



# DeKalb County Government Planning & Sustainability Department

Government Services Center  
178 Sams Street  
Decatur, Georgia 30030



## Agenda

Wednesday, April 8, 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

## Current Planning Zoning Division

Lorraine Cochran-Johnson  
Chief Executive Officer

Juliana A. Njoku  
Director

# Zoning Board of Appeals Meeting

**April 8, 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 April 2, 2026.**

Email the DeKalb County Department of Planning and Sustainability at [plansustain@dekalbcountyga.gov](mailto:plansustain@dekalbcountyga.gov)

### AGENDA

**DEFERRED CASES:**

**D1. 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.

**D2. 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.

**NEW CASES:**

**N1. A-26-1247980  
18 048 08 011  
2806 NORTH DECATUR ROAD, DECATUR, GA 30033**

**Commission District 04 Super District 06**

Application by Coventry Limited (LP) to request variance from Section 27-2.24.1 of the DeKalb County Zoning Ordinance to reduce the minimum dwelling unit size to facilitate construction of a retirement community in the OI (Office Institutional) Zoning District.

**N2. A-26-1247990**  
**15 237 01 016**  
**2150 E LAKE ROAD, ATLANTA, GA 30307**

**Commission District 02 Super District 06**

Application by Caren Nunnally to request variance from Section 27-2.2.1 of the DeKalb County Zoning Ordinance to reduce side and rear yard setbacks to facilitate construction of an accessory dwelling unit in the R-85 (Residential Medium Lot - 85) zoning district and Druid Hills Historic District.

---

**N3. A-26-1247991**  
**18 054 09 032**  
**1282 OXFORD ROAD, ATLANTA, GA 30306**

**Commission District 02 Super District 06**

Application by Dan Hanlon to request variance from Section 27-2.2.1 of the DeKalb County Zoning Ordinance to increase lot coverage to facilitate renovation of exterior structures in the R-75 (Residential Medium Lot - 75) and Druid Hills Historic District.

---

**N4. A-26-1247993**  
**18 009 28 021**  
**219 OHM AVENUE, AVONDALE ESTATES, GA 30002**

**Commission District 04 Super District 06**

Application by Georgiy Kotanchiyev to request variance from Section 27-2.2.1 of the DeKalb County Zoning Ordinance to increase lot coverage to facilitate rear yard additions in the R-75 (Residential Medium Lot - 75) zoning district and Scottdale Overlay District Tier 4.

---

**N5. A-26-1247995**  
**18 002 04 004**  
**1175 OXFORD ROAD, ATLANTA, GA 30306**

**Commission District 02 Super District 06**

Application by David Price to request variance from Section 27-2.2.1 of the DeKalb County Zoning Ordinance to reduce side and rear yard setbacks to facilitate rebuilding of dilapidated garage in the R-85 (Residential Medium Lot - 85) zoning district and Druid Hills Historic District.

---

**N6. A-26-1247996**  
**18 121 12 013**  
**1238 RAYS ROAD, CLARKSTON, GA 30021**

**Commission District 04 Super District 06**

Application by Tricycle Development Group, LLC to request variance from Section 27-2.2.1 of the DeKalb County Zoning Ordinance to reduce the minimum house and reduce side yard setbacks to facilitate development of a single-family home in the R-85 (Residential Medium Lot - 85) Zoning District.

---

**N7. A-26-1247999**  
**15 126 05 006**  
**2421 SNAPPINGER ROAD, DECATUR, GA 30034**

**Commission District 03 Super District 07**

Application by Wainwright Jeffers to request variance from Section 27-4.2.3 of the DeKalb County Zoning Ordinance to increase maximum accessory dwelling unit size to facilitate addition of an accessory dwelling unit in the MR-1 (Medium Density Residential - 1) zoning district and I-20 Overlay District Tier 3.

---

**N8. A-26-1248001**  
**18 061 02 027**  
**533 SCOTT CIRCLE, DECATUR, GA 30033**

**Commission District 02 Super District 06**

Application by Luke Love, PLA/Love Land Design, LLC to request variance from Section 27-2.2.1 of the DeKalb County Zoning Ordinance to reduce side yard setbacks to facilitate development of a single-family home in the R-75 (Residential Medium Lot - 75) Zoning District.

---

**N9. A-26-1248960**  
**18 047 22 007**  
**439 BOOKER AVENUE, SCOTTDAL, GA 30079**

**Commission District 04 Super District 06**

Application by Kara Copeland & Elliott Hennington to request variances from Section 27-3.36.10 of the DeKalb County Zoning Ordinance to reduce setbacks, reduce landscape requirements, increase lot coverage, reduce minimum parking requirement, and reduce minimum floor area to facilitate development of a single-family home in the R-75 (Residential Medium Lot - 75) Zoning District and Scottdale Overlay District Tier 2.

---

**N10. Discussion Item - Amended Rules of Procedure**

---

**N11. 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
- 

**N12. Adjournment**