



Planning & Sustainability Department

178 Sams Street
Decatur, GA 30030

Current Planning Zoning Division

DeKalb County Zoning Board of Appeals Agenda

Lorraine Cochran-Johnson
Chief Executive Officer

Cedric W. Hudson, MCRP
Interim Director

May 14, 2025 @ 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.

Members of the public may also email documents for inclusion into the official record by submitting such materials by May 9, 2025.

Email the DeKalb County Department of Planning and Sustainability at plansustain@dekalbcountyga.gov

AGENDA

DEFERRED CASES:

- D1. A-25-1247372 (deferred from March Meeting) Commission District 05 Super District 07**
16 198 01 035
7853 MOHANSIC PARK LANE, LITHONIA, GA 30058

Application by Olandha Pinky Miller to request variance from Section 27-4.2.3 of the DeKalb County Zoning Ordinance to facilitate the construction of accessory dwelling unit in R-85 (Residential Medium Lot-85) zoning district.

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- D2. A-25-1247384 (deferred from March Meeting) Commission District 03 Super District 07**
15 133 01 143
3641 COBB CREEK COURT, DECATUR, GA 30032

Application by uBuildHome, LLC (Mohemmad Habib) to request variance from Section 27-5.6.2 of the DeKalb County Zoning Ordinance to facilitate the construction of a single-family residence on the same lot as an existing detention facility in R-75 (Residential Medium Lot-75) zoning district.

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- D3. A-25-1247388 (deferred from March Meeting) Commission District 03 Super District 06**
15 044 08 012
2165 RIVER ROAD, ELLENWOOD, GA 30294

Application by LaTonda Oladapo to request variance from Section 27-5.4.7 of the DeKalb County Zoning Ordinance to increase fence height in R-100 (Residential Medium Lot-100) zoning district.

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D4. A-25-1247389 (deferred from March Meeting) Commission District 01 Super District 07
18 288 04 032
4046 WEMBLEY FOREST WAY, ATLANTA, GA 30340

Application by Moritz Bosselmann to request variance from Section 27-2.2.1 of the DeKalb County Zoning Ordinance to reduce the side yard setback to facilitate an addition-[in R-100 (Residential Medium Lot-100) zoning district.

D5. A-25-1247390 (deferred from March Meeting) Commission District 04 Super District 07
18 025 01 170
6938 SHADOW RIDGE LANE, STONE MOUNTAIN, GA 30087

Application by Gail Mooney to request variance from Section 27-2.2 of the DeKalb County Zoning Ordinance to reduce front yard setback in RSM (Small Lot Residential) zoning district.

D6. A-25-1247394 (deferred from March Meeting) Commission District 03 Super District 06
15 019 05 015
1679 KOPPERS ROAD, CONLEY, GA 30288

Application by RLF III East, LLC to request variance from Section 27-3.39.6 of the DeKalb County Zoning Ordinance to reduce sidewalk requirements and for request to amend resolution for application waiting period (Section 27-7.5) to facilitate expansion of light industrial facility in M (Light Industrial) zoning district.

D7. A-25-1247396 (deferred from March Meeting) Commission District 03 Super District 07
15 171 21 025
561 ASHBURTON AVENUE, DECATUR, GA 30032

Application by Benjamin Middlebrooks, BYNCORP, LLC to request variance from Section 27-2.2.1 of the DeKalb County Zoning Ordinance to reduce side yard setback to facilitate second story addition in R-75 (Residential Medium Lot-75) zoning district.

D8. A-25-1247400 (deferred from March Meeting) Commission District 02 Super District 06
18 112 13 007
2178 TANGLEWOOD ROAD, DECATUR, GA 30033

Application by Sarah Cassel to request variance from Section 27-2.2.1 of the DeKalb County Zoning Ordinance to reduce side yard and rear yard setbacks to facilitate reconstruction of carport in R-100 (Residential Medium Lot-100) zoning district.

D9. A-25-1247371 (deferred from March Meeting) Commission District 02 Super District 06
18 064 02 084
3526 E PONCE DE LEON AVENUE, DECATUR, GA 30033

Application by Maksim Saitgzin to request variance from Section 27-2.2.1 of the DeKalb County Zoning Ordinance to enclose carport to create heated space in R-100 (Residential Medium Lot-100) zoning district.

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NEW CASES:

N1. A-25-1247480 Commission District 03 Super District 07
15 137 03 024
2452 LAFORTUNE DRIVE and 2724 KELLY LAKE DRIVE, DECATUR, GA 30032

Application by Linda Dunlavy to appeal an administrative decision within an R-75 (Residential Medium Lot) zoning district.

N2. A-25-1247481 Commission District 05 Super District 07
15 031 01 253
4595 MOSSEY DRIVE, LITHONIA, GA 30038

Application by Angela Brown-Boykin to appeal an administrative decision to construct an accessory structure in the stream buffer in R-100 (Residential Medium Lot) zoning district.

N3. A-25-1247483 Commission District 05 Super District 07
18 061 10 007
2292 DESMOND DRIVE, DECATUR, GA 30033

Application by Michael Brock to request a variance from Section 27-2.2.1 of the DeKalb County Zoning Ordinance to reduce side yard setback to adjust carport layout in R-75 (Residential Medium Lot) zoning district.

N4. A-25-1247485 Commission District 01 Super District 07
18 061 10 007
2424 NANCY LANE, ATLANTA, GA 30345

Application by Davis Engineering & Surveying to request a variance from Section 27-2.2.1 of the DeKalb County Zoning Ordinance front yard setback in R-100 (Residential Medium Lot) zoning district.

N5. A-25-1247488 Commission District 04 Super District 06
18 046 03 228
3208 KELLY STREET, SCOTSDALE, GA 30079

Application by Megha Joshi to request variance from Section 27- 3.36.10 of the DeKalb County Zoning Ordinance to reduce side yard setbacks allow construction of a single-family home in R-75 (Residential Medium Lot) and Scottdale Overlay District – Tier 2 district.

N6. A-25-1247489 Commission District 04 Super District 06
18 046 03 162
3213 MCHENRY AVENUE, SCOTSDALE, GA 30079

Application by Joshua Hall to request variances from Section 27-3.36.10 of the DeKalb County Zoning Ordinance to reduce side yard and rear yard setbacks to allow construction of a single-family home in R-75 (Residential Medium Lot) and Scottdale Overlay District – Tier 2 district.

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N7. A-25-1247490
18 046 03 029
3174 GRANBY AVENUE, SCOTTTDALE, GA 30079

Commission District 04 Super District 06

Application by Megha Joshi to request variances from Section 27-3.36.10 of the DeKalb County Zoning Ordinance to reduce side yard and front yard setbacks to allow construction of a single-family home in R-75 (Residential Medium Lot) and Scottdale Overlay District – Tier 2 zoning district.

N8. A-25-1247491
18 046 01 034
521 WARREN AVENUE, SCOTTTDALE, GA 30079

Commission District 04 Super District 06

Application by Christina Patterson to request variance from Section 27-2.2.1 and 27-3.36 of the DeKalb County Zoning Ordinance to increase lot coverage to facilitate the construction of a single-family home in the R-75 (Residential Medium Lot) and Scottdale Overlay District – Tier 2) zoning district.

N9. A-25-1247492
18 112 10 001
1982 WILANDREW DRIVE, DECATUR, GA 30033

Commission District 02 Super District 06

Application by Beddy David Saca to request variance from Section 27-4.2 of the DeKalb County Zoning Ordinance to increase heated floor space for an accessory dwelling unit in R-100 (Residential Medium Lot) and Lavista Acres Residential Infill Overlay district.

N10. A-25-1247493
18 149 08 013
1583 HEATHERWOOD DRIVE, DECATUR, GA 30033

Commission District 02 Super District 06

Application by Garrett Coley to request variance from Section 27-2.2 of the DeKalb County Zoning Ordinance to reduce rear yard setback to facilitate conversion of screened porch into sunroom within R-100 (Residential Medium Lot) Sagamore Hills Residential Infill Overlay.

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