



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

May 14, 2025 @ 1:00 PM

This meeting was held via Zoom

ZBA BOARD MEMBERS PRESENT	DEKALB STAFF MEMBERS PRESENT
Mark Goldman, District 2	Rachel Bragg, Zoning Administrator
Nadine Rivers-Johnson, Chair, District 4	Lucas Carter, Planner
Eric Hubbard, District 5	Kyle McLean, Planner
John Tolbert, Super District 7	Debora Wells, Administrative Specialist
Michael Lober, ZBA Attorney	Adam Chappell, Senior Planner
ZBA BOARD MEMBERS ABSENT	
VACANT, District 1	
Muhammad Jihad, District 3	
Dan Wright, Vice-Chair, District 6	

Approval of Minutes: Mark Goldman moved, Eric Hubbard seconded to approve April 9, 2025 Minutes. Motion carried 4-0-0.

MINUTES

DEFERRED CASES:

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

Commission District 05 Super District 07

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.

MOTION: John Tolbert moved, Mark Goldman seconded for approval. Motion failed 3-1-0. Nadine Rivers-Johnson opposed. Case deferred 60-day to the July 9, 2025 meeting.

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

Commission District 03 Super District 07

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.

MOTION: Mark Goldman moved, John Tolbert seconded for approval. Motion carried 4-0-0.

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.

D3. A-25-1247388 (deferred from March Meeting)
15 044 08 012
2165 RIVER ROAD, ELLENWOOD, GA 30294

Commission District 03 Super District 06

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.

MOTION: John Tolbert moved, Eric Hubbard seconded for denial. Motion carried 4-0-0.

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

Commission District 01 Super District 07

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.

MOTION: Mark Goldman moved, John Tolbert second for approval. Motion carried 4-0-0.

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

Commission District 04 Super District 07

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.

MOTION: John Tolbert moved, Eric Hubbard seconded for denial. Motion failed 3-1-0. Mark Goldman opposed. Case deferred for 60 days to the July 9, 2025 meeting.

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

Commission District 03 Super District 06

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.

MOTION: Eric Hubbard moved, John Tolbert seconded for 60-day deferral to July 9, 2025 Meeting. Motion carried 4-0-0.

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

Commission District 03 Super District 07

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.

MOTION: John Tolbert moved, Mark Goldman seconded for denial. Motion carried 4-0-0.

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

Commission District 02 Super District 06

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.

MOTION: Mark Goldman moved, Eric Hubbard seconded for withdrawal without prejudice. Motion carried 4-0-0.

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

Commission District 02 Super District 06

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.

MOTION: Mark Goldman moved, John Tolbert, seconded for withdrawal without prejudice. Motion carried 4-0-0.

NEW CASES:

N1. A-25-1247480
15 137 03 024
2724 KELLY LAKE DRIVE (2452 LAFORTUNE DRIVE), DECATUR, GA 30032

Commission District 03 Super District 06

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

MOTION: John Tolbert moved, Mark Goldman seconded to affirm administrative decision. Motion carried 4-0-0.

N2. A-25-1247481
15 031 01 253
4595 MOSSEY DRIVE, LITHONIA, GA 30038

Commission District 05 Super District 07

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.

MOTION: Mark Goldman moved, John Tolbert seconded to affirm administrative decision. Motion carried 4-0-0.

N3. A-25-1247483
18 061 10 007
2292 DESMOND DRIVE, DECATUR, GA 30033

Commission District 05 Super District 07

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.

MOTION: Mark Goldman moved, Eric Hubbard seconded for withdrawal without prejudice. Motion carried 4-0-0.

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.

N4. A-25-1247485
18 061 10 007
2424 NANCY LANE, ATLANTA, GA 30345

Commission District 01 Super District 07

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.

MOTION: Mark Goldman moved, Eric Hubbard seconded for 60-day deferral to July 9, 2025 meeting. Motion carried 4-0-0.

N5. A-25-1247488
18 046 03 228
3208 KELLY STREET, SCOTTTDALE, GA 30079

Commission District 04 Super District 06

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.

MOTION: Mark Goldman moved, Eric Hubbard seconded for approval with the following conditions: HVAC placed rear of house; case number, approval date, type of variance and condition(s) of approval. Motion carried 4-0-0.

N6. A-25-1247489
18 046 03 162
3213 MCHENRY AVENUE, SCOTTTDALE, GA 30079

Commission District 04 Super District 06

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.

MOTION: Mark Goldman moved, Eric Hubbard seconded for approval with the following conditions: HVAC placed rear of house; case number, approval date, type of variance and condition(s) of approval. Motion carried 4-0-0.

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.

MOTION: Mark Goldman moved, Eric Hubbard seconded for approval with the following conditions: HVAC placed rear of house; case number, approval date, type of variance and condition(s) of approval. Motion carried 4-0-0.

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.

MOTION: Mark Goldman moved, Eric Hubbard seconded for 30-day deferral to the June 11, 2025 meeting. Motion carried 4-0-0.

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.

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.

MOTION: Mark Goldman moved, Eric Hubbard seconded for 30-day deferral to June 11, 2025 Meeting. Motion carried 4-0-0.

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.

MOTION: John Tolbert moved, Eric Hubbard seconded for 60-day deferral to July 9, 2025 Meeting. Motion carried 4-0-0.

Eric Hubbard moved, John Tolbert approved to adjourn meeting. Motion carried 4-0-0.