

DeKalb County Zoning Board of Appeals Minutes

February 12, 2025 @ 1:00 PM

(This meeting was held via Zoom)

ZBA MEMBERS PRESENT:

VACANT, District 1
Muhammad Jihad, District 3
Nadine Rivers-Johnson, Chair, District 4
Eric Hubbard, District 5
Dan Wright, Vice-Chair, District 6
John Tolbert, Jr., District 7

STAFF PRESENT:

Rachel Bragg, Zoning Administrator
Lucas Carter, Planner
Kyle McLean, Planner
Debora Wells, Administrative Specialist
Robert Satterwhite, Sr. Planner
Howard Johnson, Sr. Planner

ZBA MEMBERS ABSENT:

Mark Goldman, District 2

Approval of Minutes: John Tolbert, Jr. moved, Muhammad Jihad seconded to approve the December 11, 2024 ZBA minutes. Motion carried 5-0-0.

DEFERRED CASES:

**D1. A-24-1247286 (Deferred from December Agenda)
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.

MOTION: Dan Wright moved, John Tolbert, Jr. seconded for withdrawal without prejudice. Motion carried 5-0-0.

**D2. A-25-1247106 (Deferred from December Agenda)
18 007 02 001
2961 ALSTON DRIVE, DECATUR, GA 30030**

Commission District 04 Super District 06

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.

MOTION: Dan Wright moved, John Tolbert, Jr. seconded for withdrawal without prejudice. Motion carried 5-0-0.

**D3. A-24-1247035 (Deferred from December Agenda)
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.

MOTION: Muhammad Jihad moved, Eric Hubbard seconded for approval with the following conditions: (1) Case number, approval date, type of variance & conditions of approval must be included on any future site plans; (2) Fence must be 3 feet inside of the subject property line; and (3) Fence height increase only applies to the rear of property and shall not to exceed 10 feet. Motion carried 5-0-0.

D4. A-24-1247329 (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.

MOTION: Dan Wright moved, John Tolbert, Jr. seconded for approval. Motion carried 5-0-0.

D5. A-24-1247335 (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 setback to facilitate second-story home addition within the R-75 (Residential Medium Lot-75) zoning district.

MOTION: Muhammad Jihad moved, Dan Wright seconded for denial. Motion carried 5-0-0.

D6. A-24-1247334 (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 to 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.

MOTION: Dan Wright moved, Eric Hubbard seconded for approval. Motion carried 5-0-0.

D7. A-24-1247339 (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.

MOTION: Dan Wright moved, Eric Hubbard seconded for a 60-day deferral to the April 9th ZBA meeting. Motion carried 5-0-0.

D8. A-24-1247298 (Deferred from January Agenda)
18 248 01 035
2625 WHITELEIGH DRIVE, ATLANTA, GA 30345

Commission District 01 Super District 07

Application by Michael Radigan 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.

MOTION: Dan Wright moved, Muhammad Jihad seconded for approval. Motion carried 5-0-0.

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NEW CASES:

N1. A-25-1247370 Commission District 04 Super District 06
18 007 02 001
402 POPLAR LANE WAY, DECATUR, GA 30030

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.

MOTION: Dan Wright moved, John Tolbert seconded for a 60-day deferral to the April 9th ZBA meeting. Motion carried 5-0-0.

N2. A-25-1247368 Commission District 03 Super District 06
15 144 02 032
1242 LYNWYN LANE, ATLANTA, GA 30316

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.

MOTION: Dan Wright moved, John Tolbert seconded for approval. Motion carried 5-0-0.

N3. A-25-1247367 Commission District 04 Super District 06
15 146 04 018
3128 (& OTHERS) E. PONCE DE LEON AVENUE, SCOTSDALE, GA 30079

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 within the M (Light Industrial) zoning district.

MOTION: Dan Wright moved, Eric Hubbard seconded for denial. Motion carried 5-0-0.

N4. A-25-1247357 Commission District 04 Super District 06
18 009 17 007
328 WALNUT STREET, AVONDALE ESTATES, GA 30002

Application by Andre Johnson 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.

MOTION: Dan Wright moved, John Tolbert seconded for denial. Motion carried 5-0-0.

NEW BUSINESS:

Board Elections

Eric Hubbard moved to nominate Nadine Rivers-Johnson as Chair, Dan Wright second. Motion carried 5-0-0.

Nadine Rivers-Johnson moved to nominate Dan Wright as Vice Chair, Muhammad Jihad seconded. Motion carried 5-0-0.

Dan Wright moved, Eric Hubbard seconded to adjourn meeting.

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.