



Lorraine Cochran-Johnson

Chief Executive Officer

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

**Wednesday September 10, 2025**

**Planning Department Staff Analysis**



Juliana Njoku

Interim Director

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**N5. Case No: A-25-1247704**

**Parcel ID(s): 18 052 14 010**

**Commission District 02 Super District 06**

Applicant:               Oscare Alvarez  
                                  5865 Steeplechase Lane  
                                  Cumming, GA 30040

Owner:                   David Sebben  
                                  1806 Durand Mill Drive NE  
                                  Atlanta, GA 30307

Project Name:           1806 Durand Mill Drive NE – Residential Porcah

Location:                1806 Durand Mill Drive, Atlanta GA 30307

Requests: Variance from Section 27-2.1.1 of the DeKalb County Zoning Ordinance to increase lot coverage from 35% to 40% to facilitate covered porch construction in R-75 (Residential Medium Lot) zoning district.

**Staff Recommendation: Denial**

## **STAFF FINDINGS:**

The applicant proposes a covered front porch/portico at the primary entry to replace an existing fabric awning, with no change to building footprint.

**1. There is an extraordinary or exceptional physical condition(s) pertaining to the particular piece of property (such as, but not limited to, lot size, lot shape, specimen tree(s), steep slope(s), or preservation of historic characteristics of the property), which was not created by the current owner, previous owner, or applicant; by reason of a clearly demonstrable condition(s), the strict application of the requirements of this chapter would deprive the property owner of rights and privileges enjoyed by other property owners in the same zoning district, as distinguished from a special privilege or convenience sought by the property owner.**

The lot does not demonstrate an extraordinary or exceptional physical condition of the subject property under Section 27-2.1.1 that would necessitate relief. The lot contains approximately 15,279 square feet ( $\pm 0.35$  acre), which exceeds the R-75 minimum lot area of 10,000 square feet. The lot shape is regular and the submittal does not document steep slopes, specimen trees, or historic features that constrain reasonable placement of improvements. Because the criterion requires a condition "not created by the current owner, previous owner, or applicant," an inherited lot-coverage coverage alone does not satisfy this standard; it is a regulatory status, not a physical hardship.

**2. The requested 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 properties in the zoning district in which the subject property is located:**

Although a variance would likely still be required for the project, there may be opportunity to remove lot coverage with driveway and rear stone path adjustments. The submittal would be strengthened by a site-wide reduction strategy to minimize variance magnitude (e.g., targeted driveway narrowing or turning-radius refinement, consolidation of walkways, selective removal of rear path segments, or use of qualifying permeable systems where permitted by ordinance). Otherwise, the proportionality of the project size compared to the scale of lot coverage reduction may be considered for discussion.

**3. The grant of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the zoning district in which the subject property is located:**

Letters of support from adjoining property owners and indication of HOA encouragement weigh in favor of neighborhood compatibility, and the porch itself is a typical residential feature that can improve façade articulation and weather protection. The applicant notes a proposed underground stormwater mitigation system and represents that the covered porch will not alter drainage patterns; if substantiated at permitting, such measures would address localized runoff concerns. On these points, the project, as described, appears inoffensive to surrounding properties.

**4. The literal interpretation and strict application of the applicable provisions or requirements of this chapter would cause undue and unnecessary hardship:**

Literal application of the 35% lot-coverage cap limits additional covered improvements on a parcel already exceeding the standard. That limit may frustrate the preferred design (a permanent portico), but hardship under the ordinance must arise from site conditions rather than personal preferences or convenience. The record does not show that a weather-protective entry cannot be achieved through a smaller canopy, alternative roof design, relocation of coverage from elsewhere on the lot, or other design adjustments within the cap and potentially reduce lot coverage.

**5. The requested variance would be consistent with the spirit and purpose of this Chapter and the DeKalb County Comprehensive Plan Text:**

The Traditional Neighborhood (TN) Character Area emphasizes preservation of established residential form, pedestrian orientation, and context-sensitive infill. The renovation of the front portico would be in support of these goals.

### **FINAL STAFF ANALYSIS:**

The applicant seeks relief from Section 27-2.2.1 to raise maximum lot coverage from 35% to 40% to construct a covered front porch on a 0.35-acre R-75 lot that already exceeded the cap by approximately 4.1%. The record documents a regular-shaped lot without mapped steep slopes, specimen trees, or other extraordinary physical constraints. While neighborhood/HOA support and proposed stormwater measures indicate the project itself is generally compatible, the application may not demonstrate an extraordinary site condition, may not calibrate the request to the minimum necessary through quantified offsets or alternatives, and may not establish undue hardship from literal application where feasible design options within the cap may exist; taken together, the requested relief would not uphold the spirit and purpose of the ordinance and Comprehensive Plan intensity controls. **Staff recommends denial of the application.**

**If the Board elects approval**, staff advises limiting relief to the porch footprint shown on the date-stamped site plan, capping total lot coverage at 40%, requiring the variance notation on all plans, and verifying stormwater measures at permitting.

**Staff Recommendation:** Denial

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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](mailto: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.

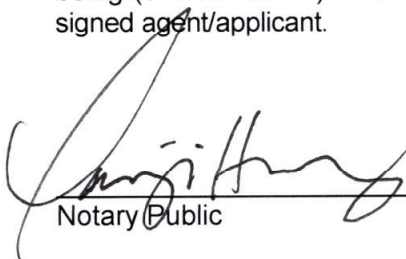
DATE: 7/21/25

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**

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**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 21<sup>st</sup>, 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.

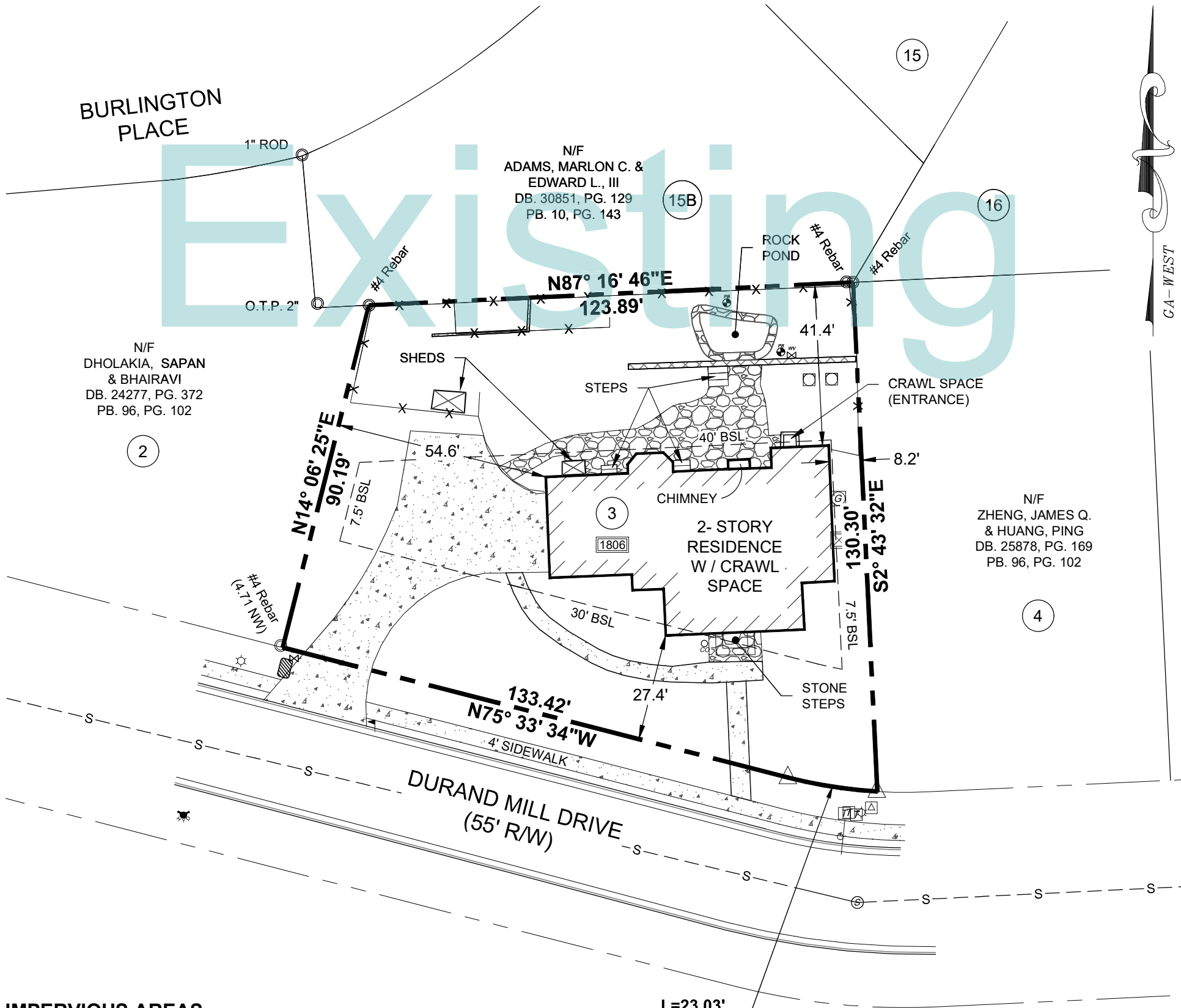
Thank you for your consideration in the matter.

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](mailto:cmitchell@msc-survey.com)**  
**Website: [MSC-Survey.com](http://MSC-Survey.com)**



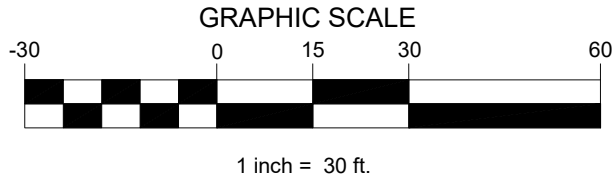
IMPERVIOUS AREAS

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

**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 FT<sup>2</sup>)  
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'



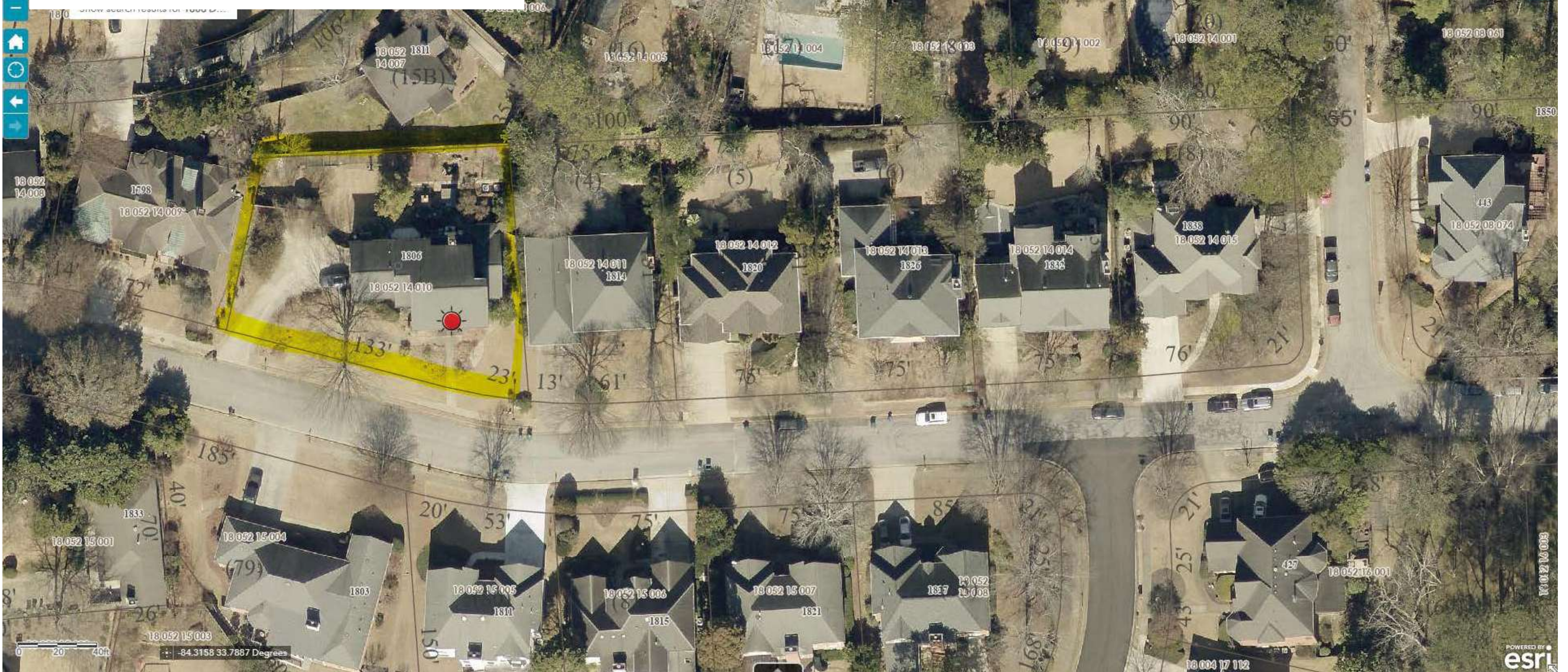
**MITCHELL SURVEYING**  
& CONSULTING, LLC

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

Neighboring Properties with similar lot coverages



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](mailto: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

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

From: **kathy378** <[kathy378@bellsouth.net](mailto: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](mailto: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](mailto: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](mailto: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](mailto: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](mailto: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](mailto:dedekarafotias@gmail.com)>  
**Date:** Mon, Jul 21, 2025 at 7:56 PM  
**Subject:** Porch  
**To:** Kim Sebben <[kim.sebben60@gmail.com](mailto: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](mailto: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](mailto: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](mailto: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](mailto: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](mailto: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.

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**From:** Kim Sebben <[kim.sebben60@gmail.com](mailto: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  
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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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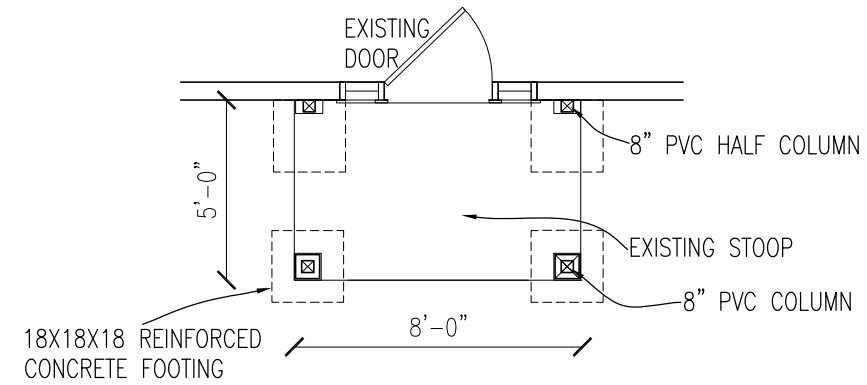
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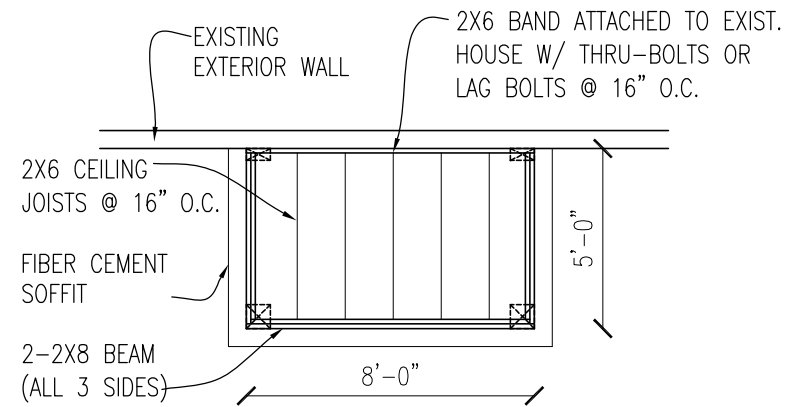
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HEATED SQU. FOOTAGE = 3,776 SF TWO STORY RESIDENCE  
UNHEATED SQU. FOOTAGE = 546 GARAGE SF,  
DEAD LOAD = 10psf  
LIVE LOAD = 40psf

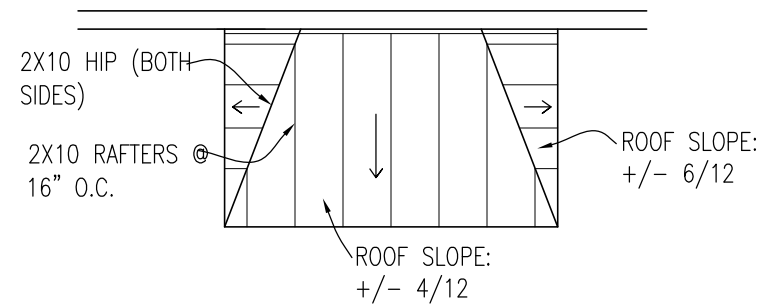
NOTE: ALL EXISTING CONDITIONS TO BE VERIFIED IN FIELD BY CONTRACTOR



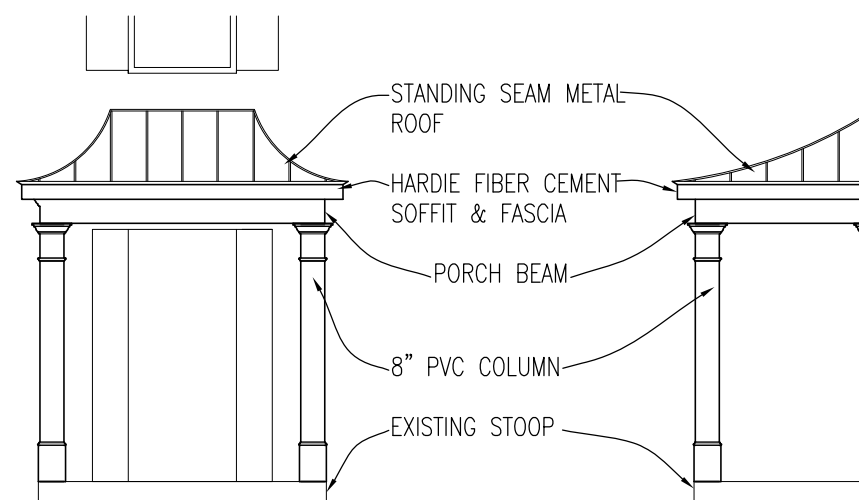
FOOTING PLAN: 3/16 " = 1'-0"



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



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



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



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#### REVISIONS

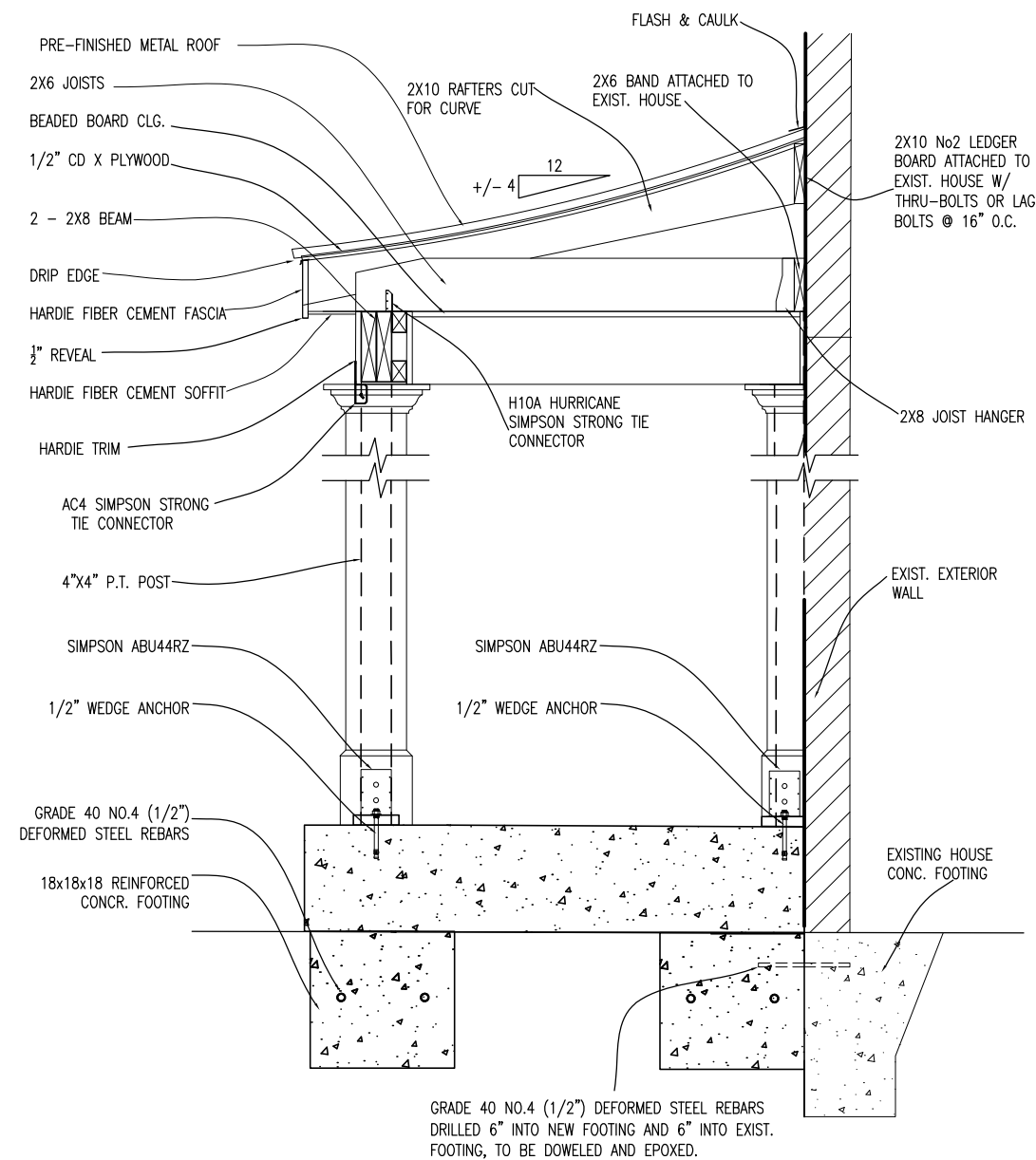
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CLIENT:

SEBBEN RESIDENCE  
1806 Durand Mill Drive  
Atlanta, 30307

FOOTING,  
FRAMING ROOFING  
PLAN AND  
ELEVATIONS

A001



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

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Atlanta, 30307

### DETAIL

A002