

ZONING BOARD OF APPEALS MINUTES

Wednesday, March 10, 2021 – via Zoom

MEMBERS PRESENT:

Nadine Rivers-Johnson, Chair
Dan Wright, Vice-Chair
Pamela Speaks
Mark Goldman
Alice Bussey
Jasmine Chapman
John Tolbert

STAFF PRESENT:

Brandon White, Planning Manager
Jeremy McNeil, Sr. Planner
Rachel Bragg, Sr. Planner
Melora Furman, Sr. Planner

1. Call to Order/Determination of Quorum:

After members presented a quorum, Chair Rivers-Johnson called the meeting to order @ 1:02 p.m.

2. Reading of Opening Statement & Board Introductions

Chair Rivers-Johnson read the opening statement of procedure for the Zoning Board of Appeals meetings, then ZBOA members introduced themselves.

3. Approval of Minutes:

Alice Bussey made the motion, Mark Goldman seconded to approve the minutes from February 10, 2021. The motion was approved unanimously.

AGENDA

DEFERRED ITEMS:

**D1 A-20- 1244329 (Deferred from 1/13/2021 meeting)
18-073-02-005
811 SHEPPARD ROAD STONE MOUNTAIN, GA 30083**

Commission District 04 Super District 07

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, relating to the R-100 zoning district. The property is located east of Sheppard Road, at 811 Sheppard Road Stone Mountain, GA 30083.

MOTION: (Applicant requested withdrawal of the application now that they are complying with the setbacks.)

Dan wright moved, Mark Goldman seconded for withdrawal without prejudice, per the applicant's request. The motion passed unanimously.

**D2 A-21- 1244565 (Deferred from 2/10/2021 meeting)
18-001-09-004
1339 CHALMETTE DRIVE, ATLANTA, GA 30306**

Commission District 02 Super District 06

Application of Michael Streger to request the following variances from Chapter 27 of the DeKalb County Zoning Ordinance to increase the maximum allowed lot coverage to 39.97% and to reduce the side yard setback from 7.5 feet to 5 feet for a proposed swimming pool, relating to the R-75 zoning district. The property is located south of Chalmette Drive, at 1339 Chalmette Drive Atlanta, GA 30306.

MOTION: Mark Goldman moved, Dan Wright seconded to approve the lot coverage of no more than 40 % with the condition that the applicant shall install a dry well system, rain garden, and/or other sustainable means of stormwater reclamation and approve the request to withdraw request to reduce the side yard setback. The motion passed unanimously.

Dan Wright moved, Alice Bussey seconded to hear D3 and N3 concurrently. The motion passed unanimously.

**D3 A-21- 1244566 (Deferred from 2/10/2021 meeting)
18-159-02-005
1991 WOODBINE TERRACE, ATLANTA, GA 30329**

Commission District 02 Super District 06

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.

MOTION: Dan Wright moved, Pam Speaks seconded to defer D3. A-21-1244566 and N3. A-21-1244626 to the May 12, 2021 Zoning Board of Appeals meeting. The motion passed unanimously.

**N3 A-21-1244626
18-159-02-005
1991 WOODBINE TERRACE, ATLANTA, GA 30329**

Commission District 02 Super District 06

Application of April Ingraham to appeal an administrative decision regarding denial of a stream buffer variance. The property is located south Woodbine Terrace, at 1991 Woodbine Terrace Atlanta, GA 30329.

MOTION: Dan Wright moved, Pam Speaks seconded to defer D3. A-21-1244566 and N3. A-21-1244626 to the May 12, 2021 Zoning Board of Appeals meeting. The motion passed unanimously.

**D4 A-20- 1244470 (Deferred from 2/10/2021 meeting)
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, related to the R-75 zoning district. The property is located west of Quillian Avenue, at 623 Quillian Avenue Decatur, GA 30032.

MOTION: Dan Wright moved, John Tolbert seconded for withdrawal without prejudice. The motion passed 6-0-0. Jasmine Chatman was not present for the vote.

NEW ITEMS:

**N1 A-21- 1244624
 15-248-11-010
 749 DALEROSE AVENUE, DECATUR, GA 30030**

Commission District 04 Super District 06

Application of Alan Phillip Clark to request the following variances from Chapter 27 of the DeKalb County Zoning Ordinance to reduce the rear and side corner yard setback for a proposed addition, relating to the R-75 zoning district. The property is located on the northwest corner of Dalerose Avenue and Hillyer Avenue, at 749 Dalerose Avenue, Decatur, GA 30030.

MOTION: Dan Wright moved, Mark Goldman seconded to approve the reduction of the corner side yard setback from 30 feet to 20 feet and 9 inches and the rear yard setback from 40 feet to 15 feet and 8 inches; and a variance for a 5-ft rear yard setback and 2-ft side yard setback for the existing accessory structure to bring it into compliance without the expansion of the accessory building. The motion passed unanimously.

**N2 A-21- 1244625
 15-215-03-037
 1259 FENWAY CIRCLE, DECATUR, GA 30030**

Commission District 03 Super District 06

Application of Wright Gardner 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 the R-75 zoning district. The property is located north of Fenway Circle, approximately 60 feet west of Oilfield Road at 1259 Fenway Circle Decatur, GA 30030.

MOTION: Dan Wright moved, John Tolbert seconded to approve the variance to reduce the westside yard setback from 7.5 feet to 3 feet for a carport, with the condition that the carport never be enclosed without approval. The motion passed 6-1-0. Mark Goldman was opposed.

**N4 A-21- 1244627
 15-159-08-013
 4510 DOVER CASTLE COURT, DECATUR, GA 30035**

Commission District 05 Super District 07

Application of John Wright to request a variance from Chapter 27 of the DeKalb County Zoning Ordinance to reduce the rear yard setback to allow placement of an existing attached accessory dwelling, relating to the R-85 zoning district. The property is located east of Dover Castle Court, at 4510 Dover Castle Court Decatur, GA 30035.

MOTION: Dan Wright moved, Pam Speaks seconded to defer the application for 30 days so the applicant can submit additional documents. The motion passed 6-0-0. Alice Bussey was not present for the vote.

**N5 A-21- 1244628
 16-257-02-004
 1604 NORRIS LAKE DRIVE, SNELLVILLE, GA 30039**

Commission District 05 Super District 07

Application of H. Grant Rice to request a variance from Chapter 27 of the DeKalb County Zoning Ordinance to increase the maximum square footage and reduce the side setback for a proposed detached accessory structure (garage), relating to the R-85 zoning district. The property is located east of Norris Lake Drive, at 1604 Norris Lake Drive, Snellville, GA 30039.

MOTION: Dan Wright moved, Jasmine Chatman seconded to approve the requested 2,400 sq ft detached accessory structure built out of steel, with the condition that the detached accessory structure be coated with EIFS or equivalent material approved by Planning and Sustainability staff. The motion passed unanimously.

Jasmine Chatman moved, Mark Goldman seconded to adjourn. The motion passed unanimously.