

## Current Planning Zoning Division

### DeKalb County Zoning Board of Appeals

Lorraine Cochran-Johnson  
Chief Executive Officer

Cedric G. Hudson, MCRP  
Interim Director

**April 9, 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 April 7, 2025.**

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

## AGENDA

### DEFERRED CASES:

**D1. A-25-1247339 (Deferred from February Agenda)**

**Commission District 04 Super District 07**

**18 122 02 085**

**4408 BRIERS PLACE, STONE MOUNTAIN, GA 30083**

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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**D2. A-25-1247370 (Deferred from February Agenda)**

**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.

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### NEW CASES:

**N1. A-25-1247432 & 1247441**

**Commission District 03 Super District 07**

**15 168 03 067**

**1933 CRESTMOORE DRIVE, DECATUR, GA 30032**

Application by Brian Ortiz to request variances from Section 27-4.2.3-(10) of the DeKalb County Zoning Ordinance to increase maximum ADU square feet to facilitate conversion of basement to ADU within the R-75 (Residential Medium Lot-75) zoning district.

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**N2. A-25-1247439**

**Commission District 02 Super District 06**

**18 055 02 020**

**1260 BRIARCLIFF ROAD, ATLANTA, GA 30306**

Application by Kelly Panter to request variance from Section 27-5.4.5 of the DeKalb County Zoning Ordinance to reduce transitional buffer and increase retaining wall height to facilitate construction of senior housing in the OI (Office-Institutional) 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.*

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**N3. A-25-1247437**  
**18 291 05 036**  
**3186 LYNNRAY DRIVE, ATLANTA, GA 30340**

**Commission District 01 Super District 07**

Application by Brian Rosen to request variance from Section 27-2.2.1 of the Dekalb County Zoning Ordinance to reduce front yard setback to facilitate conversion of carport into garage in the R-100 (Residential Medium Lot-100) zoning district.

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**N4. A-25-1247418**  
**18 291 05 036**  
**4426 STERLING FOREST DRIVE, DECATUR, GA 30034**

**Commission District 01 Super District 07**

Application by Ike Dendy to request variance from Section 27-2.2.1 of the Dekalb County Zoning Ordinance to reduce the side yard setback to facilitate construction of new single-family residential in the R-100 (Residential Medium Lot-100) zoning district.

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**N5. A-25-1247417**  
**18 163 01 046**  
**1835 FRAZIER ROAD, DECATUR, GA 30033**

**Commission District 02 Super District 06**

Request variances from Sections 27-5.4.7 and 27-4.2.3 (C)(4) of the Dekalb County Zoning Ordinance to increase accessory building height and allow alternate exterior building material to construct ADU in the R-85 (Residential Medium Lot-85) zoning district.

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**N6. A-25-1247142**  
**15 049 02 004**  
**2750 MORELAND AVENUE, ATLANTA, GA 30315**

**Commission District 03 Super District 06**

Request by Central Transport, LLC to appeal an administrative decision regarding a stop work order to construct a ground shipping terminal in the M (Light Industrial) zoning district and Soapstone Historic District.

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