



Lorraine Cochran-Johnson

Chief Executive Officer

DeKalb County Zoning Board of Appeals

Department of Planning & Sustainability

178 Sams Street,

Decatur, GA 30030

Wednesday, October 14, 2026

Planning Department Staff Analysis



Julian Njoku

Director

D1. Case No: A-26-1248106

Parcel ID(s): 15 179 06 062

Commission District 03 Super District 06

Applicant

Todd Shoemaker
1440 Dutch Valey Place
Suite 600
Atlanta, GA 30324

Owner:

Chad Mercer
163 Sampson Street Northeast
Atlanta, GA 30317

Project Name:

211 S Howard Street - Townhome Development

Location:

211 S Howard Street, Atlanta, GA 30317

Requests:

Variance request from Section 27-5.4.5 and the landscape strip requirements of the DeKalb County Zoning Ordinance to:

- Reduce the required west side transitional buffer from 50 feet to 10 feet,
- Reduce the required south side transitional buffer from 50 feet to 10 feet, and
- Waive the landscape strip requirements

to facilitate a residential development in the MR-2 (Medium Density Residential-2) zoning district.

Staff Recommendation: Denial

STAFF FINDINGS:

The applicant proposes to redevelop the property located at 211 S Howard Street for a residential townhome development. The submitted site plan shows six attached residential units, a private rear service alley, open space areas, proposed stormwater infrastructure, and proposed lot lines for the individual units. The property is located at the southwest corner of Memorial Drive and South Howard Street and contains approximately 0.427 acres.

1. There is an extraordinary or exceptional physical condition(s) pertaining to the particular piece of property (such as, but not limited to, lot size, lot shape, specimen tree(s), steep slope(s), or preservation of historic characteristics of the property), which was not created by the current owner, previous owner, or applicant; by reason of a clearly demonstrable condition(s), 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, as distinguished from a special privilege or convenience sought by the property owner.

The subject parcel is a small corner lot containing approximately 0.427 acres, with frontage along both Memorial Drive and South Howard Street. The property's configuration is constrained by public rights-of-way on two sides, leaving limited depth and width for development after required buffers, access, stormwater infrastructure, and frontage improvements are applied. The lot is further constrained by the need to provide internal vehicle access, utility access, stormwater management, and pedestrian circulation within a compact site area.

The strict application of 50-foot transitional buffers along the west and south property lines would consume a substantial portion of the site and severely limit the buildable area available for residential development. These conditions arise from the size, shape, and location of the lot, rather than from a self-created hardship by the applicant. Staff finds that the property contains exceptional physical conditions that justify consideration of variance relief.

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 submitted request appears to go beyond the minimum necessary to afford relief. Staff further acknowledges that strict application of 50-foot buffers along both affected sides of the property would be heavily imposing on a constrained corner-lot site and that some reduction may be necessary to allow reasonable use of the property. However, there may be an opportunity to reduce the extent of the requested variances by reducing the number of proposed units, modifying the site layout, or otherwise revising the development program to better fit the dimensional limitations of the property.

Staff acknowledges that the request has been reduced regarding the southern transitional buffer, however the request regarding the western transitional buffer had been increased by an additional five feet from the previous hearing.

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 proposed use may be generally compatible with the MR-2 zoning district. However, the subject property is adjacent to R-75 single-family residential properties, which may be impacted by the scale and intensity of the proposed development. The requested reductions would allow development closer to adjacent residential lots than would otherwise be permitted and would reduce the buffering and site design standards intended to mitigate impacts between differing residential development patterns.

Staff acknowledges that residential infill development can be appropriate in this location and that the site's MR-2 zoning supports consideration of a more compact residential form. However, the requested level of relief may increase potential impacts on adjacent single-family residential properties, including visual proximity, reduced separation, reduced landscape buffering, and increased site intensity.

4. The literal interpretation and strict application of the applicable provisions or requirements of this chapter would cause undue and unnecessary hardship:

Strict application of the full transitional buffer requirements would significantly reduce the usable area of the property. Because the parcel is only approximately 0.427 acres and is bordered by public rights-of-way on two sides, application of 50-foot buffers along the remaining west and south sides would leave a highly constrained residual development area. This would substantially impair the ability to develop the property for a residential use permitted within the MR-2 zoning district.

5. The requested variance would be consistent with the spirit and purpose of this Chapter and the DeKalb County Comprehensive Plan Text:

The intent of transitional buffer and landscape strip requirements is to protect adjacent properties, soften the visual impact of development, support attractive streetscapes, and promote compatibility between different development patterns. In this case, the request preserves reduced buffer areas and may be conditioned to provide screening, fencing, and/or landscaping to mitigate impacts to adjacent properties.

The property is designated CRC (Commercial Redevelopment Corridor), which is intended to encourage redevelopment of commercial corridors, improve corridor aesthetics, support more functional development patterns, and promote moderate-density development along major corridors. The subject property's location near Memorial Drive supports consideration of compact residential infill development, provided that site design, access, stormwater, and compatibility concerns are addressed through the development review process.

The proposed townhome development represents residential reinvestment on a small corridor parcel. With conditions requiring substantial conformance to the submitted site plan, maintenance of reduced buffer areas, and appropriate screening, staff finds that the requested variance is consistent with the spirit and purpose of the zoning ordinance and the DeKalb County Comprehensive Plan.

FINAL STAFF ANALYSIS:

Staff acknowledges that the proposed residential use may be appropriate for the zoning district and that strict application of 50-foot buffer requirements along both affected sides of the property would be heavily imposing on the site. Given the property's dimensional constraints, some reduction in applicable buffer or dimensional standards may be necessary to allow reasonable use of the property.

However, the submitted request appears to exceed the minimum relief necessary. While the site may warrant some variance relief, the scale of the requested variances indicate that the proposed development may be over-programmed for the lot. There may be an opportunity to reduce the requested relief through a reduced number of units, revised site design, or a development program that better responds to the property's constraints and the adjacent R-75 single-family residential context.

Staff's recommendation for denial is based solely on the finding that the request does not satisfy the minimum necessary criterion. Staff does not find that residential use of the property is inherently inappropriate, nor does staff dispute that some variance relief may be warranted. Rather, staff finds that the applicant has not demonstrated that the current request represents the minimum relief necessary to afford reasonable use of the property. Therefore, staff recommends denial.

Staff Recommendation: Denial



DeKalb County Department of Planning & Sustainability

Hon. Michael Thurmond
Chief Executive Officer

Andrew Baker, AICP,
Director

**ZONING BOARD OF APPEALS APPLICATION FOR PUBLIC HEARING
(VARIANCES, SPECIAL EXCEPTIONS, APPEALS OF ADMINISTRATIVE DECISIONS)**

BOA No. _____

Applicant and/or
Authorized Representative Todd Shoemaker

OWNER OF RECORD OF SUBJECT PROPERTY

Owner: Chad Mercer

ADDRESS/LOCATION OF SUBJECT PROPERTY

Address: 211 S Howard City: Atlanta State: GA Zip: _____

District(s): 4 Land Lot(s): 62 Block: 6 Parcel: 15 179 06 062

Zoning Classification: MR-2 Commission District & Super District: District 5
Super Dis 6

CIRCLE TYPE OF HEARING REQUESTED:

- ☒ **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. ***

TO BE COMPLETED BY PLANNING AND SUSTAINABILITY DEPARTMENT:

Date Received: _____ Fee Paid: _____

ZONING BOARD OF APPEALS APPLICATION

AUTHORIZATION OF THE PROPERTY OWNER

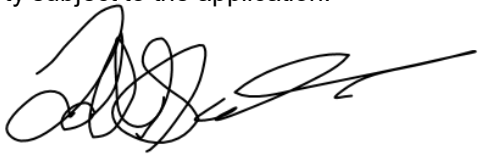
I hereby authorize the staff and members of the Zoning Board of Appeals
To inspect the premises of the Subject Property

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: 4/8/26

Applicant:
Signature



DATE: _____

Applicant:
Signature

ZONING BOARD OF APPEALS APPLICATION

AUTHORIZATION TO REPRESENT THE PROPERTY OWNER

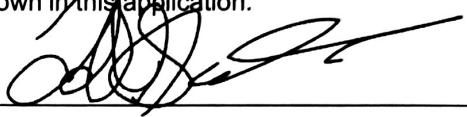
I hereby authorize the staff and members of the Zoning Board of Appeals
to inspect the premises of the Subject Property

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: 4/21/26

Applicant/Agent: _____
Signature



TO WHOM IT MAY CONCERN:

(I)/ (WE) Chad Mercer
(Name of Owners)

being (owner/owners) of the property described below or attached hereby delegate authority to:



JOSEPH H. ASHKOUTI
NOTARY PUBLIC
DEKALB COUNTY
COMMISSION # W-00596475
STATE OF GEORGIA
My Comm. Expires April 26, 2027

Notary Public


Owner

Notary Public

Owner

Notary Public

Owner

April 22, 2026

DeKalb County Zoning Board of Appeals
c/o Department of Planning & Sustainability
330 W. Ponce de Leon Avenue
Decatur, Georgia 30030



RE: Letter of Intent – Variance Application
211 S. Howard Street, Atlanta, Georgia (DeKalb County)
Zoning District: MR-2 (Medium Density Residential-2)
Request: Variance to Reduce West Side Buffer (50' to 15'), South Side Buffer (50' to 10'),
and Waiver of Landscape Strip Requirements

Dear Members of the Zoning Board of Appeals:

I. INTRODUCTION AND PROPERTY DESCRIPTION

This Letter of Intent is submitted on behalf of the owner/applicant of the property located at 211 S. Howard Street, Atlanta, Georgia, situated within unincorporated DeKalb County (the "Property"). The Property is zoned MR-2 (Medium Density Residential-2) and is proposed for development as a townhome residential community consistent with that zoning classification. The Property is located at the southwest corner of Memorial Drive and South Howard Street, contains approximately 0.43 acres, and has approximately 185 feet of frontage along Memorial Drive and 100 feet of frontage along South Howard Street.

The applicant respectfully requests the following variances from the strict application of the DeKalb County Zoning Ordinance (Chapter 27):

1. Reduction of the required west side buffer from 50 feet to 15 feet;
2. Reduction of the required south side buffer from 50 feet to 10 feet; and
3. Waiver of the landscape strip requirements, with retention of the existing sidewalk in its current location.

These variances are necessitated by the extraordinary and exceptional physical constraints of the Property, including its small lot size and narrow configuration, which make strict compliance with the applicable buffer and landscape strip standards physically impossible without rendering the Property entirely undevelopable for any use permitted under the MR-2 zoning district. For the reasons set forth below, the applicant respectfully submits that all required findings under Section 7.5.1(A) of the DeKalb County Zoning Ordinance are satisfied.

1440 Dutch Valley Place, Suite 600, Atlanta, GA 30324
info@buildersservicegroup.com

II. VARIANCE CRITERIA AND FINDINGS

Finding 1 – Extraordinary or Exceptional Physical Condition Not Created by the Owner (Section 7.5.1(A)(1))

The Property presents extraordinary and exceptional physical conditions that are inherent to the lot itself and were not created by the current owner, any previous owner, or the applicant. The Property encompasses approximately 0.43 acres in total land area, with a configuration that is constrained on two sides by public rights-of-way: Memorial Drive to the north and South Howard Street to the east. These pre-existing right-of-way dedications, combined with the overall lot geometry, severely limit the buildable area available on the Property.

The imposition of a full 50-foot buffer on both the west and south sides of this already compact, corner lot would consume the overwhelming majority of the Property's total land area, leaving a residual buildable envelope so narrow as to preclude any meaningful residential development. This is not a condition that can be attributed to the choices or actions of the current applicant; rather, it is a function of the pre-existing lot size and shape as platted and configured in the public record.

Similarly, the strict application of the landscape strip requirement along the frontage would conflict with the existing sidewalk infrastructure already in place along South Howard Street. Requiring removal and relocation of this sidewalk — or the installation of a landscape strip in a location that would displace it — would create an unreasonable burden and potentially disrupt public pedestrian circulation along an established route.

By reason of these clearly demonstrable physical conditions, strict application of the buffer and landscape strip requirements would deprive this property owner of the rights and privileges — namely, the ability to develop a residential project on MR-2 zoned land — that are enjoyed by similarly-zoned property owners whose lots are of a more standard size and configuration. The requested relief is not a special privilege; it is the minimum accommodation necessary to place this Property on an equal footing with other MR-2 properties in DeKalb County.

Finding 2 – Minimum Variance Necessary; No Grant of Special Privilege (Section 7.5.1(A)(2))

The variances requested represent the absolute minimum relief necessary to afford the applicant a reasonable opportunity to develop the Property consistent with its MR-2 zoning designation. The proposed reductions — from 50 feet to 15 feet on the west side and from 50 feet to 10 feet on the south side — have been carefully calibrated to preserve as much buffer area as the lot geometry permits while still allowing a viable building footprint for townhome development.

The applicant has not requested a complete elimination of the buffers; meaningful separation from adjacent properties is maintained. The proposed 15-foot west side buffer and 10-foot south side buffer represent practical, good-faith efforts to balance the regulatory intent of the buffer requirements with the physical realities of this lot. No greater reduction is sought than what the site constraints compel.

With respect to the landscape strip waiver, the applicant proposes to retain the existing sidewalk in its current location rather than requesting its removal. The existing sidewalk provides a functional and

1440 Dutch Valley Place, Suite 600, Atlanta, GA 30324
info@buildersservicegroup.com

aesthetically appropriate transition between the Property and the public right-of-way, consistent with the pedestrian infrastructure already established in this corridor. This approach achieves the practical purpose of the landscape strip — providing a defined transition zone between private development and the public street — without requiring the unnecessary disturbance and reinstallation of existing public infrastructure.

This combination of requests does not constitute a grant of special privilege. Other similarly-constrained properties in the MR-2 district would be entitled to seek equivalent relief under the same circumstances. The requested variances are consistent with the types of accommodations reasonably made for small, irregular, or corner lots throughout DeKalb County.

Finding 3 – No Material Detriment to Public Welfare or Injury to Adjacent Properties (Section 7.5.1(A)(3))

The granting of these variances will not be materially detrimental to the public welfare, nor will it be injurious to any property or improvement in the MR-2 zoning district. The proposed townhome development is a use that is squarely consistent with the MR-2 zoning designation and the character of residential development in this area of DeKalb County.

The reduced buffers, while narrower than the standard requirements, will still provide a meaningful physical separation between the proposed residential structures and adjacent properties. Appropriate screening, fencing, or landscaping within the reduced buffer areas can be incorporated into the site design to mitigate any potential impacts on neighboring properties. The applicant is prepared to work with County staff to identify appropriate conditions that would further protect adjacent property owners.

The retention of the existing sidewalk along South Howard Street preserves an important pedestrian amenity for the surrounding neighborhood and avoids any disruption to the established streetscape. This approach supports the public welfare by maintaining safe and accessible pedestrian circulation along a corridor that serves the broader community.

There are no known negative impacts on public utilities, stormwater systems, traffic circulation, or emergency access that would result from the grant of these variances. The proposed development will be required to comply with all other applicable County standards, including stormwater management, building setbacks, and public safety requirements.

Finding 4 – Literal Application Would Cause Undue and Unnecessary Hardship (Section 7.5.1(A)(4))

The literal interpretation and strict application of the 50-foot buffer requirements on both the west and south sides of this Property would create undue and unnecessary hardship. As noted above, the Property totals only approximately 0.43 acres. With Memorial Drive right-of-way to the north and South Howard Street right-of-way to the east already limiting the effective land area, the imposition of full 50-foot buffers on the remaining two sides would result in a buildable envelope so constrained as to render the Property effectively undevelopable for any residential use.

This outcome — the complete or near-complete deprivation of the Property's development potential despite its MR-2 zoning designation — constitutes undue and unnecessary hardship. The hardship is not merely inconvenient or economically driven; it is a direct, physical consequence of the lot's size and shape as it exists in the real world. The applicant did not create this condition and cannot alter the fundamental geometry of the lot to avoid it.

Similarly, the strict application of the landscape strip requirement in a manner that would require displacement or removal of the existing sidewalk imposes an unnecessary hardship. The sidewalk already provides the functional equivalent of a defined transition zone between the Property and the public right-of-way. Requiring its removal and replacement with a vegetated landscape strip would impose material cost and disruption without any corresponding public benefit.

Finding 5 – Consistency with the Spirit and Purpose of the Ordinance and the DeKalb County Comprehensive Plan (Section 7.5.1(A)(5))

The requested variances are fully consistent with the spirit and purpose of the DeKalb County Zoning Ordinance and the DeKalb County Comprehensive Plan. The buffer and landscape strip requirements are intended to protect adjacent property owners from incompatible land uses, preserve neighborhood character, and promote attractive, livable residential environments. The proposed townhome development achieves all of these objectives in a manner that is appropriate to the specific physical context of this Property.

The MR-2 zoning district is intended to accommodate medium-density residential development, including attached townhome units of the type proposed here. Approving these variances enables a development that is squarely within the intended use of the district, consistent with the County's goals of promoting infill residential development and increasing the supply of housing within established neighborhoods. Denying the variances would frustrate these goals by leaving a well-located, properly zoned parcel undevelopable.

The DeKalb County Comprehensive Plan supports compact, transit-accessible residential development in locations such as this — a corner parcel with frontage on Memorial Drive, a major arterial corridor. Allowing the Property to be developed with townhomes at a density appropriate to the MR-2 district is consistent with the Comprehensive Plan's vision for residential growth and infill development in this area of the County.

Furthermore, the applicant's commitment to retaining the existing sidewalk along South Howard Street reflects a design approach that honors the pedestrian-oriented character of the surrounding streetscape, consistent with both the Zoning Ordinance's design objectives and the Comprehensive Plan's goals for walkable, connected neighborhoods.

III. CONCLUSION

1440 Dutch Valley Place, Suite 600, Atlanta, GA 30324
info@buildersservicegroup.com

For all of the foregoing reasons, the applicant respectfully requests that the DeKalb County Zoning Board of Appeals grant the requested variances: (1) reduction of the west side buffer from 50 feet to 15 feet; (2) reduction of the south side buffer from 50 feet to 10 feet; and (3) waiver of the landscape strip requirements with retention of the existing sidewalk in its current location.

All five required findings under Section 7.5.1(A) of the DeKalb County Zoning Ordinance are satisfied. The variances are the minimum necessary to afford relief; they will not be detrimental to the public welfare or injurious to adjacent properties; they are compelled by extraordinary physical conditions not of the applicant's making; and they are consistent with the spirit, purpose, and intent of both the Zoning Ordinance and the DeKalb County Comprehensive Plan.

The applicant welcomes the opportunity to present this request in person before the Board and to address any questions or concerns the Board may have. We are also prepared to work cooperatively with County staff to identify any reasonable conditions of approval that would further protect the interests of the surrounding neighborhood and the broader public.

Respectfully submitted,



Applicant / Authorized Representative

211 S. Howard Street

Atlanta, Georgia (DeKalb County)

Date: 4/22/26

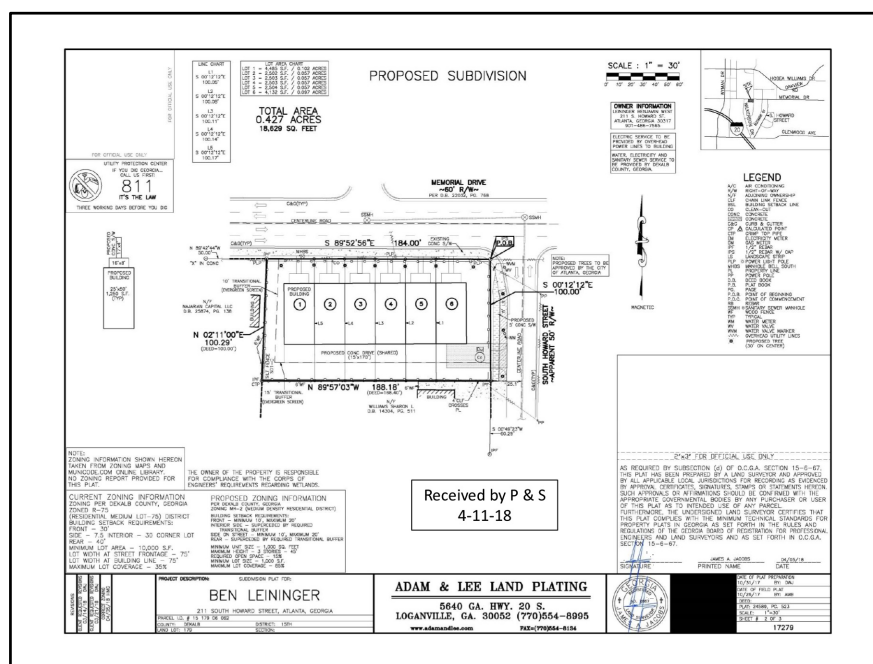
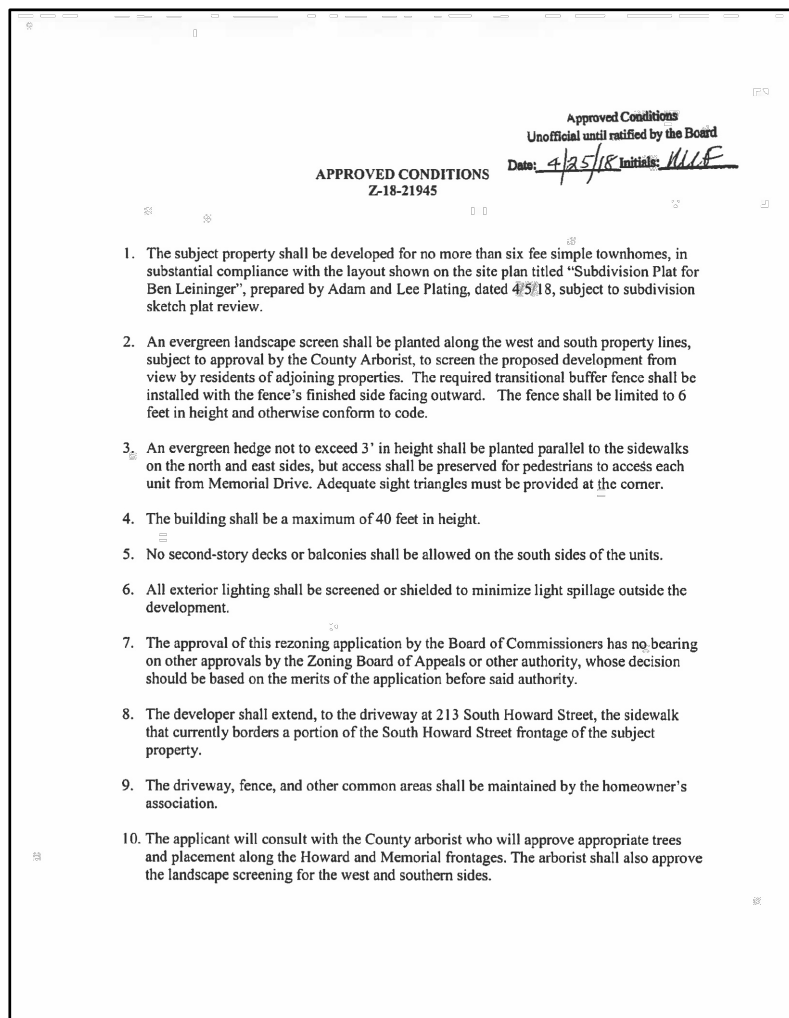


DEKALB COUNTY SKETCH PLAT NOTES:

1. PROPOSED DEVELOPMENT TO BE CONSTRUCTED ON PROPOSED LOTS ARE TO COMPLY WITH ALL APPLICABLE DEKALB COUNTY STORMWATER TREATMENT REQUIREMENTS.
2. PROPOSED DEVELOPMENT TO BE SERVED BY DEKALB COUNTY AND SEWER SYSTEM INFRASTRUCTURE LOCATED WITHIN THE ADJACENT RIGHT OF WAY OF MEMORIAL DRIVE.
3. A 75' TRIBUTARY BUFFER WILL BE MAINTAINED ON ALL STATE WATERS THAT ARE NOT APPROVED FOR A BUFFER ENCROACHMENT VARIANCE BY DEKALB COUNTY OR GA EPD.
4. SKETCH PLAN APPROVAL DOES NOT CONSTITUTE APPROVAL OF THE STORM DRAINAGE OR SANITARY SEWER NETWORK. CONSTRUCTION SHALL BEGIN UNTIL CONSTRUCTION PLANS ARE APPROVED AND A DEVELOPMENT PERMIT IS OBTAINED.
5. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR COMPLIANCE WITH THE CORPS OF ENGINEERS REQUIREMENTS REGARDING WETLANDS.

SOLID WASTE PLAN NOTE:

DEKALB COUNTY SANITATION WILL BE UTILIZED TO HANDLE SOLID WASTE, YARD DEBRIS (RESIDENTIAL ONLY), AND RECYCLABLE MATERIAL. THE SITE MUST HAVE A SOLID WASTE PLAN WITHIN LAND DISTURBANCE PERMIT APPLICATION. A METHOD BY WHICH THE FACILITY WILL HANDLE WASTE DISPOSAL MUST BE CLEARLY DEFINED VIA SKETCH AND/OR NARRATIVE. THE LOCAL STREET NEEDS TO HAVE A MINIMUM OF 25FT STRAIGHT CLEARANCE APPROACHING THE RESIDENTIAL SOLID WASTE AND/OR RECYCLING CONTAINER. THE WIDTH OF LOCAL STREETS SHOULD BE CLEARLY VISIBLE ON THE SITE PLAN. WHEN THE LOCAL STREET IS LESS THAN 27' WIDE THERE SHALL BE "NO PARKING" SIGNS PERMANENTLY POSTED ON THOSE STREETS. SIGNS NEED TO BE POSTED ON THE ROADWAYS PROHIBITING PARKING ON THE ROADS FROM 7AM TO 7PM MON - FRI. IF THE SOLID WASTE PLAN CALLS FOR A SHARED SOLID WASTE CONTAINER (I.E. A DUMPSTER OR A COMPACTOR) THEN DEKALB COUNTY COMMERCIAL SERVICE REQUIREMENTS WILL APPLY.



PROPOSED PRIVATE COVENANT NOTE:

PROPOSED DEVELOPMENT TO INCLUDE A PRIVATE COVENANT AGREEMENT BETWEEN ALL HOMEOWNERS TO ALLOW FOR THE ENCRoACHMENT, INSTALLATION, MAINTENANCE, AND REPAIR OF ALL COMMON UTILITIES REQUIRED FOR THE DEVELOPMENT OF THE PROPOSED RESIDENTIAL SITE. A HOME OWNER'S ASSOCIATION WILL BE REQUIRED BETWEEN ALL PROPERTY OWNERS PRIOR TO CLOSE OUT OF PROJECT.

SKETCH PLAT
FOR THE
211 SOUTH HOWARD TOWNHOMES
211 SOUTH HOWARD STREET
LAND LOT 179, 15TH DISTRICT
DEKALB COUNTY, GEORGIA

PARCEL ID #'S:

15-179-06-062

SHEET INDEX	
SHEET #	TITLE
SP1	SKETCH PLAT COVER
SP2	EXISTING CONDITIONS SURVEY BY OTHERS
SP2.1	SKETCH PLAT DEMOLITION PLAN
SP3	SITE PLAN

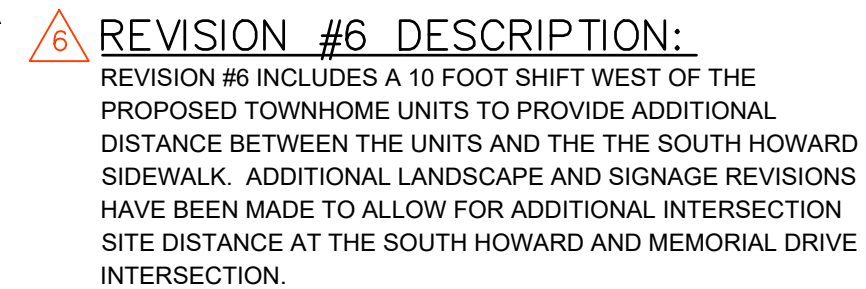
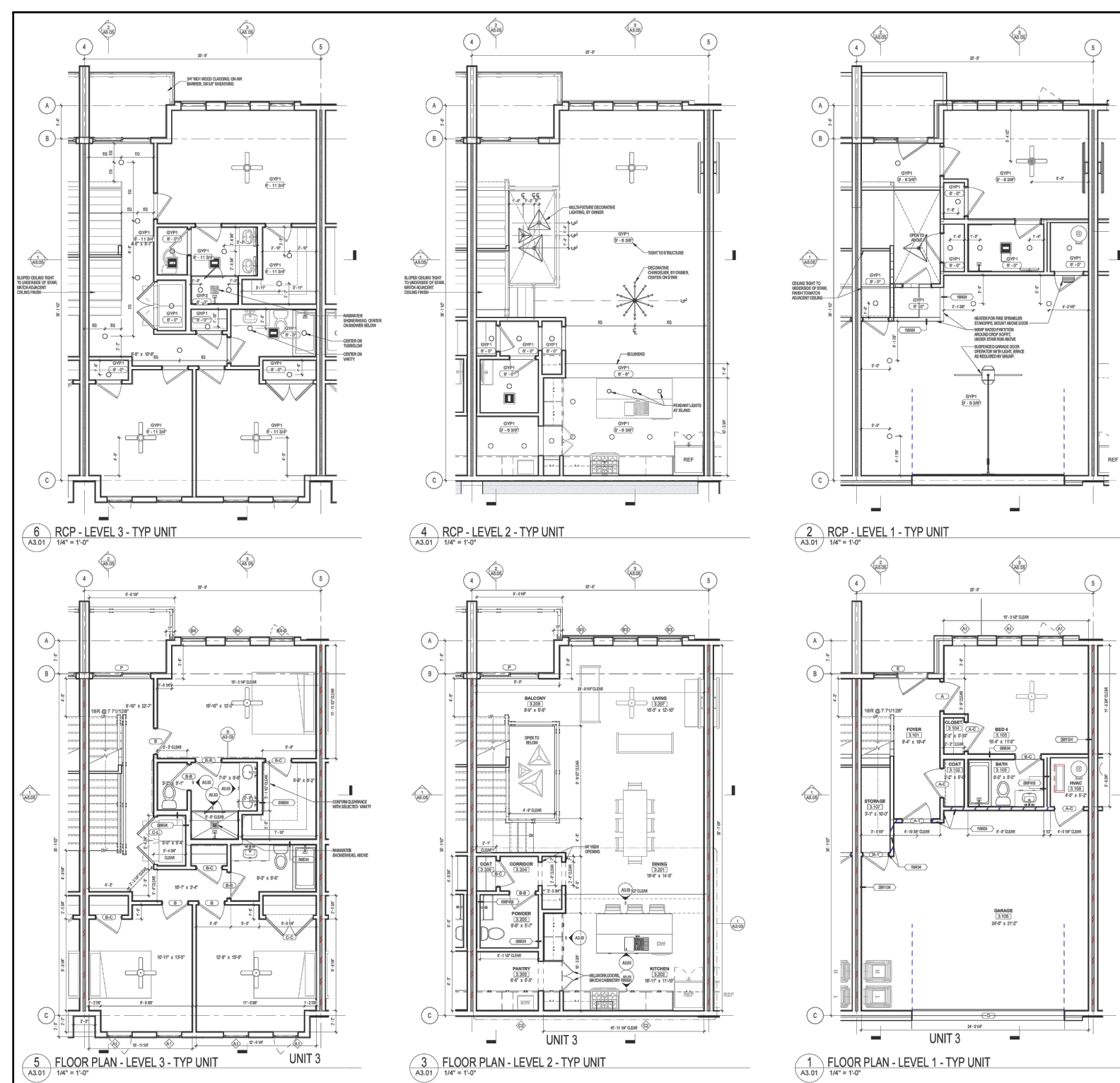
THIS SKETCH PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE PLANNING COMMISSION OF
DEKALB COUNTY, ON THIS _____ DAY OF _____ 20____.

BY: _____ (BY DIRECTOR)
PLANNING COMMISSION CHAIRMAN
DEKALB COUNTY, GEORGIA

SCOPE OF WORK:

PROPOSED SCOPE OF WORK INCLUDES CONSTRUCTION OF 6 ATTACHED RESIDENTIAL UNITS WITH Associated UTILITY INFRASTRUCTURE AND COMMON ACCESS ALLEY. PROJECT TO BE UNDER THE DIRECTION OF A COMMON HOME OWNER'S ASSOCIATION WHICH WILL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF ALL ONSITE PRIVATE UTILITY SYSTEMS.

TYPICAL UNIT LAYOUT



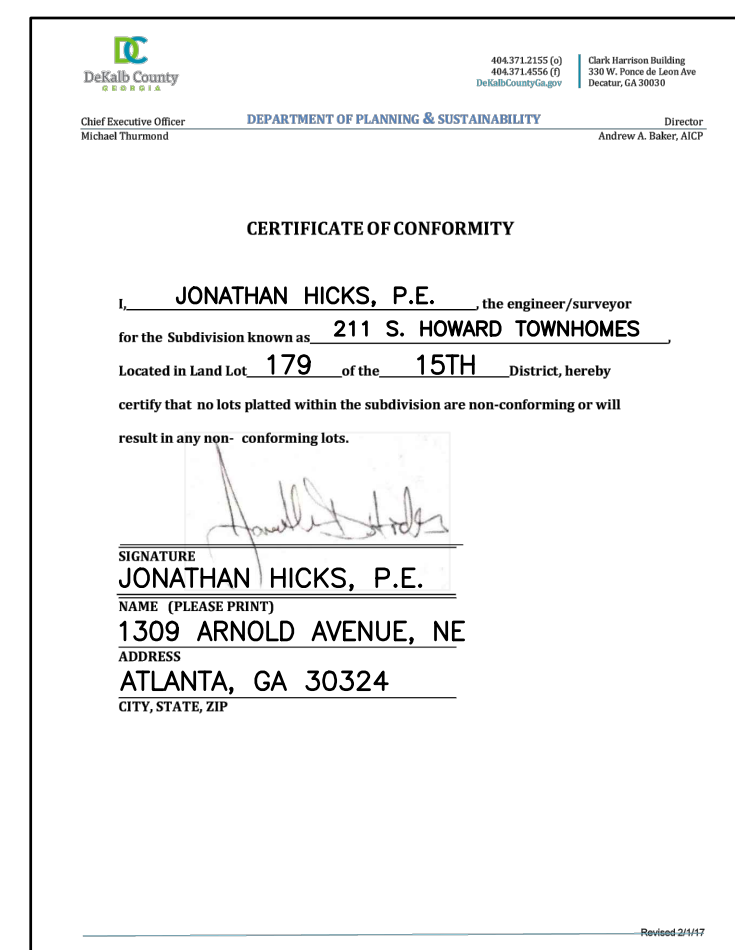
SUBDIVISION PLAN NOTES:

1. TOTAL SITE AREA: 18,629 SF = 0.427 ACRES
2. LOT SKECH CONCEPT PLAN IS PRELIMINARY AND FOR PLANNING PURPOSES ONLY. DEKALB COUNTY APPROVAL IS REQUIRED PRIOR TO PLATTING AND RECORDING OF COMBINED PARCELS.
3. EXISTING CONDITIONS AND BOUNDARY SURVEY PROVIDED BY SURVEY DATED 5-23-17 BY SURVEY LAND EXPRESS.
4. THE EXISTING SUBJECT PARCELS ZONING: MR-2 (INCLD' CZ-18-21945)
 - LOT WIDTH: 20FT
 - MAXIMUM LOT COVERAGE: 85%
 - MINIMUM LOT SIZE: 1,000SF
 - MAXIMUM BUILDING HEIGHT: 3 STORIES OR 45FT
5. PROJECT RECEIVING WATERS ARE: UN-NAMED TRIBUTARY OF SUGAR CREEK
6. NO PORTION OF THIS PROPERTY LIES WITHIN A FEMA DEFINED FLOOD ZONE PER FEMA FLOOD MAP 13089901C27J DATED 5/16/2015
7. PRIOR TO CONSTRUCTION PROJECT REQUIRES DEKALB COUNTY LAND DISTURBANCE PERMIT REVIEW AND APPROVAL. EACH INDIVIDUAL TOWNHOME UNIT MUST RECEIVED BUILDING PERMIT APPROVAL.
8. PROPOSED WATER AND SEWER INFRASTRUCTURE WITHIN TOWNHOME DEVELOPMENTS TO BE PRIVATE OWNED, OPERATED AND MAINTAINED. ANY REQUIRED OFF-SITE SEWER EASEMENTS ARE TO BE RECORDED PRIOR TO ISSUANCE OF DEVELOPMENT PERMIT. ALL COST AN ASSOCIATED REPAIRS ARE THE RESPONSIBILITY OF THE PROPERTY OWNER.
9. SITE CONTAINS NO EXISTING PROPOSED BURRY PITS.
10. PROJECT IMPOSES NO INFRASTRUCTURE DEDICATION. PROPOSED STORMWATER SYSTEM AND PAVED ACCESS ARE TO BE PRIVATELY MAINTAINED BY HOME OWNER'S ASSOCIATION.
11. ALL PROPOSED UTILITIES SERVING PROPOSED STRUCTURES ARE TO BE UNDERGROUND.
12. NO STREET LIGHTS PROPOSED ALONG MEMORIAL DRIVE FRONTAGE.
13. REQUIRED VARIANCES:
 1. VARIANCE TO ELIMINATE REQUIRED STREETScape AND SIDEWALK IMPROVEMENTS WITHIN THE ADJACENT RIGHT OF WAY (DEKALB COUNTY SECTION 5.4.3)
 2. VARIANCE TO REQUIRED 50 FOOT TRANSITION YARD SETBACK AND BUFFER.

PROJECT ARCHITECTURAL REQUIREMENT NOTES:

SINGLE FAMILY ATTACHED DWELLINGS ARE SUBJECT TO SECTION 5.6.7 OF THE ZONING ORDINANCE, FACADES. FOR THE PURPOSES OF THIS SUBSECTION, A BUILDING FACADE SHALL BE CONSIDERED THE ENTIRE WALL SURFACE ON A BUILDING SIDE FROM GRADE LEVEL TO UNDERNEATH AN OVERHANG EAVE OR TO THE TOP OF A CORNICE. ALL SINGLE-FAMILY ATTACHED BUILDINGS SHALL COMPLY WITH THE FOLLOWING FACADE STANDARDS:

1. FACADES FACING A STREET SHALL PROVIDE DOORS, PORCHES, BALCONIES, OR WINDOWS IN THE FOLLOWING RATIOS:
 - A. A MINIMUM OF SIXTY (60) PERCENT OF FRONT FACADE; AND
 - B. A MINIMUM OF THIRTY (30) PERCENT OF SIDE AND REAR BUILDING FACADES.
2. ALL FRONT FACADES SHALL PROVIDE A MINIMUM OF THREE (3) OF THE FOLLOWING DESIGN FEATURES FOR EACH RESIDENTIAL UNIT:
 - A. PROJECTIONS OR RECESSES IN THE FACADE PLANE THAT CONTRAST WITH AN ADJOINING UNIT, WITH A MINIMUM DEPTH OR PROJECTION OF ONE (1) FOOT;
 - B. EXTERIOR BUILDING MATERIALS OR COLORS DIFFERENT FROM THE MATERIALS OR COLORS OF THE OTHER UNITS;
 - C. DECORATIVE PATTERNS ON EXTERIOR FINISH (E.G., SHINGLES, WAINSCOTING, WINDOW BOX, AND SIMILAR ORNAMENTAL FEATURES);
 - D. A DORMER WINDOW, CUPOLA, TURRET, TOWER, OR CANOPY;
 - E. A RECESSED ENTRANCE;
 - F. A COVERED PORCH OR BALCONY;
 - G. PILARS, POSTS, OR PILASTERS;
 - H. A BOX OR BAY WINDOW WITH A MINIMUM TWELVE-INCH PROJECTION FROM THE FACADE PLANE;
 - I. EAVES WITH EITHER EXPOSED RAFTERS OR A CORNICE PROJECTING A MINIMUM (12) INCHES FROM THE FACADE PLANE; OR
 - J. A PARAPET WALL WITH AN ARTICULATED DESIGN THAT VARIES IN HEIGHT.
3. FRONT FACADES SHALL BE VARIED TO AVOID LONG, FLAT BUILDING FRONTS SO THAT NO MORE THAN TWENTY (20) PERCENT OF THE BUILDING FRONTS OF THE UNITS IN THE SAME BUILDING ARE SUBSTANTIALLY THE SAME, UNLESS DESIGNED AS BRICK ROW HOUSES. COMPLIANCE WITH THIS SECTION SHALL BE CONFIRMED AT BUILDING PERMIT STAGE SHOULD SKETCH PLAN AND SUBSEQUENT LAND DEVELOPMENT PERMIT (LDP) BE APPROVED.

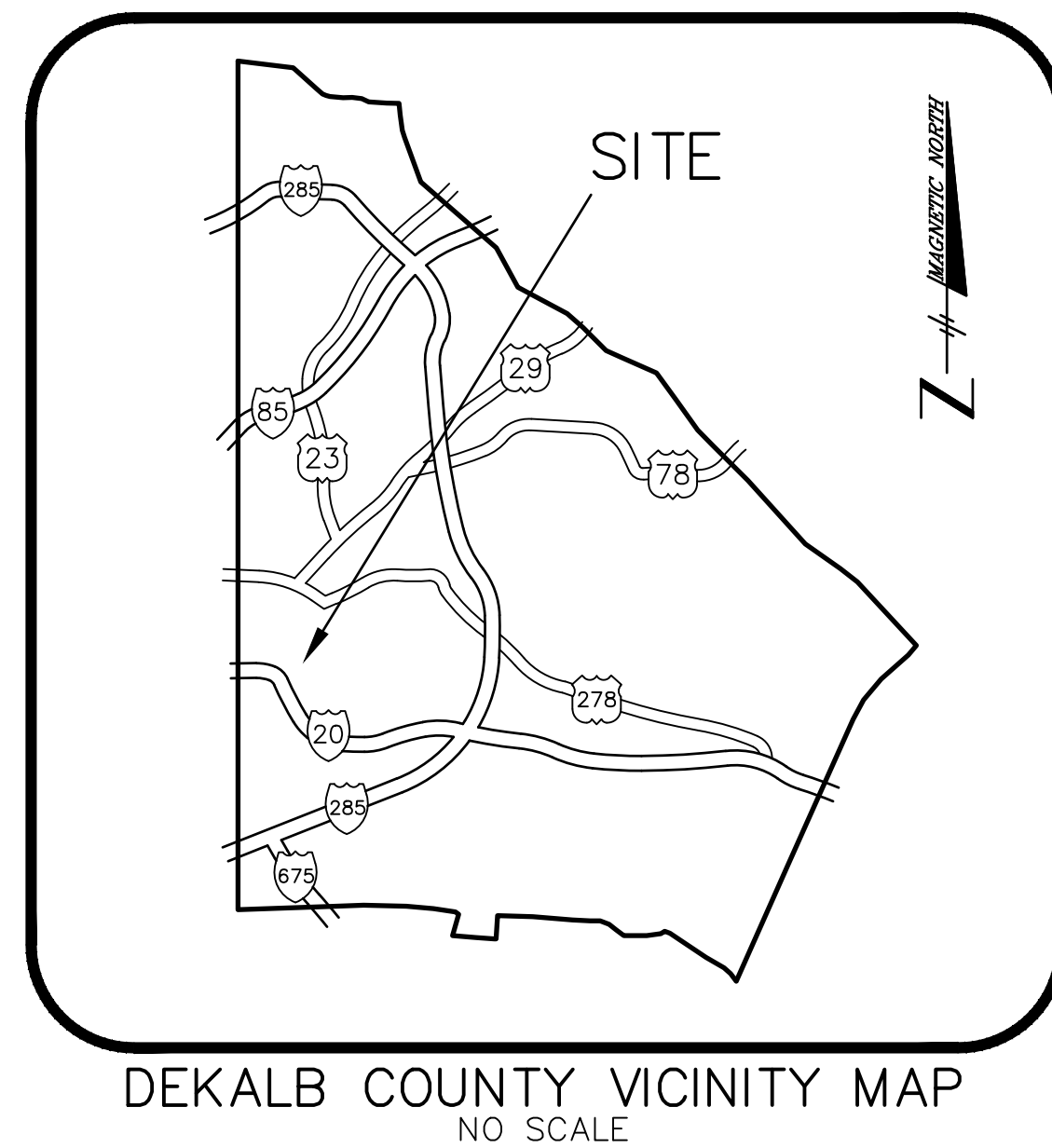


PROPERTY OWNER:

PROPERTY OWNER:
MERCER RONALD CHADWICK
163 SAMPSON STREET
ATLANTA, GEORGIA 30312
CONTACT:
CHAD MERCER
MOBILE: 678-410-2423

ENGINEER CONTACT:

JONATHAN HICKS, P.E.
JVJ CIVIL ENGINEERING, INC.
1105 DRY POND ROAD
RANGER, GA 30734
PH: 770-402-3471
FAX: 404-487-8982
EMAIL: jhicks@jvjconsult.com



SKETCH PLAT COVER SHEET
FOR THE
211 SOUTH HOWARD TOWNHOMES
211 SOUTH HOWARD STREET
LAND LOT 179, 15TH DISTRICT,
DEKALB COUNTY, GA

SKETCH PLAT-AP#1247398
REFERENCE: LDP-AP#1247104

1	RELEASED FOR REVIEW	1/14/24
2	REVISED PER COUNTY COMMENT	4/29/24
3	REVISED PER COUNTY COMMENT	9/29/25
4	REVISED PER COUNTY COMMENT	2/25/26
5	REVISED VARIANCE REQUEST	6/8/26
6	REVISED PER COMMUNITY COMMENT	7/23/26
No.	Revision/Issue	Date



DEVELOPER:

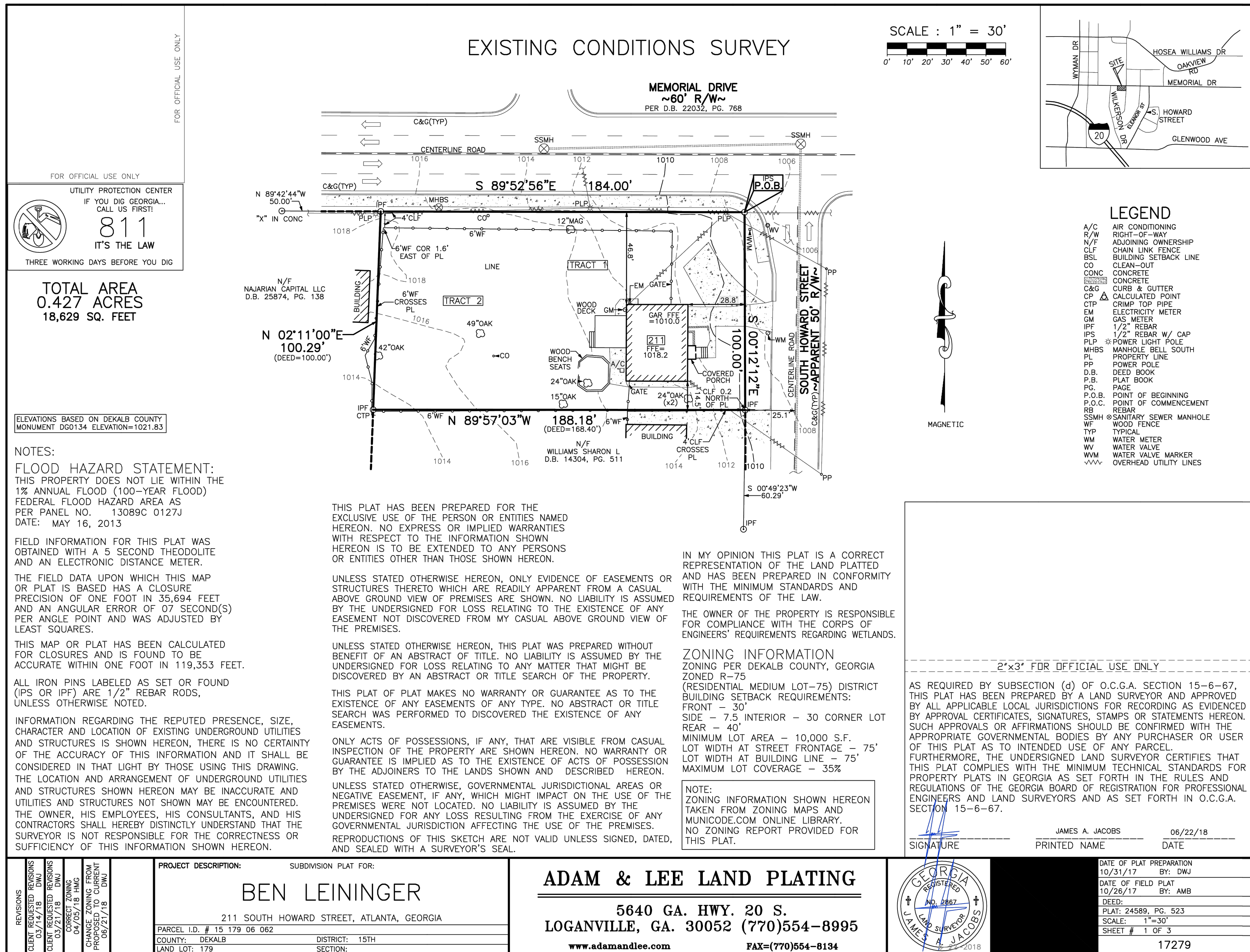
MERCER RONALD CHADWICK
211 SOUTH HOWARD STREET
ATLANTA, GEORGIA 30317

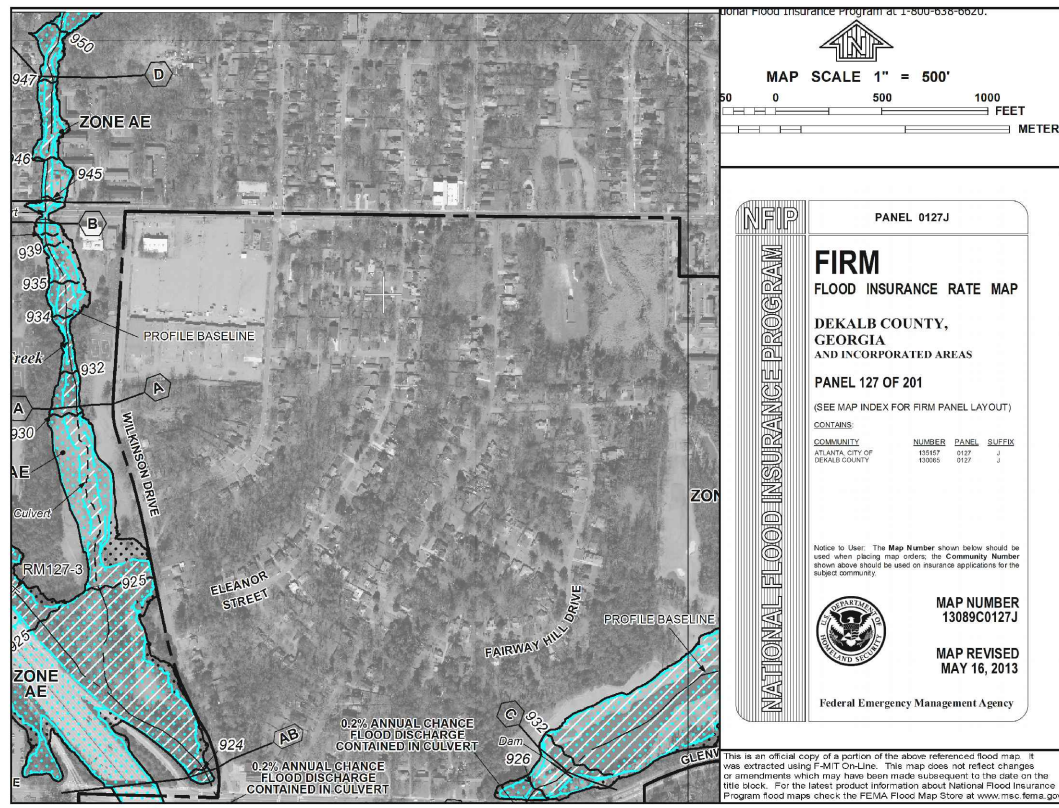
CONTACT:

CHAD MERCER
678-410-2423

Project 211214	Sheet SP 1
Project start Date 12/14/2023	
Scale NA	

GIS NOTE:
EVEN THOUGH THEIR SURVEY DISPLAYS TWO NUMERICAL TRACT LABELS, TRACT 1 AND TRACT 2, THIS SURVEY ONLY PERTAINS TO PARCEL 15 179 06 062, WHOSE PRIMARY ADDRESS IS 211 SOUTH HOWARD STREET, AS STATED ON THE SURVEY.





DEMOLITION PLAN NOTES:
DEMOLITION WORK SHOWN WITHIN THIS PLAN IS CONCEPTUAL AND FOR PRELIMINARY PLANNING PURPOSES ONLY. SEE ADDITIONAL INFORMATION WITHIN PERMITTED DEMOLITION PLAN PREPARED AT THE TIME OF DEVELOPMENT PERMIT APPROVAL.

SKETCH PLAT
FOR THE
211 SOUTH HOWARD TOWNHOMES
211 SOUTH HOWARD STREET
LAND LOT 179, 15TH DISTRICT,
DEKALB COUNTY, GA

SKETCH PLAT-AP#1247398
REFERENCE: LDP-AP#1247104

1	RELEASED FOR REVIEW	1/14/24
2	REVISED PER COUNTY COMMENT	4/29/24
3	REVISED PER COUNTY COMMENT	9/29/25
4	REVISED PER COUNTY COMMENT	2/25/26
5	REVISED VARIANCE REQUEST	6/8/26
6	REVISED PER COUNTY COMMENT	7/23/26
No.	Revision/Issue	Date

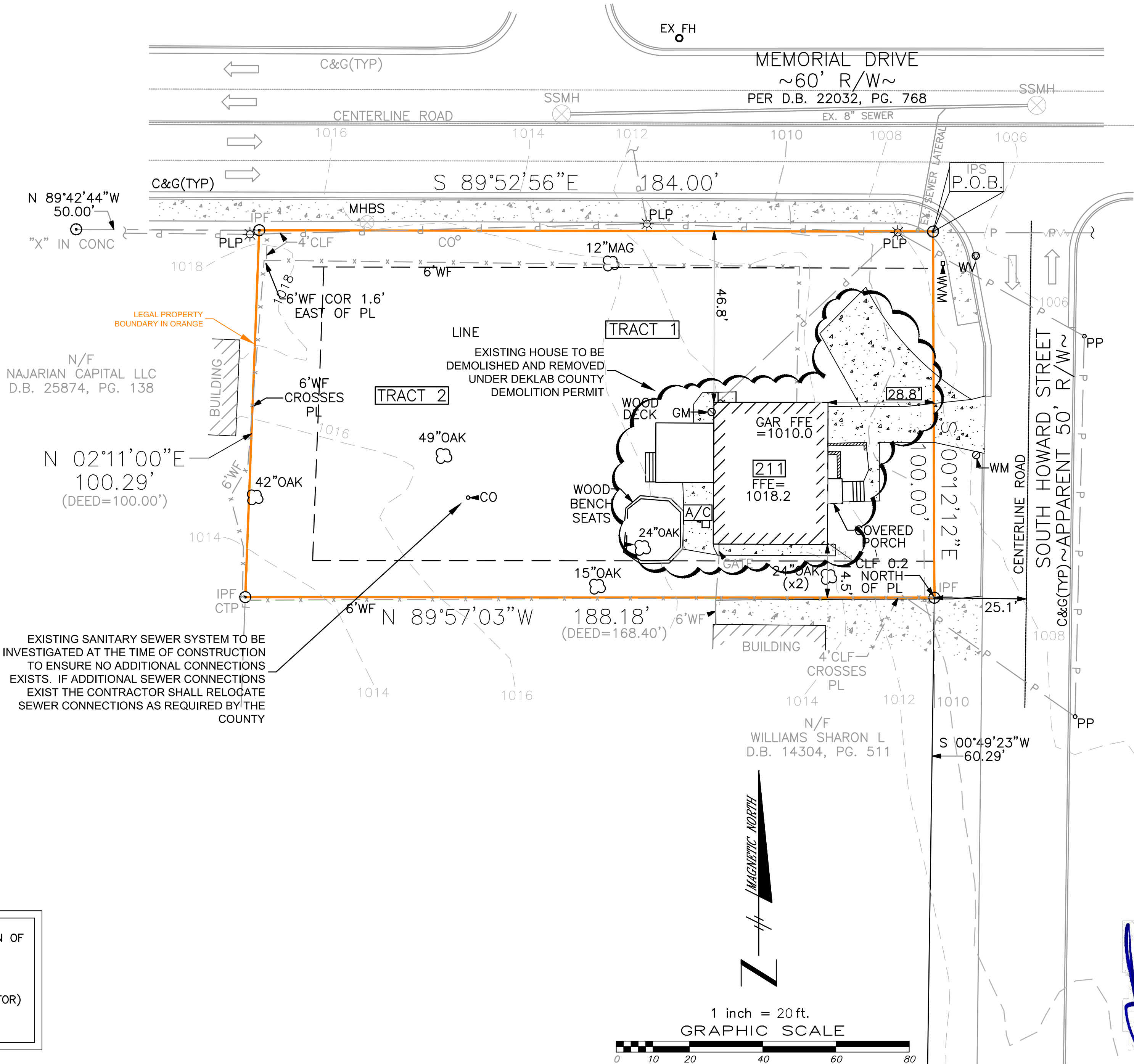
JVG
Civil Engineering
1105 Dry Pond Road
Ranger, GA 30734
770-402-3471

DEVELOPER:
MERCER RONALD CHADWICK
211 SOUTH HOWARD STREET
ATLANTA, GEORGIA 30317
CONTACT:
CHAD MERCER
678-410-2423

Project	211214	Sheet	SP2.1
Project start Date	12/14/2023		
Scale	1"=20'		

PROPERTY OWNER:
MERCER RONALD CHADWICK
163 SAMPSON STREET
ATLANTA, GEORGIA 30312
CONTACT:
CHAD MERCER
MOBILE: 678-410-2423

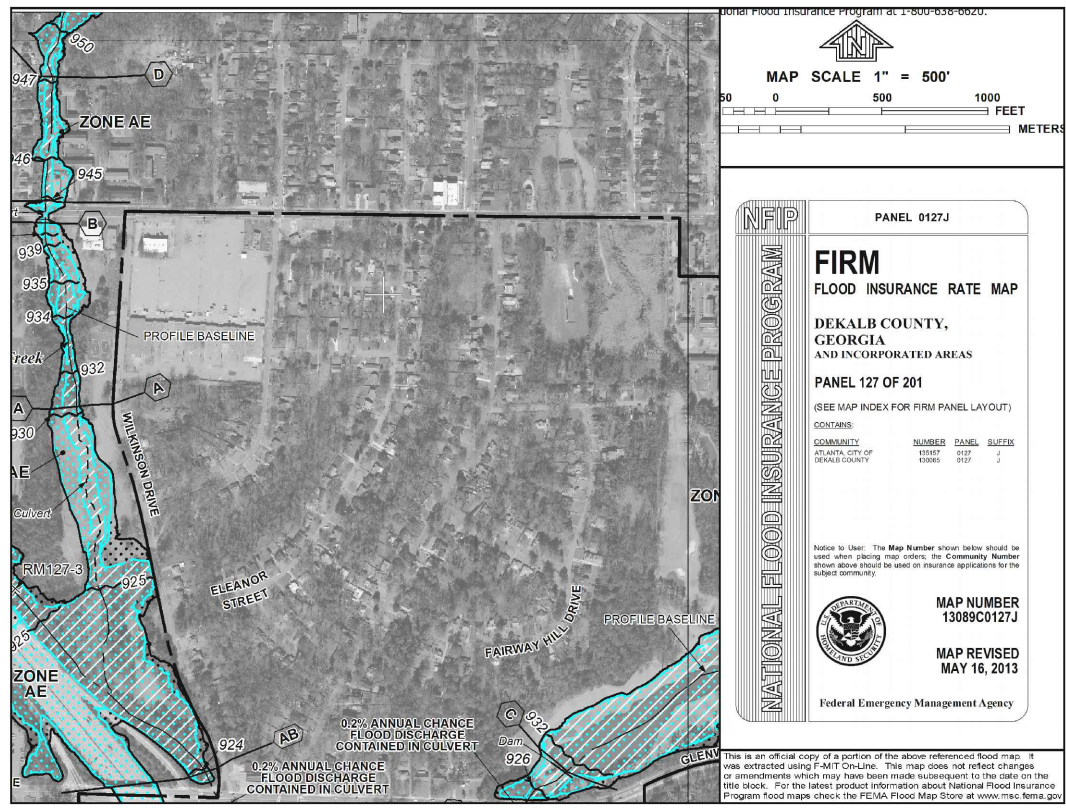
ENGINEER CONTACT:
JONATHAN HICKS, P.E.
JVG CIVIL ENGINEERING, INC.
1105 DRY POND ROAD
RANGER, GA 30734
PH: 770-402-3471
FAX: 404-487-8982
EMAIL: jhicks@jvgconsult.com



Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
CuC	Cecil-Urban land complex, 2 to 10 percent slopes	0.9	100.0%
Totals for Area of Interest		0.9	100.0%

THIS SKETCH PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE PLANNING COMMISSION OF DEKALB COUNTY, ON THIS _____ DAY OF _____ 20____.

BY: _____ (BY DIRECTOR)
PLANNING COMMISSION CHAIRMAN
DEKALB COUNTY, GEORGIA



DEKALB COUNTY SKETCH PLAT NOTES:

- PROPOSED DEVELOPMENT TO BE CONSTRUCTED ON PROPOSED LOTS ARE TO COMPLY WITH ALL APPLICABLE DEKALB COUNTY STORMWATER TREATMENT REQUIREMENTS. ALL ONSITE STORMWATER RUNOFF TO BE CAPTURED AND ATTENUATED WITHIN PROPOSED ONSITE UNDERGROUND STORMWATER TREATMENT FACILITY AS SHOWN.
- PROPOSED DEVELOPMENT TO BE SERVED BY CITY OF ATLANTA WATER AND SEWER SYSTEM INFRASTRUCTURE LOCATED WITHIN THE ADJACENT RIGHT OF WAY OF MEMORIAL DRIVE.
- A 75' TRIBUTARY BUFFER WILL BE MAINTAINED ON ALL STATE WATERS THAT ARE NOT APPROVED FOR A BUFFER ENCROACHMENT VARIANCE BY DEKALB COUNTY OR GA EPD.
- SKETCH PLAT APPROVAL DOES NOT CONSTITUTE APPROVAL OF THE STORM DRAINAGE OR SANITARY SEWER SYSTEMS. NO CONSTRUCTION SHALL BEGIN UNTIL CONSTRUCTION PLANS ARE APPROVED AND A DEVELOPMENT PERMIT IS OBTAINED.
- THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR COMPLIANCE WITH THE CORPS OF ENGINEERS REQUIREMENTS REGARDING WETLANDS.

STORMWATER OPERATION AND MAINTENANCE NOTE:

DRAINAGE EASEMENT AND MAINTENANCE ACCESS EASEMENT REQUIRED ON ALL PIPES, RETENTION/DETENTION FACILITIES AND OTHER STORMWATER INFRASTRUCTURE OUTSIDE THE COUNTY RIGHT-OF-WAY PER SEC. 22.5-41(C), SEC 14-32(C) OF THE COUNTY CODE.

PROPOSED SANITARY SEWER SERVICE NOTE:

PROPOSED SANITARY SEWER LATERALS TO BE INSTALLED PER DEKALB COUNTY WATERSHED STANDARDS AND SPECIFICATIONS. PROPOSED SDR-35 PVC SANITARY SEWER LATERAL TO BE INSTALLED WITH 36" MINIMUM BACKFILL COVER DEPTH AT 1.0% MINIMUM SLOPE.



Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
CuC	Cecil-Urban land complex, 2 to 10 percent slopes	0.9	100.0%
Totals for Area of Interest		0.9	100.0%

THIS SKETCH PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE PLANNING COMMISSION OF DEKALB COUNTY, ON THIS _____ DAY OF _____ 20____.

BY: _____ (BY DIRECTOR)
PLANNING COMMISSION CHAIRMAN
DEKALB COUNTY, GEORGIA

- SHADED AREAS REPRESENT
PROPOSED STANDARD DUTY PAVEMENT
- HATCHED AREAS REPRESENT
PROPOSED CONCRETE PAVEMENT
AND/OR CURBING
- LINE IN PURPLE REPRESENTS
PROPOSED LOT LINE

PROPOSED PRIVATE COVENANT NOTE:

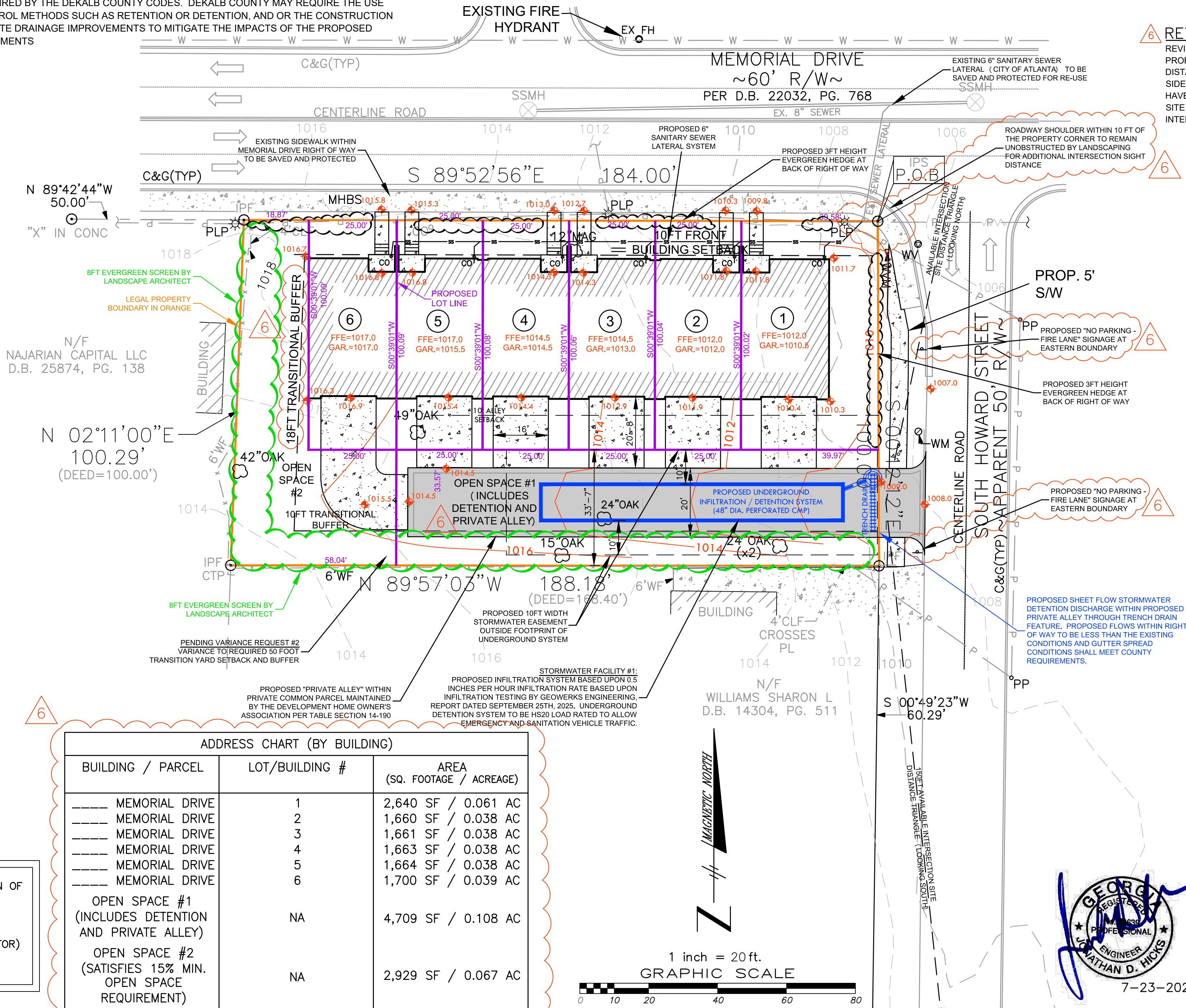
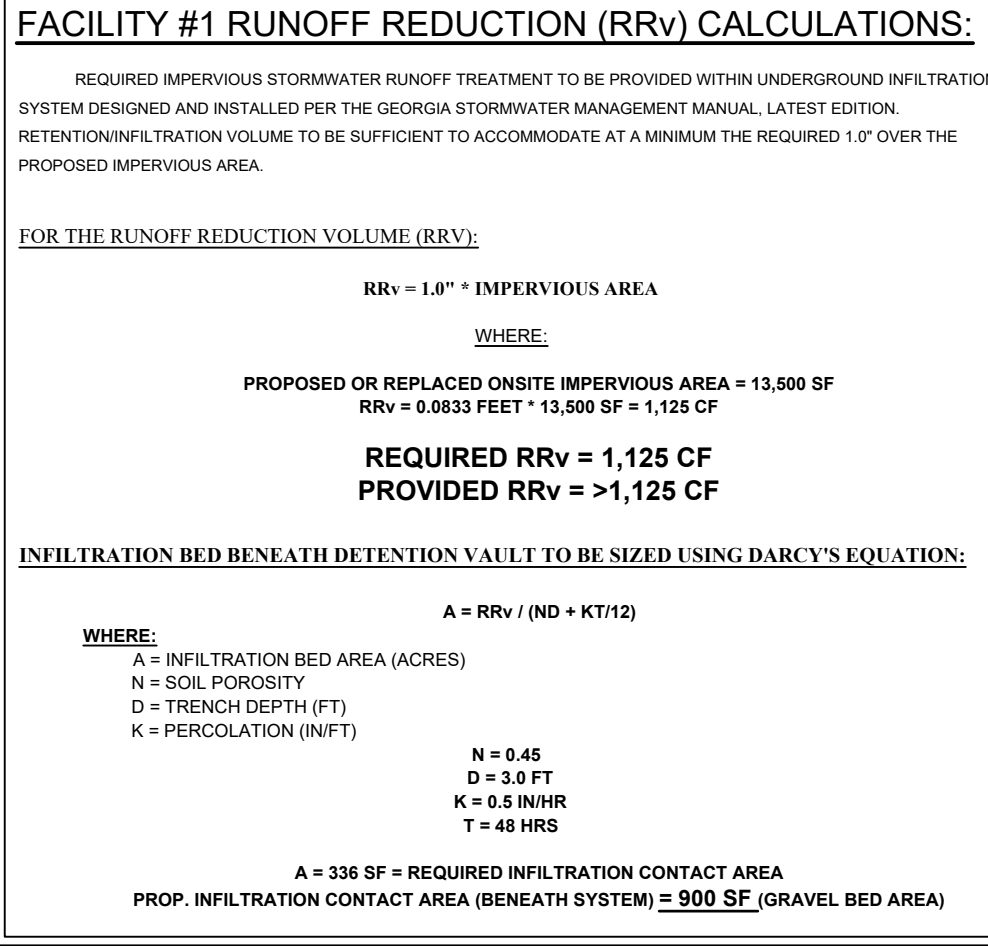
PROPOSED DEVELOPMENT TO INCLUDE A PRIVATE COVENANT AGREEMENT BETWEEN ALL HOMEOWNERS TO ALLOW FOR THE ENCROACHMENT, INSTALLATION, MAINTENANCE, AND REPAIR OF ALL COMMON UTILITIES REQUIRED FOR THE DEVELOPMENT OF THE PROPOSED RESIDENTIAL SITE. A HOME OWNER'S ASSOCIATION WILL BE REQUIRED BETWEEN ALL PROPERTY OWNERS PRIOR TO CLOSE OUT OF PROJECT.

STORMWATER DISCHARGE NOTE:

DRAINAGE IMPROVEMENTS SHALL ACCOMMODATE POTENTIAL RUNOFF FROM THE ENTIRE UPSTREAM DRAINAGE AREA AND SHALL BE DESIGNED TO PREVENT INCREASES IN DOWNSTREAM FLOODING AS REQUIRED PER THE COUNTY STORMWATER MANAGEMENT REQUIREMENTS. STORMWATER QUALITY MANAGEMENT FACILITIES SHALL BE ADEQUATE AS REQUIRED BY THE DEKALB COUNTY CODES. DEKALB COUNTY MAY REQUIRE THE USE OF CONTROL METHODS SUCH AS RETENTION OR DETENTION, AND OR THE CONSTRUCTION OF OFFSITE DRAINAGE IMPROVEMENTS TO MITIGATE THE IMPACTS OF THE PROPOSED DEVELOPMENTS

STORMWATER FEASIBILITY STATEMENT:

PROPOSED STORMWATER FACILITY #1 IS AN UNDERGROUND PERFORATED PIPE DETENTION AND INFILTRATION FACILITY WITH WEIR WALL OUTLET CONTROL STRUCTURE. SYSTEM DESIGN IS BASED UPON SOIL INFILTRATION TESTING DATA PROVIDED BY GEOWERKS ENGINEERING, REPORT DATED SEPTEMBER 25TH, 2025. SEE BELOW INFILTRATION BED SIZING CALCULATIONS. ADDITIONAL STORMWATER ANALYSIS AND DOCUMENTATION TO PROVIDED AT THE TIME OF LAND DISTURBANCE PERMIT SUBMITTAL.



DEVELOPMENT PLAN NOTES:

- TOTAL SITE AREA: 18,629 SF = 0.427 ACRES
- LOT SKETCH CONCEPT PLAN IS PRELIMINARY AND FOR PLANNING PURPOSES ONLY. DEKALB COUNTY APPROVAL IS REQUIRED PRIOR TO PLATTING AND RECORDING OF COMBINED PARCELS.
- EXISTING CONDITIONS AND BOUNDARY SURVEY PROVIDED BY OTHERS
- THE EXISTING SUBJECT PARCELS ZONING: MR-2
-LOT WIDTH: 20FT
-MAXIMUM LOT COVERAGE: 85%
-MINIMUM LOT SIZE: 1,000SF
-MAXIMUM BUILDING HEIGHT: 3 STORIES OR 45FT
- PROJECT RECEIVING WATERS ARE: UN-NAMED TRIBUTARY OF SUGAR CREEK
- NO PORTION OF THIS PROPERTY LIES WITHIN A FEMA DEFINED FLOOD ZONE PER FEMA FLOOD MAP 13089C0127J DATED 5/16/2013.
- PRIOR TO CONSTRUCTION PROJECT REQUIRES DEKALB COUNTY LAND DISTURBANCE PERMIT REVIEW AND APPROVAL. EACH INDIVIDUAL TOWNHOME UNIT MUST RECEIVED BUILDING PERMIT APPROVAL.
- PROPOSED WATER AND SEWER INFRASTRUCTURE WITHIN TOWNHOME DEVELOPMENT TO BE PRIVATE OWNED, OPERATED, AND MAINTAINED. ALL COST AN ASSOCIATED REPAIRS ARE THE RESPONSIBILITY OF THE PROPERTY OWNER. WATER AND SEWER SERVICE TO BE PROVIDED BY THE CITY OF ATLANTA UNDER SEPARATE PERMIT.
- SITE CONTAINS NO EXISTING PROPOSED BURY PITS.
- PROJECT PROPOSES NOT INFRASTRUCTURE DEDICATION.
- ALL PROPOSED UTILITIES SERVING PROPOSED STRUCTURES ARE TO BE UNDERGROUND. PROPOSED ELECTRICAL POWER SERVICES ARE TO BE UNDERGROUND.
- NO STREET LIGHTS PROPOSED ALONG MEMORIAL DRIVE FRONTAGE.

SANITATION / SOLID WASTE SERVICE NOTE:

THE STREET ADDRESS NUMBER FOR EACH RESIDENCE IS TO BE VISIBLE FROM THE PRIVATE SERVICE ALLEY AND RESIDENTS MUST SET THEIR WASTE AND RECYCLABLE MATERIAL IN AN ACCEPTABLE CONTAINER ON THE ALLEY SHOULDER ADJACENT TO THEIR RESIDENCE.

REVISION #6 DESCRIPTION:

REVISION #6 INCLUDES A 10 FOOT SHIFT WEST OF THE PROPOSED TOWNHOME UNITS TO PROVIDE ADDITIONAL DISTANCE BETWEEN THE UNITS AND THE THE SOUTH HOWARD SIDEWALK. ADDITIONAL LANDSCAPE AND SIGNAGE REVISIONS HAVE BEEN MADE TO ALLOW FOR ADDITIONAL INTERSECTION SITE DISTANCE AT THE SOUTH HOWARD AND MEMORIAL DRIVE INTERSECTION.

SITE PLAN

FOR THE

211 SOUTH HOWARD TOWNHOMES

211 SOUTH HOWARD STREET

LAND LOT 179, 15TH DISTRICT,

DEKALB COUNTY, GA

SKETCH PLAT-AP#1247398
REFERENCE: LDP-AP#1247104

No.	Revision/Issue	Date
1	RELEASED FOR REVIEW	1/14/24
2	REVISED PER COUNTY COMMENT	4/29/24
3	REVISED PER COUNTY COMMENT	9/29/25
4	REVISED PER COUNTY COMMENT	2/25/26
5	REVISED VARIANCE REQUEST	6/8/26
6	REVISED PER COMMUNITY COMMENT	7/23/26

JVG
Civil Engineering

1105 Dry Pond Road
Ranger, GA 30734
770-402-3471

DEVELOPER:

MERCER RONALD CHADWICK
211 SOUTH HOWARD STREET
ATLANTA, GEORGIA 30317

CONTACT:

CHAD MERCER
678-410-2423

PROPERTY OWNER:

MERCER RONALD CHADWICK
163 SAMPSON STREET
ATLANTA, GEORGIA 30312
CONTACT:
CHAD MERCER
MOBILE: 678-410-2423

ENGINEER CONTACT:

JONATHAN HICKS, P.E.
JVG CIVIL ENGINEERING, INC.
1105 DRY POND ROAD
RANGER, GA 30734
PH: 770-402-3471
FAX: 404-487-8982
EMAIL: jhicks@jvgconsult.com

Project	Sheet
211214	SP3
Project start Date	12/14/2023
Scale	1"=20'



JOINING BOARD OF APPEALS HEARING



Case # NT A-16-1248106

Address

Site: 211 South Howard Street



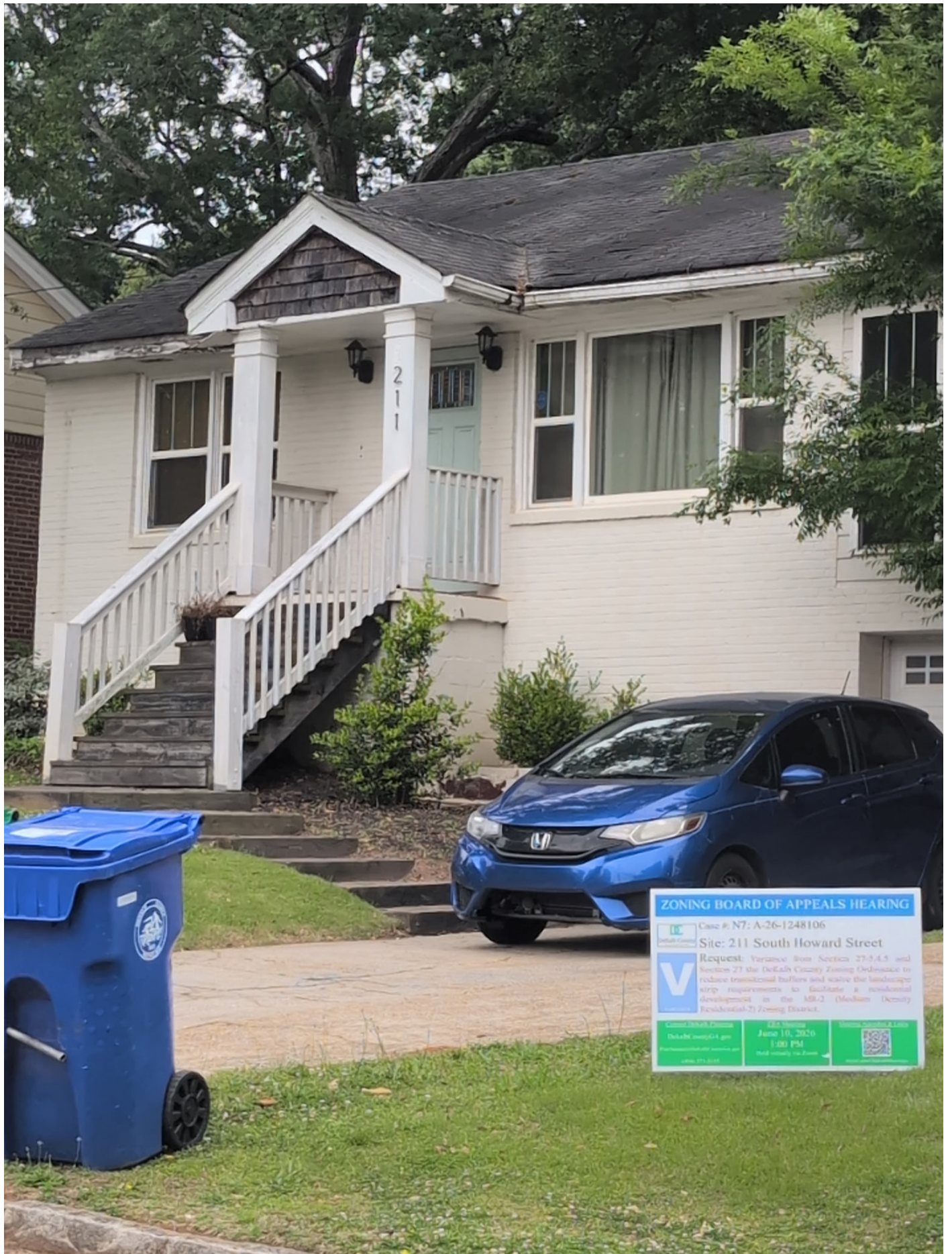
Request: Variance from Section 21.2-0.1 and
Section 21.2-0.2 of the Chicago Zoning Ordinance to
allow construction of a building and use of the building
for purposes not permitted by the Chicago Zoning
Ordinance at the 211 South Howard Street
location.

City of Chicago Department of Planning and Development 130 North Dearborn Street Chicago, IL 60610 Phone: (312) 321-2200 Fax: (312) 321-2201 Email: variance@cityofchicago.org	Request to Vary and Map	
--	--	--





ZONING BOARD OF APPEALS HEARING
Case #: N7; A-26-1248106
Site: 211 South Howard Street
Request: Variance from Section 27-5-A.5 and Section 27 of the DeKalb County Zoning Ordinance to reduce transitional buffers and erect the landscape lighting requirements to facilitate a residential development in the M2-2 (Medium Density Residential-2) Zoning District.
Public Hearing
June 10, 2026
1:00 PM
Webcam: <https://www.dca.ga.gov>
QR Code



ZONING BOARD OF APPEALS HEARING

Case #: N7: A-26-1248106

Site: 211 South Howard Street

V Request: Variance from Sections 27-9.A.5 and Section 27 of the DeKalb County Zoning Ordinance to reduce transitional buffers and waive the landscape strip requirements to facilitate a residential development in the M8-2 (Medium Density Residential-2) Zoning District.

Current Zoning District DeKalb County 2026-2031	2026 Hearing June 18, 2026 1:00 PM Held virtually via Zoom	Home Services & Lots QR Code
---	---	---------------------------------



Planning & Sustainability Department

Government Services Center
178 Sams Street
Decatur, GA 30030

Current Planning Zoning Division

DeKalb County Zoning Board of Appeals August 12, 2026 Meeting Decision Letter

Lorraine Cochran-Johnson
Chief Executive Officer

Juliana A. Njoku
Director

Commission District 03 Super District 06

Application #: D4. A-26-1248106

Parcel ID(s): 15 179 06 062

Applicant: **Todd Shoemaker**
1440 Dutch Valley Place, Suite 600
Atlanta, GA 30324

Owner: **Chad Mercer**
163 Sampson Street Northeast
Atlanta, GA 30317

Project Name: **211 S Howard Street**
Townhome Development

Location: 211 S Howard Street, Atlanta, GA 30317

Request: Variance from Section 27-5.4.5 and Section 27 the DeKalb County Zoning Ordinance to reduce transitional buffers and waive the landscape strip requirements to facilitate a residential development in the MR-2 (Medium Density Residential-2) zoning district.

THIS IS TO ADVISE YOU THAT THE ZONING BOARD OF APPEALS AT ITS REGULARLY SCHEDULED PUBLIC HEARING ON WEDNESDAY, AUGUST 12, 2026, REACHED THE FOLLOWING DECISION ON THE ABOVE-REFERENCED APPLICATION:

ZBOA ACTION: Seth Burrow moved, Dr. Juaney Lynn-Rigsby seconded for a 60-day deferral to October 14, 2026 meeting. Motion carried 5-0-0.

Only persons aggrieved by a final decision of the Zoning Board of Appeals may seek review of such decision by petitioning the Superior Court of DeKalb County by writ of mandamus, setting forth plainly the alleged errors. Such petition shall be filed within thirty (30) days after the final decision of the Zoning Board of Appeals is rendered.

DATE SUBMITTED FRIDAY, AUGUST 14, 2026