



Lorraine Cochran-Johnson

Chief Executive Officer

**DeKalb County Zoning Board of Appeals**  
Department of Planning & Sustainability  
178 Sams Street,  
Decatur, GA 30030

**Wednesday, May 14, 2025**

**Planning Department Staff Analysis**



Cedric Hudson

Interim Director

**N3. Case No: A-25-1247483**

**Parcel ID(s): 18 061 10 007**

**Commission District 05 Super District 07**

**Applicant:** **Michael Brock**  
2292 Desmond Drive  
Decatur, GA 30033

**Owner:** **Michael Brock**  
2292 Desmond Drive  
Decatur, GA 30033

**Project Name:** 2292 Desmond Drive

**Location:** 2292 Desmond Drive, Decatur, GA 30033

**Requests:** Application by Michael Brock to request a variance from Section 27-2.2.1 of the DeKalb County Zoning Ordinance to reduce side yard setback to adjust carport layout in R-75 (Residential Medium Lot) zoning district.

**Staff Recommendation:** Withdrawal



Development Services Center  
178 Sams Street  
Decatur, GA 30030  
[www.dekalbcountyga.gov/planning](http://www.dekalbcountyga.gov/planning)  
404-371-2155 (o); 404-371-4556 (f)

Chief Executive Officer  
Michael Thurmond

## DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director  
Cedric Hudson

### ZONING BOARD OF APPEALS APPLICATION FOR PUBLIC HEARING (VARIANCES, SPECIAL EXCEPTIONS, APPEALS OF ADMINISTRATIVE DECISIONS)

Applicant and/or  
Authorized Representative: Michael Brock  
Mailing Address: 2292 Desmond Drive Decatur, GA  
City/State/Zip Code: 30033  
Email: mjb25@gmail.com  
Telephone Home: 678-471-7598 Business: 678-471-7598

#### OWNER OF RECORD OF SUBJECT PROPERTY

Owner: Michael Brock  
Address (Mailing): 2292 Desmond Drive Decatur GA 30033  
Email: mjb25@gmail.com Telephone Home: 678-471-7598 Business: 678-471-7598

#### ADDRESS/LOCATION OF SUBJECT PROPERTY

Address: 2292 Desmond Drive City: Decatur State: GA Zip: 30033  
District(s): 18th Land Lot(s): 61 Block: B Parcel: 18 061 10 007  
Zoning Classification: R-75 Commission District & Super District: \_\_\_\_\_

#### CHECK TYPE OF HEARING REQUESTED:

- ☒ 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.\***

Email [plansustain@dekalbcountyga.gov](mailto:plansustain@dekalbcountyga.gov) with any questions.



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: 3-19-25

Applicant Signature: Michael J. Brock

DATE: \_\_\_\_\_

Applicant Signature: \_\_\_\_\_

**ZBA Letter of Intent for Zoning Variance  
2292 Desmond Drive, Decatur GA 30033**

This request is for my property at 2292 Desmond Drive, Decatur GA. It is a legal non-conforming house built in 1950, where the side yard setback on the west is less than the required 7.5 feet. My request is for the following:

**To adjust the side carport entrance 6 feet to the left.** This will enable a direct interior pathway from the primary living spaces to the rear of the house where the mudroom/laundry room/backyard are located. Currently the only path to these areas is through a child's bedroom. The new entrance doorway would be within the current 7.5-yard setback requirement. This is depicted graphically in a later attachment.

**To update the room behind the carport into a more livable space.** To create the opening for the pathway described above, some remodeling is required in the area. The laundry connections will need to be moved, and usability would be enhanced by updating the existing structure in this area (drywall, ceiling, floor, and required framing to support). All improvements would take place within the existing footprint; any additional footprint expansion (closet bump-out) would be built within the 7.5 foot setback.

**Physical Conditions of the Site**

The property is a legal non-conforming house built 1950 with a slope descending 12' eastward. The lot is relatively small (9,500 sq ft vs 10,000 for R-75), and the only flat area is the carport and the area directly behind, where I am seeking the variance.

**Minimum Variance Necessary**

I respect the character of the neighborhood's original look and feel, and do not want to expand far beyond the existing footprint. The proposed direct pathway via carport doorway is the most efficient means to solve the problem posed by the house's challenging layout. This will enable easy access from the primary living spaces, i.e., the kitchen and living room, for common daily activities (refrigerator to grill, dog to outdoor fenced yard, trips to and from washer/dryer). Currently each of these require passing thru my son's bedroom.

**Public Welfare**

The proposed modification will move the side entrance door about 6 feet nearer the adjacent property at 2286 Desmond Drive, but well within the 7 1/2 ft. setback required. - I have attached a letter of support from the owner/neighbor at 2286 Desmond who would be most directly impacted.

**Ordinance Hardship**

If the request is denied, I would have to undertake a much larger scale redesign of the house on the sloped part of the lot, and this would be a significant deviation from the house's original design and reduce the yard/deck space that is essential to our enjoyment of the property.

**Alignment with the Spirit of the Law**

Granting the request will provide enhanced usage within the property to current and future homeowners by granting sensible accessibility to outdoor areas and enhancing quality of life by encouraging greater use of outdoor space and healthy interaction with friendly neighbors.

**ZBA Letter of Intent for Zoning Variance**  
**2292 Desmond Drive, Decatur GA 30033**

Thank you for your time and consideration of my request. I am committed to working together to see that my modifications are in the best interests of my neighborhood and of Dekalb County.



Sincerely,

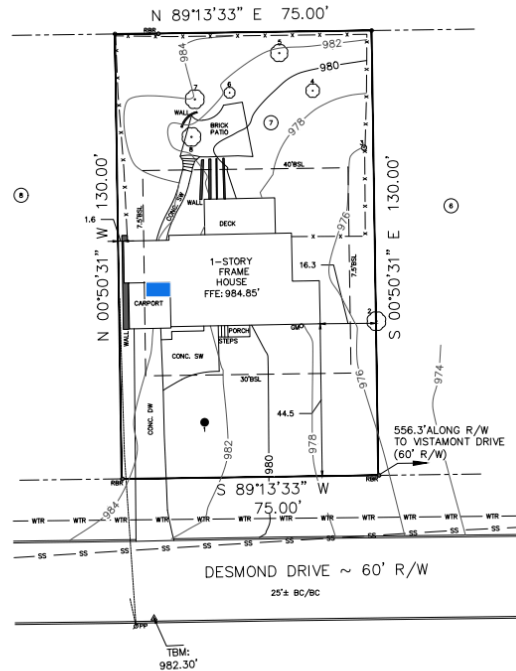
Michael Brock

I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND  
IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING  
HAVING SPECIAL FLOOD HAZARDS.

PANEL 13089C0066K EFFECTIVE DATE: 08/15/2019

ZONE X

PROPERTY ADDRESS: 2322 DESMOND DRIVE LAWRENCE, MISSOURI 64605	PLAT PREPARED FOR: 2322 DESMOND DRIVE	 
L&M NO. 6-126 DATE 1-22-88	LOT 7 BLK 6 S. BIRMINGHAM UNIVERSITY RESIDENTS LOT 8 BLK 6 S. BIRMINGHAM UNIVERSITY RESIDENTS TOWNSHIP OF LAWRENCE, MISSOURI COUNTY OF JACKSON, MISSOURI FIELD DATE: 11-18-87 PLAT DATE: 11-23-87	
REFERENCE PLAT BOOK 11-23-87 PAGE 10 REFERENCE PLAT BOOK 11-23-87 PAGE 11 REFERENCE PLAT BOOK 11-23-87 PAGE 12 REFERENCE PLAT BOOK 11-23-87 PAGE 13 REFERENCE PLAT BOOK 11-23-87 PAGE 14 REFERENCE PLAT BOOK 11-23-87 PAGE 15 REFERENCE PLAT BOOK 11-23-87 PAGE 16 REFERENCE PLAT BOOK 11-23-87 PAGE 17 REFERENCE PLAT BOOK 11-23-87 PAGE 18 REFERENCE PLAT BOOK 11-23-87 PAGE 19 REFERENCE PLAT BOOK 11-23-87 PAGE 20 REFERENCE PLAT BOOK 11-23-87 PAGE 21 REFERENCE PLAT BOOK 11-23-87 PAGE 22 REFERENCE PLAT BOOK 11-23-87 PAGE 23 REFERENCE PLAT BOOK 11-23-87 PAGE 24 REFERENCE PLAT BOOK 11-23-87 PAGE 25 REFERENCE PLAT BOOK 11-23-87 PAGE 26 REFERENCE PLAT BOOK 11-23-87 PAGE 27 REFERENCE PLAT BOOK 11-23-87 PAGE 28 REFERENCE PLAT BOOK 11-23-87 PAGE 29 REFERENCE PLAT BOOK 11-23-87 PAGE 30 REFERENCE PLAT BOOK 11-23-87 PAGE 31 REFERENCE PLAT BOOK 11-23-87 PAGE 32 REFERENCE PLAT BOOK 11-23-87 PAGE 33 REFERENCE PLAT BOOK 11-23-87 PAGE 34 REFERENCE PLAT BOOK 11-23-87 PAGE 35 REFERENCE PLAT BOOK 11-23-87 PAGE 36 REFERENCE PLAT BOOK 11-23-87 PAGE 37 REFERENCE PLAT BOOK 11-23-87 PAGE 38 REFERENCE PLAT BOOK 11-23-87 PAGE 39 REFERENCE PLAT BOOK 11-23-87 PAGE 40 REFERENCE PLAT BOOK 11-23-87 PAGE 41 REFERENCE PLAT BOOK 11-23-87 PAGE 42 REFERENCE PLAT BOOK 11-23-87 PAGE 43 REFERENCE PLAT BOOK 11-23-87 PAGE 44 REFERENCE PLAT BOOK 11-23-87 PAGE 45 REFERENCE PLAT BOOK 11-23-87 PAGE 46 REFERENCE PLAT BOOK 11-23-87 PAGE 47 REFERENCE PLAT BOOK 11-23-87 PAGE 48 REFERENCE PLAT BOOK 11-23-87 PAGE 49 REFERENCE PLAT BOOK 11-23-87 PAGE 50 REFERENCE PLAT BOOK 11-23-87 PAGE 51 REFERENCE PLAT BOOK 11-23-87 PAGE 52 REFERENCE PLAT BOOK 11-23-87 PAGE 53 REFERENCE PLAT BOOK 11-23-87 PAGE 54 REFERENCE PLAT BOOK 11-23-87 PAGE 55 REFERENCE PLAT BOOK 11-23-87 PAGE 56 REFERENCE PLAT BOOK 11-23-87 PAGE 57 REFERENCE PLAT BOOK 11-23-87 PAGE 58 REFERENCE PLAT BOOK 11-23-87 PAGE 59 REFERENCE PLAT BOOK 11-23-87 PAGE 60 REFERENCE PLAT BOOK 11-23-87 PAGE 61 REFERENCE PLAT BOOK 11-23-87 PAGE 62 REFERENCE PLAT BOOK 11-23-87 PAGE 63 REFERENCE PLAT BOOK 11-23-87 PAGE 64 REFERENCE PLAT BOOK 11-23-87 PAGE 65 REFERENCE PLAT BOOK 11-23-87 PAGE 66 REFERENCE PLAT BOOK 11-23-87 PAGE 67 REFERENCE PLAT BOOK 11-23-87 PAGE 68 REFERENCE PLAT BOOK 11-23-87 PAGE 69 REFERENCE PLAT BOOK 11-23-87 PAGE 70 REFERENCE PLAT BOOK 11-23-87 PAGE 71 REFERENCE PLAT BOOK 11-23-87 PAGE 72 REFERENCE PLAT BOOK 11-23-87 PAGE 73 REFERENCE PLAT BOOK 11-23-87 PAGE 74 REFERENCE PLAT BOOK 11-23-87 PAGE 75 REFERENCE PLAT BOOK 11-23-87 PAGE 76 REFERENCE PLAT BOOK 11-23-87 PAGE 77 REFERENCE PLAT BOOK 11-23-87 PAGE 78 REFERENCE PLAT BOOK 11-23-87 PAGE 79 REFERENCE PLAT BOOK 11-23-87 PAGE 80 REFERENCE PLAT BOOK 11-23-87 PAGE 81 REFERENCE PLAT BOOK 11-23-87 PAGE 82 REFERENCE PLAT BOOK 11-23-87 PAGE 83 REFERENCE PLAT BOOK 11-23-87 PAGE 84 REFERENCE PLAT BOOK 11-23-87 PAGE 85 REFERENCE PLAT BOOK 11-23-87 PAGE 86 REFERENCE PLAT BOOK 11-23-87 PAGE 87 REFERENCE PLAT BOOK 11-23-87 PAGE 88 REFERENCE PLAT BOOK 11-23-87 PAGE 89 REFERENCE PLAT BOOK 11-23-87 PAGE 90 REFERENCE PLAT BOOK 11-23-87 PAGE 91 REFERENCE PLAT BOOK 11-23-87 PAGE 92 REFERENCE PLAT BOOK 11-23-87 PAGE 93 REFERENCE PLAT BOOK 11-23-87 PAGE 94 REFERENCE PLAT BOOK 11-23-87 PAGE 95 REFERENCE PLAT BOOK 11-23-87 PAGE 96 REFERENCE PLAT BOOK 11-23-87 PAGE 97 REFERENCE PLAT BOOK 11-23-87 PAGE 98 REFERENCE PLAT BOOK 11-23-87 PAGE 99 REFERENCE PLAT BOOK 11-23-87 PAGE 100		



- \*LEGEND\*
- NOTE: ALL ITEMS IN THIS LEGEND MAY NOT APPEAR ON THIS PLAT.  
N/ = VIEW OR FORMER  
A/ = AS PER DEED  
AP/ = AS PER PLAT  
BBS BUILDING (SETRACK) LINE  
CP COMPUTED POINT  
EP CRUISE PIPE FOUND  
D DEED (BOOK/PAGE)  
DE DRIVEWAY  
EP END OF PAVEMENT  
FPI FINISH FLOOR ELEVATION  
FKA FORMERLY KNOWN AS  
L L ARC LENGTH  
LL L L  
LL L LAND LOT LINE  
N NEIGHBOR'S
- V/ = VIEW OR FORMER  
NAIL NAIL NAME  
P PLAT (BOOK/PAGE)  
PBI POINT OF BEGINNING  
POC POINT OF COMMENCEMENT  
R RIGHT-OF-WAY  
R RIGHT-OF-WAY  
RBS REINFORCING BAR FOUND  
RBS (1/2) INCH REINFORCING BAR SET  
S SIDEWALK  
SS S  
SSCO SITUATORY SEWER EASEMENT  
X-X FENCE LINE  
- WALL

TREE TABLE		
TR.NO.	DIAMETER	TYPE
1	12"	PINE
2	24"	OAK
3	6"	OAK
4	15"	OAK
5	22"	OAK
6	14"	OAK
7	30"	OAK
8	35"	OAK

IMPERVIOUS (IN SQUARE FEET)	
HOUSE	1217
CARPORT	162
DECK	214
CONC. DW	367
CONC. SW	281
WALL	68
PORCH	21
STEPS	24
BRICK PATIO	236
<b>TOTAL IMPERVIOUS</b>	<b>2590</b>

Paul Ferguson  
2286 Desmond Drive  
Decatur GA 30033

March 17, 2025

TWMC;

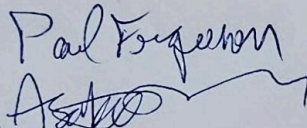
My wife and I are the property owners of 2286 Desmond Drive, Decatur 30033.

My longstanding neighbor, Michael Brock of 2292 Desmond Drive, informed me of his intent to apply for a variance to extend the carport side door entrance by approximately 6 feet in the direction of my property.

His intention is to provide a direct path from the interior of his house to the backyard and laundry room and basic updates to an existing room.

This is a sensible request and will provide additional value and utility to our neighborhood without sacrificing aesthetic appeal. It will not adversely impact the usability of my property.

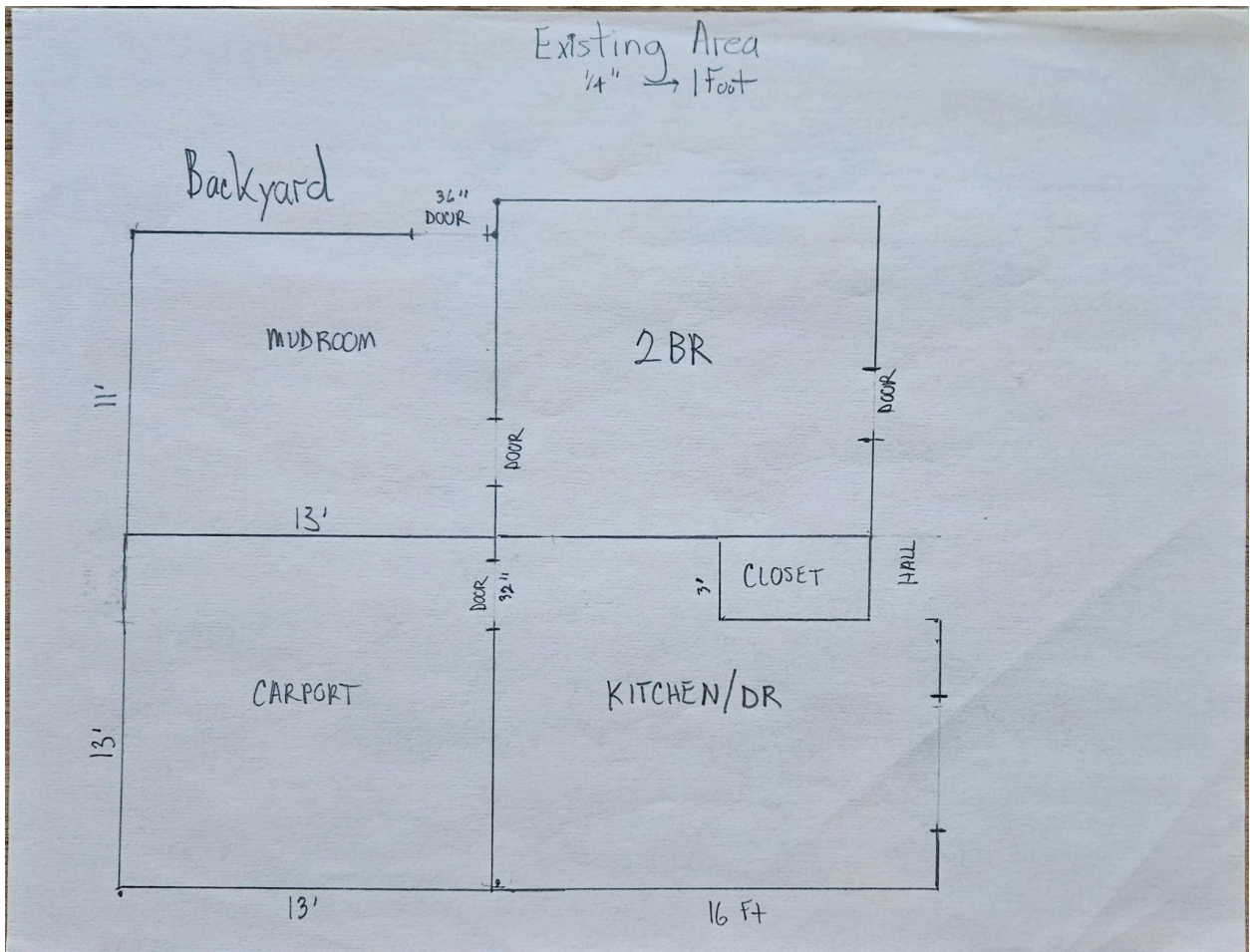
Thanks in advance for your anticipated assistance to Mr Brock in his request.

A handwritten signature in blue ink that reads "Paul Ferguson". The signature is stylized with a large, looped "P" and a long, sweeping underline.

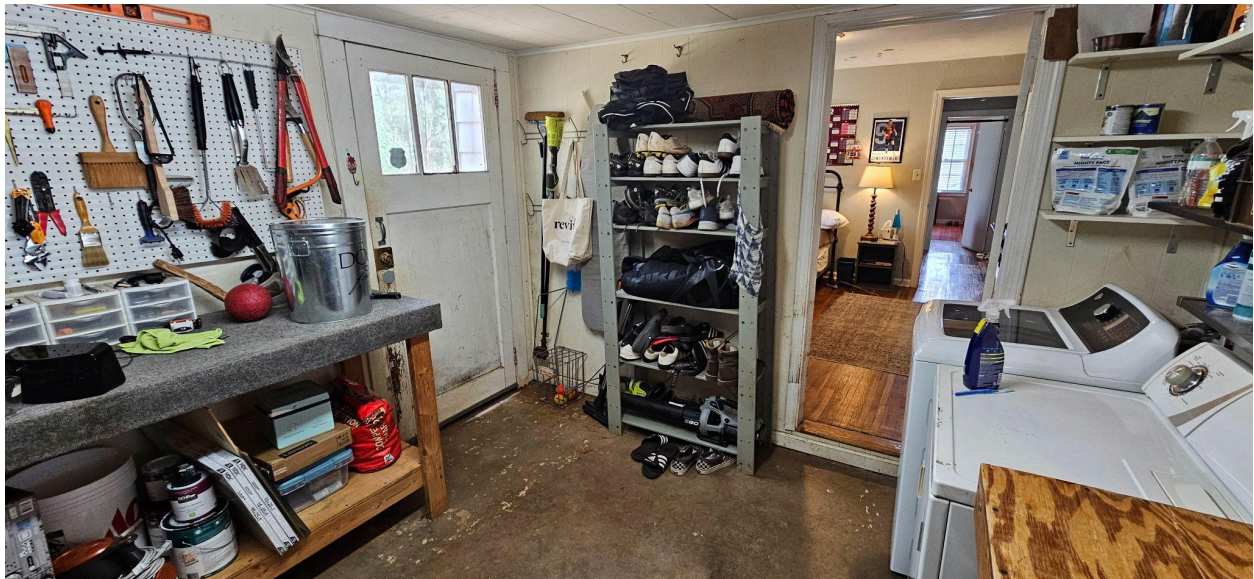
Paul Ferguson

Asako Akai-Ferguson

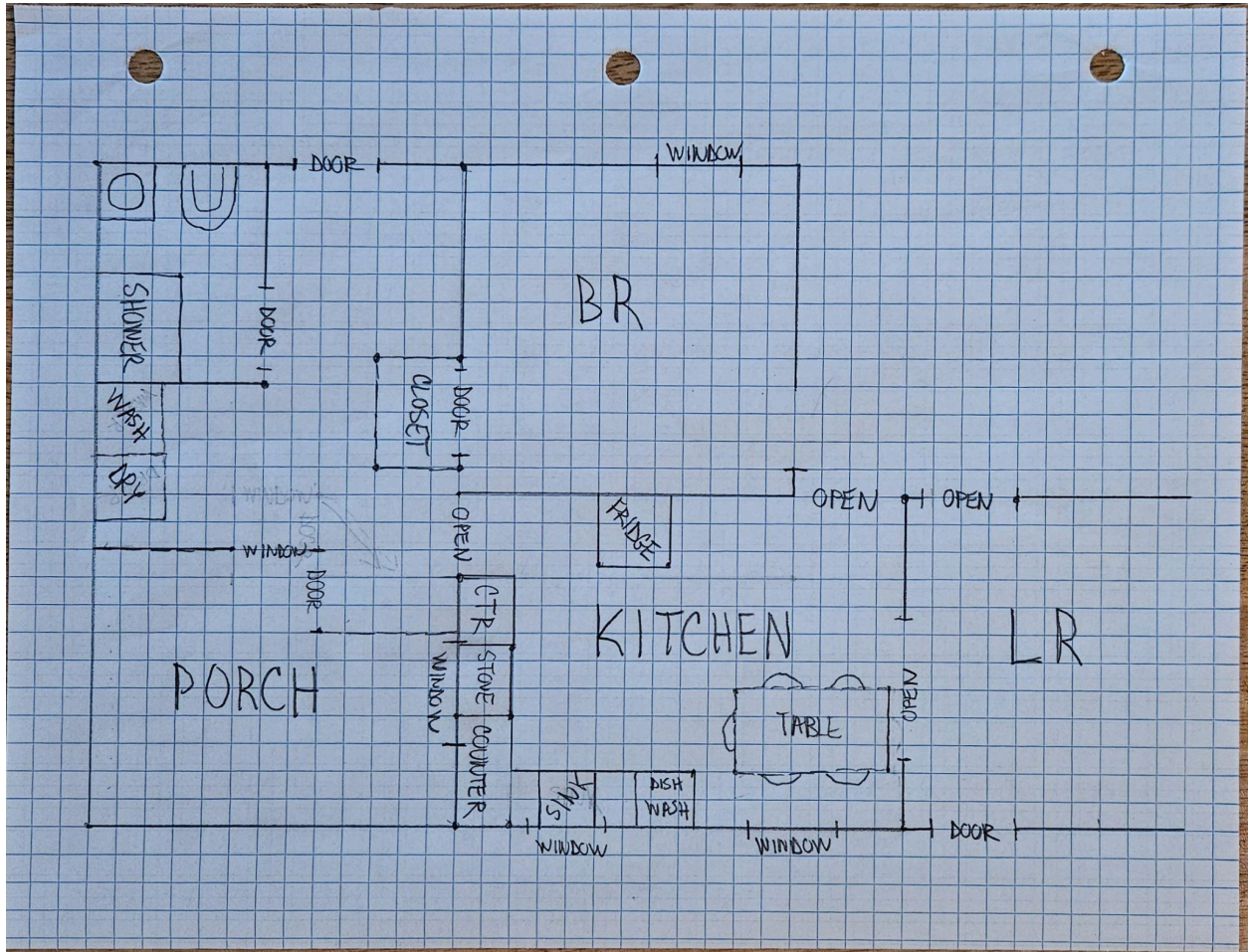














FLOOD HAZARD STATEMENT

I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING HAVING SPECIAL FLOOD HAZARDS.

PANEL 13089C0066K

EFFECTIVE DATE: 08/15/2019

ZONE X

ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY PUBLIC OR PRIVATE. NOTE: PROPERTY LINES SHOWN ON THIS MAP/PLAT REPRESENT PHYSICAL FIELD CONDITIONS BY EVIDENCE OF APPARENT POSSESSION (IRON PINS FOUND, OLD & ESTABLISHED FENCE LINES, OLD WALL LINES, SHRUB & HEDGE LINE, HOUSE LOCATIONS, ETC.) THEY MAY DIFFER AND BE IN CONTENTION FROM EVIDENCE FOUND AT THE APPLICABLE COUNTY COURTHOUSE. THEY MAY ALSO DIFFER FROM OTHER SURVEYOR OPINIONS AND/OR NEIGHBORS SURVEYS/PLATS. A FULL LAND TITLE REPORT OPINION ON ALL PROPERTIES, INCLUDING ADJACENT AND CONTIGUOUS PROPERTIES MAY BE NEEDED TO RESOLVE ALL POSSIBLE PROPERTY LINE DISPUTES OR DISCREPANCIES.

THIS MAP/PLAT WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY. THIS MAP/PLAT IS SUBJECT TO REVISIONS AND UPDATE UPON RECEIPT OF SAID TITLE COMMITMENT.

BUILDING LINES SHOWN HEREON DERIVED FROM VARIOUS ONLINE SOURCES. THEY MAY BE IN CONTENTION WITH OR DIFFER FROM INTERPRETATIONS OF GOVERNING AUTHORITIES. IT IS THE CLIENT'S OBLIGATION TO CONFIRM WITH PERMITTING AGENCIES BASED ON THEIR SPECIFIC CONSTRUCTION PROJECTS.

~ THIS MAP/PLAT HAS BEEN FIELD RUN WITH ASSUMED ELEVATIONS, THEN ADJUSTED TO NAVD 88 BASED ON MULTIPLE OBSERVATIONS FROM GOOGLE EARTH SATELLITE IMAGERY OR OTHER ONLINE SOURCES. THE ELEVATIONS SHOWN HEREON ARE +/- 1' (± ONE FOOT).

TREE SYMBOLS ARE NOT TO SCALE. TREE SYMBOLS REPRESENT POSITION OF TREE & ARE NOT THE CRITICAL ROOT ZONE (NOT DRIPLINE).

NOTE: ANY & ALL UNDERGROUND UTILITIES, I.E. SEWER, STORM, GAS, WATER, ETC., HAVE NOT BEEN FIELD LOCATED BY CONVENTIONAL SURVEY METHODS.

PROPERTY ADDRESS:  
2292 DESMOND DRIVE,  
DECATUR, GA 30033

LAND AREA:  
9,750 SF  
0.224 AC

IMPERVIOUS AREA:  
EXIST= 2590 SF= 26.6%

ZONING: R-75

0 10  
SCALE 1" = 10'

PLAT PREPARED FOR:

2292 DESMOND DRIVE

LOT 7 BLOCK B SUBDIVISION UNIVERSITY HEIGHTS

LAND LOT 61 18th DISTRICT PARCEL ID:1806110007

BY:

DeKALB COUNTY, GEORGIA

FIELD DATE: 11-18-2022

NH

DRAWN DATE: 11-23-2022

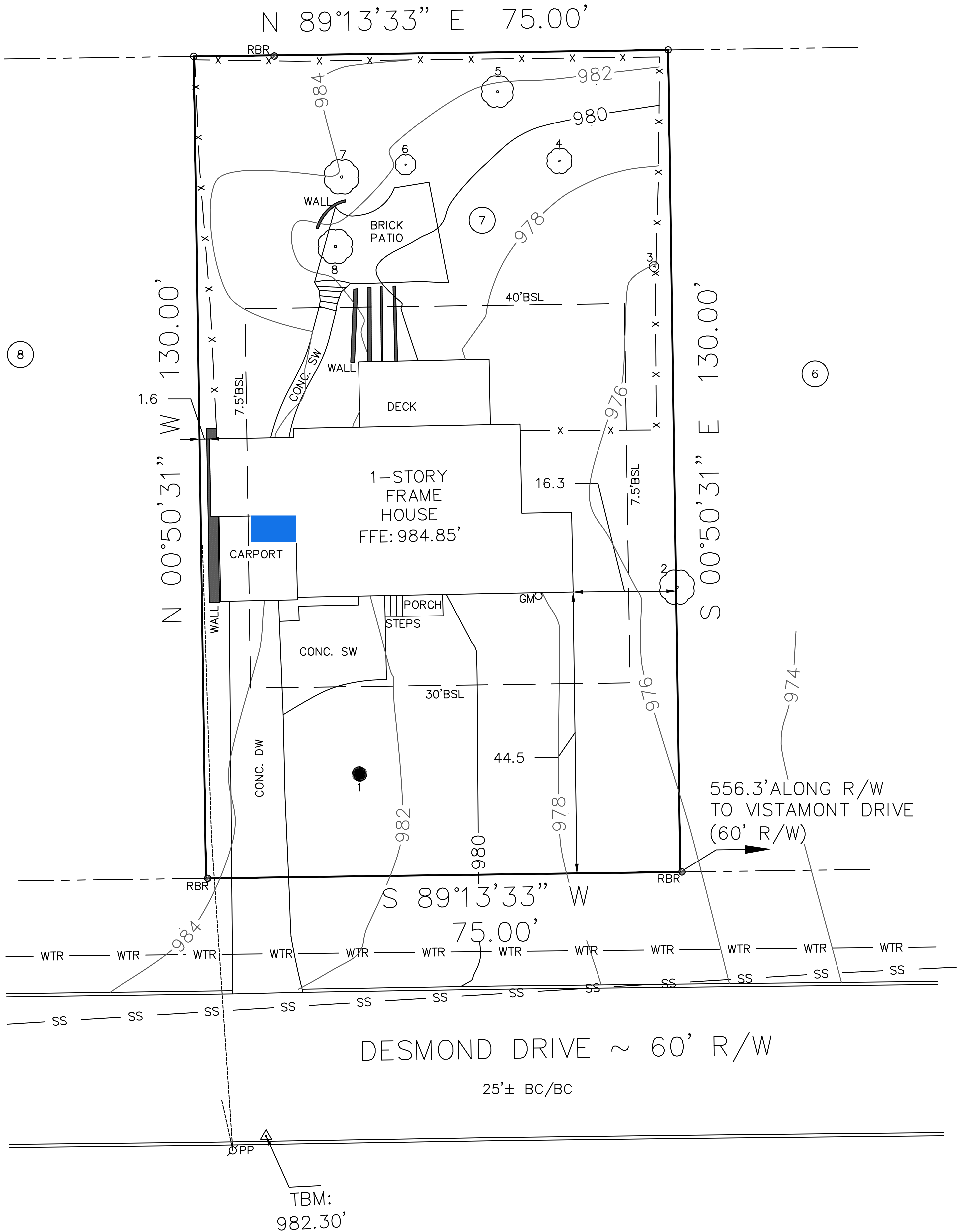
AE

REFERENCE: PLAT BOOK 25, PAGE 65  
REFERENCE: DEED BOOK 11684, PAGE 110  
ALL MATTERS OF TITLE ARE EXCEPTED. NOT TO BE RECORDED NOR USED TO CONVEY PROPERTY.  
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 10,000+ FEET, AN ANGULAR ERROR OF +/- 1 SECOND PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 30,000+ FEET. AN ELECTRONIC TOTAL STATION WAS USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.



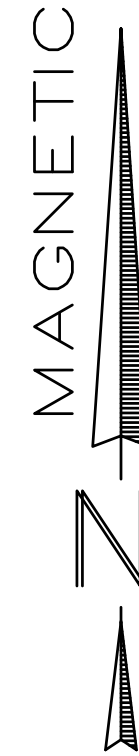
SURVEY SYSTEMS ATLANTA  
660 LAKE DR. SW, SNELLVILLE, GA 30039  
CDA #LSF000867, JOBORDERS@SURVEYSATLANTA.COM  
CELL 678-591-6064 ~ OFFICE 404-760-0010



\* L E G E N D \*

NOTE: ALL ITEMS IN THIS LEGEND MAY NOT APPEAR ON THIS PLAT.

AKA ALSO KNOWN AS	N/F NOW OR FORMERLY
APD AS PER DEED	NAIL NAIL FOUND
APP AS PER PLAT	P PLAT (BOOK/PAGE)
BSL BUILDING (SETBACK) LINE	POB POINT OF BEGINNING
CP COMPUTED POINT	POC POINT OF COMMENCEMENT
CTP CRIMP TOP PIPE FOUND	R RADIUS LENGTH
D DEED (BOOK/PAGE)	R/W RIGHT-OF-WAY
DW DRIVEWAY	RBF REINFORCING BAR FOUND
EP EDGE OF PAVEMENT	(1/2" UNO)
FFE FINISH FLOOR ELEVATION	RBS 1/2" REINFORCING BAR SET
FKA FORMERLY KNOWN AS	SW SIDEWALK
IPF IRON PIN FOUND	SSE SANITARY SEWER EASEMENT
L ARC LENGTH	SSCO SANITARY SEWER CLEANOUT
LL LAND LOT	-X- FENCE LINE
LLL LAND LOT LINE	WALL
N NEIGHBOR'S	



TREE TABLE		
TR.NO.	DIAMETER	TYPE
1	12"	PINE
2	24"	OAK
3	6"	OAK
4	15"	OAK
5	22"	OAK
6	14"	OAK
7	30"	OAK
8	35"	OAK

IMPERVIOUS (IN SQUARE FEET)	
HOUSE	1217
CARPORT	162
DECK	214
CONC. DW	367
CONC. SW	281
WALL	68
PORCH	21
STEPS	24
BRICK PATIO	236
TOTAL IMPERVIOUS	2590