



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

N7. Case No: A-26-1248273

Parcel ID(s): 18 054 04 004

Commission District 02 Super District 06

Applicant: David W. Price / Price Residential Design

Owner: Steve Hoppe

Project Name: 1209 Springdale Road - Rear Terrace Expansion

Location: 1209 Springdale Road, Atlanta, GA 30306

Request:

Variance from Section 27-2.2.1 of the DeKalb County Zoning Ordinance to increase the maximum permitted lot coverage from 35% to 38%, limited to 6,076 square feet of coverage, to expand a rear terrace in the R-85 (Residential Medium Lot-85) zoning district and Druid Hills Historic District.

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 be in substantial conformance with the proposed terrace and walkway-removal exhibit dated August 11, 2026, included in the application for 1209 Springdale Road. The terrace expansion shall not exceed 255 square feet. Total lot coverage shall not exceed 6,076 square feet or 38% of the stated 16,186-square-foot lot, with 6,076 square feet controlling the rounded percentage. Before permit issuance, the applicant shall provide a reconciled coverage table identifying all counted surfaces. A revised lot-area calculation shall not authorize additional coverage under this approval.
3. Before issuance of any required construction permit, the applicant shall provide documentation of all required Historic Preservation Commission approvals, including any applicable Certificate of Appropriateness. The permitted work shall conform to those approvals and shall not exceed the footprint or coverage authorized by this variance.
4. Runoff from the terrace and disturbed areas shall be managed so as not to create adverse drainage or erosion impacts on adjacent property, subject to applicable County stormwater and land-development review. Required drainage and erosion-control measures shall be completed before final inspection.

STAFF FINDINGS

The applicant proposes a 255-square-foot expansion of a rear terrace at 1209 Springdale Road, together with removal of 446 square feet of rear stone walkways, retaining the landing at the existing shed. The submitted plan dated August 11, 2026 identifies a 16,186-square-foot lot and calculates existing coverage of 6,267 square feet and proposed coverage of 6,076 square feet. The proposal would reduce coverage by 191 square feet, from approximately 38.72% to 37.54%.

The property contains an existing residence and rear garage within the Druid Hills Historic District. The applicant states that the house, garage, and driveway date to 1920. The submitted survey depicts the sloping site, and the applicant describes an approximately 15-foot elevation change from front to rear. The proposed terrace expands an existing outdoor area between two doors at the rear of the house.

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 site's grade change, together with preservation of the historic residence and rear-garage access arrangement, constrains the location and configuration of usable outdoor space and circulation. The proposed terrace works with the established rear-door elevations rather than relocating the historic residence or garage access. The combination of topography and historic-preservation considerations supports relief for the limited improvement shown on the plan.

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 proposal confines the terrace expansion to 255 square feet and removes 446 square feet of existing stone walkways, yielding a net coverage reduction. The recommended cap is limited to the 6,076 square feet shown in the plan calculation and provides no allowance for additional paving or a larger terrace. At 35%, the lot would allow 5,665.1 square feet of coverage; full compliance would require approximately 410.9 square feet of additional removal beyond the proposed work.

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 project retains the single-family residential use and locates the improvement behind the existing residence. The applicant states that it will not be visible from the right-of-way. Total coverage would decrease, but that reduction alone does not establish drainage performance. Conditions requiring removal and stabilization of the identified walkway areas, management of runoff, and applicable County review address the potential effects on neighboring property.

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 coverage limit to this terrace project would require additional removal elsewhere on a sloping, historically developed property beyond the 446 square feet already proposed. The relief allows a rear outdoor area to function at the existing main-floor doors while retaining the residence and its established garage access.

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

The proposal maintains the existing residential use and established neighborhood form, places the improvement behind the residence, and reduces total site coverage. These features support neighborhood compatibility and preservation of the historic setting. The conditions retain the limited footprint, require the identified coverage reduction, and preserve applicable historic-review and stormwater requirements.

FINAL STAFF ANALYSIS

Staff recommends approval with conditions for the limited rear-terrace project shown in the submitted application. The recommendation permits no more than 6,076 square feet of total lot coverage, approximately 37.54% of the stated 16,186-square-foot lot, and requires the proposed walkway removal. Approval is limited to lot coverage; it does not waive other dimensional, historic-preservation, stormwater, or permitting requirements.

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 be in substantial conformance with the proposed terrace and walkway-removal exhibit dated August 11, 2026, included in the application for 1209 Springdale Road. The terrace expansion shall not exceed 255 square feet. Total lot coverage shall not exceed 6,076 square feet or 38% of the stated 16,186-square-foot lot, with 6,076 square feet controlling the rounded percentage. Before permit issuance, the applicant shall provide a reconciled coverage table identifying all counted surfaces. A revised lot-area calculation shall not authorize additional coverage under this approval.
3. Before issuance of any required construction permit, the applicant shall provide documentation of all required Historic Preservation Commission approvals, including any applicable Certificate of Appropriateness. The permitted work shall conform to those approvals and shall not exceed the footprint or coverage authorized by this variance.
4. Runoff from the terrace and disturbed areas shall be managed so as not to create adverse drainage or erosion impacts on adjacent property, subject to applicable County stormwater and land-development review. Required drainage and erosion-control measures shall be completed before final inspection.

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

Subject Property Address: 1209 Springdale Road

City: Atlanta State: GA Zip: 30309

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

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

Commission District(s): 2 Super District: 6

Type of Hearing Requested (check one):

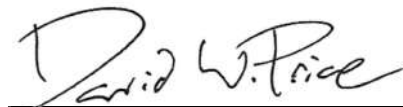
- ☒ VARIANCE (from Development Standards causing undue hardship upon owners of property.)
☐ SPECIAL EXCEPTIONS (to Reduce or Waive off-street parking or loading space requirements.)
☐ OFFICIAL APPEAL OF ADMINISTRATIVE DECISIONS.

***PLEASE REVIEW THE FILING GUIDELINES ON PAGE 4.**

FAILURE TO FOLLOW GUIDELINES MAY RESULT IN SCHEDULING DELAYS.*

I hereby authorize the staff of the Planning and Sustainable Department to inspect the property that is the subject of this application.

☐ Owner ☒ Agent



Signature

8-13-2026

Date

ZONING BOARD OF APPEALS (ZBA) APPLICATION FEE:

\$300.00

DeKalb County does not require payment by wire transfer.
Be aware of scammers and fraudulent emails.

Email plansustain@dekalbcountyga.gov with any questions

DEPARTMENT OF PLANNING & SUSTAINABILITY

ZONING BOARD OF APPEALS APPLICATION

AUTHORIZATION TO REPRESENT THE PROPERTY OWNER

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

I hereby certify that the information provided in the application is true and correct.

I hereby certify that I am the owner of the property and that I authorize the applicant/agent to apply for a hearing to the Zoning Board of Appeals for the requests as shown in this application.

DATE: 8/12/2026

Applicant/Agent
Signature:

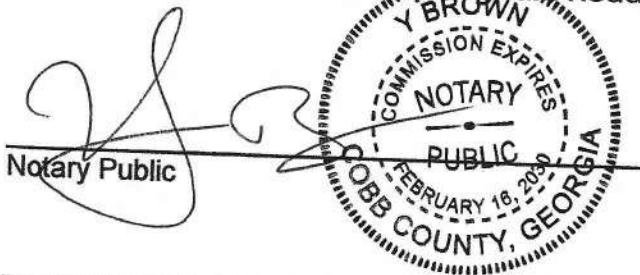
David W. Price

David Price, Applicant

TO WHOM IT MAY CONCERN:

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

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



Notary Public

Steve Hoppe
Owner Signature

Notary Public

Owner Signature

Notary Public

Owner Signature

Price Residential Design
1595 Nottingham Way Atlanta, Georgia 30309
dave@priceresidentialdesign.com
404-245-4244

August 13, 2026

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

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

Dear Board members and staff:

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

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

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

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

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

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

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

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

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

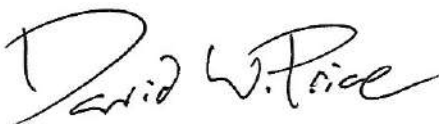
The literal interpretation and strict application of the current coverage limit would cause undue and unnecessary hardship because the current owners of the property are not currently allowed to do any work of any size to the property, even though they had nothing to do with the existing lot coverage.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

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

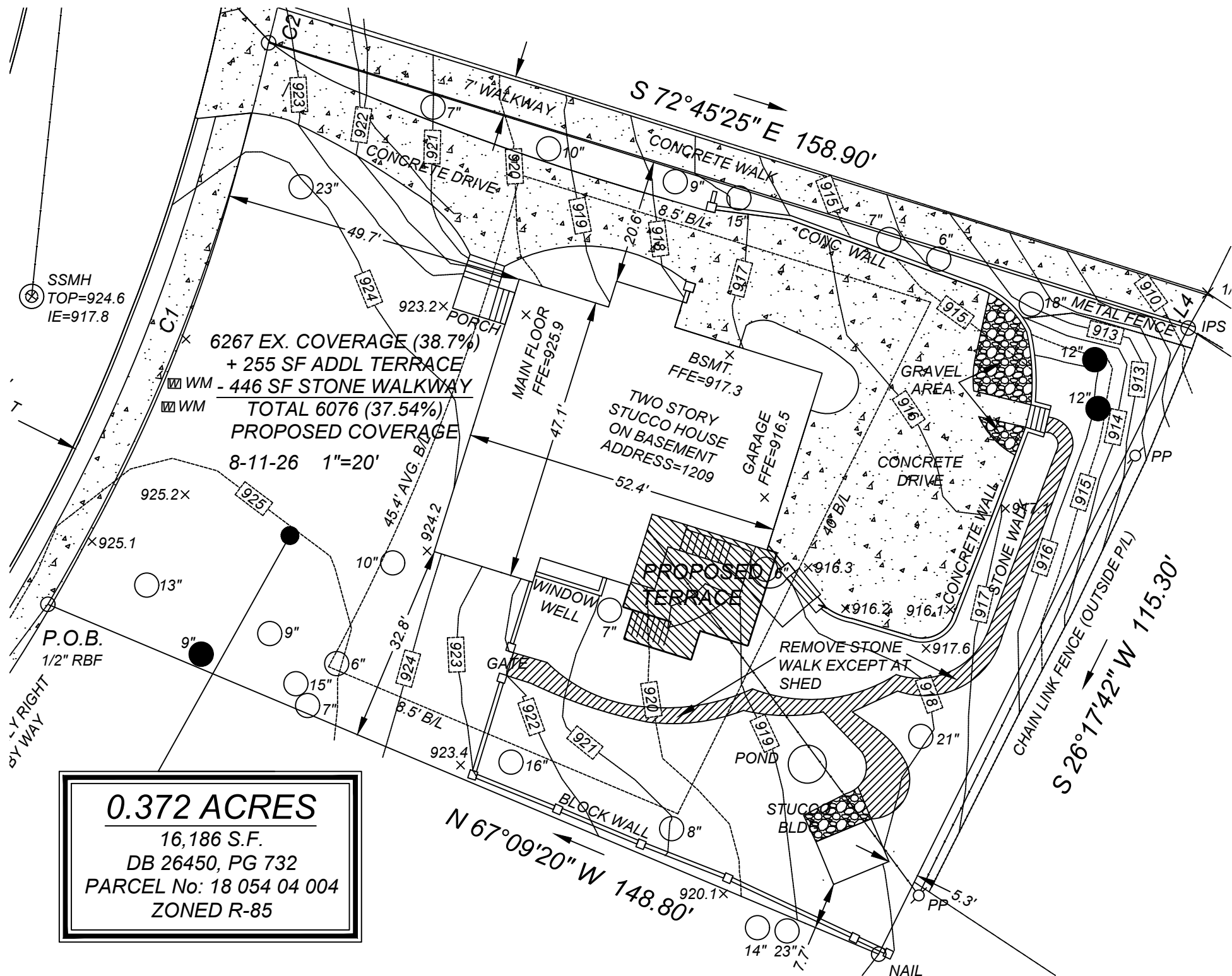
(5) the requested variance would be consistent with the spirit and purpose of this chapter and the DeKalb County Comprehensive Plan text.

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

Thank you for your consideration,

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

David W. Price, Applicant
For Steve Hoppe, Owner



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

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

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

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

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

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

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

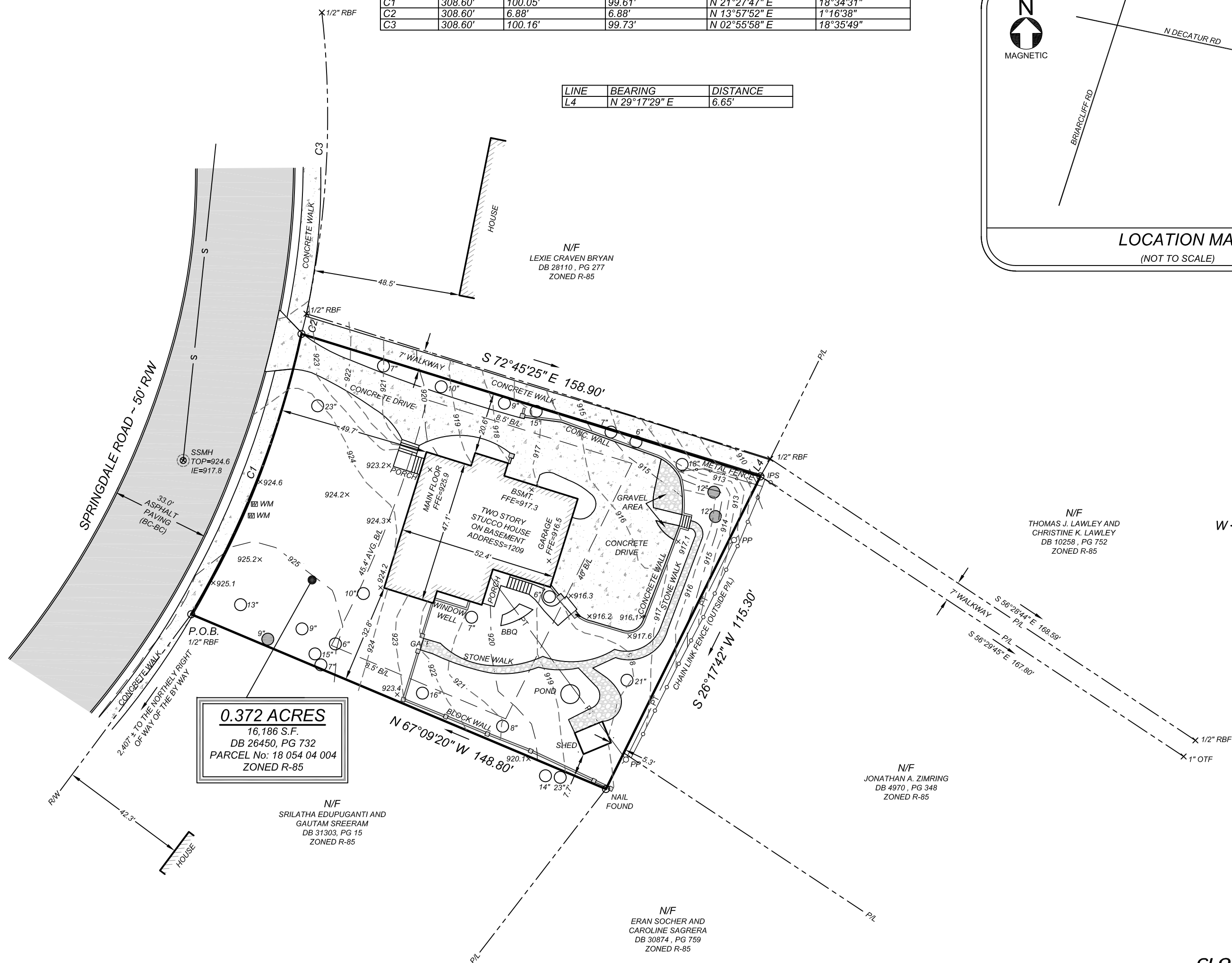
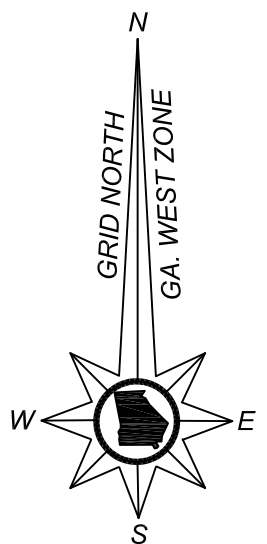
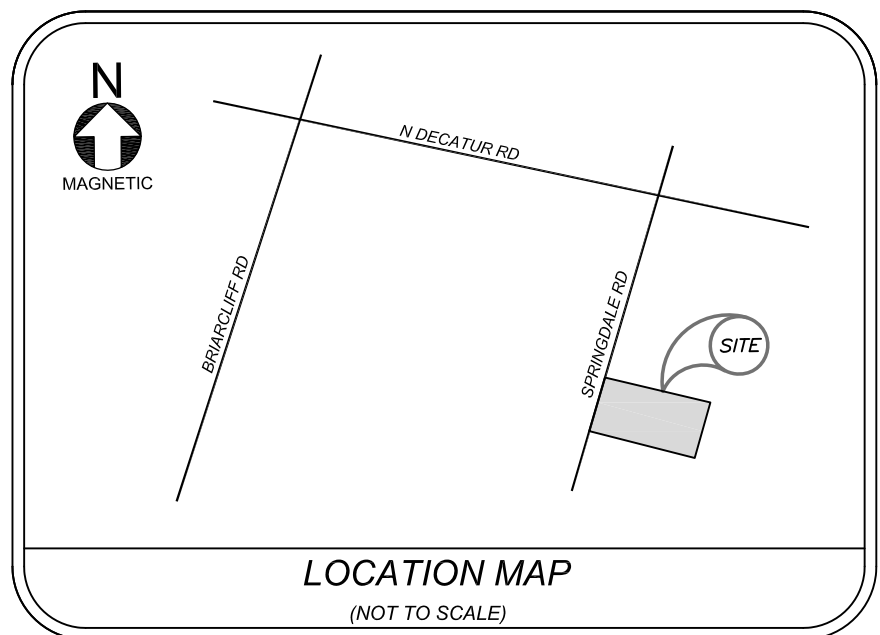
TOTAL IMPERVIOUS SURFACE: 6,159 S.F.

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

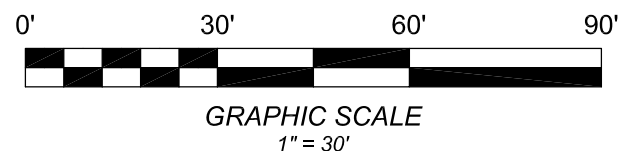
TOTAL LOT AREA: 16,186 S.F.
IMPERVIOUS SURFACE RATIO: 38.1%
(MAXIMUM COVERAGE: 35% (PER R-85 ZONING))

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

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



DRAINAGE STRUCTURES		ABBREVIATIONS
	SWCB = SINGLE WINK CATCH BASIN	B/C = BACK OF CURB
	DWCB = DOUBLE WINK CATCH BASIN	BI = BUILDING HEIGHT
	JB = JUNCTION BOX	BSL = BUILDING SETBACK LINE
	GI = GRATE INLET	BTM = BOTTOM
	CI = CURB INLET	C&O = CURBS AND GUTTER
	YI = YARD INLET	C&L = CENTERLINE
	DI = DURY INLET	CMF = CORRELATED METAL PIPE
	HW = HEAD WALL	CM = CONCRETE
	SSMH = SANITARY SEWER MANHOLE	CO = CLEAN OUT
	SSC = SANITARY SEWER CLEANOUT	CONC = CONCRETE
	GT = GREASE TRAP	CP = CIP PIPE FOUND
	FES = FLARED END SECTION	DB/PG = DUCTE IRON PIPE / PAVE
UTILITY SYMBOLS		DRM = DRAINAGE ASSET
	AC = AIR CONDITIONING UNIT	DDP = DUCTILE IRON PIPE
	ET = ELECTRIC TRANSFORMER	DWCB = DOUBLE WINK CATCH BASIN
	CPT = CABLE TV PEDESTAL	DYL = LINE OF PAVING
	FH = FIRE HYDRANT	FIS = FEDERAL INSURANCE RATE MAP
	GM = GAS METER	HOPE = HIGH DENSITY POLY ETHYLENE PIPE
	GV = GAS VALVE	HEADW = HEADWALL
	IW = IRON WIRE	IE = INVERT ELEVATION
	TP = TELEPHONE N/P/S	LL = LAND LOT
	TPP = TELEPHONE POLE	LLS = LAND LOT SET W/CAP
	LP = LIGHT POLE	LUL = LAND LOT
	WM = WATER METER	LRL = LAND REBAR LINE
	WV = WATER VALVE	MON = MONITORING
	P.S. = PARKING SPACE	N/O = NOW OR FORMERLY
UTILITY LINETYPES		N/S = NOT TO SCALE
	OTPF = OPEN TOP PIPE FOUND	OD = OUTSIDE DIMENSION
	OD = OUTSIDE DIMENSION	OCS = OUTLET CONTROL STRUCTURE
	FB/PG = FLAT BOX PIPE	OS = OPEN STRUCTURE
	P/L = PROPERTY LINE	P/P = PAVE
	P.O.B. = POINT OF BEGINNING	P/R = REBAR PIPE FOUND
	P.O.E. = POINT OF ENTRY	RF = REINFORCED CONCRETE PIPE
	PVC = POLYVINYL CHLORIDE PIPE	R/W = RIGHT OF WAY
	R/P = REBAR PIPE FOUND	S.F. = SQUARE FEET
	R/W = RIGHT OF WAY	SFP = SOLID ROR FOUND
	S.F. = SQUARE FEET	SS = SANITARY SEWER
	SFP = SOLID ROR FOUND	SSS = SANITARY SEWER SAGMENT
	SS = SANITARY SEWER	TBM = TEMPORARY BENCH MARK
	SSS = SANITARY SEWER SAGMENT	TP = TAX PARCEL NUMBER
	TBM = TEMPORARY BENCH MARK	TPB = POINT OF COMANCHMENT
	TP = TAX PARCEL NUMBER	TOPW = TOP OF WALL
	TPB = POINT OF COMANCHMENT	TY = TYPICAL
	TOPW = TOP OF WALL	WI = WEIR INLET
	TY = TYPICAL	
	WI = WEIR INLET	
FENCE LINES		
	CLF = CHAIN LINK FENCE (CLF)	
	WF = WIRE FENCE	○ = HARDWOOD
	WF = WOODEN FENCE	○ = PINE/CIFFER



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

NOTE: SURVEY NOT VALID UNLESS
SEAL SIGNED AND DATED.

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

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

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

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

BOUNDARY, TOPOGRAPHIC, AND TREE SURVEY FOR:

1209 SPRINGDALE ROAD

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




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

SHEET
1
OF
1



A diagram of a 20' x 20' grid. The top edge is labeled with dimensions: 0', 1', 2', 3', 4', 5', ..., 10', ..., 20'. The grid consists of 20 columns and 20 rows. A 5' x 5' square in the top-left corner (columns 1-5, rows 1-5) is shaded gray. The rest of the grid is white.

SHEET A-1
REVISED AUG 11, 2026
~~JULY 17, 2026~~



RIGHT SIDE ELEVATION AT REAR CORNER

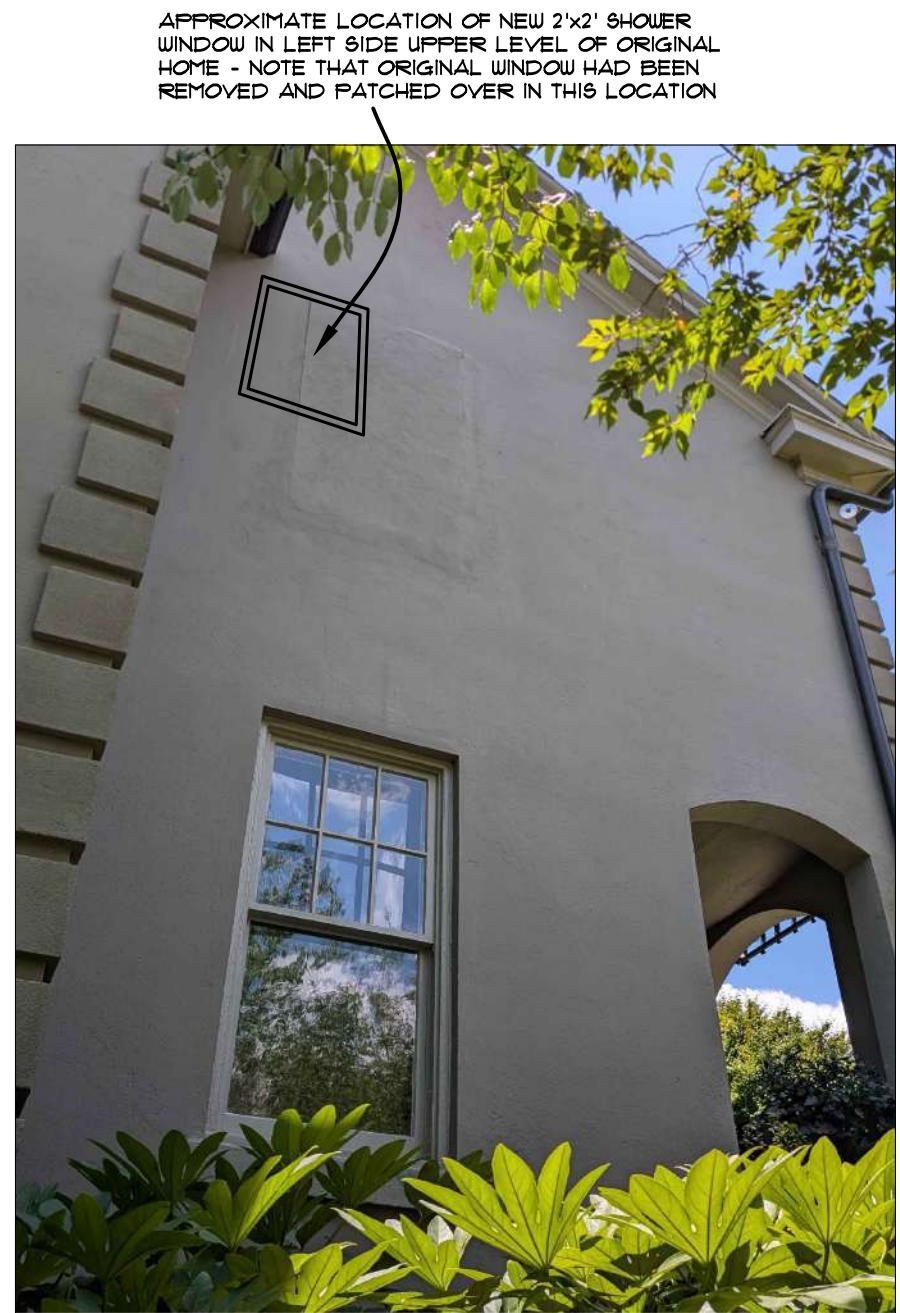


RIGHT SIDE ELEVATION AT REAR CORNER



REAR ELEVATION

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



LEFT SIDE ELEVATION AT FRONT CORNER



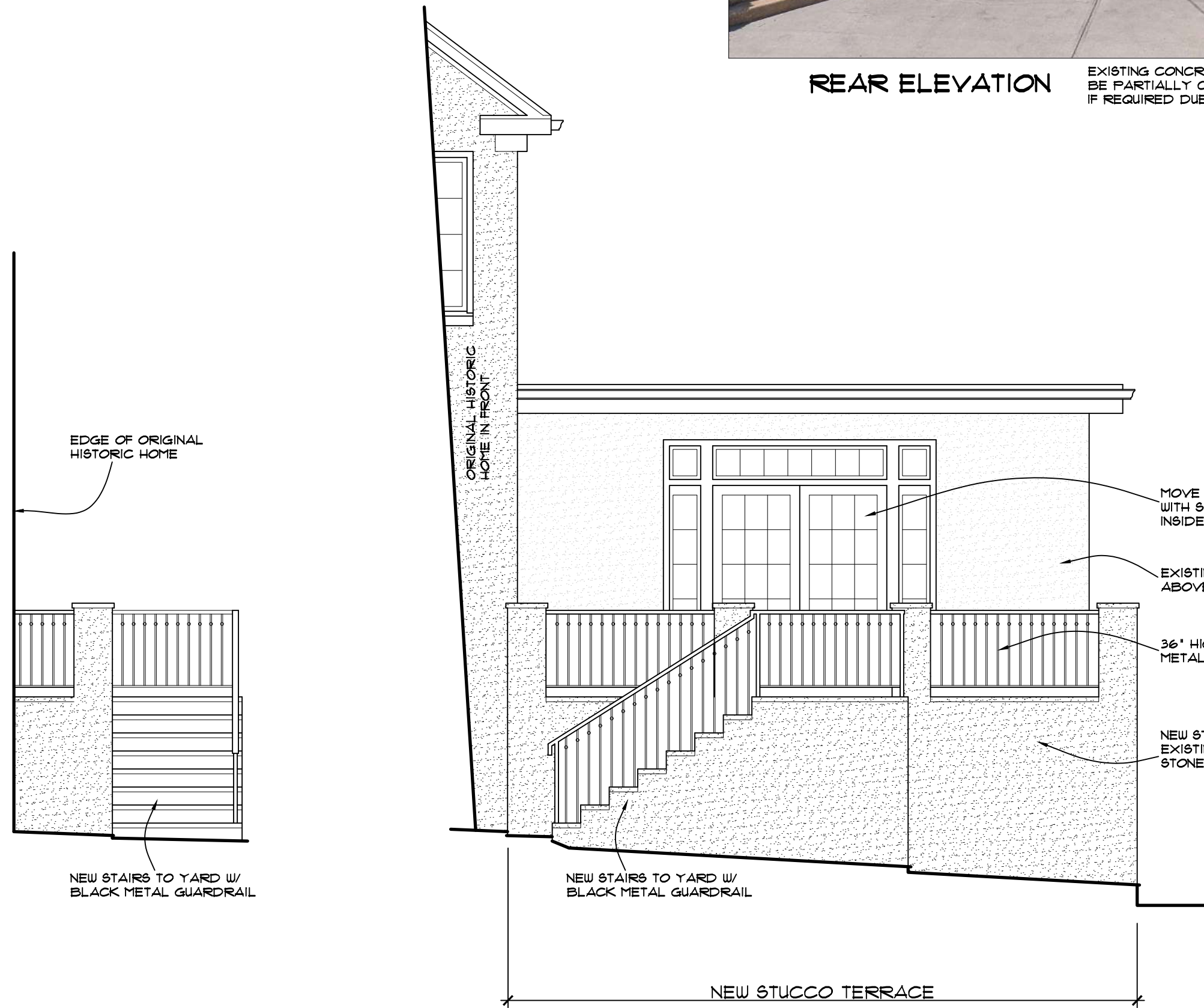
FRONT ELEVATION HISTORIC HOME - NO WORK



LEFT SIDE ELEVATION AT REAR CORNER



LEFT SIDE ELEVATION



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

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



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

REVISIONS AUG 11, 2026
1. SLIGHTLY ENLARGED TERRACE SIZE AND RECONFIGURED STAIRS
2. REMOVED PROPOSED ROOF EXTENSION OVER SIDE DOOR
3. REMOVED REAR YARD STONE WALKWAY ON SITE PLAN FOR LOT COVERAGE REDUCTION

0' 1' 2' 3' 4' 5' 10' 20'



PRICE RESIDENTIAL DESIGN
1535 NOTTINGHAM WAY
ATLANTA, GEORGIA
30309
dave@priceresidentialdesign.com
404-245-4244

HOPPE RESIDENCE
1209 SPRINGDALE ROAD
PRICE RESIDENTIAL DESIGN

HOPPE RESIDENCE
1209 SPRINGDALE RD
ATLANTA, GEORGIA
EXTERIOR ELEVATIONS
SHEET A-4
REVISED AUG 11, 2026
JULY 17, 2026



ZONING BOARD OF APPEALS HEARING
Case #: NT-A-28-1248273
Site: 1209 Springdale Road
Request: Variance from Section 27.2.2.1 of the DeKalb County Zoning Ordinance to increase lot coverage by lot area expansion of a rear terrace in the R-85 (Residential Medium Density) zoning district and David Hill Historic District.
Hearing: October 14, 2028
Time: 1:00 PM
Location: Board Room, 1000 Peachtree Street, N.E., 30309
For more information, visit: <https://www.dekalbcountyga.gov/zoning>

