DeKalb County
GEORGIA

DeKalb County Government
Planning & Sustainability Department

Government Services Center
178 Sams Street
Decatur, Georgia 30030

Agenda

Wednesday, December 9, 2026
1:00 pm
via Zoom

Zoning Board of Appeals

Seth Burrow ..... District 1
Mark Goldman, Vice-Chair ..... District 2
VACANT ..... District 3
Nadine Rivers-Johnson, Chair ..... District 4
Eric Hubbard ..... District 5
Dr. Juaney Lynn-Rigsby ..... District 6
John Tolbert ..... District 7

DeKalb County
GEORGIA

Lorraine Cochran-Johnson
Chief Executive Officer

Planning & Sustainability Department

Current Planning Zoning Division

DeKalb County Zoning Board of Appeals Hearing

178 Sams Street
Decatur, GA 30030

Juliana A. Njoku
Director

Wednesday, December 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 December 4, 2026.

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

AGENDA

DEFERRED CASES:

D1. A-26-1248233 — **Commission District 04 | Super District 06**
18 065 11 005
862 TANNER DRIVE, SCOTTDALE, GA 30079

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.

D2. A-26-1248174 — **Commission District 03 | Super District 07**
15 199 04 146
3279 PINEHILL DRIVE, DECATUR, GA 30032

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.

D3. A-26-1248213 — **Commission District 04 | Super District 07**
15 224 03 004
4850 REDAN ROAD, STONE MOUNTAIN, GA 30088

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.

D4. A-26-1248106 **Commission District 03 | Super District 06**
15 179 06 062
211 SOUTH HOWARD STREET, ATLANTA, GA 30317

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.

D5. A-26-1248288 **Commission District 04 | Super District 07**
18 191 01 081
2054 HAROBI DRIVE, TUCKER, GA 30084

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.

D6. A-26-1248312 **Commission District 4 | Super District 6**
18 047 22 022
431 BOOKER AVENUE, SCOTTDALE, GA 30079

Application by Caren Ann Nunnally and Neal Hightower to request variances from Section 27-3.36.10 of the DeKalb County Zoning Ordinance to reduce the required front setback and rear setback to construct a single-family residence in the R-75 (Residential Medium Lot-75) zoning district and the Scottdale Overlay District, Tier 2.

D7. A-26-1248293 **Commission District 5 | Super District 7**
16 199 01 002
7715 UNION GROVE ROAD, LITHONIA, GA 30058

Application by Almeta Collins to request a variance from Section 27-5.4.7 of the DeKalb County Zoning Ordinance to increase fence height in the R-85 (Residential Medium Lot-85) zoning district.

D8. A-26-1248315 **Commission District 2 | Super District 6**
18 003 06 019
1194 CLIFTON ROAD, ATLANTA, GA 30079

Application by Bryan Fuller to request a variance from Section 27-4.2.2 of the DeKalb County Zoning Ordinance to reduce side yard setback and to allow increased fence height to facilitate roof addition to an accessory structure in the R-75 (Residential Medium Lot-75) zoning district and the Druid Hills Historic District.

D9. A-26-1248292 **Commission District 4 | Super District 7**
16 065 02 001
5710 MANASSAS RUN, STONE MOUNTAIN, GA 30087

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.

NEW CASES:

N1. A-26-1248366 **Commission District 3 | Super District 7**
15 166 01 030
1945 LA MESA LANE, DECATUR, GA 30032

Application by Marcus Kindall to request a variance from Section 27-2.2.1 to reduce the rear setback to facilitate a residential addition in the R-75 (Residential Medium Lot-75) zoning district.

N2. A-26-1248343 **Commission District 3 | Super District 7**
15 157 13 032
4013 EMERALD NORTH DRIVE, DECATUR, GA 30035

Application by Thaddeus and Michelle Dean to request a variance from Section 27-2.2.1 to reduce the rear setback for an attached residential addition in the R-75 (Residential Medium Lot-75) zoning district.

N3. A-26-1248379 **Commission District 2 | Super District 6**
18 206 01 033
2514 ECHO DRIVE NE, ATLANTA, GA 30345

Application by J Hotez, on behalf of owner Sahebi Sayed, to request variance from Section 27-2.2.1 to reduce side setbacks for a residential addition in the R-100 (Residential Medium Lot-100) zoning district and Echo Lake RIOD.

N4. A-26-1248380 **Commission District 2 | Super District 6**
18 195 05 006
1965 FISHER TRAIL NE, ATLANTA, GA 30345

Application by Joseph Butler Black, Sr. to request variances from Section 27-4.2.2 to reduce side and rear setbacks to construct a detached two-car garage in the R-100 (Residential Medium Lot-100) zoning district.

N5. A-26-1248342 **Commission District 3 | Super District 6**
15 090 01 004
4007 FLAT SHOALS PARKWAY, DECATUR, GA 30034

Application by Roger Smith of Cooper Signage & Graphics, Inc., on behalf of Grady, to request variance from Section 27-3.33.19 to increase sign height and area in the C-1 (Local Commercial) zoning district and the I-20 Overlay District, Tier 2.

N6. A-26-1248349 **Commission District 4 | Super District 7**
18 140 02 002
5207 BRER RABBIT ROAD, STONE MOUNTAIN, GA 30083

Application by Michael Marburger of Inliner Solutions, LLC to request a variance from Section 27-5.4.5 to reduce the northeast transitional buffer to facilitate outdoor HDPE pipe storage in the M (light industrial) zoning district.

N7. A-26-1248344 **Commission District 3 | Super District 6**
15 019 05 015
1679 KOPPERS COURT, CONLEY, GA 30288

Application by Henry A. Bailey, Jr., on behalf of RLF III East, LLC, to request a variance from Section 27-3.39.6(C)(1) of the DeKalb County Zoning Ordinance to reduce sidewalk requirements for an existing industrial property in the M (Light Industrial) zoning district and the Bouldercrest-Cedar Grove-Moreland Overlay District, Tier 4A.

N8. New Business

Proposed 2027/2028 ZBA Hearing calendar

Adjournment