

# **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**



# 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

**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](mailto:plansustain@dekalbcountyga.gov)

#### AGENDA

##### DEFERRED CASES:

- D1. A-25-1247541 (Deferred from October ZBA) 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.

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- D2. A-25-1247717 (Deferred from October ZBA) 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.

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- D3. A-25-1247745 (Deferred from October ZBA) 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.

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**NEW CASES:**

**N1. A-26-1247824**  
**18 231 09 008**  
**2424 KING ARTHUR CIRCLE, NE, ATLANTA, GA 30345**

**Commission District 01 Super District 07**

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.

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

**Commission District 02 Super District 02**

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.

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**N3. A-26-1247842**  
**18 032 02 118**  
**6806 WYNVIEW COVE, STONE MOUNTAIN, GA 30087**

**Commission District 04 Super District 07**

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.

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**N4. A-26-1247836**  
**15 119 01 192**  
**2462 ADAIR RIDGE COURT, DECATUR, GA 30034**

**Commission District 03 Super District 06**

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.

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

**Commission District 03 Super District 06**

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.

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**N6. A-26-1247843**  
**15 171 18 013**  
**1921 NORMAL STREET, DECATUR, GA 30032**

**Commission District 03 Super District 07**

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.

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**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.

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**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.

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**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.

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**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.

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**N12. A-26-1247846**  
**18 010 12 001**  
**3191 CEDAR STREET, SCOTSDALE, 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, SCOTSDALE, 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.

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**N14. A-26-1247839**  
**18 046 03 018**  
**3177 ROBINSON AVENUE, SCOTSDALE, 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.

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**N15. A-26-1247789**  
**18 047 23 024**  
**432 BOOKER AVENUE, SCOTSDALE, 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.

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**N16. A-26-1247790**  
**18 047 23 029**  
**436 BOOKER AVENUE, SCOTSDALE, 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.

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**N17. A-26-1247791**  
**18 047 23 030**  
**442 BOOKER AVENUE, SCOTSDALE, 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.

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**N18. A-26-1247792**  
**18 047 23 006**  
**461 PROCTOR AVENUE, SCOTTTDALE, 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 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.

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**N19. A-26-1247793**  
**18 047 23 005**  
**469 PROCTOR AVENUE, SCOTTTDALE, 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 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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