

ZONING BOARD OF APPEALS (ZBA) APPLICATION

to Amend the Official Zoning Map of DeKalb County, Georgia

APPLICANT/OWNER: \_\_\_\_\_

Subject Property Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Parcel ID Number(s): \_\_\_\_\_

Commission District(s): \_\_\_\_\_ Super District(s): \_\_\_\_\_ Acreage: \_\_\_\_\_

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

\_\_\_\_\_  
Signature

\_\_\_\_\_  
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](mailto:plansustain@dekalbcountyga.gov) with any questions

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.**



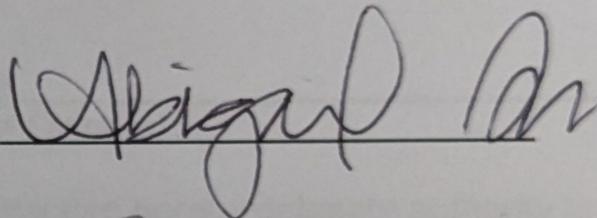
**ZONING BOARD OF APPEALS APPLICATION**  
**AUTHORIZATION OF THE PROPERTY OWNER**

I hereby authorize the staff and members of the Zoning Board of Appeals  
To inspect the premises of the Subject Property

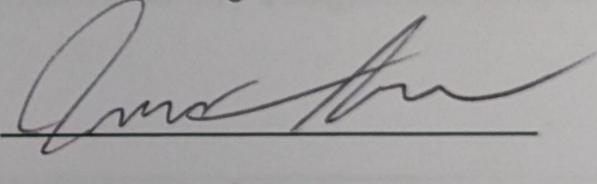
I hereby certify that the information provided in the application is true and correct.

I hereby certify that I am the owner of the property subject to the application.

DATE: 2/9/26

Applicant:   
Signature

DATE: 2/9/26

Applicant:   
Signature



DeKalb County  
GEORGIA

3

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: 2/9/2026

Applicant/Agent: [Signature]  
Signature

TO WHOM IT MAY CONCERN:

(I) / (WE) Jarrett and Abigail Skov  
(Name of Owners)

being (owner/owners) of the property described below or attached hereby delegate authority to:

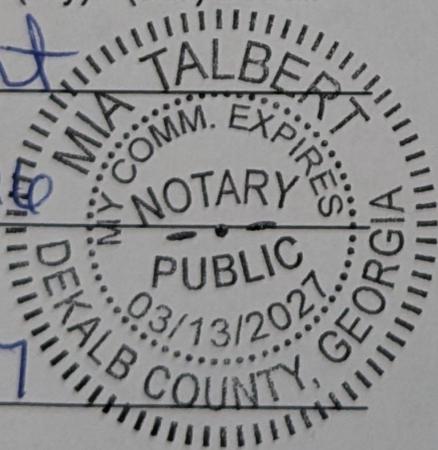
Luke Love  
(Name of Applicant or Representative)

To file an application on (my) / (our) behalf

[Signature]  
Notary Public

02/10/2026  
Notary Public

03/13/2027  
Notary Public



Abigail Skov [Signature]  
Owner

Jarrett Skov [Signature]  
Owner

\_\_\_\_\_  
Owner

To the DeKalb County Zoning Board of Appeals,

We are the Skovs, a family of four who have been proud residents of DeKalb County since 2015. We love our home in Medlock Park and are thrilled to be raising our two children in this neighborhood. We value the character, walkability, and sense of community here, and we hope to continue investing in our home in a way that supports our growing family.

We are the homeowners of the subject property and are seeking approval to construct a carport adjacent to our existing residence. The proposed carport is intended to provide covered parking and a safe, protected transition from our vehicle into the home. The full scope of work includes a single-story, open-sided carport structure designed to be architecturally consistent with the existing home and surrounding neighborhood. We respectfully submit this letter in support of our request for a variance to Section 27-2.2.1, to allow the construction of a residential carport and to reduce the required side yard setback from 7.5 feet to 3 feet, as governed by the applicable zoning code.

We have two small children and a senior dog, and the primary purpose of this carport is to allow us to safely transfer them from the car to the house without exposure to inclement weather. Adding a carport that connects directly to our stairs and porch would help us better meet the daily needs of our family while remaining in the home and neighborhood we love.

### **Physical Conditions**

Our property has unique physical conditions that create practical difficulties. Our lot is only 70 feet wide which is smaller than the standard 75-foot minimum lot width of the typical R-75 zoning, which is most common in our district. Our home was constructed in 1949, before the adoption of the modern zoning code in 2015. As a result, some of the structure sits outside of current setback requirements. These conditions limit the feasible placement of any accessory structure, such as a carport, to allow for the standard set back.

### **Minimum Necessary**

The requested variance represents the minimum relief necessary to allow a functional carport. The proposed width is limited to the standard minimum of approximately 9 feet required for a single parking space, ensuring basic usability without excess. The reduced setback is only what is required to connect the carport to the existing front stoop of the home and maintain safe, practical access. This request does not provide any special advantage beyond what is reasonably necessary and does not exceed what other property owners in the zoning district could pursue under similar constraints.

### **Public Welfare**

The proposed variance will not negatively impact public welfare or neighboring properties. The carport will not interfere with neighbors' privacy, light, or use of their properties. It will not obstruct visibility, utilities, or drainage, and it is consistent with other similar carports already present in the neighborhood. The project will maintain the residential character of the area and poses no harm to surrounding properties or improvements within the same zoning district.

**Ordinance Hardship**

Strict enforcement of the side yard setback ordinance would create an undue hardship by effectively preventing any meaningful improvement to the property. Because the home already exists outside of current setbacks, compliance with the ordinance would make construction of a carport impractical, if not impossible. Without a variance, the property cannot reasonably be adapted to meet the safety and accessibility needs of our family as it exists today.

**Alignment with the Spirit of the Law**

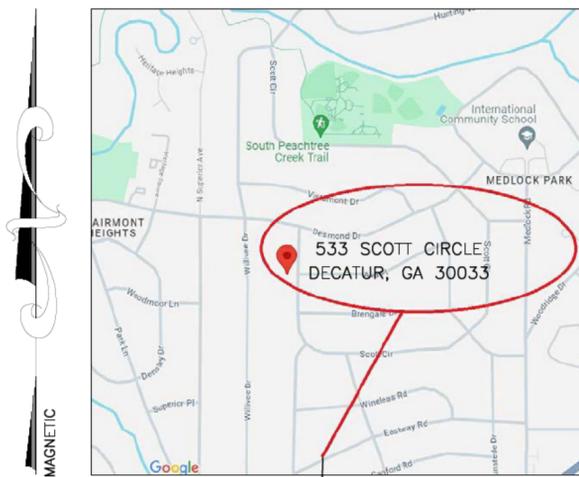
The requested variance aligns with the overall intent of the zoning ordinance and the DeKalb County Comprehensive Plan. The property's assigned land use is consistent with a suburban residential area, and the proposed carport reflects the established characteristics of that land use. The design prioritizes modest scale, aesthetics, and neighborhood character. Similar carport structures exist nearby, and adding a carport to our home would keep in character with other houses in our same neighborhood. Approval of this variance would represent a reasonable adaptation that supports safe residential use without undermining broader planning goals.

In conclusion, For the reasons outlined above, we respectfully request approval of the variance to allow construction of a carport and to reduce the side yard setback from 7.5 feet to 3 feet. We earnestly thank the Zoning Board of Appeals for your time and thoughtful consideration of our request.

Sincerely,

Abigail & Jarrett Skov

533 Scott Circle, Decatur GA 3003



**ZONING NOTE:**  
BEFORE DEVELOPMENT OF THIS PROPERTY, DEVELOPER AND ARCHITECT TO CONFIRM ZONING DISTRICT, PER ZONING DEPARTMENT.

**BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983, GA WEST ZONE 1002 ELEVATIONS SHOWN HEREON RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988**

PROPERTY IS ZONED R-75 UNINCORP. DEKALB COUNTY  
BUILDING SETBACK:  
FRONT: 30' (ZONING)  
SIDE: 7.5'  
REAR: 40'  
MAX LOT COVERAGE 35%  
MAX BUILDING HEIGHT 35'

FRONT AVERAGE SETBACK CALCULATIONS  
# 537 - 41.4'  
# 527 - 42.1'  
# 1169 = (41.4'+42.1')/2=41.75'  
FRONT AVERAGE WILL APPLY IF NEW CONSTRUCTION PROPOSED, OR VACANT LOT.



**FLOOD NOTE:**

I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS, WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE TO ITS OPINION FOR SAID PARCEL MAP ID 13089C0066K EFFECTIVE DATE: 8/15/2019 ZONE: X

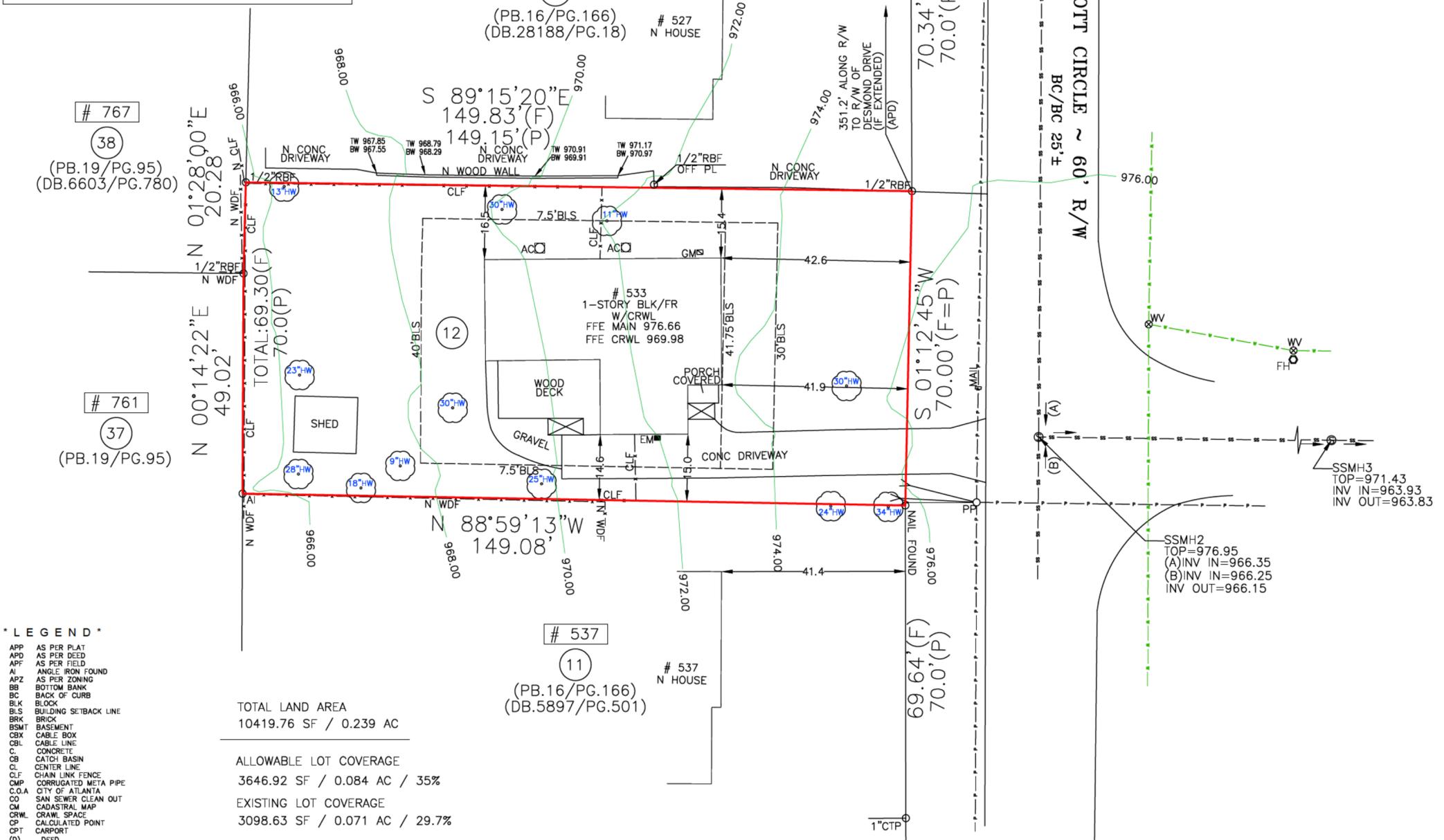
THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA A SECOND OPINION OR COMPREHENSIVE FLOOD EVALUATION STUDY IS SUGGESTED FOR MORE ACCURATE INFORMATION. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS AND INSURANCE COMPANY OR AN APPRAISER.

THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE. ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT-OF-WAY PUBLIC OR PRIVATE.

**FUTURE FLOOD DISCLAIMER:**

THE FLOOD DATA SHOWN HEREON IS PER FEMA ACTIVE PANEL MAP WITH EFFECTIVE DATE, AS SHOWN. THERE MAY BE FUTURE FLOOD ELEVATION INFORMATION STUDIED INTERNALLY BY THE LOCAL GOVERNING MUNICIPALITY IN WHICH THE SUBJECT PROPERTY SITUATES AND THAT INFORMATION MAY NOT BE AVAILABLE TO THE PUBLIC, THEREBY NOT REFLECTED ON THE CURRENT FEMA PANEL MAP ON THE DATE OF THIS SURVEY. WE REQUEST ANY AND ALL FUTURE FLOOD INFORMATION FROM THE APPLICABLE MUNICIPALITIES AND SHOW THAT INFORMATION HEREON WHENEVER POSSIBLE. IT IS THE RESPONSIBILITY OF THE END USER OF THIS SURVEY TO VERIFY THE APPLICABLE FLOOD INFORMATION DURING THE DEVELOPMENT PHASE, OR OTHER FUTURE USE, BEYOND THE DATE OF THIS SURVEY.

THIS SURVEY PLAT OF EXISTING CONDITIONS ON THE PROPERTY MUST BE USED AS A SINGLE STAND ALONE DOCUMENT. CAN NOT BE SCANNED AND ALTERED, CROPPED OUT COPY/PASTE OR MODIFIED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE. THIS SURVEY PLAT CAN BE ONLY ATTACHED AS A SEPARATE DOCUMENT BY ITSELF TO DEVELOPMENT PROJECTS AND SITEPLANS AND CAN NOT BE INSERTED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE TO SOME OTHER DEVELOPMENT PROJECTS PREPARED BY ANY OTHER PARTY WITHOUT WRITTEN APPROVAL AND ORIGINAL BLUE INK SIGNATURE OF THE SURVEYOR OF RECORD.

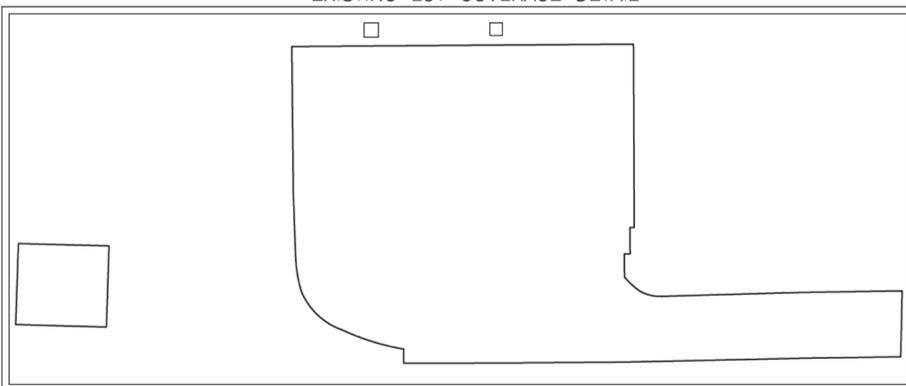


**LEGEND**

- APP AS PER PLAT
- APD AS PER DEED
- APF AS PER FIELD
- AI ANGLE IRON FOUND
- APZ AS PER ZONING
- BB BOTTOM BANK
- BC BACK OF CURB
- BLK BLOCK
- BLS BUILDING SETBACK LINE
- BRK BRICK
- BSM BASEMENT
- CBX CABLE BOX
- CBL CABLE LINE
- C CONCRETE
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- CM CORRUGATED METAL PIPE
- C.O.A. CITY OF ATLANTA
- CO SAN SEWER CLEAN OUT
- CM CADASTRAL MAP
- CRWL CRANK SPACE
- CP CALCULATED POINT
- CPT CARPORT
- (D) DEED
- DE DRAINAGE EASEMENT
- DI DRAINAGE INLET
- DWM DEPARTMENT OF WATERSHED MANAGEMENT
- EB ELECTRIC POWER BOX
- EM ELECTRIC METER
- EP EDGE OF PAVEMENT
- F FIELD
- FC FACE OF CURB
- FDC FIRE DEPARTMENT CONNECTION
- FH FIRE HYDRANT
- FR FRAME
- GL GAS LINE
- GM GAS METER
- GV GAS VALVE
- GW GUY WIRE
- HW HEAD WALL
- HW HARDWOOD TREE
- IP IRON PIN
- IPF IRON PIN FOUND
- IPS IRON PIN SET
- IV IRRIGATION VALVE
- IVM IRRIGATION METER
- JUNCTION BOX
- LLL LAND LOT LINE
- MAG MAGNETIC READING IP
- MGN MAGNOLIA TREE
- MH MAN HOLE
- MTF METAL FENCE
- N N'ORS
- OH OVERHANG
- OTP OPEN TOP PIPE FOUND
- P PORCH
- PL PLAT
- PC PROPERTY CORNER
- PL PROPERTY LINE
- PN PINE TREE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCING
- PP POWER POLE
- PW POWER LINE
- R RECORD
- PVC POLYVINYL CHLORIDE PIPE
- ROD IRON ROD FOUND
- RSF RAIL SPIKE FOUND
- RBF REINFORCING BAR FOUND
- RBS REINFORCING BAR SET
- RCP REINFORCED CONC. PIPE
- R/W RIGHT-OF-WAY
- SN SIGN
- SSL SANITARY SEWER LINE
- SSE SANITARY SEWER EASEMENT
- SP SCREENED PORCH
- SW SIDEWALK
- TRP TOP OF BANK
- TRP TRAFFIC POLE
- UE UTILITY EASEMENT
- WD WOOD
- WDF WOOD FENCE
- WDB WOOD DECK
- WL WATER LINE
- WM WATER METER
- WRF WIRE FENCE FOUND
- WV WATER VALVE
- WY WET WEATHER
- W/W WITH/
- YI YARD INLET

TOTAL LAND AREA  
10419.76 SF / 0.239 AC  
ALLOWABLE LOT COVERAGE  
3646.92 SF / 0.084 AC / 35%  
EXISTING LOT COVERAGE  
3098.63 SF / 0.071 AC / 29.7%

**EXISTING LOT COVERAGE DETAIL**



**SURVEY NOTES:**

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, TELEPHONE, ELECTRIC, WATER AND SEWER GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
2. THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE LOCATED USING SIDE DIMENSIONS FROM THE HOUSE. ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAY PUBLIC OR PRIVATE.
3. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD RECORDED AND NOT RECORDED, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCEPTED. PROPERTY OWNER OR PERSON ORDERING THE SURVEY IS RESPONSIBLE TO CONTACT CLOSING ATTORNEY OR TITLE COMPANY FOR A FULL TITLE SEARCH AND COMMITMENT INCLUDING ALL THE EXCEPTION.
5. SURVEY LAND EXPRESS, INC. IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREIN. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES, TELEPHONE CONVERSATION WITH ZONING OFFICE AT THE COUNTY OR CITY, ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.
6. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS, ENTITY.

LOT 12 BLOCK 10	
EMORY HEIGHTS SUBDIVISION	UNIT
LAND LOT 61 18TH DISTRICT	SECTION 2
DEKALB COUNTY, GEORGIA	DB.27620/PG.210 PB.16/PG.166
FIELD WORK DATE MARCH 13, 2024	PRINTED/SIGNED MARCH 22, 2024
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED PAPER SIZE 17" x 22"	
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.	
AU COORD #20240383	DWG #20240383

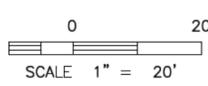
EXISTING CONDITIONS SURVEY PREPARED FOR: SHEET 1 OF 1

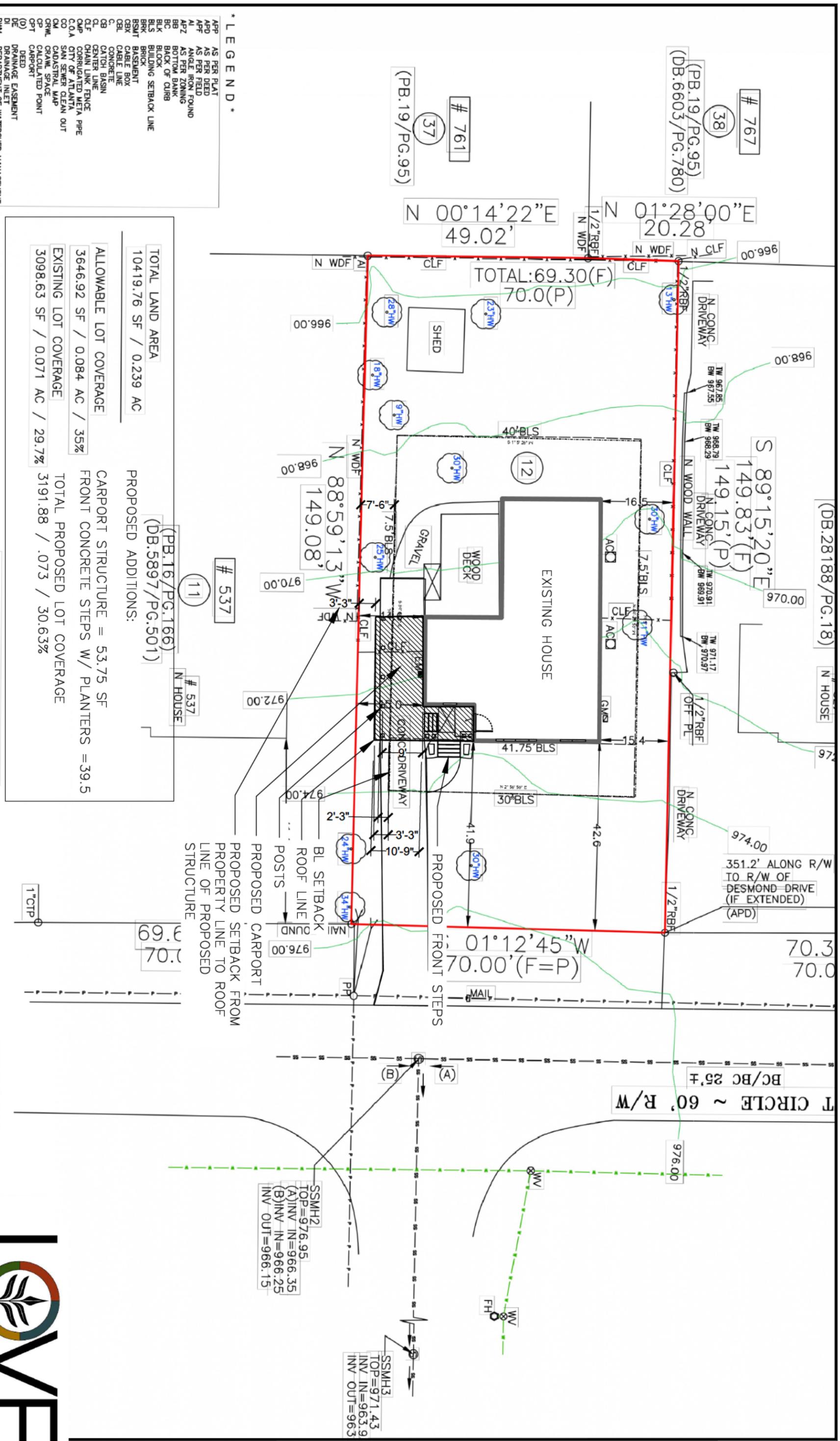
**JARRETT SKOV**

PROPERTY ADDRESS:  
533 SCOTT CIRCLE  
DECATUR, GA 30033

24 LENOX POINTE  
ATLANTA, GA 30324  
FAX 404-601-0941  
TEL 404-252-5747  
INFO@SURVEY.LANDEXPRESS.COM

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.





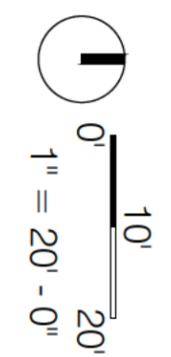
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ALLOWABLE LOT COVERAGE	3646.92 SF / 0.084 AC / 35%
EXISTING LOT COVERAGE	3098.63 SF / 0.071 AC / 29.7%
TOTAL PROPOSED LOT COVERAGE	3191.88 SF / 0.073 AC / 30.63%
CARPORIT STRUCTURE =	53.75 SF
FRONT CONCRETE STEPS W/ PLANTERS =	39.5
PROPOSED ADDITIONS:	

**SITE PLAN**

Name: SKOV  
 Address: 533 SCOTT CIRCLE DECATUR GA 30033



LOVE LAND DESIGN LLC  
 PO BOX 252  
 PINE LAKE GA 30072  
 OFFICE: 770-810-5545

02/01/26

02/06/2026

To Whom It May Concern,

We are writing to express our support for our neighbor's (Abigail and Jarrett Skov) request for a variance to reduce the required setback from 7.5 feet to 3 feet for their proposed carport project at 533 Scott Circle, Decatur, GA 30033.

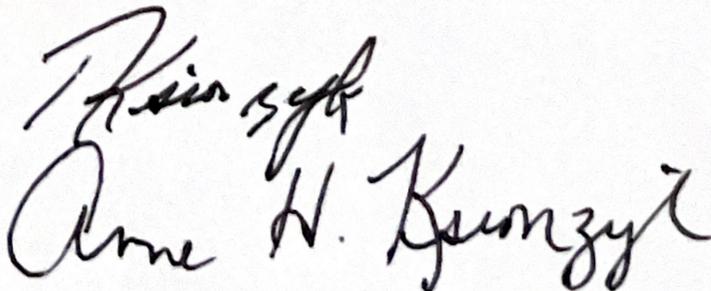
We do not believe this adjustment will interfere with our privacy or enjoyment of our property in any way. The location and design of the carport will have no negative impact on our use of our home or yard. In addition, many other homes in the neighborhood already have carports, making this project consistent with the existing character of the area.

Granting this variance will allow our neighbors to have a protected space to safely park their vehicle and unload their small children into the house without exposure to inclement weather such as rain or snow. We also believe that this improvement will help maintain and potentially increase property values in the neighborhood by enhancing functionality and visual consistency among nearby homes.

We have been given the proposed carport plans and have not seen an issues from a neighborly perspective.

For these reasons, we support the variance requested by Abigail and Jarrett Skov and respectfully ask that it be approved.

Sincerely,

  
Anne H. Kunzyl