



**Department of Planning & Sustainability**  
**330 Ponce De Leon Avenue, Suite 300**  
**Decatur, GA 30030**  
**(404) 371-2155 or (404) 371-2813 (Fax)**



Michael L. Thurmond  
 Chief Executive Officer

**Notice of Public Hearing**

Notice is hereby given by the DeKalb County Zoning Board of Appeals that a hearing will be held in the Auditorium of the **Manuel J. Maloof Administration Center, 1300 Commerce Drive, Decatur, Georgia 30030**, on **February 13, 2019 at 1:00 PM** to consider the following from the DeKalb County Zoning Ordinance, Sign Ordinance, and/or Land Development Regulations.

DEFERRED FROM December 12, 2018 AND January 9, 2019

D.1            A-19-1242969                      18-105-02-120

Commission District 02   Super District 06

Application of JASON PATSIOS C/O JULIE L. SELLERS to request a variances from Section 27-5.2.1.(c) and Section 27-2.2.1 of the DeKalb County Zoning Ordinance to reduce the average front yard setback from 35.79 feet to 15 feet; reduce the unit size from 1,800 square feet to 1,258 square feet, all relating to the R-85 zoning district. The property is located on the eastside of Biltmore Drive, approximately 199 feet west of Rogeretta Drive, at 1169 Biltmore Drive Northeast, Atlanta, Georgia.

DEFERRED FROM January 9, 2019

D.2            A-19-1242991                      15-169-01-001

Commission District 03   Super District 07

Application of BRIDGET ELLGASS to request a variance from Section 27-5.2.1 of the DeKalb County Zoning Ordinance to reduce the average front yard setback from 45 feet to 37 feet for a proposed residential structure, relating to the R-75 zoning district. The property is located south of Glenwood Road and north of Long Drive, 3585 Glenwood Road, Decatur, Georgia.

D.3            A-19-1243012                      18-002-04-033

Commission District 02   Super District 06

Application of ALICE JOHNSON to request variances from Section 27-4.2.3 of the DeKalb County Zoning Ordinance to reduce rear yard setback from 10' to 5.5'; increase lot coverage from 35% to 39; and reduce north side yard setback from 8.5' to 7.5' for an existing legal non-conforming detached accessory dwelling unit, all relating to the R-85 zoning district and the Druid Hills Historic District. The property is located at on the west side of Oakdale Road, approximately 154 east of Oxford Road, at 1032 Oakdale Road, Atlanta, Georgia.

D.4            A-19-1243018                      18-009-29-007

Commission District 02   Super District 06

Application of STEPHEN SCHNEIDER, to request variances from Section 27-2.24 of the DeKalb Zoning Ordinance to reduce the front yard setback from 60 feet to 29.35 feet; side yard setback 20 feet to 10 feet; and rear yard setback from 30 feet to 10 feet, all relating to the M Zoning District. The property is located on the east side of Rio Circle, approximately 283 feet west of Laredo Drive, at 203 Rio Circle, Decatur, Georgia.

NEW HEARING ITEMS

N.1            A-19-1243033            18-105-02-120

Commission District 02 Super District 06

Application of TIMOTHY D. LYTTON to appeal an Administrative Decision to allow encroachment of a proposed residential structure (on a platted lot prior to year 2003) into the 20-foot outer DeKalb County Stream Buffer pursuant Section 14-44.1(b)(2) of the DeKalb County Land Development Ordinance. The property is located on the eastside of Biltmore Drive, approximately 199 feet west of Rogeretta Drive, at 1169 Biltmore Drive Northeast, Atlanta Georgia.

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N.2            A-19-1243039            18-206-01-026

Commission District 02 Super District 06

Application of LINDA L. DUNLAVY to request variances from Article 4 of the DeKalb County Land Development Ordinance to allow for the installation of gabion baskets for shoreline stabilization; and to allow for the installation of an 8 x 14 wooden dock at the shore of Echo Lake within the Floodway, all relating to R-100 zoning district and the Echo Lake overlay district. The property is located on the east side of Echo Trail, approximately 355 feet north of Echo Drive, at 2267 Echo Trail, Atlanta, Georgia.

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N.3            A-19-1243044            15-215-08-002

Commission District 03 Super District 06

Application HEATHER SHUSTER to request a variance from Section 27-2.2.1 of the DeKalb County Zoning Ordinance to reduce the side yard setback from 10 feet to 6 feet and 6 inches for construction of a proposed garage, relating the R-100 zoning district. The property is located on north side of Midway Drive, approximately 191 feet south of Oilfield Way, 2648 Midway Road, Decatur, Georgia.

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N.4            A-19-1243045            18-009-26-010

Commission District 04 Super District 06

Application of RICHARD HAYDEN DREWRY to request a variance from Section 27-3.36.10 of the DeKalb County Zoning Ordinance to increase the overall lot coverage from 35% to 43.3% for construction of a proposed swimming pool, relating to the R-75 zoning district and Scottdale Overlay District. The property is located on the west side of 3rd Avenue, approximately 157 feet north of Chestnut Street, at 310 3rd Avenue, Avondale Estates, Georgia.

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N.5            A-19-1243058            18-112-02-003

Commission District 02 Super District 06

Application of CALIBER CAPITAL, LLC to request a variance from Section 27-5.4.5 of the DeKalb County Zoning Ordinance to reduce the transitional buffer from 50 feet to 35 feet, relating to the C-1 zoning district, pursuant to zoning conditions CZ-79019. The property is located on the west side of North Druid Hills Road, 179 feet north of Providence Place, at 3033 N Druid Hills Road.

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