

DeKalb County Government

Government Services Center
178 Sams Street
Decatur, Georgia 30030



Agenda

Wednesday, September 10, 2025
1:00 p.m., 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 HubbardDistrict 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

September 10, 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 September 5, 2025.

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

AGENDA

DEFERRED CASES:

D1. A-25-1247394 (deferred from July 9th Hearing)
15 019 05 015
1679 KOPPERS COURT, CONLEY, GA 30288

Commission District 04 Super District 07

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.

D2. A-25-1247485 (deferred from July 9th Hearing)
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.

D3. A-25-1247573 (deferred from July 9th Hearing)
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.

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-25-1247583 (deferred from July 9th Hearing)
18 145 02 082
1156 SPRINDDALE 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.

NEW CASES:

N1. A-25-1247717
18 193 06 015
2478 GREENGLADE ROAD, ATLANTA, GA 30345

Commission District 02 Super District 07

Application by Frederick Andrien to request variance from Section 27-2.2-1 of the DeKalb County Zoning Ordinance to reduce rear yard setback and increase lot coverage to facilitate second-story addition in R-100 (Residential Medium Lot-100) zoning district.

N2. A-25-1247649
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 rebuilding of deck in R-85 (Residential Medium Lot-85) zoning district.

N3. A-25-1247653
15 216 17 020
2711 MIDWAY ROAD, DECATUR, GA 30030

Commission District 04 Super District 06

Application by Wilfredo Fernandez 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) zoning district.

N4. A-25-1247703
18 206 01 034
2522 ECHO DRIVE, ATLANTA, GA 30345

Commission District 02 Super District 06

Application by Todd Shoemaker to request variance from Section 27 of the DeKalb County Zoning Ordinance to reduce setback for retaining wall in R-100 (Residential Medium Lot) zoning district.

N5. A-25-1247704
18 052 14 010
1806 DURAND MILL DRIVE, ATLANTA GA 30307

Commission District 02 Super District 06

Application by Oscar Alvarez to request variance from Section 27-2.1.1 of the DeKalb County Zoning Ordinance to increase lot coverage to facilitate covered porch construction in R-75 (Residential Medium Lot) zoning district.

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N6. A-25-1247705
18 247 04 014
2630 CALADIUM DRIVE, ATLANTA, GA 30345

Commission District 01 Super District 07

Application by Todd Hudson to request variance from Section 27-2.2.1 of the DeKalb County Zoning Ordinance to reduce side yard setback to facilitate construction of carport in R-75 (Residential Medium Lot) zoning district.

N7. A-25-1247706
18 004 18 014
1796 RIDGEWOOD DRIVE, ATLANTA, GA 30307

Commission District 02 Super District 06

Application by Big Blue Sky Landscaping to request variance from Section 27-2.2.1 of the DeKalb County Zoning Ordinance to increase lot coverage to facilitate construction of retaining wall and fence in R-75 (Residential Medium Lot) zoning district.

N8. A-25-1247708
18 233 06 033
2424 NANCY LANE, ATLANTA, GA 30345

Commission District 01 Super District 07

Application by CHR Homes, LLC to request variance from Section 27-2.2.1 of the DeKalb County Zoning Ordinance to reduce front yard setback to facilitate residential construction in R-100 (Residential Medium Lot-100) zoning district.

N9. A-25-1247702
18 107 07 013
1085 RALPH ROAD, ATLANTA, GA 30324

Commission District 02 Super District 06

Application by Rachelle Jimenez to request variance from Section 27-2.2.1 of the DeKalb County Zoning Ordinance to reduce side yard setbacks to allow connecting decks in R-75 (Residential Medium Lot) zoning district.

N10. A-25-1247718
18 107 07 013
1081 RALPH ROAD, ATLANTA, GA 30324

Commission District 02 Super District 06

Application by Rachelle Jimenez to request variance from Section 27-2.2.1 of the DeKalb County Zoning Ordinance to reduce side yard setbacks to allow connecting decks in R-75 (Residential Medium Lot) zoning district.

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