

# 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

Seth Burrow.....District 1  
Mark Goldman.....District 2  
Muhammad Jihad.....District 3  
Nadine Rivers-Johnson.....District 4  
Eric Hubbard .....District 5  
Dr. Juaney Lynn-Rigsby..... District 6  
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](mailto: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.

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**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.

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**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.

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*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.

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**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.

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**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.

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**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.

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**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.

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**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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