

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

ZONING BOARD OF APPEALS MEETING-WEDNESDAY, OCTOBER 14, 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: Jahnee Prince, Deputy Director
Brandon White, Current Planning Division 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

AGENDA

DEFERRED ITEMS:

D1. A-20-1244201 (Deferred from 9/9/2020) Commission District 01 Super District 07
18-249-04-016
2736 HENDERSON MILL RD, ATLANTA, GA 30341

Application of Marc Rosefort to request the following variance from Chapter 27 of the DeKalb County Zoning Ordinance to reduce the front and rear yard setback for a proposed single-family residence, relating the R-100 zoning district. The property is located on the west side of Henderson Mill Road at 2736 Henderson Mill Road, Atlanta, GA 30341.

BOA Action: Motion was made by D. Wright to deny this application. Motion was second by M. Goldman and passed unanimously.

D2 A-20-1244203 (Deferred from 9/9/2020) Commission District 04 Super District 07
18 -009--26-016; 18-009-26-015; 18-009-26-014; 18-009-26-013; and 18-009-26-012
319, 321, 323, 325, & 327 OHM AVE., SCOTTDAL, GA 30079

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.

BOA Action: Motion was made by P. Speaks to defer this application for 60-days (December 9, 2020 Meeting) Motion was second by D.Wright and passed unanimously.

NEW ITEMS:

N1 A-20-1244423 Commission District 01 Super District 07
18-285-02-034
3497 CHAMBLEE TUCKER RD, CHAMBLEE, GA 30341

Application of Site Enhancement Services-KROGER to request the following variance from Chapter 21 of the DeKalb County Sign Ordinance to allow additional signage and square footage for an existing fuel station. The property is located on the south side of Chamblee Tucker Road, at 3497 Chamblee Tucker Road, Chamblee, GA 30341.

BOA Action: Motion was made by D. Wright to approve this application based on the submitted plans received October 8, 2020 with condition that first additional one sign does not exceed 7.5 square feet. Motion was second by M. Goldman and passed unanimously.

N2 A-20-1244244 Commission District 01 Super District 07
18-190-01-010
3924 LAVISTA RD, 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 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 was made by D. Wright to defer this application for 30-days (November 12, 2020 Meeting) due to improper advertisement. Motion was second by P. Speak and passed unanimously.

N3 A-20-1244246 Commission District 03 Super District 06
15-017-02-006; and 15-017-01-001
1025 & 1064 LANCASTER RD, CONLEY, GA 30288

Application of Strategic Development Partners, LLC to request the following variances from Chapter 27 of the DeKalb County Zoning Ordinance (1) waive the streetscape requirements, and (2) waive the streetlights and street furnishing requirements, relating the Bouldercrest-Cedar Grove- Moreland Overlay District. The properties are located on the east of Lancaster Road, at 1025 & 1064 Lancaster Road, Conley, GA 30288.

BOA Action: Motion was made by D. Wright to approve variances 1 or 2 with a portion of the roadway out to Moreland drive condition on the developer configuring the roadway to allow space for the 10-foot sidewalk and required landscape strip on one side with in the right-of-way and position on the side of the road in compliance with the Land Development Department's concurrent. Furthermore, approval of waving the chain-link fence requirement to be 85 feet from the public right-of-way as long as it is 40 feet away from the right-of-way where the developer is building the streetscaping infrastructure required by the overlay. The motion was made by D. Wright to defer the application, seconded by M. Goldman, motion as approved 5-1. A. Bussey voted against the motion.

N4 A-20-1244247 Commission District 02 Super District 07
18-113-11-123
2301 BURNT CREEK RD, DECATUR, GA 30033

Application of Damien Horn to request the following variance from Chapter 27 of the DeKalb County Zoning Ordinance to reduce side yard setback for a proposed second story addition, relating the R-100 zoning district. The property is located on the south of Burnt Creek road, at 2301 Burnt Creek Road, Decatur, GA 30033.

BOA Action: Motion was made by M. Goldman to approve this application based on the submitted plans received October 8, 2020. Motion was second by D. Wright and passed unanimously.
