

**DeKalb County Zoning Board of Appeals Meeting  
December 11, 2024 @ 1:00 PM**

This meeting will be held via Zoom

Join from PC, Mac, Linux, iOS or Android: <https://DeKalbcountyga.zoom.us/j/81924933368>

Or Telephone Dial: USA 888-270-9936 (US Toll Free)  
Conference code: 691303

Meeting participant's or caller's 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 October 6, 2024.**

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

**AGENDA**

**DEFERRED CASES:**

**D1. A-24-1247193 (Deferred from 10/09/2024) Commission District 01 Super District 07**  
**18 286 04 045**  
**3992 EVANS ROAD, DORAVILLE, GA 30340**

Application by Jesus Arroyo and Alfredo Jose to request variances from Section 27-2.1.1 of the DeKalb County Zoning Ordinance to reduce rear yard setback to facilitate construction of home addition within the R-60 (Residential Medium Lot-60) zoning district.

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**D2. A-24-1247100 (Deferred from 10/09/2024) Commission District 04 Super District 06**  
**18 047 21 017**  
**3140 KELLY STREET SCOTSDALE, GA 30079**

Application by Alrick McIntyre to request a variance from Section 27-2.1.1 of the DeKalb County Zoning Ordinance to rear yard and front yard setbacks to facilitate construction of single-family residence within the R-75 (Residential Medium Lot-75) zoning district and Scottdale Tier II Overlay District.

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**D3. A-24-1247098 (Deferred from 10/09/2024) Commission District 05 Super District 07**  
**15 220 10 002**  
**3952 COVINGTON HIGHWAY DECATUR, GA 30032**

Application by PDC Land Holdings, LLC to request a variance from Section 27-3.41.7 (F) and 27-3.41.8 (A) of the DeKalb County Zoning Ordinance to reduce required stoop height and allow alternate exterior building materials to facilitate construction of apartment complex within the C-1 (Local Commercial) zoning district and Covington Overlay District.

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**D4. A-24-1247106 (Deferred from 10/09/2024)**  
**15 183 02 001**  
**2961 ALSTON DRIVE ATLANTA, GA 30317**

**Commission District 03 Super District 07**

Application by Ihsan Saleem to request variances from Sections 27-3.33.9, 27-3.33.11, 27-3.33.13, 27-5.4.4, and 27-6.1.4 of the DeKalb County Zoning Ordinance to reduce rear yard setback, transitional buffer, landscape buffer, and parking requirements to convert warehouse storage into office and retail space within the C-2 (General Commercial) zoning district and I-20 Tier II Overlay District.

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**NEW CASES:**

**N1. A-24-1247035**  
**16 092 04 081**  
**5980 GILES ROAD, LITHONIA, GA 30058**

**Commission District 05 Super District 07**

Application by Andrea Chait to request variance from Section 27-5.4.7 of the DeKalb County Zoning Ordinance to increase fence height within the R-100 (Residential Medium Lot-100) zoning district.

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**N2. A-24-1247285**  
**18 145 16 003**  
**2825 LAWRENCEVILLE HIGHWAY, TUCKER, GA 30084**

**Commission District 04 Super District 07**

Application by Atlantic Development Group LLC c/o Battle Law, P.C. to request a variance from Section 27-2.24.1 of the DeKalb County Zoning Ordinance to reduce front yard setback from 50 feet to 10 feet to facilitate development of a convenience store with fuel pumps within the C-1 (Local Commercial) zoning district.

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**N3. A-24-1247286**  
**15 251 03 001**  
**4200 MEMORIAL DRIVE, DECATUR, GA 30032**

**Commission District 05 Super District 07**

Application by Housing Authority of DeKalb County to request variances from Section 27-5.4.7 of the DeKalb County Zoning Ordinance to increase retaining wall height to construct high-density residential within the HR-2 (High-Density Residential-2) 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.***