



DeKalb County Government Planning & Sustainability Department

Government Services Center
178 Sams Street
Decatur, Georgia 30030



Zoning Board of Appeals Agenda

Wednesday, November 12, 2025
1:00 pm, via Zoom

Zoning Board of Appeals

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

Current Planning Zoning Division

DeKalb County Zoning Board of Appeals

Lorraine Cochran-Johnson
Chief Executive Officer

Juliana A. Njoku
Director

November 12, 2025 @ 1:00 PM

This meeting will be held via Zoom

Join from PC, Mac, Linux, iOS or Android: <https://dekalbcountyga.zoom.us/j/86365501543>

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 November 7, 2025.

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

AGENDA

DEFERRED CASES:

- D1. A-25-1247394 (deferred from September 10th Hearing) Commission District 04 Super District 07**
15 019 05 015
1679 KOPPERS COURT, CONLEY, GA 30288

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.

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- D2. A-25-1247485 (deferred from September 10th Hearing) Commission District 01 Super District 07**
18 061 10 007
2424 NANCY LANE, ATLANTA, GA 30345

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.

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- D3. A-25-1247583 (deferred from September 10th Hearing) Commission District 02 Super District 07**
18 145 02 082
1156 SPRINDDALE ROAD, NE, DECATUR, GA 30033

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.

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- D4. A-25-1247703 (deferred from September 10th Hearing) Commission District 02 Super District 06**
18 206 01 034
2522 ECHO DRIVE, ATLANTA, GA 30345

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.

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.

NEW CASES:

N1. A-25-1247773
15 070 03 005
4379 FLAT SHOALS PARKWAY, DECATUR, GA 30034

Commission District 03 Super District 07

Application by Omar Coote to appeal administrative decision from Section 27 of the DeKalb County Zoning Ordinance to construct an addition to a single-family residence in the C-1 (Local Commercial) District and I-20 Tier 2 Overlay District.

N2. A-25-1247780
18 111 03 018
2933 N DRUID HILLS ROAD, ATLANTA, GA 30329

Commission District 02 Super District 06

Application by Andrew Whitehead to request a variance from Section 27-4.2.2 of the DeKalb County Zoning Ordinance to reduce the rear setback to facilitate the construction of a bank in the C-1 (Local Commercial) District.

N3. A-25-1247783
18 046 03 233
3230 KELLY STREET, SCOTSDALE, GA 30079

Commission District 04 Super District 06

Application by Sam Ramis / Hamid Ghabelzadeh to request a variance from Sections 3.36.11 and 3.36.122 of the DeKalb County Zoning Ordinance to construct a single-family residence in the R-75 (Residential Medium Lot – 75) District and Scottdale Overlay District, Tier 2.

N4. A-25-1247786
16 028 01 001
5083 BIFFLE ROAD, STONE MOUNTAIN, GA 30088

Commission District 05 Super District 07

Application by Hayley Todd, PEC+ to request a variance from Section 27-5.7.6.(J) (1) of the DeKalb County Zoning Ordinance to allow garages to face public streets as part of a residential development in the R-100 (Residential Medium Lot-100) and Hidden Hills Tier 5 overlay districts.

N5. A-25-1247787
18 206 01 015
2429 ECHO DRIVE, ATLANTA, GA 30345

Commission District 02 Super District 06

Application by Gail Mooney to request a variance from Section 27-2.2.1 of the DeKalb County Zoning Ordinance to increase lot coverage to facilitate residential addition in the R-100 (Residential Medium Lot – 100) District.

New Business:

Adoption of the 2026-27 Zoning Board of Appeals calendar.