



DeKalb County Government Planning & Sustainability Department

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



Minutes

**Wednesday, August 12, 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

August 12, 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	
Muhammad Jihad, District 3	
Nadine Rivers-Johnson, Chair, District 4	

Approval of Minutes: Dr. Juaney Lynn-Rigsby moved, John Tolbert seconded to approve July 8, 2026 Minutes.
Motion carried 5-0-0.

Minutes

DEFERRED CASES:

D1. A-26-1247919 (Deferred from June'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: Seth Burrow moved, Dr. Juaney Lynn-Rigsby seconded for withdrawal. Motion carried 5-0-0.

D2. A-26-1248075 (214) (Deferred from June's Agenda)
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 the enclosure of existing carport in the R-75 (Residential Medium) zoning district.

MOTION: John Tolbert moved, Seth Burrow seconded for withdrawal. Motion carried 5-0-0.

D3. A-26-1248082 (Deferred from June's Agenda)
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.

MOTION: Seth Burrow moved, Eric Hubbard seconded for approval with the following conditions: (1) the following information about this variance shall be noted on any site plan prepared for the subject property: case number, approval date, type of variance, and condition(s) of approval; and (2) the existing encroachments depicted on the site plan submitted with this application may remain. Any enlargement, extension, or other modification that increases the extent of an encroachment shall require approval of a new variance. Motion carried 5-0-0.

D4. A-26-1248106 (Deferred from June's Agenda)
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 of 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, Dr. Juaney Lynn-Rigsby seconded for a 60-day deferral to October 14, 2026 meeting. Motion carried 5-0-0.

D5. A-26-1248096 (Deferred from June's Agenda)
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: Seth Burrow moved, Eric Hubbard seconded for approval with staff conditions. Motion carried 5-0-0.

D6. A-26-1248087 (Deferred from June's Agenda)
15 126 10 011
4271 EAST SIDE DRIVE, STONE MOUNTAIN, GA 30034

Commission District 03 Super District 07

Application by Jeremy Ziadie 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: Seth Burrow moved, Eric Hubbard seconded for approval with staff conditions. Motion carried 4-0-1. John Tolbert opposed.

NEW CASES:

N1. A-26-1248167
15 171 08 004
572 DANIEL AVENUE, DECATUR, GA 30032

Commission District 03 Super District 07

Application by Lindval Baptist to request variances from Section 27-2.2.1 of the DeKalb County Zoning Ordinance to reduce the rear yard setback and increase lot coverage to facilitate construction of a residential addition in the R-75 (Residential Medium Lot-75) Zoning District.

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

N2. A-26-1248173
16 186 02 007
7461 UNION GROVE ROAD, LITHONIA, GA 30058

Commission District 05 Super District 07

Application by Layne A. Fields / McArthur Robbins Sr. & Annie Robbins to request variance from Section 27-4.2.3 of the DeKalb County Zoning Ordinance to allow placement of a detached Accessory Dwelling Unit (ADU) within an area classified as a front and/or side yard to facilitate construction of a detached ADU in the R-85 (Residential Medium Lot-85) Zoning District.

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

N3. A-26-1248178
18 002 04 016
1071 OXFORD ROAD, ATLANTA, GA 30307

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 a residential addition and replacement of an existing carport in the R-75 (Residential Medium Lot-75) Zoning District and Druid Hills Historic District.

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

N4. A-26-1248174
15 199 04 146
3279 PINEHILL DRIVE, DECATUR, GA 30032

Commission District 03 Super District 07

Application by Rasool Malik to request variance from Section 27-2.2.1 of the DeKalb County Zoning Ordinance to reduce the side yard setback to facilitate construction of a residential addition and renovation in the R-75 (Residential Medium Lot-75) Zoning District.

MOTION: John Tolbert moved, Seth Burrow seconded for a 60-day deferral to October 14, 2026. Motion carried 4-1-0. Dr. Juaney Lynn-Rigsby opposed.

N5. Adjournment

John Tolbert moved, Eric Hubbard seconded to adjourn the meeting. Motion carried 5-0-0.

Meeting Link:

https://dekalbcountyga.zoom.us/rec/share/hTt0rM4H_Lqr1UR5Bu5Cik4xuGh5K0RJGPZFCt6vP4AweqaY8VV3-AVSh8b6bkfY.xWxfUDPcTI-i9C0z?startTime=1786553468000

Passcode: r@ph*33