



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**

DeKalb County Zoning Board of Appeals Meeting

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.

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.

N7. 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/bMaERKE1IMIOEKvFDcxRMIaYRNphEqE_wB4U_zeMbyHnmhmmt4wpSskLlqVJc3gS.mrEpFz9vdRP5dUCL?startTime=1783528102000

Passcode: VFy7dG.q