DeKalb County Government
Planning & Sustainability Department

Government Services Center
178 Sams Street
Decatur, Georgia 30030

Agenda

Wednesday, March 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

DeKalb County
GEORGIA

Lorraine Cochran-Johnson
Chief Executive Officer

Planning & Sustainability Department

Current Planning Zoning Division

178 Sams Street
Decatur, GA 30030

Juliana A. Njoku
Director

DeKalb County Zoning Board of Appeals Meeting

March 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 February 9, 2026.

Email the DeKalb County Department of Planning and Sustainability at plansustain@dekalbcountyga.gov

AGENDA

DEFERRED CASES:

D1. 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.

NEW CASES:

N1. A-26-1247945 **Commission District 02 Super District 06**
18 054 03 017
1320 BRIARDALE LANE, ATLANTA, GA 30306

Application by Chris and Lane Carter to request variance from Section 27-2.2.1 of the DeKalb County Zoning Ordinance to reduce side yard setback, rear yard setback, and allow accessory structure in side yard to facilitate construction of residential additions in the R-85 (Residential Medium Lot-85) zoning and Druid Hills Historic district.

N2. A-26-1247943 **Commission District 02 Super District 06**
18 053 03 017
538 BURLINGTON ROAD, ATLANTA, GA 30307

Application by Jonathan Yates for Diamond Communications and GPC to request variance from Section 27-4.2.57 of the DeKalb County Zoning Ordinance to reduce setback and landscaping requirements to facilitate construction of a telecommunications facility in the R-75 (Residential Medium Lot – 75) zoning district.

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.

N3. Discussion Item - Amended Rules of Procedure

N4. Executive Session

Litigation Update

*When an Executive Session is required, one will be Called for the following issues:

1. Personnel
2. Real Estate
3. Litigation

N5. Adjournment