

Zoning Board of Appeals Meeting Date – Wednesday, February 10, 2021 1:00 PM

This meeting will be held via Zoom

Join from PC, Mac, Linux, iOS or Android: <https://dekalbcountyga.zoom.us/j/85795872851>

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/88984767269>

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

AGENDA

DEFERRED ITEMS:

**D1 A-20-1244443 (Deferred from 12/9/2020 meeting)
18-111-03-018
1795 CONSTITUTION ROAD, ATLANTA, GA 30316**

Commission District 04 Super District 07

Application of R. Kyle Williams, Esq. to request the following variances from Chapter 27 of the DeKalb County Zoning Ordinance to (1) reduce the required transitional buffer on the east side of the property from 75 feet to 50 feet; and (2) eliminate the required landscape strip, sidewalk, and street trees along Constitution Road. The property is located on the south side of Constitution Road, approximately 1,171 feet west of the intersection of Bouldercrest Road and Clifton Church Road, at 1795 Constitution Road, Atlanta, GA 30316.

D2 A-20- 1244329 (Deferral to 3/10/2021 meeting) 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.

D3 A-20- 1244495 (Deferred from 1/13/2021 meeting) Commission District 04 Super District 06
18-047-05-005
604 KENTUCKY STREET, SCOTTDAL, GA 30079

Application of Kistie Wilder to request a variance from Chapter 27 of the DeKalb County Zoning Ordinance to reduce the building separation distance from residential uses, residential districts, and property boundary lines for a proposed animal shelter. The property is located west of Kentucky Street, at 604 Kentucky Street, Scottdale, GA 30079.

NEW ITEMS:

N1 A-21- 1244564 Commission District 04 Super District 06
18-009-01-023
384 3rd AVENUE, SCOTTDAL, GA 30079

Application of Katie Mooran 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-75 zoning district and the Scottdale Overlay District. The property is located east of 3rd Avenue, at 384 3rd Avenue, Scottdale, GA 30079.

N2 A-21- 1244565 Commission District 02 Super District 06
18-001-09-004
1339 CHALMETTE DRIVE, ATLANTA, GA 30306

Application of Michael Streger to request the following variances from Chapter 27 of the DeKalb County Zoning Ordinance to increase the maximum allowed and to reduce the side yard, relating to the R-75 zoning district. The property is located south of Chalmette Drive, at 1339 Chalmette Drive Atlanta, GA 30306.

N3 A-21- 1244566 Commission District 02 Super District 06
18-159-02-005
1991 WOODBINE TERRANCE, ATLANTA, GA 30329

Application of April Ingraham to request a variance from Chapter 27 of the DeKalb County Zoning Ordinance to increase the require floor finished elevation threshold for a proposed single-family detached structure, relating to R-100 zoning district. The property is located south Woodbine Terrace, at 1991 Woodbine Terrace Atlanta, GA 30329.

N4 A-21- 1244567 Commission District 02 Super District 06
18-113-11-014
3302 NORTH DRUID HILLS ROAD, DECATUR, GA 30033

Application of Firststandard Construction, LLP to request a variance from Chapter 27 of the DeKalb County Zoning Ordinance to reduce the off-street parking requirements, relating to the OI zoning district. The property is located north of North Druid Hills Road, at 3302 North Druid Hills Road, Decatur, GA 30033.

N5 A-21- 1244568 Commission District 03 Super District 06

15-117-01-038

2603 FLAT SHOALS ROAD, DECATUR, GA 30034

Application of Harden Leroy Lark to request variances from Chapter 27 of the DeKalb County Zoning Ordinance, relating to 75 zoning district. The property is located west of Flat Shoals Road, at 2603 Flat Shoals Road Decatur, GA 30034.

N6 A-21- 1244569

18-150-05-002

1603 DEER PARK ROAD, DECATUR, GA 30345

Commission District 02 Super District 06

Application of Mike Parmelee to request a variance from Chapter 27 of the DeKalb County Zoning Ordinance to allow a proposed swimming pool to be located on the side of an existing single family structure and to increase the height of a proposed retaining wall. The property is located at the southeast corner of Deer Park Road and Princess Circle, at 1603 Deer Park Road Atlanta, GA 30345.

N7 A-20- 1244470

15-171-06-012

623 QUILLIAN AVENUE DECATUR, GA 30032

Commission District 03 Super District 07

Application of David & Pamela Marlowe to request a variance from Chapter 27 of the DeKalb County Zoning Ordinance to reduce the side yard setback for a proposed addition. The property is located west of Quillian Avenue, at 623 Quillian Avenue Decatur, GA 30032.