

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: Oscar Alvarez
Mailing Address: 5865 Steeplechase Lane
City/State/Zip Code: Cumming, GA 30040
Email: david@sebben.me
Telephone Home: 770-203-9155 Business: 770-205-2995

OWNER OF RECORD OF SUBJECT PROPERTY

Owner: David Sebben
Address (Mailing): 1806 Durand Mill Drive NE, Atlanta, GA 30307
Email: david@sebben.me Telephone Home: 770-231-0854 Business: _____

ADDRESS/LOCATION OF SUBJECT PROPERTY

Address: 1806 Durand Mill Drive NE City: Atlanta State: GA Zip: 30307
District(s): 18th Land Lot(s): 52 Block: _____ Parcel: 18 052 14 010
Zoning Classification: R-75 Commission District & Super District: 2/6

CHECK TYPE OF HEARING REQUESTED:

- ☒ 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 REVIEW THE FILING GUIDELINES ON PAGE 4. FAILURE TO FOLLOW GUIDELINES MAY RESULT IN SCHEDULING DELAYS.

Email plansustain@dekalbcountyga.gov with any questions.

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.

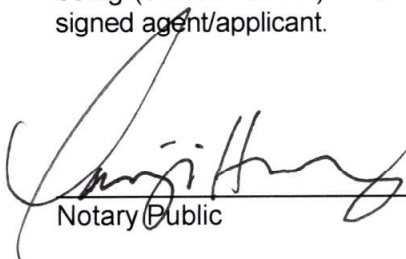
I hereby certify that I am the owner of the property and that I authorize the applicant/agent to apply for a hearing to the Zoning Board of Appeals for the requests as shown in this application.

DATE: 7/21/25 Applicant/Agent 
Signature: _____

TO WHOM IT MAY CONCERN:

(I)/ (WE): David Sebben
(Name of Owners) _____

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


Notary Public




Owner Signature

Notary Public

Owner Signature

Notary Public

Owner Signature

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: 7/21/25

Applicant 
Signature: _____

DATE: 7/21/25

Applicant 
Signature: _____

David Sebben
1806 Durand Mill Dr NE
Atlanta, GA 30307

July 21st, 2025

DeKalb County
Zoning Board of Appeals

Letter of Intent

To Whom It May Concern:

We write this letter requesting your consideration for approval of an Administrative Variance from Chapter 27, Sec. 2.1.1, to grant the relief of lot coverage from 35% to 40% in order to permit the replacement of our tattered fabric awning with a permanent portico.

The proposed covered front entryway will not affect the existing footprint, or add any additional impervious area to the property. Current zoning regulations for properties zoned R-75 restrict lot coverage to a maximum of 35%.

When I purchased the property in 2000 it was already exceeding the maximum lot coverage by 4.1%. Due to the size, shape, and topography of the property- there are not any other options for a covered entryway. The existing fabric awning is tattered, is an eyesore, and does not provide efficient protection from the weather. The windows and door have had to be replaced due to exposure to the harsh elements.

The Home Owner's Association has not only approved the project, but in fact has encouraged it. The building of a new covered entryway would be beneficial to the neighborhood and property values. The property is adjacent to Druid Hills Historic District, and this proposal is respectful of that.

The home has an underground stormwater mitigation system installed, directing water from the roof/gutters to an underground runoff system. The proposed covered porch will not change any flow of water or affect lot coverage in any way.

The removal of a portion of the driveway has been considered in order to meet the max lot coverage, but this would cause a hardship as there wouldn't be sufficient space to maneuver vehicles.

Similar conditions of this particular piece of property can be found in adjacent properties- as seen in the GIS aerial map.

The requested Administrative Variance does not go beyond the minimum necessary to afford relief, and does not constitute a grant of special privilege inconsistent with the limitations upon other similarly

The requested Special Exception would not cause substantial detriment to the public good or impair the purposes and intent of the Zoning Ordinance by allowing the proposed covered porch. This proposal would promote desirable living conditions and reinforce the stability of the surrounding neighborhood.

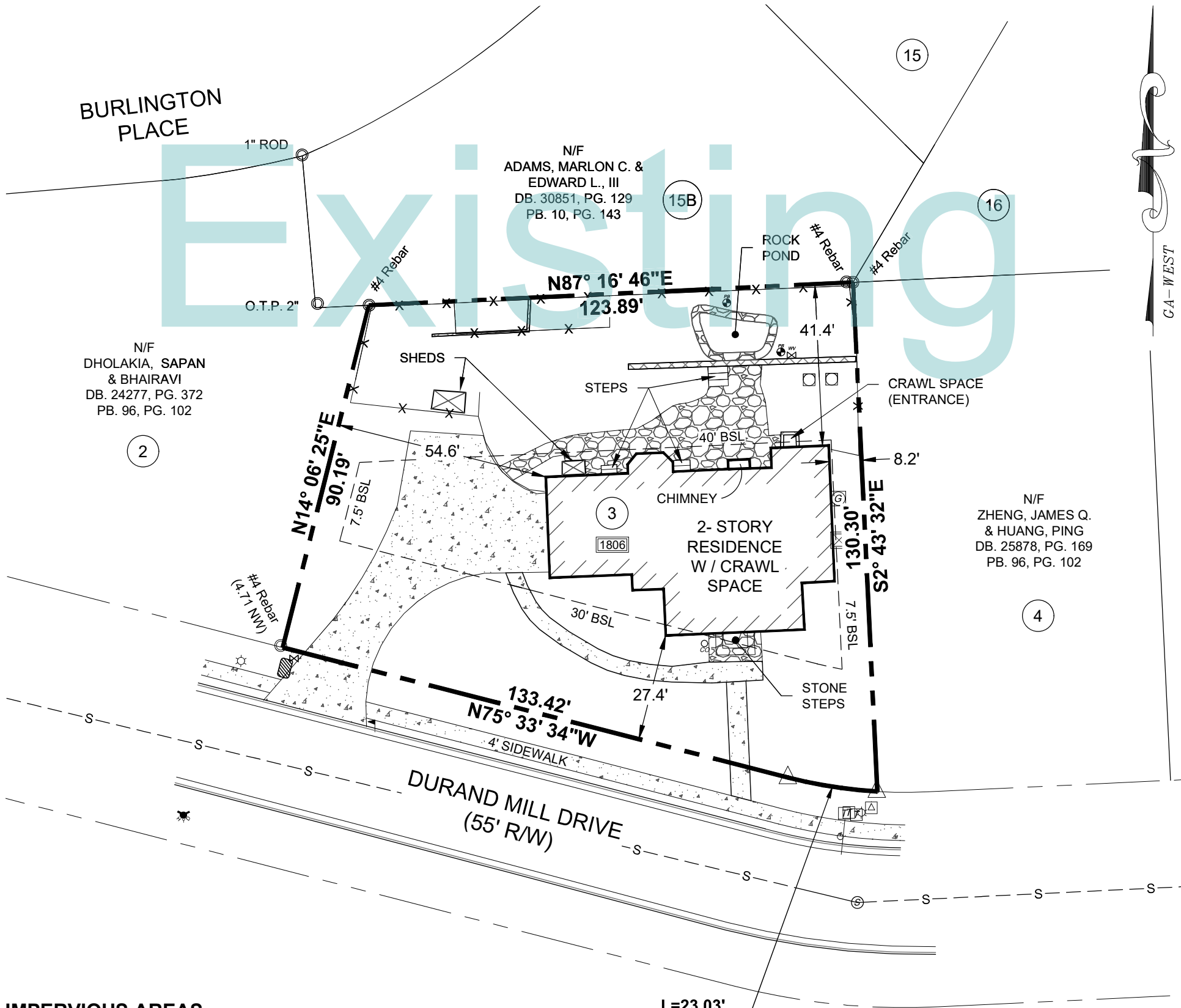
Thank you for your consideration in the matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'D. Sebben', with a stylized, flowing script.

David Sebben

Surveying • Construction Layout • Consulting
3201 South Cherokee Lane • Suite 310
Woodstock, GA 30188
Tel. 770-924-2955
Email: cmitchell@msc-survey.com
Website: MSC-Survey.com



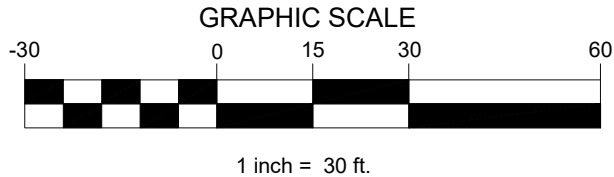
IMPERVIOUS AREAS

1. HOUSE TOTAL	2,765 FT ²
HOUSE	2,630 FT ²
CHIMNEY	13 FT ²
HOUSE STEPS	122 FT ²
2. CONCRETE TOTAL	2,080 FT ²
DRIVEWAY	1,655 FT ²
WALK (DRIVEWAY)	318 FT ²
WALK (SIDEWALK)	107 FT ²
3. WALLS	109 FT ²
4. STONE REAR PATIO	830 FT ²
5. SHEDS	63 FT ²
6. ROCK POND	109 FT ²
7. ROCK POND STEPS	26 FT ²
TOTAL:	5,982 FT ²
	(39.1%)

LOT AREA
0.35 Ac / 15,279 SQ FT



2/25/2025



I CERTIFY THAT 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 AS AMENDED BY HB 1004 (2016), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL .

LEGEND	
AC - ACRE	
BL - BUILDING SETBACK LINE	
CONC - CONCRETE	
FC - FENCE	
N/F - NOW OR FORMERLY	
PB/PG - PLAT BOOK PAGE	
R/W - RIGHT OF WAY	
○ - #4 REBAR FOUND	
⊙ - PULL BOX (CATV)	
⊗ - WATER METER	
⊗ - IRRIGATION VALVE	
⊗ - SEWER CLEANOUT	
⊗ - CURB INLET	
⊗ - LIGHT POLE	
⊗ - TRANSFORMER	
⊗ - ELECTRIC METER	
⊗ - GAS METER	
⊗ - A/C UNIT	
X - FENCE LINE	
- - - - - RIGHT-OF-WAY	
- - - - - LAND LOT LINE	

LOT BOUNDARY SURVEY
PREPARED FOR

SEBBEN, DAVID M.

PROPERTY DESCRIPTION

0.35 ACRES (15,279 FT²)
LOT 3, DURAND MILL, UNIT II
1806 DURAND MILL DRIVE, ATLANTA, GEORGIA 30307
LOCATED IN LAND LOT 52
18TH DISTRICT
DEKALB COUNTY, GEORGIA

NOTES:

- 1.FIELD DATA COLLECTED USING CARLSON BRx7 GNSS BASE/ROVER CONFIGURATION.
- 2.THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED WAS ESTABLISHED USING POST PROCESSED V.R.S. NETWORK RESOLUTIONS AND GPS BASE SETUP.
- 3.THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 138,818 FEET.
4. SEE RECORDED PLAT NOTES FOR LOT RESTRICTIONS, IF ANY.
5. THIS PROPERTY LIES WITHIN A FEMA ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER COMMUNITY PANEL 13089C0062 K WITH AN EFFECTIVE DATE OF AUGUST 15, 2019.
6. ZONING: DEKALB COUNTY - R-75 (FRONT=30' SIDE=7.5' REAR=40')
7. FINAL PLAT SETBACKS - FRONT=30' REAR=40'



MITCHELL SURVEYING
& CONSULTING, LLC

Surveying • Construction Layout • Consulting
3201 South Cherokee Lane • Suite 310
Woodstock, GA 30188
Tel. 770-924-2955
Email: cmitchell@msc-survey.com
Website: MSC-Survey.com

SOURCE OF DATA:
-PLAT BOOK 96, PAGE 102
-DEED BOOK 25982, PAGE 221
DEKALB COUNTY, GEORGIA

SURVEY TYPE: LOT BOUNDARY
DATE OF FIELD SURVEY: 2/17/2025
MAP ISSUE DATE: 2/25/2025
PROJECT No.: 25006.00



Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric Hudson

PRE-APPLICATION FORM ZONING BOARD OF APPEALS

Applicant
Applicant Name: David Sebben Phone: 770-231-0854 Email: david@sebben.me

Meeting Information

Date/Time: 7/21 @ 12:30pm Planner Name: Lucas Carter
Planner Email: LJCarter@DeKalbCountyGA.gov

Subject Property 1806 Durand Mill Drive Atlanta, GA 30307
Property Address: _____
Comm. District(s): 2/6 Tax Parcel ID: 18 052 14 010
Zoning: R-75 Land Use: TN (Traditional Neighborhood) Overlay: _____
Existing Use: Dwelling Supplemental Regs: _____

Proposed Project

Code sections and Amounts seeking a variance from:

Chapter 27-Section 2.1.1

Lot Coverage Increase from 35% to 40%

Case context and intended project:

residential covered porch over an existing stoop

Ordinance Criteria for Variance Hardships

*Derived from the ordinance and translated into Layman's Terms
(Chapter 27 Section 7.5.2)*

1. Physical Conditions of the site – *What did mother nature do?*

Address the specific issues of the ***physical condition*** of the property that make it a special case. This could be its narrowness, shallowness, unique shape, or other physical features such as floodplains, trees, or a steep slope. These conditions should be the result of natural order, not created by you or a prior owner.

- Grandfathered status; Major changes to property are not feasible
- Driveway functionality (Not feasible to alter driveway to come down on lot coverage)
- Grandfathered house layout
- Encroachment is minimal

2. Minimum Variance Necessary – *Are you asking for just the right amount?*

Demonstrate that your request is only for the ***minimum necessary*** to make your property usable and does not provide any special advantages that aren't available to other property owners in your zoning district.

- Show that alternate options to come down on lot coverage has been considered (Tear up driveway, other things taking up lot coverage, etc.)

3. Public Welfare – *Does this harm or benefit your neighbors?*

Discuss the ***potential impact*** of your proposed changes on your neighborhood and community. Show that the variance you're seeking won't harm public welfare, neighboring properties, or any improvements in the same zoning district.

- Storm runoff on property minimized by infrastructure flowing directly underground (Provide pictures)
- Replacing ratty old fabric awning with nice beautiful metal awning
- HOA approved! (Letter of support)
- Letters of support from any neighbors



4. Ordinance Hardship – *Does the ordinance prevent your project?*

Detail how a ***strict interpretation of the zoning laws*** would cause undue hardship for you. This could be in terms of impracticality or inability to use your property effectively. Think of this as, ***"if denied, what would happen?"***

- If denied, would have to live with raggedy old fabric awning and would be unable to make meaningful improvements to property
- Face of house would get baked by sun and smacked by rain (Moisture issues)
- No matter what you do, variance would be needed

5. Alignment with the Spirit of the Law

Demonstrate how your variance request aligns with the overall purpose of the zoning laws and the DeKalb County Comprehensive Plan. Show that your proposal does not undermine these broader goals and policies, but rather seeks a reasonable adaptation to them. Ask your assigned planner for text regarding the parcel's assigned land use.

- Spirit of lot coverage is to alleviate storm water runoff which is aided by direct to underground drainage pipe
- TN (Traditional Neighborhood) - Respectful of historic aesthetics of neighborhood character area
- Bordering Druid Hills Historic District/Proposal is respectful of that

YOUR VARIANCE TIMELINE

Application Deadline: 07/24/25

Sign Posting Deadline: 08/10/25

ZBA Meeting: 09/10/25

APPLICATION SUBMITTAL INSTRUCTIONS

1. **Compile all completed materials into a single PDF file, preferably in the following order.**
 - a. ZBA Public Hearing Application
 - b. Owner Authorization
 - c. Property Access Form
 - d. Application Authorization (If Applicable)
 - e. Letter of Intent
 - f. Site Plan
 - g. Other relevant materials (Photographs, Letters of Support, Citation, etc.)
2. **Head over to <https://epermits.dekalbcountyga.gov/> to create/update your account.**
 - a. Head to the above link and create/update your account
 - b. Start a “ZBA-Variance” application and follow instructions to fill in the prompted fields and submit your PDF file.
 - c. If done correctly, you should see your application number (**1247XXX**). This number is your case! You will need this for the next step.
 - d. You will be notified to pay the \$300 ZBA application fee.
3. **Email LJCarter@DeKalbCountyGA.gov your application number (**1247XXX**) and application package/contents**
 - a. This alerts staff that you’ve submitted your application and acts as a failsafe should there be technical errors. Failure to do so may result in a deferral.

1806 Durand Mill Dr. - Before



1806 Durand Mill Dr. - After



HOA APPROVAL

From: [Kim Sebben](#)
To: [Taunji Hurlbut](#)
Subject: Durand Mill HOA Approval
Date: Monday, July 21, 2025 3:05:54 PM

----- Forwarded message -----

From: **kathy378** <kathy378@bellsouth.net>
Date: Mon, Jan 6, 2025 at 11:27 AM
Subject: Re: For Architectural Approval - 1806 Durand Mill
To: Kim Sebben <kim.sebben60@gmail.com>

Hi Kim,

The Durand Mill ACC approves the plan and concurs that it's ok to begin the work, but you still need to submit the plan (for the record) to:

Jennifer Brown
Community Management Associates, Inc.
(404) 835-9100 | <http://www.cmacommunities.com>

Community Association Management Services |
HOAs | Condos

Professional community management services for
homeowner associations, condominiums, hi-rise buildings,
and mast...

Best,
Kathy

On Saturday, January 4, 2025 at 03:55:19 PM EST, Kim Sebben <kim.sebben60@gmail.com> wrote:

Hi Kathy,

David and I are looking to replace the fabric awning over our front door with a portico. Attached is what it will look like when finished (paint on columns will match current trim). Please let me know if you have any questions. Thanks so much for your help.

Kim Sebben
404-519-6880

Neighbor Letter of Support

James & Ping Zheng -
Letter of Support

Bhairavi & Swapan Dholakia -
Neighbor Letter of Support

Dede Karafotias -
Letter of Support

Lala Ahmed -
Letter of Support



1798 Durand Mill Drive

From: [Kim Sebben](#)
To: [Taunji Hurlbut](#)
Subject: Neighbor Email
Date: Monday, July 21, 2025 10:30:47 PM

You don't often get email from kim.sebben60@gmail.com. [Learn why this is important](#)

----- Forwarded message -----

From: **Bhairavi Dholakia** <bhairavidholakia@gmail.com>
Date: Mon, Jul 21, 2025 at 9:27 PM
Subject: Re: Variance for Building a Permanent Front Door Awning
To: Kim Sebben <kim.sebben60@gmail.com>

Dear Kim and David,

As your next door neighbors, we are in full support of a permanent awning over your front door. I think it will be a fantastic enhancement to the current fabric awning.

Wishing you much luck!

Bhairavi and Swapan Dholakia
Neighbors at [1798 Durand Mill Drive Ne](#)
[Atlanta, GA 30307](#)

On Monday, July 21, 2025, Kim Sebben <kim.sebben60@gmail.com> wrote:

Good afternoon,

David and I have a favor to ask. We're trying to get a permanent awning built over our front door and DeKalb County requires a variance. We're told by our contact at the county that a couple of emails/letters from neighbors supporting it goes a long way. We're wondering if you would be willing to send us an email saying you support this and that it will be an enhancement over the prior fabric awning.

Thank you so much!

Kim Sebben
404-519-6880

1803 Durand Mill Drive

From: [Kim Sebben](#)
To: [Taunji Hurlbut](#)
Subject: Neighbor Support Email
Date: Monday, July 21, 2025 10:32:57 PM

You don't often get email from kim.sebben60@gmail.com. [Learn why this is important](#)

From our across the street neighbor (who is on the HOA board).

I reached out to two other neighbors. If they respond, I'll forward.

Thanks.

Kim

----- Forwarded message -----

From: **Dede Karafotias** <dedekarafotias@gmail.com>

Date: Mon, Jul 21, 2025 at 7:56 PM

Subject: Porch

To: Kim Sebben <kim.sebben60@gmail.com>

I live across the street from the Sebbens. I've seen their front porch design and think it will be a good improvement for the neighborhood. I am a member of the board for our neighborhood and think it's in line with other improvements that indeed add nicely to our neighborhood.

Dede Karafotias
Keller Williams Metro Atlanta
404.617.6381

1811 Durand Mill Drive

From: [Kim Sebben](#)
To: [Taunji Hurlbut](#)
Subject: Neighbor support
Date: Tuesday, July 22, 2025 3:40:35 PM

You don't often get email from kim.sebben60@gmail.com. [Learn why this is important](#)

One more.

Thanks.

----- Forwarded message -----

From: **lala ahmed** <lalahmed@gmail.com>
Date: Tue, Jul 22, 2025 at 1:32 PM
Subject: Re: Variance for Building a Permanent Front Door Awning
To: Kim Sebben <kim.sebben60@gmail.com>

Hello Kim,

Your plan to build a permanent awning sounds wonderful. When we look outside our front windows, it is your house, we see. Definitely a permamant awnings is going to look much better than the cloth one you currently have.

Best,
Lala

On Mon, Jul 21, 2025 at 4:00 PM Kim Sebben <kim.sebben60@gmail.com> wrote:

Good afternoon,

David and I have a favor to ask. We're trying to get a permanent awning built over our front door and DeKalb County requires a variance. We're told by our contact at the county that a couple of emails/letters from neighbors supporting it goes a long way. We're wondering if you would be willing to send us an email saying you support this and that it will be an enhancement over the prior fabric awning.

Thank you so much!

Kim Sebben
404-519-6880

From: [Kim Sebben](#)
To: [Taunji Hurlbut](#)
Subject: Neighbor Support
Date: Tuesday, July 22, 2025 9:04:59 PM

You don't often get email from kim.sebben60@gmail.com. [Learn why this is important](#)

Last one!

Thanks.

----- Forwarded message -----

From: **JQ Zheng** <zhengjq@msn.com>
Date: Tue, Jul 22, 2025 at 9:03 PM
Subject: Re: Variance for Building a Permanent Front Door Awning
To: Kim Sebben <kim.sebben60@gmail.com>

Hi Kim and David,

As your next-door neighbor, Ping and I support your proposed permanent awning for your front door. We think that it will look nice and help protect the front door.

Cheers,

James & Ping
1814 Durand Mill Dr.

From: Kim Sebben <kim.sebben60@gmail.com>
Sent: Monday, July 21, 2025 4:00 PM
Subject: Variance for Building a Permanent Front Door Awning

Good afternoon,

David and I have a favor to ask. We're trying to get a permanent awning built over our front door and DeKalb County requires a variance. We're told by our contact at the county that a couple of emails/letters from neighbors supporting it goes a long way. We're wondering if you would be willing to send us an email saying you support this and that it will be an enhancement over the prior fabric awning.

Thank you so much!

Kim Sebben
404-519-6880



CUMMING, GA 30041
OFFICE:770-205-2995
FAX: 678-947-1800

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SEBBEN RESIDENCE

1806 Durand Mill Drive Atlanta, 30307

REVISIONS

DATE	DESCRIPTION
03/04/25	RELEASED FOR CONSTRUCTION

A000

SEBBEN RESIDENCE

1806 Durand Mill Drive Atlanta, 30307

TABLE OF CONTENTS:

A000–COVER PAGE
A001–FOOTING, FRAMING, ROOFING & ELEVATIONS
A002–DETAIL
SURVEY EDITS

SCOPE OF WORK:

THIS IS AN EXISTING HOME, WE ARE PROPOSING TO BUILD
A NEW PORTICO ON TOP OF FRONT EXISTING STOOP.

PROPERTY OWNER: DAVID M. SEBBEN

APPLICABLE CODES:

- INTERNATIONAL RESIDENTIAL CODE, 2021 R507 EXTERIOR DECK
- INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION,WITH GA AMENDMENTS (2020)
- INTERNATIONAL BUILDING CODE, 2018 EDITION, WITH GA AMENDMENTS (2020)
- INTERNATIONAL FIRE CODE, 2018 EDITION (NO GA AMENDMENTS)
- INTERNATIONAL PLUMBING CODE, 2018 EDITION, WITH GA AMENDMENTS (2020)
- INTERNATIONAL MECHANICAL CODE, 2018 EDITION, WITH GA AMENDMENTS (2020)
- INTERNATIONAL FUEL GAS CODE, 2018 EDITION, WITH GA AMENDMENTS (2020)
- INTERNATIONAL ELECTRICAL CODE, 2020 EDITION (NO GA AMENDMENTS)
- INTERNATIONAL ENERGY CONSERVATION CODE, 2015 EDITION, WITH GA SUPPLEMENTS AND AMENDMENTS (2020)
- INTERNATIONAL SWIMMING POOL AND SPA CODE, 2018 EDITION, WITH GA AMENDMENTS (2020)

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INDEMNITY: The client agrees to defend, indemnify, and hold harmless from any claims, liability or defense cost in excess of the limit as stated above for injury or loss sustained by any party from exposures allegedly caused by our company performance of services.

The plans and other information provided by Exovations Inc hereunder are intended solely for the use of the customer to whom this proposal is addressed and may not be relied upon any other person or entity. Use by anyone other than the customer named above is at the user’s peril.

HEATED SQU. FOOTAGE = 3,776 SF TWO STORY RESIDENCE
UNHEATED SQU. FOOTAGE = 546 GARAGE SF,
DEAD LOAD = 10psf
LIVE LOAD = 40psf

NOTE: ALL EXISTING CONDITIONS TO BE VERIFIED IN
FIELD BY CONTRACTOR

CUMMING, GA 30041
OFFICE: 770-205-2995
FAX: 678-947-1800

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REVISIONS

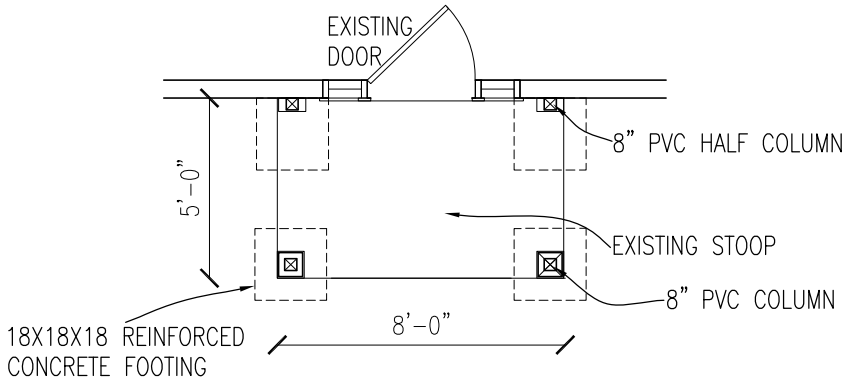
DATE	DESCRIPTION
03/04/25	RELEASED FOR CONSTRUCTION

CLIENT:

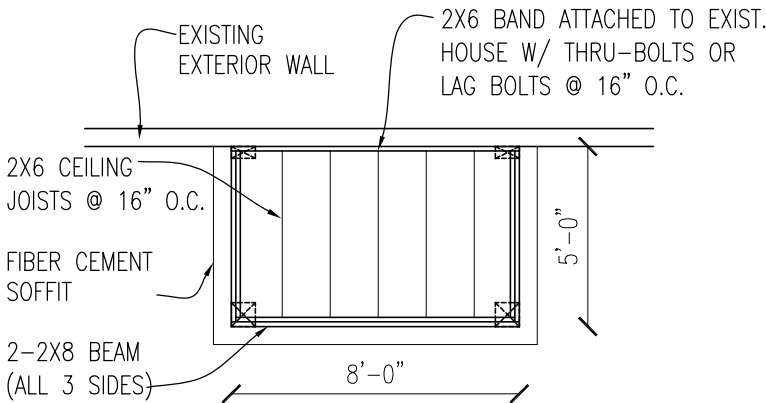
SEBBEN RESIDENCE
1806 Durand Mill Drive
Atlanta, 30307

FOOTING,
FRAMING ROOFING
PLAN AND
ELEVATIONS

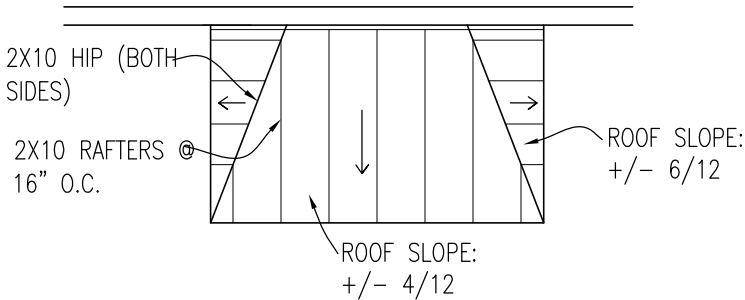
A001



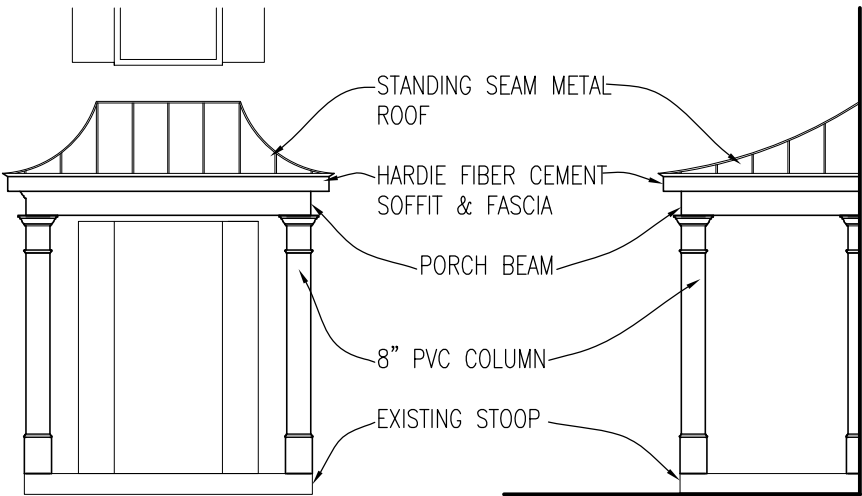
FOOTING PLAN: 3/16 " = 1'-0"



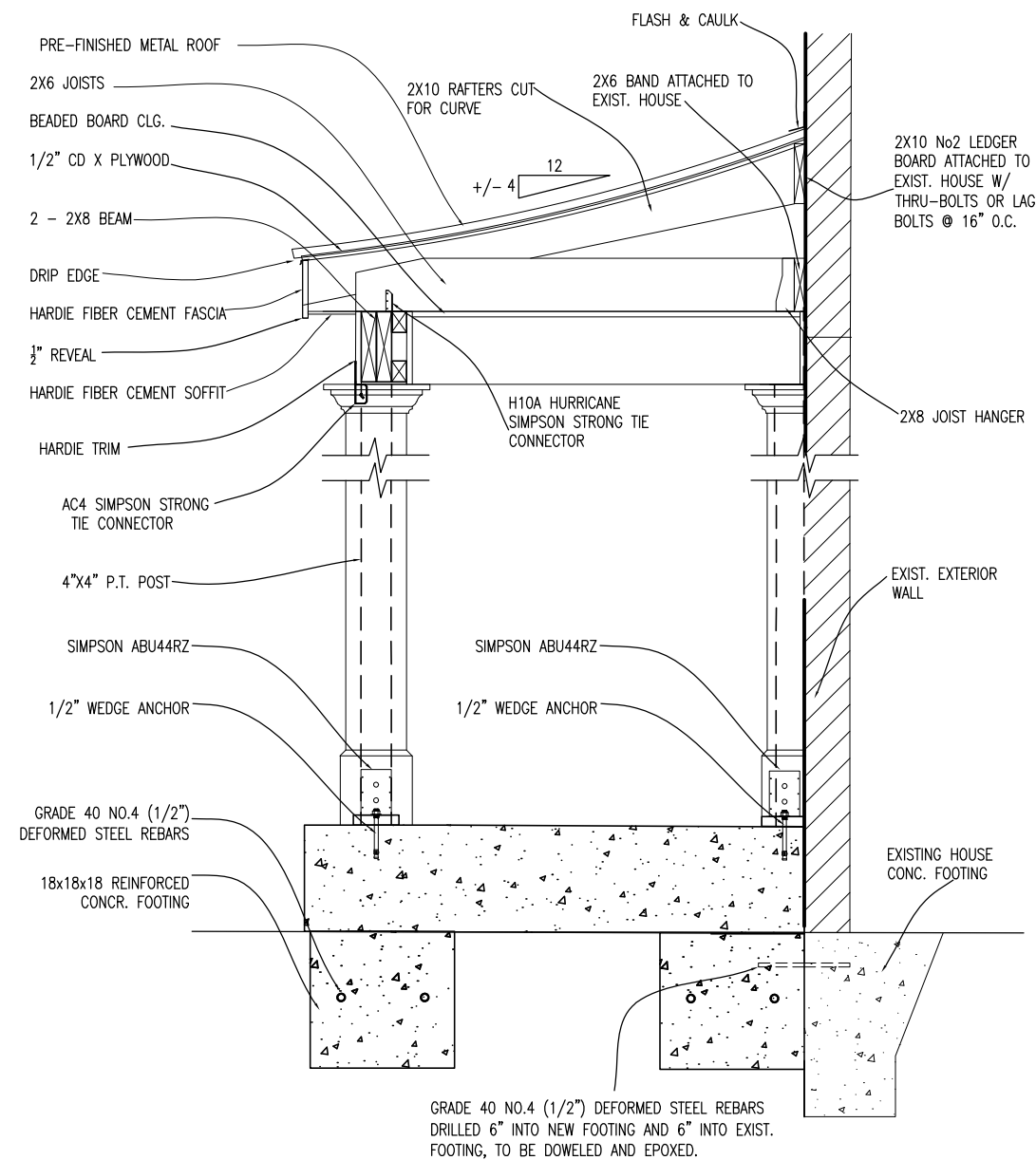
FRAMING PLAN: 3/16 " = 1'-0"



ROOF PLAN: 3/16 " = 1'-0"



FRONT & RIGHT ELEVATIONS: 3/16 " = 1'-0"



FRAMING PLAN: 1/2 " = 1'-0"



CUMMING, GA 30041
OFFICE: 770-205-2995
FAX: 678-947-1800

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REVISIONS

DATE	DESCRIPTION
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CLIENT:

SEBBEN RESIDENCE
1806 Durand Mill Drive
Atlanta, 30307

DETAIL

A002