



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

N5. Case No: A-26-1248267

Parcel ID(s): 18 248 01 067

Commission District 01 Super District 07

Applicant: **James & Shiraz Demer**
2952 Braithwood Court NE
Atlanta, GA, 30345

Owner: **James & Shiraz Demer**
2952 Braithwood Court NE
Atlanta, GA, 30345

Project Name: **2952 Braithwood Court NE – Rear Kitchen Addition**

Location: 2952 Braithwood Court NE, Atlanta, GA 30345

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

- Variances from Sections 27-2.2.1 and 27-5.2.1(C) of the DeKalb County Zoning Ordinance to allow 38.0% lot coverage in lieu of the 35% maximum and reduce the average front-yard setback from 69 feet to 46 feet in the R-100 (Residential Medium Lot-100) zoning district.
- The variances facilitate an attached rear kitchen and breakfast-room addition and related site improvements while reducing existing lot coverage from 43.3% to 38.0% and retaining the existing front building line.

Staff Recommendation: Approval with conditions

Conditions:

1. 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.
2. Development shall substantially conform to the three-sheet Alpha Land Services plan set dated September 22, 2026, with total lot coverage not exceeding 7,032 square feet, approximately 38.0%, and a minimum front-yard setback of 46 feet for the existing residence.
3. The attached rear addition shall not increase the front-yard encroachment. The concrete removals and stabilization shown on the accepted plan shall be completed before final inspection. All other applicable requirements remain in effect.

STAFF FINDINGS:

The project involves a 285-square-foot rear kitchen and breakfast-room addition to an existing single-family home in the R-100 zoning district. The revised three-sheet plan set prepared by Alpha Land Services dated September 22, 2026 also shows a 376-square-foot new rear walk and a 60-square-foot outdoor shower. The 18,499-square-foot lot has 8,019 square feet of existing coverage, or 43.3%.

The plan removes 765 square feet of driveway and 943 square feet of patio and adds 721 square feet of coverage, resulting in a net reduction of 987 square feet and proposed coverage of 7,032 square feet, or approximately 38.0%. The plan also labels a 69.0-foot average front setback and a 46.6-foot existing front setback. The request uses a minimum front-yard setback of 46 feet, providing 23 feet of relief from the 69-foot average requirement; the surveyed existing setback remains 46.6 feet. The addition is behind the house and does not increase the front encroachment; because it is attached, it modifies the residence and warrants recognition of the existing front setback.

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 is characterized by a steep slope with an approximately 20-foot grade change toward Braithwood Court. The existing lot coverage of 43.3% includes a long, steep driveway and extensive concrete improvements installed prior to the current owners. The applicant has also documented drainage concerns and two basement flooding events since purchasing the property in 2023. These existing site conditions constrain the ability to reduce lot coverage to the 35% maximum while maintaining reasonable access around the home. The site plan identifies a 69.0-foot average front setback and an existing 46.6-foot front setback. The front-yard relief recognizes the existing house placement; the proposed attached rear addition does not create or increase the front encroachment.

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 requested variance does not appear to go beyond the minimum necessary to afford relief. The proposed addition would be constructed over an existing concrete patio and would not increase the existing lot coverage. Additionally, the applicant proposes to remove a net 987 square feet of lot coverage through the concrete removals and new improvements shown on the revised plan, reducing the existing 43.3% lot coverage to approximately 38.0%. While full compliance would require additional removal, the proposed reduction represents an improvement to the existing nonconforming condition while maintaining necessary paved access around the home. The requested front-yard reduction is 23 feet (69 feet minus 46 feet), limited to the existing residence. The surveyed front setback is 46.6 feet, and the conditions prohibit any increase in the front encroachment. The rear addition is remote from the front yard and does not extend the front building line toward Braithwood Court.

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 variance is not expected to be materially detrimental to the public welfare or injurious to surrounding properties. The rear addition would be located behind the existing residence and is screened from adjacent properties by existing vegetation. The proposal would reduce impervious surface and includes drainage improvements and additional planted areas, which may reduce runoff from the subject property toward adjacent properties. The front-yard variance maintains the existing street-facing condition and does not authorize construction closer to the front property line than the existing residence.

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 result in an undue hardship due to the existing nonconforming lot coverage and physical conditions of the property. The property currently exceeds the maximum lot coverage due in part to improvements established prior to the current owners, including the long driveway and extensive concrete areas. The proposed addition is located over existing impervious surface, and the applicant is simultaneously reducing existing lot coverage. Requiring full compliance with the 35% maximum would require substantially more removal of existing paved areas necessary for access around the home. Because the addition is attached, it modifies the existing residence and requires recognition of its front-yard setback even though the work is at the rear. Requiring the existing house to meet the 69.0-foot average setback would prevent the attached improvement despite no increase in front-yard encroachment.

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

The variance request is consistent with the spirit and purpose of the Zoning Ordinance and the DeKalb County Comprehensive Plan. The property is located in the Subdivision (SUB) land use character area, which seeks to preserve the established residential character of existing subdivisions while allowing compatible residential improvements. The proposal reduces an existing nonconforming lot coverage condition and does not increase the existing impervious area. Instead, the applicant proposes to remove a net 987 square feet of lot coverage through the revised plan, increase planted area, and incorporate drainage improvements. The rear addition maintains the residential character of the property and surrounding neighborhood while improving site conditions associated with stormwater runoff. Recognizing the existing 46.6-foot front setback while retaining the rear location of the addition also preserves the established streetscape.

FINAL STAFF ANALYSIS:

The application meets the criteria for the requested variances as outlined in the DeKalb County Zoning Ordinance. The steep grade and existing access configuration constrain improvements to the residence. The revised plan reduces lot coverage from 8,019 to 7,032 square feet, a net reduction of 987 square feet, yielding approximately 38.0% coverage. The front-yard variance reduces the plan-labeled 69-foot average setback to a minimum of 46 feet, providing 23 feet of relief. The surveyed existing setback is 46.6 feet, and the conditions prohibit any increase in the front encroachment. This additional variance recognizes the existing house in connection with the attached rear addition; the addition is remote from the front yard and does not move the front building line closer to the street. The requested relief is limited to the submitted improvements, improves the existing coverage condition, and is not expected to be materially detrimental to surrounding properties. Therefore, staff recommends approval with conditions for both variances.

Staff Recommendation: Approval with condition.

Conditions:

1. 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.
2. Development shall substantially conform to the three-sheet Alpha Land Services plan set dated September 22, 2026, with total lot coverage not exceeding 7,032 square feet, approximately 38.0%, and a minimum front-yard setback of 46 feet for the existing residence.
3. The attached rear addition shall not increase the front-yard encroachment. The concrete removals and stabilization shown on the accepted plan shall be completed before final inspection. All other applicable requirements remain in effect.

RECEIVED

By dmwells at 9:30 am, Aug 27, 2026

ZONING BOARD OF APPEALS (ZBA) APPLICATION**to Amend the Official Zoning Map of DeKalb County, Georgia**Subject Property Address: 2952 Braithwood Ct NECity: Atlanta State: GA Zip: 30345Parcel ID Number(s): 18 248 01 067 Acreage: .43District: 04 Land Lot: 248 Block: _____ Parcel: _____Commission District(s): 18 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



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

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: 8/13/2026 Applicant
Signature: 

DATE: 8/13/2026 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: 8/13/2026
Applicant/Agent Signature: 

TO WHOM IT MAY CONCERN:

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

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

Notary Public

Owner Signature

Notary Public

Owner Signature

Notary Public

Owner Signature

August 12, 2026

James and Shiraz Demer
2952 Braithwood Court NE
Atlanta, GA 30345

re: Letter of Intent for Variance

Dear DeKalb County Zoning Board of Appeals Officers,

We are James and Shiraz Demer, a schoolteacher and nurse, respectively. Both of us have lived in DeKalb for over thirty years, and both of us work in DeKalb – James at Chamblee High School, and Shiraz at Emory Decatur Hospital. We are kindly requesting a variance for a project at our home. Specifically, we are requesting a variance from Section 27-2.2.1 of the DeKalb County Ordinance to decrease lot coverage from 43.3% to under 40% by removing 600 to 900 square feet of concrete and to build a kitchen addition. The scope of our project is a small addition off the back of our home for a new kitchen for our family – the two of us, our five-year old daughter, and Shiraz's mother. As part of that project, we propose to remove much of the concrete currently covering our back yard. Our addition would be built where there is currently a large concrete pad, and thus would not expand current lot coverage even if we did not remove any of the existing concrete. We should also note that the current state of legal non-compliance is due to expansions to lot coverage by prior owners and not by us.

Physical Conditions. Our lot is on a steep slope that dips 20 feet toward the street. More than 1,000 square feet of concrete blankets the side and back of our property, which causes our property to be legally non-compliant. These conditions have caused our basement to flood twice since 2023, when we purchased and moved into the home. (We have since installed a sump pump in case of flooding.) In addition to our need for a kitchen that works for our family, rectifying the poor drainage of our site is a priority of our request today. We believe that by removing hundreds of square feet of concrete and by addressing drainage issues in our site plan, we can improve the aesthetic conditions of our home, provide more and larger planted areas that naturally absorb rainwater, and install drains to properly move remaining water away from the structure.

Minimum Necessary. The structure we intend to add to our home will not add to lot coverage as it will be built on land currently occupied by a concrete pad. While legal compliance would require that we diminish lot coverage by approximately 1,600 square feet, we feel that we can confidently remove about 600 to 900 square feet. It would be difficult to remove more concrete because we do need a path around the home so we do not have to walk on bare ground in rainy conditions (Shiraz's mother often hosts religious meetings in our lower level, which is accessed by walking around the back of the home; these guests are often seniors and we want to maintain safe travel around the site). A great deal of the lot coverage is due to our long and steep driveway, since our home sits well back from the street.

Public Welfare. Our neighbors will not be able to see our proposed addition because it sits behind the house and tall shrubs and trees create a visual barrier between lots on both sides. However, in our property's current state, the water run-off from our concrete pad may have adverse effects on our neighbors' properties. Our lot sits slightly higher than those of our neighbors on both sides. We can not confidently say that water runoff from our property has caused problems to theirs, but our proposal is likely to greatly diminish water runoff from our property to theirs, as our plan provides for more natural absorption of rainwater and for installing drains to move water from the higher area behind our house to a lower area in front of our home and those of our neighbors.

Ordinance Hardship. Because we are a multi-generational family, our kitchen seems to be in use at all times. It is strangely L-shaped and situated as both an entry way and a pass-through. Although the kitchen's cabinetry and appliances are not original to the home's 1965 construction, they were last updated in the 1980s. The narrowness of the space and its necessity as a pass-through to a laundry/bath room complicates the possibility of simply renovating the existing space, and makes an expansion into the back yard the best option for an organized, contemporary, and utilitarian kitchen.

Alignment with Spirit of the Law. Our proposal intends to bring our lot as close as is reasonably possible to DeKalb County compliance, as well as making our property more attractive and environmentally-friendly. Without this variance, our project will not happen as proposed. We believe that our project will be beneficial to our neighborhood and to DeKalb County more generally. Our project aligns with the character of our suburban neighborhood and may have a beneficial impact on our closest neighbors.

We make this proposal in good will, and with the intention of being good neighbors and residents of DeKalb County. The variance requested here will help us to happily remain in our home for many years to come. We are greatly appreciative of your time in considering our proposal.

Cordially,

The image shows two handwritten signatures in black ink. The first signature on the left is 'James' and the second signature on the right is 'Shiraz'. Both are written in a cursive, flowing style.

James & Shiraz Demer

The field data upon which this plat is based has a closure precision of one foot in 15,000 feet and an angular error of 03" seconds per angle point and was adjusted using the Compass Rule. This plat has been calculated for closure and is found to be accurate within one foot in 100,000 feet.

Equipment used: Topcon GTS-213 Total Station.

FLOOD HAZARD STATEMENT

THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA AS PER THE FIRM FLOOD HAZARD MAP OF DEKALB COUNTY, GEORGIA, COMMUNITY PANEL NUMBER 13089C 0057K, DATED 08/15/19

LEGEND

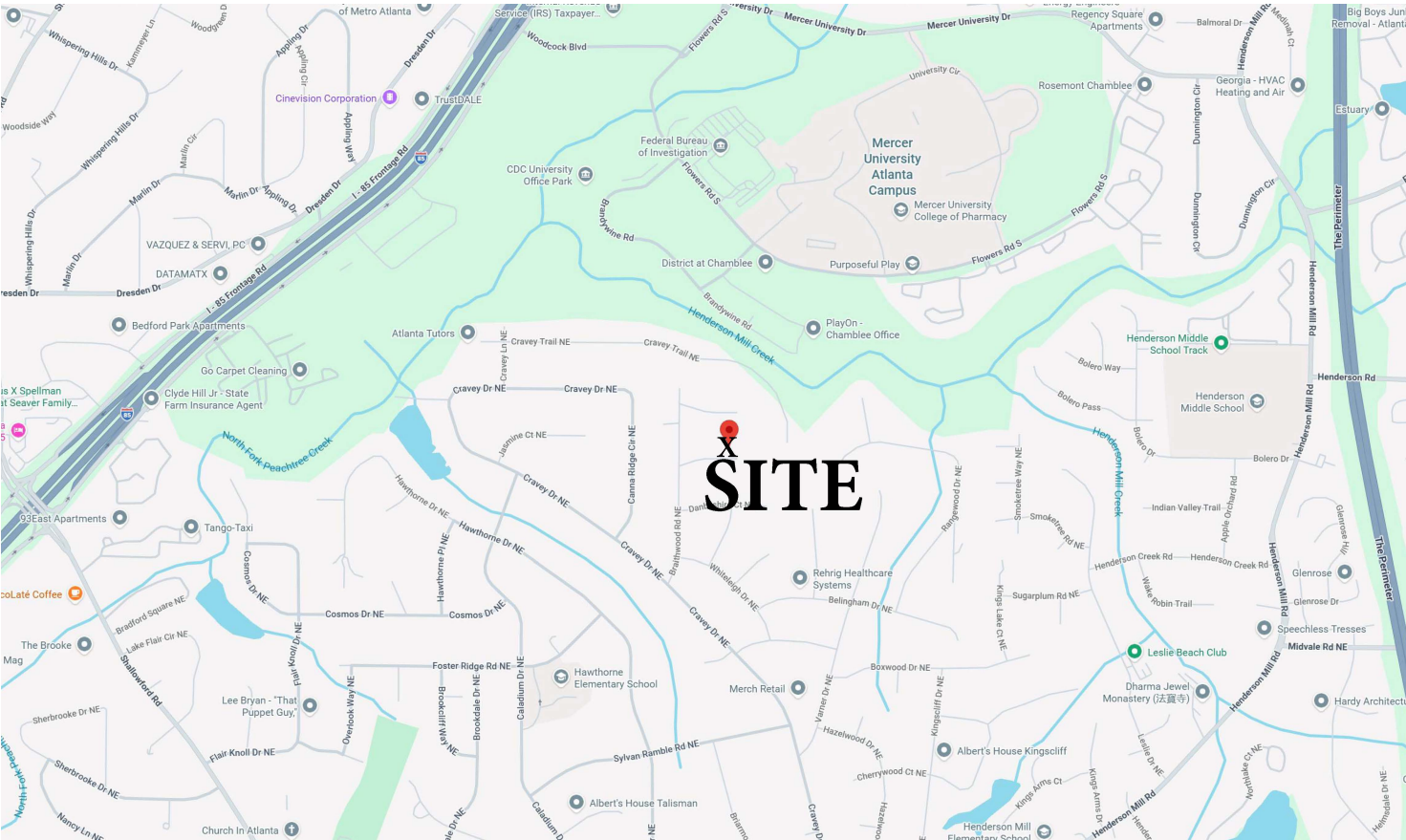
IPF = 1/2" REBAR FOUND
IPS = 1/2" REBAR PIN SET
LL = LAND LOT
L.L.L. = LAND LOT LINE
P.L. = PROPERTY LINE
CL = CENTERLINE
B.L. = BUILDING LINE
R/W = RIGHT-OF-WAY
S.S.E. = SANITARY SEWER EASEMENT
D.E. = DRAINAGE EASEMENT
MH = MANHOLE
C.B. = CATCH BASIN
J.B. = JUNCTION BOX
HW = HEADWALL
D.I. = DROP INLET
PP = POWER/UTILITY POLE
F.H. = FIRE HYDRANT
I.E. = INVERT ELEVATION
F.F.E. = FINISHED FLOOR ELEVATION
F.F.B. = FINISHED FLOOR BASEMENT
F.F.G. = FINISHED FLOOR GARAGE
BOC = BACK OF CURB
EP = EDGE OF PAVEMENT
N/F = NOW OR FORMERLY
P.O.B. = POINT OF BEGINNING
SS = SANITARY SEWER LINE/PIPE
X-X-X = FENCE LINE
O = FLOOD HAZARD ZONE LINE
S = STORM SEWER LINE/PIPE
W = WATER LINE
G = GAS LINE
CM = CONCRETE MONUMENT
C.E. = CONSTRUCTION EASEMENT
C&G = CURB AND GUTTER
LS = LIGHT STANDARD
OTP = OPEN TOP PIPE FOUND
CTP = CRIMP TOP PIPE FOUND

ZONING INFORMATION:

CLASSIFICATION: R-100
MINIMUM LOT WIDTH - 100 FEET
MINIMUM LOT AREA - 15,000 sf.
SETBACKS: FRONT - 35 FEET
SIDE - 10 FEET
REAR - 40 FEET
MAXIMUM LOT COVERAGE - 35%
MINIMUM FLOOR AREA - 2000 sf.
MAXIMUM BUILDING HEIGHT - 35 FEET

EXISTING LOT COVERAGE:

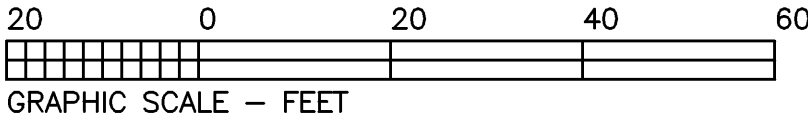
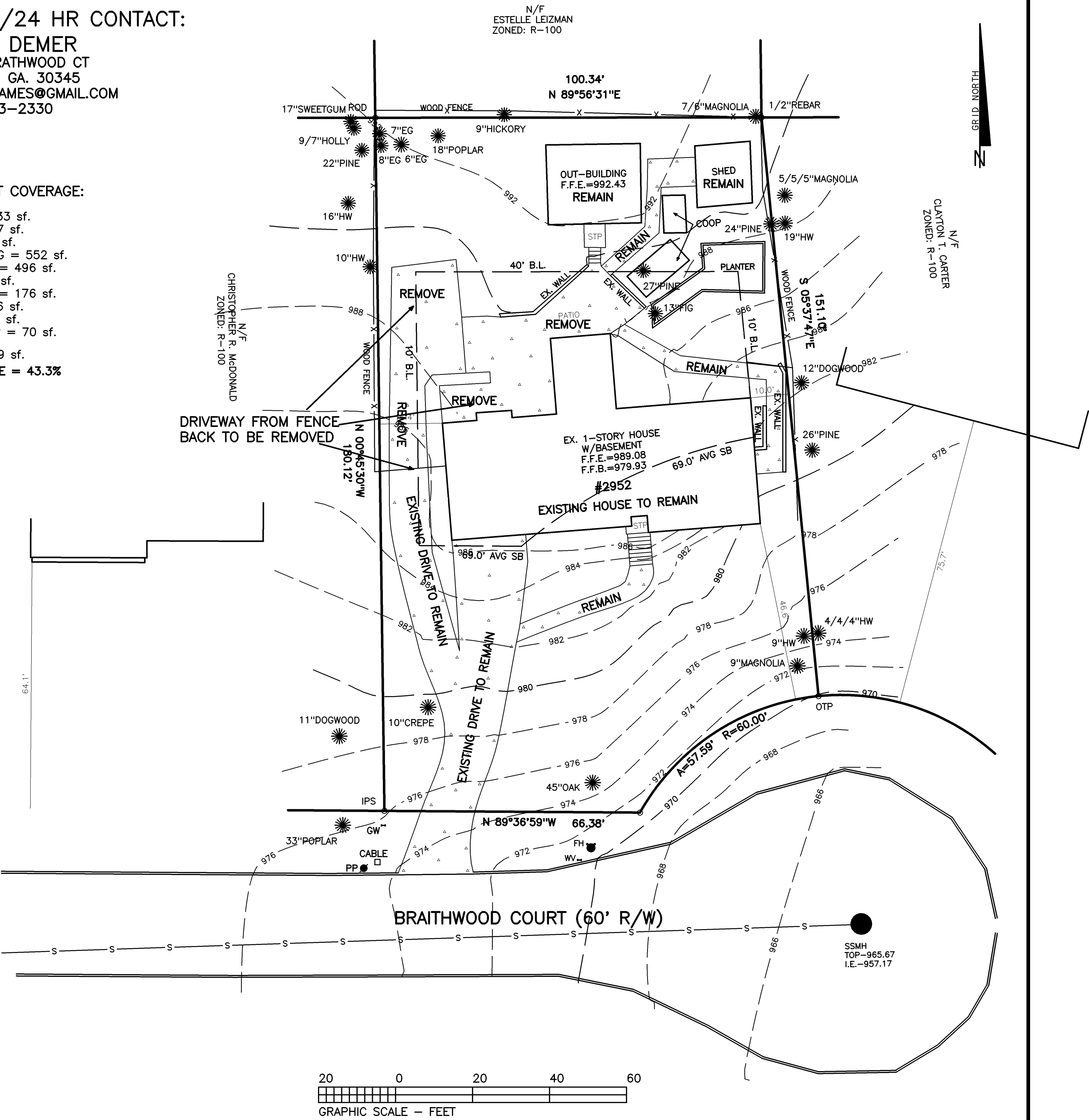
HOUSE = 2833 sf.
DRIVE = 2437 sf.
PATIO = 943 sf.
OUT-BUILDING = 552 sf.
REAR WALKS = 496 sf.
SHED = 231 sf.
FRONT WALK = 176 sf.
COOPS = 166 sf.
WALLS = 115 sf.
FRONT STOOP = 70 sf.
TOTAL = 8019 sf.
LOT COVERAGE = 43.3%



DEMOLITION NOTES:

- 1) ALL LAND DISTURBANCE TO BE STABILIZED WITH VEGETATION UPON COMPLETION OF DEMOLITION
- 2) ALL TREES TO REMAIN AND HAVE PROPER PROTECTION UNLESS APPROVED PLANS INDICATES OTHERWISE
- 3) ALL DEMOLITION DEBRIS TO BE HAULED OFF SITE.
- 4) DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN STREET OR TREE PROTECTION AREA OR RIGHT OF WAY.
- 5) ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE ON-SITE INSPECTOR
- 6) CALL FOR FINAL INSPECTION AT 404-371-3010
- 7) NO TREE REMOVAL DURING DEMOLITION

OWNER/24 HR CONTACT:
JAMES DEMER
2952 BRATHWOOD CT
ATLANTA, GA. 30345
DEMER.JAMES@GMAIL.COM
(404)403-2330



GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION
ROBERT W. RICHARDSON
LEVEL II CERTIFIED DESIGN PROFESSIONAL
CERTIFICATION NUMBER 0000089322
ISSUED: 10/12/2019 EXPIRES: 10/11/2028
SIGNATURE DATE



ALPHA LAND SERVICES
P.O. BOX 1651
LOGANVILLE, GA. 30052
ENGINEERING * LAND SURVEYING
OFF: 770.696.4054 EMAIL: ROBERT@ALPHASURVEYOR.COM
REVISION:
REF. PLAT: PB. 37 P. 122

PAGE 1 OF 3
EXISTING CONDITIONS/DEMOLITION PLAN FOR:
2952 BRAITHWOOD COURT
TAX PARCEL# 18 248 01 067
LAND LOT: 248
DISTRICT: 18TH
DEKALB COUNTY
GEORGIA
FIELD DATE: 04/30/26
PLAT DATE: 09/22/26
LOT: 18 BLOCK: B
SUB: NORTH SHENANDOAH
AREA = 0.425 ACRES
JOB No. 26224EX

The field data upon which this plat is based has a closure precision of one foot in 15,000 feet and an angular error of 03" seconds per angle point and was adjusted using the Compass Rule. This plat has been calculated for closure and is found to be accurate within one foot in 100,000 feet.

Equipment used: Topcon GTS-213 Total Station.

FLOOD HAZARD STATEMENT

THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA AS PER THE FIRM FLOOD HAZARD MAP OF DEKALB COUNTY, GEORGIA, COMMUNITY PANEL NUMBER 13089C 0057K, DATED 08/15/19

LEGEND

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C.E. = CONSTRUCTION EASEMENT
C&G = CURB AND GUTTER
LS = LIGHT STANDARD
OTP = OPEN TOP PIPE FOUND
CTP = CRIMP TOP PIPE FOUND

ZONING INFORMATION:

CLASSIFICATION: R-100
MINIMUM LOT WIDTH - 100 FEET
MINIMUM LOT AREA - 15,000 sf.
SETBACKS: FRONT - 35 FEET
SIDE - 10 FEET
REAR - 40 FEET
MAXIMUM LOT COVERAGE - 35%
MINIMUM FLOOR AREA - 2000 sf.
MAXIMUM BUILDING HEIGHT - 35 FEET

TREE INVENTORY:

SAVED:
45" OAK - 22.0
10" CREPE MYRTLE - 3.2
9" MAGNOLIA - 2.4
9" HARDWOOD - 2.4
6" EVERGREEN - 1.4
7" EVERGREEN - 2.2
8" EVERGREEN - 2.2
18" POPLAR - 4.8
27" PINE - 8.0
13" FIG - 4.0

REMOVED:

NO PROPOSED TREE REMOVAL

LANDSCAPE REQUIREMENTS:

120 x 0.425 = 51" DBH REQUIRED
PRESERVED = 152" DBH
15 x 0.425 = 6.4 UNITS REQUIRED
PRESERVED = 52.6 UNITS
2 FRONT YARD TREES REQUIRED
4 PRESERVED

EXISTING LOT COVERAGE:

HOUSE = 2833 sf.
DRIVE = 2437 sf.
PATIO = 943 sf.
OUT-BUILDING = 552 sf.
REAR WALKS = 496 sf.
SHED = 231 sf.
FRONT WALK = 176 sf.
COOPS = 166 sf.
WALLS = 115 sf.
FRONT STOOP = 70 sf.
TOTAL = 8019 sf.
LOT COVERAGE = 43.3%

PROPOSED LOT COVERAGE:

EXISTING HOUSE = 2833 sf.
DRIVE = 1672 sf.(REMAINING)
NEW REAR WALK = 376 sf.
OUT-BUILDING = 552 sf.
REAR WALKS = 496 sf.
SHED = 231 sf.
FRONT WALK = 176 sf.
COOPS = 166 sf.
WALLS = 115 sf.
FRONT STOOP = 70 sf.
HOUSE ADDITION = 285 sf.
OUTDOOR SHOWER = 60 sf.
TOTAL = 7032 sf.
LOT COVERAGE = 38.0%

GENERAL NOTES:

- 1) THE INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO OR CONCURRENT WITH LAND-DISTURBING ACTIVITIES.
- 2) EROSION AND SEDIMENTATION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION AND SEDIMENT CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
- 3) ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE ON-SITE INSPECTOR.
- 4) ALL LOTS/SITES WITH 2" OF FILL OR GREATER WILL REQUIRE A COMPACTION CERTIFICATE BY A PROFESSIONAL REGISTERED ENGINEER PRIOR TO A BUILDING PERMIT AND/OR PRIOR TO FOOTERS BEING POURED.
- 5) LOCATE AND FIELD STAKE ALL UTILITIES, EASEMENTS, PIPES, FLOOD LIMITS, STREAM BUFFERS, AND TREE SAVE AREAS PRIOR TO ANY LAND DISTURBING ACTIVITIES.
- 6) ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION.
- 7) ALL TREE PROTECTION DEVICES TO BE INSTALLED PRIOR TO LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING.
- 8) ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND REPAIRED OR REPLACED AS NEEDED.
- 9) A FINAL AS-BUILT LOT SURVEY REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY.
- 10) A FINAL AS-BUILT WATER QUALITY CERTIFICATE REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY.
- 11) DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN STREET OR TREE PROTECTION AREA OR RIGHT OF WAY.
- 12) WATER QUALITY BMP(S) TO BE INSTALLED AT THE TIME OF FINAL LANDSCAPING.
- 13) ALL COLLECTED WATER SHALL BE DIRECTED TO THE WATER QUALITY BMP(S)
- 14) NO WATER QUALITY BMP(S) ALLOWED IN UNDISTURBED STREAM BUFFERS OR TREE SAVE/CRITICAL ROOT ZONE.
- 15) WORK HOURS AND CONSTRUCTION DELIVERIES ARE:

MONDAY-FRIDAY 7:00am-7:00pm
SATURDAY 8:00am-5:00pm

- 16) I ROBERT W. RICHARDSON CERTIFY UNDER PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY DIRECT SUPERVISION.

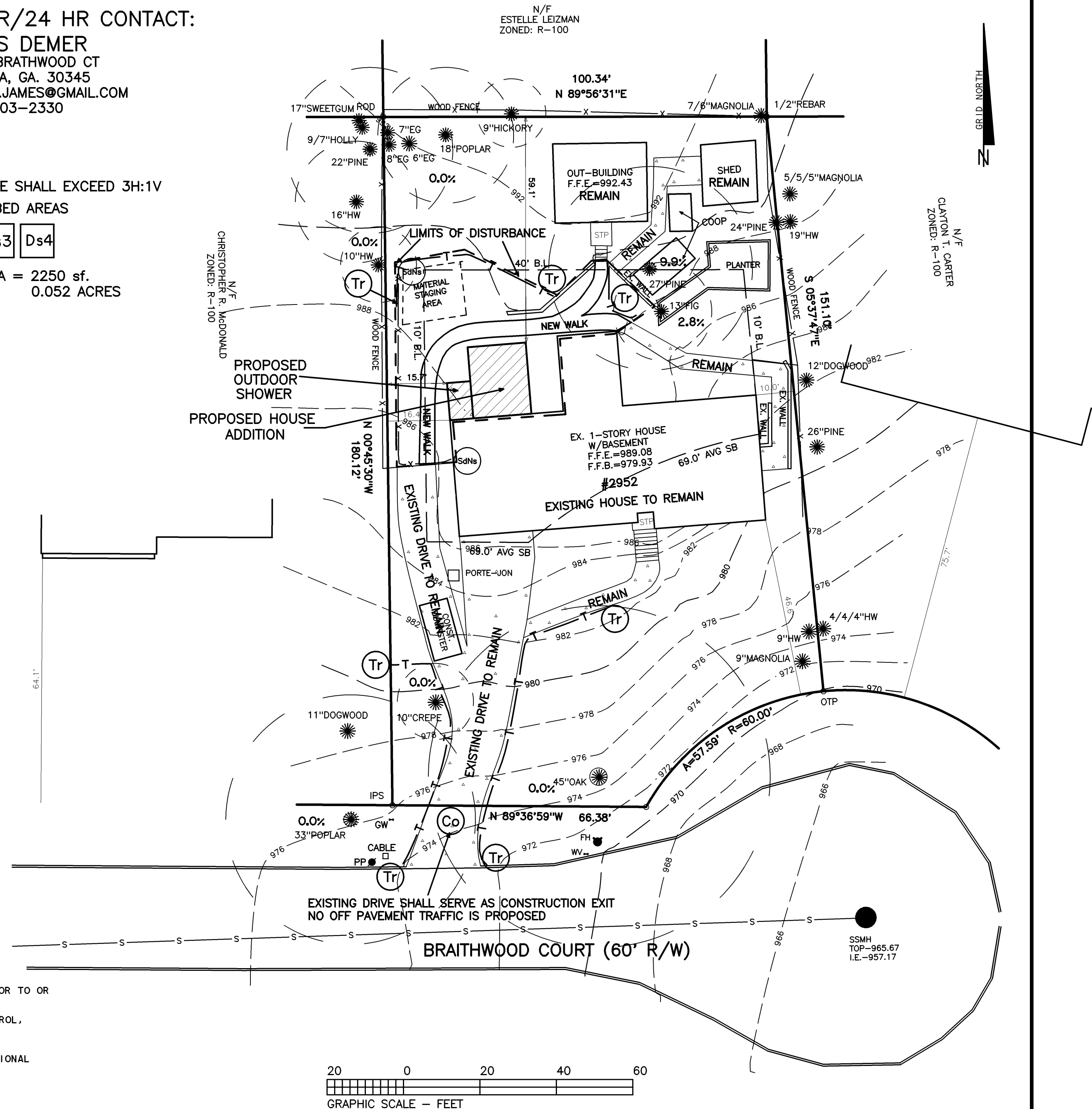
LOT AREA:
18,499 sf.
0.425 ACRES

OWNER/24 HR CONTACT:
JAMES DEMER
2952 BRATHWOOD CT
ATLANTA, GA. 30345
DEMER.JAMES@GMAIL.COM
(404)403-2330

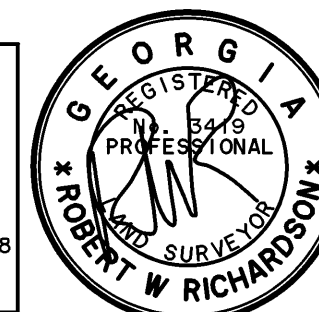
NO GRADED SLOPE SHALL EXCEED 3H:1V
ON ALL DISTURBED AREAS

Ds1 Ds2 Ds3 Ds4

DISTURBED AREA = 2250 sf.
0.052 ACRES



GSWCC GEORGIA SOIL AND WATER
CONSERVATION COMMISSION
ROBERT W. RICHARDSON
LEVEL II CERTIFIED DESIGN PROFESSIONAL
CERTIFICATION NUMBER 0000089322
ISSUED 10/12/2019 EXPIRES 10/11/2026
SIGNATURE DATE



ALPHA LAND SERVICES
P.O. BOX 1651
LOGANVILLE, GA. 30052
ENGINEERING * LAND SURVEYING
OFF: 770.696.4054 EMAIL: ROBERT@ALPHASURVEYOR.COM
REVISION:
REF. PLAT: PB. 37 P. 122

PAGE 2 OF 3

SITE PLAN FOR:

2952 BRAITHWOOD COURT
TAX PARCEL# 18 248 01 067

LAND LOT: 248
DISTRICT: 18TH
DEKALB COUNTY
GEORGIA
FIELD DATE: 04/30/26
PLAT DATE: 09/22/26
LOT: 18 BLOCK: B
SUB: NORTH SHENANDOAH
AREA = 0.425 ACRES
JOB No. 2622451

- INSTALLATION SPECIFICATIONS:
1. INSTALLATION, PRODUCT SELECTION, AND MAINTENANCE SHALL BE IN ACCORDANCE WITH THE GSWCC MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA.
 2. LOOSEN COMPACTED SOIL TO A MINIMUM DEPTH OF THREE (3) INCHES PRIOR TO APPLICATION.
 3. DRY STRAW OR HAY SHALL BE IN CLEAN CONDITION AND APPLIED BY HAND OR MACHINE TO A THICKNESS OF TWO (2) TO FOUR (4) INCHES. STRAW OR HAY MULCH SHALL BE ANCHORED IMMEDIATELY AFTER APPLICATION.
 4. MULCH ON SLOPES GREATER THAN 3% SHOULD BE ANCHORED WITH EMULSIFIED ASPHALT OR OTHER SUITABLE TACKIFIER.
 5. ADDITIONAL MULCHING IS REQUIRED IF THE MINIMUM THICKNESS IS NOT ACHIEVED OR IF SOIL COVERAGE IS LESS THAN 90%.

Ds1

DISTURBED AREA STABILIZATION WITH MULCHING

- INSTALLATION SPECIFICATIONS:
1. INSTALLATION, SEED SELECTION, AND MAINTENANCE SHALL BE IN ACCORDANCE WITH THE GSWCC MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA.
 2. ADDITIONAL EROSION CONTROL MEASURES MAY BE NECESSARY TO ALLOW PROPER GERMINATION AND STABILIZATION.
 3. SOIL SURFACES MAY NEED TO BE TILLED, PITTED, OR OTHERWISE SCARIFIED TO ALLOW FOR PROPER SEED LOGGING AND GERMINATION.
 4. APPLY LIME AT A RATE OF ONE TON PER ACRE AS NEEDED.
 5. APPLY 10-10-10 FERTILIZER TO SOILS WITH LOW FERTILITY AT A RATE OF 500 TO 700 POUNDS PER ACRE.
 6. SEEDS SHALL BE PLANTED AT A DEPTH OF TEN TIMES THE SEED DIAMETER.
 7. ACCEPTABLE PLANTING METHODS INCLUDE HYDRO-SEEDING, DRILLING, AND BROADCAST SPREADING BY MACHINE OR HAND.

SPECIES	PLANTING RATES PER ACRE*	TYPICAL PLANTING MONTHS											
		J	F	M	A	M	J	J	A	S	O	N	D
BARLEY	144 LBS									X	X	X	X
ANNUAL LESPEDEZA	40 LBS	X	X	X	X								
WEEDING LOVEGRASS	4 LBS	X	X	X	X	X							
BROWNTOP MILLET	40 LBS					X	X	X	X				
OATS	128 LBS									X	X	X	X
RYE	168 LBS									X	X	X	X
ANNUAL RYEGRASS	40 LBS	X	X	X						X	X	X	X
SUDANGRASS	60 LBS			X	X	X	X	X	X	X			
WHEAT	160 LBS									X	X	X	X

* PLANTING RATES SHOWN ARE FOR BROADCAST APPLICATIONS. REDUCE THESE RATES BY 50% FOR SEED DRILLING.

Ds2

DISTURBED AREA STABILIZATION WITH TEMPORARY SEEDING

PLANTING SPECIFICATIONS:

1. INSTALLATION, SEED SELECTION, AND MAINTENANCE SHALL BE IN ACCORDANCE WITH THE GSWCC MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA.
2. PERMANENT VEGETATION SHALL INCLUDE GROUND PREPARATION, LIMING, FERTILIZING, SEEDING, AND MULCHING.
3. INTERIM EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL AT LEAST 70% OF THE EXPOSED SURFACE IS SUFFICIENTLY STABILIZED.
4. PREPARE THE LAND FOR SEEDING BY APPLYING LIME AND FERTILIZER AND DISKING THE SURFACE TO A MAXIMUM DEPTH OF FOUR (4) INCHES. FINISHED SURFACE SHALL BE SMOOTH, UNIFORM, AND FREE OF DEBRIS SUCH AS TRASH, ROCKS, ROOTS, AND WEEDS.
5. MULCH SHALL BE APPLIED UNIFORMLY WITHIN 24 HOURS OF SEEDING.
6. REFER TO THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA FOR ADDITIONAL PLANTING SPECIFICATIONS AND ALTERNATIVE VEGETATIVE COVER SUCH AS TREES AND SHRUBS.

SPECIES	PLANTING RATES PER ACRE*	TYPICAL PLANTING MONTHS											
		J	F	M	A	M	J	J	A	S	O	N	D
BAHIA	60 LBS	X	X	X	X	X	X	X	X	X	X	X	X
BERMUDA (HULLED)	10 LBS	X	X	X	X	X							
BERMUDA (UNHULLED)	10 LBS	X	X							X	X	X	
TALL FESCUE	50 LBS			X	X				X	X	X	X	
WEEDING LOVEGRASS	4 LBS			X	X	X							
SERICEA LESPEDEZA	60 LBS	X	X	X	X	X							

* PLANTING RATES SHOWN ARE FOR BROADCAST APPLICATIONS. REDUCE THESE RATES BY 50% FOR SEED DRILLING.

LIME AND FERTILIZER APPLICATION:

1. GRADED AREAS REQUIRE LIME APPLICATION.
2. AGRICULTURAL LIME SHALL BE APPLIED AT A RATE OF ONE (1) TO TWO (2) TONS PER ACRE UNLESS SOIL TESTS SUGGEST OTHERWISE. REPEAT APPLICATION EVERY FIVE (5) YEARS OR AS NEEDED.

TYPE OF SPECIES	PLANTING YEAR	RECOMMENDED N-P-K	FERTILIZER RATE PER ACRE
COOL SEASON GRASSES	1	6-12-12	1500 LBS
	2	6-12-12	1000 LBS
	MAINTENANCE	10-10-10	400 LBS
COOL SEASON GRASSES AND LEGUMES	1	6-12-12	1500 LBS
	2	0-12-12	1000 LBS
	MAINTENANCE	0-10-10	400 LBS
WARM SEASON GRASSES	1	6-12-12	1500 LBS
	2	6-12-12	800 LBS
	MAINTENANCE	10-10-10	400 LBS
WARM SEASON GRASSES AND LEGUMES	1	6-12-12	1500 LBS
	2	0-10-10	1000 LBS
	MAINTENANCE	0-10-10	400 LBS

* PERMANENT SEEDING MAY BE SUBSTITUTED WITH SODDING (Ds4) AT THE DISCRETION OF THE PROPERTY OWNER AND LOCAL INSPECTOR.

Ds3

DISTURBED AREA STABILIZATION WITH PERMANENT SEEDING

Ds4

MATERIALS

- Sod selected should be certified. Sod grown in the general area of the project is desirable.
- Sod should be machine cut and contain 3/4" (+ or - 1/4") of soil, not including shoots or thatch.
- Sod should be cut to the desired size within ±5%. Torn or uneven pads should be rejected.
- Sod should be cut and installed within 36 hours of digging.
- Avoid planting when subject to frost heave or hot weather, if irrigation is not available.
- The sod type should be shown on the plans or installed according to Table 2. See page 60 for your Resource Area.

Table 2. Sod Planting Requirements

Grass	Varieties	Resource Area	Growing Season
Bermudagrass	Common Tifway Tifgreen Tiflawn	M-L, P.C. P.C. P.C.	Warm weather
Bahiagrass	Pensacola	P.C.	Warm weather
Centipede	—	P.C.	Warm weather
St. Augustine	Common Bitterblue Raleigh	C	Warm weather
Zoysia	Emerald Myer	P.C.	Warm weather
Tall Fescue	Kentucky 31	M-L, P	Cool weather

MAINTENANCE

- Re-sod areas where an adequate stand of sod is not obtained.
- New sod should be mowed sparingly. Grass height should not be cut less than 2"-3" or as specified.
- Apply one ton of agricultural lime as indicated

Table 1. Fertilizer Requirements for Soil Surface Application

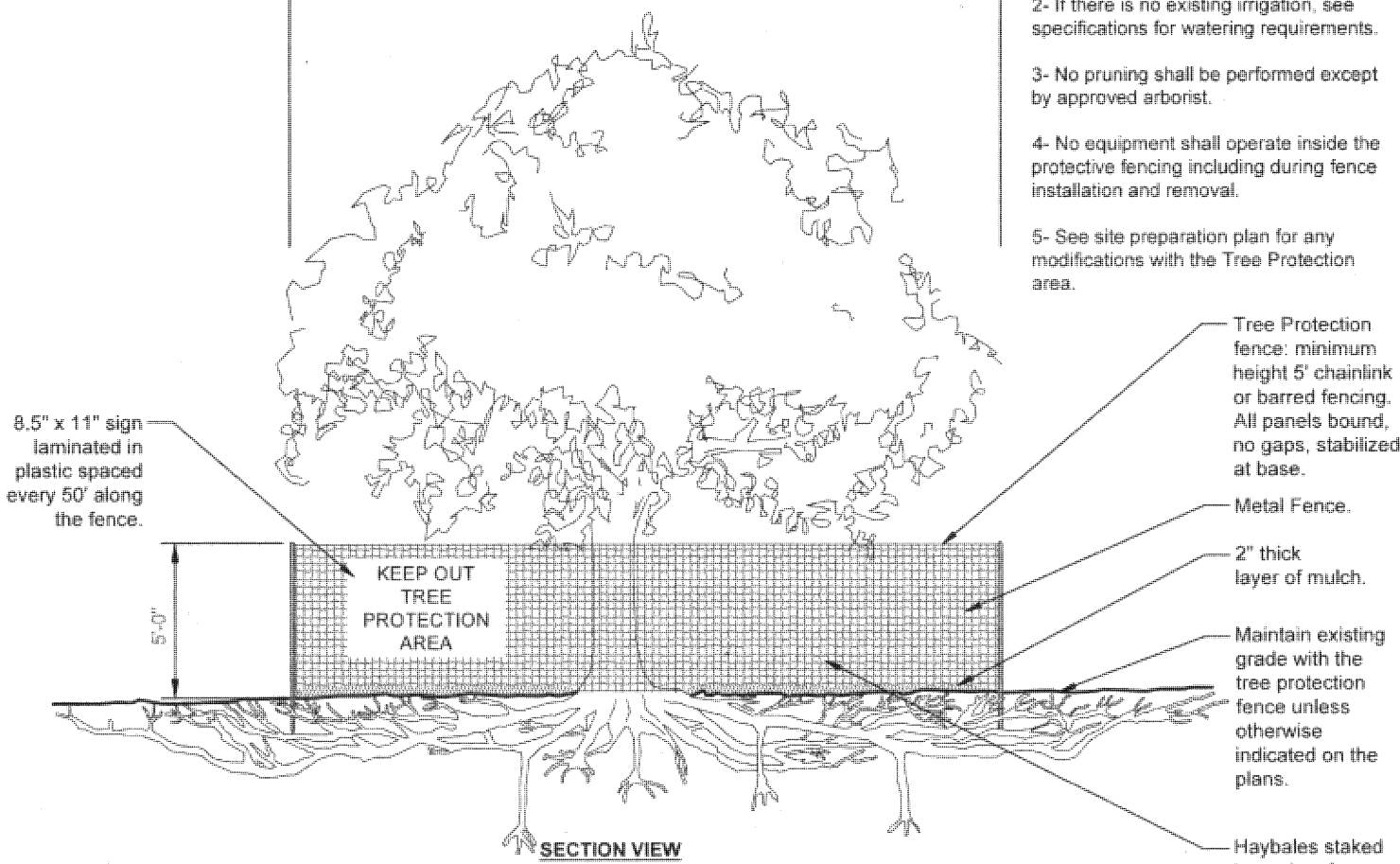
Fertilizer Type (lbs./acre)	Fertilizer Rate (lbs./sq.ft.)	Fertilizer Rate	Season
10-10-10	1000	.025	Fall

- On slopes steeper than 3:1, sod should be anchored with pins or other approved methods.
- Installed sod should be rolled or tamped to provide good contact between sod and soil.
- Irrigate sod and soil to a depth of 4" immediately after installation.
- Sod should not be cut or spread in extremely wet or dry weather.
- Irrigation should be used to supplement rainfall for a minimum of 2-3 weeks.
- Fertilize grasses in accordance with soil tests or Table 3.

Table 3. Fertilizer Requirements for Sod

Types of Species	Planting Year	Fertilizer (N-P-K)	Rate (lbs./acre)	Nitrogen Top Dressing Rate (lbs./acre)
Cool season grasses	First	6-12-12	1500	50-100
	Second	6-12-12	1000	30
Warm season grasses	First	6-12-12	1500	50-100
	Second	6-12-12	800	50-100

Crown drip line or other limit of Tree Protection area. See tree preservation plan for fence alignment.



- Notes:
- 1- See specifications for additional tree protection requirements.
 - 2- If there is no existing irrigation, see specifications for watering requirements.
 - 3- No pruning shall be performed except by approved arborist.
 - 4- No equipment shall operate inside the protective fencing including during fence installation and removal.
 - 5- See site preparation plan for any modifications with the Tree Protection area.

Tree Protection fence: minimum height 5' chainlink or barred fencing. All panels bound, no gaps, stabilized at base.

Metal Fence.

2" thick layer of mulch.

Maintain existing grade with the tree protection fence unless otherwise indicated on the plans.

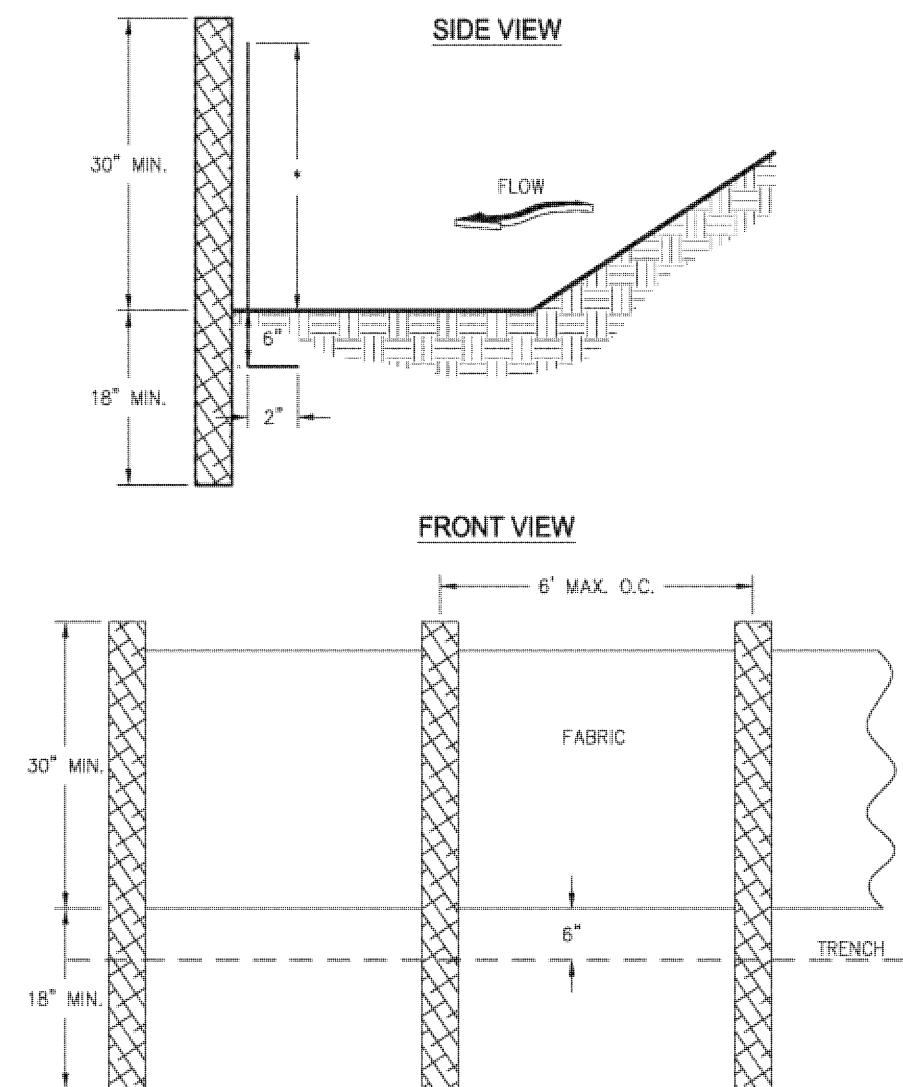
Haybales staked in against fence.

URBAN TREE FOUNDATION © 2014
OPEN SOURCE FREE TO USE



TREE PROTECTION

SILT FENCE Sd1-NS (TYPE A and B)



- NOTES:
1. USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
 2. HEIGHT (H) IS TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

Figure 6-27.1

GSWCC 2016 Edition

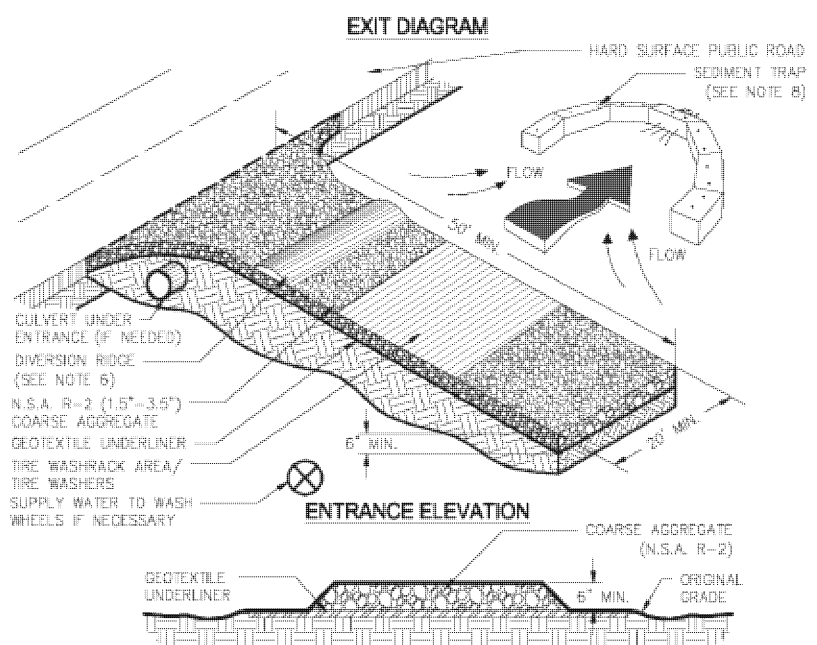
6-141

MAINTENANCE

The exit shall be maintained in a condition which will prevent tracking or flow of mud onto public rights-of-way. This may require periodic top dressing with 1.5-3.5 inch stone, as conditions demand, and repair and/or cleanout of any structures to trap sediment. All materials spilled,

dropped, washed, or tracked from vehicles or site onto roadways or into storm drains must be removed immediately.

CRUSHED STONE CONSTRUCTION EXIT



- NOTES:
1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
 2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
 3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONE).
 4. CRUEL PAD SHALL HAVE A MINIMUM THICKNESS OF 8".
 5. PAD WIDTH SHALL BE EQUAL FULL WIDTH AT ALL POINTS OF VEHICULAR EGRESS, BUT NO LESS THAN 20".
 6. A DIVERSION RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PAVED AREA IS GREATER THAN 2%.
 7. INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES.
 8. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN (DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE).
 9. WASHRACKS AND/OR TIRE WASHERS MAY BE REQUIRED DEPENDING ON SCALE AND CIRCUMSTANCE. IF NECESSARY, WASHRACK DESIGN MAY CONSIST OF ANY MATERIAL SUITABLE FOR TRUCK TRAFFIC THAT REMOVE MUD AND DIRT.
 10. MAINTAIN AREA IN A WAY THAT PREVENTS TRACKING AND/OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

Figure 6-14.1

GSWCC (Amended - 2013)

6-142

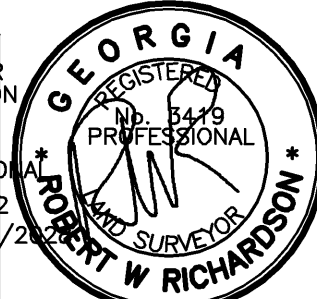
PAGE 3 OF 3

NOTES & DETAILS FOR:

2952 BRAITWOOD COURT
TAX PARCEL# 18 248 01 087

GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION

ROBERT W. RICHARDSON
LEVEL II CERTIFIED DESIGN PROFESSIONAL
CERTIFICATION NUMBER 0000089322
ISSUED 10/11/2019 EXPIRES 10/11/2024
SIGNATURE DATE



ALPHA LAND SERVICES

P.O. BOX 165
LOGANVILLE, GA. 30052
ENGINEERING * LAND SURVEYING
OFF: 770.696.4054 EMAIL: ROBERT@ALPHASURVEYOR.COM

REVISION:

REF. PLAT: PB. 37 P. 122

LAND LOT: 248
DISTRICT: 18TH
DEKALB COUNTY
GEORGIA
FIELD DATE: 04/30/26
PLAT DATE: 09/22/26

LOT: 18 BLOCK: B
SUB: NORTH SHENANDOAH
AREA = 0.425 ACRES
JOB No. 26224S1

A HOME RENOVATION FOR THE DEMER'S

2952 BRAITHWOOD COURT
ATLANTA, GA 30345

ISSUED FOR CONSTRUCTION
JULY 3, 2026

PROJECT SUMMARY

PROJECT IS A RENOVATION AND ADDITION TO THE HOME AT 2952 BRAITHWOOD COURT INCLUDING DEMOLITING THE EXISTING KITCHEN, RENOVATIONS TO THE EXISTING LAUNDRY/POWDER ROOM AND A SINGLE STORY ADDITION TO THE REAR OF THE HOME TO ACCOMMODATE A NEW KITCHEN AND BREAKFAST ROOM. ADDITION IS OVER AN EXISTING PATIO SPACE, NO NEW LOT COVERAGE IS PROPOSED

ZONING: DEKALB COUNTY - DEKALB COUNTY R-100 SINGLE FAMILY RESIDENTIAL

SETBACKS:
FRONT - 35 FEET
SIDE - 10 FEET
REAR - 40 FEET

LOT AREA MINIMUM - 15,000 SQ FT
LOT AREA ACTUAL - .425 ACRES, 18,499 SQ FT

SEE SITE PLAN FOR LOT COVERAGE CALCULATIONS

APPLICABLE CODES

- International Residential Code 2024 with 2026 Georgia Amendments
- International Fire Code 2024 with all Georgia State Fire Marshall Amendments
- International Plumbing Code 2024, with 2026 Georgia Amendments
- International Mechanical Code 2024, with 2026 Georgia Amendments
- International Fuel and Gas Code 2024, with 2026 GA Amendments
- National Electrical Code 2023, with 2026 Georgia Amendments
- International Energy Conservation Code 2015, with 2020, 2022 and 2023 GA Amendments
- International Swimming Pool and Spa Code 20234, with 2026 GA Amendments
- NFPA 101 (Life Safety) 2024
- 120-3-3 2007 Rules and Regulations of the Office of the Safety Fire Commissioner
- 2010 GA Accessibility Code
- 2010 ADA Design Standards

ARCHITECT
Wright Gardner
Wright Gardner Architect LLC
659 Auburn Avenue, Suite G9
Atlanta, GA 30312
wright@wrightgardnerarchitect.com
404-218-8460

CONTRACTOR
TBD

OWNER
James Demer
2952 Braithwood Court
Atlanta, Georgia 30345
demer.james@gmail.com
404-403-2330

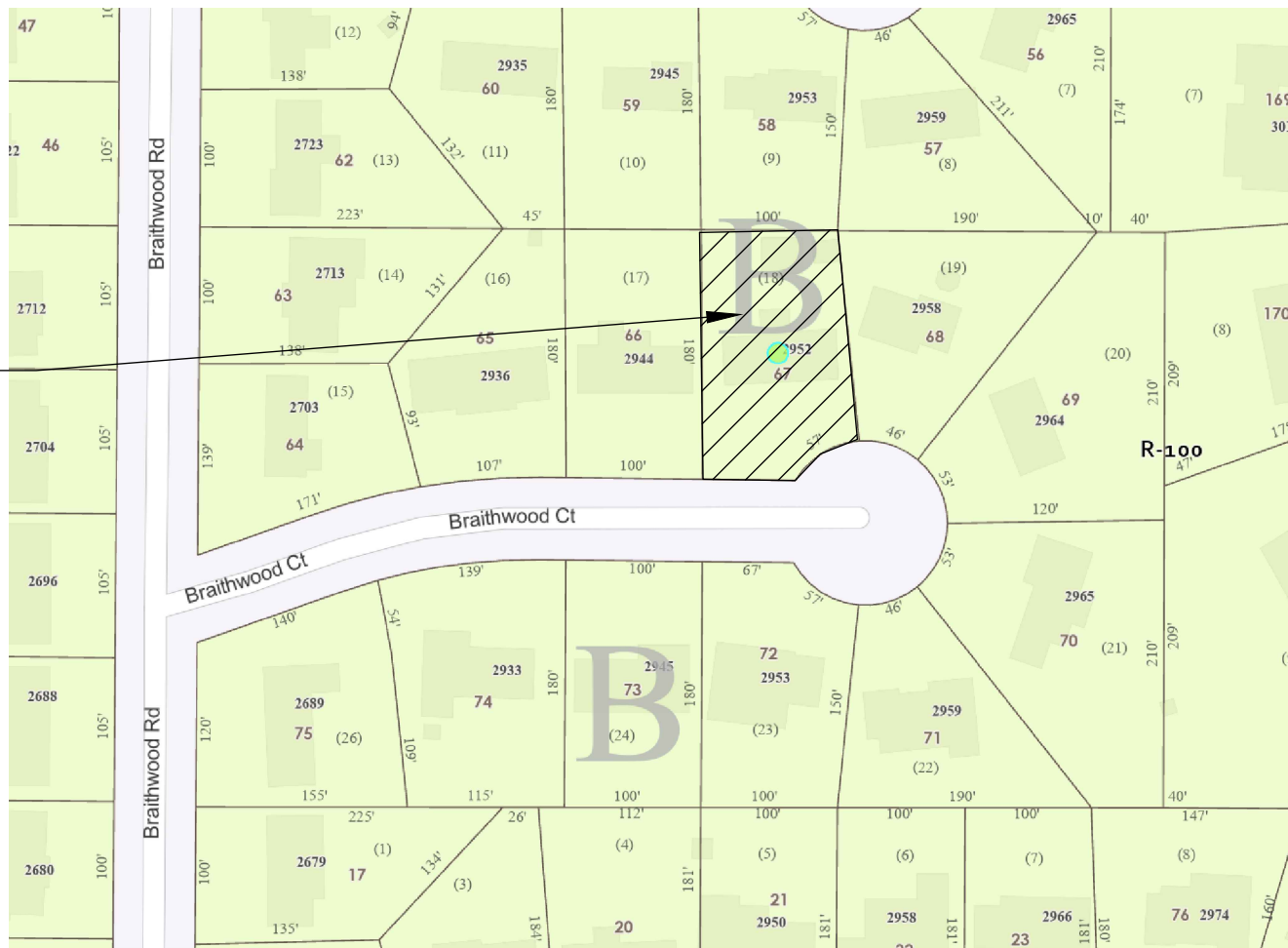


PROJECT LOCATION MAP

SHEET INDEX

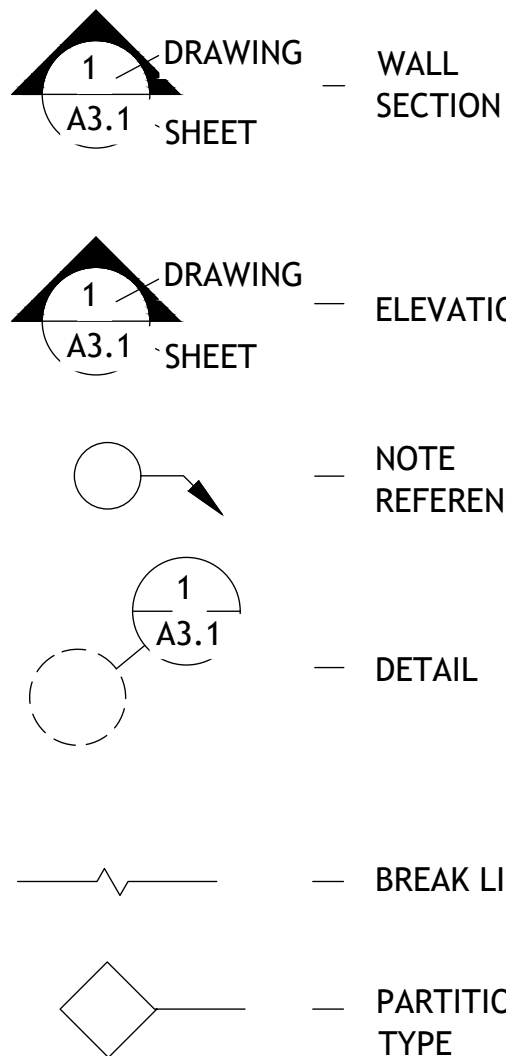
A0-01	COVER SHEET- PROJECT INFORMATION
A1-00	EXISTING DEMOLITION PLAN AND PROPOSED FLOOR PLAN
A1-10	EXISTING DEMOLITION ELEVATION AND PROPOSED ELEVATIONS

PROJECT IS LOCATED IN THE REAR YARD OF THE EXISTING STRUCTURE ON THE NORTHWEST CORNER OVER AN EXISTING PATIO



SITE LOCATION DIAGRAM

ANNOTATION LEGEND



ROOM NAME	ROOM NAME AND NUMBER
RM#	
0' - 0"	REQUIRED CLEAR DIMENSION
0' - 0"	DIMENSION TO FACE FINISH
0' - 0" A.F.F.	ELEVATION DATUM
	EXISTING WALL TO REMAIN
	NEW WALL
D-01	DOOR NUMBER
W-01	WINDOW NUMBER

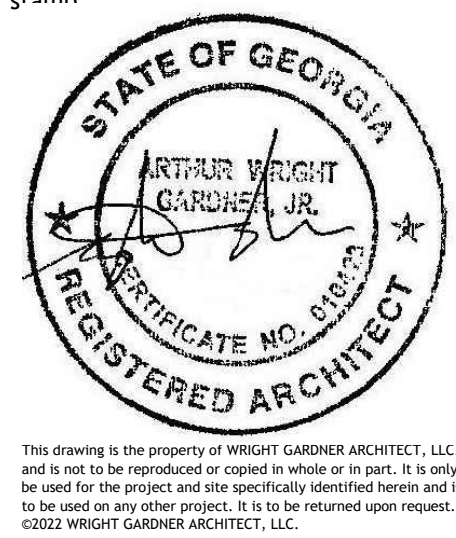
wright
gardner
architect

154 Krog Street, #125
Atlanta, GA 30307
404-218-8460

A HOME RENOVATION

FOR THE DEMER'S

2952 BRAITHWOOD COURT
ATLANTA, GA 30345



revisions		
No.	Description	Date

sheet title:

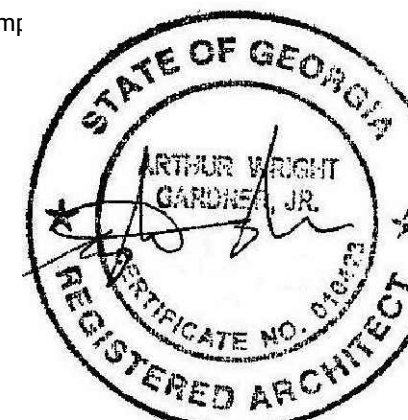
COVER

project number: 26-012
drawing date: 07.03.2026
scale: as noted

sheet number:
A0-01
☐ NOT ISSUED FOR CONSTRUCTION
☒ ISSUED FOR CONSTRUCTION

A HOME RENOVATION
FOR THE DEMER'S
2952 BRAITHWOOD COURT
ATLANTA, GA 30345

stamp



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revisions

No.	Description	Date

sheet title:

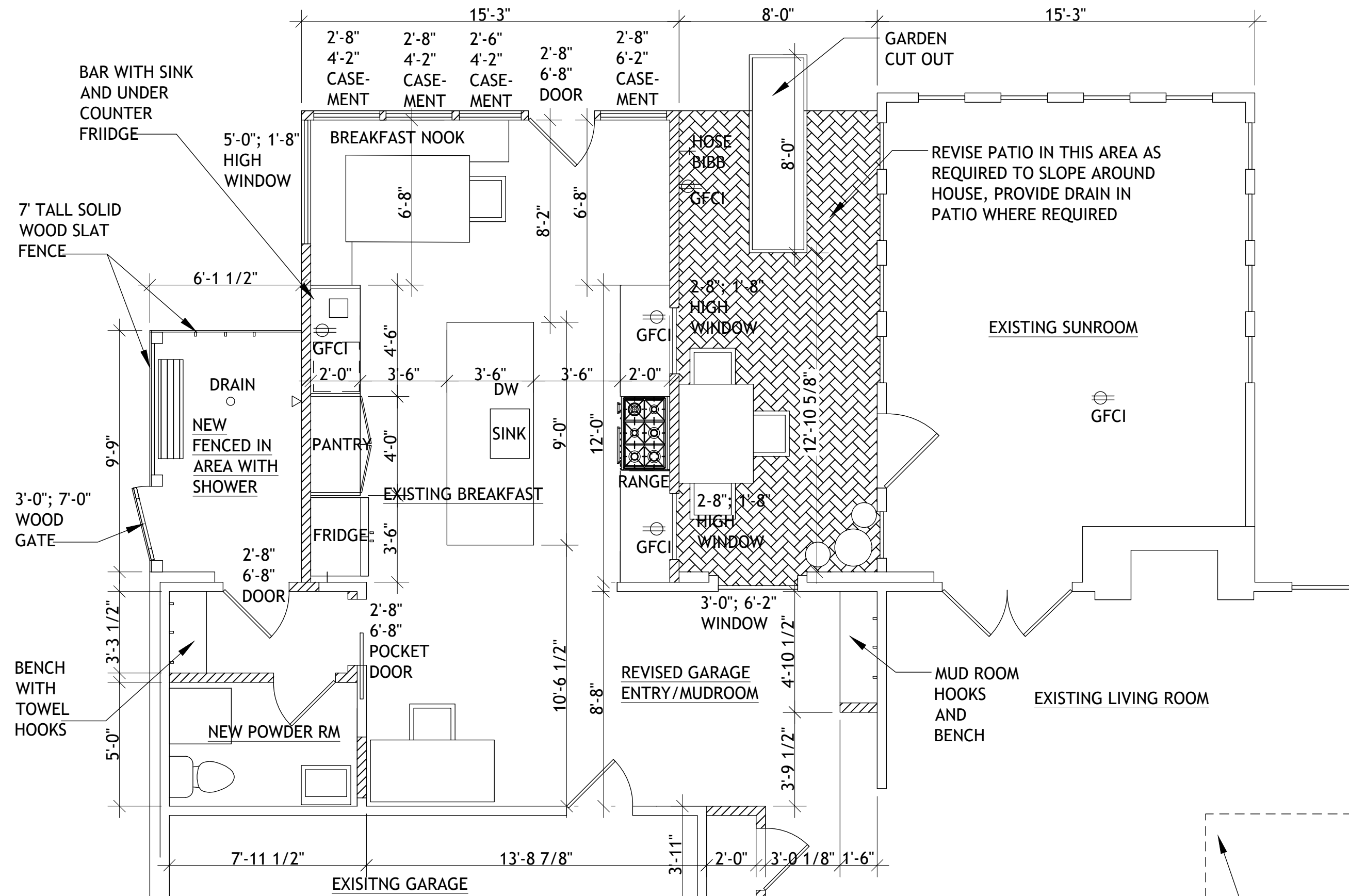
EXISTING/ DEM
AND PROPOSED
FLOOR PLAN

project number: 25-060
drawing date: 12.19.2025
scale: as noted

sheet number:

A1-00

□ NOT ISSUED FOR CONSTRUCTION
■ ISSUED FOR CONSTRUCTION



2 PROPOSED FLOOR PLAN
A1-00 1/4" = 1'-0"

GENERAL NOTES:

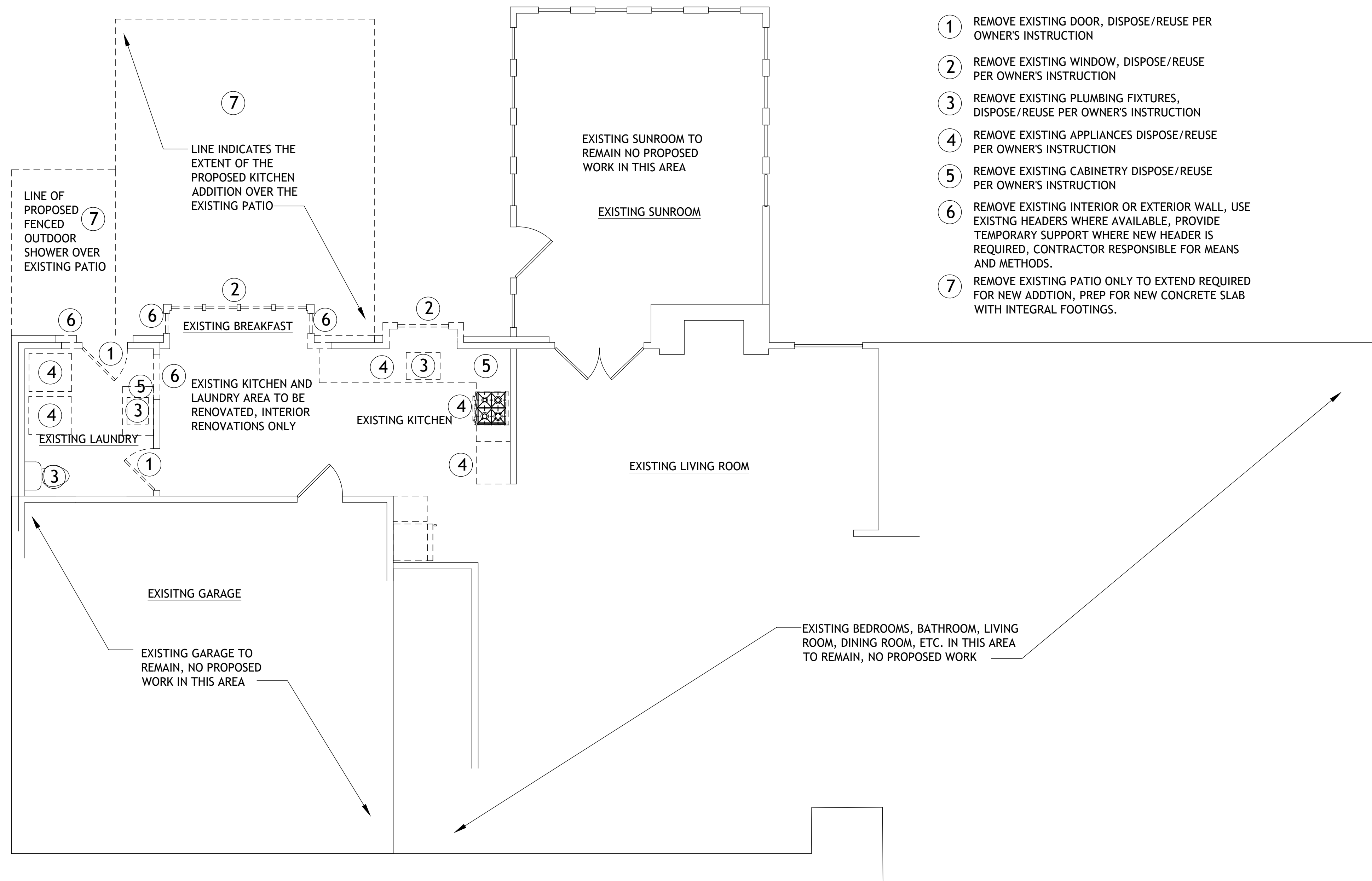
1. CONTRACTOR TO VERIFY ALL DIMENSIONS AND ALERT ARCHITECT OF ANY MAJOR DISCREPANCIES THAT WILL AFFECT THE DESIGN.
2. WINDOWS AND DOORS ARE NOMINAL DIMENSIONS AND MAY CHANGE SLIGHTLY DEPENDING ON BRAND OF WINDOW CHOSEN.
3. WHERE NEW CONSTRUCTION MEETS EXISTING CONSTRUCTION, FINISH ALL SURFACES SMOOTH WITH ADJACENT WALLS, CEILING AND FLOORS SO THAT NO TRANSITION IS APPARENT.
4. WHERE PLUMBING ELECTRICAL AND OTHER UTILITIES ARE ABANDONED, REMOVE ALL WIRING, PIPES AND OTHER EXISTING EQUIPMENT BACK TO SOURCE WHERE POSSIBLE, TERMINATE PER CODE CODE REQUIREMENTS WHERE THAT IS NOT FEASIBLE.

LEGEND

- EXISTING WALL TO REMAIN
- NEW WALL
- EXISTING WALL TO BE REMOVED

WORK NOTES

- 1 REMOVE EXISTING DOOR, DISPOSE/REUSE PER OWNER'S INSTRUCTION
- 2 REMOVE EXISTING WINDOW, DISPOSE/REUSE PER OWNER'S INSTRUCTION
- 3 REMOVE EXISTING PLUMBING FIXTURES, DISPOSE/REUSE PER OWNER'S INSTRUCTION
- 4 REMOVE EXISTING APPLIANCES DISPOSE/REUSE PER OWNER'S INSTRUCTION
- 5 REMOVE EXISTING CABINETY DISPOSE/REUSE PER OWNER'S INSTRUCTION
- 6 REMOVE EXISTING INTERIOR OR EXTERIOR WALL, USE EXISTNG HEADERS WHERE AVAILABLE, PROVIDE TEMPORARY SUPPORT WHERE NEW HEADER IS REQUIRED, CONTRACTOR RESPONSIBLE FOR MEANS AND METHODS.
- 7 REMOVE EXISTING PATIO ONLY TO EXTEND REQUIRED FOR NEW ADDITION, PREP FOR NEW CONCRETE SLAB WITH INTEGRAL FOOTINGS.



1 EXISTING/DEMOLITION FLOOR PLAN
A1-00 1/4" = 1'-0"

ZONING BOARD OF APPEALS HEARING



Case #: N5: A-26-1248267

Site: 2952 Braithwood Court, NE



Request: **Variance from Section 27-2.2.1 of the DeKalb County Zoning Ordinance to increase the maximum lot coverage to facilitate construction of a rear kitchen and breakfast-room addition over an existing in the R-100 (Residential Medium Lot-100) zoning district.**

Contact DeKalb Planning

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

ZONING BOARD OF APPEALS HEARING



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VARIANCE

Contact DeKalb Planning
DeKalbCountyGA.gov
PlanSustain@DeKalbCountyGA.gov
(404) 371-2155

ZBA Hearing
October 14, 2026
1:00 PM
Held virtually via Zoom

Me Meeting Document & Links

