

ZONING BOARD OF APPEALS HEARING

This meeting will be held via Zoom

Wednesday, May 12, 2021 1:00 PM

Join from PC, Mac, Linux, iOS or Android: <https://dekalbcountyga.zoom.us/j/88250524839>

Or Telephone:

Dial:

USA 602 333 0032

USA 8882709936 (US Toll Free)

Conference code: 476725

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-21- 1244566 (Deferred from 3/10/2021 meeting) 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.

D2 A-21- 1244626 (Deferred from 3/10/2021 meeting) Commission District 02 Super District 06
18-159-02-005
1991 WOODBINE TERRANCE, ATLANTA, GA 30329

Application of April Ingraham to appeal an administrative decision regarding denial of variances from Chapter 14 of the DeKalb County Land Development Ordinance. The property is located south Woodbine Terrace, at 1991 Woodbine Terrace Atlanta, GA 30329.

D3 A-21- 1244706 (Deferred from 4/7/2021 meeting)
18-046-04-063
3366 LAWRENCE STREET, SCOTSDALE, GA 30079

Commission District 04 Super District 06

Application of Ken Figueroa to request a variance from Chapter 27 of the DeKalb County Zoning Ordinance to reduce the rear yard setback for a proposed detached single-family structure, relating to the Scottdale Overlay District. The property is located north of Lawrence Street, at 3366 Lawrence Street Scottdale, GA 30079.

D4 A-21- 1244708 (Deferred from 4/7/2021 meeting)
15-216-15-008
1184 NORTH CARTER ROAD, DECATUR, GA 30030

Commission District 04 Super District 06

Application of Aisling Bell to request a variance from Chapter 27 of the DeKalb County Zoning Ordinance to increase the maximum lot coverage to remove and replace existing driveway, relating to the R-75 zoning district. The property is located east of North Carter Road, approximately 515 feet south of Chester Way, at 1184 North Carter Road Decatur, GA 30030.

D5 A-21- 1244709 (Deferred from 4/7/2021 meeting)
15-140-03-018 & 15-140-03-020
2128 & 2170 COOK ROAD, DECATUR, GA 30032

Commission District 03 Super District 06

Application of Kimley-Horn to request the following variances from Chapter 27 of the DeKalb County Zoning Ordinance to (1) allow encroachment and tree removal in the required transitional buffer; (2) Modify the open space requirement, (3) Modify the streetscape requirement and allow retaining wall in landscape strip; (4) Allow a non-tiered retaining walls adjacent to residential zoning district, relating to the MR-2 zoning district and the I-20 Overlay District. The properties are located north of Cook Road, at 2128 & 2170 Cook Road Decatur, GA 30032.

D6 A-21- 1244710 (Deferred from 4/7/2021 meeting)
18-110-05-003
1523 BEECHCLIFF DRIVE, ATLANTA, GA 30329

Commission District 02 Super District 06

Application of Gail Mooney to request a variance from Chapter 27 of the DeKalb County Zoning Ordinance to reduce the rear and side yard setback for a proposed rear addition, relating to the R-85 zoning district. The property is located south of Beechcliff Drive, at 1523 Beechcliff Drive Atlanta, GA 30329.

NEW ITEMS:

N1 A-21- 1244807
18-065-11-061
890 TANNER DRIVE, SCOTSDALE, GA 30079

Commission District 04 Super District 06

Application of Elizabeth Hall to request a variance from Chapter 27 of the DeKalb County Zoning Ordinance to reverse a lot merger and restore two platted lots, relating to the R-75 zoning district. The property is located west of Tanner Drive, at 890 Tanner Drive Scottdale, GA 30079.

N2 A-21- 1244824
18-046-03-140
3152 CHAPEL STREET, SCOTSDALE, GA 30079

Commission District 04 Super District 06

Application of Scott Ball to request variances from Chapter 27 of the DeKalb County Zoning Ordinance to reduce the front, side, side corner, and rear yard building setback for proposed detached single-family structure, relating to Tier II of the Scottdale Overlay district. The property is located at the northeast corner of Chapel Street, at 3152 Chapel Street Scottdale, GA 30079.

**N3 A-21- 1244826
18-195-09-017
2021 N RIDGEWAY ROAD, ATLANTA, GA 30345**

Commission District 02 Super District 06

Application of Kathleen Curry to request a variance from Chapter 27 of the DeKalb County Zoning Ordinance to reduce the side yard building setback for a proposed garage, relating to the R-100 district. The property is located northeast of North Ridgeway, at 2021 North Ridgeway Road Atlanta, GA 30345.

**N4 A-21- 1244827
18-249-01-124
3134 SMOKESTONE COURT, ATLANTA, GA 30345**

Commission District 01 Super District 07

Application of April Ingraham to request a variance from Chapter 27 of the DeKalb County Zoning Ordinance to increase the maximum height of a proposed retaining wall, relating to the R-100 district. The property is located north of Smokestone Court, at 3134 Smokestone Court Atlanta, GA 30345.

**N5 A-21- 1244828
16-160-06-181
1310 STEPHENSON ROAD, LITHONIA, GA 30058**

Commission District 04 Super District 07

Application of James Riddick to request variances from Chapter 27 of the DeKalb County Zoning Ordinance to (1) reduce the side yard building setback and (2) to allow a detached accessory structure on the side of the principle structure, relating to the R-100 zoning district. The property is located east of Stephenson Road, at 1310 Stephenson Road Lithonia, GA 30058.

**N6 A-21- 1244829
18-152-01-006
2490 NORTH DRUID HILLS ROAD, ATLANTA, GA 30329**

Commission District 02 Super District 06

Application of The Allen Morris Company to request variances from Chapter 27 of the DeKalb County Zoning Ordinance to (1) reduce the required transitional buffer and (2) to allow encroachment into the required transitional buffer, relating to the HR-2 district. The property is located at the northeast corner of North Druid Hills Road and Mount Mariah Road, at 2490 North Druid Hills Road Atlanta, GA 30329.

**N7 A-21- 1244830
18-062-06-032; 18-062-06-036; 18-062-06-027; 18-062-06-037
1702, 1708, 1712, and 1724 SCOTT BOULEVARD DECATUR, GA 30033**

Commission District 02 Super District 06

Application of Matthew E. Kaczinski, Planners and Engineers Collaborative, Inc. to appeal an administrative decision regarding denial of a stream buffer variance for a proposed multifamily development. The properties are located west of Scott Boulevard at 1702, 1708, 1712, and 1724 Scott Boulevard Decatur, GA 30033.

**N8 A-21- 1244831
18-283-02-012; 18-284-04-007; & 18-284-04-008
3214, 3220, and 3250 CHAMBLEE-TUCKER ROAD, ATLANTA, GA 30341**

Commission District 01 Super District 07

Application of Embry Hills Church of Christ c/o Battle Law P.C. to request a variance from Chapter 27 of the DeKalb County Zoning Ordinance to increase the maximum allowed lot coverage for the expansion of an existing place of worship, relating to the R-100 district. The properties are located north of Chamblee Tucker Road, at 3214, 3220, and 3250 Chamblee-Tucker Road, Atlanta GA 30341.
