ZONING BOARD OF APPEALS (ZBA) APPLICATION

to Amend the Official Zoning Map of DeKalb County, Georgia

Subject Property Address: 4013 Emerald North Drive

City: Decatur State: GA Zip: 30035

Parcel ID Number(s): 15 157 13 032 Acreage: .26

District: 15 Land Lot: 157 Block: 13 Parcel: 032

Commission District(s): 03 Super District: 07

Type of Hearing Requested (check one):

- [x] 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.

[x] Owner [ ] Agent

Signature

Oct 9, 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 planning&sustainability@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: Oct 9, 2026 Applicant Signature: [signature]

DATE: Oct 9, 2026 Applicant Signature: [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: Oct 9, 2026 Applicant/Agent Signature: Thaddeus B

TO WHOM IT MAY CONCERN:

(I)/ (WE): Thaddeus / Michelle Dean
(Name of Owners)

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

Sonya Stevens 10/9/2026
Notary Public

Owner Signature

Notary Public

Sonya Stevens
NOTARY PUBLIC
DeKalb County, Georgia
My Commission Expires
February 13, 2029

Thaddeus B
Owner Signature

Notary Public

Owner Signature

October 9, 2026

DeKalb County
Department of Planning & Sustainability
178 Adams Street
Decatur, GA 30030

RE: Variance Request for Rear Yard Setback Reduction - section 27-2.2.1 — Accessory Structure Construction - 4013 Emerald North Drive, Decatur, GA 30035

Dear Members of the Zoning Board of Appeals,

This is Thaddeus & Michelle Dean, and we are writing to formally request a variance from Section 27-2.2.1 of the DeKalb County Zoning Ordinance to reduce the required rear-yard setback from forty (40) feet to approximately fifteen (15) feet to permit an attached residential addition to the existing single-family residence located at 4013 Emerald North Drive, Decatur, GA 30035.

The proposed addition is approximately 1,000 square feet in footprint and will be constructed at the rear of the existing residence. The addition will remain part of the principal single-family residence and will provide family living/library space at the main level with home office/studio space above.

1. Exceptional Physical Conditions

The subject property is an existing developed corner lot. The configuration of the lot and application of the required setbacks significantly restrict the practical buildable area behind the existing residence. The required 40-foot rear setback extends substantially into the developed portion of the property and limits the ability to construct a reasonable addition to the existing residence.

These conditions result from the existing lot geometry and application of the zoning requirements and were not created by the current owners for purposes of obtaining this variance.

2. Minimum Variance Necessary

The requested variance is limited to the relief necessary to accommodate the proposed attached residential addition. The addition has been located toward the rear of the existing residence and substantially over an area currently used as driveway/paved surface in order to minimize additional site disturbance and impervious coverage.

The final variance request will be limited to the exact setback reduction demonstrated on the submitted stamped survey/site plan.

3. Public Welfare and Adjacent Properties

The proposed addition will remain residential in character and compatible with the existing residence and surrounding single-family neighborhood. The proposed improvements are not expected to materially affect the use or enjoyment of surrounding properties.

The addition will maintain appropriate separation from neighboring residences and will be designed with a scale and character compatible with other residential development in the neighborhood.

4. Undue and Unnecessary Hardship

Strict application of the required rear-yard setback substantially limits the ability to make a functional addition to the existing residence because of the configuration of the lot, the location of the existing residence, and the resulting buildable area.

Without limited setback relief, meaningful expansion of the residence in this location would be significantly constrained.

5. Spirit and Purpose of the Ordinance

The requested variance will allow a limited residential improvement while maintaining the single-family use, neighborhood character, appropriate separation from adjacent properties, and the overall intent of the R-75 zoning district.

The request represents the minimum relief necessary to accommodate the proposed addition while remaining consistent with the purpose and intent of the DeKalb County Zoning Ordinance and Comprehensive Plan. RE: Variance Request — 4013 Emerald North Drive, Decatur, GA 30035

We are very appreciative of your time and consideration of my variance request. I am committed to working with County staff and the Board to ensure that the proposed dwelling meets applicable requirements and supports the County's broader planning goals.

Cordially,

Thaddeus Dean
4013 Emerald North Drive
Decatur, GA 30035

Michelle Dean
4013 Emerald North Drive
Decatur, GA 30035

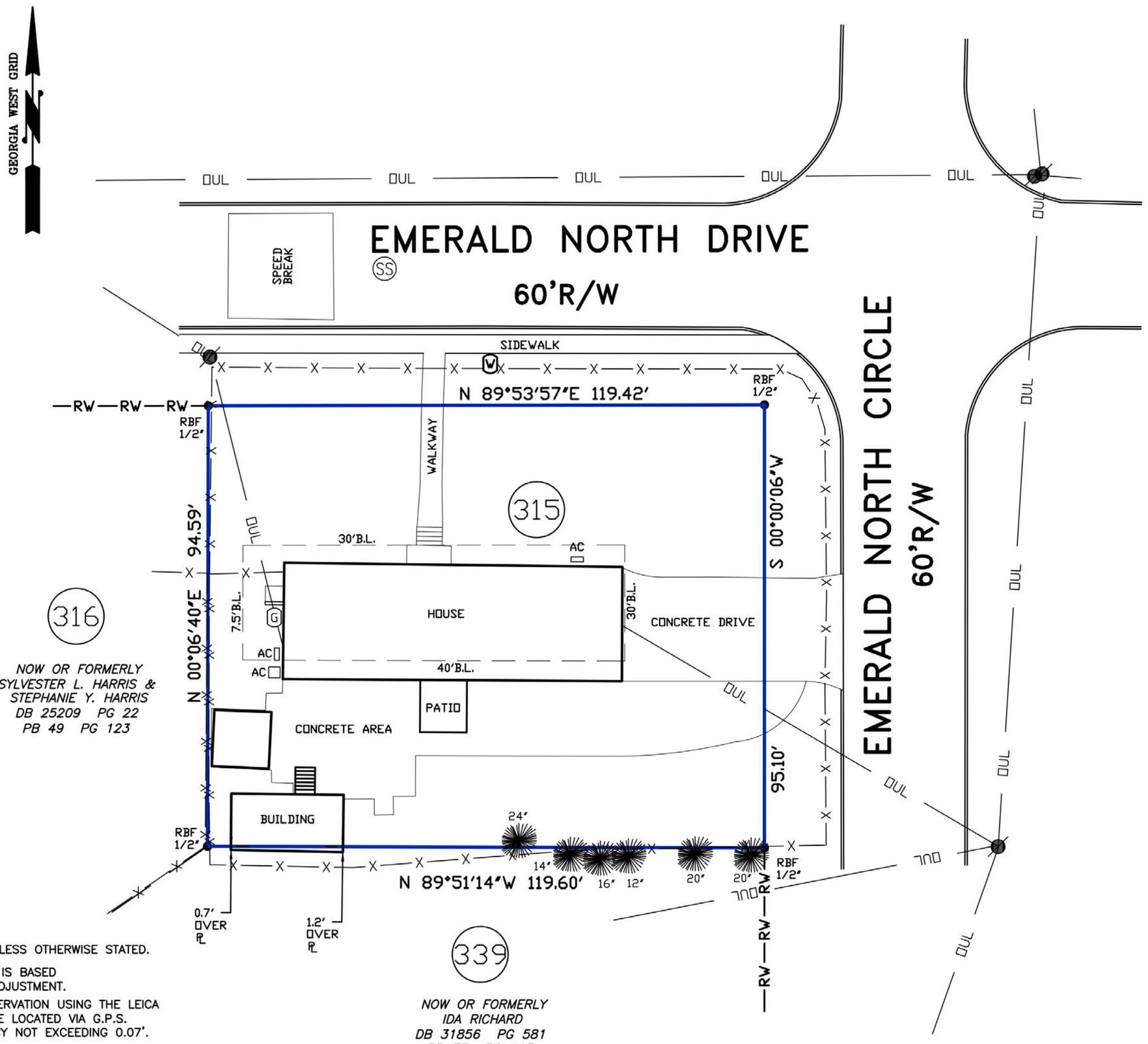
THIS BLOCK RESERVED FOR THE
CLERK OF THE SUPERIOR COURT.

TAX PARCEL: 15 157 13 032
4013 EMERALD NORTH DRIVE
DECATUR, GEORGIA 30035
ZONED: R-75 (DEKALB COUNTY)
BUILDING SETBACK:
FRONT: 30'
SIDE: 7.5'
REAR: 40'

LOT COVERAGE:

EXISTING

HOUSE – 1800 SQ.FT.
BUILDING – 294 SQ.FT.
PATIO – 112 SQ.FT.
SHED – 148 SQ.FT.
DRIVEWAY – 1069 SQ.FT.
WALKWAY/STEPS/LANDING – 240 SQ.FT.
CONCRETE AREA – 2049 SQ.FT.



NOTES:

1. ALL IRON PINS SET ARE 1/2" REBAR UNLESS OTHERWISE STATED.
2. THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS AN OPEN TRAVERSE AND HAD NO ADJUSTMENT.
3. BEARING BASIS TAKEN FROM A GPS OBSERVATION USING THE LEICA SMARTNET NETWORK. ALL POSITIONS WERE LOCATED VIA G.P.S. WITH A HORIZONTAL POSITIONAL ACCURACY NOT EXCEEDING 0.07'.
4. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 84,794 FEET.
5. EQUIPMENT USED IN THIS SURVEY WAS A SOKKIA iX AUTO TRACKING ROBOTIC TOTAL STATION, A CARLSON BRx7 AND A CARLSON RT-4 FIELD COMPUTER.
6. FIELD WORK COMPLETED ON SEPTEMBER 23, 2026.
7. SETBACK SHOWN ARE FROM COUNTY RECORDS. VERIFY WITH DEKALB COUNTY. DAVID GARRISON LAND SURVEYING IS NOT LIABLE FOR DISCREPANCIES.
8. REFERENCED PROPERTY IS THE SAME AS THAT CERTAIN TRACT OF LAND SHOWN ON A PLAT OF THE EMERALD NORTH SUBDIVISION, RECORDED IN DEED BOOK 29538, PAGE 88 AND PLAT BOOK 49, PAGE 123, DEKALB COUNTY, GEORGIA RECORDS.

THE REGISTERED LAND SURVEYOR FURTHER CERTIFIES THAT THIS MAP, PLAT OR PLAN COMPLIES WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE GEORGIA SUPERIOR COURT CLERK'S COOPERATIVE AUTHORITY.

GEORGIA REGISTERED No. 2756 LAND SURVEYOR DAVID L GARRISON

RETRACEMENT SURVEY FOR:

THADDEUS DEAN AND MICHELLE DEAN

EMERALD NORTH SUBDIVISION
UNIT 1, BLOCK 1, LOT 315
LAND LOT 157, DISTRICT 15
DEKALB COUNTY, GEORGIA

DATE : SEPTEMBER 30, 2026
JOB NO. : 4013 EMERALD NORTH DR
FILE NO : 4013 EMERALD NORTH DR

This plat is a replacement 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.

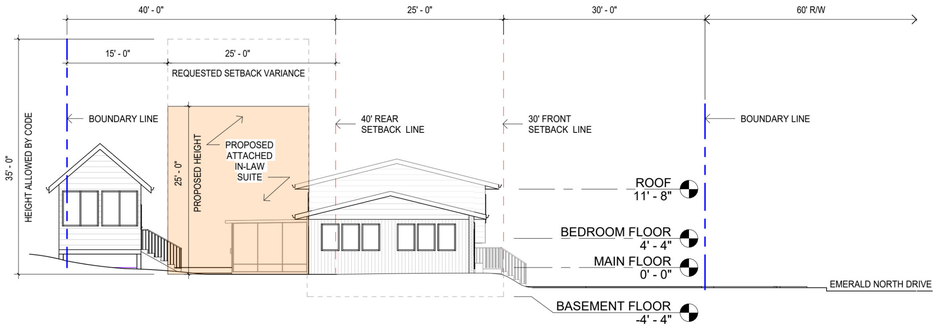
LEGEND

CTF	CRIMP TOP FOUND
OTP	OPEN TOP PIPE
CMF	CONCRETE MONUMENT FOUND
IPS	IRON PIN SET
RBF	REBAR FOUND
	FIRE HYDRANT
	UTILITY POLE
W	WATER METER
	UTILITY POLE
G	GAS METER
RW	RIGHT OF WAY
SW	STORM WATER JUNCTION BOX
SS	SANITARY SEWER MANHOLE
	PINE TREE
	HARDWOOD TREE

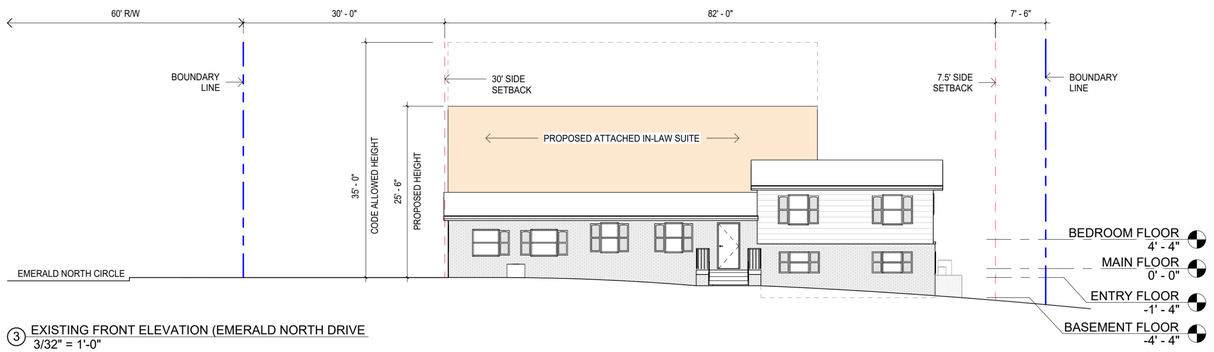
AREA = 0.26 ACRE
(11,334 SQ.FT.)

20 0 20 40 60
GRAPHIC SCALE – FEET
1" = 20'

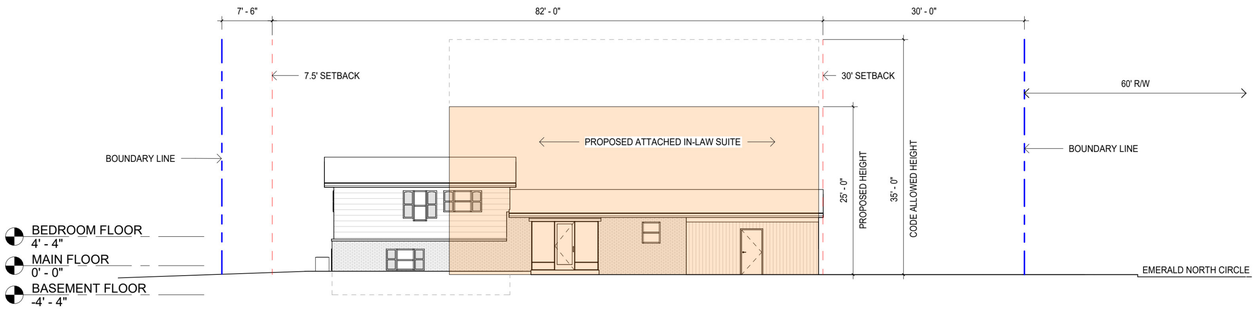
DAVID L. GARRISON
LAND SURVEYING
969 HALE ROAD
MAYSVILLE, GEORGIA 30558
PH.(770)560-8031 EMAIL:DGARRISON1@AOL.COM



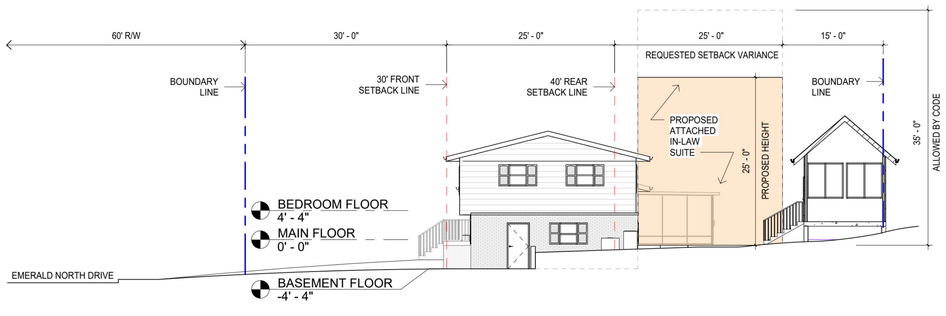
② EXISTING LEFT SIDE ELEVATION (EMERALD NORTH CIRCLE)
3/32" = 1'-0"



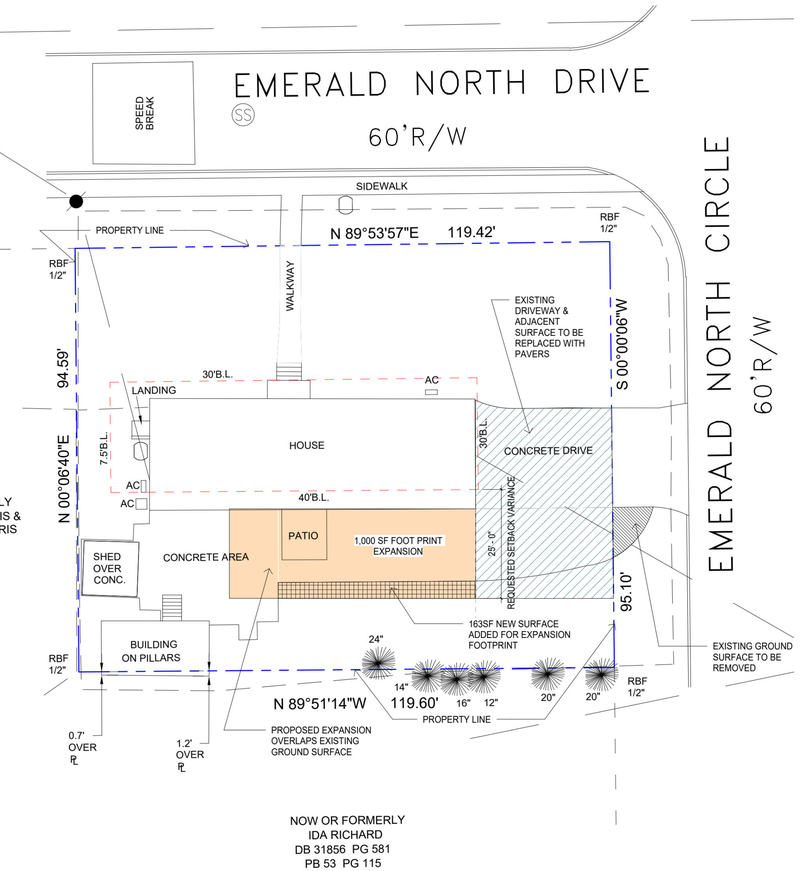
③ EXISTING FRONT ELEVATION (EMERALD NORTH DRIVE
3/32" = 1'-0"



④ EXISTING REAR ELEVATION
3/32" = 1'-0"



⑤ EXISTING RIGHT SIDE ELEVATION
3/32" = 1'-0"



NORTH

① ARCHITECTURAL PROPOSED SITE PLAN
1/16" = 1'-0"

NOTE:

1. PROPOSED SITE BASED ON SURVEY INFORMATION PROVIDED.

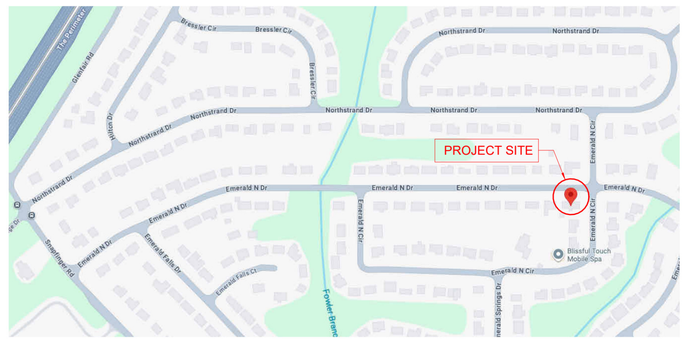
LOT COVERAGE

SURVEYED LOT AREA	11,334 SF
EXISTING LOT COVERAGE	4,808 SF - 42%
ALLOWED LOT COVERAGE	3,967 SF - 35%
PROPOSED LOT COVERAGE	3,854 SF - 34%

NOTE:

1. PROPOSED PERMEABLE PAVING FOR CONCRETE DRIVE AND ADJACENT SURFACE IN FRONT OF EXPANSION:
   A. PERMEABLE INTERLOCKING CONCRETE PAVERS, SUCH AS BELGARD AQUALINE OR APPROVED EQUIVALENT, INSTALLED WITH PERMEABLE AGGREGATE-FILLED JOINTS, OPEN-GRADED BEDDING, AND AN ENGINEERED STONE RESERVOIR/BASE. FINAL ASSEMBLY, DRAINAGE DESIGN, AND ELIGIBILITY FOR PERVIOUS LOT-COVERAGE TREATMENT ARE SUBJECT TO DEKALB COUNTY REVIEW AND ACCEPTANCE.
2. SURFACES BEYOND PROPERTY LINE ARE CONSIDERED PART OF THE RIGHT OF WAY BELONGING TO MUNICIPALITY. AREAS WERE A SURFACE EXISTS FROM PREVIOUS OWNERS WILL BE REMOVED.

NORTH



⑥ LOCATION MAP
NOT TO SCALE

A & D STUDIO + P A R T N E R S
3631 A CHAMBLEE TUCKER RD
S U I T E A # 1 3 8
A T L A N T A, G A 3 0 3 4 1

Issue Dates:

Project:
EXPANSION / PARTIAL RENOVATION FOR:
MR. & MRS. DEAN RESIDENCE
4013 EMERALD NORTH DRIVE
DECATUR, GA 30035

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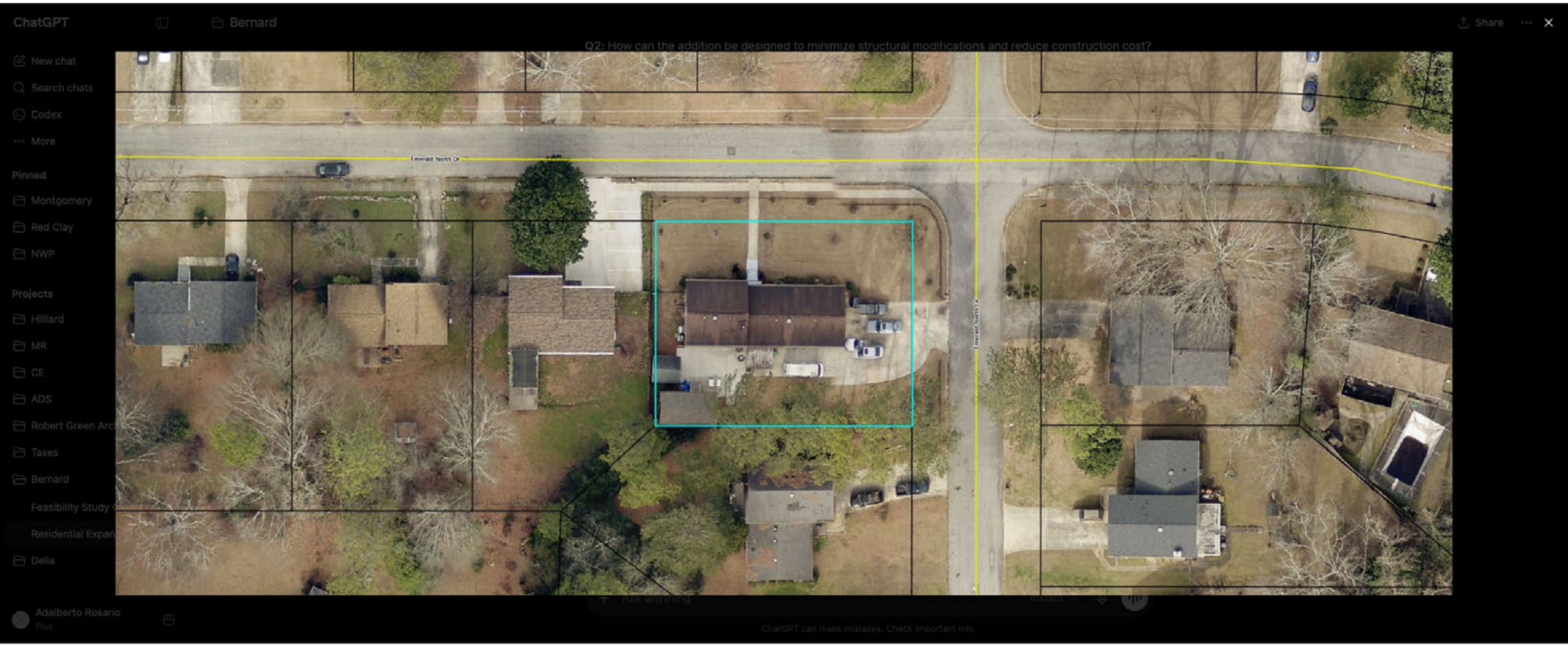
Sheet Title:
PROPOSED CONCEPTUAL SITE PLAN & EXPANSION

Job Number	260513
Scale	As indicated
Drawn:	Author
Checked:	Checker
Date:	10/08/26

AS201

PROPOSED

10/8/2026 12:22:03 PM

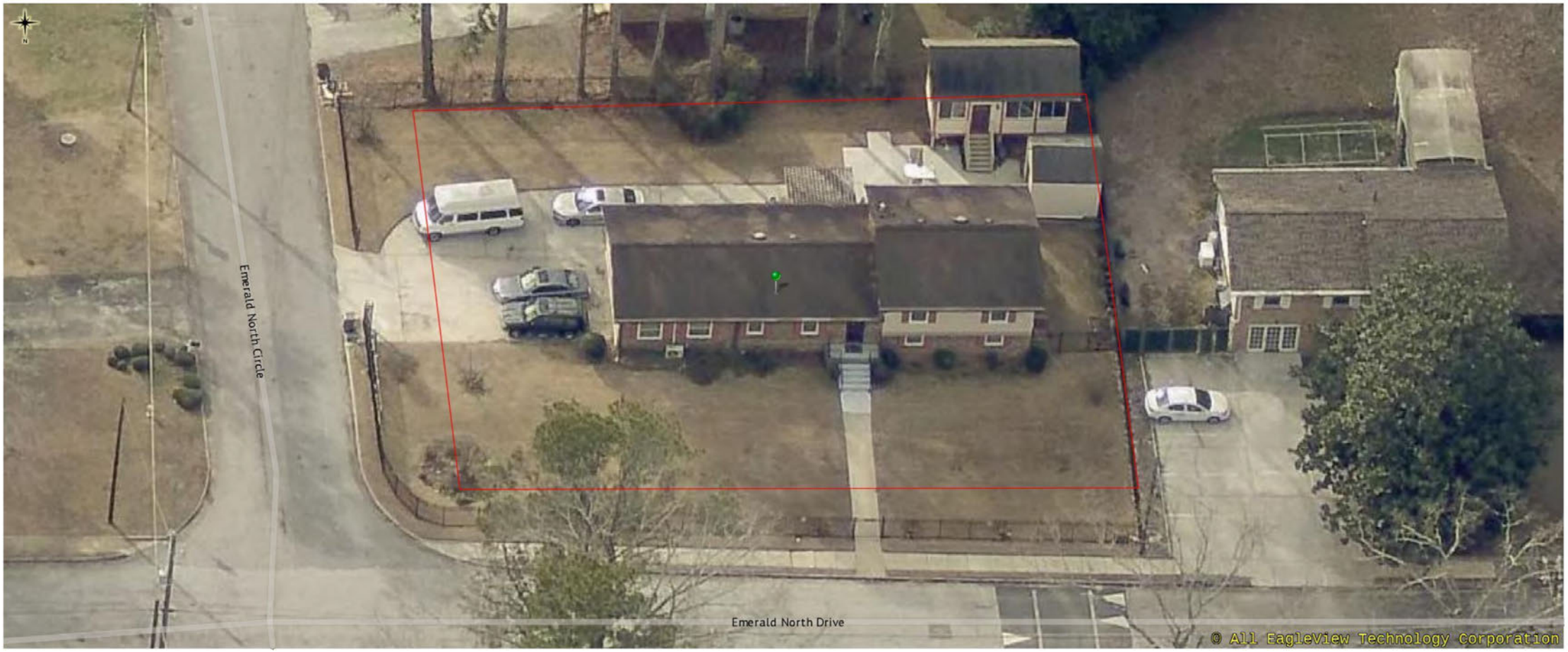

ChatGPT
Bernard
Share
Q2: How can the addition be designed to minimize structural modifications and reduce construction cost?
New chat
Search chats
Codex
More
Pinned
Montgomery
Red Clay
NWP
Projects
Hilliard
MR
CE
ADS
Robert Green Arc
Taxes
Bernard
Feasibility Study
Residential Expan
Delia
Emerald North Dr
Emerald North Dr
Adalberto Rosario
Plus
ChatGPT can make mistakes. Check important info.

East Side View



01/29/2026

North View



01/29/2026

West Side View



01/29/2026

October 9, 2026

DeKalb County Zoning Board of Appeals
Department of Planning & Sustainability
DeKalb County, Georgia

RE: Neighbor Support for Variance Request – 4013 Emerald North Drive, Decatur, GA 30035

To Whom It May Concern:

We are the owners/residents of [redacted] **Emerald North Circle** and are familiar with the proposed residential addition at **4013 Emerald North Drive**.

We understand that Thaddeus Dean and Michelle Dean are requesting a variance from the required rear-yard setback to allow an attached residential addition to their existing home.

We have reviewed the general location and intent of the proposed addition and **have no objection to the requested variance**. In our opinion, the proposed improvement is compatible with the residential character of the neighborhood and should not adversely affect the use or enjoyment of our property.

We therefore support the variance request for 4013 Emerald North Drive.

Sincerely,

Property Owner(s): Goldman DeJean LLC

Address: [redacted] Emerald North Circle
Decatur, GA 30035

Signature: Ida Richard for Goldman DeJean LLC

Date: 8 October 2026

October 9, 2026

DeKalb County Zoning Board of Appeals
Department of Planning & Sustainability
DeKalb County, Georgia

RE: Neighbor Support for Variance Request – 4013 Emerald North Drive, Decatur, GA 30035

To Whom It May Concern:

We are the owners/residents of [redacted] **Emerald North Drive** and are familiar with the proposed residential addition at **4013 Emerald North Drive**.

We understand that Thaddeus Dean and Michelle Dean are requesting a variance from the required rear-yard setback to allow an attached residential addition to their existing home.

We have reviewed the general location and intent of the proposed addition and **have no objection to the requested variance**. We believe the proposed addition is consistent with the residential character and scale of the surrounding neighborhood and will not create an unreasonable impact on our property.

We support the requested variance and the proposed residential improvement at 4013 Emerald North Drive.

Sincerely,

Property Owner(s): Sylvester Harris

Address: [redacted] Emerald North Drive
Decatur, GA 30035

Signature: Sylvester Harris

Date: Oct 7, 2026