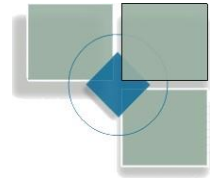


DeKalb County Planning & Sustainability Department



Michael Thurman
Chief Executive Officer

Andrew A. Baker, AICP
Director



ZONING BOARD OF APPEALS MEETING-WEDNESDAY, NOVEMBER 11, 2020

Members Present: Pamela Speaks, District 1
Mark Goldman, District 2
Alice Bussey, District 3
Nadine Rivers-Johnson (Chairperson), District 4
Jasmine Chatman, District 5
Dan Wright (Vice-Chairperson), District 6

Members Absent: Vacant, District 7

Staff Present: Brandon White, Current Planning Manager
Jeremy McNeil, Senior Planner

- A. Quorum**
After a quorum had been determined, Chair Rivers-Johnson called the meeting to order at 1:05 p.m.
- B. Reading of the Opening Statement**
Chair Rivers-Johnson read the opening statement of procedures to the public.
- C. Introductions**
Chair Rivers-Johnson asked members of the Zoning Board of Appeals and the Planning Staff to introduce themselves.
- D. Agenda**

DEFERRED ITEMS:

D1 **A-20-1244244 (Deferred from 10/14/2020 Meeting)** **18-190-01-010**
3924 LAVISTA ROAD, TUCKER, GA 30084

Commission District 01 Super District 07

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.

BOA ACTION: Motion to defer for 30 days due to applicant's absence (D. Wright) and seconded by M. Goldman. The motion passed unanimously 6-0.

NEW ITEMS:

**N1 A-20-1244324 Commission District 02 Super District 06
18-004-15-005
400 CHELSEA CIRCLE, ATLANTA, GA 30307**

Application of BEN R. DARMER to request the following variance from Chapter 27 of the DeKalb County Zoning Ordinance to reduce the side yard setback for a proposed addition, relating to R-75 zoning district and the North Druid Hills Historic District. The property is located on the south side Chelsea Circle, at 400 Chelsea Circle, Atlanta, GA 30307.

BOA ACTION: Motion to approve with a condition that the applicant install adequate landscaping to shield the carport from the street view (M. Goldman) and seconded by P.Speaks. The motion passed unanimously 6-0.

**N2 A-20-1244325 Commission District 01 Super District 07
18-191-09-050
3056 BRIARLAKE ROAD, ATLANTA, GA 30345**

Application of Matt Vessell 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 the R-100 zoning district. The property is located on the east of Briarlake Road, at 3056 Briarlake Road Atlanta, GA 30345.

BOA ACTION: Motion to approve subject to the submitted materials received on October 8, 2020 (P. Speaks)and seconded by A.Bussey The motion passed unanimously 5-1, D. Wright voted against the motion.

**N3 A-20-1244326 Commission District 04 Super District 06
18-013-09-008
632 SOUTH INDIAN CREEK DRIVE, STONE MOUNTAIN GA, 30083**

Application of Kefai Debebe to request the following variance from Chapter 27 of the DeKalb County Zoning Ordinance to increase the height of a proposed fence, relating to the R-100 zoning district. The property is located east of South Indian Creek Drive, at 632 South Indian Creek Drive Stone Mountain, GA 30083.

BOA ACTION: Motion to accept applicant’s request for withdrawal (D. Wright) and was seconded by P.Speaks. The motion passed unanimously 6-0.

**N4 A-20- 1244328 Commission District 04 Super District 06
18-012-02-030
4640 MEMORIAL DRIVE DECATUR, GA 30032**

Application of Mike Bell to request the following variance from Chapter 14 of the DeKalb County Land Development Ordinance to allow encroachment in the DeKalb County stream buffer. The property is located west of Memorial Drive, at 4640 Memorial Drive Decatur, GA 30032.

BOA ACTION: Motion to approve request the application with condition that all open space adjacent to the stream buffer that is located within the boundaries of the subject property be enhanced with landscaping subject to approval of the Director of Planning and Sustainability of his designee subject to the submitted site plan receive October 4, 2020 (D. Wright) and was seconded by M. Goldman. The motion passed unanimously 6-0.

N5 A-20- 1244329 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.

BOA ACTION: Motion to defer for 30 days to revise the proposed site plan (M. Goldman) and seconded by M.Goldman. The motion by D. Wright and passed unanimously 6-0.

N6 A-20- 1244330 Commission District 02 Super District 06
18-062-03-001
1726 CHURCH STREET DECATUR, GA 30033

Application of Ron T. Crump to request variances from Chapter 27 of the DeKalb County Zoning Ordinance, relating to the C-1 zoning district; and Chapter 21 of the DeKalb County Sign Ordinance. The property is bounded between Scott Boulevard and Church Street, at 1726 Church Street Decatur, GA 30033.

BOA ACTION: Motion to withdraw the application due the Zoning Board of Appeals limitation of authority (D. Wright) and seconded by M. Goldman. The motion passed unanimously 6-0.

N7 A-20- 1244331 Commission District 02 Super District 06
15-202-01-013
1357 DEERWOOD DRIVE, GA 30030

Application of Scott Pohl to request the following variances from Chapter 27 of the DeKalb County Zoning Ordinance to reduce the front and side yard setback for a proposed second story addition, relating to the R-75 zoning district. The property is located west of Deerwood Drive, at 1357 Deerwood Drive Decatur, GA 30030.

BOA ACTION: Motion to approve the application as shown on the approved site plan received on October 1, 2020 (M. Goldman) and seconded by P. Speak. The motion passed unanimously 6-0.

N8 A-20- 1244332 Commission District 02 Super District 06
18-052-07-019
490 DURAND DRIVE, GA 30307

Application of Micheal Rich and Amy Tozer to request the following variance from Chapter 27 of the DeKalb County Zoning Ordinance to increase the maximum allowed lot coverage for a proposed accessory structure, relating to the R-75 zoning district. The property is located west of Durand Drive, at 490 Durand Drive Atlanta, GA 30307.

BOA ACTION: Motion to approve the application as shown on the approved site plan received on October 1, 2020 (M. Goldman) and seconded by A.Bussey. The motion passed unanimously 6-0.
