



# **DeKalb County Government Planning & Sustainability Department**

**Government Services Center  
178 Sams Street  
Decatur, Georgia 30030**



## **Agenda**

**Wednesday, October 8, 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

**October 8, 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 October 3, 2025.**

Email the DeKalb County Department of Planning and Sustainability at [plansustain@dekalbcountyga.gov](mailto:plansustain@dekalbcountyga.gov)

#### AGENDA

##### DEFERRED CASES:

**D1. A-25-1247541 (Deferred from August's Agenda)**

**18 068 04 006**

**4084 ELMS COURT DRIVE, STONE MOUNTAIN, GA 30083**

**Commission District 02 Super District 06**

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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**D2. A-25-1247610**

**15 146 04 067**

**2190 CAVANAUGH AVENUE, ATLANTA, GA 30316**

**Commission District 03 Super District 07**

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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##### 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.

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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.*

**N2. A-25-1247725**  
**18 004 04 020**  
**1776 COVENTRY ROAD, DECATUR, GA 30030**

**Commission District 02 Super District 06**

Application by Permit Savvy/Lisa Tarver to request variance from Section 27-5.4.7 of the DeKalb County Zoning Ordinance to increase retaining wall height within the R-75 (Residential Medium Lot-75) zoning district and Druid Hills Historic District.

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**N3. A-25-1247738**  
**18 004 15 012**  
**307 VICKERS DRIVE, ATLANTA, GA 30307**

**Commission District 02 Super District 06**

Application by Juan Ramirez to request variance from Section 27-2.2.1 of the DeKalb County Zoning Ordinance to reduce side yard setback to facilitate rear addition of porch and deck within the R-75 (Residential Medium Lot-75) zoning district and Druid Hills Historic District.

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**N4. A-25-1247743**  
**15 256 01 013**  
**4622 RUBY ROAD, STONE MOUNTAIN, GA 30083**

**Commission District 04 Super District 07**

Application by LaTrina Jackson and Kimberly Jackson to request variance from Section 27-4.2.3 of the DeKalb County Zoning Ordinance to allow construction of an accessory dwelling unit without a primary structure within the R-75 (Residential Medium Lot-75) zoning district and Druid Hills Historic District.

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**N5. A-25-1247745**  
**18 232 08 041**  
**2450 HAWTHORNE DRIVE, ATLANTA, GA 30345**

**Commission District 01 Super District 07**

Application by Thomas Boyd to request variance from Section 27-2.1.1 of the DeKalb County Zoning Ordinance to reduce front and side yard setbacks to facilitate conversion of carport into an enclosed garage within the R-75 (Residential Medium Lot-75) zoning district and Druid Hills Historic District.

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**N6. A-25-1247748**  
**16 226 02 067**  
**8127 HILLSIDE CLIMB WAY, SNELLVILLE, GA 30039**

**Commission District 04 Super District 07**

Application by Carlos Miller to request variance from Section 27-2.2.1 of the DeKalb County Zoning Ordinance to rear yard setbacks to facilitate construction of accessory dwelling unit within the R-85 (Residential Medium Lot-85) zoning district.

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**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 27-5.4.7 of the DeKalb County Zoning Ordinance to increase height for retaining wall and fence in R-75 (Residential Medium Lot) zoning district.

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