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 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

Jessica Hood
Signature

08/21/2026
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: 8-21-26 Applicant Signature: _____

DATE: 8-21-26 Applicant Signature: _____

08/21/2026

Sharia Moran

Sharia Moran

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: 8-21-26 Applicant/Agent Signature: _____

TO WHOM IT MAY CONCERN:

(I)/ (WE): VICE HOLDINGS LLC c/o OLUFEMI AKHANLEE
(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

Sharita MEraney
Notary Public

_____
Owner Signature

SHARITA MCCRANEY
Notary Public

_____
Owner Signature

Sharita MEraney
Notary Public

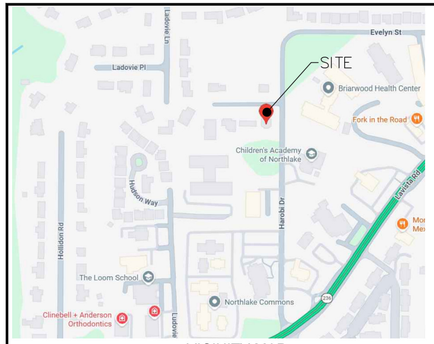
_____
Owner Signature

SM 8-21-26

Expries 2/22/2030

Sharita MEraney

SHARITA MCCRANEY
My Commission Expires
NOTARY PUBLIC
2/22/2030
DEKALB COUNTY, GEORGIA



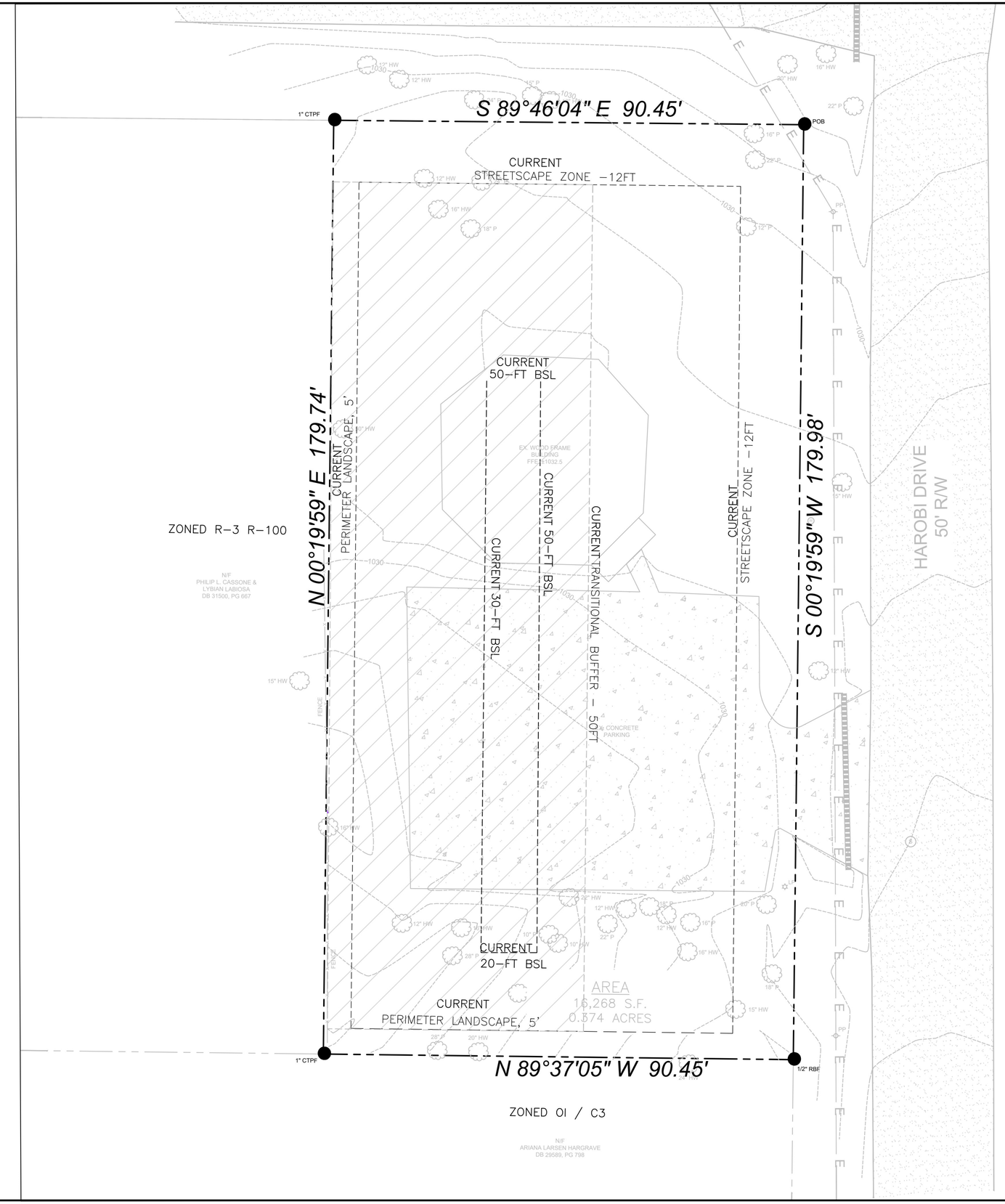
VICINITY MAP N.T.S.

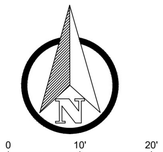
PROJECT NARRATIVE:

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
[redacted]
PHONE: [redacted]

LEGEND

- PROPOSED BUILDING
- PROPOSED BUFFER
- REQUESTED REDUCTION
- CURRENT SETBACK/ BUFFER

ENGINEERING [redacted]

811 GEORGIA UTILITY PROTECTION CENTER

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

GEORGIA REGISTERED No. 050947 PROFESSIONAL ENGINEER JOHN ADDINGTON

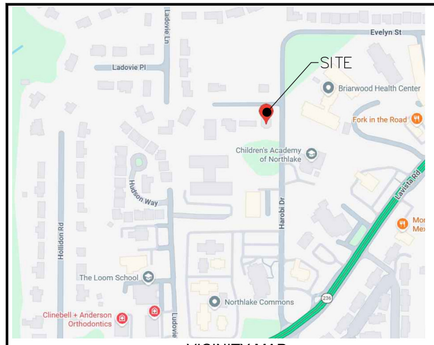
LEVEL II: 0000104199

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

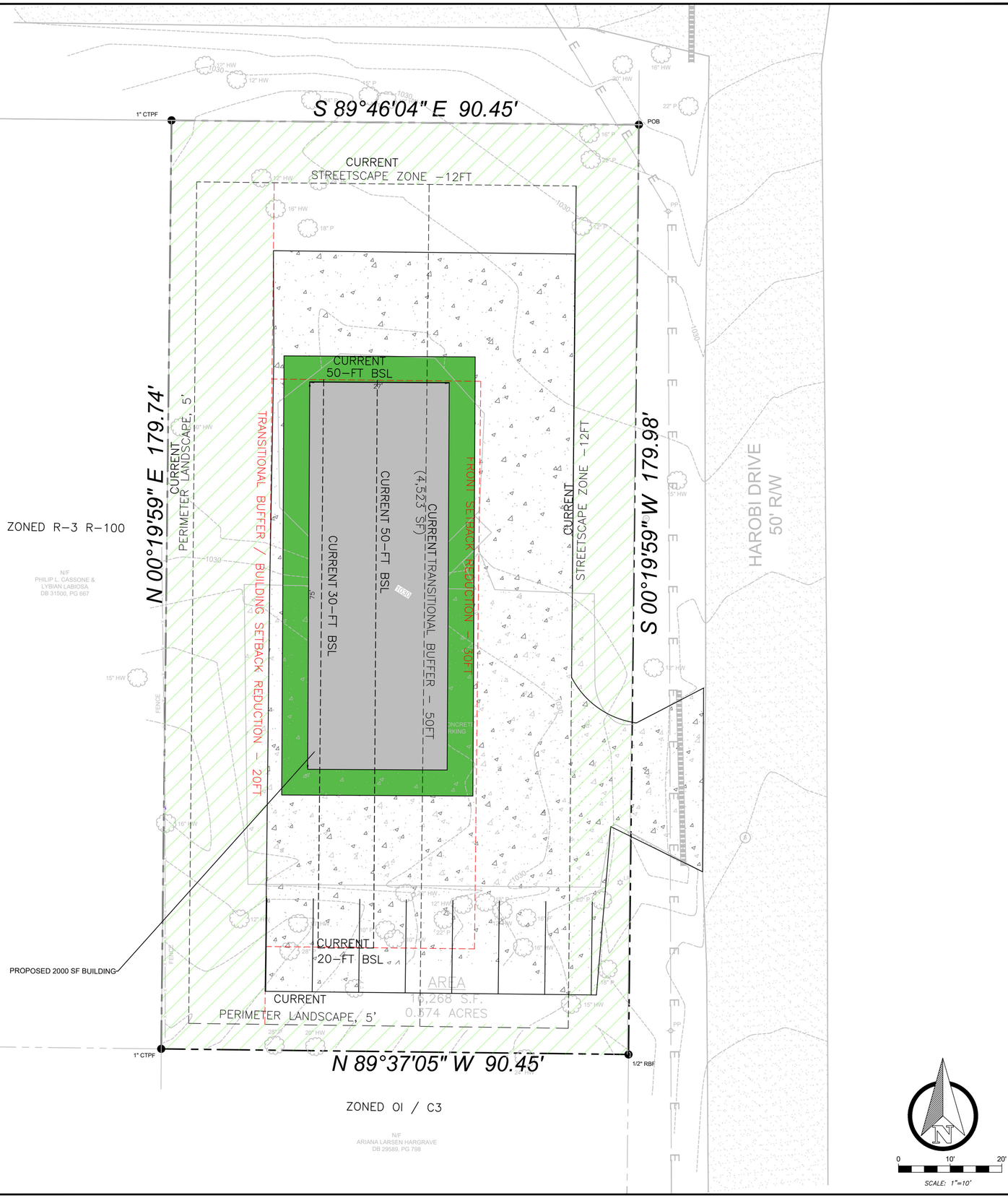
SITE INFORMATION	
ADDRESS	TIONAL
	TUCKER, GA 30084
PARCLE IDs	18 191 01 081
CITY	TUCKER
COUNTY	DEKALB
TAX DISTRICT	04 - UNICORPORATED
ZONING	OFFICE INSTITUTIONAL (OI)
SITE AREA	
TOTAL LOT AREA	14810.4 SF
MINIMUM LOT AREA	20000 SF
MAXIMUM LOT COVERAGE (0.8 x NET LOT AREA)	
MAX LOT COVERAGE	11848 SF
TOTAL 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

DESIGN ENGINEER:

AQA, LLC
JOHN ADDINGTON, PE
GSWCC LEVEL II CERTIFICATION #0000104199
EXPIRES:10/27/2026
[redacted]
PHONE: [redacted]

LEGEND

PROPOSED BUILDING
PROPOSED BUFFER
REQUESTED REDUCTION
CURRENT SETBACK/ BUFFER



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

ENGINEERING [redacted]

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

GEORGIA REGISTERED No. 050947 PROFESSIONAL ENGINEER JOHN ADDINGTON

LEVEL II: 0000104199

REVISIONS
DATE

CONCEPT PLAN
VARIANCE PLAN

SHEET C02
DATE: 08/20/26

RESERVED FOR CLERK OF COURT

TEXT LEGEND

OTPF	= OPEN TOP FOUND
CTPF	= CRIMPED TOP FOUND
RBF	= REBAR FOUND
CMF	= CONCRETE MONUMENT
IPS	= IRON PIN SET (1/2" REBAR)
R/W	= RIGHT OF WAY
BSL	= BUILDING LINE
N/F	= NOW OR FORMERLY
DB	= DEED BOOK
PB	= PLAT BOOK
PG	= PAGE
D.E.	= DRAINAGE EASEMENT
UE	= UTILITY EASEMENT
P.O.C.	= POINT OF COMMENCEMENT
P.O.B.	= POINT OF BEGINNING
P/L	= PROPERTY LINE
C/L	= CENTER LINE
TBM	= BENCHMARK
FFE	= FINISH FLOOR ELEVATION
AE	= ACCESS EASEMENT

SYMBOL LEGEND

- = LIGHT POLE
- = SEWER LATERAL
- = WATER METER
- = POWER BOX
- = CABLE TV BOX
- = TELEPHONE CO. BOX
- = FIRE HYDRANT
- = WATER VALVE
- -P- = OVERHEAD POWER LINE
- -X- = FENCE LINE
- -FO- = U.G. COMMUNICATION LINE
- -G- = GAS LINE
- -W- = WATER LINE
- -T- = TELEPHONE LINES & CABLE
- -E- = UNDERGROUND POWER
- -S- = SANITARY SEWER
- = SET 1/2" REBAR
- = STORM PIPE
- = SIGN
- (R) = RECORD CALL

HAROBI DRIVE
50' R/W

S 89°46'04" E 90.45'

1" CTPF

POB

AREA
16,268 S.F.
0.374 ACRES

WOOD FRAME
BUILDING
FFE: ±1032.5

CONCRETE
PARKING

N 00°19'59" E 179.74'

S 00°19'59" W 179.98'

N 89°37'05" W 90.45'

1" CTPF

1/2" RBF

FENCE

FENCE

N/F
PHILIP L. CASSONE &
LYBIAN LABIOSA
DB 31500, PG 667

N/F
ARIANA LARSEN HARGRAVE
DB 29589, PG 798

HAROBI DRIVE
50' R/W

12" HW, 16" HW, 20" HW, 22" P, 16" P, 24" P, 18" P, 50" HW, 15" HW, 28" P, 10" P, 10" HW, 22" HW, 18" P, 20" P, 24" HW

1030

E

PP

LP

S

W

SURVEY NOTES:

1.) Field Data: Closure Precision-1'/39,682
Angular Error = 1"/STA.
2.) Measurements were taken July 8, 2026, with a Trimble S6 and Trimble R10 and adjustments were made using compass rule method.
3.) Plat Precision: 1'/100,000' +
4.) The north meridian shown hereon is based on Grid North Georgia West Zone 1002.
5.) The elevation and contours shown hereon are based on NAVD88 and obtained using GPS RTK network solution. The contours are shown on a one foot interval.

GENERAL NOTES

1. FIELD WORK PERFORMED IN JULY 2026.
2. THIS PROPERTY IS SUBJECT TO ADDITIONAL EASEMENTS OR RESTRICTIONS OF RECORD.
3. SURVEYOR DOES NOT WARRANT THE ACCURACY OF EASEMENTS AND BUFFERS THAT ARE ILLUSTRATED ON THE PLAT, THESE SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION.
4. UTILITY EASEMENTS HAVE NOT BEEN FIELD VERIFIED BY SURVEYOR. CONTACT UTILITY CONTRACTOR FOR LOCATION PRIOR TO CONSTRUCTION. (IF APPLICABLE)
5. THIS DRAWING IS FOR EXCLUSIVE USE BY CLIENT. USE BY THIRD PARTIES IS AT THEIR OWN RISK.
6. BUFFERS AND SETBACKS ARE NOT SHOWN AND SHOULD BE VERIFIED WITH THE LOCAL JURISDICTION PRIOR TO CONSTRUCTION.

UTILITY NOTES & INFORMATION:
Utilities shown are based on above ground and visible evidence. Surveyor does not warrant the exact size, type, or location of utilities shown and furthermore no guarantee is made that other utilities may exist on site that are not shown.

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 [redacted]

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

GRID NORTH
GA WEST ZONE 1002

SCALE: 1"= 10'

0 10' 20'

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, GA R.L.S. #3145 — DATE 7/17/2026

GEORGIA REGISTERED No. 3145 LAND SURVEYOR DAVID A. HARPER

NORTHLAKE CONCIERGE MEDICAL CENTER

BOUTIQUE CONCIERGE MEDICAL DESTINATION

WHERE EXCEPTIONAL CARE BEGINS

VARIANCE APPLICATION RENDERINGS

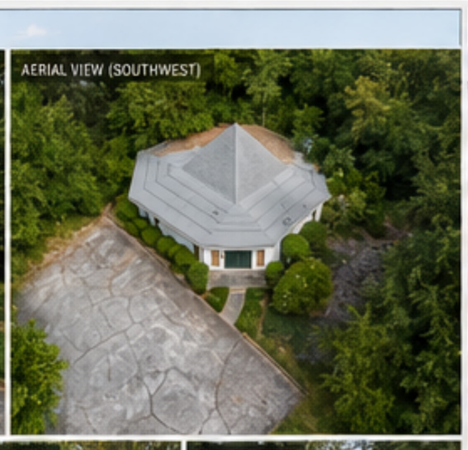
2,100 SF SINGLE-STORY MEDICAL DESTINATION

2054 HAROBI DRIVE, TUCKER, GA 30084

PHYSICIAN FOCUSED | PATIENT EXPERIENCE | OPERATIONAL EXCELLENCE | SUSTAINABLE DESIGN | COMMUNITY IMPACT

1 EXISTING CONDITIONS







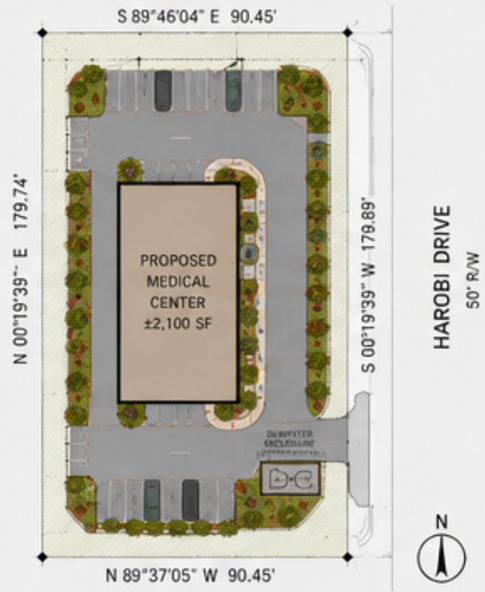




2 PROPOSED RENDERING – DAYLIGHT (FROM HAROBI DRIVE)



5 SITE PLAN & DATA (REFERENCE)



SITE DATA (REFERENCE)

TOTAL LOT AREA:	14,810 SF
BUILDING FOOTPRINT:	±2,100 SF
TOTAL IMPERVIOUS AREA:	< 5,000 SF*
PARKING SPACES:	12 (±)
LANDSCAPE BUFFER:	50' REAR / TRANSITIONAL
STORMWATER:	< 5,000 SF IMPERVIOUS (AVOIDS DETENTION)
ZONING:	O-I (OFFICE INSTITUTIONAL)

LEGEND

- PROPOSED BUILDING
- PAVEMENT / DRIVE AISLE
- PARKING
- LANDSCAPE AREA
- LANDSCAPE BUFFER
- PROPERTY LINE
- SETBACK REDUCTION

3 PROPOSED RENDERING – NIGHT VIEW (FROM HAROBI DRIVE)



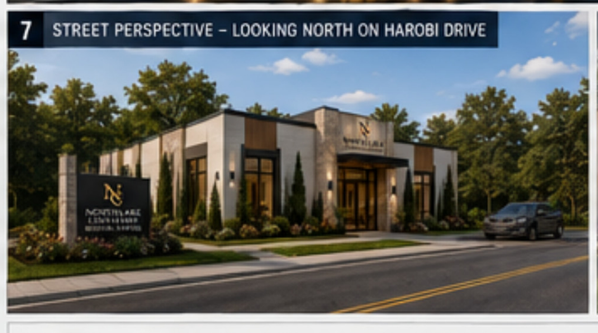
4 AERIAL RENDERING – SITE OVERVIEW (SOUTHWEST)



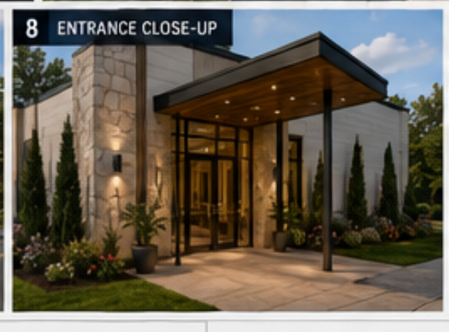
6 VIEW TOWARD RESIDENTIAL BUFFER (REAR / SIDE)



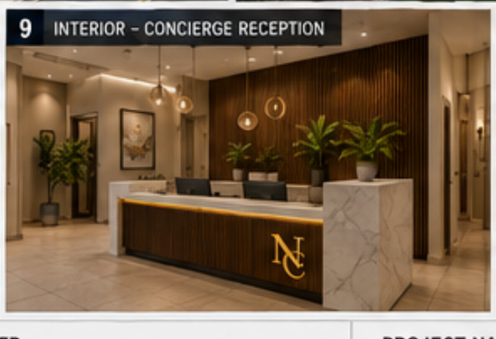
7 STREET PERSPECTIVE – LOOKING NORTH ON HAROBI DRIVE



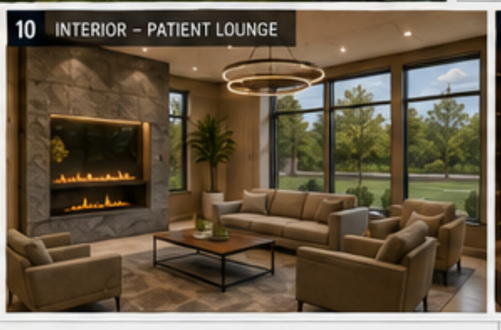
8 ENTRANCE CLOSE-UP



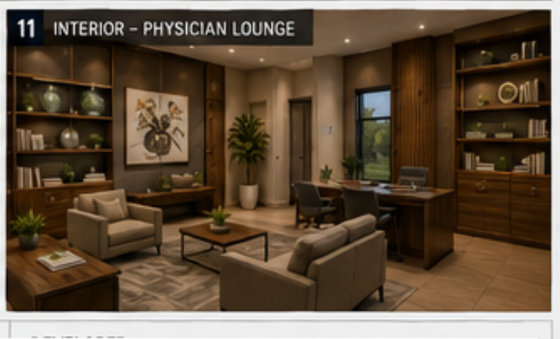
9 INTERIOR – CONCIERGE RECEPTION



10 INTERIOR – PATIENT LOUNGE



11 INTERIOR – PHYSICIAN LOUNGE



PROJECT TRANSFORMATION

FROM AN UNDERUTILIZED, NONCONFORMING STRUCTURE TO A MODERN, BOUTIQUE MEDICAL DESTINATION



EXISTING CONDITION



PROPOSED DEVELOPMENT

KEY BENEFITS TO TUCKER

- Expands access to high-quality concierge medical care
- Enhances the Harobi Drive corridor with premium development
- Maintains strong landscape buffers and neighborhood compatibility
- Generates long-term economic and community value

PROJECT NARRATIVE

Northlake Concierge Medical Center is a boutique, physician-focused medical destination designed to deliver exceptional care in a warm, modern, and private environment. The proposed development enhances the Harobi Drive corridor, provides high-quality healthcare services for the Tucker community, and maintains respectful buffers to neighboring residential properties.

NOTE: RENDERINGS ARE CONCEPTUAL AND FOR PRESENTATION PURPOSES ONLY. FINAL DESIGN, MATERIALS, COLORS, AND LANDSCAPING SUBJECT TO CHANGE.

VICE HOLDINGS

DEVELOP • INVEST • IMPACT

DATE: MAY 16, 2025 | VERSION: 1.0