



Planning & Sustainability Department

178 Sams Street
Decatur, GA 30030

Current Planning Zoning Division

DeKalb County Zoning Board of Appeals

Lorraine Cochran-Johnson
Chief Executive Officer

Cedric Hudson
Interim Director

March 12, 2025 @ 1:00 PM

This meeting was held via Zoom

ZBA MEMBERS PRESENT
VACANT, District 1
Mark Goldman, District 2
Muhammad Jihad, District 3
Nadine Rivers-Johnson, Chair, District 4
Eric Hubbard, District 5
John Tolbert, District 7
Michael Lober, Attorney

STAFF PRESENT
Rachel Bragg, Zoning Administrator
Lucas Carter, Planner
Kyle McLean, Planner
Debora Wells, Admin Specialist
Robert Satterwhite, Senior Planner
Howard Johnson, Senior Planner

ZBA MEMBERS ABSENT
Dan Wright, Vice-Chair, District 6

MOTION: Mark Goldman moved, Muhammad Jihad seconded to defer all applications to the May 14, 2025 ZBA meeting as there was improper legal notice given for today’s meeting. Motion carried 5-0-0.

John Tolbert moved, Eric Hubbard second to adjourn meeting. Motion carried 5-0-0.

MINUTES

NEW CASES:

**N1. A-25-1247372 Commission District 05 Super District 07
(based on the Motion, this application was deferred to May 14, 2025 Meeting)
7853 MOHANSIC PARK LANE, LITHONIA, GA 30058**

Application by Olandha Pinky Miller to request variance from Section 27-4.2.3 of the DeKalb County Zoning Ordinance to facilitate the construction of accessory dwelling unit in R-85 (Residential Medium Lot-85) zoning district.

Based on the motion to deferral all applications, this application was deferred to the May 14, 2025 meeting.

**N2. A-25-1247384 Commission District 03 Super District 07
(based on the Motion, this application was deferred to May 14, 2025 Meeting)
3641 COBB CREEK COURT, DECATUR, GA 30032**

Application by uBuildHome, LLC (Mohemmad Habib) to request variance from Section 27-5.5.6.2 of the DeKalb County Zoning Ordinance to facilitate the construction of a single-family residence on the same lot as an existing detention facility in R-75 (Residential Medium Lot-75) zoning district.

Based on the motion to deferral all applications, this application was deferred to the May 14, 2025 meeting.

**N3. A-25-1247388 Commission District 03 Super District 06
(based on the Motion, this application was deferred to May 14, 2025 Meeting)
2165 RIVER ROAD, ELLENWOOD, GA 30294**

Application by LaTonda Oladapo to request variance from Section 27-5.5.6.2 of the DeKalb County Zoning Ordinance to increase fence height in R-100 (Residential Medium Lot-100) zoning district.

Based on the motion to deferral all applications, this application was deferred to the May 14, 2025 meeting.

**N4. A-25-1247389 Commission District 01 Super District 07
(based on the Motion, this application was deferred to May 14, 2025 Meeting)
4046 WEMBLEY FOREST WAY, ATLANTA, GA 30340**

Application by Moritz Bosselmann to request variance from Section 27-2.2.1 of the DeKalb County Zoning Ordinance to reduce the side yard setback to facilitate second story ADU addition in R-100 (Residential Medium Lot-100) zoning district.

Based on the motion to deferral all applications, this application was deferred to the May 14, 2025 meeting.

**N5. A-25-1247390 Commission District 04 Super District 07
(based on the Motion, this application was deferred to May 14, 2025 Meeting)
6938 SHADOW RIDGE LANE, STONE MOUNTAIN, GA 30087**

Application by Gail Mooney to request variance from Section 27-7.5; 7.5.4 of the DeKalb County Zoning Ordinance to reduce front yard setback in RSM zoning district.

Based on the motion to deferral all applications, this application was deferred to the May 14, 2025 meeting.

**N6. A-25-1247394 Commission District 03 Super District 06
(based on the Motion, this application was deferred to May 14, 2025 Meeting)
1679 KOPPERS ROAD, CONLEY, GA 30288**

Application by RLF III East, LLC to request variance from Section 27-3.39.6 (C) 1 of the DeKalb County Zoning Ordinance to reduce sidewalk requirements and for request to amend resolution for application waiting period to facilitate expansion of light industrial facility in M (Light Industrial) zoning district.

Based on the motion to deferral all applications, this application was deferred to the May 14, 2025 meeting.

**N7. A-25-1247396 Commission District 03 Super District 07
(based on the Motion, this application was deferred to May 14, 2025 Meeting)
561 ASHBURTON AVENUE, DECATUR, GA 30032**

Application by Benjamin Middlebrooks, BYNCORP, LLC to request variance from Section 27-2.2.1 of the DeKalb County Zoning Ordinance to reduce side yard setback to facilitate second story addition in R-75 (Residential Medium Lot-75) zoning district.

Based on the motion to deferral all applications, this application was deferred to the May 14, 2025 meeting.

N8. A-25-1247400 **Commission District 02 Super District 06**
(based on the Motion, this application was deferred to May 14, 2025 Meeting)
2178 TANGLEWOOD ROAD, DECATUR, GA 30033

Application by Sarah Cassel to request variance from Section 27-2.2.1 of the DeKalb County Zoning Ordinance to reduce side yard and rear yard setbacks to facilitate reconstruction of carport in R-100 (Residential Medium Lot-100) zoning district.

Based on the motion to deferral all applications, this application was deferred to the May 14, 2025 meeting.

N9. A-25-1247371 **Commission District 02 Super District 06**
(based on the Motion, this application was deferred to May 14, 2025 Meeting)
18 064 02 084
3526 E PONCE DE LEON AVENUE, DECATUR, GA 30033

Application by Maksim Saitgzin to request variance from Section 27-2.2.1 of the DeKalb County Zoning Ordinance to enclose carport to create heated space in R-100 (Residential Medium Lot-100) zoning district.

Based on the motion to deferral all applications, this application was deferred to the May 14, 2025 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.