



Planning & Sustainability Department

178 Sams Street
Decatur, GA 30030

Current Planning Zoning Division

DeKalb County Zoning Board of Appeals

Lorraine Cochran-Johnson
Chief Executive Officer

Cedric W. Hudson, MCRP
Interim Director

June 11, 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 June 6, 2025.

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

AGENDA

DEFERRED CASES:

D1. A-25-1247339 (Deferred from February Agenda)

Commission District 04 Super District 07

18 122 02 085

4408 BRIERS PLACE, STONE MOUNTAIN, GA 30083

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

D2. A-25-1247439 (Deferred from February Agenda)

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.

D3. 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.

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NEW CASES:

N1. A-25-1247491
18 046 04 034
521 WARREN AVENUE, SCOTTDAL, GA 30024

Commission District 04 Super District 06

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

N2. A-25-1247502
18 054 12 015
1320 HARVARD ROAD, ATLANTA, GA 30306

Commission District 02 Super District 06

Application by Dave Price to request variance from Section 27-4.2.2 of the DeKalb County Zoning Ordinance to reduce side yard setback and to increase lot coverage to facilitate renovation of an existing accessory structure in the R-75 (Residential Medium Lot-75) zoning district and Druid Hills Historic District.

N3. A-25-1247505
18 071 02 006
5922 MEMORIAL DRIVE, STONE MOUNTAIN, GA 30083

Commission District 04 Super District 06

Application by Murphy Oil USA, c/o Ken Paters to request variance from Section 27-4.2.28 of the DeKalb County Zoning Ordinance to allow construction of a new convenience store with fuel less than three-fourths of a mile from an existing small box retail discount store in C-1 (Local Commercial) zoning district.

N4. A-25-1247507
18 009 17 007
328 WALNUT STREET, AVONDALE ESTATES, GA

Commission District 04 Super District 06

Application by Maksim Saitgazin c/o Battle Law PC to request variance from Section 27-3.36.10 of the DeKalb County Zoning Ordinance to reduce side yard and rear yard setback in the R-75 (Residential Medium Lot-75) zoning district and Scottdale Tier 2 Overlay.

N5. A-25-1247533
18 107 06 002
1147 JANES LANE, NE, ATLANTA, GA 30324

Commission District 02 Super District 06

Application by Jonathan and Debra Newman to request variance from Section 27-2.2.1 of the DeKalb County Zoning Ordinance to increase lot coverage to facilitate pool construction in the R-75 (Residential Medium Lot-75) zoning district.

N6. A-25-1247535
18 107 06 002
2426 BLACKMON DRIVE, DECATUR, GA 30033

Commission District 02 Super District 06

Application by Amanda Johnson/Small Carpenters At Large, Inc. to request variance from Section 27-2.2.1 of the DeKalb County Zoning Ordinance to reduce side yard and rear yard setbacks in the R-75 (Residential Medium Lot-75) zoning district.

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N7. A-25-1247537
18 054 04 007
1208 OXFORD ROAD, ATLANTA, GA 30306

Commission District 02 Super District 06

Application by Michael Nualla to request variance from Section 27-2.2.1 of the DeKalb County Zoning Ordinance to increase lot coverage to facilitate home expansion in the R-85 (Residential Medium Lot-85) zoning district and Druid Hills Historic District.

N8. A-25-1247541
18 068 04 006
4084 ELMS COURT DRIVE, STONE MOUNTAIN, GA 30083

Commission District 02 Super District 06

Application by Nebiyou Setegn to request variance from Section 27-2.2.1 of the DeKalb County Zoning Ordinance to reduce side yard setback to facilitate construction of single-family home in the R-85 (Residential Medium Lot-85) zoning district.

N9. A-25-1247542
16 064 03 075
828 S STONE MOUNTAIN LITHONIA ROAD, LITHONIA, GA 30058

Commission District 04 Super District 07

Application by Christopher Tzegaegbe to request variances from Section 27-2.2.1 of the DeKalb County Zoning Ordinance to increase maximum height and maximum accessory structure size to construct accessory structure in the R-75 (Residential Medium Lot-75) zoning district.

N10. A-25-1247543
18 294 07 001
4001 PRESIDENTIAL PARKWAY, ATLANTA, GA 30340

Commission District 01 Super District 07

Application by Peacock Partnership, Inc. to request variances from Section 27 of the DeKalb County Zoning Ordinance to facilitate renovation of Presidential Tower in the OI (Office-Institutional) zoning district.

N11. A-25-1247545
15 149 14 037
2062 EAST DRIVE, DECATUR, GA 30032

Commission District 03 Super District 07

Application by Atelier 7 Architects / Anthony Pope to request variance from Section 27:4 of the DeKalb County Zoning Ordinance to allow alternate exterior building materials and alternative winding siding to facilitate construction of accessory dwelling unit in the R-75 (Residential Medium Lot-75) zoning district.

N12. A-25-1247547
18 100 02 005
2050 LAWRENCEVILLE HIGHWAY, DECATUR, GA 30033

Commission District 02 Super District 06

Application by NDM, LLC c/o Dennis J. Webb, Jr., Smith, Gambrell & Russell to appeal staff decision regarding administrative stream buffer variance from Section 14-44.1 of the DeKalb County Zoning Ordinance in the R-75 (Residential Medium Lot-75) zoning district.

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N13. A-25-1247551
18 100 02 005
2522 ECHO DRIVE, ATLANTA, GA 30345

Commission District 02 Super District 06

Application by Todd Shoemaker to appeal staff decision regarding administrative stream buffer variance from Section 14-44.1 of the DeKalb County Zoning Ordinance in the R-75 (Residential Medium Lot-75) zoning district.

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