

DeKalb County Government Planning & Sustainability Department

Government Services Center
178 Sams Street
Decatur, Georgia 30030



Minutes

Wednesday, October 8, 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, Chair District 4
Eric Hubbard..... District 5
Dr. Juaney Lynn-RigsbyDistrict 6
John Tolbert District 7

October 8, 2025 @ 1:00 PM

This meeting was held via Zoom

ZBA BOARD MEMBERS PRESENT	DEKALB STAFF MEMBERS PRESENT
Mark Goldman, Co-Chair, 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	Robert Satterwhite, Senior Planner
John Tolbert, Jr. Super District 7	
Valerie Ross, ZBA Staff Counsel	
ZBA BOARD MEMBERS ABSENT	DEKALB STAFF MEMBERS ABSENT
Seth Burrow, District 1	Rachel Bragg, Interim Planning Manager
Muhammad Jihad, District 3	

Approval of Minutes: Mark Goldman moved, Eric Hubbard seconded to approve the September 10, 2025 Minutes. The motion carried 5-0-0.

Mark Goldman moved, Dr. Juaney Lynn-Rigsby seconded to add new agenda item, "other business", to discuss the ZBA by-laws. The motion carried 5-0-0.

MINUTES

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.

First Motion: Mark Goldman moved, John Tolbert seconded for 60-day deferral. The motion failed 3-2-0. Eric Hubbard and Dr. Juaney Lynn-Rigsby opposed.

Second Motion: Eric Hubbard moved, John Tolbert seconded for approval with condition. The motion failed 3-2-0. Mark Goldman and Nadine Rivers-Johnson opposed.

Dr. Juaney Lynn-Rigsby moved, Eric Hubbard seconded to table item to end of agenda. The motion carried 5-0-0.

Dr. Juaney Lynn-Rigsby moved; John Tolbert seconded to un-table item. The motion carried 5-0-0.

FINAL MOTION: Dr. Juaney Lynn-Rigsby moved, Mark Goldman seconded for a 60-day deferral to December 10, 2025 ZBA meeting. The motion carried 4-1-0. Nadine Rivers-Johnson opposed.

D2. A-25-1247610 (Deferred from August Agenda)
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.

MOTION: Mark Goldman moved, John Tolbert, Jr. seconded for approval with conditions that (1) the structure be no closer than fifteen (15) feet and (2) the property and case number, approval date, type of variance and condition(s) of approval listed on site plan. The motion carried 5-0-0.

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: Eric Hubbard moved, John Tolbert, Jr. seconded for a 60-day deferral to December 10, 2025 ZBA meeting. The motion carried 5-0-0.

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.

MOTION: Mark Goldman moved, Eric Hubbard seconded for withdrawal without prejudice. The motion carried 5-0-0.

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.

MOTION: Mark Goldman moved, Eric Hubbard seconded for approval with condition that case number, approval date, type of variance and condition(s) of approval listed on site plan. The motion carried 5-0-0.

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.

MOTION: Mark Goldman moved, Eric Hubbard seconded for approval with staff conditions and an additional condition to have case number, approval date, type of variance and condition(s) of approval listed on site plan. The motion carried 5-0-0.

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.

MOTION: Mark Goldman moved, John Tolbert, Jr. seconded for a 60-day deferral to December 10, 2025 ZBA meeting. The motion carried 5-0-0.

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 increase rear yard setbacks to facilitate construction of accessory dwelling unit within the R-85 (Residential Medium Lot-85) zoning district.

MOTION: John Tolbert, Jr. moved, Dr. Juaney Lynn-Rigsby seconded for approval with staff conditions. The motion carried 5-0-0.

OTHER BUSINESS:

Discussion on the Zoning Board of Appeals By-Laws.

Dr. Juaney Lynn-Rigsby moved, Eric Hubbard seconded to adjourn meeting. Motion carried 5-0-0.