

Zoning Board of Appeals Meeting Minutes – Wednesday, June 9, 2021 1:00 PM

MEMBERS PRESENT:

Dan Wright, Vice-Chair

Pamela Speaks

Mark Goldman

Alice Bussey

Jasmine Chapman

MEMBERS ABSENT:

Nadine Rivers-Johnson, Chair

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, Vice Chair Wright called the meeting to order @ 1:02 p.m.
2. Reading of Opening Statement & Board Introductions Vice Chair Wright read the opening statement of procedure for the Zoning Board of Appeals meetings, then ZBOA members introduced themselves.
3. Approval of Minutes: Jasmine Chapman made the motion vote on the June meeting minutes at the July 14, 2021 Zoning Board, of Appeals Meeting, Mark Goldman seconded the motion. The motion was approved unanimously.

DEFERRED ITEMS:

D1 A-21- 1244709 (Deferred from 4/7/2021 & 5/12/2021) Commission District 03 Super District 06
15-140-03-018 & 15-140-03-020

2128 & 2170 COOK ROAD, DECATUR, GA 30032

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; and (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.

Mark Goldman moves to approve the variance regarding the transitional buffer (allow encroachment and tree removal in the required transitional buffer) and denial of non-tiered retaining walls (allow a non-tiered retaining walls adjacent to residential zoning district). Pamela Speaks seconds the motion. Motion passes 5-0-0.

D2 A-21- 1244827 (Deferred from 5/12/2021) Commission District 01 Super District 07
18-249-01-124

3134 SMOKESTONE COURT, ATLANTA, GA 30345

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 zoning district. The property is located north of Smokestone Court, at 3134 Smokestone Court Atlanta, GA 30345.

Alice Bussey moves to defer the application to the July 14 meeting. Pamela Speaks seconded the motion. Motion passes 5-0-0.

**N4 A-21- 1244914
18-054-12-026
1378 HARVARD ROAD NORTHEAST, ATLANTA, GA 30306**

Commission District 02 Super District 06

Application of Dave Price-Price Residential Design to request the following variances from Chapter 27 of the DeKalb County Zoning Ordinance to (1) Reduce the side yard setback, and (2) Increase the maximum allowed lot coverage for a proposed detached accessory (garage) structure, relating to the R-75 zoning district and the Druid Hills Historic District. The property is located north of Harvard Road, at 1378 Harvard Road Atlanta, GA 30306.

Alice Bussey moves to approve the application with staff conditions. John Tolbert seconds the motion. Motion passes 4-0-2.

**N5 A-21- 1244915
18-004-18-003
415 EMORY DRIVE, ATLANTA, GA 30307**

Commission District 02 Super District 06

Application of Rosalie Ezekiel- Ezekiel Poelker Architects to request a variance from Chapter 27 of the DeKalb County Zoning Ordinance to (1) Reduce the side yard setback, and (2) Increase the maximum allowed lot coverage for a proposed detached accessory structure, relating to the R-75 zoning district and the Druid Hills Historic District. The property is located east of Emory Drive, at 415 Emory Drive Atlanta, GA 30307.

Alice Bussey moves to approve with staff recommended conditions. No second.

John Tolbert moves to defer for 30-days to allow applicant time to consult with the neighbors. Pamela Speaks seconds the motion. 5-0-0.

**N6 A-21- 1244921
15-165-04-020
1875 GLEN ECHO DRIVE, DECATUR, GA 30030**

Commission District 03 Super District 07

Application of Terry Eugene McKenzie to request a variance from Chapter 27 of the DeKalb County Zoning Ordinance to reduce the rear yard setback for a proposed rear addition, relating to the R-75 zoning district. The property is located west of Glen Echo Drive, at 1875 Glen Echo Drive Decatur, GA 30032.

Alice Bussey moves to approve the application with staff condition. Jasmine Chatman seconds the motion. Motion passes 5-0-0.

**N7 A-21- 1244917
18-106-10-002
1016 BURTON DRIVE, ATLANTA, GA 30329**

Commission District 02 Super District 06

Application of Mel and Daliah Cohen to request a variance from Chapter 27 of the DeKalb County Zoning Ordinance to increase the maximum allowed lot coverage for a proposed rear addition, relating to the R-85 zoning district. The property is located west of Burton Drive, at 1016 Burton Drive Atlanta, GA 30329.

Alice Bussey moves to defer the application to the July 14 ZBOA meeting. John Tolbert seconds the motion. Motion passes 5-0-0.

**N8 A-21- 1244919
15-248-13-017
777 BROWN PLACE, DECATUR, GA 30030**

Commission District 04 Super District 06

Application of Tracy T. Swearingen, Sr. to request a variance from Chapter 27 of the DeKalb County Zoning Ordinance to reduce the side yard setback to allow placement of an existing detached accessory structure, relating to the R-75 zoning district. The property is located west of Brown Place, at 777 Brown Place Decatur, GA 30030.

John Tolbert moves to deny the application. Mark Goldman seconds the motion. Motion passes 5-0-0.

**N9 A-21- 1244920
18-105-02-055
1241 BILTMORE DRIVE, ATLANTA, GA 30329**

Commission District 02 Super District 06

Application of MDI Homes, LLC. to request a variance from Chapter 27 of the DeKalb County Zoning Ordinance to reduce the side yard corner setback for a proposed detached two-story single-family structure, relating to the R-85 zoning district. The property is located at the southwest corner of Biltmore Drive and Adelia Place, at 1241 Biltmore Drive Atlanta, GA 30329.

Pamela Speaks moves to defer the application to the July 14 ZBOA meeting to allow the applicant time to decrease the variance requested. John Tolbert seconds the motion. Motion passes 5-0-0.

**N10 A-21- 1244922
15-156-08-018
2217 TROUTDALE DRIVE, DECATUR, GA 30032**

Commission District 03 Super District 07

Application of Christopher Shayne Adams to request a variance from Chapter 27 of the DeKalb County Zoning Ordinance to allow a detached accessory structure (garage) to be located on the side of the principle structure, relating to the R-75 zoning district. The property is located at the southwest corner of Troutdale Drive and Troutdale Court, at 2217 Troutdale Drive Decatur, GA 30032.

Alice Bussey moves to defer until the July 14 ZBOA meeting. John Tolbert Seconds the motion. Motion passes 5-0-0.

**N11 A-21- 1244923
15-243-02-012
841 CLIFTON ROAD NORTHEAST, ATLANTA, GA 30307**

Commission District 02 Super District 06

Application of Tommy Greene to request a variance from Chapter 27 of the DeKalb County Zoning Ordinance to allow a detached accessory structure (swimming pool) to be located on the side of the principle structure, relating to the R-85 zoning district and the Druid Hills Historic District. The property is located at the southwest corner of Troutdale Drive and Troutdale Court, at 2217 Troutdale Drive Decatur, GA 30032.

Mark Goldman moves to approve the application along with the conditioned on the site plan, and complying with the HPC requirements, and that the site plan be updated with the variance details. Alice Bussey seconded the motion. Application approved 5-0-0.

**N12 A-21- 1244924
18-113-11-123
2301 BURNT CREEK ROAD, DECATUR, GA 30033**

Commission District 02 Super District 06

Application of Damien Horn to request a variance from Chapter 27 of the DeKalb County Zoning Ordinance to increase the height of a proposed two-story detached single-family structure, relating to the R-100 zoning district and the Leafmore Creek Residential Infill Overlay District. The property is located south of Burnt Creek Road, at 2301 Burnt Creek Road Decatur, GA 30033.

Mark Goldman moves to accept the withdraw without prejudice. Pamela Speaks seconded

Pamela Speaks moves to table the minutes, Alice Bussey seconds. Motion passed 5-0-0.

Alice Bussey moves to adjourn, Pamela Speaks seconded the motion. Motion passed 5-0-0.