

# DeKalb County Government

## Planning & Sustainability Department

Government Services Center  
178 Sams Street  
Decatur, Georgia 30030



### Minutes

Wednesday, January 14, 2026  
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

## Current Planning Zoning Division

Lorraine Cochran-Johnson  
Chief Executive Officer

## DeKalb County Zoning Board of Appeals

Juliana A. Njoku  
Director

**January 14, 2026 @ 1:00 PM**

<p><b>This meeting will be held via Zoom</b></p> <p>Join from PC, Mac, Linux, iOS or Android: <a href="https://dekalbcountyga.zoom.us/j/86365501543">https://dekalbcountyga.zoom.us/j/86365501543</a></p> <p>Or Telephone Dial: USA 888-270-9936 (US Toll Free) Conference code: 691303</p>	<p>Meeting participants or callers phone numbers may be displayed to the public viewing or participating in the online meeting.</p> <p><b>Members of the public may also email documents for inclusion into the official record by submitting such materials by January 9, 2026.</b></p> <p>Email the DeKalb County Department of Planning and Sustainability at <a href="mailto:plansustain@dekalbcountyga.gov">plansustain@dekalbcountyga.gov</a></p>
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## AGENDA

### DEFERRED CASES:

**D1. A-25-1247394 (deferred from November 12<sup>th</sup> Hearing)** **Commission District 04 Super District 07**  
15 019 05 015  
**1679 KOPPERS COURT, CONLEY, GA 30288**

Application by RLF III East, LLC to request variance from Section 27-3.39.6 of the DeKalb County Zoning Ordinance to reduce sidewalk requirements and for request to amend resolution for application waiting period (Section 27-7.5) to facilitate expansion of light industrial facility in M (Light Industrial) zoning district.

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**D2. A-25-1247703 (deferred from November 12<sup>th</sup> Hearing)** **Commission District 02 Super District 06**  
18 206 01 034  
**2522 ECHO DRIVE, ATLANTA, GA 30345**

Application by Todd Shoemaker to request variance from Section 27 of the DeKalb County Zoning Ordinance to reduce setback for retaining wall in R-100 (Residential Medium Lot) zoning district.

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### NEW CASES:

**N1. A-26-1247815** **Commission District 04 Super District 06**  
18 047 21 017  
**3140 KELLY STREET, SCOTTDALE, GA 30079**

Application by Alrick McIntrre to request variance from Section 27-3.36.10. of the DeKalb County Zoning Ordinance to reduce rear yard setback to facilitate construction of a single-family residential in the Scottdale Overlay District, Tier 2 and R-75 (Residential Medium) zoning district.

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**N2. A-26-1247879  
18 146 01 119  
2993 FRAZIER COURT, DECATUR GA 30033**

**Commission District 02 Super District 06**

Application by Pedro Rodriguez to request variance from Section 27-2.2.1 of the DeKalb County Zoning Ordinance to increase lot coverage and reduce side yard setbacks to facilitate expansion of existing residential structure in the R-60 (Residential Small Lot - 60) zoning district.

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**N3. A-26-1247883  
15 151 09 049  
2125 CANDLER ROAD, DECATUR, GA 30032**

**Commission District 03 Super District 06**

Application by David Williams to request variance from Section 27-5.4.7 of the DeKalb County Zoning Ordinance to reduce gate setback to facilitate operations for food prep and storage facility in the I-20 Overlay District, Tier 2 and C-1 (Local Commercial) zoning district.

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**N4. A-26-1247889  
18 105 02 008  
1112 HOUSTON MILL ROAD, NE, ATLANTA, GA 30329**

**Commission District 02 Super District 06**

Application by Morris Cohen to request variance from Sections 27-4.2.2 of the DeKalb County Zoning Ordinance to reduce accessory structure side and rear yard setbacks to facilitate second story addition to detached garage within the R-85 (Residential Medium Lot) zoning district.

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**N5. A-26-1247891  
18 047 05 001  
3000 N DECATUR ROAD, DECATUR, GA 30033**

**Commission District 04 Super District 06**

Application by April Turner to request variance from Section 27 of the DeKalb County Zoning Ordinance to amend parking arrangements to facilitate construction of fitness center in the M (Light Industrial) zoning district.

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**N6. A-26-1247892  
18 104 01 069  
1726 MASON MILL ROAD, ATLANTA, GA 30329**

**Commission District 02 Super District 06**

Application by William Crippen to request variance from Section 27-2.2.1 of the DeKalb County Zoning Ordinance to reduce side yard setbacks to facilitate construction of rear porch for residential structure in the R-85 (Residential Medium Lot) zoning district.

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**N7. A-26-1247893  
16 218 03 210  
2191 TERRANCE COURT, LITHONIA, GA 30058**

**Commission District 05 Super District 07**

Application by Lisa Cephas – Asil Remodeling Co. to request variance from Section 27-4.2.3 of the DeKalb County Zoning Ordinance to increase ADU size to facilitate conversion of basement into ADU in the R-85 (Residential Medium Lot) zoning district.

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*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.*

**N8. A-26-1247894  
18 054 11 012  
1370 EMORY ROAD, NE, ATLANTA, GA 30306**

**Commission District 02 Super District 06**

Application by Luigi and Meredith D'Arienzo to request variance from Section 27-2.2.1 of the DeKalb County Zoning Ordinance to reduce side yard setback to facilitate second story addition to a residential home in the Druid Hills Historic District and R-75 (Residential Medium Lot) zoning district.

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**N9. A-26-1247905  
15 066 01 040  
3310 WHITE CASTLE DRIVE, DECATUR, GA 30034**

**Commission District 03 Super District 07**

Application by Rona Swann and Semelda Haynes to request variance from Section 27-4.2.3 of the DeKalb County Zoning Ordinance to increase accessory dwelling unit size to facilitate basement conversion in the R-100 (Residential Medium Lot) zoning district.

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