

Current Planning Zoning Division

DeKalb County Zoning Board of Appeals

Lorraine Cochran-Johnson
Chief Executive Officer

Cedric G. Hudson, MCRP
Interim Director

April 9, 2025 @ 1:00 PM

This meeting was held via Zoom

ZBA MEMBERS PRESENT:

VACANT, District 1
Mark Goldman, District 2
Muhammad Jihad, District 3
Nadine Rivers-Johnson, Chair, District 4
VACANT, District 5
Dan Wright, District 6
John Tolbert, Jr., District 7

STAFF PRESENT:

Rachel Bragg, Zoning Administrator
Lucas Carter, Planner
Debora Wells, Admin Specialist
Kyle McLean, Planner
Lelti Abrha, Mgr. Land Development

Approval of Minutes: Muhammad Jihad moved, John Tolbert, Jr. seconded to approve the March 2025 Minutes. Motion carried 5-0-0.

MINUTES

DEFERRED CASES:

D1. A-25-1247339 (Deferred from February Agenda)
18 122 02 085
4408 BRIERS PLACE, STONE MOUNTAIN, GA 30083

Commission District 04 Super District 07

Application by Andre Johnson to request variances from Section 27 of the DeKalb County Zoning Ordinance to allow construction of a two-story garage within the RSM (Residential Small Mix) zoning district.

MOTION: Dan Wright moved, John Tolbert, Jr. seconded for a 60-day deferral to the June 11, 2025 meeting. Motion carried 5-0-0.

D2. A-25-1247370 (Deferred from February Agenda)
18 007 02 001
402 POPLAR LANE WAY, DECATUR, GA 30030

Commission District 04 Super District 06

Application by Matthew J. Foley and Jessica Flake to request variances from Section 27-2.2.1 of the DeKalb County Zoning Ordinance to reduce the rear yard setback and side yard setback to facilitate construction of a single-story addition to existing single-story residence within the R-75 (Residential Medium Lot-75) zoning district.

MOTION: Dan Wright moved, Mark Goldman seconded for approval. Motion carried 5-0-0.

NEW CASES:

N1. A-25-1247432 & 1247441

Commission District 03 Super District 07

15 168 03 067

1933 CRESTMOORE DRIVE, DECATUR, GA 30032

Application by Brian Ortiz to request variances from Section 27-4.2.3-(10) of the DeKalb County Zoning Ordinance to increase maximum ADU square feet to facilitate conversion of basement to ADU within the R-75 (Residential Medium Lot-75) zoning district.

MOTION: Mark Goldman moved, John Tolbert, Jr. seconded for withdrawal without prejudice. Motion carried 5-0-0.

N2. A-25-1247439

Commission District 02 Super District 06

18 055 02 020

1260 BRIARCLIFF ROAD, ATLANTA, GA 30306

Application by Kelly Panter to request variance from Section 27-5.4.5 of the DeKalb County Zoning Ordinance to reduce transitional buffer and increase retaining wall height to facilitate construction of senior housing in the OI (Office-Institutional) zoning district.

MOTION: Mark Goldman moved, John Tolbert, Jr. seconded for a 60-day deferral to the June 11, 2025 meeting. Motion carried 5-0-0.

N3. A-25-1247437

Commission District 01 Super District 07

18 291 05 036

3186 LYNNRAY DRIVE, ATLANTA, GA 30340

Application by Brian Rosen to request variance from Section 27-2.2.1 of the Dekalb County Zoning Ordinance to reduce front yard setback to facilitate conversion of carport into garage in the R-100 (Residential Medium Lot-100) zoning district.

MOTION: Dan Wright moved, Mark Goldman seconded for a 60-day deferral to the June 11, 2025 meeting. Motion carried 5-0-0.

N4. A-25-1247418

Commission District 01 Super District 07

18 291 05 036

4426 STERLING FOREST DRIVE, DECATUR, GA 30034

Application by Ike Dendy to request variance from Section 27-2.2.1 of the Dekalb County Zoning Ordinance to reduce the side yard setback to facilitate construction of new single-family residential in the R-100 (Residential Medium Lot-100) zoning district.

MOTION: Mark Goldman moved, Muhammad Jihad seconded for approval with the following conditions: (1) case number, approval date, type of variance and conditions of approval. Motion carried 5-0-0.

N5. A-25-1247417

Commission District 02 Super District 06

18 163 01 046

1835 FRAZIER ROAD, DECATUR, GA 30033

Request variances from Sections 27-5.4.7 and 27-4.2.3 (C)(4) of the Dekalb County Zoning Ordinance to increase accessory building height and allow alternate exterior building material to construct ADU in the R-85 (Residential Medium Lot-85) zoning district.

MOTION: Mark Goldman moved, Dan Wright seconded for approval with the following conditions: (1) case number, approval date, type of variance and conditions of approval. Motion carried 5-0-0.

N6. A-25-1247142
15 049 02 004
2750 MORELAND AVENUE, ATLANTA, GA 30315

Commission District 03 Super District 06

Request by Central Transport, LLC to appeal an administrative decision regarding a stop work order to construct a ground shipping terminal in the M (Light Industrial) zoning district and Soapstone Historic District.

MOTION: Dan Wright moved, Mark Goldman seconded that the stop work order shall remain in place except for work related to the installation of the intermediate stage of the approved plan which must be installed within 60 days. During this period, the County shall inspect the temporary BMPs and if found lacking additional stop work orders may be placed. If the inspection at 60 days is positive, the stop work order shall be lifted. Motion carried 5-0-0.

Dan Wright moved, John Tolbert seconded to adjourn the meeting. Motion carried 5-0-0.
