

DeKalb County Government

Government Services Center
178 Sams Street
Decatur, Georgia 30030



Agenda

Wednesday, July 9, 2025
1:00 PM

via ZOOM

Zoning Board of Appeals

Vacant (Dist. 1)
Member Mark Goldman (Dist. 2)
Member Muhammad Jihad (Dist. 3)
Chair Nadine Rivers-Johnson (Dist. 4)
Eric Hubbard (Dist. 5)
Vice-Chair Dan Wright (Dist. 6)
Member John Tolbert (Dist. 7)

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief Executive Officer
Lorraine Cochran-Johnson

DeKalb County Zoning Board of Appeals July 9, 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 July 7, 2025.

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

AGENDA

DEFERRED CASES:

- D1. A-25-1247372 (deferred from May ZBA) 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.

- D2. A-25-1247390 (deferred from May ZBA) 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.

- D3. A-25-1247394 (deferred from May ZBA) 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.

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.

D4. A-25-1247485 (deferred from May ZBA)
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 to reduce the front yard setback in R-100 (Residential Medium Lot) zoning district.

D5. A-25-1247493 (deferred from May Meeting)
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.

D6. A-25-1247490 (deferred from May ZBA)
18 046 03 029
3174 GRANBY AVENUE, SCOTSDALE, 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.

NEW CASES:

N1. A-25-1247556
18 152 02 039
1505 REAR BILTMORE DRIVE, ATLANTA, GA 30029

Commission District 02 Super District 06

Application by Stephen Lerner to request variances from Section 27-8.1.4 and 27-6.1.3 of the DeKalb County Zoning Ordinance to allow the construction of a single-family residence in the R-85 (Residential Medium Lot 85) zoning district.

N2. A-25-1247573
15 136 08 020
3075 TONEY DRIVE, DECATUR, GA 30032

Commission District 03 Super District 07

Application by Dana Gibson c/o Battle Law, PC to request variance from Section 27-8.1.4-B of the DeKalb County Zoning Ordinance to increase height of retaining wall and allow parking pad in the R-75 (Residential Medium Lot-75) zoning district.

N3. A-25-1247582
18 152 01 054
1600 MOUNT MARIAH ROAD, ATLANTA, GA 30329

Commission District 02 Super District 06

Application by CSS 18, LLC, c/o Battle Law to request variance from Section 27-4.2.42 of the DeKalb County Zoning Ordinance to reduce the transitional buffer from fifty (50) feet to zero (0) feet and reduce parking buffer from twenty (20) feet to five (5) feet in the HR-2 (High Density Residential-2) zoning district.

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**N4. A-25-1247583
18 145 02 082
1493 SANDEN FERRY DRIVE, DECATUR, GA 30033**

Commission District 02 Super District 07

Application by Scott Young to request variance from Section 27-5.4.7 of the DeKalb County Zoning Ordinance to increase retaining wall height in the R-75 (Residential Medium Lot-75) zoning district.

**N5. A-25-1247585
15 170 13 030
1816 CANDLER ROAD, DECATUR, GA 30032**

Commission District 03 Super District 07

Application by Venture South Investments, LLC c/o Battle Law PC to request variance from Section 27 3.33.19 of the DeKalb County Zoning Ordinance to allow multiple ground signs in the C-2 (General Commercial) zoning district and I-20 Overlay District Tier 2.

**N6. A-25-1247593
18 009 18 005
259 N CLARENDON AVENUE, SCOTSDALE, GA 30079**

Commission District 04 Super District 06

Application by Michael Brown to request variance from Section 27-3.36.10 of the DeKalb County Zoning Ordinance to increase fence height in the R-75 (Residential Medium Lot-75) zoning district and Scottdale Overlay District Tier 4.

**N7. A-25-1247594
18 009 14 004
272 N CLARENDON AVENUE, SCOTSDALE, GA 30079**

Commission District 04 Super District 06

Application by Michael Brown to request variance from Section 27-3.36.10 of the DeKalb County Zoning Ordinance to increase fence height in the R-75 (Residential Medium Lot-75) zoning district and Scottdale Overlay District Tier 2.

**N8. A-25-1247595
18 009 14 006
278 N CLARENDON AVENUE, SCOTSDALE, GA 30079**

Commission District 04 Super District 06

Application by Michael Brown to request variance from Section 27-3.36.10 of the DeKalb County Zoning Ordinance to increase fence height in the R-75 (Residential Medium Lot-75) zoning district and Scottdale Overlay District Tier 2.

**N9. A-25-1247596
15 029 01 173
4340 RIVER ROAD, ELLENWOOD, GA 30294**

Commission District 03 Super District 07

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

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