ZONING BOARD OF APPEALS (ZBA) APPLICATION

to Amend the Official Zoning Map of DeKalb County, Georgia

RECEIVED
By dmwells at 3:55 pm, Sep 22, 2026

Subject Property Address: 7715 Union Grove Road, Georgia 30058

City: Lithonia State: Georgia Zip: 30058

Parcel ID Number(s): 16 099 01 002 Acreage: ~1.0

District: 16 Land Lot: 099 Block: 01 Parcel: 002

Commission District(s): 5 (District 5 Commissioner) Super District: 7

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

Signature

8/26/2026
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: 8/26/2024 Applicant Signature: _____

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: 8/26/2026 Applicant/Agent Signature: Almeta Collins

TO WHOM IT MAY CONCERN:

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

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

Leslie L. Chanonhouse
Notary Public

Almeta Collins
Owner Signature

Notary Public

Owner Signature

Notary Public

Owner Signature

LESLIE L CHANONHOUSE
NOTARY PUBLIC
DEKALB COUNTY, GEORGIA
My Commission Expires
04-19-2030
Leslie L. Chanonhouse

To: DeKalb County Zoning Board of Appeals (ZBA)
Subject: Variance Request for Fence Height – 7715 Union Grove Rd, Lithonia, GA 30058
Property Zoning: R-85

To the Members of the Board:

This letter is a formal request for a variance from Section 27-5.4.7 of the DeKalb County Zoning Ordinance to allow for a fence height of 10 feet at the property located at **7715 Union Grove Rd, Lithonia, GA 30058**.

1. **Description of the Request**: The applicant seeks to maintain a fence exceeding the 8-foot maximum to ensure the containment of livestock and the safety of residents on a property facing unique environmental and traffic-related challenges.

2. **Justification of Hardship**: Strict application of the 8-foot height limit creates a significant hardship due to the following unique conditions of the property:

- **Topography (Sloped Lot)**: The property features a significant downward slope. An 8-foot fence measured from the lower grade provides an effective height of much less from the interior, failing to provide adequate containment.
- **Livestock Protection & Containment**: As a residential property that keeps livestock, a taller barrier is essential. The increased height prevents animals from jumping or leaning over the enclosure, protecting the animals from wandering into traffic and protecting the public from loose livestock.
- **Acoustic Buffering & Safety**: The property sits off Union Grove Road, a main thoroughfare where vehicles frequently exceed the speed limit. The noise pollution from high-speed traffic is disruptive to both the residents and the livestock. A taller fence serves as a necessary sound buffer and a physical safety barrier against the hazards of a high-speed roadway.

3. **Impact on the Neighborhood**: This variance will not impair the intent of the R-85 district. Instead, it enhances public safety by ensuring livestock remain securely on-site and reducing the visual and auditory impact of the roadway on the residential character of the neighborhood.

4. **Conclusion**: Due to the slope of the land and the specific needs of a livestock-holding property on a busy road, the standard 8-foot limit is insufficient. We respectfully request the Board's approval of this variance.

Sincerely,

Almeta Collins

[redacted]



Exhibit C
Fence Height (Variance Request)
(Citation # 00020558 CC)
Photo Date: March 2026