



Lorraine Cochran-Johnson

Chief Executive Officer

# DeKalb County Zoning Board of Appeals

Department of Planning & Sustainability

178 Sams Street,  
Decatur, GA 30030



Wednesday, February 11, 2026

Juliana  
Njoku

## Planning Department Staff Analysis

Interim  
Director

N2. Case No: A-26-1247936

Parcel ID(s): 18 048 03 004

### Commission District 04 Super District 06

Applicant: OODAZU Decatur, Inc (Clair Flores)  
421 DeKalb Industrial Way, Suite D  
Decatur, GA 30030

Owner: 421 DeKalb Industrial Way, LLC  
[REDACTED]

Project Name: 421 DeKalb Industrial -

Location: 421 DeKalb Industrial Way, Suite D, Decatur, GA 30030

Requests: Application by OODAZU Decatur, Inc. / Clair Flores to request variance from Section 21-2 of the DeKalb County Zoning Ordinance to install a secondary entryway sign on side elevation of existing building in the M (Light Industrial) district.

Recommendation: Approval with condition

### Conditions

1. The following information about this variance shall be noted on any site plan prepared for the subject property: case number, approval date, type of variance, and condition(s) of approval.

**Staff Note regarding hardship criteria:** Most variances heard before the Zoning Board of Appeals (ZBA) are derived from Section 27 (Zoning) of the DeKalb County Ordinance. This request is from Section 21 (Signs) and has different, yet similar, criteria for variance hardships as shown in Section 21-27.

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**Staff Findings:**

The request is for a sign variance from Section §21-2 for the commercial property at 421 DeKalb Industrial Way, Suite D, Decatur, GA 30030 (zoned M, light industrial) which seeks approval to install a secondary entryway wall sign on the side elevation of the existing building to identify and direct customers to OODAZU's primary public entrance, which the applicant states is located on the side of the structure, serves a separate tenant suite from the front-facing entrance, and is not visible from the primary street frontage.

The applicant further states the side entrance faces a parking lot and open field rather than a public street, and the variance is being pursued to allow appropriate entry identification at that location.

**1. Exceptional conditions pertaining to the property where the sign is to be located as a result of its size, shape, or topography, which are not applicable to other lands or structures in the area.**

The subject property contains an existing commercial building which was constructed in 1974 and predates modern zoning code. It is situated to the South-eastern corner and extends nearly to the south-western corner of the lot. This creates a structure arrangement that leaves the road-facing portion visible to a smaller visible range as opposed to the northern elevation which oversees the parking lot, open field, and roadway despite not technically "facing" the roadway.

**2. Granting the variance would not confer on the applicant any significant privileges which are denied to others similarly situated:**

Granting the requested variance may not confer a significant privilege, and that the proposed sign is intended to provide entry identification in the direction of customer access consistent with the signage needs of similarly situated businesses.

**3. The exceptional circumstances are not the result of action by the applicant:**

The applicant states the existing building was constructed in 1974, that OODAZU began leasing the space in May 2025, and that no exterior modifications to the building structure have been made by the applicant.

**4. The requested variance is the minimum variance necessary to allow the applicant to enjoy the rights commonly enjoyed by others similarly situated:**

The applicant requests a variance from Section §21-2 to allow an entryway wall sign above OODAZU's public entrance on the side of the building, which does not face a public street, and states that only one variance is being requested.

**5. Granting of the variance would not violate more than one (1) standard of this article:**

The variance request is only for a single standard from Section 21 of the DeKalb County Ordinance.

**6. Granting the variance would not result in allowing a sign that interferes with road or highway visibility or obstruct or otherwise interfere with the safe and orderly movement of traffic.**

The sign will be flush-mounted above the entryway door, will not face a public street or roadway, and may not interfere with traffic safety or visibility as it overlooks a parking lot and open field and is buffered away from residences.

**FINAL STAFF ANALYSIS:**

The applicant requests a sign variance under Sec. 21-27 to allow an entryway wall sign on the side elevation of the building at 421 DeKalb Industrial Way, Suite D, where the applicant states the primary public entrance faces a parking lot/open field rather than a public street and is not visible from the primary street frontage.

The request is limited to a single variance from §21-2 to permit "Sign 2" above the side entrance, and the applicant asserts the circumstance is not self-created, would not confer significant privilege, would affect only one standard, and would not create traffic or visibility impacts due to the sign's placement and orientation.

Based on the submitted materials and the variance criteria in Sec. 21-27, staff recommends approval with condition of the requested sign variance.

**Recommendation:** Approval with condition

**Conditions**

2. The following information about this variance shall be noted on any site plan prepared for the subject property: case number, approval date, type of variance, and condition(s) of approval.



DeKalb County  
GEORGIA

Chief Executive Officer  
Michael Thurmond

## DEPARTMENT OF PLANNING & SUSTAINABILITY

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)

Interim Director  
Cedric Hudson

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

Applicant and/or Authorized Representative: OODAZU Decatur, Inc. (Clair Flores)

Mailing Address: 421 Dekalb Industrial Way, Suite D

City/State/Zip Code: Decatur, GA 30030

Email: [REDACTED]

Telephone Home: [REDACTED] Business: n/a

#### OWNER OF RECORD OF SUBJECT PROPERTY

Owner: 421 Dekalb Industrial Way, LLC

Address (Mailing): 780 Roswell Place, Suite 100, Roswell, GA 30076

Email: [REDACTED] Telephone Home: [REDACTED] Business: [REDACTED]

#### ADDRESS/LOCATION OF SUBJECT PROPERTY

Address: 421 Dekalb Industrial Way, Suite D City: Decatur State: GA Zip: 3003

District(s): 4/6 Land Lot(s): [REDACTED] Block: [REDACTED] Parcel: 18 048 03 004

Zoning Classification: M (Industrial) Commission District & Super District: [REDACTED]

#### 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.

Subject: Variance Request for Section §21-2 - Sign Variance

Dear Members of the Zoning Board of Appeals,

My name is Clair Flores, and I am writing to formally request a variance from Section §21-2 of the DeKalb County Zoning Ordinance. This request is to allow OODAZU, a tenant of the commercial building located at 421 DeKalb Industrial Way, to install a secondary entryway sign on the side elevation of the building. This sign is necessary to clearly identify and direct customers to OODAZU's primary public entrance, which is located on the side of the building and serves a separate tenant suite from the building's front-facing entrance.

OODAZU is a family-focused recreation destination offering children's birthday parties, drop-in play, memberships, and seasonal camps. The space is designed to provide a safe, engaging, and welcoming environment for children and their families. OODAZU will occupy Suite D of the building at 421 DeKalb Industrial Way, with its main public entrance located on the side of the building. Club OODAZU, which offers active play, sports, S.T.E.A.M. programs, and community events, will occupy the front portion of the building in Suites A, B, and C. Because OODAZU's entrance is not visible from the primary street frontage, appropriate signage on the side of the building is essential for customer wayfinding and safe access.

Please see responses to the required criteria below:

1. Exceptional conditions pertaining to the property where the sign is to be located as a result of its size, shape, or topography, which are not applicable to other lands or structures in the area:

The primary public entrance to OODAZU faces a parking lot and open field rather than a public street, unlike other tenant spaces within the same area.

2. Granting the variance would not confer on the applicant any significant privileges which are denied to others similarly situated.

Granting the variance would not confer any special privilege, as the proposed sign simply allows OODAZU to display entry signage in the direction of customer access, consistent with signage needs of similarly situated businesses.

3. The exceptional circumstances are not the result of action by the applicant.

The exceptional circumstances are not the result of action by the applicant. The building was constructed in 1974, and OODAZU began leasing the space in May 2025. No exterior modifications to the building structure have been made by the applicant.

4. The requested variance is the minimum variance necessary to allow the applicant to enjoy the rights commonly enjoyed by others similarly situated

Only one variance is requested — to allow an entryway sign above OODAZU's public entrance located on the side of the building, which does not face a public street.

5. Granting of the variance would not violate more than one (1) standard of this article

Granting the variance would only impact one standard of the article

6. Granting the variance would not result in allowing a sign that interferes with road or highway visibility or obstruct or otherwise interfere with the safe and orderly movement of traffic.

Granting the variance would not interfere with traffic safety, as the sign will be flush-mounted above OODAZU's entryway door and will not face a public street or roadway.

In conclusion, I respectfully request consideration of this variance to allow appropriate identification of OODAZU's primary public entrance. I appreciate your time and consideration and am committed to working collaboratively to ensure compliance with the intent and standards of DeKalb County's zoning regulations.

Thank you for your attention to this matter.

Clair Flores



CEO, OODAZU

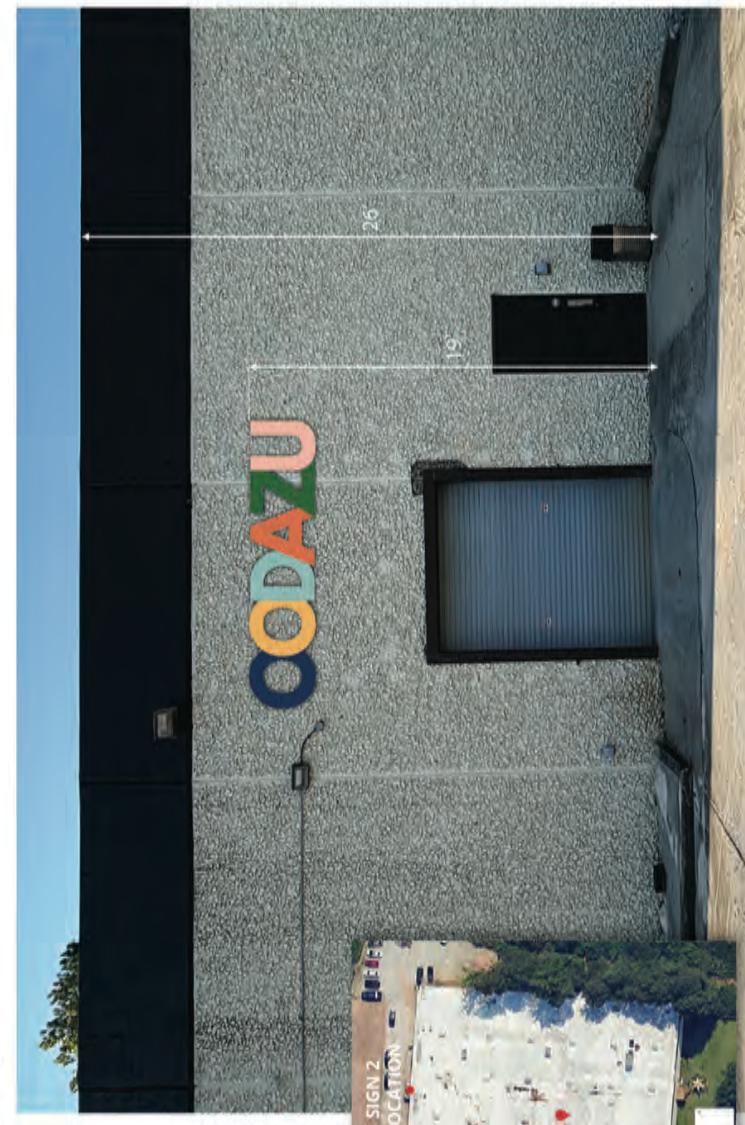
## Sign 2 (Secondary Entrance) NON-LIT ALUMINUM-FABRICATED CHANNEL LETTERS

**Overall Size: 156.5" W x 36" H (39.12 SQ FT)**

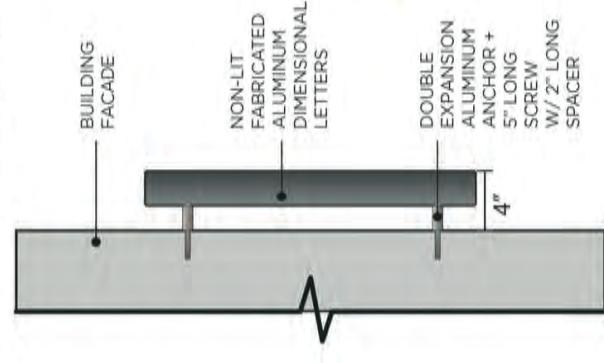
- 2" Deep Fabricated Aluminum
- Painted 6 colors
- Mounted via Studs and Spacers

Sign projects approx. 4" from building facade

MOCKUP



MOUNTING DIAGRAM - SIDE VIEW



**LINEAR FOOTAGE OF WALL IS APPROX. 21'.**

MEASUREMENTS



DOUBLE EXPANSION SHIELDS



DOUBLE EXPANSION ALUMINUM ANCHOR + 5" LONG SCREW W/ 2" LONG SPACER