

## DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief Executive Officer  
Lorraine Cochran-Johnson

Interim Director  
Cedric G. Hudson, MCRP

### DeKalb County Zoning Board of Appeals Agenda February 12, 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 February 10, 2025.

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

**Due to a lack of quorum at the January 8, 2025 Zoning Board of Appeals (ZBA) hearing, all cases originally scheduled for that meeting have been deferred to the February 12, 2025 ZBA hearing. Updated sign postings are required and all applicants have been notified.**

#### AGENDA

##### DEFERRED CASES:

**D1. A-24-1247286 (Deferred from December Agenda) Commission District 05 Super District 07**  
**15 251 03 001**  
**4200 MEMORIAL DRIVE, DECATUR, GA 30032**

Application of the 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.

**D2. A-24-1247105 (Deferred from December Agenda) Commission District 04 Super District 06**  
**18 007 02 001**  
**2961 ALSTON DRIVE, DECATUR, GA 30030**

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.

**D3. 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.

**D4. A-25-1247329 (Deferred from January Agenda)  
18 003 01 025  
1000 CLIFTON ROAD ATLANTA, GA 30307**

**Commission District 02 Super District 06**

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 the side yard within the R-75 (Residential Medium Lot-75) zoning district and Druid Hills Historic District.

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**D5. A-25-1247335 (Deferred from January Agenda)  
18 099 04 004  
2981 VINE CIRCLE DECATUR, GA 30033**

**Commission District 04 Super District 06**

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

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**D6. A-25-1247334 (Deferred from January Agenda)  
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.

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**D7. A-25-1247339 (Deferred from January Agenda)  
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.

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**D8. A-25-1247354 (Deferred from January Agenda)  
18 122 03 011, 18 112 03 001  
1985 AZALEA CIRCLE, 1994 CLAIRMONT ROAD, DECATUR, GA 30033**

**Commission District 02 Super District 06**

Application by Brian Kaplan to appeal 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.

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**D9. A-25-1247298 (Deferred from January Agenda)  
18 248 01 035  
2625 WHITELEIGH DRIVE, ATLANTA, GA 30345**

**Commission District 01 Super District 07**

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

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**NEW CASES:**

**N1. A-25-1247370  
18 007 02 001  
402 POPLAR LANE WAY, DECATUR, GA 30030**

**Commission District 04 Super District 06**

Application by Matthew J. Foley and Jessica Flake to request variances from Section 27-2.2.1 of the DeKalb County Zoning Ordinance to reduce the rear yard setback and side yard setback to facilitate construction of a single-story addition to existing single-story residence within the R-75 (Residential Medium Lot-75) zoning district.

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**N2. A-25-1247368  
15 144 02 032  
1242 LYNWYN LANE, ATLANTA, GA 30316**

**Commission District 03 Super District 06**

Application by Matthew Riggs to request a variance from Section 27-2.2.1 and 27-7.5.5. (C) to reduce lot width and reduce rear yard setback to allow for reversal of lot merger and facilitate construction of two single-family homes and accessory structure within an R-75 (Residential Medium Lot-75) zoning district.

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**N3. A-25-1247367  
15 146 04 018  
3128 E. PONCE DE LEON AVENUE & OTHERS, SCOTSDALE, GA 30079**

**Commission District 04 Super District 06**

Application by Blue River Development to request a variance from Section 27.3.36.12.A.1, 27.3.36.11 and 27.5.4.7.E.4 of the DeKalb County Zoning Ordinance to eliminate the installation of public street improvements and increase retaining wall height within the M (Light Industrial) zoning district.

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**N4. A-25-1247357  
18 009 17 007  
328 WALNUT STREET, AVONDALE ESTATES, GA 30002**

**Commission District 04 Super District 06**

Application by Maksim Saitgazin to request variances from Section 27-2.2.1 of the DeKalb County Zoning Ordinance to reduce side yard setback to facilitate enclosure of porch within the R-75 (Residential Small Lot) Scottdale Overlay District, Tier 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.*