



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



Juliana Njoku

Director

N4. Case No: A-26-1248262

Parcel ID(s): 15 179 05 003

Commission District 03 Super District 06

Applicant: Franco Assets, INC
1756 Fairway Hill Drive, SE
Atlanta, GA, 30317

Owner: Franco Assets, INC
1756 Fairway Hill Drive, SE
Atlanta, GA, 30317

Project Name: 298 South Howard Street SE – Lot Width & Frontage Reduction | Reverse Lot Merger | Restore Two (2) Historic Lots

Location: 298 South Howard Street SE, Atlanta, GA, 30317

Request: Variances requests from Section 27 of the DeKalb County Zoning Ordinance are listed below:

- o Variance from 2.2.1 to reduce the road frontage from the required 75' to 60' in an effort to reverse lot merger.
- o Variance from 2.2.1 to reduce the required lot width from 75' to 60' to reverse lot merger.
- o Variance from 8.1.4 to reverse a historic lot of record.

Staff Recommendation: Approval with condition.

Condition: The following information about this variance shall be noted on any site plan prepared for the subject property: case number, approval date, type of variance and condition(s) of approval.

STAFF FINDINGS:

The project involves the decrease in lot frontage and lot width in the R-75 zoning district from 75' to 60' to reverse a lot merger. The combined property is approximately 0.71 acres. The proposed lot division would bring Lot 2 to approximately 0.341 acres and Lot 3 to approximately 0.372 acres based on the proposed survey. Lot 3 contains an existing two-story brick home and a two-car garage. Lot 2 is currently vacant due to the historic lot combination. The applicant is proposing to reverse a previous lot merger and restore two historic lots of record. There is no proposed building as described in the submitted application.

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 property in question consists of two historically identified lots that were combined into one parcel. The submitted survey and plat materials document Lots 2 and 3, and the proposed survey depicts Lot 3 with 60 feet of frontage along South Howard Street. The pre-application record further identifies the proposed 60-foot-wide configuration as matching the neighborhood pattern. While the current combined parcel is approximately 0.71 acres, strict application of the current R-75 lot width and frontage requirements would prevent restoration of the historic lot configuration.

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 applicant is requesting relief for the lot width and road frontage to be decreased from the required 75 feet to 60 feet in order to reverse the lot merger and restore the two historic lots. The requested 60-foot configuration corresponds with the historic lot pattern documented in the applicant record and the neighborhood pattern. The request is limited to the dimensional relief necessary to re-establish the historic lots; no new building program is proposed as part of this variance application.

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 variances seek to divide the combined parcel and restore two historic lots of record. The submitted application does not propose new construction, and Lot 3 would continue to contain the existing two-story brick home and two-car garage. The 60-foot lot configuration as matching the neighborhood pattern. Based on the scope of the request, the proposed variances are not anticipated to be materially detrimental to the public welfare or injurious to surrounding property or improvements in the R-75 zoning district.

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

A strict interpretation of the zoning ordinance would prevent the applicant from restoring the two historic lots at their documented 60-foot width/frontage because the current R-75 dimensional standard requires 75 feet. The pre-application record notes that the existing house occupies one of the historic lots and that retaining the merged configuration would leave the property as an abnormally large lot, limiting the ability to re-establish the prior lot pattern. The requested relief would allow the historic lot configuration to be restored while retaining the existing residence and without approval of any new construction through this application.

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

The variance aligns with the spirit and purpose of the DeKalb County Comprehensive Plan, which promotes responsible development and seeks to increase housing supply. The property is located in the Traditional Neighborhood (TN) character area. The variance request maintains the character of the surrounding properties by restoring a 60-foot lot pattern identified in the pre-application record as consistent with the neighborhood. The request would re-establish two historic lots of record without proposing new construction as part of this application.

FINAL STAFF ANALYSIS:

The application meets the criteria for the provided variances as outlined in the DeKalb County Zoning Ordinance Sections 27-2.2.1 and 27-8.1.4. The applicant has documented two historically identified lots through submitted survey and plat materials, and the requested reduction in lot width and road frontage from 75 feet to 60 feet is tied to restoring that historic lot configuration. The requested relief is limited to the dimensional changes necessary to reverse the lot merger, and no new building program is proposed as part of this application. The 60-foot configuration is identified in the pre-application record as matching the neighborhood pattern, and the request is consistent with the Traditional Neighborhood character area by maintaining the established development pattern while allowing the restoration of two lots of record. Therefore, staff recommends approval for the variance request.

Staff Recommendation: Approval with conditions

Condition: The following information about this variance shall be noted on any site plan prepared for the subject property: case number, approval date, type of variance and condition(s) of approval.

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

Subject Property Address: 298 SOUTH HOWARD STREET

City: ATLANTA State: GA Zip:

Parcel ID Number(s): 15 179 05 003 Acreage: .71

District: 15 Land Lot: 179 Block: Parcel: 15 179 05 003

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

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: 8/10/26

Applicant *Monica Woods*
Signature: _____

DATE: _____

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: 8/10/26

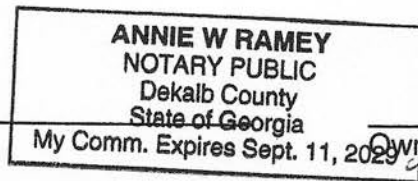
Applicant/Agent *Monica Woods*
Signature: _____

TO WHOM IT MAY CONCERN:

(I)/ (WE): Franco Assets sole member Ruth Olmedo
(Name of Owners)

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

Annie W Ramey
Notary Public



[Signature]
Owner Signature

Notary Public

Owner Signature

Notary Public

Owner Signature

Closer's Choice Deed - Warranty Individual LSA

Linda Carter
Linda Carter

Linda Carter
Clerk of Superior Court Dekalb Cty. Ga.
[REDACTED]

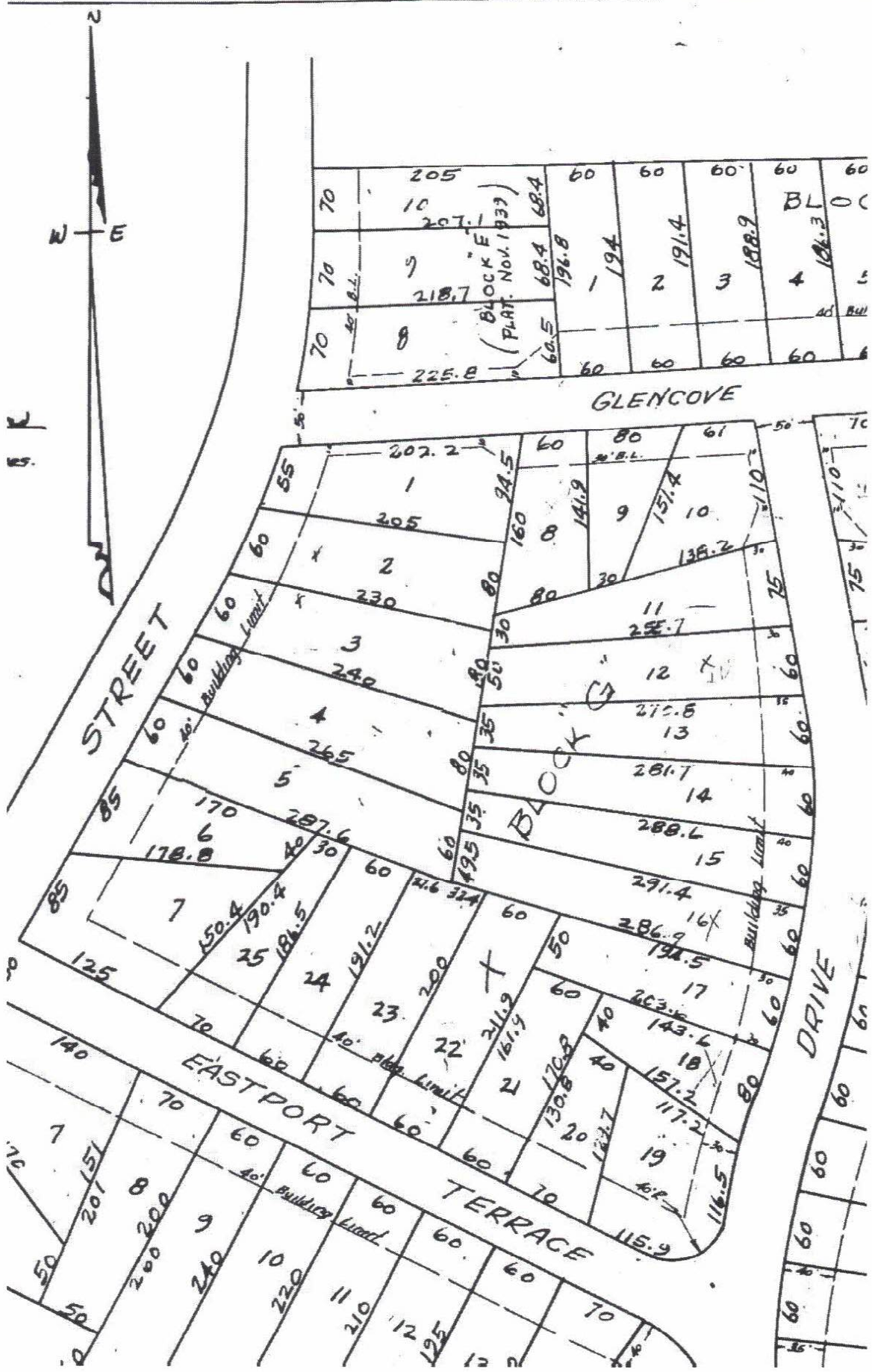
EXHIBIT 'A'

LEGAL DESCRIPTION

03P0754R

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 179 OF THE 15TH DISTRICT OF DEKALB COUNTY, GEORGIA, AND BEING LOTS 2 AND 3, BLOCK "G" OF PARKVIEW SUBDIVISION, ACCORDING TO PLAT OF RECORD IN PLAT BOOK 14, PAGE 108, DEKALB COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHEASTERLY SIDE OF S. HOWARD STREET 55 FEET SOUTHWESTERLY FROM THE POINT WHERE THE SOUTHERLY SIDE OF FORT CIRCLE WOULD INTERSECT THE SOUTHEASTERLY SIDE OF S. HOWARD STREET IF SAID STREET LINES WERE EXTENDED TO FORM AN ANGLE INSTEAD OF A CURVE; RUNNING THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY SIDE OF S. HOWARD STREET A DISTANCE OF 120 FEET TO A POINT; THENCE SOUTHEASTERLY 245.3 FEET TO A POINT; THENCE NORTHEASTERLY 150 FEET TO A POINT; THENCE NORTHWESTERLY 207.2 FEET TO THE SOUTHEASTERLY SIDE OF S. HOWARD STREET AND THE POINT OF BEGINNING, AND BEING IMPROVED PROPERTY KNOWN AS NO. 298 S. HOWARD STREET, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN DEKALB COUNTY, GEORGIA.

Page 108



TOM C. PENLAND

BOOK 2396 PAGE 682

FILED
DEKALB CO. GA.
FEB 19 3 50 PM
BEN. B. BURGESS
CLERK SUPERIOR COURT.

225 FIRST NATIONAL BANK BUILDING
DECATUR, GEORGIA 30030

WARRANTY DEED

Ga. Real Property Tax
\$ 2.50
Paid 7-19-69
Ruth Carg
Dep. Clerk DeKalb Sup. Ct.

STATE OF GEORGIA COUNTY OF DEKALB

THIS INDENTURE, Made the 18th day of February, in the year one thousand nine hundred sixty-nine, between

MERLIN BARNES and BEATRICE H. BARNES

of the County of DeKalb, and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

ARTHUR JAMES DUNN and ROSA E. DUNN

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of -TEN DOLLARS & OTHER GOOD & VALUABLE CONSIDERATIONS ----- (\$10.00) ~~RECEIVED~~ in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee. All that tract or parcel of land lying and being in Land Lot 179 of the 15th District of DeKalb County, Georgia, and being Lots 2 and 3, Block "C" of PARKVIEW SUBDIVISION, according to plat of record in Plat Book 14, Page 108, DeKalb County Records, and being more particularly described as follows:

BEGINNING at a point on the Southeasterly side of S. Howard Street 55 feet Southwesterly from the point where the Southerly side of Fort Circle would intersect the Southeasterly side of S. Howard Street if said street lines were extended to form an angle instead of a curve; running thence Southwesterly along the Southeasterly side of S. Howard Street a distance of 120 feet to a point; thence Southeasterly 245.3 feet to a point; thence Northeasterly 160 feet to a point; thence Northwesterly 207.2 feet to the Southeasterly side of S. Howard Street and the point of beginning, and being improved property known as No. 298 S. Howard Street, according to the present system of numbering houses in DeKalb County, Georgia.

This conveyance is made subject to the following Security Deeds:

- (a) By Denver D. Saxon to Decatur Federal Savings & Loan Assoc. dated 2/23/65, filed 2/23/65, recorded in Deed Book 1964, Page 237, DeKalb County Records.
- (b) By Merlin Barnes and Beatrice H. Barnes to Denver D. Saxon, dated 9/25/67, recorded in Deed Book 2254, Page 52, DeKalb County Records and subsequently transferred to Barbara A. McManus, dated 10/6/67, recorded in Deed Book 2245, Page 530 of aforesaid records.

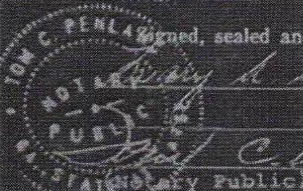
This Deed is executed subject to all restrictions, easements and conditions of record applicable to the above described property.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in presence of:



Merlin Barnes (Seal)
Beatrice H. Barnes (Seal)
Arthur James Dunn (Seal)
Rosa E. Dunn (Seal)

Notary Public, Georgia, State at Large
My Commission Expires Nov. 3, 1971

FEB 26 1969

RECORDED

} can c.

AFFIDAVIT OF DESCENT

Linda Carter
Linda Carter
Clerk of Superior Court, DeKalb Cty. Ga.

STATE OF Georgia)

In re: Property
Deed Book 2396 Page 682

COUNTY OF DeKalb)

DeKalb County, Georgia

The undersigned Deponent, being duly sworn, deposes and says on oath that (s)he was personally acquainted with Arthur James Dunn __, deceased, over a period of 50 years; that Deponent is related to said decedent (as a Wife); that said decedent died intestate, a resident of the City of Atlanta, County of DeKalb, State of Georgia, on the 3rd day of August, 1997; that all Federal Estate Taxes, if any, and all debts of the estate have been fully paid.

Deponent further says on oath that the following are all the children ever born to or adopted by said decedent:

NAME OF EACH CHILD

AGE AND ADDRESS

Valencia Dunn Stroman	42	3544 Bramblevine Cir L. Dunwo, GA 30038
Chandra Dunn Cole	39	175 Eastwch Dr. Decatur, GA 30032
Keldrick Arthur Dunn	40	1640 Township Terrace McDonough, GA 30253

Deponent says on oath that the living persons above named constitute all of the heirs at law of said decedent.

Deponent's attention has been directed to the fact that the within affidavit will be relied upon by prospective purchasers or lenders dealing with the heirs herein named.

Sworn to and subscribed before me this 10th day of February, 2003.

Rosa E. Dunn
Rosa E. Dunn, DEPONENT

ADDRESS:

[Signature]
Notary Public



AFFIDAVIT OF DESCENT

Jinda Carter

STATE OF Georgia) In re: Property of Arthur James Dunn
COUNTY OF DeKalb) DeKalb County, Georgia

The undersigned Deponent, being duly sworn, deposes and says on oath that (s)he was personally acquainted with Arthur James Dunn __, deceased, over a period of 40 years; that Deponent is related to said decedent (as a son); that said decedent died intestate, a resident of the City of Atlanta, County of DeKalb, State of Georgia, on the 30 day of AUGUST, 1917; that all Federal Estate Taxes, if any, and all debts of the estate have been fully paid.

Deponent further says on oath that the following are all the children ever born to or adopted by said decedent:

NAME OF EACH CHILD

Valencia Dunn Stroman
Chandra Dunn Cole
Keldrick Arthur Dunn

AGE AND ADDRESS

40 3544 BRAMBLEN CR LITHIA, GA. 30038
39 1175 EAST WYCH DACHEN, GA. 30032
40 1640 TOWNSHIP TERRACE MCDONOUGH, GA. 30253

Deponent says on oath that the living persons above named constitute all of the heirs at law of said decedent.

Deponent's attention has been directed to the fact that the within affidavit will be relied upon by prospective purchasers or lenders dealing with the heirs herein named.

Sworn to and subscribed before me this 10th day of February, 2003.

Keldrick Arthur Dunn
Keldrick Arthur Dunn, DEPONENT

ADDRESS:

[Signature]
Notary Public



Linda Carter

Linda Carter
Clerk of Superior Court DeKalb Cty. Ga.
I HEREBY DO FILE IN DEED FOR THE DEED FOR THE DEED FOR THE DEED FOR THE DEED FOR THE DEED FOR THE DEED FOR THE DEED

LAKE & ASSOCIATES, PC
5325 GLENRIDGE DRIVE
BLDG. 2, SUITE 212
ATLANTA, GEORGIA 30328

Return Recorded Document to:
Lake & Associates, P.C.
Building 2, Suite 212
Atlanta, Georgia 30328

QUITCLAIM DEED

STATE OF GEORGIA

COUNTY OF FULTON

FILE #: 03-0123

THIS INDENTURE, Made the 3rd day of February, 2003, between KELDRICK ARTHUR DUNN, of the County of FULTON, and the State of GEORGIA, as party or parties of the first part, hereinafter called Grantor, and ROSA E. DUNN of the county of FULTON, and the State of Georgia, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that : Grantor, for and in consideration of the sum of love and affection and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever QUITCLAIM unto the said Grantee,

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 179 OF THE 15TH DISTRICT OF DEKALB COUNTY, GEORGIA, AND BEING LOTS 2 AND 3, BLOCK "G" OF PARKVIEW SUBDIVISION, ACCORDING TO PLAT OF RECORD IN PLAT BOOK 14, PAGE 108, DEKALB COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHEASTERLY SIDE OF S. HOWARD STREET 55 FEET SOUTHWESTERLY FROM THE POINT WHERE THE SOUTHERLY SIDE OF FORT CIRCLE WOULD INTERSECT THE SOUTHEASTERLY SIDE OF S. HOWARD STREET IF SAID STREET LINES WERE EXTENDED TO FORM AN ANGLE INSTEAD OF A CURVE; RUNNING THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY SIDE OF S. HOWARD STREET A DISTANCE OF 120 FEET TO A POINT; THENCE SOUTHEASTERLY 245.3 FEET TO A POINT THENCE NORTHEASTERLY 160 FEET TO A POINT; THENCE NORTHWESTERLY 207.2 FEET TO THE SOUTHEASTERLY SIDE OF S. HOWARD STREET AND THE POINT OF BEGINNING, AND BEING IMPROVED PROPERTY KNOWN AS NO. 298 S. HOWARD STREET, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN DEKALB COUNTY, GEORGIA.

TO HAVE AND TO HOLD the said described premises to grantee, so that neither grantor nor any person or persons claiming under grantor shall at any time, by any means or ways, have, claim or demand any right to title to said premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year first above written.

Signed, sealed and delivered in the
presence of:

Keldrick Arthur Dunn (Seal)
KELDRICK ARTHUR DUNN

[Signature]
(Unofficial witness)

[Signature]
(Notary Public)



Deed Book 14256 Pg 173
Filed and Recorded Feb-24-2003 08:51am
2003-0034758
Real Estate Transfer Tax \$0.00

Linda Carter

Linda Carter
Clerk of Superior Court DeKalb Cty. Ga.
I HEREBY DO FILE AT THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF DEKALB COUNTY, GEORGIA, THIS DEED FOR THE PURPOSE OF RECORDING.

LAKE & ASSOCIATES, PC
6826 GLENRIDGE DRIVE
BLDG. 2, SUITE 212
ATLANTA, GEORGIA 30328

Return Recorded Document to:
Lake & Associates, P.C.
Building 2, Suite 212
Atlanta, Georgia 30328

QUITCLAIM DEED

STATE OF GEORGIA

COUNTY OF FULTON

FILE #: 03-0123

THIS INDENTURE, Made the 3rd day of February, 2003, between CHANDRA DUNN COLE, of the County of FULTON, and the State of GEORGIA, as party or parties of the first part, hereinafter called Grantor, and ROSA E. DUNN of the county of FULTON, and the State of Georgia, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that : Grantor, for and in consideration of the sum of love and affection and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever QUITCLAIM unto the said Grantee,

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 179 OF THE 15TH DISTRICT OF DEKALB COUNTY, GEORGIA, AND BEING LOTS 2 AND 3, BLOCK "G" OF PARKVIEW SUBDIVISION, ACCORDING TO PLAT OF RECORD IN PLAT BOOK 14, PAGE 108, DEKALB COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE SOUTHEASTERLY SIDE OF S. HOWARD STREET 55 FEET SOUTHWESTERLY FROM THE POINT WHERE THE SOUTHERLY SIDE OF FORT CIRCLE WOULD INTERSECT THE SOUTHEASTERLY SIDE OF S. HOWARD STREET IF SAID STREET LINES WERE EXTENDED TO FORM AN ANGLE INSTEAD OF A CURVE; RUNNING THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY SIDE OF S. HOWARD STREET A DISTANCE OF 120 FEET TO A POINT; THENCE SOUTHEASTERLY 245.3 FEET TO A POINT THENCE NORTHEASTERLY 160 FEET TO A POINT; THENCE NORTHWESTERLY 207.2 FEET TO THE SOUTHEASTERLY SIDE OF S. HOWARD STREET AND THE POINT OF BEGINNING, AND BEING IMPROVED PROPERTY KNOWN AS NO. 298 S. HOWARD STREET, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN DEKALB COUNTY, GEORGIA.

TO HAVE AND TO HOLD the said described premises to grantee, so that neither grantor nor any person or persons claiming under grantor shall at any time, by any means or ways, have, claim or demand any right to title to said premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year first above written.

Signed, sealed and delivered in the
presence of:

[Signature]
(Unofficial witness)



[Signature]
CHANDRA DUNN COLE

(Seal)



Linda Carter

Linda Carter
Clerk of Superior Court DeKalb Cty. Ga.
I solemnly swear to execute this deed and that the facts are correct and true to the best of my knowledge and belief.

LAKE & ASSOCIATES, PC
5825 GLENRIDGE DRIVE
BLDG. 2, SUITE 212
ATLANTA, GEORGIA 30328

Return Recorded Document to:
Lake & Associates, P.C.
Building 2, Suite 212
Atlanta, Georgia 30328

QUITCLAIM DEED

STATE OF GEORGIA

COUNTY OF FULTON

FILE #: 03-0123

THIS INDENTURE, Made the 3rd day of February, 2003, between VALENCIA DUNN STROMAN, of the County of FULTON, and the State of GEORGIA, as party or parties of the first part, hereinafter called Grantor, and ROSA E. DUNN of the county of FULTON, and the State of Georgia, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that : Grantor, for and in consideration of the sum of love and affection and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever QUITCLAIM unto the said Grantee,

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 179 OF THE 15TH DISTRICT OF DEKALB COUNTY, GEORGIA, AND BEING LOTS 2 AND 3, BLOCK "G" OF PARKVIEW SUBDIVISION, ACCORDING TO PLAT OF RECORD IN PLAT BOOK 14, PAGE 108, DEKALB COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE SOUTHEASTERLY SIDE OF S. HOWARD STREET 55 FEET SOUTHWESTERLY FROM THE POINT WHERE THE SOUTHERLY SIDE OF FORT CIRCLE WOULD INTERSECT THE SOUTHEASTERLY SIDE OF S. HOWARD STREET IF SAID STREET LINES WERE EXTENDED TO FORM AN ANGLE INSTEAD OF A CURVE; RUNNING THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY SIDE OF S. HOWARD STREET A DISTANCE OF 120 FEET TO A POINT; THENCE SOUTHEASTERLY 245.3 FEET TO A POINT THENCE NORTHEASTERLY 160 FEET TO A POINT; THENCE NORTHWESTERLY 207.2 FEET TO THE SOUTHEASTERLY SIDE OF S. HOWARD STREET AND THE POINT OF BEGINNING, AND BEING IMPROVED PROPERTY KNOWN AS NO. 298 S. HOWARD STREET, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN DEKALB COUNTY, GEORGIA.

TO HAVE AND TO HOLD the said described premises to grantee, so that neither grantor nor any person or persons claiming under grantor shall at any time, by any means or ways, have, claim or demand any right to title to said premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year first above written.

Signed, sealed and delivered in the
presence of:

Valencia Dunn Stroman
VALENCIA DUNN STROMAN

(Seal)

(Unofficial witness)

(Seal)



Notary Public, Clayton County, Georgia
My Commission Expires May 9, 2006



Linda Carter

Linda Carter
Clerk of Superior Court DeKalb Cty. Ga.
I HEREBY CERTIFY THAT THIS DEED WAS FILED FOR RECORD IN DEKALB COUNTY, GEORGIA, ON FEBRUARY 24, 2003 AT 8:51 AM.

LAKE & ASSOCIATES, PC
6525 GLENWOOD DRIVE
BLDG. 2, SUITE 212
ATLANTA, GA 30328

Return Recorded Document to:
Lake & Associates, P.C.
Building 2, Suite 212
Atlanta, Georgia 30328

WARRANTY DEED

STATE OF GEORGIA

COUNTY OF FULTON

File #: 03-0123

This Indenture made this 17th day of February, 2003 between Rosa E Dunn, of the County of, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and Maura Larson and Jeff Larson, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 179 OF THE 15TH DISTRICT OF DEKALB COUNTY, GEORGIA, AND BEING LOTS 2 AND 3, BLOCK "G" OF PARKVIEW SUBDIVISION, ACCORDING TO PLAT OF RECORD IN PLAT BOOK 14, PAGE 108, DEKALB COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHEASTERLY SIDE OF S. HOWARD STREET 55 FEET SOUTHWESTERLY FROM THE POINT WHERE THE SOUTHERLY SIDE OF FORT CIRCLE WOULD INTERSECT THE SOUTHEASTERLY SIDE OF S. HOWARD STREET IF SAID STREET LINES WERE EXTENDED TO FORM AN ANGLE INSTEAD OF A CURVE; RUNNING THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY SIDE OF S. HOWARD STREET A DISTANCE OF 120 FEET TO A POINT; THENCE SOUTHEASTERLY 245.3 FEET TO A POINT THENCE NORTHEASTERLY 160 FEET TO A POINT; THENCE NORTHWESTERLY 207.2 FEET TO THE SOUTHEASTERLY SIDE OF S. HOWARD STREET AND THE POINT OF BEGINNING, AND BEING IMPROVED PROPERTY KNOWN AS NO. 298 S. HOWARD STREET, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN DEKALB COUNTY, GEORGIA.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in **FEE SIMPLE**.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
Witness

[Signature]
Notary Public



[Signature]
Rosa E Dunn (Seal)

(Seal)

FLOOD STATEMENT

I HAVE EXAMINED THE OFFICIAL FLOOD HAZARD MAP AND FOUND THAT BY GRAPHIC PLOTTING ONLY, NO PORTION OF THIS PROPERTY LIES IN IN A FLOOD HAZARD AREA ACCORDING TO FEMA FIRM MAP 13089C0127 J, DATED 5/16/2013

STATE WATERS NOTE:

NO STATE WATERS PRESENT WITHIN 200 FEET OF PROJECT SITE.

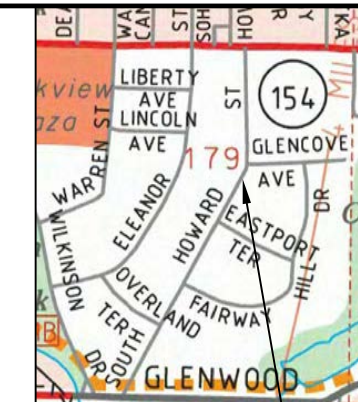
ZONED: R-75

MAX. LOT % =35%
MAX. HEIGHT=35'
FRONT: AVG. $\frac{36.3 + 40.8 + 44.6}{3} = 40.56'$

SIDE: 7.5'
REAR: 40'

SURVEY CLOSURE:

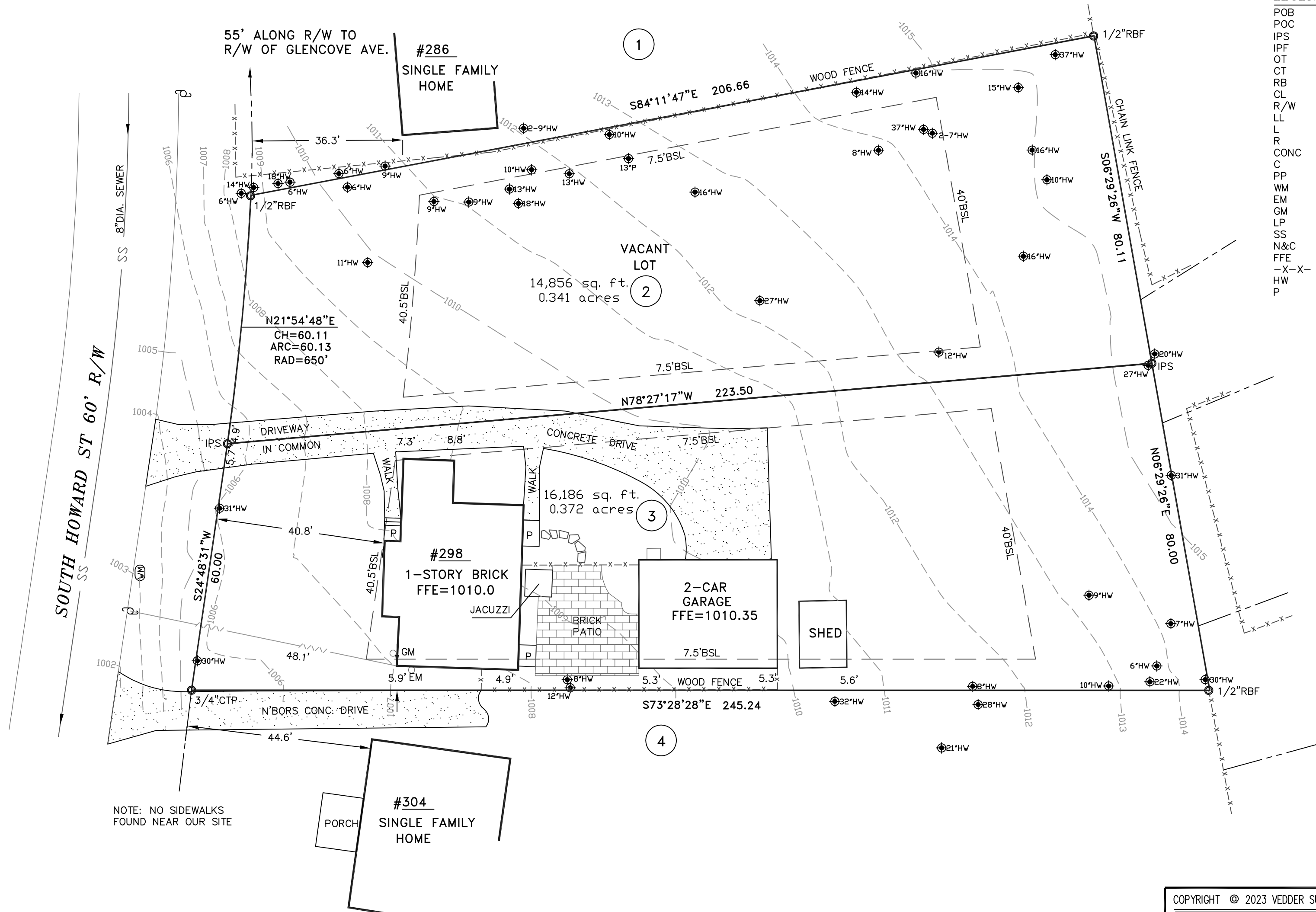
The field data upon which this plat is based has a closure of 1 foot in $\frac{1}{10,000}$ feet, an angular error of $\frac{.03}{1}$ seconds per angle and was adjusted using the Least Squares Method. This plat has been calculated for closure and found to be accurate to 1 foot in $\frac{1}{100,000}$ feet. An electronic total station and a 100' chain were used to gather the information used in the preparation of this plat. All matters pertaining to title are excepted.



VICINITY MAP

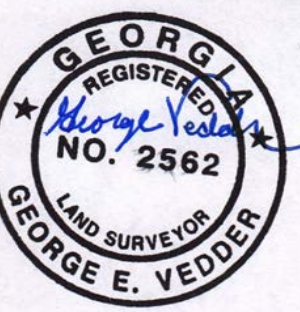
LEGEND

POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
IPS	IRON PIN SET
IPF	IRON PIN FOUND
OT	OPEN TOP PIN
CT	CRIMP TOP PIN
RB	REINFORCING BAR
CL	CENTERLINE
R/W	RIGHT-OF-WAY
LL	LAND LOT
L	LINE
R	RADIUS
CONC	CONCRETE
C	CURVE
PP	POWER POLE
WM	WATER METER
EM	ELEC. METER
GM	GAS METER
LP	LAMP POLE
SS	SANITARY SEWER
N&C	NAIL & CAP
FFE	FIN. FLOOR ELEV.
-X-X-	FENCE
HW	HARDWOOD TREE
P	PINE TREE



NOTE: NO SIDEWALKS FOUND NEAR OUR SITE

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DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.



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

VEDDER SURVEYS & ASSOCIATES, LLC

39 Forsyth Landing Blvd.,
Forsyth, Ga. 31029
TELEPHONE (678) 544-2585
EMAIL: GEORGE@VEDDERSURVEY.COM



SURVEY ASBUILT FOR:

PREMIER INNOVATIVE CONSTRUCTION, LLC
ADDRESS: 298 SOUTH HOWARD STREET

LAND LOT 179	DIST. 15 TH	DEKALB COUNTY, GA.
LOT 2 & 3	BLOCK	
PLAT BOOK 14, PAGE 108	SCALE	1"=20'
SURVEY & PLAT DATE:	10-25-2023	

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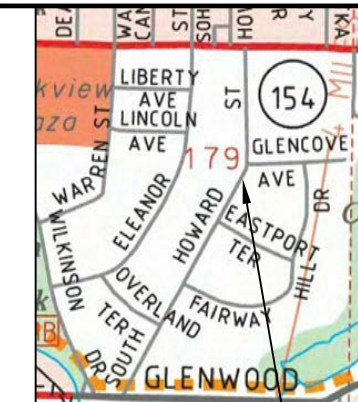
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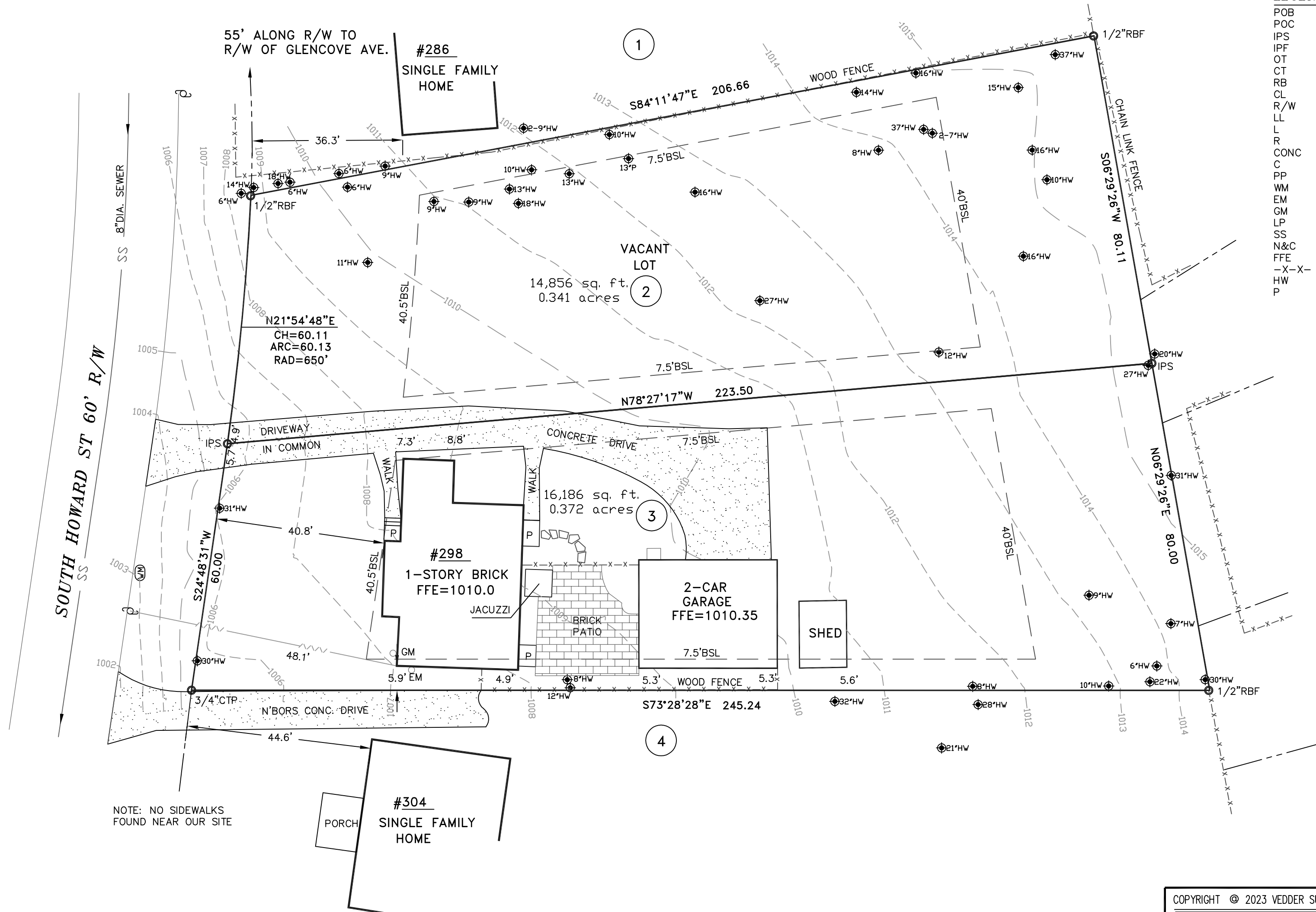
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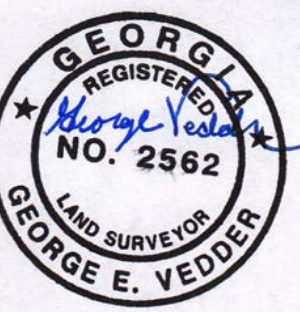
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ZONING BOARD OF APPEALS HEARING



Case #: **N4: A-26-1248262**

Site: **298 South Howard Street**



Request: **Variance from Section 27-2.2.1 of the DeKalb County Zoning Ordinance to reduce the minimum lot width/street frontage to reverse a lot merger and restore two historic lots of record in the R-75 (Residential Medium Lot-75) zoning district.**

Contact DeKalb Planning

[DekalbCountyGA.gov](mailto:PlanSustain@DeKalbCountyGA.gov)

PlanSustain@DeKalbCountyGA.gov

(404) 371-2155

ZBA Hearing

October 14, 2026

1:00 PM

Held virtually via Zoom

Meeting Agendas & Links



tinyurl.com/DeKalbHearings

