



# DeKalb County Government Planning & Sustainability Department

Government Services Center  
178 Sams Street  
Decatur, Georgia 30030



## Agenda

Wednesday, July 8, 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



Lorraine Cochran-Johnson  
Chief Executive Officer

# DeKalb County Zoning Board of Appeals Meeting

Juliana A. Njoku  
Director

### July 8, 2026 @ 1:00 PM

#### This meeting will be held via Zoom

Join from PC, Mac, Linux, iOS or Android:  
<https://dekalbcountyga.zoom.us/j/86365501543>  
Or Telephone Dial: USA 888-270-9936 (US Toll Free)  
Conference code: 691303

Meeting participants or callers 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 July 3, 2026.**

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

### AGENDA

#### DEFERRED CASES:

**D1. 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.

**D2. A-26-1248048** **Commission District 03 Super District 07**  
**15 090 03 019**  
**3910 FLAT SHOALS PARKWAY, DECATUR, GA 30033**

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.

**D3. A-26-1248049** **Commission District 02 Super District 06**  
**18 206 01 003**  
**2515 ECHO DRIVE, ATLANTA, GA 30345**

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.

*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.*

**NEW CASES:**

**N1. A-26-1248134**  
**18 055 04 011**  
**1371 AND 1373 MARKAN DRIVE NE, ATLANTA, GA 30306**

**Commission District 02 Super District 06**

Application by Katarzyna “Kasia” Zycinska/ATL-MCM, LLC to request variances from Sections 27-5.4.5, 27-6.1.3, and 27-6.1.4 of the DeKalb County Zoning Ordinance to reduce the required transitional buffer, allow front yard parking, and reduce the minimum off-street parking requirement to facilitate renovation and expansion of an existing duplex into a multi-family residential in the MR-2 (Medium Density Residential) zoning district.

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**N2. A-26-1248158**  
**15 045 02 186**  
**1734 HENRICO ROAD, GA 30288**

**Commission District 02 Super District 06**

Application by Roderick Abid Mohammed and Margaret Mohammed to appeal an administrative decision.

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**N3. A-26-1248139**  
**18 002 04 005**  
**1169 OXFORD ROAD, ATLANTA, GA 30306**

**Commission District 02 Super District 06**

Application by David Price to request a variance from Section 27-2.2.1 of the DeKalb County Zoning Ordinance to increase maximum lot coverage to facilitate expansion of an existing porch in the R-85 (Residential Medium Lot-85) zoning district and Druid Hills Historic District.

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**N4. A-26-1248148**  
**18 046 03 018**  
**3177 ROBINSON AVENUE, SCOTSDALE, GA 30079**

**Commission District 04 Super District 06**

Application by Shauna Edwards/NextGen Permitting to request variances from Section 27-3.36 of the DeKalb County Zoning Ordinance to reduce the front and rear yard setbacks to facilitate construction of a single-family residence in the R-75 (Residential Medium Lot) zoning district and Scottdale Overlay District, Tier 2.

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**N5. A-26-1248153**  
**15 186 10 011**  
**1766 MCKENZIE DRIVE, DECATUR, GA 30032**

**Commission District 03 Super District 06**

Application by Revae Downey/Windsor Development Group, LLC to request a variance from Section 27-2.2.1 of the DeKalb County Zoning Ordinance to reduce the side yard setback to facilitate enclosure of an existing carport and renovation of an existing single-family residence in the R-75 (Residential Medium Lot) zoning district.

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**N6. A-26-1248159**  
**16 003 01 002**  
**4957 REDAN ROAD, STONE MOUNTAIN, GA 30088**

**Commission District 02 Super District 06**

Application by William Cooper/Israel of God to appeal an administrative decision.

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## **N7. Executive Session**

Litigation Update

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## **N8. Adjournment**

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