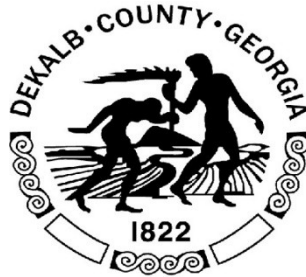




DeKalb County Government Planning & Sustainability Department

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



Minutes

**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. Juaney Lynn-Rigsby District 6
John Tolbert District 7**

DeKalb County Zoning Board of Appeals Meeting

June 10, 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, Zoning Manager
Eric Hubbard, District 5	Whitney Fuller, Zoning Administrator
Dr. Juaney Lynn-Rigsby, District 6	Lucas Carter, Planner
John Tolbert, Super District 7	Kyle McLean, Planner
Valerie Ross, ZBA Staff Counsel	Debora Wells, Administrative Specialist
ZBA BOARD MEMBERS ABSENT	
Nadine Rivers-Johnson, Chair, District 4 Excused Absence	
Muhammad Jihad, District 3 Unexcused Absence	

Approval of Minutes: John Tolbert moved, Eric Hubbard seconded to approve May 13, 2026 Minutes. Motion carried 5-0-0.

Minutes

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.

MOTION: Seth Burrow moved, Dr. Juaney Lynn-Rigsby seconded for approval with staff conditions and an additional condition that the structure shall be limited to thirteen (13) feet in height. Motion carried 5-0-0.

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.

MOTION: John Tolbert moved, Seth Burrow seconded for a 60-day deferral to August 12, 2026 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.

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.

MOTION: Seth Burrow moved, Eric Hubbard seconded for approval with staff conditions. Motion carried 5-0-0.

D4. A-26-1247960
18 047 22 007
439 BOOKER AVENUE, SCOTTDAL, 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.

MOTION: Seth Burrow moved, John Tolbert seconded for approval with the following conditions (1) reduce front yard setback from 30 feet to 15 feet, (2) reduce rear yard setback from 30 feet to 20 feet, and (3) reduce landscape strip width from 5 to 1.5 feet. Motion carried 5-0-0.

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.

MOTION: John Tolbert moved, Seth Burrow seconded for a 60-day deferral to August 12, 2026 Meeting. Motion carried 5-0-0.

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.

MOTION: John Tolbert moved, Eric Hubbard seconded for approval with standard conditions. Motion carried 5-0-0.

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.

MOTION: John Tolbert moved, Eric Hubbard seconded for approval with staff conditions. Motion carried 5-0-0.

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.

MOTION: Dr. Juaney Lynn-Rigsby moved, Eric Hubbard seconded for approval with staff conditions. Motion carried 5-0-0.

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.

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

N5. A-26-1248082
18 103 01 006
1932 CLAIMONT 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.

MOTION: John Tolbert moved, Dr. Juaney Lynn-Rigsby seconded for a 60-day deferral to the August 12, 2026 Meeting. Motion carried 5-0-0.

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.

MOTION: Seth Burrow moved, Eric Hubbard seconded for a 60-day deferral to the August 12, 2026 Meeting. Motion carried 5-0-0.

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.

MOTION: John Tolbert moved, Dr. Juaney Lynn-Rigsby seconded for a 60-day deferral to the August 12, 2026 Meeting. Motion carried 4-1-0. Eric Hubbard opposed.

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.

MOTION: John Tolbert moved, Dr. Juaney Lynn-Rigsby seconded for a 60-day deferral to the August 12, 2026 Meeting. Motion carried 5-0-0.

N9. Adjournment

Seth Burrow moved, John Tolbert seconded to adjourn the meeting. Motion carried 5-0-0.

Meeting Link:
https://dekalbcountyga.zoom.us/rec/share/bEDzkEcUfuPDnLVbuGy_gnxmxPbFGzte5kel8CZFrITAr5CGSaCCnVf-T7_I2j7w.Ns_CEHoncRr8SXxg
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