

# DeKalb County Government

*Manuel J. Maloof Center  
1300 Commerce Drive  
Decatur, Georgia 30030*



## Agenda

**Wednesday, January 10, 2024**

**1:00 PM**

**via ZOOM**

## **Zoning Board of Appeals**

*Member Pamela Speaks (Dist. 1)*

*Member Mark Goldman (Dist. 2)*

*Member Alice Bussey (Dist. 3)*

*Chair Nadine Rivers-Johnson (Dist. 4)*

*Member Yolanda Spears (Dist. 5)*

*Vice-Chair Dan Wright (Dist. 6)*

*Member John Tolbert (Dist. 7)*

## DeKalb County Zoning Board of Appeals Meeting

**January 10, 2024 @ 1:00 PM**

This meeting will be held via Zoom

Join from PC, Mac, Linux, iOS or Android: <https://DeKalbcountyga.zoom.us/j/81924933368>

Or Telephone Dial: USA 888-270-9936 (US Toll Free)

Conference code: 691303

Meeting participant's or caller's phone numbers may be displayed to the public viewing  
or participating in the online meeting.

**Citizens may also email documents for inclusion into the official record by  
submitting such materials by January 8, 2024.**

Email the DeKalb County Department of Planning and Sustainability at [plansustain@dekalbcountyga.gov](mailto:plansustain@dekalbcountyga.gov)

### AGENDA

#### DEFERRED CASES:

**D1. A-23-1246679 (Deferred from November 8, 2023) Commission District 03 Super District 06**  
**15 140 03 061**  
**2400 TILSON FOREST DRIVE, DECATUR, GA 30032**

Application by Oluwatoyosi Shitta-Bey to request a variance from Section 27-2.2.1 and 27-5.1.10 of the DeKalb County Zoning Ordinance to increase lot coverage to bring deck extension into compliance within the RSM (Small Lot Residential Mix) zoning district.

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**D2. A-23-1246638 (Deferred from November 8, 2023) Commission District 05 Super District 07**  
**RIGHT OF WAY – NO PARCEL ID**  
**I-20 BRIDGE OVER SNAPPINGER CREEK**

Application of East Interchange Builders, LLC to request a variance from Section 14-5.442 (c) of the DeKalb County Zoning Ordinance to revise the floodplain boundary to construct a new bridge.

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**D3. A-23-1246626 (Deferred from October 11, 2023) Commission District 03 Super District 06**  
**15-019-02-004**  
**1555 CEDAR GROVE ROAD CONLEY, GA 30288**

Application by Joel Warren to request a variance from Section 27-2.2.1 of the DeKalb County Zoning Ordinance to reduce rear yard and side yard setbacks to construct storage garage within the R-100 (Residential Medium Lot) zoning district.

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**D4. A-23-1246621 (Deferred from October 11, 2023)**  
**18-267-06-001**  
**2920 BRANDYWINE ROAD, CHAMBLEE, GA 30341**

**Commission District 01 Super District 07**

Application by Logan Clark to request a variance from Section 27-6.1.4 of the DeKalb County Zoning Ordinance to increase maximum parking requirement within the O-I (Office-Industrial) zoning district.

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**D5. A-23-1246441 (Deferred from November 8, 2023 ZBA)**  
**CSX Right of Way - No Parcel ID**  
**5585 ROCKBRIDGE ROAD, STONE MOUNTAIN, GA 30088**

**Commission District 04 Super District 07**

Application of CitySwitch II-A, LLC to request a variance from Section 4.2.57(H)(3) of the DeKalb County Zoning Ordinance to increase the height of a cell tower within the railroad right of way, northwest of the intersection with Walker Road and South Stone Mountain Lithonia Road.

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**NEW CASES:**

**N1. A-23-1246770**  
**18 054 05 005**  
**1206 OAKDALE ROAD, NE, ATLANTA, GA 30307**

**Commission District 02 Super District 06**

Application by Peter Densmore to request a variance from Section 27-2.2.1 of the DeKalb County Zoning Ordinance to reduce side-yard setback to remodel a shed within the R-85 (Residential Medium Lot-85) zoning district.

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**N2. A-23-1246776**  
**16 253 01 067**  
**1470 ANDERSON VALLEY DRIVE, SNELLVILLE, GA 30039**

**Commission District 05 Super District 07**

Application by Bellareed Luxury Pools to request a variance from Section 27-4.2.2 (c) of the DeKalb County Zoning Ordinance to construct a swimming pool in side-yard within the R-85 (Residential Medium Lot-85) zoning district.

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**N3. A-23-1246728**  
**15 171 05 002**  
**646 DANIEL AVENUE, DECATUR, GA 30032**

**Commission District 03 Super District 07**

Application by Innocent Nwachukwu to request a variance from Section 27-2.2.1 of the DeKalb County Zoning Ordinance to reduce front yard setback to expand a legal non-conforming garage within the R-75 (Residential Medium Lot-75) zoning district.

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**N4. A-23-1246725**  
**15 183 09 005**  
**1778 ALEXANDER DRIVE, DECATUR, GA 30032**

**Commission District 03 Super District 07**

Application by Lesha Martin to request a variance from Section 27-2.2.1 to reduce southern setback to construct a second-story addition to an existing single-family residence within the R-75 (Residential Medium Lot-75) zoning district.

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N5.      A-23-1246721  
          18 041 01 080  
          662 OAK HILL CIRCLE, STONE MOUNTAIN, GA 30083

Commission District 04 Super District 07

Application by Jordan Tomesch to request variances from Sections 27-2.2.1 and 27-5.4.7 of the DeKalb County Zoning Ordinance to reduce side-yard setback, minimum unit size, and increase maximum retaining wall height to construct single-family residence within the R-100 (residential medium lot) zoning district.

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*The Zoning Board of Appeals (ZBA) hears variances, special exceptions, and appeals of administrative decisions. They are an independent body, appointed by the Board of Commissioners (BOC). The BOC hears Rezoning, Special Land Use Permits (SLUPs), Major modifications, Land Use Plan amendments, and Zoning Ordinance text amendment applications.*