



DeKalb County Government Planning & Sustainability Department

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



Agenda

**Wednesday, October 14, 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**



Lorraine Cochran-Johnson
Chief Executive Officer

Planning & Sustainability Department

Current Planning Zoning Division

DeKalb County Zoning Board of Appeals Public Hearing

178 Sams Street
Decatur, GA 30030

Juliana A. Njoku
Director

October 14, 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 October 9, 2026.

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

AGENDA

DEFERRED CASES:

D1. A-26-1248106
15 179 06 062
211 SOUTH HOWARD STREET, ATLANTA, GA 30317

Commission District 03 | Super District 06

Application by Todd Shoemaker to request variances from Sections 27-5.4.3 and 27-5.4.5 of the DeKalb County Zoning Ordinance to reduce the required west and south transitional buffers and waive required streetscape, landscape strip, and sidewalk improvements to facilitate a six-unit townhome development in the MR-2 (Medium Density Residential-2) zoning district.

D2. 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 a variance from Section 27-2.2.1 of the DeKalb County Zoning Ordinance to reduce the side yard setback to facilitate an addition and renovation following the existing side-wall building line of the residence in the R-75 (Residential Medium Lot-75) zoning district.

NEW CASES:

N1. A-26-1248213
15 224 03 004
4850 REDAN ROAD, STONE MOUNTAIN, GA 30088

Commission District 04 | Super District 07

Application by Teresa Curry of AXIS Infrastructure, LLC, on behalf of AL Madinah, LLC, to request a variance from Section 27-3.37.13 of the DeKalb County Zoning Ordinance to increase the maximum front building setback to facilitate a proposed drive-through restaurant and retail development in the C-1 (Local Commercial) zoning district and Greater Hidden Hills Overlay District, Tier 2.

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.

N2. A-26-1248292
16 065 02 001
5710 MANASSAS RUN, STONE MOUNTAIN, GA 30087

Commission District 4 | Super District 7

Application by Kareem to request variances from Section 27-5.6.2 of the DeKalb County Zoning Ordinance to permit construction of one single-family residence on an existing residential lot containing a pre-existing stormwater detention facility, with the facility remaining functional, and to reduce the required front-yard setback in the RSM (Residential Small Mix) zoning district.

N3. A-26-1248241
15 036 01 192
4100 BROOKSIDE PARKWAY, DECATUR, GA 30034

Commission District 03 | Super District 07

Application by Robert C. Thomas Sr. to request a variance from Section 27-2.2.1 of the DeKalb County Zoning Ordinance to reduce the rear yard setback to facilitate construction of a sunroom on an existing attached deck in the R-100 (Residential Medium Lot-100) zoning district.

N4. A-26-1248262
15 179 05 003
298 SOUTH HOWARD STREET SE, ATLANTA, GA 30317

Commission District 03 | Super District 06

Application by Franco Assets, Inc., c/o Monica Wood, to request a variance from Section 27-2.2.1 of the DeKalb County Zoning Ordinance to reduce the minimum lot width/street frontage to reverse a lot merger and restore two historic lots of record in the R-75 (Residential Medium Lot-75) zoning district.

N5. A-26-1248267
18 248 01 067
2952 BRAITHWOOD COURT NE, ATLANTA, GA 30345

Commission District 01 | Super District 07

Application by James and Shiraz Demer to request a variance from Section 27-2.2.1 of the DeKalb County Zoning Ordinance to increase the maximum lot coverage to facilitate construction of a rear kitchen and breakfast-room addition over an existing in the R-100 (Residential Medium Lot-100) zoning district.

N6. A-26-1248270
18 002 04 016
1071 OXFORD ROAD NE, ATLANTA, GA 30306

Commission District 02 | Super District 06

Application by Dan Hanlon/Red Level Renovations to request a variance from Section 27-2.2.1 of the DeKalb County Zoning Ordinance to reduce the south side yard setback to replace an existing covered carport as part of improvements to the existing residence in the R-85 (Residential Medium Lot-85) zoning district and Druid Hills Historic District.

N7. A-26-1248273
18 054 04 004
1209 SPRINGDALE ROAD, ATLANTA, GA 30306

Commission District 02 | Super District 06

Application by David W. Price to request a variance from Section 27-2.2.1 of the DeKalb County Zoning Ordinance to increase lot coverage to facilitate expansion of a rear terrace in the R-85 (Residential Medium Lot-85) zoning district and Druid Hills Historic District.

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N8. A-26-1248288
18 191 01 081
2054 HAROBI DRIVE, TUCKER, GA 30084

Commission District 04 | Super District 07

Application by AQA Engineering, LLC to request variances from Sections 27-2.24.1 and 27-5.4.5 of the DeKalb County Zoning Ordinance to reduce the front yard setback, reduce the rear yard setback, and reduce the transitional buffer to construct a one-story medical-office building in the O-I (Office-Institutional) zoning district.

N9. Executive Session

N10. Adjournment

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