



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

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



## **Minutes**

**Wednesday, September 10, 2025  
1:00 pm, via Zoom**

### **Zoning Board of Appeals**

**Seth Burrow .....District 1  
Mark Goldman, Vice Chair ..... District 2  
Muhammad Jihad ..... District 3  
Nadine Rivers-Johnson, Chair ..... District 4  
Eric Hubbard..... District 5  
Dr. Juaney Lynn-Rigsby .....District 6  
John Tolbert ..... District 7**

**September 10, 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
Nadine Rivers-Johnson, Chair, District 4	Kyle McLean, Planner
Eric Hubbard, District 5	Debora Wells, Administrative Specialist
Dr. Juaney Lynn-Rigsby, District 6	Adam Chappell, Senior Planner
John Tolbert, Super District 7	Robert Satterwhite, Senior Planner
Valerie Ross, ZBA Staff Counsel	
<b>ZBA BOARD MEMBERS ABSENT</b>	
Muhammad Jihad, District 3	

**Approval of Minutes:** Mark Goldman moved, Eric Hubbard seconded to approve August 13, 2025 Minutes. Motion carried 6-0-0.

### MINUTES

#### DEFERRED CASES:

**D1. A-25-1247394 (deferred from July 9<sup>th</sup> 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.

**MOTION:** Mark Goldman moved, Eric Hubbard seconded for 60-day deferral to the November 12, 2025 ZBA meeting. Motion carried 6-0-1. Dr. Juaney Lynn-Rigsby abstained.

**D2. A-25-1247485 (deferred from July 9<sup>th</sup> 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.

**1<sup>st</sup> Motion:** Mark Goldman moved, Eric Hubbard seconded to move case to end of agenda. Motion carried 6-0-0.

**2<sup>nd</sup> Motion:** Mark Goldman moved, Dr. Juaney Lynn-Rigsby second to un-table item. Motion carried 6-0-0.

**FINAL MOTION:** John Tolbert, Jr. moved, Eric Hubbard seconded for a 60-day deferral to the November 12, 2025 ZBA meeting. Motion carried 6-0-0.

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**D3. A-25-1247573 (deferred from July 9<sup>th</sup> 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.

**1<sup>st</sup> MOTION: Seth Burrow moved to deny. The motion failed, due to lack of a second.**

**FINAL MOTION: John Tolbert moved, Eric Hubbard seconded for withdrawal without prejudice of the parking pad variance request and approval of the retaining wall height from 4 feet to 7 feet. Motion carried 5-1-0. Seth Burrow voted against the motion.**

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**D4. A-25-1247583 (deferred from July 9<sup>th</sup> 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.

**1<sup>st</sup> Motion: M. Goldman moved, Dr. J.L. Rigsby seconded to move case to end of agenda. Motion carried 6-0-0.**

**2<sup>nd</sup> Motion: Mark Goldman moved, Dr. Juaney Lynn-Rigsby second to un-table case.**

**FINAL MOTION: Dr. Juaney Lynn-Rigsby moved, Mark Goldman seconded for a 60-day deferral to the November 12, 2025 ZBA meeting. Motion carried 6-0-0.**

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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.

**MOTION: Mark Goldman moved, John Tolbert, Jr. seconded for a 30-day deferral to the October 8, 2025 ZBA meeting. Motion carried 6-0-0.**

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**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.

**NO MOTION**

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**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.

**MOTION: Mark Goldman moved, Eric Hubbard seconded for approval with the following conditions: (1) variance on site; (2) applicant maintains 6 feet and (3) variance applies to footprint. Motion carried 6-0-0.**

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**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.

**MOTION: Eric Hubbard moved, Mark Goldman seconded for 60-day deferral to the November 12, 2025 ZBA meeting. Motion carried 6-0-0.**

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**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.

**MOTION: Eric Hubbard moved, Mark Goldman seconded for approval with standard conditions. Motion carried 6-0-0.**

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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.

**MOTION: Mark Goldman moved, John Tolbert seconded for approval with conditions (1) to reduce setback from 10 to 6 feet and (2) standard conditions. Motion carried 6-0-0.**

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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 27-2.2.1 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.

**MOTION: Mark Goldman moved, Eric Hubbard seconded for approval with conditions. Motion carried 6-0-0.**

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**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.

**MOTION: Dr. Juaney Lynn-Rigsby moved, Eric Hubbard seconded for approval with conditions with the following conditions: (1) standard condition (2) property owner at 1085 Ralph Road is responsible to dismantle the bridge upon transfer of ownership and (3) reduction in setback only applies to the bridge structure. Motion carried 6-0-0.**

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**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.

**MOTION: Dr. Juaney Lynn-Rigsby moved, Eric Hubbard seconded for approval with conditions with the following conditions: (1) standard condition (2) property owner at 1085 Ralph Road is responsible to dismantle the bridge upon transfer of ownership and (3) reduction in setback only applies to the bridge structure. Motion carried 6-0-0.**

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**Eric Hubbard moved, John Tolbert, Jr. seconded to adjourn meeting. Motion carried 6-0-0.**

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