

ZONING BOARD OF APPEALS (ZBA) APPLICATION
to Amend the Official Zoning Map of DeKalb County, Georgia

Subject Property Address: 1282 Oxford Road

City: Atlanta State: GA Zip: 30307

Parcel ID Number(s): 18 054 09032/0915785 Acreage: .312

District: 18 Land Lot: 54 Block: 38 Parcel: 23

Commission District(s): Super District:

Type of Hearing Requested (check one):

- 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.*

I hereby authorize the staff of the Planning and Sustainable Department to inspect the property that is the subject of this application.

Owner Agent

Dan Hanlon Signature 2.5.26 Date

ZONING BOARD OF APPEALS (ZBA) APPLICATION FEE:
\$300.00

DeKalb County does not require payment by wire transfer.
Be aware of scammers and fraudulent emails.

Email plansustain@dekalbcountyga.gov with any questions



Planning & Sustainability Department Current Planning / Zoning Division

178 Sams Street
Decatur, GA 30030

Lorraine Cochran-Johnson
Chief Executive Officer

Juliana A. Njoku
Director

APPLICANT PERSONAL CONTACT INFORMATION PAGE

Applicant Name: Dan Hanlon

Address: 2025 Tuxedo Avenue NE **City:** Atlanta **State:** GA **Zip:** 30307

Telephone: [REDACTED] [REDACTED]

Owner Name: Molly Cummings

Address: 1282 Oxford Road **City:** Atlanta **State:** GA **Zip:** 30306

Telephone: [REDACTED] [REDACTED]

Subject Property Address: 1282 Oxford Road

City: Atlanta **State:** GA **Zip:** 30306

District(s): 18 **Land Lot(s):** 54 **Block:** 38 **Parcel(s):** 23

Zoning Designation: R-75 **Zoning District(s):** _____

I hereby authorize the staff of the Planning and Sustainability Department, Current Planning/Zoning Division, to inspect the property that is the subject of this application.

Owner Agent

Signature of Applicant: Dan Hanlon **Date:** 2.5.26

ZONING BOARD OF APPEALS (ZBA) APPLICATION FEE:
\$300.00

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Be aware of scammers and fraudulent emails.**

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: 2/5/26 Applicant Signature: Macey L. Cummins

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: 2.5.26 Applicant/Agent Dan Hanlon
Signature: _____

TO WHOM IT MAY CONCERN:

(I)/ (WE): Molly Cummings
(Name of Owners) _____

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

Notary Public

Molly L Cummings
Owner Signature

Notary Public

Owner Signature

Notary Public

Owner Signature



February 9th, 2026

DeKalb County
Department of Planning and Sustainability
330 West Ponce de Leon Avenue
Suite 300
Decatur, GA 30030

Re: 1282 Oxford Road

Planning Staff:

The owner of 1282 Oxford Road is seeking to improve the back portion of the property by removing a pool that has failed and is no longer usable, remove the surrounding pool deck and walls, remove a non-historic gazebo, and replace those elements with a new pool, an open air pool house structure, new pool decking and patios, and a new driveway. The current lot coverage is 64.58%. This is mostly due to multiple permitted projects being done in the 1990s.

The property is zoned R-75, with a 35% lot coverage limitation. We are requesting a variance from code section 27-2.2.1 of the DeKalb County Ordinance to increase lot coverage from 35% to 61%.

The property is located in the Druid Hills historic district, and we have received approval from the DCHPC.

Below is our justification for the project, based on the criteria for variance hardships.

Physical Conditions of the Site

The house was built in 1929, and has had several additions over the years. The permit history that is available shows that the pool (and presumably the pool deck and retaining walls) was permitted in 1990, and a house addition was permitted in 1997.

The property has traditional Druid Hills characteristics, with a long narrow lot, requiring a substantial driveway to get to the rear.

With the 1997 addition, the house has a large footprint of almost 2,300sf.

Minimum Variance Necessary

We have made reasonable efforts to reduce the current lot coverage. These include:

- Adding two grass strips in the new driveway
- Doing a portion of the pool deck in a paver grid with grass in between the stone
- Significantly reducing the size of the pool

Proposal is not materially detrimental to the public welfare or injurious to the property

The proposal includes a stormwater management, alleviating stormwater pressures on neighboring properties.

We have gathered letters of support for the project from four of the five immediate neighbors (we have provided the one neighbor that we were not able to connect with of the information about ZBA hearing). See attached.

Strict application of the code causes undue and unnecessary hardship

Yes, any meaningful addition/renovation to the property would require a variance due to legal non-conforming lot coverage conditions.

Proposal is consistent with the spirit and purpose of Section 7.5.1 and the DeKalb County Comprehensive Plan Text

The future land use designation of this property is Traditional Neighborhood, with the intent being to preserve the style and appeal of older traditional neighborhood communities. The goals include greater walkability, on-street parking, small, regular lots, and buildings closer to the front property line. None of these desired characteristics and goals would be impacted by this project. Because all of the work is in the rear of the house, because of the topography and house siting (the house sits high up, and well back of the street), there will be no visual impact to the neighborhood. We have received approval from the DCHPC, as the project conforms with Druid Hills aesthetics and functionality, and meets the neighborhood guidelines.

DEKALB COUNTY NOTES:

- GRADE TO DRAIN AWAY FROM FOUNDATION.
- ALL GRADED SLOPES TO BE AT A 3:1 SLOPE OR GREATER.
- ALL LAND DISTURBANCE TO BE STABILIZED WITH VEGETATION UPON COMPLETION OF DEMOLITION. ALL TREES TO REMAIN AND HAVE PROPER PROTECTION UNLESS APPROVED PLANS INDICATE OTHERWISE. CALL FOR FINAL INSPECTION AT 404-371-4913.
- ALL CONSTRUCTION MUST CONFORM TO DEKALB COUNTY STANDARDS.
- PRIOR TO COMMENCING LAND DISTURBING ACTIVITY, THE LIMITS OF DISTURBANCE SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH STAKES, RIBBONS OR OTHER APPROPRIATE MEANS, THE LOCATION AND EXTENT OF ALL AUTHORIZED LAND DISTURBING ACTIVITY SHALL BE DEMARCATED FOR THE DURATION OF THE CONSTRUCTION ACTIVITY.
- ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCING CONSTRUCTION AND SHALL BE MAINTAINED IN PROPER WORKING ORDER UNTIL ALL DISTURBED AREAS ARE STABILIZED.
- A COPY OF THE APPROVED LAND DISTURBANCE PLAN SHALL BE PRESENT ON SITE WHENEVER LAND DISTURBANCE ACTIVITY IS IN PROGRESS.
- FINAL ON-SITE INSPECTION REQUIRED PRIOR TO RELEASE OF THE CERTIFICATE OF OCCUPANCY, CERTIFIED AS-BUILTS WILL ALSO BE REQUIRED.
- EROSION AND SEDIMENTATION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION AND SEDIMENT CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
- ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE IN-SITE INSPECTOR.
- ALL LOTS/SITES WITH 2' OF FILL OR GREATER WILL REQUIRE A COMPACTION CERTIFICATE BY A PROFESSIONAL REGISTERED ENGINEER PRIOR TO A BUILDING PERMIT AND OR PRIOR TO FOOTERS BEING POURED.
- LOCATE AND FIELD STAKE ALL UTILITIES, EASEMENTS, PIPES, FLOOD LIMITS, STREAM BUFFERS, AND TREE SAVE AREAS PRIOR TO ANY LAND DISTURBING ACTIVITIES.
- ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION.
- ALL TREE PROTECTION DEVICES TO BE INSTALLED PRIOR TO LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING.
- ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND REPAIRED OR REPLACED AS NEEDED.
- A FINAL AS-BUILT LOT SURVEY REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- A FINAL AS-BUILT WATER QUALITY CERTIFICATE REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY.
- WATER QUALITY BMP(S) TO BE INSTALLED AT THE TIME OF FINAL LANDSCAPING.
- ALL COLLECTED WATER SHALL BE DIRECTED TO THE WATER QUALITY BMP(S).
- WORK HOURS AND CONSTRUCTION DELIVERIES ARE:
MONDAY-FRIDAY 7:00am-7:00pm
SATURDAY 8:00am-5:00pm
- ALL DEMOLITION DEBRIS TO BE HAULED OFF SITE
- DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN STREET OR TREE PROTECTION AREA, OR RIGHT OF WAY.

GENERAL DEMOLITION NOTES:

BE ADVISED THIS IS NOT AN EXHAUSTIVE LIST OF DEMOLITION ITEMS. CONTRACTOR SHALL BECOME FAMILIAR WITH THE SITE AND THE COMPLETE DESIGN INTENT OF THE CONSTRUCTION DOCUMENTS. ANY QUESTIONS, CONCERNS, OR IDEAS CONCERNING THE INTENT OR EXECUTION OF THE DESIGN DOCUMENTS MUST BE BROUGHT TO THE OWNER BEFORE PERFORMING ANY CONSTRUCTION ACTIVITY.

- REMOVE EXISTING POOL AND POOL PATIO IN PREPARATION FOR THE PROPOSED POOL
- REMOVE EXISTING EXISTING GAZEBO AND PAVERS
- REMOVE PORTION OF EXISTING CONCRETE IN BEHIND EXISTING ONE STORY FRAME GARAGE
- REMOVE EXISTING CONCRETE BORDER ALONG THE DRIVEWAY AND EXISTING REAR STAIRS
- SAWCUT EXISTING DRIVEWAY TO REMOVE FOR GRASS

NOTE - ANY DEMOLITION ITEMS LOCATED IN THE CRZ OF EXISTING TREES ARE TO BE REMOVED BY HAND OR HAND MACHINERY IN AREAS OF TREE CRITICAL ROOT ZONES

**NO TREES ARE TO BE REMOVED DURING DEMOLITION.
ITEMS LOCATED IN TREE CRITICAL ROOT ZONE ARE
TO BE REMOVED BY HAND**

PRE-CONSTRUCTION IMPERVIOUS AREA:

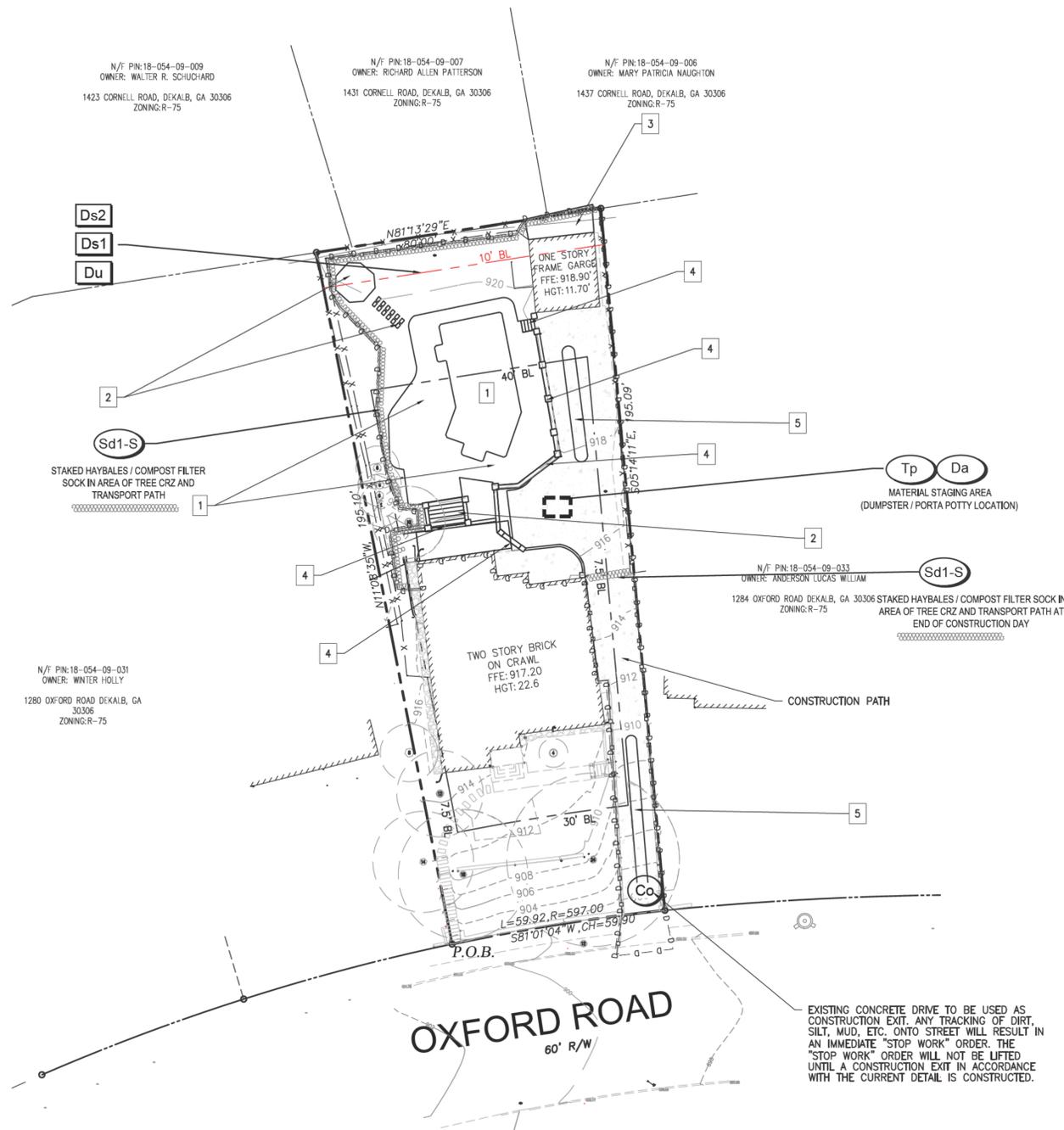
EXISTING IMPERVIOUS AREA	SF
EX. HOUSE	2,286
EX. FRONT PORCH	40
EX. DRIVEWAY	2,546
EX. FLUMES	185
EX. FRONT WALKWAY AND STAIRS	139
EX. STONE STEPS	73
EX. PAVERS	36
EX. GARAGE AND OVERHANG	496
EX. GAZEBO	92
EX. STONE PATIO	416
EX. POOL AREA	1,262
EX. POOL	683
EX. STAIRS	105
EX. WALLS	333
TOTAL EXISTING IMPERVIOUS AREA	8,692
LOT COVERAGE %	63.92%

ZONING CONFORMANCE:

SITE ZONING: R-75 DISTRICT
 MINIMUM LOT SIZE: 12,000 SF
 LOT WIDTH:
 85 FEET MIN AT STREET
 85 FEET MIN AT BUILDING LINE
 35 FEET MIN FOR CULDESAC
 FRONT SETBACK:
 40 FEET MIN (THOROUGHFARES)
 40 FEET MIN (ARTERIALS)
 35 FEET MIN (COLLECTOR AND ALL OTHERS)
 25 FEET MIN (ALLEY ACCESS)
 SIDE SETBACK: 7.5 FEET
 REAR SETBACK: 40 FEET
 LOT COVERAGE: SHALL NOT EXCEED 35%
 FLOOR AREA: NO LESS THAN 1600 SQ FEET
 OFF-STREET PARKING: 2 SPACES
 BUILDING HEIGHT: NO MORE THAN 35 FEET
 OPEN SPACE: 20%

**ALL ITEMS TO BE REMOVED LOCATED
WITHIN TREE CRZS OR SPRS ARE TO BE
REMOVED BY HAND OR HAND MACHINERY**

24 HOUR EMERGENCY CONTACT: DAN HANLON 404-425-4325



EXISTING CONCRETE DRIVE TO BE USED AS CONSTRUCTION EXIT. ANY TRACKING OF DIRT, SILT, MUD, ETC. ONTO STREET WILL RESULT IN AN IMMEDIATE "STOP WORK" ORDER. THE "STOP WORK" ORDER WILL NOT BE LIFTED UNTIL A CONSTRUCTION EXIT IN ACCORDANCE WITH THE CURRENT DETAIL IS CONSTRUCTED.

Prepared By:
**CRESCENT VIEW
 ENGINEERING, LLC:**
 211 Fraiser Street
 Marietta, GA 30060
 678-324-8410
 www.crescentvieweng.com

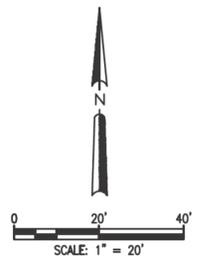
PREPARED FOR:
RED LEVEL RENOVATIONS
 2025 Tuxedo Ave NE, Atlanta, GA 30307
 404-425-4325
 DHANLON@RED-LEVEL.COM

DEMOLITION PLAN		REVISIONS	
DATE	2025-10-08	AS SHOWN	
SCALE		AJJ	
DRAWN		GHB	
CHECKED			



POOL CONSTRUCTION PLANS FOR:
1282 OXFORD ROAD NE
 LAND LOT 54, 18 DISTRICT
 DEKALB COUNTY, GEORGIA

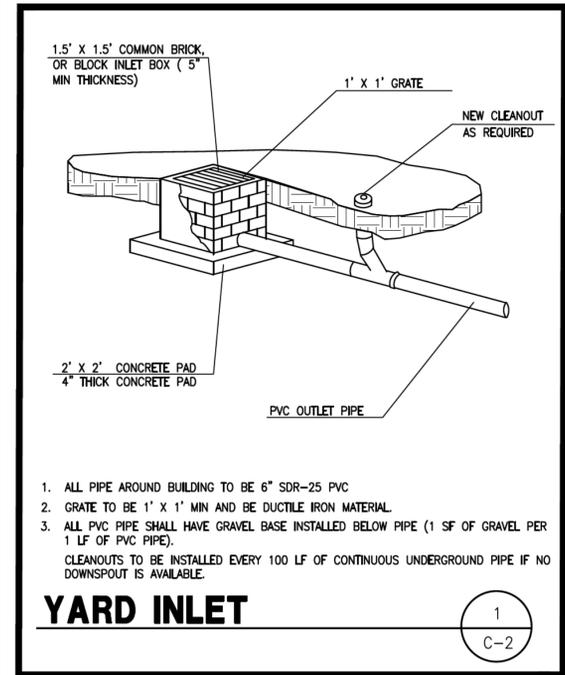
CVE PI # 25-447
 SHEET NO.
D-1



RUNOFF REDUCTION CALCULATIONS			
AREA	SF	NOT/TREATED	BMP LOCATION
EX. HOUSE	2,286	NOT/TREATED	N/A
EX. FRONT PORCH	40	NOT/TREATED	N/A
EX. DRIVEWAY	2,264	NOT/TREATED	N/A
EX. GARAGE	370	NOT/TREATED	N/A
EX. FRONT WALKWAY AND STAIRS	139	NOT/TREATED	N/A
EX. STONE STEPS	73	NOT/TREATED	N/A
EX. PAVERS	23	NOT/TREATED	N/A
EX. STONE PATIO	384	NOT/TREATED	N/A
EX. STAIRS	23	NOT/TREATED	N/A
EX. WALLS	162	NOT/TREATED	N/A
PROPOSED CONCRETE	158	TREATED	TRENCH
PROPOSED REAR LOWER PATIO	202	TREATED	TRENCH
PROPOSED POOL	375	TREATED	TRENCH
PROPOSED POOL AREA + RAMP	1,030	TREATED	TRENCH
PROPOSED POOL COPING	103	TREATED	TRENCH
PROPOSED ACCESSORY STRUCTURE	464	TREATED	TRENCH
PROPOSED WALL / STAIRS	199	TREATED	TRENCH
TOTAL TREATED IMPERVIOUS AREA	2531	SF	
TOTAL IMPERVIOUS AREA	8295	SF	

Runoff Reduction Calculations			
Per GSWMM Section 2.2.4.1			
Runoff Reduction (RRv)			
Site Area (A) =	13,598	SF	
Treated Impervious Area =	2,531	SF	
% impervious (I) =	19.00	%	
$Rv = 0.05 + (I \times 0.009)$	0.221		
$RRv = 1.0 \times Rv \times A / 12$	250.4	CF	

Modified French Drain w/ 6" Pipe Calculation			
Runoff Reduction Calculations	1" required for required area impervious		
Required Treated Impervious Area =	2531.0	SF	
Required RRv Volume =	250.4	CF	
Pipe Volume			
Diameter of Pipe	0.5	FT	
Length of Pipe	68.0	FT	
Volume of Pipe	13.4	CF	
All volume to be provided in Modified French Drain w/ 40% void ratio			
Gravel Volume			
Length of Trench	68.0	FT	
Width of Trench	3.0	FT	
Depth of Trench	3.0	FT	
Volume of Gravel = ((LxWxD) - Pipe Vol) x 0.4 =	239.5	CF	
Gravel Volume + Pipe Volume =	252.8	CF	
Required Volume =	250.4	CF	
Percent of Volume Provided over required	101%		



RUNOFF REDUCTION NOTES:

- VEGETATION**
THE MFD IS NORMALLY COVERED WITH TOPSOIL AND MANAGED TURF OR OTHER HERBACEOUS VEGETATION. AS AN ALTERNATIVE, THE AREA ABOVE THE SURFACE OF A MFD MAY BE COVERED WITH PEA GRAVEL (OR LARGER DEPENDING ON THE INFLOW RATES) TO ALLOW FOR INCIDENTAL LATERAL INFLOW ALONG THE EDGE OF GROUND LEVEL IMPERVIOUS SURFACES. THE DOWNSTREAM END OF THE PIPE MUST BE STABILIZED AND CAN BE LANDSCAPED FOR AESTHETICS.
- MAINTENANCE**
- INSPECT GUTTERS AND DOWNSPOUTS REMOVING ACCUMULATED LEAVES AND DEBRIS, CLEANING LEAF REMOVAL SYSTEM(S).
 - IF APPLICABLE, INSPECT PRETREATMENT DEVICES FOR SEDIMENT ACCUMULATION.
 - INSPECT MFD FOLLOWING A LARGE RAINFALL EVENT TO INSURE OVERFLOW IS OPERATING AND FLOW IS NOT CAUSING PROBLEMS.
- CONSTRUCTION STEPS**
- REVIEW POTENTIAL MFD AREAS AND LAYOUT. MFDs SHOULD SLOPE BETWEEN 0.5% AND 6% AWAY FROM THE STRUCTURE AND SHOULD NOT BE LOCATED: (1.) BENEATH AN IMPERVIOUS (PAVED) SURFACE; (2.) ABOVE AN AREA WITH A WATER TABLE OR BEDROCK LESS THAN TWO FEET BELOW THE TRENCH BOTTOM; (3.) OVER OTHER UTILITY LINES; OR (4.) ABOVE A SEPTIC FIELD. INSURE OUTLET DAYLIGHTS AT LEAST TEN FEET FROM PROPERTY LINE.
 - IF SOIL IS A CONCERN PERFORM INFILTRATION TEST. IF THE RATE IS LESS THAN 0.25 IN/HR THIS METHOD CANNOT BE USED. IF THE RATE IS MORE THAN 0.50 IN/HR THE LENGTH OF THE DITCH MAY BE DECREASED 10% FOR EVERY 0.50 IN/HR INFILTRATION RATE INCREASE ABOVE 0.50 IN/HR
 - MEASURE ELEVATIONS AND LAY OUT THE MFD TO THE REQUIRED DIMENSIONS MARKING THE ROUTE AND REQUIRED EXCAVATION DEPTHS. OFTEN A LEVEL LINE (TORPEDO LEVEL) IS USED.
 - PLACE AND TAMP GRAVEL IN DITCH TO PLANNED DEPTH PLACING THE PIPE THREE INCHES DEEP IN THE UPPER PORTION OF THE GRAVEL, THEN PLACE AND GENTLY TAMP GRAVEL UNTIL IT COVERS THE PIPE.
 - PLACE DRAINAGE FABRIC OVER TOP OF PIPE AND STONE.
 - PLACE TOPSOIL AND SOD OR PEA GRAVEL.
 - CUT AND ROUTE DOWNSPOUTS OR OTHER RAINWATER DELIVERY COMPONENTS. ADD STRAP AND SUPPORT AS NEEDED.
 - CREATE A SAFE OVERFLOW AT LEAST 10 FEET FROM YOUR PROPERTY EDGE AND INSURE IT IS PROTECTED FROM EROSION.

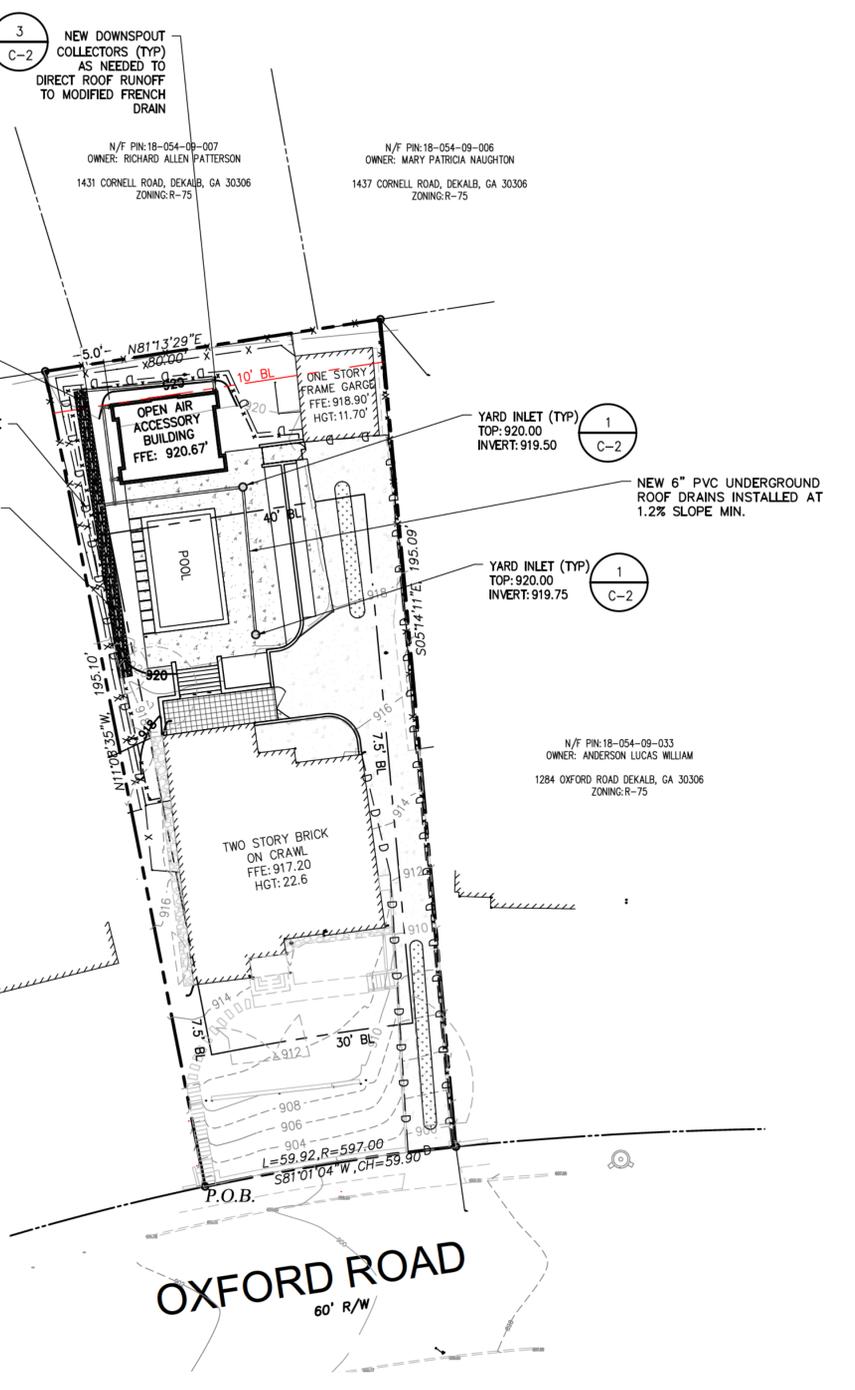
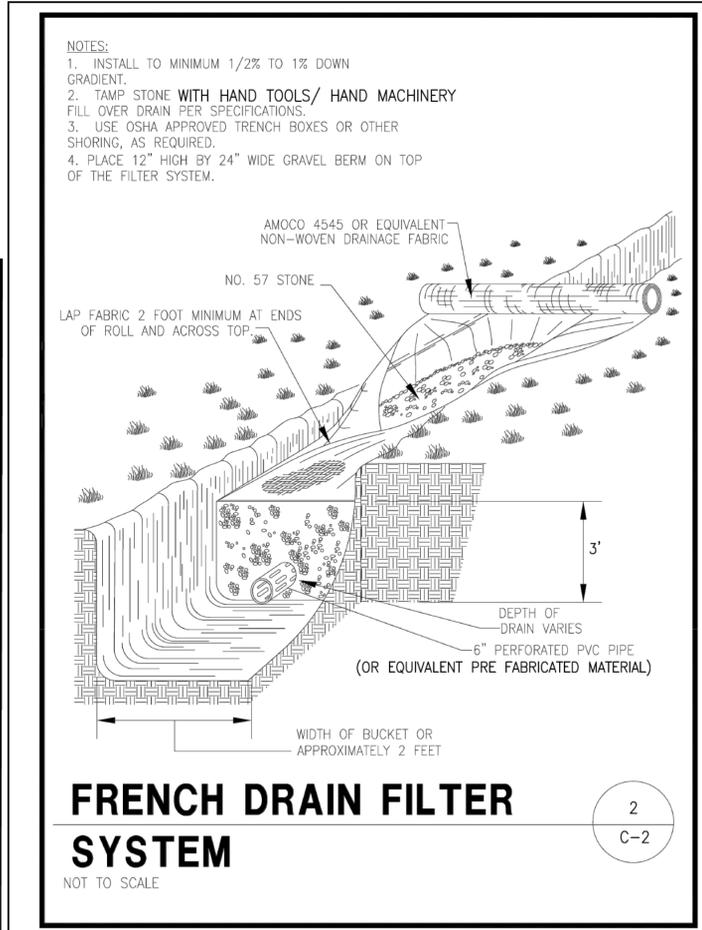
RUNOFF REDUCTION DESCRIPTION:

TOTAL PROPOSED IMPERVIOUS AREA FOR THE SITE IS 8,295 SF. THE NEW IMPERVIOUS IS 2,531 SF TO BE TREATED BY RUNOFF REDUCTION IN THE PROPOSED FRENCH DRAIN. SEE LOT COVERAGE CHART FOR DETAILS.

THE MODIFIED FRENCH DRAINS WILL DETAIN FOR A TOTAL OF 2,531 SF OF IMPERVIOUS AREA, AS MENTIONED ABOVE. THE MODIFIED FRENCH DRAINS ARE TO BE FILLED WITH #57 STONE (40% VOID RATIO) AND 3" WIDE AND A TOTAL OF 68' LONG. THE BOTTOM OF THE STORAGE TRENCH IS 3 FEET DEEP. THE RUNOFF REDUCTION VOLUMES PROVIDED BY THE BMP SHOWN EXCEED THE CORRESPONDING STORAGE REQUIREMENTS.

THE RUNOFF REDUCTION VOLUMES PROVIDED BY THE BMP SHOWN EXCEED THE RUNOFF REDUCTION STORAGE REQUIREMENTS. THE MODIFIED FRENCH DRAIN (MFD) WILL PROMOTE GROUNDWATER RECHARGE WHILE RESPECTING THE REQUIRED CRITICAL ROOT ZONE OF SAVE TREES. BECAUSE OF THE LIMITED SPACE, A LONGER TRENCH WAS DESIGNED TO KEEP THE STORAGE FACILITY AS SHALLOW AS POSSIBLE AND PROMOTE MORE DIRECT INFILTRATION.

ANY OVERFLOW DRAINAGE FROM THE SYSTEM WILL FLOW OUT OF THE POP UP DRAIN TOWARDS THE SOUTH PROPERTY LINE.



Prepared By:
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Marietta, GA 30060
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404-425-4325
DHANLON@RED-LEVEL.COM

STORMWATER PLAN

DATE	2025-10-08	REVISIONS
SCALE	AS SHOWN	
DRAWN	AJJ	
CHECKED	GHB	

POOL CONSTRUCTION PLANS FOR:
1282 OXFORD ROAD NE
LAND LOT 54, 18 DISTRICT
DEKALB COUNTY, GEORGIA

CVE P1# 25-447

SHEET NO.
C-2

GEORGIA811
Utilities Protection Center, Inc.
Know what's below.
Call before you dig.

SCALE: 1" = 20'



RED LEVEL RENOVATIONS

2025 Tuxedo Avenue
Atlanta, GA 30307

o (404) 425-4325
www.red-level.com

February 5, 2026

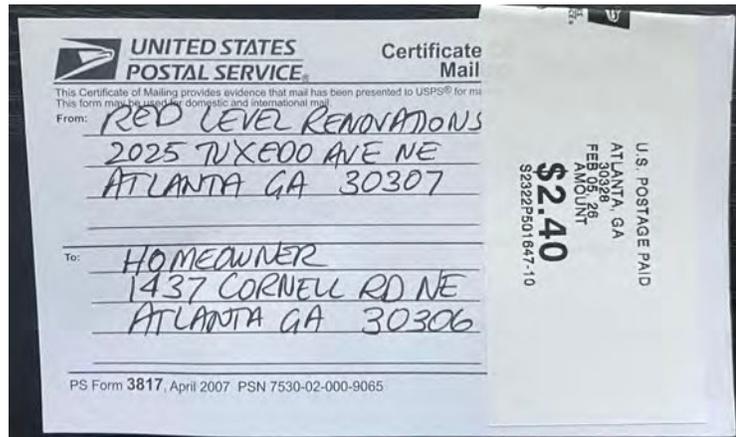
Dear Resident,

The homeowner of 1282 Oxford Road NE is seeking a variance to increase the allowance lot coverage from 35% to 61%. The project that is being proposed actually reduces the existing lot coverage, but the variance is required because previous additions to the property increased the lot coverage to 65%. The homeowner attempted to contact you to review the project, but was unable to do so. Plans for the proposed property improvement are enclosed. The Zoning Board of Appeals meeting when the case will be heard will be April 8th at 1pm on Zoom if you would like to attend. Please contact plansustain@dekalbcountyga.gov for additional info.

Best Regards,

Dan Hanlon

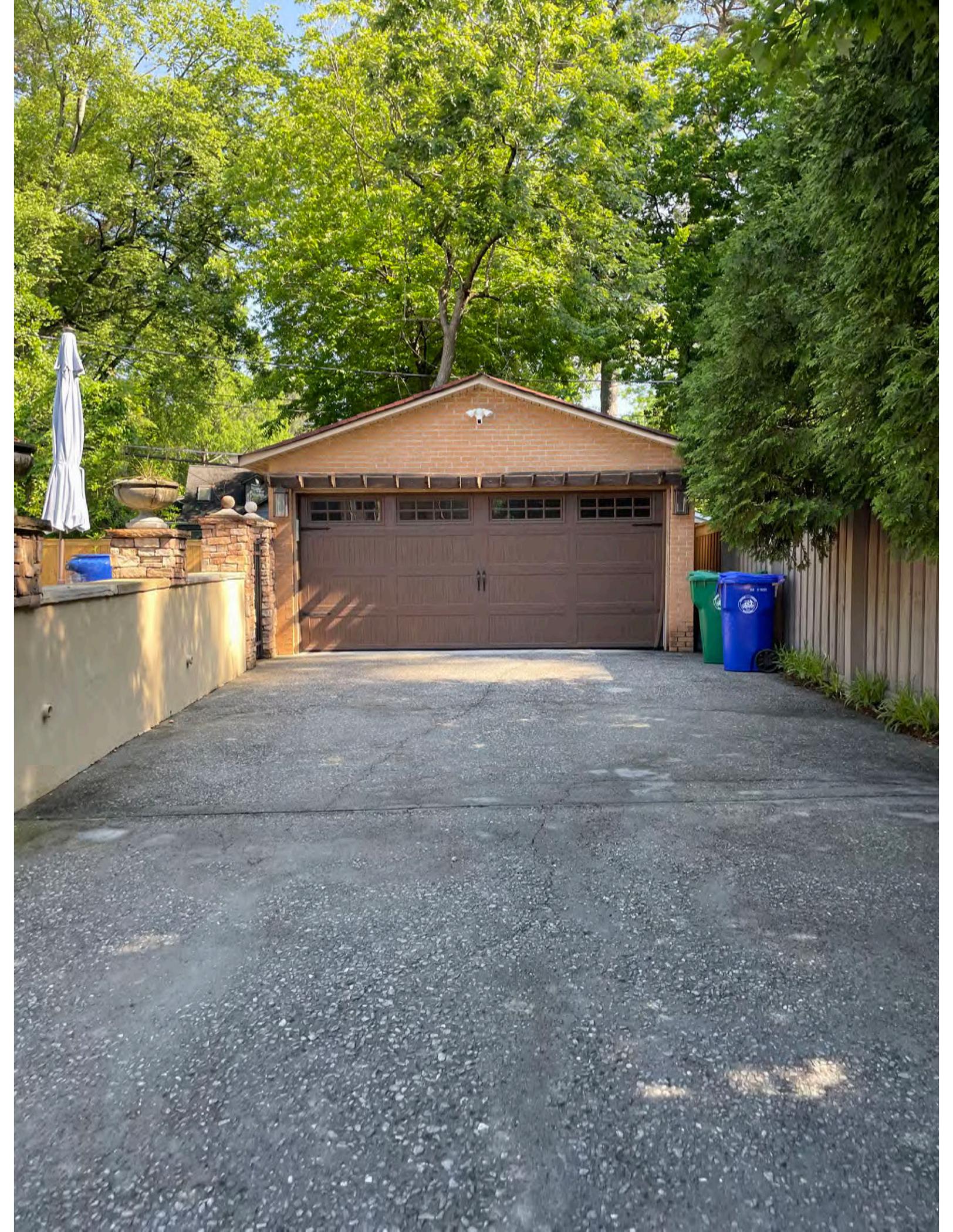
[Redacted address information]







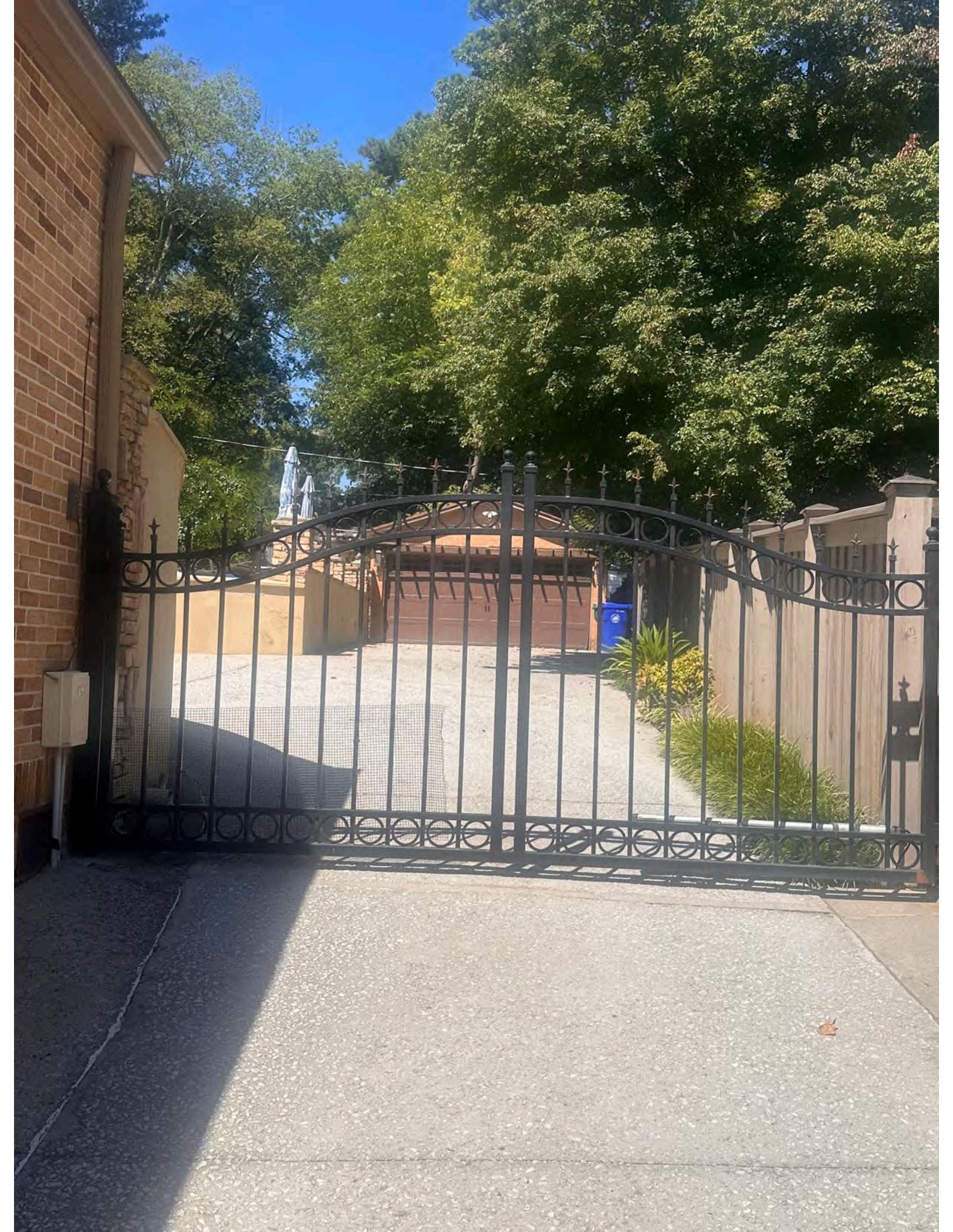


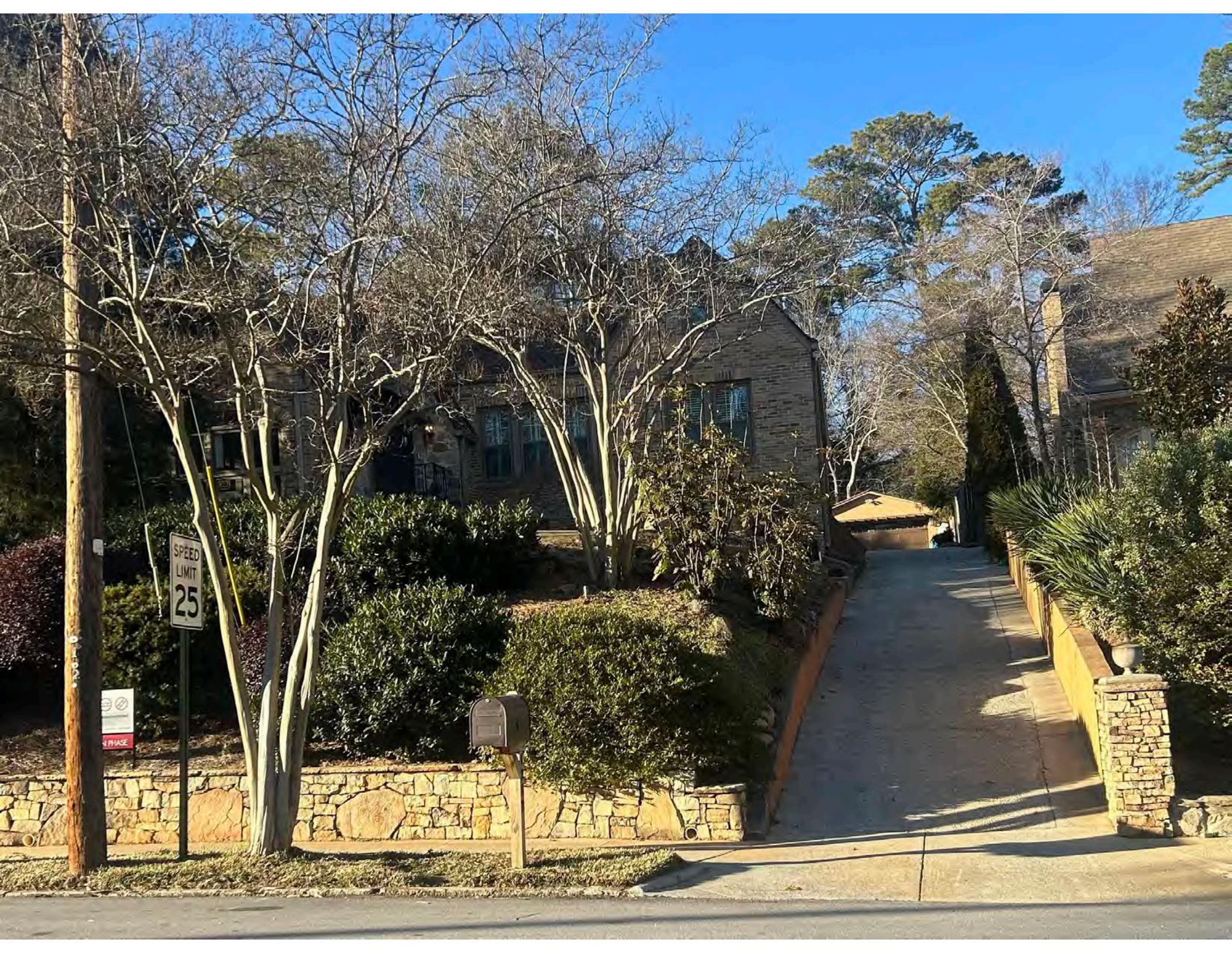












SPEED
LIMIT
25

NO
LEFT
TURN
PHASE