



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

N8. Case No: A-26-1248288

Parcel ID(s): 18 191 01 081

Commission District 04 Super District 07

Applicant: AQA Engineering, LLC, attention Jessica Hood

Owner: Vice Holdings, LLC, attention Olufemi Ashadele

Project Name: 2054 Harobi Drive - Northlake Concierge Medical Center

Location: 2054 Harobi Drive, Tucker, Georgia 30084

Requests:

Variances from Sections 27-2.24.1 and 27-5.4.5 of the DeKalb County Zoning Ordinance to reduce the required front building setback from 50 feet to 30 feet, reduce the required rear building setback from 30 feet to 20 feet, and reduce the required Class C transitional buffer from 50 feet to 30 feet for construction of a one-story medical-office building in the O-I (Office-Institutional) zoning district.

Staff Recommendation: Denial

STAFF FINDINGS

The applicant requests three variances to redevelop the 0.374-acre property at 2054 Harobi Drive with a one-story medical-office building. The submitted concept plan identifies a proposed building of approximately 2,000 square feet, while the architectural presentation describes a 2,100-square-foot building. The property is zoned O-I and is presently developed with a small professional-office building and paved parking.

The boundary survey depicts an approximately rectangular parcel measuring about 90.45 feet by 179.74 feet, with frontage on Harobi Drive. The survey shows generally consistent elevations near 1,030 feet and does not identify a floodplain, stream, unusual topographic condition, or irregular lot shape. Mature trees and vegetation are present along the parcel edges, including the boundaries adjoining residential property.

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 small, approximately 90-foot-wide parcel has an extremely limited building area after application of the required setbacks and Class C transitional buffers along the residential edges. Although the site is generally rectangular and level, the combination of its narrow width, limited area, and required separation from adjoining residential property substantially constrains the usable building envelope. These established lot dimensions and adjoining development conditions were not created by the current redevelopment proposal.

Strict application of the dimensional requirements would severely restrict the area available for a functional office building on this O-I parcel. Staff recognizes this combination of physical constraints as an exceptional condition affecting reasonable redevelopment, rather than solely a preference for a particular building layout. Staff finds that Criterion 1 is satisfied.

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 reductions would allow a front setback of 30 feet, a rear setback of 20 feet, and a Class C transitional buffer of 30 feet. Given the extremely limited building area remaining under the standard requirements, the approximately 2,000- to 2,100-square-foot, one-story medical office may represent the minimum functional building size needed to accommodate the proposed practice.

Staff finds that the scale of the requested relief is reasonably related to providing a functional building within the constrained site and does not, on that basis, constitute a special privilege. The difference between the concept-plan and architectural building areas remains to be reconciled, but it does not change the finding that the proposed modest building may be the minimum necessary for this use. Staff finds that Criterion 2 is satisfied. This finding does not resolve the separate questions of impacts on adjoining residential property or consistency with the Comprehensive Plan.

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 Class C transitional buffer is intended to separate and screen nonresidential development from adjoining residential property. Reducing that buffer by 20 feet, together with the requested rear setback reduction, would allow the medical-office redevelopment and associated site activity to move closer to the residential edge than the ordinance otherwise permits.

The owners of the adjoining residence at 2062 Harobi Drive submitted written opposition. They cite the loss of mature wooded screening, the increased length and proximity of the proposed commercial building, and potential impacts from mechanical equipment, exterior lighting, service activity, noise, and removal of vegetation.

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

Strict application would limit the size and arrangement of a replacement medical-office project, but the record does not show that it would prevent reasonable use of the property. The zoning ordinance does not guarantee the particular building size, parking layout, or redevelopment concept selected by an applicant.

The assertion that the required setbacks and buffer leave only a small buildable area is not supported by a dimensioned compliant envelope or alternatives analysis. A need to reduce or redesign the proposed project is not, by itself, an undue and unnecessary hardship attributable to the land.

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

The supplied land-use map places the subject property within Suburban (SUB), adjoining Town Center (TC) land to the east across Harobi Drive and immediately to the south. Residential properties to the north and west remain within SUB. The parcel therefore lies at a transition between an established residential neighborhood and the more intensive Town Center setting. Although medical-office use is generally compatible with O-I zoning, the adjoining TC designation does not extend to this parcel or remove the need to protect its residential edges.

The SUB land use calls for neighborhood protection, and the adjoining TC land use makes a compatible transition in development intensity particularly important. Setbacks, vegetation, and buffers provide that separation. Without tree-preservation, screening, lighting, and mechanical-equipment plans, the reduced rear setback and Class C buffer have not been shown to protect adjoining homes adequately. A small medical office could serve nearby residents, but that benefit does not establish compatibility of the requested reductions at the SUB–TC boundary. Staff finds that Criterion 5 is not satisfied.

FINAL STAFF ANALYSIS

The limited building envelope created by the lot dimensions, setbacks, and transitional buffers supports Criteria 1. The proposed approximately 2,000- to 2,100-square-foot medical office may be the minimum functional building size for the practice, supporting Criteria 2.

The existing office use indicates that the property retains reasonable use, and the record does not establish undue and unnecessary hardship under Criteria 4.

At this SUB–TC transition, the reduced rear setback and Class C buffer would bring redevelopment closer to neighboring homes. The record lacks binding tree-preservation, screening, lighting, and mechanical-equipment plans sufficient to address the loss of wooded screening and impacts of closer commercial activity. Adjoining TC land does not remove the need to protect the SUB residential setting. Criteria 3 and 5 remain unsatisfied.

Although Criteria 1 and 2 are satisfied, the application does not satisfy the public-welfare, undue-hardship, and spirit-and-purpose criteria. Staff therefore recommends denial.

Staff Recommendation: Denial

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

Subject Property Address: 2054 Harobi Drive

City: Tucker State: GA Zip: 30084

Parcel ID Number(s): 18 191 01 081 Acreage: 0.374

District: 18 Land Lot: 191 Block: _____ Parcel: _____

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

Jessica Hood
Signature

08/21/2026
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

ZONING BOARD OF APPEALS APPLICATION

AUTHORIZATION OF THE PROPERTY OWNER

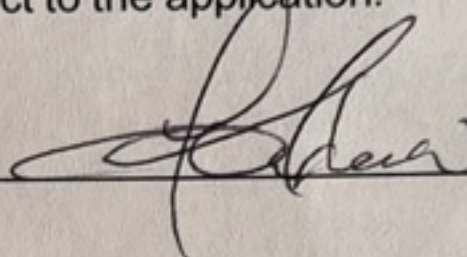
I hereby authorize the staff and members of the Zoning Board of Appeals to inspect the premises of the Subject Property.

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

I hereby certify that I am the owner of the property subject to the application.

DATE: 8-21-26

Applicant
Signature:



DATE: 9-21-26

Applicant
Signature:

08/21/2026

Shirley McCreary
Shirley McCreary
Shirley McCreary

DEPARTMENT OF PLANNING & SUSTAINABILITY

ZONING BOARD OF APPEALS APPLICATION

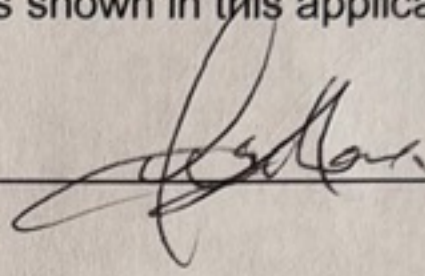
AUTHORIZATION TO REPRESENT THE PROPERTY OWNER

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

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

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

DATE: 8-21-26

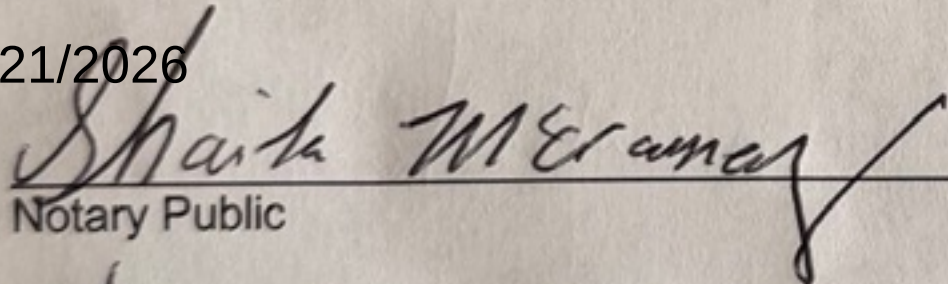
Applicant/Agent
Signature: 

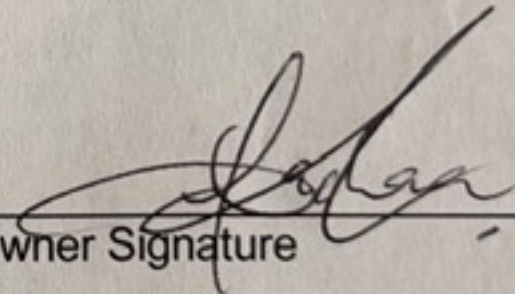
TO WHOM IT MAY CONCERN:

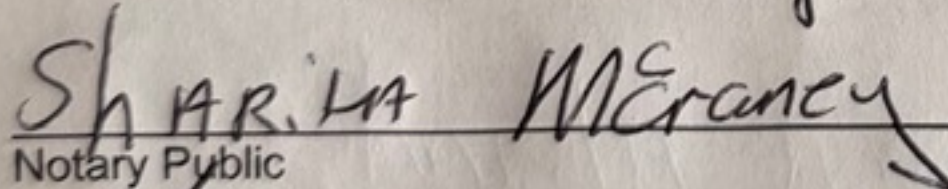
(I)/ (WE): VICE HOLDINGS LLC cc OREMI AKHARZE
(Name of Owners)

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

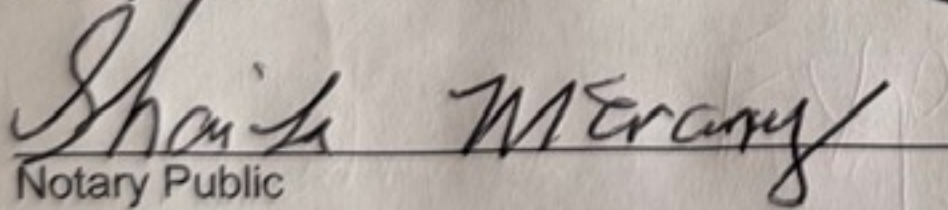
08/21/2026


Notary Public

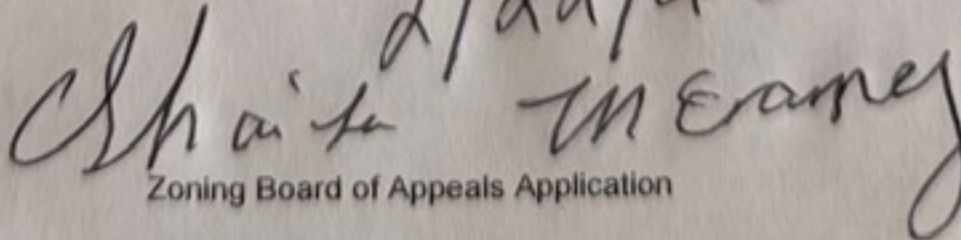

Owner Signature


Notary Public

Owner Signature


Notary Public

Owner Signature

SM 8-21-26 Expires
2/22/2030

Zoning Board of Appeals Application



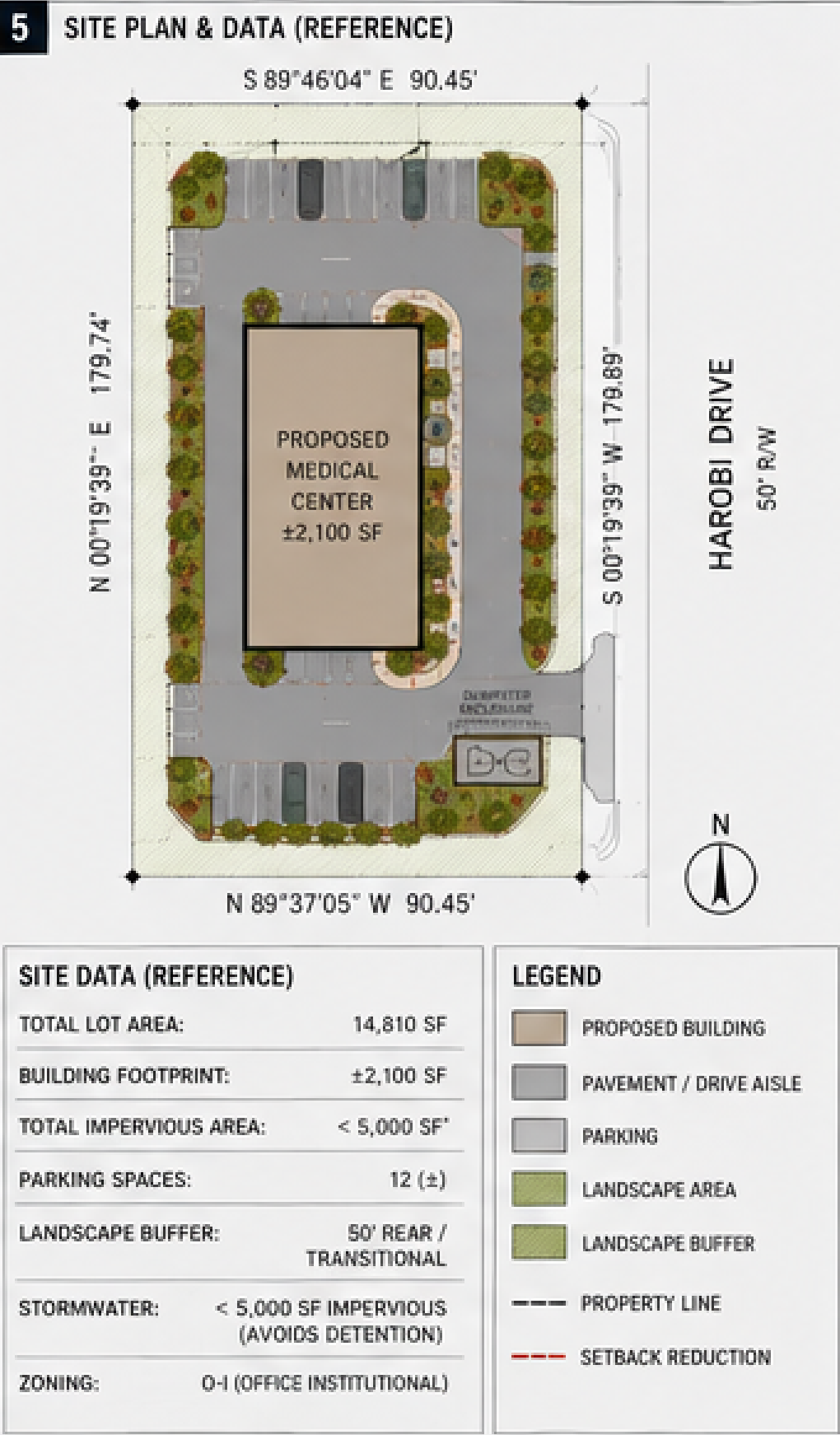
1 EXISTING CONDITIONS

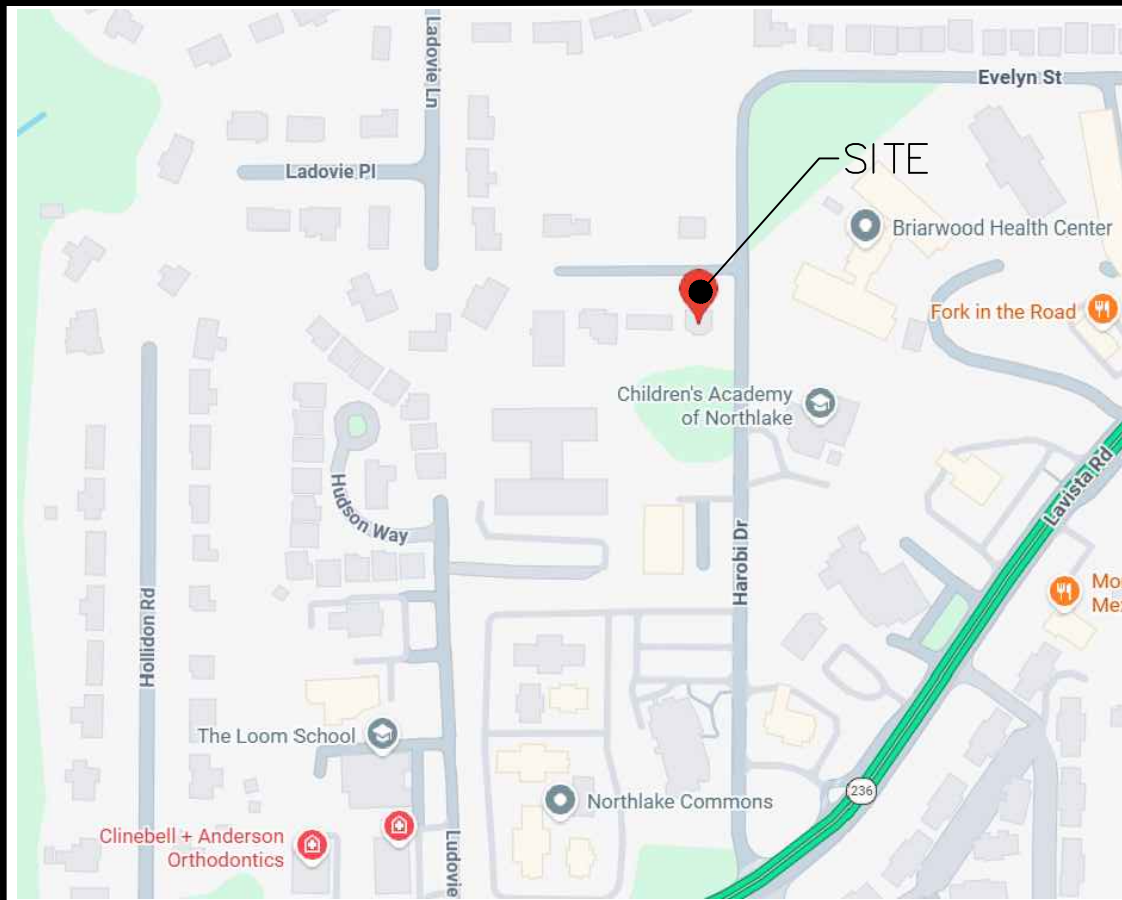


2 PROPOSED RENDERING – DAYLIGHT (FROM HAROBI DRIVE)



5 SITE PLAN & DATA (REFERENCE)





VICINITY MAP
N.T.S.

PROJECT NARRATIVE:

THE PROPOSED PROJECT INCLUDES MEDICAL OFFICE EXPANSION

DEVELOPER/ OWNER

24-HR EMERGENCY CONTACT

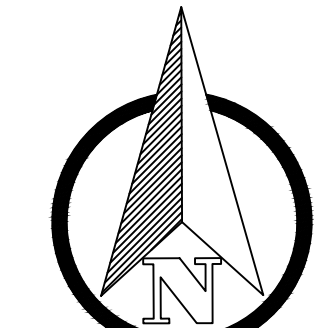
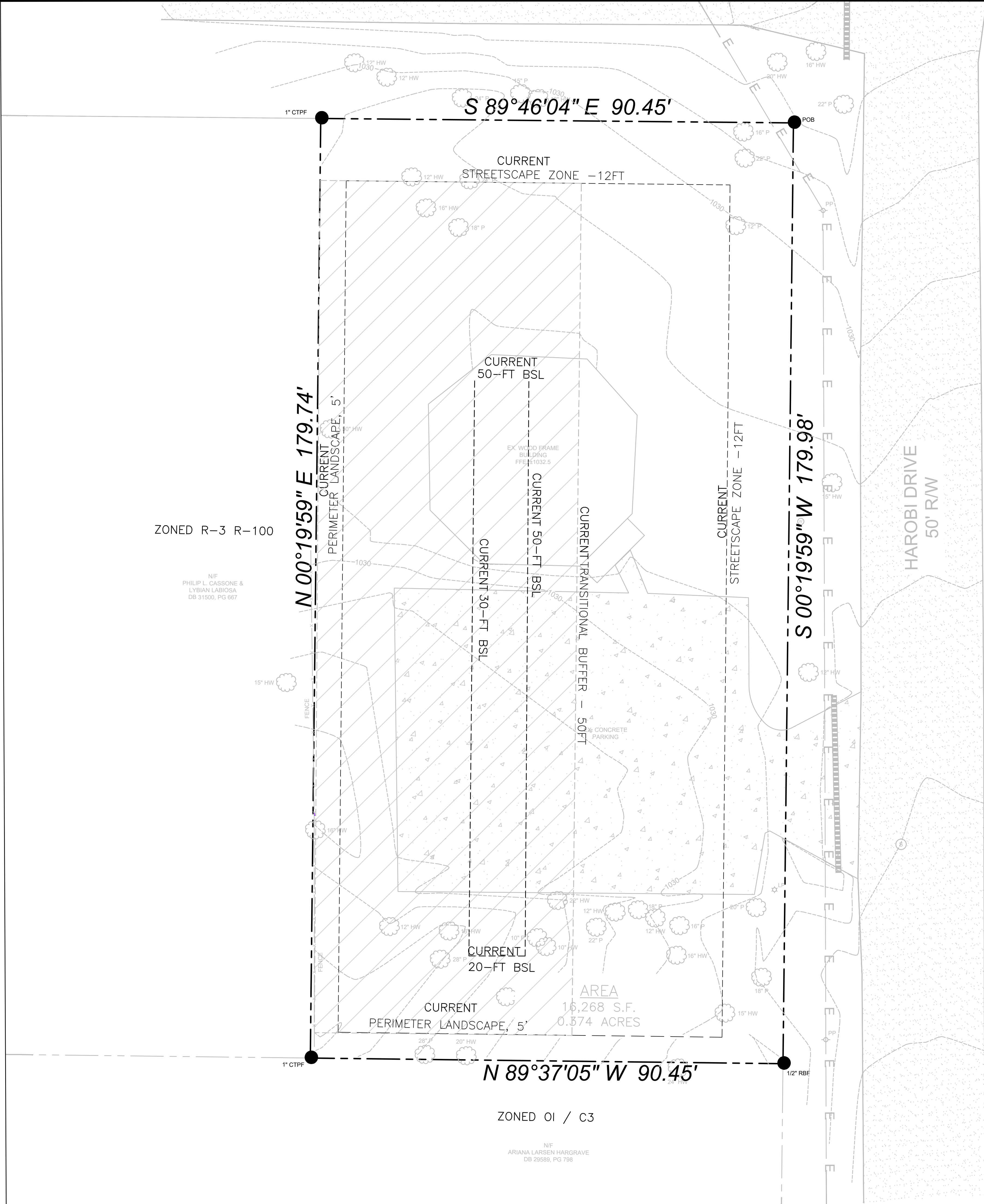
VICE HOLDINGS LLC
2054 HAROBI DRIVE
TUCKER, GA 30084

DESIGN ENGINEER:

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

LEGEND

	PROPOSED BUILDING		REQUESTED REDUCTION
	PROPOSED BUFFER		CURRENT SETBACK/ BUFFER



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

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



COMMERCIAL DEVELOPMENT

JURISDICTION:	DEKALB COUNTY
LOCATION:	VICE HOLDINGS LLC 2054 HAROBI DRIVE TUCKER, GA 30084
ISSUED FOR CONCEPT	



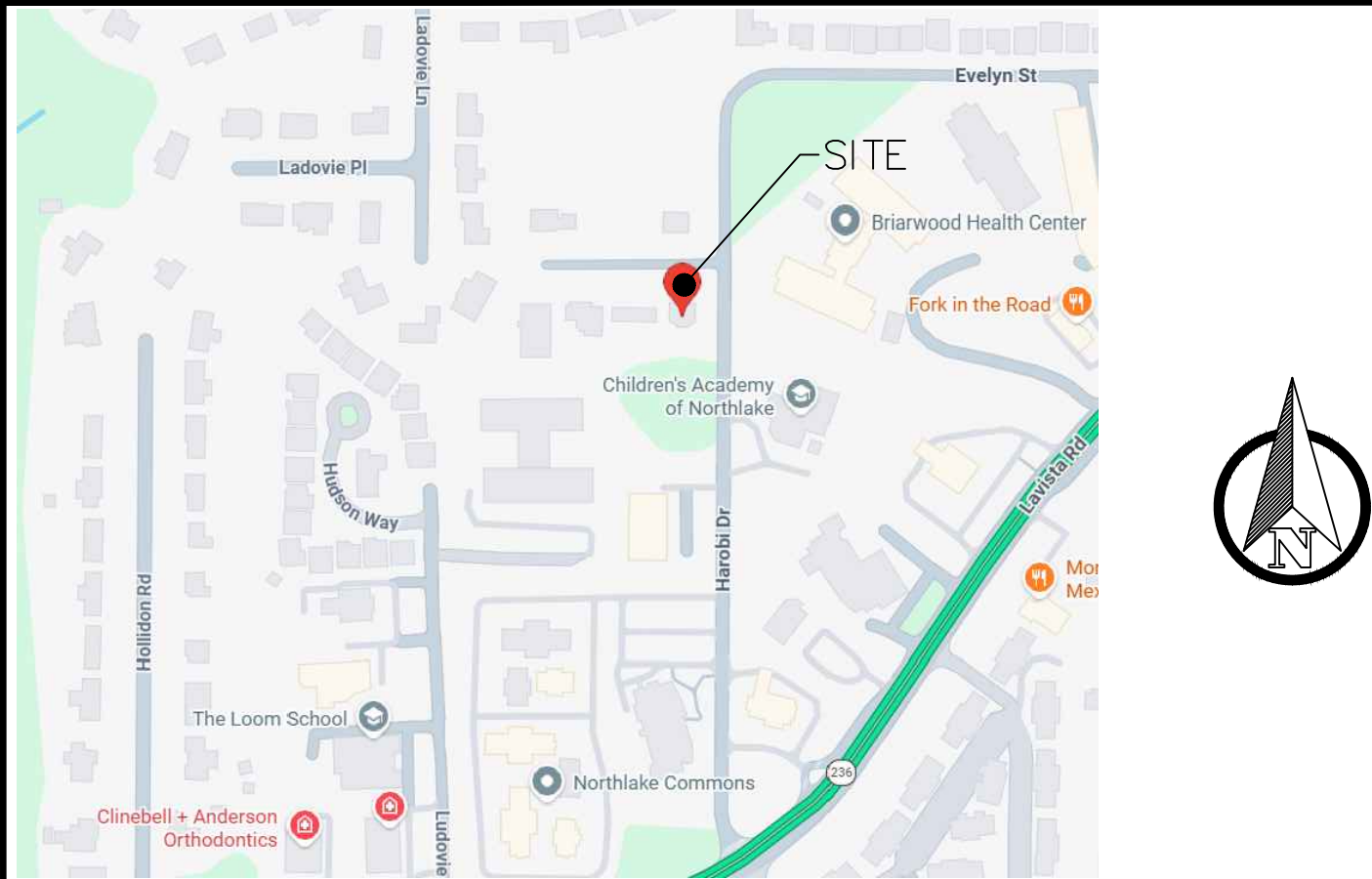
LEVEL II: 0000104199

REVISIONS

#	DATE	

EXISTING CONDITIONS PLAN

SHEET C01
DATE: 8/20/26



VICINITY MAP N.T.S.

PROJECT NARRATIVE:

THE PROPOSED PROJECT INCLUDES MEDICAL OFFICE EXPANSION

DEVELOPER/ OWNER

24-HR EMERGENCY CONTACT

VICE HOLDINGS LLC
2054 HAROBI DRIVE
TUCKER, GA 30084

SITE INFORMATION

ADDRESS	TIONAL
	TUCKER, GA 30084
PARCLE IDs	18 191 01 081
CITY	TUCKER
COUNTY	DEKALB
TAX DISTRICT	04 - UNICORPORATED
ZONING	OFFICE INSTITUTIONAL (OI)

SITE AREA

TOTAL LOT AREA	14810.4 SF
MINIMUM LOT AREA	20000 SF
MAXIMUM LOT COVERAGE (0.8 x NET LOT AREA)	
MAX LOT COVERAGE	11848 SF
TOTAL EXISTING IMPERVIOUS	5444 SF
EX. WOOD FRAME BUILDING	1355 SF
EX PARKING	4089 SF
TOTAL PROPOSED IMPERVIOUS	1867 SF
PROPOSED MEDICAL OFFICE	840 SF
PROPOSED PARKING AREA	1027 SF

BUILDING SET BACKS

MIN FRONT ARTERIALS	50 FT
MIN SIDE – INTERIOR LOT (FT)	20 FT
MIN REAR YARD	30 FT
TRANSITIONAL BUFFER	50 FT
STREETSCAPE ZONE	12 FT
PERIMETER LANDSCAPE	5 FT
MAX HEIGHT	70 FT

FLOOD ZONE

FEMA ZONE	X
	13089C0057K Effective Date 08/15/2019

*NOT LOCATED IN SFHA

STREET CLASSIFICATION (GDOT)

HAROBI DR	RESIDENTIAL
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DESIGN ENGINEER:

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

LEGEND

	PROPOSED BUILDING		REQUESTED REDUCTION
	PROPOSED BUFFER		CURRENT SETBACK/ BUFFER

ZONED R-3 R-100

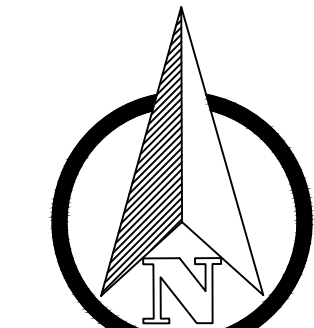
NF
PHILIP L. CASSONE &
LYBIAN LABIOSA
DB 31500, PG 667

PROPOSED 2000 SF BUILDING

N 00°19'59" E 179.74'

ZONED OI / C3

NF
ARIANA LARSEN HARGRAVE
DB 29589, PG 798



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

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

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

COMMERCIAL DEVELOPMENT

JURISDICTION: DEKALB COUNTY

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

ISSUED FOR CONCEPT



LEVEL II: 0000104199

REVISIONS

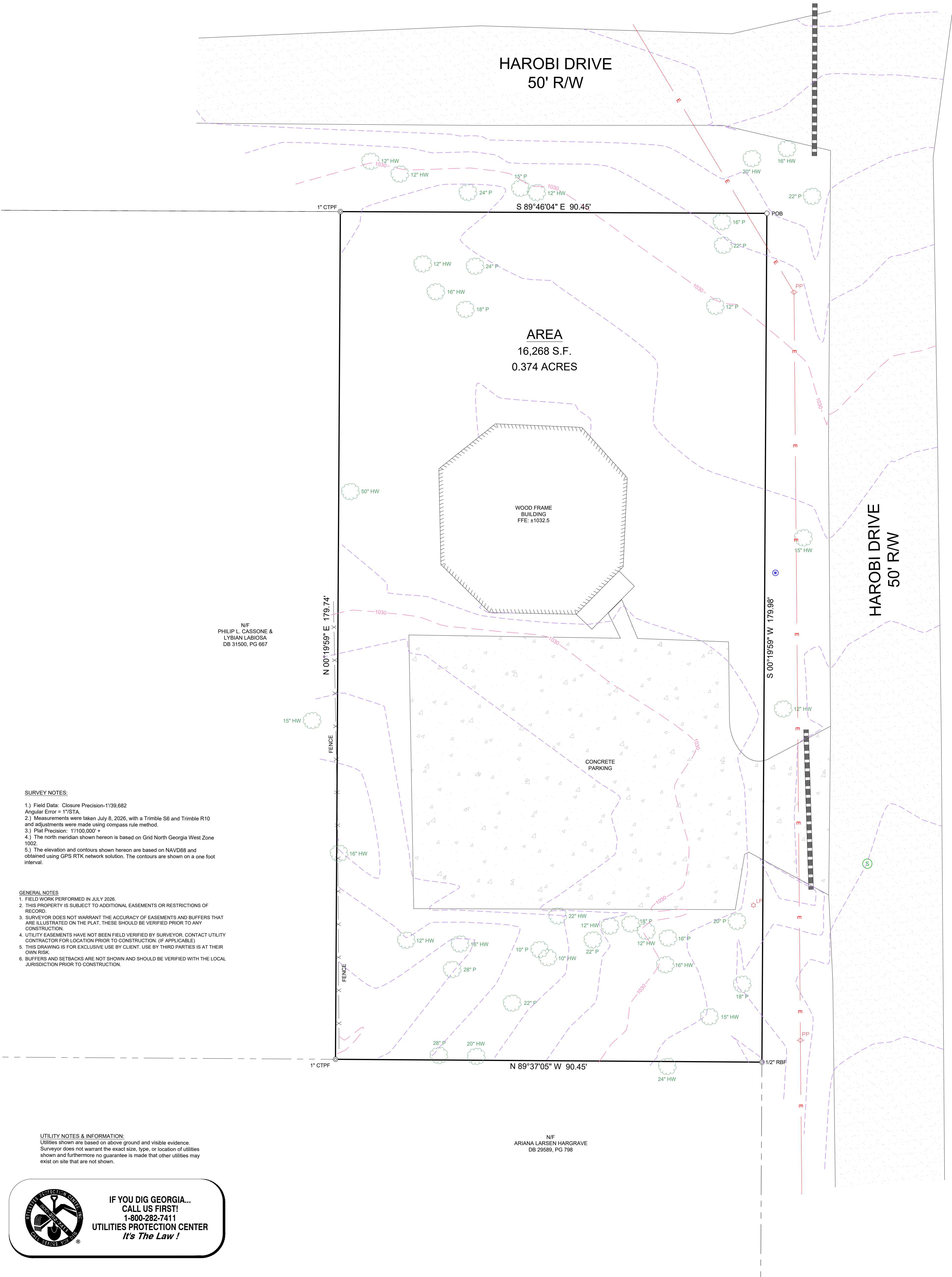
#	DATE	

CONCEPT PLAN
VARIANCE PLAN

SHEET DATE:
C02 08/20/26

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

RESERVED FOR CLERK OF COURT



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

D. Ashley Harper, PLS

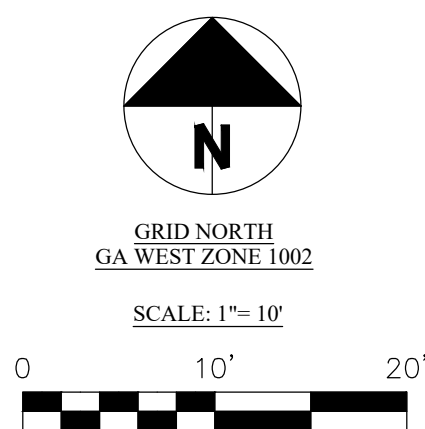
5911 Waterway Place
Flowery Branch, GA 30542
Phone 678.410.3004

Contact: Ashley Harper: aharper3145@gmail.com

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

DB 4216, PG 95

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



SURVEY CERTIFICATION:

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

DAVID A. HARPER, PLS
C.L.S. #3145

7/17/2026
DATE





The Rene Goodale Learning Center
Home of MAX Metro Atlanta

ZONING BOARD OF APPEALS HEARING

Case #: N8: A-26-1248288
Site: 2054 Harobi Drive

V Request: Variance from Sections 27-2.24.1 and 27-5.4.5 of the DeKalb County Zoning Ordinance to reduce the front yard setback, reduce the rear yard setback, and reduce the transitional buffer to construct a one-story medical-office building in the O-1 (Office-Institutional) zoning district.

Control Official: Carolyn
Caldwell@dekalb.gov
Phone: 404.251.2100

ADJ. HEARING
October 14, 2020
1:00 PM
Held virtually via Zoom

Meeting Access & Info
Meeting ID: 981 311 1234
Join by Zoom



ZONING BOARD OF APPEALS HEARING

Case #: N8: A-26-1248288
Site: 2054 Harobi Drive

V Request: Variance from Sections 27-2.24.1 and 27-5.4.5 of the DeKalb County Zoning Ordinance to reduce the front yard setback, reduce the rear yard setback, and reduce the transitional buffer to construct a one-story medical-office building in the O-1 (Office-Institutional) zoning district.

General DeKalb County: 404.488.1000
DeKalb County (GA.gov): October 14, 2026
Public Hearing: 1:00 PM
Held virtually via Zoom: [Join Meeting](#)

DeKalb County Planning Department
201-271-2188





ZONING BOARD OF APPEALS HEARING
Case #: N8: A-26-1248288
Site: 2054 Harobi Drive
Request: Variance from Sections 27-2.24.1 and 27-5.4.5 of the DeKalb County Zoning Ordinance to reduce the front yard setback, reduce the rear yard setback, and reduce the transitional buffer to construct a one-story medical-office building in the O-1 (Office-Institutional) zoning district.
DeKalb County Board of Commissioners
October 14, 2026
1:00 PM
Held virtually via Zoom
Meeting Access & Link
qr.com/1234567890

The Rene Goodale
Learning Center
Metro Atlanta
Anatomical Society

Wells, Debora M

From: Carter, Lucas J
Sent: Wednesday, September 23, 2026 10:00 AM
To: Wells, Debora M
Subject: Fw: Opposition to Variance Application A-26-1248288 – 2054 Harobi Drive
Attachments: 1164.jpg; 1152.jpg; 1159.jpg; 1158.jpg

Do you mind saving this letter of opposition?

Also, what function are you using to save them? I like the formatting you used for the data center appeal letters, asking so I can save them from my inbox and be consistent.

Lucas Carter

Planner – Public Hearings – Zoning Board of Appeals – “Mr. Variance”

This email is AI-free

DeKalb County | Planning & Sustainability | Current Planning/Zoning Division

Government Services Center | 178 Sams Street | Decatur, GA 30030

Email (Best): LJCarter@DeKalbCountyGA.gov

Phone (Requires Scheduling): 470 – 561 – 3570



From: Philip Cassone <pcassone49@gmail.com>
Sent: Monday, September 14, 2026 1:28 PM
To: Carter, Lucas J <ljcarter@dekalbcountyga.gov>
Subject: Opposition to Variance Application A-26-1248288 – 2054 Harobi Drive

Opposition to Variance Application A-26-1248288 – [2054 Harobi Drive](#)

To the DeKalb County Zoning Board of Appeals:

My husband and I live directly next door to [2054 Harobi Drive](#), and our property will be one of the homes most directly affected by the requested variances.

We understand that this property is already zoned for office use, and we are not objecting to the fact that it is a commercial property. What concerns us is the request to reduce the setbacks and, especially, the transitional buffer that currently separates this commercial property from our home.

When we stand under our carport today, we can see the back of the existing office building. But what makes that view completely different from what is being proposed is the mature greenery and trees surrounding the property. The existing building is small and is softened significantly by the wooded setting. The trees and vegetation provide privacy, screening, and a visual transition between the commercial property and our home.

The proposed redevelopment would dramatically change that relationship. Based on the submitted plans, the proposed medical-office building would present a much longer commercial building alongside

our property, while the applicant is also asking DeKalb County to reduce the transitional buffer intended to separate the commercial use from adjoining residential property. The submitted survey documents numerous mature trees on the site, and we are deeply concerned about how much of that existing vegetation would be removed during construction.

For us, this is not an abstract zoning issue. This is the view from our home. It is what we will see when we walk outside, sit under our carport, work in our yard, and live our everyday lives.

If the existing wooded screening is substantially removed, we could go from looking through mature vegetation toward a small office building to looking directly at the rear of a much larger commercial building. We are also concerned about what may accompany the back of that building—mechanical equipment, exterior lighting, service activity, noise, and other normal functions of a medical-office property.

That is precisely why the transitional buffer matters so much to us. It provides real protection for a residential property immediately beside a commercial use. We do not believe that protection should be reduced simply because the proposed redevelopment has been designed in a way that requires more space.

We also understand that the existing office building continues to have commercial utility. The owner's own leasing material is currently advertising the existing 1,244-square-foot building for short-term office occupancy in its present condition prior to redevelopment. This makes it difficult for us to understand why reducing protections for the neighboring residential property is necessary in order for this property to have reasonable commercial use.

We respectfully ask the Board to consider whether the proposed project could instead be made smaller, repositioned, or redesigned so that the existing setback and transitional-buffer requirements can be maintained.

We are not asking that the owner be prevented from using or improving the property. We are asking that our home receive the protections the zoning ordinance already provides.

Once a mature wooded buffer is removed and a commercial building is constructed closer to that protected area, that change is effectively permanent for the people living next door.

For my husband and me, this decision will not simply determine the dimensions of a commercial site plan. It will determine what the edge of our home looks and feels like for years to come.

For these reasons, we respectfully ask the Zoning Board of Appeals to deny the requested setback and transitional-buffer variances for Case A-26-1248288.

Thank you for considering the impact this decision will have on the residents who live immediately adjacent to the property.

Sincerely,

Libyan Labiosa

Philip Cassone

[2062 Harobi Drive, Tucker, GA 30084](https://www.google.com/maps/place/2062+Harobi+Drive,+Tucker,+GA+30084)

404 538 5068

Pcassone49@gmail.com











Opposition to Variance Application A-26-1248288 – 2054 Harobi Drive

From Rock Wight <rock.wight@outlook.com>

Date Sun 10/4/2026 3:01 PM

To Carter, Lucas J <ljcarter@dekalbcountyga.gov>

Cc Angel Walker (walker.angel@gmail.com) <walker.angel@gmail.com>

 2 attachments (6 MB)

HPIM2050.JPG; HPIM2114.JPG;

To the DeKalb County Zoning Board of Appeals,

My wife and I live at 2052 Harobi Drive and are writing to oppose the requested variances for 2054 Harobi Drive.

We understand that the property is currently zoned O-I and that the owner has the right to make lawful use of the property. Our concern is that the proposed redevelopment does not appear to fit comfortably within the existing development standards, and the applicant is therefore asking the County to reduce the front setback, rear setback, and transitional buffer in order to accommodate the project.

We live on this street and experience this corner every day. We pass it every time we leave or return home. We also walk along this route to the library and through the surrounding neighborhood. The character of this section of Harobi Drive is not that of a conventional commercial corridor. It is a narrow, heavily wooded, residential-scale street with mature trees, informal road edges, and very limited infrastructure.

Our portion of Harobi does not have curbs, gutters, or a conventional storm-drainage system. The roadway edges function more like shallow natural swales and drainage areas. Because of that, we are particularly concerned about the effect of substantially increasing the amount of impervious surface on this small parcel. Please see attached pictures of the street after a rain event.

The property is currently heavily wooded, and the existing office building is relatively small and surrounded by mature vegetation. The proposed redevelopment would replace much of that natural setting with a larger building, additional paved surface, parking, and associated site improvements.

We are concerned about where stormwater from that increased hard surface will go. On a street without curbs, storm drains, or a formal drainage system, additional runoff does not simply disappear. We believe the County should carefully evaluate how stormwater will be managed before allowing reductions in the setbacks and transitional buffer that currently provide space, vegetation, and separation around the site.

We are also concerned about the scale of the proposal in relation to this particular parcel. Although the property is zoned O-I, the lot itself is small and residential in scale. The surrounding area is heavily wooded, and this corner currently functions as a transition between commercial uses and the residential portion of Harobi Drive. Existing commercial properties along this section are generally set farther back and are less visually intrusive from the residential street. This parcel also has very little visibility from LaVista Road, so the physical and visual impact of the redevelopment will primarily be experienced by the people who live on, walk along, and travel Harobi Drive.

The existing building is also not an abandoned ruin. It is older and dated, but it remains intact and is currently being marketed for office occupancy. The owner's own leasing materials

advertise the existing building for short-term office use prior to redevelopment. That suggests that this is not a situation where the property has no reasonable commercial use unless these variances are granted.

Our greatest concern is the permanence of what could happen next.

If the variances are approved, the existing building could be demolished and much of the mature vegetation removed before the proposed medical-office project is ultimately financed, leased, permitted, and completed. If the redevelopment is delayed, redesigned, or never completed as currently envisioned, the community could still be left with a cleared commercial lot where a small office building and a mature, wooded buffer once stood.

That possibility concerns us greatly.

The trees and vegetation on this site are not incidental. They are part of what makes this corner function as a transition between commercial property and a residential street. Once they are removed, they cannot simply be replaced in any meaningful way.

We are therefore asking the Board to consider a basic question:

Why should the existing setbacks and transitional-buffer protections be reduced to accommodate this particular project rather than requiring the project to be reduced in size, repositioned, or redesigned to fit the site?

We are not opposed to the owner using or improving the property. We are opposed to permanently reducing established protections in order to make a project fit on a parcel that appears too constrained to accommodate it under the existing standards.

For us, this decision is about more than one building. It is about the long-term character, drainage, and physical environment of the street where we live.

If the variances are granted and the site is substantially cleared and redeveloped, the character of this corner will be changed permanently. We respectfully ask the Zoning Board of Appeals to deny the requested variances for Case A-26-1248288.

Thank you for considering the impact this decision will have on the residents who live along Harobi Drive.

Sincerely,

Rock Wight

2052 Harobi Drive

rock.wight@outlook.com

404-314-6625

Wells, Debora M

From: Plansustain
Sent: Tuesday, October 6, 2026 7:54 AM
To: Wells, Debora M
Subject: FW: ZBA Case # N8: A-26-1248288
Attachments: Jorden Study.pdf; Dewberry Study.pdf

Fyi

From: Debbie Miller <debbiemiller125@gmail.com>
Sent: Monday, October 5, 2026 7:02 PM
To: Carter, Lucas J <ljcarter@dekalbcountyga.gov>
Cc: Bragg, Rachel L. <RLBragg@dekalbcountyga.gov>; Plansustain <plansustain@dekalbcountyga.gov>; Spears, Michelle L <mlspears@dekalbcountyga.gov>; Ted Terry <ecterry@dekalbcountyga.gov>; Beth Ganga <aeganga@dekalbcountyga.gov>
Subject: ZBA Case # N8: A-26-1248288

To: Mr. Lucas Carter "Mr. Variance"
DeKalb County Zoning Board of Appeals

I am writing to strongly oppose the above referenced variance request to reduce setbacks and buffer at 2054 Harobi Drive.

Given the subject property sits within the Echo Lake Sub Basin, which is prone to serious stormwater flooding, a reduction in setbacks and/or buffer requirements will only exacerbate the storm water flooding situation.

Run off from the subject property feeds into Tributary D-3 of the North Fork Peachtree Creek which winds its way through my neighborhood, Randolph Estates. It then flows into Greenwood Acres where it eventually joins Tributary D-1 at Doreen Lake which, by the way, is filling with sediment due to erosion limiting its' capacity to retain storm water. The water then flows into Echo Lake at the bottom of the hill (also filling with sediment) where Briarcliff meets Briarlake Roads which is a vital intersection in our community that is heavily traveled.

This sub basin's stormwater concerns are well documented. Please see the Jorden Study from 1972 and the Dewberry Study from 2021 attached for your review. Although studied for six decades the problem has yet to be addressed by the county public works department.

Please see photos of stormwater flooding that we have experienced in the community.

Additional impervious surfaces upstream will worsen storm water flooding and is a risk to public safety. Therefore, I ask that you deny the applicant's request to reduce setbacks and buffer requirements because we need the setbacks and buffers with green space and trees to absorb the storm water.

In addition, any allowable development on the site needs to retain stormwater to help prevent flooding in the Echo Lake Sub Basin.

I also wish to add that a buffer between O/I and Residential should not be reduced to protect the residential property adjoining the subject property.

Thank you,

Debra P Miller

2978 McCully Dr
Atlanta, GA 30345



FLOODING



BRIARCLIFF ROAD DRAINAGE IMPROVEMENT PROJECT

Project Overview

Often during storm events, the intersection of Briarcliff Road and Briarlake Road becomes flooded from two tributaries of North Fork Peachtree Creek, creating dangerous travel situations and public safety concerns. In order to prevent frequent flooding and roadway overtopping, DeKalb County is undertaking a drainage improvement project involving the reconstruction of Old Simmons Lake Dam, which is located approximately 1,000 ft south of this intersection.



FIGURE 1. Briarcliff Road frequently overtops during minor and major storm events, as shown in this image taken on August 10, 2013.

Proposed Design

The proposed design alternative to reconstruct the Old Simmons Lake Dam is designed to hold back large volumes of water and slowly release it over time, therefore reducing downstream flows. This retention structure will remain dry during normal and low flow conditions, and only retain water during larger storm events. Additionally, a masonry wall is to be installed along Briarcliff and Briarlake Roads at the south side of the intersection to prevent water from crossing over the road. Construction layout and plans are included on Pages 2 - 7.

By implementing this project, the culvert crossing Briarcliff Road south of Briarlake Road would contain the 100-year flood event, and the culvert north of Briarlake Road would overtop in the 50-year event, but with reduced frequency and extent of flooding. This will allow for significantly safer vehicle traffic, reduced risk of road failure, and more accessible and reliable routes for residents and students to get home and to school.

Floodplain Impacts

Reconstructing the dam to hold back water during larger storm events and reducing downstream flows will result in changes to FEMA's Special Flood Hazard Area (SFHA). A summary of the impacts to the 100-Year floodplain and water surface elevations (WSEL) include:

- WSEL increases up to 8 ft upstream of dam to Starfire Dr and Grand Prix Dr. Refer to Page 8 and Page 9 for additional details.
- Decreases in WSEL up to 1 ft downstream of dam.
- No residential structures are negatively impacted.
- DeKalb County will obtain permanent drainage easements for parcels that will contribute to dam storage.

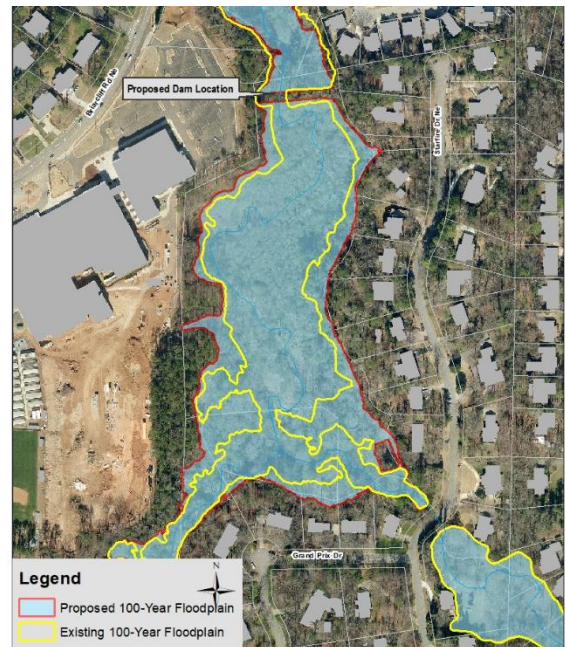


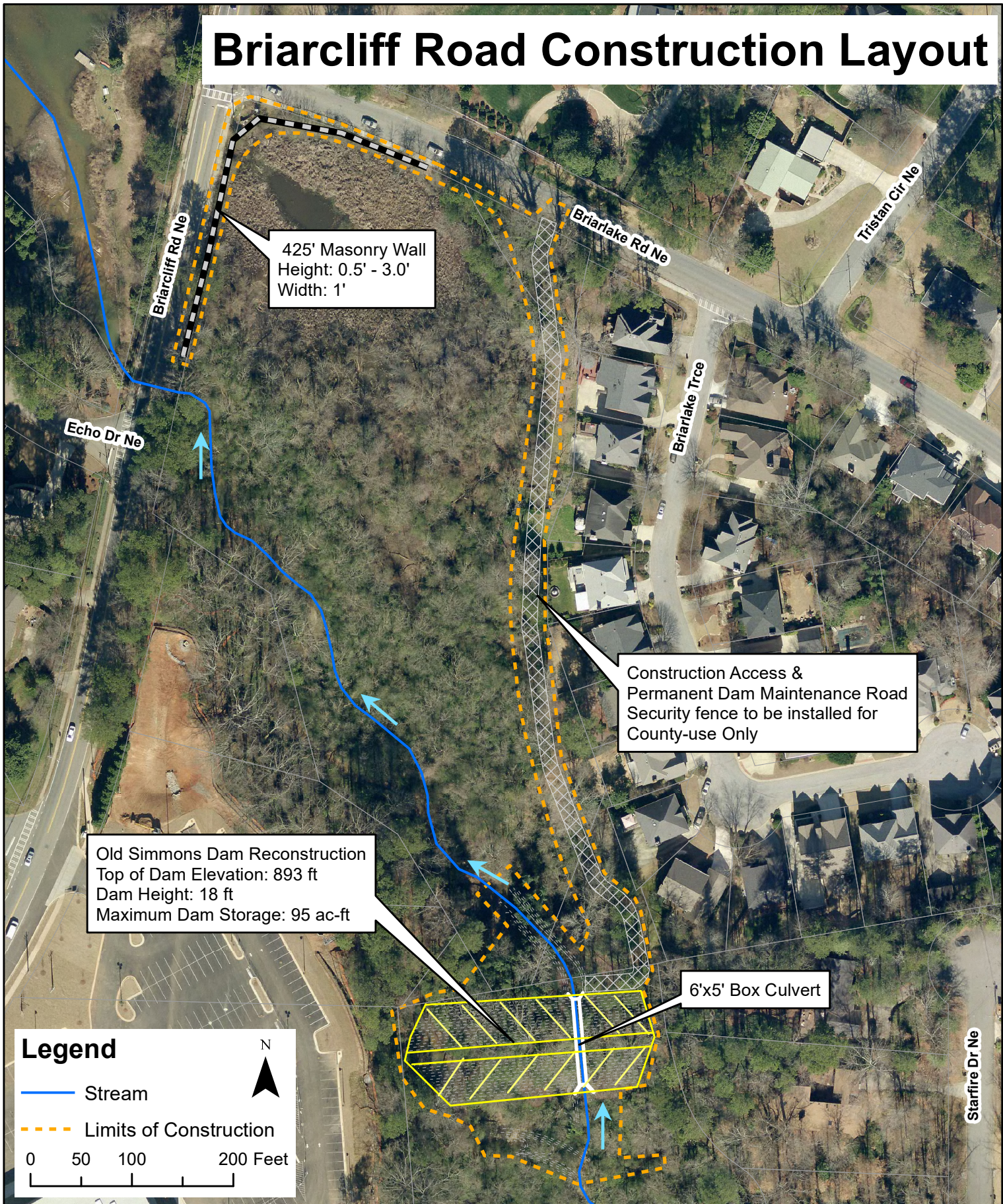
FIGURE 2. Summary of flooding impacts based on proposed design compared to existing conditions.

Project Status: April 2021

- Final design plans and construction documents are undergoing local permitting reviews
- FEMA Conditional Letter of Map Revision (CLOMR) approved and property owners notified of SFHA changes
- Ongoing coordination with US Army Corps of Engineers to obtain necessary permits
- Grant funding for project from FEMA still pending
- DeKalb County acquiring necessary easements

Due to uncertain timelines for the grant funding award and USACE permit approval, DeKalb County is unable to provide an estimated construction start date at this time.

Briarcliff Road Construction Layout



ACTIVITY DESCRIPTION	MONTH 1				MONTH 2				MONTH 3				MONTH 4				MONTH 5				MONTH 6				MONTH 7	
	WEEK 1	WEEK 2	WEEK 3	WEEK 4	WEEK 5	WEEK 6	WEEK 7	WEEK 8	WEEK 9	WEEK 10	WEEK 11	WEEK 12	WEEK 13	WEEK 14	WEEK 15	WEEK 16	WEEK 17	WEEK 18	WEEK 19	WEEK 20	WEEK 21	WEEK 22	WEEK 23	WEEK 24	WEEK 25	WEEK 26
NTP To Contractor																										
Project Kickoff																										
Mobilization																										
Installation of Initial Erosion & Sediment Control Measures																										
Maintenance of E&S and Intermediate Phases																										
Dam and Wall Construction																										
Roadway, Utility, and Final Grading																										
Final Stabilization																										
Site Restoration and Cleanup																										
Removal of Erosion & Sediment Control Measures																										
Substantial Completion/Punch List																										
Final Completion																										



BLACKLIFE ROAD



COUNTY APPROVAL:

REFERENCES

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CP-101

BRIARCLIFF ROAD DRAINAGE IMPROVEMENT PROJECT
MARCH 2021

Dewberry

COMMUNITY ENGAGEMENT AND
2020 RESEARCH FUND
BIOETHICS
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403.263.0033

BRIARCLIFF AND BRIARLAKE
ROAD CULVERT
IMPROVEMENTS

ECHO LAKE ROAD IMPROVEMENTS

BRARCLIFF ROAD



COUNTY APPROVAL:



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REFERENCES

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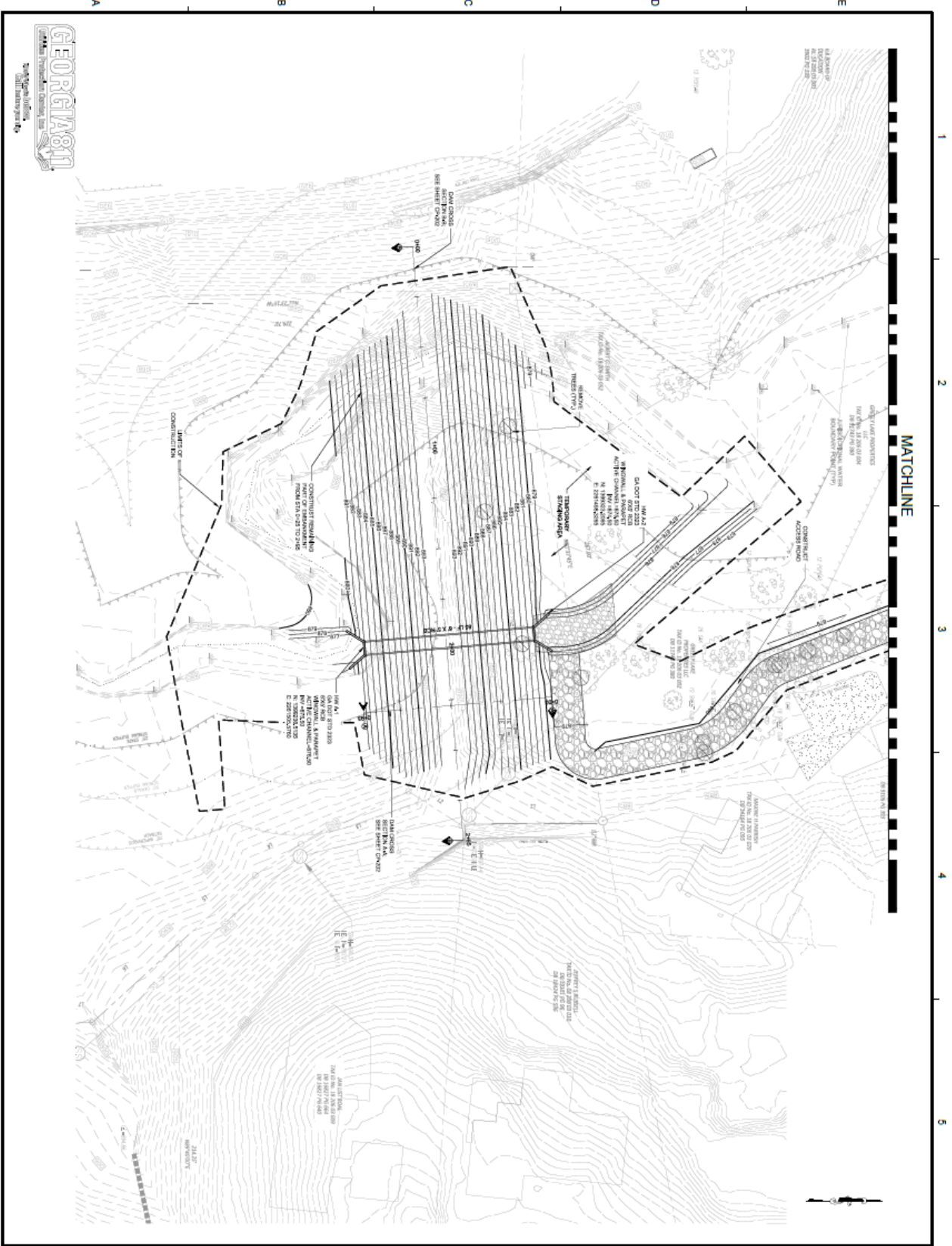
DATE MAY 2018

CONSTRUCTION PLAN (2)

PROJECT NO. 2006597

CP-102

SETTING



Dewberry

CONSULTING ENGINEER
1000 N. W. 10th Ave., Suite 100
Fort Lauderdale, FL 33304
Phone: 954.575.1000
Fax: 954.575.1001
www.dewberry.com



**BRIARCLIFF AND BRIARLAKE
ROAD CULVERT
IMPROVEMENTS**
ECHO LAKE ROAD IMPROVEMENTS
BRIARCLIFF ROAD

COUNTY APPROVAL



NO.	DESCRIPTION	DATE
1	DESIGN	12/15/20
2	CONSTRUCTION	03/01/21

DESIGNED BY: LS
APPROVED BY: SR
CHECKED BY: SR
DATE: MAY 2021

**CONSTRUCTION
PLAN (3)**

CP-103

SHEET NO.

[illegible]

 Dewberry

BIRCHCLIFF ROAD



COUNTY APPROVAL _____

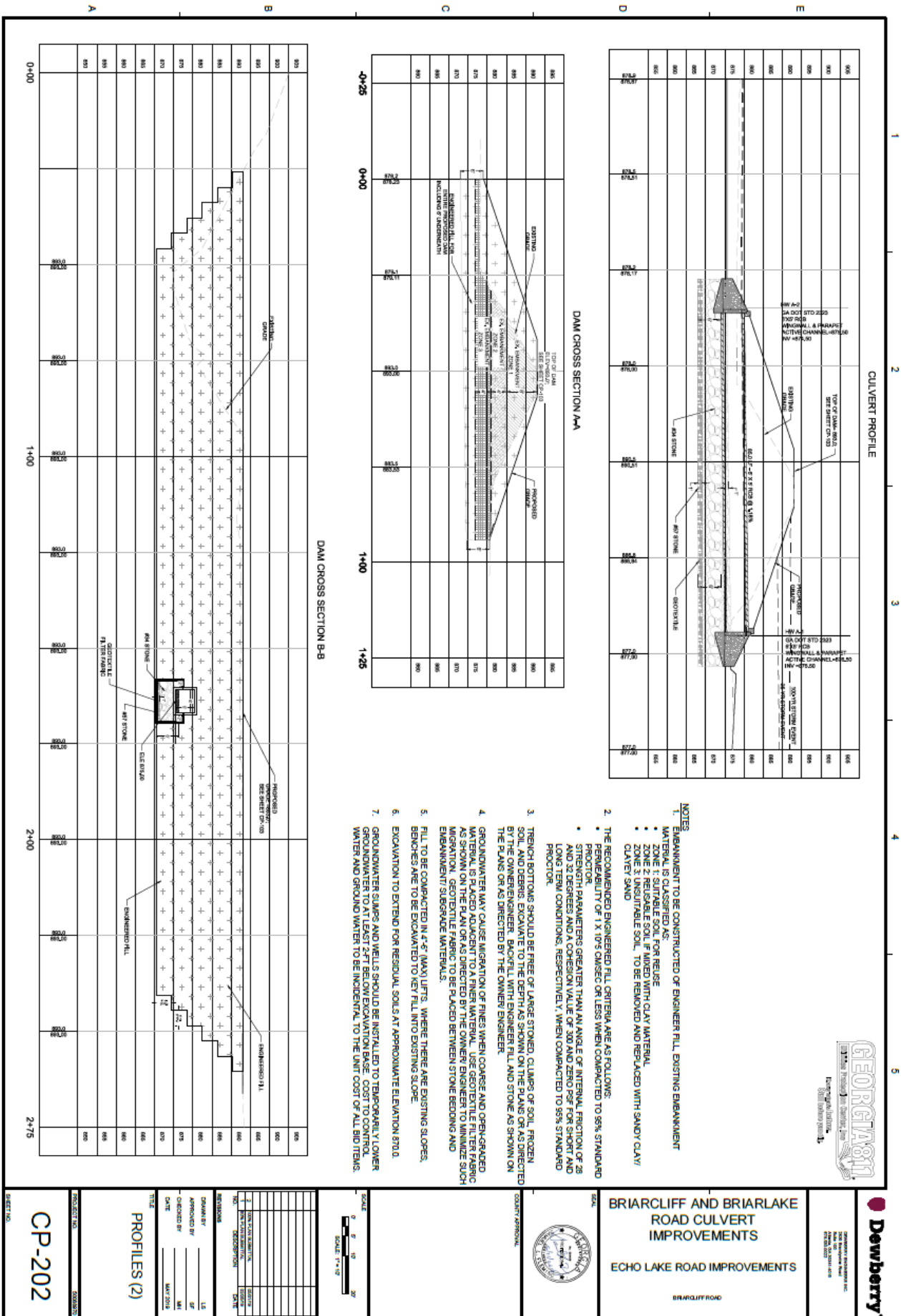
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ENVIRONMENTAL

DRAWN BY	LS
APPROVED BY	ST
CHECKED BY	NM
DATE	MAY 2018

PROFILES (1)

CP-201



Existing 100-Year Water Surface Elevations



Proposed 100-Year Water Surface Elevations



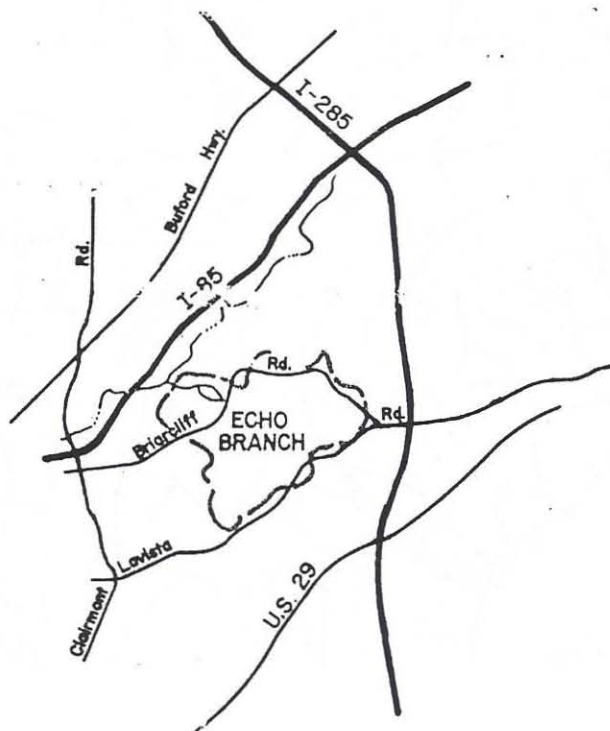
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PILOT SUB-BASIN DRAINAGE PROGRAM

**ECHO BRANCH
SUB-BASIN STUDY**



PREPARED FOR THE
**BOARD OF COMMISSIONERS
ROADS AND DRAINAGE DEPARTMENT
DEKALB COUNTY, GEORGIA**

BY
W. L. JORDEN & CO., INC.
CIVIL AND SANITARY ENGINEERS
DECATUR, GEORGIA

FEBRUARY 1976

WHAT IS A PILOT SUB-BASIN STUDY?

On March 11, 1975, the DeKalb County Board of Commissioners unanimously passed a resolution authorizing the Roads and Drainage Department to conduct a Pilot Sub-basin Drainage Program. (A sub-basin, or watershed, is the entire area or region that contributes surface runoff to a particular water course or body of water.) In this demonstration program, four sub-basins in the county were selected for an intensive study of all known surface drainage problems in these watersheds. The Pilot Sub-basin Drainage Program will produce a master plan for the drainage improvements required in these four sub-basins and will also produce meaningful cost data on which to base decisions for structuring the County's future drainage policies.

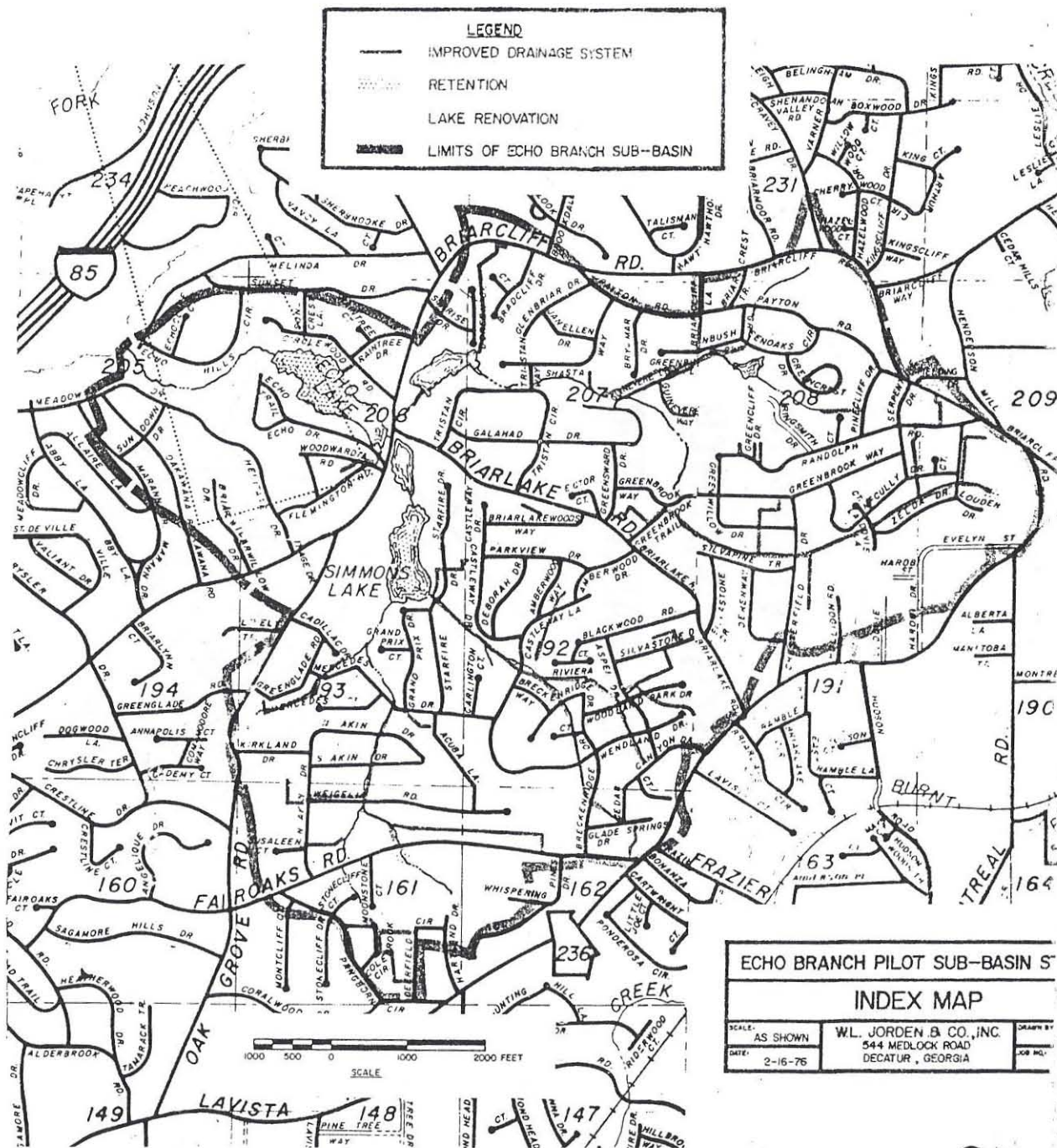
WHY A SUB-BASIN STUDY?

DeKalb County is playing catch-up in dealing with drainage problems in the county. The rapid growth that has occurred in DeKalb County during the past two decades has created a variety of drainage problems. The increased runoff from this development has overloaded many of the county's streams, rivers and existing drainage systems, which were designed for rural watersheds. This results in house and yard flooding and severe stream bank erosion problems.

Most of these drainage problems are on private property and, consequently, are not the legal responsibility of the County. In recent years, however, the DeKalb County Board of Commissioners has elected to undertake the correction of many existing problems and has expanded its role in providing an adequate public drainage system.

Drainage complaints have provided the primary means of identifying existing drainage problems. Prior to the Pilot Sub-basin Program, complaints received by the County were handled on an individual basis, and each proposed drainage improvement was evaluated independently. Although this procedure permitted a rapid response to a problem, it was not comprehensive in scope and made it difficult to develop a coordinated drainage system.

A sub-basin study, on the other hand, permits the investigation of all the surface drainage problems in a watershed. This approach, a novel one in the Atlanta area, produces a master plan for a drainage system in which all the components in the system fit together and which will alleviate existing problems without adversely impacting other areas. Implementing the master plan will benefit not only



WHY ECHO BRANCH?

The residents in the 2.5 square-mile Echo Branch Sub-basin are experiencing the drainage problems typically found in DeKalb County: flooding of homes and yards by out-of-bank flow of streams, flooding from undersized road culverts, stream bank erosion, and deposition of sediment in lakes and culverts.

The existing drainage system in the sub-basin is a combination of short piped systems (storm drains), open ditches, road culverts, natural streams, man-made lakes and lake beds, and a few short sections of improved stream channels. This system has generally evolved with little concern for how the components fit together. Most of the streams remain in a natural state because the piped systems are located at the headwaters of the streams. These piped systems contain a wide variety of drainage structures and pipes which reflect the policies and standards that have existed in DeKalb County in the past.

Unique to Echo Branch is the network of existing lakes and lake beds. The storage potential of these lakes and lake beds offers an unusual opportunity for alleviating many of the drainage problems in the sub-basin by developing a coordinated drainage system which controls stormwater runoff.

IDENTIFICATION OF PROBLEMS

From a field inspection of the area and a review of reported drainage complaints, twelve problem areas were initially identified in the study area. The responses to questionnaires distributed to all Echo Branch residents, however, revealed fifty additional drainage problem areas in the sub-basin. These fifty are mostly localized problems that are generally not even visible from the street. All sixty-two problem areas were inspected in the field to determine the magnitude of the problem, the reason for the problem, and possible solutions.

By using topographic maps, isolated drainage complaints could usually be diagnosed as seepage or landscaping problems. In fact, the field inspection revealed that sixteen of the sixty-two problems could be solved by individual homeowners either waterproofing their basements or re-landscaping their yards. These sixteen were excluded from further study since seepage and landscaping problems were not intended to be part of the Pilot Sub-basin Program. One other problem had already been solved when the field inspection was made.

The drainage systems requiring improvements

to alleviate the problems in the remaining forty-five areas are shown schematically on the Index Map.

An obvious problem in the sub-basin is the sedimentation of the existing lakes. In both Echo Lake and Greeley Lake, deposition is so extensive that the quality of the lakes is seriously impaired. Construction sites were the main sources of this sediment initially, but the sedimentation continues even though the sub-basin is almost fully developed. Stream bank erosion, which is found throughout the sub-basin, is now the main contributor to this destruction of the lakes.

Other major problems in the sub-basin are the frequent flooding of Briarcliff Road and the severe erosion that is occurring on the downstream face of the Echo Lake dam. House flooding is a problem primarily for dwellings located immediately upstream of undersized road culverts and for the houses adjacent to Echo Branch downstream of Echo Lake. Over 230 respondents to the questionnaires indicated that they have experienced yard flooding, and over 260 respondents indicated that erosion is a problem.

METHODOLOGY OF INVESTIGATION

UROS-4, an urban runoff simulation model developed specifically for DeKalb County by the Georgia Institute of Technology, was used to model the Echo Branch Sub-basin in a computer. Existing conditions were modeled in the computer first; then possible improvements were studied to evaluate their effectiveness.

Three storms (one having a 20% chance of occurring during a year, one having a 10% chance of occurring, and one having only a 4% chance of occurring) were used in the analysis of problem areas. These storms correspond to progressively more severe storm events.

CONCLUSIONS FROM INVESTIGATION

The reason for the frequent flooding of Briarcliff Road and the severe erosion that is occurring on the downstream face of the Echo Lake dam is that the spillways for Greeley Lake and Echo Lake are not even adequate for a flow with a 50% chance of occurring during a year. The key steps to reducing the flow rates (and subsequent flooding and erosion) at Briarcliff Road and from Echo Lake are: (1) reconstructing Simmons Lake, located behind Lakeside High School, to create a stormwater retention facility; and, (2) increasing the storage capacity of Echo Lake by lowering the

lake level by six inches. The restoration of Simmons Lake will also permit improvements to be made to the drainage systems in the North Aiken - South Aiken Drive and Castleway Lane areas without simply transferring those drainage problems downstream. Lowering the level of Echo Lake by six inches will also increase the capacity of the spillway and further reduce the frequency of flow over the dam. The importance of restoring Simmons Lake and modifying Echo and Greeley Lakes is clearly illustrated by comparing the peak flow rates for existing and proposed conditions, as shown in the following table.

PEAK FLOW RATES FROM ECHO LAKE

Chance of Occurrence	Existing Conditions	After Proposed Improvements	Reduction
50%	590 cfs	390 cfs	34%
20%	960 cfs	580 cfs	40%
10%	1,210 cfs	710 cfs	41%
4%	1,530 cfs	870 cfs	43%
1%	1,990 cfs	1,110 cfs	44%

Note: Flow rate units are cubic feet per second (cfs).

Approximately two-thirds of the culverts and piped drainage systems that were investigated proved to be adequate for a storm with a 10% chance of occurring during a year. This is the storm event frequently used for designing new systems. The remaining one-third of the subject systems are adequate for the flow associated with a storm which has between a 20% and 50% chance of occurring during any year. These undersized drain pipes, which constitute about 10% of the piped systems in the sub-basin, are responsible for 25% of the drainage problems in the Echo Branch Sub-basin.

Most of the yard flooding problems are on lots which lie partially in the flood plain of a stream. Yard flooding cannot be avoided in these areas since nature intended for the flood plain area to be used for conveying the runoff from large storms. Similarly, the house flooding along Echo Branch, downstream of Echo Lake, cannot be solved by simply enlarging the stream bed of Echo Branch. These houses, which are located in the flood plain of the North Fork of Peachtree Creek, are actually being inundated by the flood waters from Peachtree Creek. Decreasing the frequency of flooding from Peachtree Creek requires reconstructing Sim-

(5)

mons Lake and modifying Echo Lake, as recommended in this study, and the construction of several other, large stormwater impoundments in the Peachtree Creek watershed.

SUMMARY OF RECOMMENDATIONS

Improvements to the existing drainage system are recommended for forty-five problem areas in the Echo Branch Sub-basin. These improvements include:

- 1) Reconstructing Simmons Lake as a stormwater retention facility.
2. Modifying the spillway systems for, and dredging portions of, Doreen, Greeley, and Echo Lakes.
- 3) Installing two large silt traps in the sub-basin.
- 4) Installing three small retention facilities in the upper reaches of the sub-basin.
- 5) Replacing undersized culverts that are causing problems.
- 6) Stabilizing eroding stream banks with riprap and adding energy dissipators at the outlet ends of culverts and piped systems.
- 7) Installing storm drain pipes or flumes between existing piped systems.
- 8) Miscellaneous improvements to minor drainage structures.

The total construction cost of the recommended improvements is estimated to be \$1.6 million. This figure does not include, however, any allowance for purchasing land or rights-of-way for the recommended improvements.

The improvements to the lakes and the construction of the three small retention facilities will benefit the largest number of residents. The total construction cost of these projects is estimated to be \$310,000.

Details of the recommended improvements for specific areas are available from the DeKalb County Roads and Drainage Department in Decatur.