

**DeKalb County Zoning Board of Appeals Meeting
January 8, 2025 @ 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 January 6, 2025.

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

AGENDA

DEFERRED CASES:

D1. A-24-1247035 (Deferred from December Agenda) Commission District 05 Super District 07
16 092 04 081
5980 GILES ROAD, LITHONIA, GA 30058

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.

NEW CASES:

N1. A-24-1247329 Commission District 02 Super District 06
18 003 01 025
1000 CLIFTON ROAD ATLANTA, GA 30307

Application by April Ingraham to request variance from Section 27-4.2.2 (C) (1) of the DeKalb County Zoning Ordinance to allow accessory structure in side yard within the R-75 (Residential Medium Lot-75) zoning district and Druid Hills Historic District.

N2. A-24-1247335 Commission District 04 Super District 06
18 099 04 004
2981 VINE CIRCLE DECATUR, GA 30033

Application by Eugene Lordanov to request a variance from Section 27-2.2.1 of the DeKalb County Zoning Ordinance to reduce side yard setback to facilitate second-story home addition within the R-75 (Residential Medium Lot-75) zoning district.

**N3. A-24-1247334
15 146 04 018
2178 CAVANAUGH AVENUE, ATLANTA, GA 30316**

Commission District 03 Super District 06

Application by Damion Palmer to request a variance from Section 27-5.6.2 of the DeKalb County Zoning Ordinance allow construction of a single-family home on the same lot as a detention pond within the R-60 (Residential Medium Lot-60) zoning district.

**N4. A-24-1247339
18 122 02 085
4408 BRIERS PLACE, STONE MOUNTAIN, GA 30083**

Commission District 04 Super District 07

Application by Andre Johnson to request variances from Section 27 of the DeKalb County Zoning Ordinance to allow construction of a two- story garage within the RSM (Residential Small Mix) zoning district.

**N5. A-24-1247354
18 122 03 011, 18 112 03 001
1985 AZALEA CIRCLE, DECATUR, GA 30033; 1994 CLAIRMONT ROAD, DECATUR, GA 30033**

Commission District 02 Super District 06

Application by Brian Kaplan for appeal of an administrative decision to approve a variance to sidewalk requirements at 1994 Clairmont Road along Azalea Drive within the R-100 (Residential Medium Lot-100) zoning district.

**N6. A-24-1247298
18 248 01 035
2625 WHITELEIGH DRIVE, ATLANTA, GA 30345**

Commission District 01 Super District 07

Application by Michael Radigan request a variance from Section 27-2.2.1 of the DeKalb County Zoning Ordinance to reduce rear yard setback to facilitate conversion of screened porch into sunroom within the R-100 (Residential Medium Lot-100) 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.