SEWER LATERAL
RBF = REBAR FOUND	⊗ = WATER METER
CMF = CONCRETE MONUMENT	⊠ = POWER BOX
IPS = IRON PIN SET (1/2" REBAR)	■ = CABLE TV BOX
R/W = RIGHT OF WAY	⊕ = TELEPHONE CO. BOX
B/L = BUILDING LINE	⬮ = FIRE HYDRANT
NF = NOW OR FORMERLY	⊙ = WATER VALVE
DB = DEED BOOK	⊕ = OVERHEAD POWER LINE
FB = PLAT BOOK	⋈ = FENCE LINE
PG = PAGE	-FO- = U.G. COMMUNICATION LINE
D.E. = DRAINAGE EASEMENT	-G- = GAS LINE
UE = UTILITY EASEMENT	-W- = WATER LINE
P.O.C. = POINT OF COMMENCEMENT	-T- = TELEPHONE LINES & CABLE
P.O.B. = POINT OF BEGINNING	-E- = UNDERGROUND POWER
P/L = PROPERTY LINE	-S- = SANITARY SEWER
CL = CENTER LINE	○ = SET 1/2" REBAR
TBM = BENCHMARK	▬ = STORM PIPE
FFE = FINISH FLOOR ELEVATION	△ = SIGN
AE = ACCESS EASEMENT	(R) = RECORD CALL

RESERVED FOR CLERK OF COURT

HAROBI DRIVE
50' R/W

AREA
16,268 S.F.
0.374 ACRES

WOOD FRAME
BUILDING
FFE: ±1032.5

CONCRETE
PARKING

HAROBI DRIVE
50' R/W

SURVEY NOTES:

- 1.) Field Data: Closure Precision-1/39,682
Angular Error = 1" STA.
- 2.) Measurements were taken July 8, 2026, with a Trimble S6 and Trimble R10 and adjustments were made using compass rule method.
- 3.) Plat Precision: 1/100,000' ±
- 4.) The north meridian shown hereon is based on Grid North Georgia West Zone 1002.
- 5.) The elevation and contours shown hereon are based on NAVD88 and obtained using GPS RTK network solution. The contours are shown on a one foot interval.

GENERAL NOTES

1. FIELD WORK PERFORMED IN JULY 2026.
2. THIS PROPERTY IS SUBJECT TO ADDITIONAL EASEMENTS OR RESTRICTIONS OF RECORD.
3. SURVEYOR DOES NOT WARRANT THE ACCURACY OF EASEMENTS AND BUFFERS THAT ARE ILLUSTRATED ON THE PLAT. THESE SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION.
4. UTILITY EASEMENTS HAVE NOT BEEN FIELD VERIFIED BY SURVEYOR. CONTACT UTILITY CONTRACTOR FOR LOCATION PRIOR TO CONSTRUCTION. (IF APPLICABLE)
5. THIS DRAWING IS FOR EXCLUSIVE USE BY CLIENT. USE BY THIRD PARTIES IS AT THEIR OWN RISK.
6. BUFFERS AND SETBACKS ARE NOT SHOWN AND SHOULD BE VERIFIED WITH THE LOCAL JURISDICTION PRIOR TO CONSTRUCTION.

UTILITY NOTES & INFORMATION:

Utilities shown are based on above ground and visible evidence.
Surveyor does not warrant the exact size, type, or location of utilities shown and furthermore no guarantee is made that other utilities may exist on site that are not shown.



IF YOU DIG GEORGIA...
CALL US FIRST!
1-800-282-7411
UTILITIES PROTECTION CENTER
It's The Law!

D. Ashley Harper, PLS

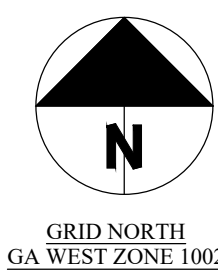
5911 Waterway Place
Flowery Branch, GA 30542
Phone 678.410.3004

Contact: Ashley Harper: aharper3145@gmail.com

RE-TRACEMENT SURVEY FOR:
2054 Harobi Drive
Decatur, Georgia
PID: 18 191 01 081

DB 4216, PG 95

Land Lot 191, 18th District
DeKalb County, Georgia
Date: 7/17/26



GRID NORTH
GA WEST ZONE 1002

SCALE: 1" = 10'



SURVEY CERTIFICATION:

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

DAVID A. HARPER, GA L.S. #3145

7/17/2026

DATE

