



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 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**

DeKalb County Zoning Board of Appeals Meeting

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

AGENDA

DEFERRED CASES:

D1. A-26-1248005

15 163 05 025

4873 COVINGTON HIGHWAY, DECATUR, GA 30035

Commission District 05 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.

D2. 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.

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.

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.

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.

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.

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.

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.

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.

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.

N7. Executive Session

- Litigation Update
 - Statement of Decision based on Applicable Criteria
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N8. Adjournment

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