



DeKalb County Government Planning & Sustainability Department

Government Services Center
178 Sams Street
Decatur, Georgia 30030



Minutes

Wednesday, May 13, 2026
1:00 pm, via Zoom

Zoning Board of Appeals

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



Planning & Sustainability Department

178 Sams Street
Decatur, GA 30030

Current Planning Zoning Division

Lorraine Cochran-Johnson
Chief Executive Officer

DeKalb County Zoning Board of Appeals Meeting

Juliana A. Njoku
Director

May 13, 2026 @ 1:00 PM

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

Approval of Minutes: John Tolbert moved, Seth Burrow seconded to approve April 8, 2026 Minutes. Motion carried 5-0-0.

Minutes

DEFERRED CASES:

D1. A-26-1247945 **Commission District 02 Super District 06**
18 054 03 017
1320 BRIARDALE LANE, ATLANTA, GA 30306

Application by Chris and Lane Carter to request variance from Section 27-2.2.1 of the DeKalb County Zoning Ordinance to reduce side yard setback, rear yard setback, and allow accessory structure in side yard to facilitate construction of residential additions in the R-85 (Residential Medium Lot-85) zoning and Druid Hills Historic district.

MOTION: Seth Burrow moved, Dr. Juaney Lynn-Rigsby, seconded for approval with conditions. Motion carried 5-0-0.

NEW CASES:

N1. A-26-1248005 **Commission District 05 Super District 07**
15 163 05 025
4873 COVINGTON HIGHWAY, DECATUR, GA 30035

Application by Gail Mooney to request variance from Section 27-2.2.1 of the DeKalb County Zoning Ordinance to reduce setbacks and allow building to face Covington Highway to facilitate construction of a building in the C-1 (Residential Medium Lot-85) zoning district.

MOTION: John Tolbert moved, Muhammad Jihad seconded for a 60-day deferral to July 8th Meeting. Motion carried 5-0-0.

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.

N2. A-26-1248048
15 090 03 019
3910 FLAT SHOALS PARKWAY, DECATUR, GA 30033

Commission District 03 Super District 07

Application by Altair Sign & Light to request variance from Sections 21-2 and 21-3 of the DeKalb County Zoning Ordinance to allow wall sign to face a public street, increase sign lettering size, and increase total sign size in the C-1 (local commercial) zoning district and I-20 Tier 1 Overlay district.

MOTION: Seth Burrow moved, Dr. Juaney Lynn-Rigsby seconded for a 60-day deferral to July 8th Meeting. Motion carried 5-0-0.

N3. A-26-1248056
18 055 06 010
1208 NORTH DECATUR ROAD, DECATUR, GA 30033

Commission District 02 Super District 06

Application by Antariksh Tandon & Lena Klein to request variances from Section 27- 4.2.2 to allow accessory structure in the front yard and reduce setbacks to facilitate construction of accessory structure in the MR-2 (Medium Density Residential) and Druid Hills Historic District.

MOTION: Seth Burrow moved, Dr. Juaney Lynn-Rigsby seconded for approval with conditions. Motion carried 4-1-0. John Tolbert opposed.

N4. A-26-1247989
15 042 04 001
2479 TOLLIVER DRIVE, ELLENWOOD, GA 30294

Commission District 03 Super District 06

Application by Teal Jaa to request variance from Section 27 of the DeKalb County Zoning Ordinance to reduce setbacks, allow accessory structure in the front yard, and increase maximum size of an accessory dwelling unit to facilitate addition of an accessory dwelling unit to an existing garage in the RSM (Residential Small Mix) zoning district.

MOTION: John Tolbert moved, Seth Burrow seconded for withdrawal without prejudice. Motion carried 5-0-0.

N5. A-26-1248055
18 003 03 023
1658 EAST CLIFTON ROAD, NE, ATLANTA, GA 30307

Commission District 02 Super District 06

Application by Jeffrey Paciero to request variance from Section 27-4.2.2 of the DeKalb County Zoning Ordinance to allow accessory structure in the side yard to facilitate construction of a pool in the R-75 (Residential Medium Lot) zoning district.

MOTION: Seth Burrow moved, Dr. Juaney Lynn-Rigsby, seconded for approval with conditions. Motion carried 5-0-0.

N6. A-26-1248053
18 147 02 130
2780 DELCOURT DRIVE, DECATUR, GA 30033

Commission District 02 Super District 06

Application by Bill Aguilar to request variance from Section 27-2.2.1 of the DeKalb County Zoning Ordinance to reduce setbacks to facilitate construction of a single-family residence in the R-75 (Residential Medium Lot) zoning district.

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

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N7. A-26-1248049
18 206 01 003
2515 ECHO DRIVE, NE, ATLANTA, GA 30345

Commission District 02 Super District 06

Application by Andrew and Tiffany Hedrich to request variance from Section 27-2.2.1 of the DeKalb County Zoning Ordinance to reduce setbacks to facilitate expansion of existing single-family residence in the R-100 (Residential Medium Lot) zoning district.

MOTION: Seth Burrow moved, Muhammad Jihad seconded for a 60-day deferral to July 8th Meeting. Motion carried 5-0-0.

N8. A-26-1248068
18 054 09 004
1449 CORNELL ROAD, ATLANTA, GA 30306

Commission District 02 Super District 06

Application by Gail Mooney/Survey Systems Atlanta to request variance from Section 27-4.2.2 of the DeKalb County Zoning Ordinance to increase retaining wall height to facilitate construction of accessory structures in the R-75 (Residential Medium Lot) zoning district and Druid Hills Historic District.

MOTION: Seth Burrow moved, Dr. Juaney Lynn-Rigsby seconded for withdrawal without prejudice. Motion carried 5-0-0.

N9. A-26-1248075
18 114 08 120
2543 ASBURY COURT, DECATUR, GA 30033

Commission District 02 Super District 06

Application by Gary Rainwater to request variance from Section 27-2.2.1 of the DeKalb County Zoning Ordinance to reduce setbacks in order to facilitate enclosure of existing carport in the R-75 (Residential Medium) zoning district.

MOTION: Seth Burrow moved, Muhammad Jihad seconded for a 30-day deferral to June 10th Meeting. Motion carried 5-0-0.

Dr. Juaney Lynn-Rigsby moved, Seth Burrow seconded to end regular meeting and go into executive session. Motion carried 5-0-0.

N10. 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
-

N12. Adjournment

Seth Burrow moved, Dr. Juaney Lynn- Rigsby seconded to close executive session and go back to regular meeting. Motion carried 5-0-0.

Seth Burrow moved, Dr. Juaney Lynn- Rigsby seconded to adjourn meeting. Motion carried 5-0-0.

Meeting Link:

https://dekalbcountyga.zoom.us/rec/share/i4OjlJJEQw-Ly4zlfSdfErScproyXfc8kxQ_IcishCldIZ90gk9_eZfbnEf1SLYy.ECPhHAoNCJ3tfrM2?startTime=1778690814000
Passcode: mUfys=4@

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