

DeKalb County Government

Government Services Center
178 Sams Street
Decatur, Georgia 30030



Agenda

Wednesday, August 13, 2025
1:00 PM
via ZOOM

Zoning Board of Appeals

Nadine Rivers-Johnson, Chairperson
Mark Goldman, Vice-Chair

Member Seth Burrow.....District 1
Member Mark GoldmanDistrict 2
Member Muhammad JihadDistrict 3
Nadine Rivers-Johnson.....District 4
Member Eric Hubbard.....District 5
Member Juaney Lynn-Rigsby..... District 6
Member John Tolbert, Jr.....District 7



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

Juliana A. Njoku
Director

August 13, 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 August 8, 2025.

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

AGENDA

DEFERRED CASES:

D1. A-25-1247339 (Deferred from June's 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-25-1247505 (Deferred from June's Agenda)

Commission District 04 Super District 06

18 071 02 006

5922 MEMORIAL DRIVE, STONE MOUNTAIN, GA 30083

Application by Murphy Oil USA, c/o Ken Peters 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.

D3. A-25-1247507 (Deferred from June's Agenda)

Commission District 04 Super District 06

18 009 17 007

328 WALNUT STREET, AVONDALE ESTATES, GA 30002

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.

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-25-1247541 (Deferred from June's Agenda)

Commission District 02 Super District 06

18 068 04 006

4084 ELMS COURT DRIVE, STONE MOUNTAIN, GA 30083

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.

D5. A-25-1247543 (Deferred from June's Agenda)

Commission District 01 Super District 07

18 294 07 001

4001 PRESIDENTIAL PARKWAY, ATLANTA, GA 30340

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.

D6. A-25-1247545 (Deferred from June's Agenda)

Commission District 03 Super District 07

15 149 14 037

2062 EAST DRIVE, DECATUR, GA 30032

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.

NEW CASES:

N1. A-25-1247610

Commission District 03 Super District 07

15 146 04 067

2190 CAVANAUGH AVENUE, ATLANTA, GA 30316

Application by Jose Hernandez to request variance from Section 27–5.6.2 of the Dekalb County Zoning Ordinance to allow construction of a single-family home on the same lot as a detention pond within the R-60 (Residential Medium Lot-60) zoning district.

N2. A-25-1247643

Commission District 02 Super District 06

18 050 03 010

2318 EASTWAY RD DECATUR GA 30033

Application by David Engbritson to request variance from Section 27–2.2.1 of the Dekalb County Zoning Ordinance to allow reduction of front yard setback to facilitate replacement of carport in the R-75 (Residential Medium Lot-75) zoning district.

N3. A-25-1247648

Commission District 05 Super District 07

16 006 02 007

5449 COVINGTON HWY, DECATUR, GA 30035

Application by Daniel Kerr to request variances from Sections 27-3.37 and 27-5.4.4 of the Dekalb County Zoning Ordinance to reduce setbacks, loading area screen, paint color restrictions, sidewalk and landscape requirements, and off-street parking to facilitate construction of hardware store in the C-2 (General Commerical) zoning district and Hidden Hills Overlay District – Tier 1.

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**N4. A-25-1247610
18 108 02 028
1368 WOODLAND HILLS DRIVE, ATLANTA, GA 30324**

Commission District 02 Super District 06

Application by Raymond Warren to request variance from Section 27-2.2.1 of the Dekalb County Zoning Ordinance to increase lot coverage to facilitate remodel of existing deck in the R-75 (Residential Medium Lot-75) zoning district.

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