



DeKalb County Government Planning & Sustainability Department

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



Agenda

**Wednesday, September 9, 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

September 9, 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 September 3, 2026.

Email the DeKalb County Department of Planning and Sustainability at plansustain@dekalbcountyga.gov

AGENDA

DEFERRED CASES:

D1. A-26-1248134 (deferred from July's Agenda)
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.

NEW CASES:

N1. A-26-1248202
15 051 01 001
3600 & 3455 INTERNATIONAL PARK DRIVE, ATLANTA, GA 30316

Commission District 03 | Super District 06

Application by Shadowbox Studios and Henrico 183, LLC, c/o Bloom Parham, LLP, to appeal an administrative decision.

N2. A-26-1248217
18 149 02 011
2761 / 2747 LAVISTA ROAD, DECATUR, GA 30033

Commission District 02 | Super District 06

Application by Sunspaces South Atlanta to request a variance from Section 27-2.2.1 to reduce the front-yard setback to facilitate construction of a pergola in the C-1 (Local Commercial) zoning district.

N3. A-26-1248218
18 052 10 041
1849 WESTMINSTER WAY, ATLANTA, GA 30307

Commission District 02 | Super District 06

Application by Robert M. Lurie to request a variance from Section 27-4.2.3 of the DeKalb County Zoning Ordinance to increase the maximum heated floor area of an accessory dwelling unit within an existing residence in the R-75 (Residential Medium Lot) zoning district and the Druid Hills Historic District.

N4. A-26-1248221
18 047 23 009
445 PROCTOR AVENUE, SCOTSDALE, GA 30079

Commission District 04 | Super District 06

Application by Caren Ann Nunnally and Neal Hightower on behalf of H&O Properties, LLC to request variances from Section 27-3.36.10 of the DeKalb County Zoning Ordinance to reduce setbacks to construct a single-family residence in the R-75 (Residential Medium Lot-75) zoning district and the Scottdale Tier Two Overlay District.

N5. A-26-1248222
18 047 23 008
449 PROCTOR AVENUE, SCOTSDALE, GA 30079

Commission District 04 | Super District 06

Application by Caren Ann Nunnally and Neal Hightower on behalf of H&O Properties, LLC to request variances from Section 27-3.36.10 of the DeKalb County Zoning Ordinance to reduce setbacks to construct a single-family residence in the R-75 (Residential Medium Lot-75) zoning district and the Scottdale Tier Two Overlay District.

N6. A-26-1248223
18 047 23 015
467 PROCTOR AVENUE, SCOTSDALE, GA 30079

Commission District 04 | Super District 06

Application by Caren Ann Nunnally and Neal Hightower on behalf of H&O Properties, LLC to request variances from Section 27-3.36.10 of the DeKalb County Zoning Ordinance to reduce setbacks to construct a single-family residence in the R-75 (Residential Medium Lot-75) zoning district and the Scottdale Tier Two Overlay District.

N7. A-26-1248233
18 065 11 005
862 TANNER DRIVE, SCOTSDALE, GA 30079

Commission District 04 | Super District 06

Application by Gail R. Tassell to request variances from Section 27-3.36 to reduce the front yard setbacks to renovate and expand the existing residence and retain an existing accessory structure in the R-75 (Residential Medium Lot-75) zoning district and the Scottdale Overlay District.

N8. A-26-1248252
16 062 05 033
5667 REDAN ROAD, STONE MOUNTAIN, GA 30088

Commission District 05 | Super District 07

Application by Marizu Ogbuehi to appeal an administrative decision.

N9. Executive Session

- Litigation Update
 - Statement of Decision based on Applicable Criteria
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N10. Adjournment

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.