

Application # 1247893

Development Services Center
178 Sams Street
Decatur, GA 30030
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: Lisa Cephas - ASIL Remodeling Co.
Mailing Address: 2330 Scenic Hwy S
City/State/Zip Code: Snellville, GA 30078
Email: asilremodeling@gmail.com
Telephone Home: _____ Business: 404-374-9887

OWNER OF RECORD OF SUBJECT PROPERTY

Owner: LaVerne Huggins
Address (Mailing): 2191 Terrance Court, Lithonia, GA 30058
Email: huggs728@aol.com Telephone Home: 917-803-3783 Business: _____

ADDRESS/LOCATION OF SUBJECT PROPERTY

Address: 2191 Terrance Court City: Lithonia State: GA Zip: 30058
District(s): 5/7 Land Lot(s): _____ Block: _____ Parcel: 16 218 03 210
Zoning Classification: R-85 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 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: 11/19/25 _____

Applicant
Signature:



DATE: _____

Applicant
Signature:

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: 11/19/25

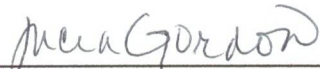
Applicant/Agent
Signature:

 11-20-2025

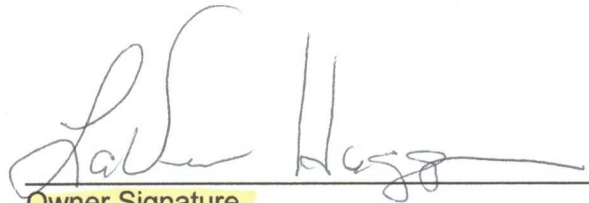
TO WHOM IT MAY CONCERN:

(I)/ (WE): LaVerne Huggins
(Name of Owners)

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



Notary Public



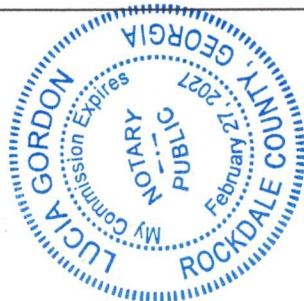
Owner Signature

Notary Public

Owner Signature

Notary Public

Owner Signature





November 19, 2025

Zoning Boards of Appeals
Department of Planning & Sustainability
178 Sams Street
Decatur, GA 30030

Subject: Variance Request – Section 27-4.2.3(B)

Dear Members of the Zoning Board of Appeals,

My name is Lisa Cephas, and I am submitting this request on behalf of the property owner, Ms. LaVerne Huggins, for a variance from Section 27-4.2.3(B) of the DeKalb County Zoning Ordinance, which limits Accessory Dwelling Units (ADUs) to 900 square feet. We respectfully request approval for an existing 1,878 square foot basement to function as an accessory dwelling unit for family use only, specifically for Ms. Huggins' daughter and granddaughter, who visit frequently from out of town. This space will not be rented.

1. Physical Conditions of the Site

The subject home was built in 2004, more than a decade before the current ADU size limitations were adopted in 2015. The property has an irregular lot shape, and the basement was constructed as part of the original structure, fully enclosed and below grade. This existing condition was not created by the current owner. The zoning ordinance presumes that ADUs are newly built, stand-alone structures. In this case, the ADU is entirely within an existing basement footprint that cannot be reduced without substantial structural demolition and loss of functional space.

2. Minimum Variance Necessary

The variance request does not exceed the minimum necessary for reasonable use of the existing space. No exterior additions, grading, or increases in impervious surface are proposed. Approval simply allows use of a basement that already exists at 1,878 sq ft. Reducing it to 900 sq ft is not feasible without damaging structural components.

3. No Detriment to Public Welfare

The proposed use will have no negative impact on the neighborhood or surrounding properties. The ADU is for family use only and will not increase traffic, noise, or density. The dwelling unit is entirely inside the existing structure with no exterior changes. Neighbor support letters are being gathered as recommended by Planning staff.

4. Undue Hardship from Literal Interpretation

Literal application of the 900 sq ft ADU limit creates hardship because it prevents use of legally constructed space that predates the ordinance. The homeowner cannot reasonably use the basement as intended without this variance.

5. Consistency with Spirit and Intent of the Ordinance

The property is designated SUB (Suburban) in the Comprehensive Plan, which encourages flexible housing options and supports multigenerational living. This request is fully consistent with those goals and maintains the character of the existing single-family home and neighborhood.

Conclusion

For these reasons, we respectfully request approval of the variance to allow the existing 1,878 sq ft basement to function as a family-use accessory dwelling unit. Thank you for your time and thoughtful consideration.

Sincerely,

L. Cephas

Lisa Cephas
Applicant/Authorized Representative
(On behalf of owner, LaVerne Huggins)

2191 TERRANCE CT BASEMENT

PROJECT INFO - CODE SUMMARY

APPLICABLE CODES TO GEORGIA (Residential Construction)

NOTE: All construction described in these plans shall be constructed in compliance with Codes and Standards adopted by the State of Georgia and used for the design of the Commercial Construction and occupancy

International Building Code (IBC), 2018 Edition, with 2020 GA amendments

International Building Code (IBC), 2018 Edition, with 2020 GA amendments

International Plumbing Code (IPC), 2018 Edition, with 2020 GA amendments

International Mechanical Code (IMC), 2018 Edition, with 2020 GA amendments

International Fuel Gas Code (IFGC), 2018 Edition, with 2020 GA amendments

International Fire Code (IFC), 2018 Edition

International Energy Conservation Code (IECC), 2015 Edition, with 2020 GA amendments

National Electrical Code (NEC), 2017 Edition, with no GA Amendments

Chapter 120-3-3, Georgia State Minimum Fire Safety Standard / 2020 Life Safety Code

Chapter 120-3-20, Georgia Accessibility Code / ADA Standards

NFPA 101 2018 ED LIFE SAFETY CODE with 2020 GA Amendments

IRC-2017 BUILDING CLASSIFICATION

TYPE V CONSTRUCTION

UNPROTECTED, UNSPRINKLERED

BUILDING OCCUPANCY CLASSIFICATION

R-3A RESIDENTIAL

CEILING HEIGHT @ 9'-1" AND @ 8'-1"

IN TWO STORY BUILDING W/ SYSTEM WALL FOOTING

AND GRADE LEVEL ACCESS

BUILDING HEIGHT: 35'-3"

SEE SQUARE FOOTAGE ANALYSIS TABLE

SQUARE FOOTAGE SUMMARY

PROJECT INFORMATION

PROJECT NAME: TERRANCE CT

PROJECT ADDRESS: 2191 TERRANCE CT

TYPE OF CONSTRUCTION: CONVENTIONAL LIGHT FRAME CONSTRUCTION

DESIGNER: NYKEIL DAVIS & ASSOCIATES 678-357-6332 WWW.NYKEILDAVIS.COM

CONTRACTOR: USA CEMPHAS (ASL REMODELING) 404-374-9887

SCOPE OF WORK

BASEMENT RENOVATION BUILD OUT

DRAWING INDEX

CI	COVER SHEET
C2	SPECS. AND NOTES
A1	ARCHITECTURAL: PLAN AND ELEVATIONS
E1	BASEMENT PLAN/PROPOSED/EXISTING
	ELECTRICAL PLAN BASEMENT FLOOR

SQUARE FOOTAGES

BASEMENT

19555.S.F.

RELEASED FOR CONSTRUCTION

COVER SHEET

2191 TERRANCE CT
LITHONIA GA 30058

1911 Grosvenor
HWY STE #
8-315
Grosvenor GA
30017
PROJECT
X
RESIDENCE

TOWN, STATE
DATE 24 FEB 2020
PROJECT

1. ALL DIMENSIONS
TO FACE UNLESS
NOTED
2. 6'-0" SQUARE
3. 6'-0" SQUARE

C1

MAIN
LEVEL
FLOOR
PLAN

SCALE















DRAWN BY: [Signature]

NYKEIL DAVIS
DESIGN, BUILD, MANAGEMENT

WWW.NYKEILDAVIS.COM

GENERAL NOTES

GENERAL LEGEND

- | | | |
|---|-------|-----------------------------------|
|  | _____ | FRAMED WALLS |
|  | _____ | DEMOLITION WALL |
|  | _____ | BRICK VENEER |
|  | _____ | INSULATED WALL |
|  | _____ | NEW CONC. SLAB |
|  | _____ | PRE-ENGINEERED HEADER |
|  | _____ | STRUCT. POINT LOAD |
|  | _____ | ENGINEERED FLOOR SYSTEM DIRECTION |
|  | _____ | ENGINEERED TRUSS SYSTEM DIRECTION |
|  | _____ | DETAIL SWING, TAG/SECTION CUT |
|  | _____ | DETAIL NUMBER |
|  | _____ | SHEET NUMBER |
|  | _____ | DOOR SIZE-2'-0" x 6'-0" |
|  | _____ | WINDOW SIZE-3'-0" x 5'-0" |

W.L.C. —	WALK IN CLOSET
W/ —	WITH
W.W.M. —	WELDED WIRE MESH

- | | | | | | |
|--------|---|--------------------------------------|---------|---|---------------------------|
| A/C | — | AIR CONDITION | HS. | — | HOSE BIB |
| A.F.F. | — | AT FINISH FLOOR | J.B. | — | JOIST STUD |
| ARCH. | — | ARCHITECTURAL | LAID. | — | LAID |
| BCH. | — | BED ROOM | LN. | — | LAUNDRY |
| C.O. | — | CASED OPENING | MP | — | MEDIUM DENSITY FIBERBOARD |
| CLC. | — | Ceiling | ML. | — | MILLIMETERS |
| C. | — | CENTER LINE | O.C. | — | ON CENTER |
| COL. | — | COLUMN | OPT. | — | OPTIONAL |
| DET. | — | DETAIL | OSB | — | ORIENTED STRAND BOARD |
| DR. | — | DOOR | PAN. | — | PANTRY |
| DW. | — | DISH WASHER | POLY. | — | POLYVINYL |
| DWG. | — | DRAWING | REFRIG. | — | REFRIGERATOR |
| DN. | — | DOWN | 1R & 1S | — | 1 RIB & 1 SHELF |
| EA. | — | EACH | 4 SH. | — | 4 SHELF |
| ELEC. | — | ELECTRIC | S.B.A. | — | SHEETROCK OPENING |
| EMP. | — | EMPLOYMENT | STD. | — | STANDARD |
| F.D. | — | FLOOD | TWO. | — | TWO |
| FL. | — | FLAT | TYP. | — | TYPICAL |
| GAR. | — | GARAGE | UTIL. | — | UTILITY |
| HGT. | — | HEIGHT | VC. | — | VICTORY |
| V.A.C. | — | MEANS VENTILATION & AIR CONDITIONING | | | |

DESIGNED TO MEET LOCAL BUILDING CODES FOR
CAPACITY.

1. PAVEMENT DESIGNED TO MEET THE 2008 SC REGIONAL CODE/2006 PER WITH MODIFICATIONS AND ADJUSTMENTS AS REQUIRED TO ACCOMMODATE BUILDING CODES FOR EACH MUNICIPALITY.
2. PRESUMATIVE SOIL CAPACITY IS 2000
3. ALL HOUSE SLABS AND GARAGE ARE TO BE 3,000 PSI COMPACTED MINIMUM, UNLESS OTHERWISE NOTED
4. ALL INTERIOR GRADE BEAMS SHALL BE SIZED TO SUPPORT ALL LOADS INCLUDING BUT NOT LIMITED TO EITHER SIDE OF THE BEAMING WALL, UNLESS NOTED OTHERWISE OR SUPERSEDED BY LOCAL REQUIREMENTS
5. GRADE BEAMS SHALL BE INSTALLED WITH A TYPICAL OVERALL DEPTH, INCLUDING SLAB THICKNESS, OF NOT LESS THAN 12" UNLESS NOTED OTHERWISE OR SUPERSEDED BY LOCAL REQUIREMENTS
6. ALL SLABS ARE TO BE CONCRETE SLAB WITH W.W.M. REINFORCED OVER 6" MIN. POLY D OVER 4" COMPACTED TILL, UNLESS OTHERWISE NOTED

GEN. FRAMING NOTES:

- [illegible]

- GENERAL NOTES:**

 - ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED. WRITTEN DIMENSIONS AND NOTES SHALL CONTROL.
 - SEE ROOF PLAN AND/OR EXTERIOR ELEVATIONS FOR OVERHANG.
 - INTERIOR ROW COLUMNS ARE 10"x10" (UNLESS NOTED OTHERWISE).
 - ALL ANGELED WALLS ARE 45° (UNLESS NOTED OTHERWISE). THE GARGE IS TO BE SEPARATED FROM THE LINING AND ATTC SPACED BY A MINIMUM OF A 48" Gypsum BOARD APPLIED TO THE GARGE SIDE.
 - ALL DOORS ARE 6' FROM HINGED CORNER OR CENTERED, UNLESS NOTED OTHERWISE.
 - PLANS ARE DESIGNED TO MEET THE 2020 GA RESIDENTIAL CODE/ 2020 IRC WITH MODIFICATIONS AND AMENDMENTS AS REQUIRED TO MEET LOCAL BUILDING CODES FOR EACH MUNICIPALITY.
 - PROVIDE WOOD FLOORING BEHIND CEILING FANS.
 - USE 2x4 BLOORING @ 24" OC, 3x4 E.C. TO CENTER LINE OF BLOCK ROOMS, CORNER CABINETS AND (8) 2x4 E.C. TO CENTER LINE OF BLOCK FOR BATHROOM CABINETS.
 - CLOSETS TO HAVE 1' DOOR AND 1 SHELF WHERE SHOWN UNLESS NOTED OTHERWISE
 - 10A'S, SHELF 60" A.F.F., 20A'S SHELF 1' 80" A.F.F., 2nd ROD 36" A.F.F.
 - 11A'S CLOSETS AND PAINTIES TO HAVE (5) 16" DEEP SHELVES (UNLESS NOTED OTHERWISE). FIRST SHELF TO BE @ 30" AFF W/ SHELF SPACING 12" O.C. APT.
 - 12A'S UTILITY ROOM TO HAVE (1) 16" SHELF AT 60" A.F.F., ABOVE WASH SINK, (1) 16" SHELF AT 78" A.F.F., 16" SHELF AT 96" A.F.F. (UNLESS NOTED OTHERWISE)
 - DOOR INTO THE HOUSE FROM THE GARAGE TO BE WENTHERSTRIPPED SOLID CORE
 - ALL WASHROOM, WASHROOM HEIGHTS ARE FOR OVERALL VAINITY WIDTH. WASHROOM HEIGHTS ARE FOR OVERALL SPECS
 - CENTER OF TOILET TO BE 4" MIN. OF 19" FROM THE OBSTRUCTION. PROVIDE A MIN. OF 2' CLEARANCE FROM TOILET TO THE VERTICAL FACE OF A CURB OR OTHER OBSTRUCTION. EDGE OF TOILET TO BE 4" MIN. TO 4" FROM RESTROOM OR WALL MOUNTED LAV.
 - FACE EDGE OF SHOWER UNITS TO HAVE A MIN. 24" CLEAR TO ANY VERTICAL SURFACE.
 - AC PANS ARE TO BE 30"OC @ 30"272 FOR 3"2" MIN AC PAND
 - STUD GAS LINE 6' AFF AT CENTRULINE OF RANCE

FIREPLACE ROUGH OPENING

FIREPLACE ROUGH OPENING		
16" BOX SIZE	OPENING WIDTH	HEIGHT
36" BOX	48"	34 1/2"
42" BOX	48"	34 1/2"

GEN. FRAMING NOTES:

 - ALL EXTERIOR WALLS SHALL BE CONSIDERED LOAD BEARING. ALL LOAD BEARING WALLS ARE NOMINAL 2x4 AT 16" O.C. UNLESS NOTED OTHERWISE. ALL NON-LOAD BEARING WALLS ARE NOMINAL 2x4 AT 24" O.C. UNLESS NOTED OTHERWISE.
 - INTERIOR WET WALLS SHALL BE FRAMED 2x6 TO ALLOW FOR PLUMBING. EXTERIOR WET WALL SHALL BE FRAMED 2x6 TO ALLOW FOR INSULATION AROUND PLUMBING.
 - ALL PLUMBING HEADERS SHALL BE 2"x10" w/ 12" PLYWOOD FITCH PLATE BETWEEN (UNLESS NOTED OTHERWISE). ALL 2x6 WALL HEADERS SHALL BE 3"x10" w/ 12" PLYWOOD FITCH PLATES BETWEEN (UNLESS NOTED OTHERWISE). ALL 2x4 MATERIAL CUT FOR USE AS FLOOR JOIST BE CUT FROM 16" O.C. BOARD.
 - CORRLE DOWN OVER ALL INTERIOR NON-BEARING WALL OPENINGS. UNLESS NOTED OTHERWISE.
 - EXCHANGING OF A HEADER FOR WALL OPENINGS UP TO 24" WIDE SHALL REST ON A SINGLE JACK STUD. EACH END OF A HEADER FOR WALL OPENINGS GREATER THAN 24" SHALL REST ON (2) JACK STUDS. UNLESS NOTED OTHERWISE.
 - ALL PLUMBING WINDOW OPENINGS SHALL HAVE (3) STUDS 6" MATCH WALL WIDTH BETWEEN WINDOW UNITS UNLESS NOTED OTHERWISE.
 - SHEATHING ON ALL FRAMING CHASES SHALL BE 7/16" O.S.B. FRAMING CHASES SHALL BE FRAMED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS FOR SIZE AND CLEARANCE OF OPENING.
 - ALL EXTERIOR CORNERS INSIDE AND OUTSIDE CORNERS SHALL BE BRACED WITH 7/16" O.S.B. PLANKS. NAILING SCHEDULE SHALL BE 6" ON 6" - 8" COMMONS AT 12" O.C. AT ALL INTERMEDIATE STUDS.
 - OPTION - APPROVED DIAGONAL CORNER BRACES BOTH DIRECTIONS AT ALL CORNERS.

HEADER NOTES:

 - ROOF STRUCTURES SHALL BE 7/16" O.S.B. PLYWOOD MINIMUM.
 - HEADER MATERIAL TO BE 4" MIN. A 2 S.P.F. HEADERS LONGER THAN 9'0" IF NOT SPECIFIED ON PLANS, ARE TO BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER. LOCATE HEADER DRAWING ABOVE OPENING. PROVIDE CORNER BRACING FROM TOP PLATE TO HEADERS AS REQUIRED.
 - TABLE APPLIED TO ALL EXTERIOR WALLS 16" MIN. O.C. BEARING INTERIOR WALLS USE 2x6'S CUT FROM STUDS.
 - DO NOT USE TABLE IF HEADERS SUPPORT CONCENTRATED LOADS.

HEADERS

HEADER SCHEDULE			
SPAN	FRAMING	LABEL	
UP TO 6'-0"	2x4-10	HDR-A	BY ENGINEER
6'-0" TO 9'-0"	2x4-14 LVL	HDR-B	
OVER 9'-0"		HDR-C	

NOTES AND LEGEND

2191 TERRANCE CT
LITHONIA GA 30058

1911 Grayson
HWY STE #
8-315
Grayson GA
30017
PROJECT
X
RESIDENCE

TOWN, STATE

DATE
PROJECT
NO.

REASON

1. ALL DIMENSIONS
SHOWN ARE TO
O.C. STUB UNLESS
NOTED.
2. HOUSE DATA: X
= 6'-0"

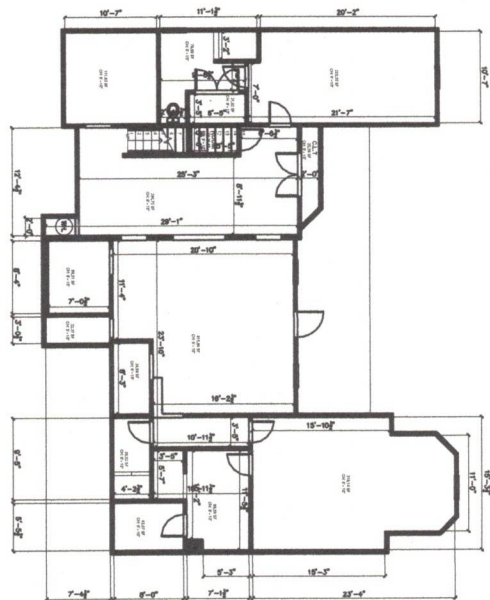


NYKEIL DAVIS
DESIGNS, BUILD, MANAGEMENT

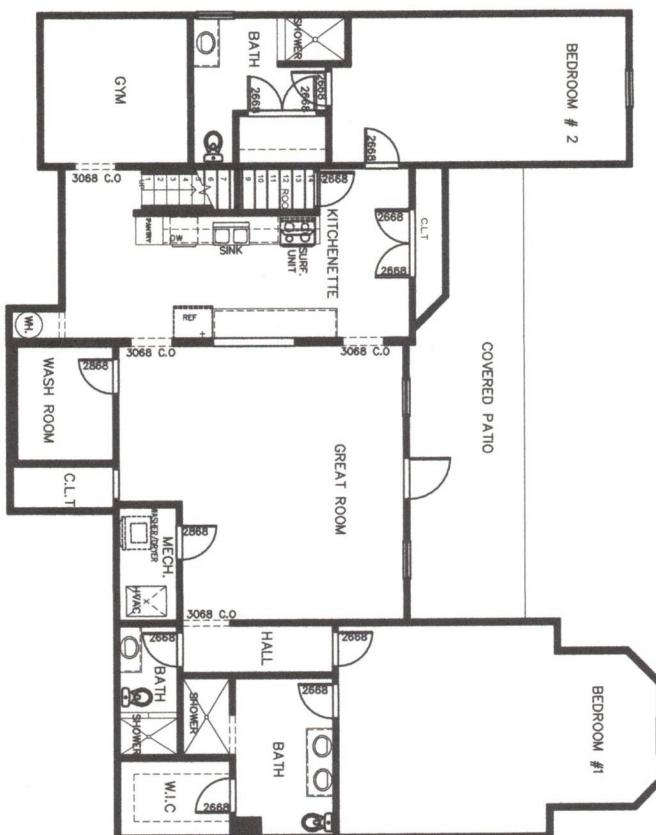
22

DRAWN BY: Redmond

- 1) CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND CONDITIONS
- 2) ALL WORK SHALL COMPLY W/ LOCAL BUILDING CODES



EXISTING FLOOR PLAN



PROPOSED FLOOR PLAN

BASEMENT FLOOR PLAN
(SCALE: 1/8"=1'-0")

RELEASED FOR CONSTRUCTION

BASEMENT FLOOR PLAN

2191 TERRANCE CT
LITHONIA GA 30058

TOWN, STATE	DATE PROJECT NO.
PERMISSION	1. 2. 3. 4. 5. 6.
NOTES	1. ALL DIMENSIONS SHOWN ARE TO F.O. STD. UNLESS OTHERWISE NOTED. 2. HOUSE DATA. X.X = 0'-0"

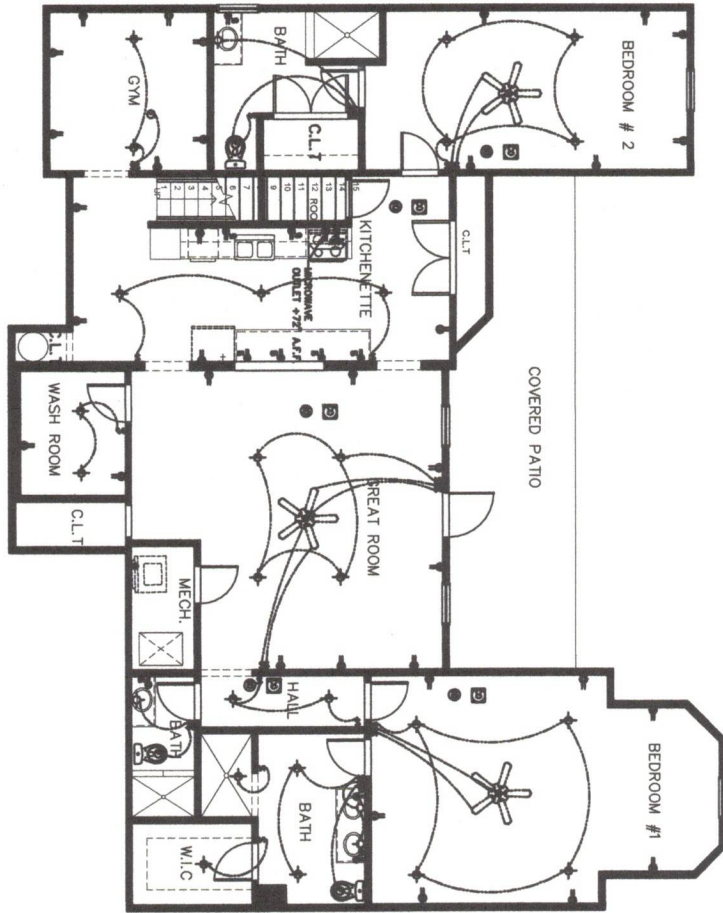
RESIDENCE

1911 Grayson
HWY STE #
8-315
Grayson GA
30017
PROJECT



NYKEIL DAVIS
DESIGN, BUILD, MANAGEMENT

MAIN
LEVEL
FLOOR
PLAN



BASEMENT ELECTRICAL PLAN
(SCALE: 1/8"=1'-0")

RELEASED FOR CONSTRUCTION

<p>1911 Grayson Hwy Ste # 8-315 Grayson GA 30017 X RESIDENCE</p> <p>DATE: _____ PROJECT NO: _____ REVISION: _____</p> <p>ALL DIMENSIONS SHOWN TO 0.0000 UNLESS OTHERWISE NOTED EX = 0'-0"</p> <p>TOTAL: _____ DATE: _____ PROJECT NO: _____ REVISION: _____</p> <p>NYKEIL DAVIS DESIGN, BUILD, MANAGEMENT</p>	<p>1ST FLOOR ELECTRICAL PLAN</p> <p>2191 TERRANCE CT LITHONIA GA 30058</p>	<p>MAIN LEVEL FLOOR PLAN</p> <p>SCALE: 1/8"=1'-0"</p> <p>E1</p> <p>DESIGNED BY: _____ DRAWN BY: _____</p>
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Date: 11.20.25

To Whom It May Concern,

I am writing to express my support for the variance request submitted by Ms. LaVerne Huggins and her representative Ms. Lisa Cephas, regarding the property located at:

**2191 Terrance Court
Lithonia, GA 30058**

I understand that the request seeks a variance from Section 27-4.2.3(B) to allow the existing 1,878 sq ft basement to function as a family-use accessory dwelling unit. I fully support this request as it will not negatively impact the neighborhood, does not change the exterior appearance of the home, does not increase density, and is intended solely for family use.

Based on my knowledge of the property and the homeowners, I see no adverse effect on the surrounding community and believe this request should be approved.

Sincerely,

Name: _____

Address: _____

Signature: _____

Jaqueline A. Shepherd-Walker
2182 Terrance Ct, Lithonia, GA 30058
[Signature]

Date: Nov. 29, 2025

To Whom It May Concern,

I am writing to express my support for the variance request submitted by Ms. LaVerne Huggins and her representative Ms. Lisa Cephas, regarding the property located at:

**2191 Terrance Court
Lithonia, GA 30058**

I understand that the request seeks a variance from Section 27-4.2.3(B) to allow the existing 1,878 sq ft basement to function as a family-use accessory dwelling unit. I fully support this request as it will not negatively impact the neighborhood, does not change the exterior appearance of the home, does not increase density, and is intended solely for family use.

Based on my knowledge of the property and the homeowners, I see no adverse effect on the surrounding community and believe this request should be approved.

Sincerely,

Name:

KATHLEEN P. BURKE

Address:

2223 TERRACE CT, LITHONIA, GA 30058

Signature:

Kathleen P. Burke