



DeKalb County Government Planning & Sustainability Department

**Government Services Center
178 Sams Street
Decatur, Georgia 30030**



Minutes

**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

Planning & Sustainability Department

Current Planning Zoning Division

DeKalb County Zoning Board of Appeals Meeting

178 Sams Street
Decatur, GA 30030

Juliana A. Njoku
Director

July 8, 2026 @ 1:00 PM

ZBA BOARD MEMBERS PRESENT	DEKALB STAFF MEMBERS PRESENT
Seth Burrow, District 1	Rachel Bragg, Deputy Director
Mark Goldman, Vice-Chair, District 2	Christopher Wheeler, Planning Manager
Nadine Rivers-Johnson, Chair, District 4	Whitney Fuller, Zoning Administrator
Eric Hubbard, District 5	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	Adam Chappell, Senior Planner
	Andrea Folgherait, Senior Planner
ZBA BOARD MEMBERS ABSENT	
Muhammad Jihad, District 3	

Approval of Minutes: Mark Goldman moved, John Tolbert seconded to approve June 10, 2026 Minutes. Motion carried 6-0-0.

Minutes

DEFERRED CASES:

D1. A-26-1248005
15 163 05 025
4873 COVINGTON HIGHWAY, DECATUR, GA 30035

Commission District 03 Super District 07

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: Mark Goldman moved, John Tolbert seconded for approval with standard conditions. Motion carried 6-0-0.

D2. A-26-1248048
15 090 03 019
3910 FLAT SHOALS PARKWAY, DECATUR, GA 30033

Commission District 03 Super District 07

Application by Felicia Johnson/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: John Tolbert moved, Eric Hubbard seconded for approval with standard conditions. Motion carried 5-0-1. Dr. Juaney Lynn-Rigsby abstained.

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.

D3. A-26-1248049
18 206 01 003
2515 ECHO DRIVE, 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: John Tolbert moved, Dr. Juaney Lynn-Rigsby seconded for approval with standard conditions. Motion carried 6-0-0.

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.

MOTION: Mark Goldman moved, Dr. Juaney Lynn-Rigsby seconded for 60-day deferral to September 9, 2026 Meeting. Motion carried 6-0-0.

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.

MOTION: Dr. Juaney Lynn-Rigsby moved, Eric Hubbard seconded to affirm administrative decision with amended condition to phase-out current truck parking operations when the business license expires December 31, 2026. Motion carried 6-0-0.

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.

MOTION: Mark Goldman moved, John Tolbert seconded for approval with standard conditions. Motion carried 6-0-0.

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

Commission District 04 Super District 06

Application by (Michael Brown) 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.

MOTION: Mark Goldman moved, Dr. Juaney Lynn-Rigsby seconded for approval of Option B with sidewalk and standard conditions. Motion carried 6-0-0.

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.

MOTION: John Tolbert moved, Mark Goldman seconded for approval with standard conditions. Motion carried 6-0-0.

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.

MOTION: Mark Goldman moved, Seth Burrow seconded to uphold administrative decision. Motion carried 6-0-0.

N8. Adjournment

Eric Hubbard moved, Dr. Juaney Lynn-Rigsby seconded to adjourn meeting. Motion carried 6-0-0.

Meeting Link:

https://dekalbcountyga.zoom.us/rec/share/v6sQrZrQEmWyOS-G6Zv5Mql3OZaULN-opoZ2vVomAsZwwokH1hoVmvM5ugM8S7F.GfqSTHnYD_UiuVWq?startTime=1783528102000

Passcode: VFy7dG.q