DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer
Lorraine Cochran-Johnson

Director
Juliana A. Njoku

ZONING BOARD OF APPEALS (ZBA) APPLICATION

to Amend the Official Zoning Map of DeKalb County, Georgia

Subject Property Address: 3279 Pinehill Drive

City: Decatur State: GA Zip: 30312

Parcel ID Number(s): 15 199 04 146 Acreage: _____

District: 15 Land Lot: 199 Block: 04 Parcel: 146

Commission District(s): _____ Super District: _____

Type of Hearing Requested (check one):

☑ VARIANCE (from Development Standards causing undue hardship upon owners of property.)

☐ SPECIAL EXCEPTIONS (to Reduce or Waive off-street parking or loading space requirements.)

☐ OFFICIAL APPEAL OF ADMINISTRATIVE DECISIONS.

***PLEASE REVIEWTHE 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

Rasool P. Malik II
Signature

6/10/2026
Date

ZONING BOARD OF APPEALS (ZBA) PPLICATION 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

DeKalb County
GEORGIA

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: 6/10/2026 Applicant Signature: Rasool P. Mabik II

DATE: _____ Applicant Signature: _____

DeKalb County
GEORGIA

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 ZoningBoard of Appeals for the requests as shown in this application.

DATE: 6/10/2026 Applicant/Agent Signature: Rasool D. Malik II

TO WHOM IT MAY CONCERN:

(I)/ (WE): Rasool D. Malik
(Name of Owners)

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

KIERA GATES NOTARY PUBLIC FULTON COUNTY, GEORGIA COMMISSION EXPIRES AUGUST 2, 2027

Notary Public Owner Signature

Notary Public Owner Signature

Notary Public Owner Signature

Rasool Malik

3279 Pinehill Drive, Decatur, Georgia 30032

Phone: [redacted]

Email: [redacted]

Date: __6/10/2026_____

DeKalb County Zoning Board of Appeals

c/o Department of Planning & Sustainability

178 Sams Street

Decatur, Georgia 30030

Subject: Variance Request for Side Yard Setback Reduction — DeKalb County Zoning Ordinance, Chapter 27 (R-75 Single-Family Residential District)

Dear Members of the Zoning Board of Appeals,

My name is Rasool Malik, and I am the owner of the single-family residential property located at 3279 Pinehill Drive, Decatur, Georgia 30032. I am writing to respectfully request a variance from the side yard setback requirement of Chapter 27 of the DeKalb County Zoning Ordinance applicable to the R-75 single-family residential district.

Specifically, I am requesting that the required 7.5-foot side yard setback be reduced to approximately 3 feet — a distance that matches the existing condition of my home. The purpose of this variance is to allow a planned addition and renovation to be aligned with the existing exterior side wall of the home, which currently sits within the present-day setback as a legal non-conforming structure. Floor plans illustrating the proposed addition and its relationship to the existing wall are included with this application for the Board's review.

The home at 3279 Pinehill was originally built in 1955, well before the current 7.5-foot side yard setback was adopted under the modern Zoning Ordinance. Its existing exterior side wall has stood in its present location for over seventy years. The proposed addition will continue this existing wall line. It will not extend any further toward the side property line than the original 1955 structure already does.

1. Physical Conditions of the Site

The exceptional physical condition warranting this variance is the placement of the existing 1955 home itself. The original structure was lawfully built under the zoning standards then in effect, and it has been maintained continuously as a legal non-conforming (grandfathered) structure under the current ordinance. This condition was not created by me or by any recent prior owner — it is inherent to the property as originally constructed. Any meaningful addition that ties into the existing footprint must contend with this pre-existing condition: the existing exterior side wall already sits approximately three feet from the side property line.

2. Minimum Variance Necessary

The setback being requested — approximately three feet — is precisely the existing condition of the home. I am not asking the Board to permit any new encroachment beyond what has stood in place since 1955; I am asking only that the addition be allowed to follow the building line that is already there. Requiring the new construction to step in to 7.5 feet at the point where the addition begins would force a jogged exterior wall that compromises the functionality and flow of the interior floor plan, creates ongoing maintenance and weatherproofing concerns at the offset joint, and produces a visually awkward exterior inconsistent with the architectural character of both the home and the block. The accompanying floor plans illustrate these concerns. The requested variance is therefore the minimum necessary to afford reasonable relief — it does not extend the encroachment beyond what already exists, and it does not provide any privilege beyond what the existing legal non-conforming structure already enjoys.

3. Public Welfare

Granting this variance will not be materially detrimental to the public welfare or to neighboring properties. I have a long and continuing commitment to this block: I previously owned and rehabilitated the immediately adjacent property at 3285 Pinehill Drive, and I remain invested in maintaining and improving the character of this stretch of the street. Because the addition continues the existing wall line rather than extending further toward any neighbor, no adjacent property experiences any new impact on sight lines, light, air, or privacy beyond what has been in place for more than seventy years. The proposed work is consistent with the established residential character of the block and introduces no new noise, traffic, drainage, or nuisance concerns.

4. Ordinance Hardship

A strict and literal application of the 7.5-foot side yard setback would impose undue and unnecessary hardship on this property. Because the existing 1955 home already sits within the modern setback, this property is uniquely constrained: any meaningful addition that ties into the existing structure will, by physical necessity, fall within the setback. Strict enforcement would either require the demolition of significant portions of an otherwise sound seventy-year-old structure in order to bring it into conformance — an outcome wasteful to both the property and the neighborhood — or effectively prevent reasonable reinvestment in the home's modernization. Neither result serves the underlying purposes of the ordinance, and both would deprive me of rights and privileges enjoyed by other property owners in the R-75 district whose homes do not present the same inherited constraint.

5. Alignment with the Spirit of the Law

This request is fully consistent with the spirit and purpose of Chapter 27 and the DeKalb County Comprehensive Plan. The Comprehensive Plan designates this property within the Suburban land use category, which expressly supports thoughtful infill development, the modernization of existing housing stock, and continued reinvestment in established residential neighborhoods. Approving this variance allows for exactly that outcome: a long-tenured homeowner reinvesting in a seventy-year-old single-family home in a manner that respects the property's existing footprint and the character of the block. The variance does not change the use, the density, or the overall scale of the property — it preserves a building line that has existed since 1955 and supports the Comprehensive Plan's goals for this area.

In conclusion, I respectfully request that the Zoning Board of Appeals grant this variance to allow the proposed addition at 3279 Pinehill Drive to be aligned with the existing side wall of the home at approximately 3 feet from the side property line. I appreciate the time and careful consideration of the Board and of the planning staff, and I will be present at the public hearing to answer any questions the Board may have.

Respectfully,

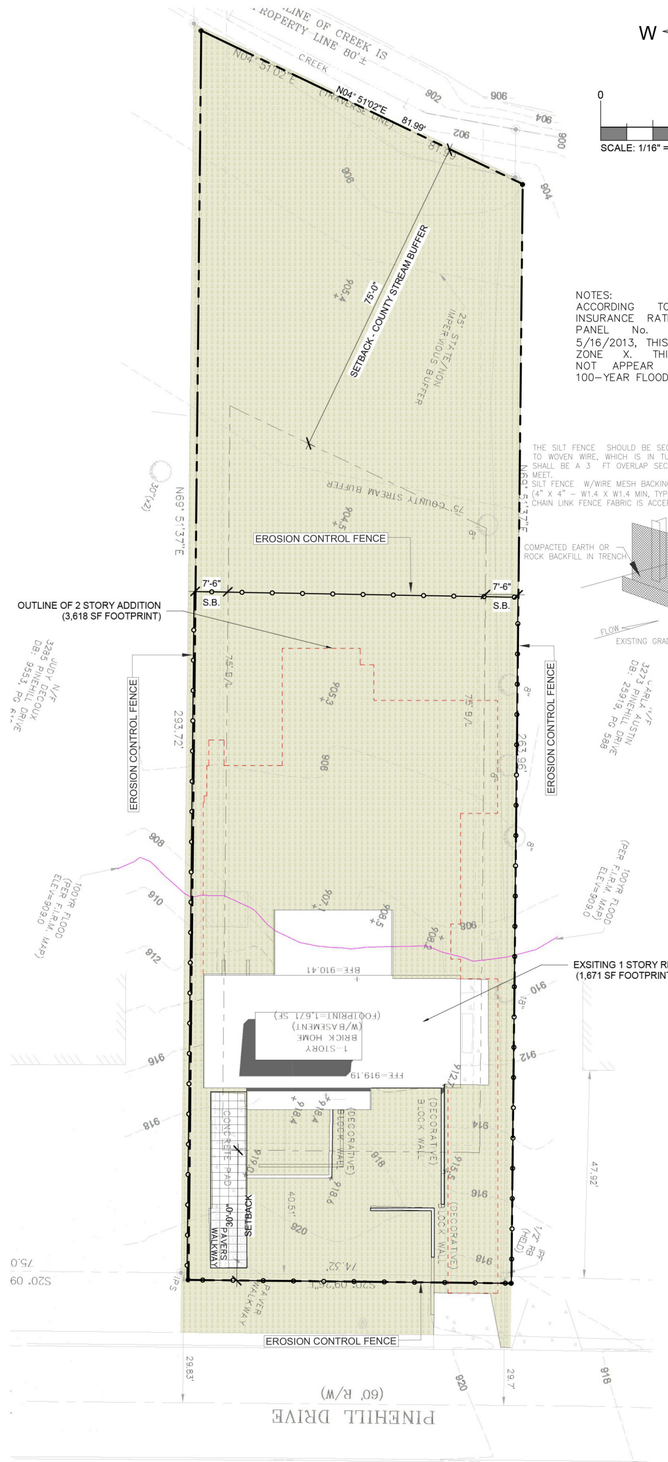


Rasool Malik

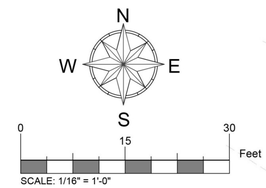
Owner, 3279 Pinehill Drive, Decatur, Georgia 30032

Phone: [redacted] | Email: [redacted]

© 2020 R

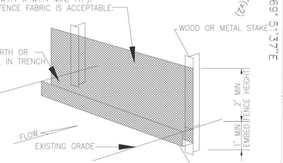


A1 Site Plan- Existing
C1 1/16" = 1'-0"



NOTES:
ACCORDING TO F.E.M.A FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 13089C0132J DATED 5/16/2013, THIS PROPERTY LIES IN ZONE X. THIS PROPERTY DOES NOT APPEAR TO LIE WITHIN A 100-YEAR FLOOD PLAIN.

THE SILT FENCE SHOULD BE SECURELY FASTENED TO EACH SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE SUPPORT POST. THERE SHALL BE A 3 FT OVERLAP SECURELY FASTENED WHERE ENDS OF THE FABRIC MEET.
2. SILT FENCE W/WIRE MESH BACKING SUPPORT (4" X 4" – W1.4 X W1.4 MIN, TYP).
3. CHAIN LINK FENCE FABRIC IS ACCEPTABLE.

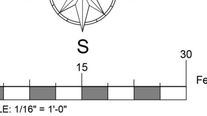


A4 Site Plan - Proposed
C1 1/16" = 1'-0"

OWNER :
Dawan Malik 3279 Pinehill Dr, Decatur, GA 30032
dawan.malik@gmail.com

SITE PLAN LEGEND

- PROPERTY LINE & PROPERTY CORNER
- SETBACK LINE
- EXTERIOR FACE OF BUILDING
- 00 EXISTING SITE CONTOUR
- CONCRETE SURFACE
- GRASS/GREEN SURFACE
- WATER
- WOOD
- IMPERVIOUS SURFACE
- GRAVEL
- DEMOLISHED SURFACE
- 6 TREE
- 3 TREE PROTECTION FENCE
- 0 KEYNOTE REFERENCE



SITE AREA CALCULATIONS

EXISTING IMPERVIOUS AREA (HOUSE, WALKWAY, DRIVEWAY, PORCH) | **2,369 SF**

NEW PROPOSED IMPERVIOUS AREA (ADDITION, DRIVEWAY, WALKWAY) | **3,425 SF**

TOTAL IMPERVIOUS AREA | **5,794 SF**

TOTAL SITE AREA | **19,926**

EXISTING
IMPERVIOUS AREA / TOTAL SITE AREA =
TOTAL IMPERVIOUS AREA [2,369] / [19,926] = **11.9% IMPERVIOUS**

NEW PROPOSED
IMPERVIOUS AREA / TOTAL SITE AREA =
TOTAL IMPERVIOUS AREA [5,7941 / [19,926] = **29.1% IMPERVIOUS (30% MAX)**

FLOOD DAMAGE-RESISTANT MATERIALS, TO INCLUDE FASTENERS, ARE TO BE USED BELOW THE HIGHER ELEVATION OF EITHER BFE PLUS THREE FEET OR FUTURE-CONDITIONS PLUS ONE FOOT. DEKALB COUNTY STANDARDS MAY EXCEED ASCE 24 AND THE INTERNATIONAL CODES FOR SOME FLOOD HAZARD MITIGATION ITEMS.

BFE= 909'
MFFE= 909 + 3'= 912'
BASEMENT LEVEL = 912'

BFE + 3' FEMA MAP



MAP OF EXISTING FLOODING CONDITIONS SHOWING THE BFE+3 IN RELATION TO THE EXISTING BUILDING.

AFCF FEMA MAP

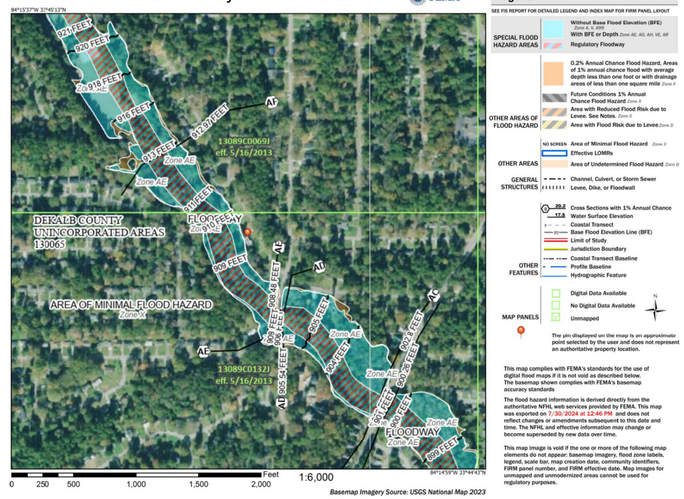


MAP OF EXISTING FLOODING CONDITIONS SHOWING THE AFCF IS AT THE SAME ELEVATIONS AS THE REQUIRED BFE+3'

GENERAL CONTRACTOR :
Dawan Malik Jewel Box Development Partners, LLC & Mission Builders, LLC
3279 Pinehill Dr, Decatur, GA 30032dawan.malik@gmail.com

ARCHITECT :
Michael RickmanRickman Architecture & Design224 W Montgomery St Villa Rica, Georgia 30180 678 282 7974mr@radga.com

National Flood Hazard Layer FIRMette



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- SPECIAL FLOOD HAZARD AREAS: Without Base Flood Elevation (BFE) Zone A, V, A99; With BFE or Depth Zone AE, AO, AH, VE, AR; Regulatory Floodway
- OTHER AREAS OF FLOOD HAZARD: 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X; Future Conditions 1% Annual Chance Flood Hazard Zone X; Area with Reduced Flood Risk due to Levee. See Notes. Zone X; Area with Flood Risk due to Levee Zone D
- OTHER AREAS: NO SCREEN Area of Minimal Flood Hazard Zone X; Effective LOMRs; Area of Undetermined Flood Hazard Zone D
- GENERAL STRUCTURES: Channel, Culvert, or Storm Sewer; Levee, Dike, or Floodwall
- OTHER FEATURES: 20.2 Cross Sections with 1% Annual Chance; 17.5 Water Surface Elevation; Coastal Transect; Base Flood Elevation Line (BFE); Limit of Study; Jurisdiction Boundary; Coastal Transect Baseline; Profile Baseline; Hydrographic Feature
- MAP PANELS: Digital Data Available; No Digital Data Available; Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/30/2024 at 12:46 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

RICKMAN ARCHITECTURE + DESIGN

RICKMAN ARCHITECTURE + DESIGN

224 W MONTGOMERY ST
VILLA RICA, GA 30180
radga.com
678 282 7974

PROJECT
PINEHILL RESIDENCE
3279 PINEHILL DRIVE DECATUR, GA 30032

CLIENT
Dawan Malik
3279 PINEHILL DRIVE DECATUR, GA 30032

#	DATE	DESCRIPTION

DRAWN BY: Author
REVIEWED BY: Checker

This drawing is the property of Rickman A & D, LLC., and is not to be reproduced or copied in whole or in part. It is only to be used for the project and site specifically identified herein. Scales as stated hereon are valid on the original drawing only. These plans were prepared in this office under our personal supervision, and to the best of our knowledge comply with state and local codes. We will generally administer construction.

PROFESSIONAL STAMP

STATE OF GEORGIA · MICHAEL J. RICKMAN · 034478 · REGISTERED ARCHITECT

JOB #
24040

PHASE
Permit & Construction

DATE
08/05/24

SHEET TITLE
Site Plan

C1

PLOT DATE: 8/9/2024 11:17:13 AM
FILE INFO: C:\Users\Julian.Leguizamon\RAD\Clients - RAD\projects\24040_pinehill residence\revit\Pinehill_residence Permit.rvt

ZONING: R-75

SETBACKS
- FRONT = 30'
- REAR = 40'
- SIDE = 7.5'

MIN. LOT AREA = 10,000 SQ.FT.
MIN. STREET FRONTAGE = 75'
MIN. LOT WIDTH @ BUILDING LINE = 75'
MAX. LOT COVERAGE = 35%

BOUNDARY REFERENCES:

1. SUBJECT DEED BOOK 28019, PAGE 197
2. PLAT BOOK 24, PAGE 7
3. SEE ADJOINERS

ADDRESS

3279 PINEHILL DRIVE
DECATUR, GEORGIA, 30032

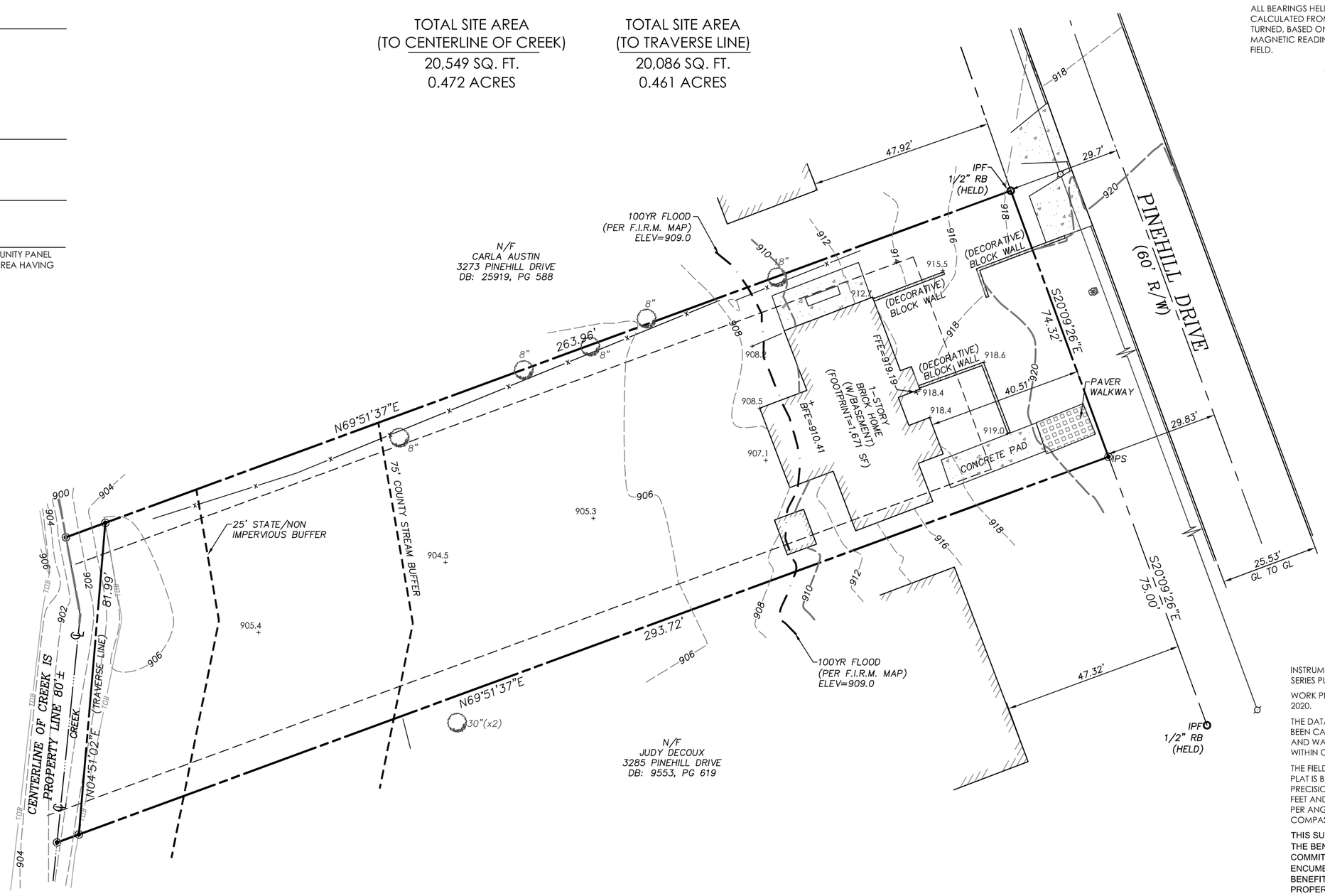
FLOOD NOTE

AS PER THE F.I.R.M. FLOOD INSURANCE RATE MAP DEKALB COUNTY COMMUNITY PANEL NO. 13097 C 0159 D DATED MARCH 04, 2013. THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

TOTAL SITE AREA
(TO CENTERLINE OF CREEK)
20,549 SQ. FT.
0.472 ACRES

TOTAL SITE AREA
(TO TRAVERSE LINE)
20,086 SQ. FT.
0.461 ACRES

ALL BEARINGS HELD ARE CALCULATED FROM ANGLES TURNED, BASED ON SINGLE MAGNETIC READING TAKING IN FIELD.



LEGEND

IPF	IRON PIN FOUND
IPS	1/2" REBAR SET
CMP	CORRUGATED METAL PIPE
R/W	RIGHT OF WAY
℄	CENTER LINE
P.L.	PROPERTY LINE
FES	FLARED END SECTION
L.L.L.	LAND LOT LINE
T.B.M.	TEMPORARY BENCHMARK
INV.	INVERT ELEVATION
Ⓢ	SANITARY SEWER MANHOLE
	POWER POLE
	FIRE HYDRANT
	LIGHT POLE
ICV	IRRIGATION CONTROL VALVE
	TRAVERSE POINT (60D NAIL)
Ⓓ	DRAINAGE MANHOLE
GV	GAS VALVE
	BENCHMARK
	IRON PIN FOUND

	PROPERTY LINE
x x	FENCE
T	TELEPHONE LINE
G	GAS LINE
W	WATER LINE
SS	SANITARY SEWER LINE
	POWER LINE
OTP	OPEN TOP PIPE
CTP	CRIMP TOP PIPE
RB	REBAR
Y.I.	YARD INLET
D.I.	DRAIN INLET
SMH	SAN. SEWER MANHOLE
CO	CLEANOUT
WM	WATER METER
	WATER VALVE
GW	GUY WIRE
AC	AIR CONDITIONER
N/F	NOW OR FORMERLY
PT	PERC. TEST (BOREHOLE)
	4x4 TRANSFORMER
RRT	RAIL ROAD TIE WALL

INSTRUMENT USED: TOPCON 8000 SERIES PULSE LASER (ROBOTIC)

WORK PERFORMED ON MAY 26, 2020.

THE DATA SHOWN ON THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000+ FEET.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000+ FEET AND AN ANGULAR ERROR OF 5" PER ANGLE AND WAS ADJUSTED BY COMPASS RULE.

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.

THIS SURVEY ONLY INCLUDES OBJECTS THAT ARE VISIBLE AND IS NOT RESPONSIBLE FOR UNDERGROUND UTILITIES OR OTHER OBJECTS THAT ARE NOT APPARENT BY VISUAL OBSERVATION, I.E. UNDERGROUND GAS TANKS, GAS LINES, WATERLINES, SEWER LINES, ETC.

IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.

GEORGIA REGISTERED NO.3107 LAND SURVEYOR BRYAN C. LONG
5/29/20

REVISIONS:

GRAPHIC SCALE
0 10 20 40 60 80

BOUNDARY, TOPOGRAPHIC, TREE & UTILITY SURVEY for

JEWEL BOX DEVELOPMENT PARTNERS, LLC

(PERMITTING MUNICIPALITY: DEKALB COUNTY)

LOT 5, BLOCK F, ALTOLOMA HOMES, UNIT 2
LAND LOT 199 of the 15th DISTRICT
DEKALB COUNTY, GEORGIA
DATE: 05/28/2020 SCALE: 1"= 20'

MERIDIAN GEOMATICS, LLC
Land Surveying ~ Residential, Commerical & Municipal

216 Powers Ferry Road
Marietta, Georgia 30067
phone: (770) 675-6197
surveyingatlanta@gmail.com

DRAWN BY
S.C.D.
JOB. #
2020-102