

DeKalb County Government

Government Services Center
178 Sams Street
Decatur, Georgia 30030



Minutes

Wednesday, July 9, 2025
1:00 PM
via ZOOM

Zoning Board of Appeals

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



Lorraine Cochran-Johnson
Chief Executive Officer

Planning & Sustainability Department

Current Planning Zoning Division

DeKalb County Zoning Board of Appeals

178 Sams Street
Decatur, GA 30030

Juliana A. Njoku
Director

July 9, 2025 @ 1:00 PM

This meeting will be held via Zoom

ZBA BOARD MEMBERS PRESENT	DEKALB STAFF MEMBERS PRESENT
Seth Burrow, District 1	Rachel Bragg, Zoning Administrator
Mark Goldman, District 2	Lucas Carter, Planner
Muhammad Jihad, District 3	Kyle McLean, Planner
Nadine Rivers-Johnson, Chair, District 4	Debora Wells, Administrative Specialist
Eric Hubbard, District 5	Adam Chappell, Senior Planner
Dr. Juaney Lynn-Rigsby, District 6	Robert Satterwhite, Senior Planner
John Tolbert, Super District 7	
Valerie Ross, ZBA Staff Counsel	

Approval of Minutes: John Tolbert moved, Eric Hubbard seconded to approve June 11, 2025 Minutes. Motion carried 7-0-0.

MINUTES

DEFERRED CASES:

D1. A-25-1247372 (deferred from May 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: Muhammad Jihad moved, Eric Hubbard seconded for approval. Motion carried 7-0-0.

D2. A-25-1247390 (deferred from May 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: Mark Goldman moved, Muhammad Jihad seconded for approval with the following condition: (1) case number, approval date, type of variance and condition(s) of approval listed on site plan. Motion carried 7-0-0.

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D3. A-25-1247394 (deferred from May Meeting)
15 019 05 015
1679 KOPPERS COURT, 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: Dr. Juaney Lynn-Rigsby moved, Eric Hubbard seconded for a 60-day deferral to the September 10, 2025 meeting. Motion carried 7-0-0.

D4. A-25-1247485 (deferred from May Meeting)
18 233 06 033
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.

FIRST MOTION: Mark Goldman moved, Seth Burrow seconded to table case to the end of the meeting. Motion carried 7-0-0.

Mark Goldman moved, John Tolbert seconded to untable case. Motion carried 7-0-0.

FINAL MOTION: Seth Burrow moved, Eric Hubbard seconded for a 60-day deferral to the September 10, 2025 meeting. Motion carried 7-0-0.

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.

MOTION: Mark Goldman moved, Eric Hubbard seconded for approval with the following conditions: (1) case number, approval date, type of variance and condition(s) of approval listed on site plan. Motion carried 7-0-0.

D6. A-25-1247490 (deferred from May Meeting)
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.

MOTION: Dr. Juaney Lynn-Rigsby moved, John Tolbert seconded for denial. Motion 6-1-0. Muhammad Jihad opposed.

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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.

MOTION: Mark Goldman moved, Seth Burrow seconded for withdrawal without prejudice. Motion carried 7-0-0.

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.

MOTION: John Tolbert moved, Muhammad Jihad seconded for a 60-day deferral to September 10 Meeting. Motion carried 7-0-0.

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.

MOTION: Eric Hubbard moved, John Tolbert seconded for approval with the following conditions: (1) case number, approval date, type of variance and condition(s) of approval listed on site plan(s) and (2) variance shall only apply to place of worship use. Motion carried 7-0-0.

N4. A-25-1247583
18 145 02 082
1156 SPRINDGAGE ROAD, NE, 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.

MOTION: John Tolbert moved, Eric Hubbard seconded for a 60-day deferral to September 10, 2025 Meeting. Motion carried 7-0-0.

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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.

MOTION: Mark Goldman moved, John Tolbert seconded for approval with the following conditions (1) case number, approval date, type of variance and condition(s) of approval (2) all ground signs approved under this variance shall comply with the I-20 Overlay District Design Guidelines and Section 3.33.19 of the DeKalb County Zoning Ordinance Land Development. Motion carried 7-0-0.

N6. A-25-1247593
18 009 18 005
259 N CLARENDON AVENUE, SCOTTDAL, 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.

MOTION: Eric Hubbard moved, John Tolbert seconded for approval with the following standard conditions: (1) case number, approval date, type of variance and condition(s) of approval. Motion carried 5-2-0. Mark Goldman and Dr. Juaney Lynn-Rigsby opposed.

N7. A-25-1247594
18 009 14 004
272 N CLARENDON AVENUE, SCOTTDAL, 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.

MOTION: Eric Hubbard moved, John Tolbert seconded for approval with the following standard conditions: (1) case number, approval date, type of variance and condition(s) of approval. Motion carried 5-2-0. Mark Goldman and Dr. Juaney Lynn-Rigsby opposed.

N8. A-25-1247595
18 009 14 006
278 N CLARENDON AVENUE, SCOTTDAL, 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.

MOTION: Eric Hubbard moved, Muhammad Jihad seconded for approval with the following standard conditions: (1) case number, approval date, type of variance and condition(s) of approval. Motion carried 5-2-0. Mark Goldman and Dr. Juaney Lynn-Rigsby opposed.

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**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.

MOTION: John Tolbert moved, Muhammad Jihad seconded for denial. Motion carried 5-2-0. Nadine Rivers-Johnson and Mark Goldman opposed.

Eric Hubbard moved, Seth Burron approved to accept nomination for Mark Goldman as Vice-Chair. Motion carried 7-0-0.

Seth Burrow moved, Eric Hubbard approved to adjourn meeting. Motion carried 7-0-0.

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