



DeKalb County Government Planning & Sustainability Department

Government Services Center
178 Sams Street
Decatur, Georgia 30030



Minutes

Wednesday, April 8, 2026
1:00 pm
via Zoom

Zoning Board of Appeals

Seth BurrowDistrict 1
Mark Goldman, Vice-Chair District 2
Muhammad Jihad District 3
Nadine Rivers-Johnson, Chair District 4
Eric Hubbard..... District 5
Dr. Juaney Lynn-RigsbyDistrict 6
John Tolbert District 7



Planning & Sustainability Department

178 Sams Street
Decatur, GA 30030

Current Planning Zoning Division

Lorraine Cochran-Johnson
Chief Executive Officer

Juliana A. Njoku
Director

Zoning Board of Appeals Meeting

April 8, 2026 @ 1:00 PM

This meeting was held [via Zoom](#)

ZBA BOARD MEMBERS PRESENT	DEKALB STAFF MEMBERS PRESENT
Seth Burrow, District 1	Rachel Bragg, Deputy Director
Mark Goldman, Vice-Chair, District 2	Whitney Fuller, Zoning Administrator
Nadine Rivers-Johnson, Chair, District 4	Lucas Carter, Planner
Eric Hubbard, District 5	Debora Wells, Administrative Specialist
John Tolbert, Super District 7	Kyle McLean, Planner
Valerie Ross, ZBA Staff Counsel	
ZBA BOARD MEMBERS ABSENT	DEKALB STAFF MEMBERS ABSENT
Muhammad Jihad, District 3	
Dr. Juaney Lynn-Rigsby, District 6	

Approval of Minutes: Mark Goldman moved, Eric Hubbard seconded to approve March 11, 2026 Minutes. Motion carried 5-0-0.

MINUTES

DEFERRED CASES:

D1. A-25-1247717 (Deferred from December's Agenda)
18 193 06 015
2478 GREENGLADE ROAD, ATLANTA, GA 30345

Commission District 02 Super District 07

Application by Frederick Andrien to request variance from Section 27-2.2-1 of the DeKalb County Zoning Ordinance to reduce rear yard setback and increase lot coverage to facilitate second-story addition in R-100 (Residential Medium Lot-100) Zoning District.

MOTION: Mark Goldman moved, John Tolbert seconded for a 60-day deferral to June 10, 2026 meeting. Motion carried 5-0-0.

D2. A-26-1247919
18 206 01 033
2514 ECHO DRIVE, NE, ATLANTA, GA 30345

Commission District 04 Super District 06

Application by Taslimm Quraishi to request variance from Section 27-2.2.1 of the DeKalb County Zoning Ordinance to reduce side yard setback to facilitate construction of a residential addition in the R-100 (Residential Medium Lot-100) Zoning District.

MOTION: Mark Goldman moved, John Tolbert seconded for a 60-day deferral to June 10, 2026 meeting. Motion carried 5-0-0.

NEW CASES:

**N1. A-26-1247980
18 048 08 011
2806 NORTH DECATUR ROAD, DECATUR, GA 30033**

Commission District 04 Super District 06

Application by CHAD EVANS/Coventry Limited (LP) to request variance from Section 27-2.24.1 of the DeKalb County Zoning Ordinance to reduce the minimum dwelling unit size to facilitate construction of a retirement community in the OI (Office Institutional) Zoning District.

MOTION: Mark Goldman moved, John Tolbert seconded for approval with conditions. Motion carried 5-0-0.

**N2. A-26-1247990
15 237 01 016
2150 EAST LAKE ROAD, ATLANTA, GA 30307**

Commission District 02 Super District 06

Application by Caren Nunnally to request variance from Section 27-2.2.1 of the DeKalb County Zoning Ordinance to reduce side and rear yard setbacks to facilitate construction of an accessory dwelling unit in the R-85 (Residential Medium Lot - 85) zoning district and Druid Hills Historic District.

MOTION: Mark Goldman moved, Eric Hubbard seconded for approval with conditions. Motion carried 5-0-0.

**N3. A-26-1247991
18 054 09 032
1282 OXFORD ROAD, ATLANTA, GA 30306**

Commission District 02 Super District 06

Application by Dan Hanlon to request variance from Section 27-2.2.1 of the DeKalb County Zoning Ordinance to increase lot coverage to facilitate renovation of exterior structures in the R-75 (Residential Medium Lot - 75) and Druid Hills Historic District.

MOTION: Mark Goldman moved, John Tolbert seconded for a 60-day deferral to June 10, 2026 MEETING. Motion carried 5-0-0.

**N4. A-26-1247993
18 009 28 021
219 OHM AVENUE, AVONDALE ESTATES, GA 30002**

Commission District 04 Super District 06

Application by Georgiy Kotanchiyev to request variance from Section 27-2.2.1 of the DeKalb County Zoning Ordinance to increase lot coverage to facilitate rear yard additions in the R-75 (Residential Medium Lot - 75) zoning district and Scottdale Overlay District Tier 4.

MOTION: Mark Goldman moved, Seth Burrow seconded for approval with conditions. Motion carried 5-0-0.

N5. A-26-1247995
18 002 04 004
1175 OXFORD ROAD, ATLANTA, GA 30306

Commission District 02 Super District 06

Application by David Price to request variance from Section 27-2.2.1 of the DeKalb County Zoning Ordinance to reduce side and rear yard setbacks to facilitate rebuilding of dilapidated garage in the R-85 (Residential Medium Lot - 85) zoning district and Druid Hills Historic District.

MOTION: Mark Goldman moved, Eric Hubbard seconded for approval with conditions. Motion carried 5-0-0.

N6. A-26-1247996
18 121 12 013
1238 RAYS ROAD, CLARKSTON, GA 30021

Commission District 04 Super District 06

Application by Tricycle Development Group, LLC AND BATTLE LAW GROUP to request variance from Section 27-2.2.1 of the DeKalb County Zoning Ordinance to reduce the minimum house and reduce side yard setbacks to facilitate development of a single-family home in the R-85 (Residential Medium Lot - 85) Zoning District.

MOTION: Eric Hubbard moved, John Tolbert seconded for approval with conditions. Motion carried 5-0-0.

N7. A-26-1247999
15 126 05 006
2421 SNAPPINGER ROAD, DECATUR, GA 30034

Commission District 03 Super District 07

Application by Wainwright Jeffers to request variance from Section 27-4.2.3 of the DeKalb County Zoning Ordinance to increase maximum accessory dwelling unit size to facilitate addition of an accessory dwelling unit in the MR-1 (Medium Density Residential - 1) zoning district and I-20 Overlay District Tier 3.

Nadine Rivers-Johnson, Chair, stepped away; Mark Goldman, Vice Chair, assumed position as Chair.

MOTION: John Tolbert moved, Eric Hubbard seconded for approval with conditions. Motion carried 4-0-0. Nadine Rivers-Johnson was not present.

N8. A-26-1248001
18 061 02 027
533 SCOTT CIRCLE, DECATUR, GA 30033

Commission District 02 Super District 06

Application by Luke Love, PLA/Love Land Design, LLC to request variance from Section 27-2.2.1 of the DeKalb County Zoning Ordinance to reduce side yard setbacks to facilitate development of a single-family home in the R-75 (Residential Medium Lot - 75) Zoning District.

MOTION: Seth Burrow moved, John Tolbert seconded for approval standard staff conditions. Motion carried 4-0-0. Nadine Rivers-Johnson was not present.

**N9. A-26-1248960
18 047 22 007
439 BOOKER AVENUE, SCOTSDALE, GA 30079**

Commission District 04 Super District 06

Application by Kara Copeland & Elliott Hennington to request variances from Section 27-3.36.10 of the DeKalb County Zoning Ordinance to reduce setbacks, reduce landscape requirements, increase lot coverage, reduce minimum parking requirement, and reduce minimum floor area to facilitate development of a single-family home in the R-75 (Residential Medium Lot - 75) Zoning District and Scottdale Overlay District Tier 2.

MOTION: Mark Goldman moved, Seth Burrow seconded for a 60-day deferral to June 10, 2026 meeting. Motion carried 5-0-0. Nadine Rivers-Johnson returned and resumed as Chair.

N10. Discussion Item - Amended Rules of Procedure

MOTION: Eric Hubbard moved, Seth Burrow seconded for approval to adopt amended Rules of Procedures presented April 8, 2026. Motion carried 5-0-0.

MOTION: John Tolbert moved, Eric Hubbard seconded to enter executive session for discussion on pending litigation. Motion 5-0-0.

N11. Executive Session

Litigation Update

*When an Executive Session is required, one will be Called for the following issues:

1. Personnel
2. Real Estate
3. Litigation

MOTION: Eric Hubbard moved, Seth Burrow seconded to exit executive session. Motion 5-0-0.

N12. Adjournment

Seth Burrow moved, Eric Hubbard seconded to adjourn meeting. Motion carried 5-0-0.