



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

Government Services Center  
178 Sams Street  
Decatur, Georgia 30030



### **Agenda**

**Wednesday, February 11, 2026  
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

## Current Planning Zoning Division

### DeKalb County Zoning Board of Appeals Meeting

Juliana A. Njoku  
Director

**February 11, 2026 @ 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 participants or callers 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 January 9, 2026.**

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 December'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.

**D2. A-25-1247717 (Deferred from December's Agenda)**

**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.

**D3. A-26-1247837 (Deferred from December's Agenda)**

**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.

**D4. A-26-1247839 (Deferred from December's Agenda)**  
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.

---

**NEW CASES:**

**N1. A-26-1247919**  
18 206 01 033  
2514 ECHO DRIVE, NE, ATLANTA, GA 30345

**Commission District 04 Super District 06**

Application by Taslimm Quraishi to request variance from Section 27-2.2.1 of the DeKalb County Zoning Ordinance to reduce side yard setback to facilitate construction of a residential addition in the R-100 (Residential Medium Lot-100) zoning district.

---

**N2. A-26-1247936**  
18 048 03 004  
421 DEKALB INDUSTRIAL WAY, SUITE D, DECATUR, GA 30030

**Commission District 04 Super District 06**

Application by OODAZU Decatur, Inc. / Clair Flores to request variance from Section 21-2 of the DeKalb County Zoning Ordinance to install a secondary entryway sign on side elevation of existing building in the M (Light Industrial) district.

---