

Chief Executive Officer  
Michael Thurmond

## DEPARTMENT OF PLANNING & SUSTAINABILITY

Director  
Andrew A. Baker, AICP

### Zoning Board of Appeals Meeting Date – Wednesday, December 9, 2020 1:00 PM

This meeting will be held via Zoom

Join from PC, Mac, Linux, iOS or Android: <https://dekalbcountyga.zoom.us/j/86405338394>

Or Telephone:

Dial (for higher quality, dial a number based on your current location):

US: USA 8882709936 (US Toll Free) or 602 333 0032

Conference code: 476725

Find local AT&T Numbers:

<https://www.teleconference.att.com/servlet/glbAccess?process=1&accessNumber=6023330032&accessCode=476725>

Or Skype for Business (Lync):

<https://dekalbcountyga.zoom.us/skype/86405338394>

Meeting participant's or caller's phone numbers may be displayed to the public viewing or participating in the online meeting.

Citizens may also email documents for inclusion into the official record by submitting such materials by 11:00 am on the date of the public hearing.

Email the DeKalb County Department of Planning and Sustainability at [plansustain@dekalbcountyga.gov](mailto:plansustain@dekalbcountyga.gov)

### AGENDA

#### **DEFERRED ITEMS:**

**D1      A-20-1244244                      (Deferred from 11/12/2020)                      Commission District 01 Super District 07**  
**18-190-01-010**  
**3924 LAVISTA ROAD, TUCKER, GA 30084**

Application of Shawn Smith to request the following variance from Chapter 27 of the DeKalb County Zoning Ordinance to increase letter height and to waive the requirement for channel cut letter for a proposed sign, relating to the Northlake overlay district. The property is located on the west site of LaVista Road, at 3924 LaVista Road, Tucker GA 30084.

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**D2      A-20- 1244329                      (Deferred from 11/12/2020)                      Commission District 04 Super District 07**  
**18-073-02-005**  
**811 SHEPPARD ROAD, STONE MOUNTAIN, GA 30083**

Application of Tracy T. Swearingen, Sr to request the following variance from Chapter 27 of the DeKalb County Zoning Ordinance to reduce to front yard setback for a proposed two-story detached home. The property is located east of Sheppard Road, at 811 Sheppard Road Stone Mountain, GA 30083.

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Application of Battle Law, P.C. to request the following variances from Chapter 14 of the DeKalb County Land Development Ordinance and Chapter 27 of the DeKalb County Zoning Ordinance to (1) reduce the DeKalb County stream buffer, (2) to reduce the front yard setback, and (3) to reduce the side corner yard setback for a proposed single-family home, relating to the Scottdale Overlay district. The properties are located east of Ohm Avenue, at 319, 321, 323, 325, & 327 Ohm Avenue, Scottdale, GA 30079.

Application of Wes Busy to request the following variance from Chapter 27 of the DeKalb County Zoning Ordinance to reduce the rear yard setback for a proposed addition, relating to R-100 zoning district. The property is located on the north side Cherrywood Court, at 3042 Cherrywood Court, Atlanta, GA 30345.

Application of Battle Law P.C. to request the following variances from Chapter 27 of the DeKalb County Zoning Ordinance (1) to reduce the width of the required transitional buffer, (2) increase the front maximum setback, (3) to allow parking in front yard, and (4) to allow a 12-foot and 16-foot non-tiered retaining wall adjacent to non-residential zoned properties for a proposed multi-family apartment complex. The properties are located on the west site of Memorial Drive, at 4159, 4179, 4183, 4187, 4195, 4203, 4213 Memorial Drive, Decatur, GA 30032.

Application of Brain Field to request the following variance from Chapter 27 of the DeKalb County Zoning Ordinance to increase the maximum allow lot coverage for a proposed addition, relating to the R-75 zoning district. The property is located north of Stillwood Drive, at 1242 Stillwood Drive, Atlanta, GA 30306.

Application of David E. Jervis and Susan W. Jervis to request variance from Chapter 27 of the DeKalb County Zoning Ordinance to increase the maximum allow lot coverage for a proposed deck, relating to the R-100 zoning district. The property is located east of Abby Lane, at 2223 Abby Lane, Atlanta, GA 30345.

**N5      A-20- 1244434  
15-172-02-007  
2034 SWAZEY DRIVE, DECATUR, GA 30032**

**Commission District 03 Super District 06**

Application of Mark S. Terry to request the following variances from Chapter 27 of the DeKalb County Zoning Ordinance to reduce the side yard setbacks for a proposed second story addition, relating to the R-75 zoning district. The property is located north of Swazey Drive, at 2034 Swazey Drive, Decatur, GA 30032.

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**N6      A-20- 1244335  
18-162-02-100  
2832 LAURELGATE DRIVE, DECATUR, GA 30033**

**Commission District 02 Super District 06**

Application of Gail Mooney to request the following variance from Chapter 27 of the DeKalb County Zoning Ordinance to increase the maximum allowed lot coverage for a proposed swimming pool deck, relating to the R-85 zoning district. The property is located west of Laurelgate Drive, at 2832 Laurelgate Drive, Decatur GA 30033.

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**N7      A-20- 1244336  
15-140-03-016; and 15-140-03-037  
2478 and 2486 FLAT SHOALS ROAD**

**Commission District 03 Super District 06**

Application of Smith, Gambrell & Russell, LLP to request the following variance from Chapter 27 of the DeKalb County Zoning Ordinance to reduce the minimum unit size and to reduce the streetscape requirements for a proposed multifamily development, relating to OI zoning district. The property is located north of Flat Shoals Road, at 2478 and 2486 Flat Shoals Road, Decatur GA 30032.

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**N8      2021-2022 ZBOA Calendar**

**All Districts**

Adoption of the 2021-2022 Zoning Board of Appeals Meeting Calendar.

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