

DeKalb County Government

Planning & Sustainability Department

Government Services Center
178 Sams Street
Decatur, Georgia 30030



Agenda

Wednesday, December 10, 2025
1:00 pm, via Zoom

Zoning Board of Appeals

Seth Burrow	District 1
Mark Goldman, Co-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

Lorraine Cochran-Johnson
Chief Executive Officer

Current Planning Zoning Division

DeKalb County Zoning Board of Appeals

Juliana A. Njoku
Director

December 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 December 5, 2025.

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

AGENDA

DEFERRED CASES:

D1. A-25-1247541 (Deferred from August's Agenda) **Commission District 02 Super District 06**
18 068 04 006
4084 ELMS COURT DRIVE, STONE MOUNTAIN, GA 30083

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.

D2. A-25-1247717 (Deferred from October's Agenda) **Commission District 02 Super District 07**
18 193 06 015
2478 GREENGLADE ROAD, ATLANTA, GA 30345

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.

D3. A-25-1247745 (Deferred from October's Agenda) **Commission District 01 Super District 07**
18 232 08 041
2450 HAWTHORNE DRIVE, ATLANTA, GA 30345

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.

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-26-1247824 **Commission District 01 Super District 07**
18 231 09 008
2424 KING ARTHUR CIRCLE, NE, ATLANTA, GA 30345

Application by Jorge Estevez to request variance from Section 27-2.2.1 of the DeKalb County Zoning Ordinance to increase lot coverage to facilitate additions to a single-family residence in the R-100 (Residential Medium Lot-100) District.

N2. A-26-1247838 **Commission District 02 Super District 02**
18 161 02 067
2656 FAIROAKS ROAD, DECATUR, GA 30033

Application by Jacob King to request variance from Section 27-2.2.1 of the DeKalb County Zoning Ordinance to increase lot coverage to facilitate construction of a pool in the R-100 (Residential Medium Lot-100) District.

N3. A-26-1247842 **Commission District 04 Super District 07**
18 032 02 118
6806 WYNVIEW COVE, STONE MOUNTAIN, GA 30087

Application by Mahogany Taylor to request variance from Section 27-2.2.1 of the DeKalb County Zoning Ordinance to reduce rear yard setback to facilitate addition to a single-family residence in the R-100 (Residential Medium Lot-100) District.

N4. A-26-1247836 **Commission District 03 Super District 06**
15 119 01 192
2462 ADAIR RIDGE COURT, DECATUR, GA 30034

Application by Chris Protos to request variance from Section 27-2.2.1 of the DeKalb County Zoning Ordinance to reduce rear yard setbacks to allow location of existing single-family residence in the R-75 (Residential Medium) District.

N5. A-26-1247840 **Commission District 03 Super District 06**
15 144 03 058
1447 SKYHAVEN ROAD, ATLANTA, GA 30316

Application by Nichelle Bell / Charlie Hightower to request variance from Section 27-2.2.1 of the DeKalb County Zoning Ordinance to reduce front yard setback to facilitate interior renovations in the R-75 (Residential Medium Lot-75) District.

N6. A-26-1247843 **Commission District 03 Super District 07**
15 171 18 013
1921 NORMAL STREET, DECATUR, GA 30032

Application by Leslie Nicole Wellman to request variance from Section 27-2.2.1 of the DeKalb County Zoning Ordinance to reduce front yard setback to facilitate renovation and construction of additions to a single-family residence in the R-75 (Residential Medium Lot-75) District.

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N7. A-26-1247834
18 150 03 044
2281 CLAIRMONT ROAD, ATLANTA, GA 30329

Commission District 02 Super District 06

Application by Garrett Coley to request variance from Section 27-2.2.1 of the DeKalb County Zoning Ordinance to reduce side yard setback to facilitate construction of residential home in the Sagamore Hills RIOD Overlay and R-100 (Residential Medium Lot-100) District.

N8. A-26-1247835
18 232 09 049
2798 OVERLOOK DRIVE, ATLANTA, GA 30345

Commission District 01 Super District 07

Application by Affinity Pools, Inc. to request an appeal to a staff decision regarding Section 14-44.1 of the DeKalb County Zoning Ordinance to facilitate construction of accessory structures in the Briarmoor Manor RIOD Overlay and R-100 (Residential Medium Lot-100) District.

N9. A-26-1247773
15 070 03 005
4379 FLAT SHOALS PARKWAY, DECATUR, GA 30034

Commission District 03 Super District 07

Application by Omar Coote for an appeal to staff decision regarding a permit for an addition to a single-family residence in the I-20 Tier 2 Overlay and C-1 (Local Commercial) District.

N10. A-26-1247831
15 187 01 041
3383 and 3387 PHILLIP CIRCLE, SE, ATLANTA, GA 30345

Commission District 03 Super District 07

Application by Lesha Martin to request variance from Section 27-7.5.5 of the DeKalb County Zoning Ordinance to reverse prior lot merger to facilitate construction of two single-family residences in the R-75 (Residential Medium) District.

N11. A-26-1247845
15 120 02 085
2851 CANDLER ROAD, DECATUR, GA 30034

Commission District 03 Super District 07

Application by Gege Odion to appeal a staff decision regarding a sign permit in the I-20 Tier 1 Overlay and C-1 (Local Commercial) District.

N12. A-26-1247846
18 010 12 001
3191 CEDAR STREET, SCOTTDALE, GA 30079

Commission District 04 Super District 06

Application by Jennifer Wolfe to request variance from Section 27-3.36.10 of the DeKalb County Zoning Ordinance to increase lot coverage to facilitate replacement of a deck with a covered porch attached to a single-family residence in the Scottdale Tier 2 Overlay and R-75 (Residential Medium Lot-75) District.

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N13. A-26-1247837

18 046 03 105

3192 KELLY STREET, SCOTTDALE, GA 30079

Commission District 04 Super District 06

Application by Shauna Edwards to request variance from Section 27-3.36 of the DeKalb County Zoning Ordinance to reduce setbacks and increase lot coverage to facilitate construction of a single-family residence in the Scottdale Tier 2 Overlay and R-75 (Residential Medium) District.

N14. A-26-1247839

18 046 03 018

3177 ROBINSON AVENUE, SCOTTDALE, GA 30079

Commission District 04 Super District 06

Application by Shauna Edwards to request variance from Section 27-3.36 of the DeKalb County Zoning Ordinance to reduce front and rear yard setbacks to facilitate construction of a single-family residence in the Scottdale Tier 2 Overlay and R-75 (Residential Medium Lot-75) District.

N15. A-26-1247789

18 047 23 024

432 BOOKER AVENUE, SCOTTDALE, GA 30079

Commission District 04 Super District 06

Application by Caren Ann Nunnally/Nealon Hightower to request variances from Section 27-3.36 of the DeKalb County Zoning Ordinance to reduce front, rear, and side yard setbacks, increase lot coverage, reduce landscape strip and sidewalk, reduce minimum parking space size, waive street tree requirement and minimum dwelling unit size to facilitate construction of a single-family residence in the Scottdale Tier 2 Overlay and R-75 (Residential Medium Lot-75) District.

N16. A-26-1247790

18 047 23 029

436 BOOKER AVENUE, SCOTTDALE, GA 30079

Commission District 04 Super District 06

Application by Caren Ann Nunnally/Nealon Hightower to request variance from Section 27-3.36 of the DeKalb County Zoning Ordinance to reduce front and rear yard setbacks, increase lot coverage, reduce landscape strips, reduce sidewalk width, and reduce minimum parking space size to facilitate construction of a single-family residence in the Scottdale Tier 2 Overlay and R-75 (Residential Medium lot-75) District.

N17. A-26-1247791

18 047 23 030

442 BOOKER AVENUE, SCOTTDALE, GA 30079

Commission District 04 Super District 06

Application by Caren Ann Nunnally/Nealon Hightower to request variance from Section 27-3.36 of the DeKalb County Zoning Ordinance to reduce front and rear yard setbacks, increase lot coverage, reduce landscape strip width, reduce sidewalk width, and reduce minimum parking space size to facilitate construction of a single-family residence in the Scottdale Tier 2 Overlay and R-75 (Residential Medium Lot-75) District.

N18. A-26-1247792

Commission District 04 Super District 06

18 047 23 006

461 PROCTOR AVENUE, SCOTTDALE, GA 30079

Application by Caren Ann Nunnally/Nealon Hightower to request variance from Section 27-3.36 of the DeKalb County Zoning Ordinance to reduce front and rear yard setbacks, increase lot coverage, reduce minimum dwelling unit size, reduce landscape strip width, reduce sidewalk width, eliminate street tree requirement, and reduce minimum parking space size to facilitate construction of a single-family residence in the Scottdale Tier 2 Overlay and R-75 (Residential Medium Lot-75) District.

N19. A-26-1247793

Commission District 04 Super District 06

18 047 23 005

469 PROCTOR AVENUE, SCOTTDALE, GA 30079

Application by Caren Ann Nunnally/Nealon Hightower to request variance from Section 27-3.36 of the DeKalb County Zoning Ordinance to reduce front yard setback, reduce minimum dwelling unit size, reduce landscape strip width, and reduce sidewalk width to facilitate construction of single-family residence in the Scottdale Tier 2 Overlay and R-75 (Residential Medium Lot-75) District.

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