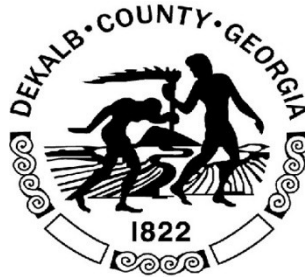




DeKalb County Government Planning & Sustainability Department

**Government Services Center
178 Sams Street
Decatur, Georgia 30030**



Agenda

**Wednesday, February 11, 2026
1:00 pm
via Zoom**

Zoning Board of Appeals

**Seth 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-Rigsby District 6
John Tolbert District 7**



Lorraine Cochran-Johnson
Chief Executive Officer

Planning & Sustainability Department

Current Planning Zoning Division

DeKalb County Zoning Board of Appeals Meeting

178 Sams Street
Decatur, GA 30030

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

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 Nebiyu 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, 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.

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

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.
