



## **DeKalb County Government Planning & Sustainability Department Current Planning/Zoning Division**

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, 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



## Planning & Sustainability Department

178 Sams Street  
Decatur, GA 30030

**Lorraine Cochran-Johnson**  
Chief Executive Officer

Juliana A. Njoku  
Director

## Current Planning Zoning Division

# DeKalb County Zoning Board of Appeals Meeting Minutes

January 14, 2026 @ 1:00 PM

This meeting was held via Zoom

ZBA BOARD MEMBERS PRESENT	DEKALB STAFF MEMBERS PRESENT
Seth Burrow, <b>District 1</b>	Rachel Bragg, Planning Manager
Mark Goldman, <b>Vice-Chair, District 2</b>	Lucas Carter, Planner
Nadine Rivers-Johnson, <b>Chair, District 4</b>	Kyle McLean, Planner
Dr. Juaney Lynn-Rigsby, <b>District 6</b>	Debora Wells, Administrative Specialist
John Tolbert, <b>Super District 7</b>	
Valerie Ross, <b>ZBA Staff Counsel</b>	
ZBA BOARD MEMBERS ABSENT	DEKALB STAFF MEMBERS ABSENT
Muhammad Jihad, <b>District 3</b>	
Eric Hubbard, <b>District 5</b>	

**Approval of Minutes:** Mark Goldman moved, Dr. Juaney Lynn-Rigsby seconded to approve December 10, 2025 Minutes. Motion carried 5-0-0.

## **DEFERRED CASES**

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.

**MOTION:** Mark Goldman moved, John Tolbert seconded for withdrawal without prejudice. Motion carried 4-0-1. Dr. Juaney Lynn-Rigsby abstained.

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.

**MOTION:** John Tolbert moved, Mark Goldman seconded for withdrawal without prejudice. Motion carried 5-0-0.

**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-26-1247815**  
18 047 21 017  
3140 KELLY STREET, SCOTTDALE, GA 30079

**Commission District 04 Super District 06**

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.

**MOTION: Mark Goldman moved, Dr. Juaney Lynn-Rigsby seconded for a 60-day deferral to the March 11, 2026 Meeting.**  
**Motion carried 5-0-0.**

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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.

**MOTION: Mark Goldman moved, John Tolbert seconded for approval with staff conditions.**  
**Motion carried 5-0-0.**

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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.

**MOTION: John Tolbert moved, Dr. Juaney Lynn-Rigsby seconded for approval with staff conditions.**  
**Motion carried 5-0-0.**

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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 27-2.2.1 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.

**MOTION: Mark Goldman moved, Seth Burrow seconded for approval with staff conditions.**  
**Motion carried 5-0-0.**

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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.

**MOTION:** John Tolbert moved, Dr. Juaney Lynn-Rigsby seconded for a 60-day deferral to the March 11, 2026 Meeting. Motion carried 5-0-0.

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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.

**MOTION:** Mark Goldman moved, Dr. Juaney Lynn-Rigsby seconded for approval with staff conditions. Motion carried 5-0-0.

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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.

**MOTION:** Dr. Juaney Lynn-Rigsby moved, John Tolbert seconded for approval with staff conditions. Motion carried 5-0-0.

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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.

**MOTION:** Mark Goldman moved, Seth Burrow seconded for approval with the following conditions (1) information about this variance shall be noted on any site plan prepared for the subject property: case number, approval date, type of variance and condition(s) of approval and (2) apply only to the existing renovation with submitted site plan. Motion carried 5-0-0.

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Application by Ronas 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.

**MOTION: Mark Goldman moved, John Tolbert seconded for approval with staff conditions.**  
**Motion carried 5-0-0.**

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#### Board Election

**John Tolbert moved, Seth Burrow seconded to elect Nadine Rivers-Johnson as Chair and Mark Goldman as Vice-Chair for the 2026 Zoning Board of Appeals.**  
**Motion carried 5-0-0.**

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**John Tolbert moved, Mark Goldman seconded to adjourn meeting. Motion carried 5-0-0.**