



# DeKalb County Government Planning & Sustainability Department

Government Services Center  
178 Sams Street  
Decatur, Georgia 30030



## Agenda

Wednesday, June 10, 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. Juane 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

Juliana A. Njoku  
Director

# Zoning Board of Appeals Meeting

**June 10, 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 June 3, 2026.**

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

## AGENDA

### DEFERRED CASES:

**D1. A-25-1247717 (Deferred from April'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.

**D2. A-26-1247919 (Deferred from April's Agenda)**  
**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.

**D3. A-26-1247991 (deferred from April's Meeting)**  
**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.

**D4. A-26-1247960**  
**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.

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**D5. 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.

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**NEW CASES:**

**N1. A-26-1248089**  
**15 121 03 007**  
**2738 CANDLER ROAD, DECATUR, GA 30034**

**Commission District 03 Super District 07**

Application by Expedite The Diehl, LLC to request variances from Sections 27-3.33.19(F) and 27-3.33.19(K)(4) of the DeKalb County Zoning Ordinance to exceed the maximum permitted wall sign area and maximum permitted sign lettering height to allow installation of an AutoZone wall sign on the front elevation of the tenant space in the C-1 (Local Commercial) I-20 Overlay District, Tier 1 Zoning District.

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**N2. A-26-1248088**  
**18 049 04 068**  
**2655 NORTH DECATUR ROAD, DECATUR, GA 30030**

**Commission District 02 Super District 06**

Application by Margery Vazquez to request a variance from Chapter 21 of the DeKalb County Code to allow two wall signs and one under-canopy sign over the maximum square feet in the C-1 (Local Commercial) zoning district.

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**N3. A-26-1248086**  
**15 140 08 016**  
**2090 CHERRY LANE, DECATUR, GA 30032**

**Commission District 03 Super District 06**

Application by Carlos Bonilla / Altos Management LLC to request variance from Section 27-2.2.1 of the DeKalb County Zoning Ordinance to reduce setbacks to facilitate construction of an addition to a single-family home in the R-75 (Residential Medium Lot-75) Zoning District.

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**N4. A-26- 1248116**  
**18 046 01 098**  
**614 GLENDALE ROAD, SCOTSDALE, GA 30079**

**Commission District 04 Super District 06**

Application by Amy Rowland & Brad Kendrick to request variance from Section 27-2.2.1 of the DeKalb County Zoning Ordinance to increase lot coverage to facilitate construction or screen porch addition in the R-75 (Residential Medium Lot-75) zoning district and Scottdale Overlay District, Tier 2.

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**N5. A-26-1248082**  
18 103 01 006  
1932 CLAIRMONT ROAD, DECATUR, GA 30033

**Commission District 02 Super District 06**

Application by Kush Patel to request variance from Sections 27-6.1.3 and 27-5.4.5 of the DeKalb County Zoning Ordinance to allow front yard parking and reduce the transitional buffer to facilitate parking lot addition in the OI (Office Institution) Zoning District.

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**N6. A-26-1248106**  
15 179 06 062  
211 S HOWARD STREET, ATLANTA, GA 30317

**Commission District 03 Super District 06**

Application by Todd Shoemaker to request variances from Section 27-5.4.5 and Section 27 the DeKalb County Zoning Ordinance to reduce transitional buffers and waive the landscape strip requirements to facilitate a residential development in the MR-2 (Medium Density Residential-2) zoning district.

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**N7. A-26-1248096**  
18 079 02 004  
1102 STEWART MILL ROAD, STONE MOUNTAIN, GA 30087

**Commission District 04 Super District 07**

Application by Matthew Keller to request variance from Section 27-4.2.62 of the DeKalb County Zoning Ordinance to reduce the campground transitional buffer to facilitate development of campsites and accessory structures in the R-100 (Residential Medium Lot-100) Zoning District.

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**N8. A-26-1248087**  
15 126 10 011  
4271 EAST SIDE DRIVE, STONE MOUNTAIN, GA 30034

**Commission District 03 Super District 07**

Application by Matthew Keller to request variance from Section 27-3.33 of the DeKalb County Zoning Ordinance to reduce setbacks, sidewalk widths, and landscape requirements in the OI (Office-Institutional) Zoning District and I-20 Tier 3 Overlay.

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## **N9. 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
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## **N10. Adjournment**