

**Zoning Board of Appeals Meeting Date – Wednesday, August 11, 2021 1:00 PM**

This meeting was held via Zoom

Join from PC, Mac, Linux, iOS or Android: <https://dekalbcountyga.zoom.us/j/84679436960>

**Minutes**

**Members Present:**

John Tolbert, Jr  
Dan Wright  
Jasmine Chatman  
Mark Goldman  
Pam Speaks  
Nadine Rivers-Johnson  
Alice Bussey

**Members Absent:**

None

**Staff Present:**

Rachel Bragg, Senior Planner  
Jeremy McNeil, Senior Planner  
Brandon White, Current Planning Manager

- A. Quorum
  - a. 1:01 Nadine Rivers-Johnson established a quorum and declared the meeting underway.
- B. Reading of the Opening Statement
  - a. 1:02 Nadine Rivers-Johnson read the introduction
- C. Introductions
  - a. 1:06 Nadine Rivers-Johnson asked members to introduce themselves
- D. Minute approval
  - a. Mark Goldman moves to approve, Dan Wright seconds. July minutes approved unanimously

**DEFERRED ITEM:**

**D1      A-21- 1244824 (Deferred from 7/14/2021 meeting)                      Commission District 04 Super District 06**  
**18-046-03-140**  
**3152 CHAPEL STREET, SCOTSDALE, GA 30079**

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.

**Dan Wright moves for 30-day deferral. Pam Speaks seconds. Motion passes unanimously.**

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**NEW ITEMS:**

**N1 A-21- 1245094 Commission District 02 Super District 06  
18-100-04-019  
3795 NORTH DRUID HILLS ROAD, DECATUR, GA 30033**

Application of David C. Kirk to request a variance from Chapter 27 of the DeKalb County Zoning Ordinance to reduce the front building setback for a proposed drive-thru restaurant, relating to the C-1 zoning district. The property is located on the southeast corner of North Druid Hills Road and Birch Road at 3795 North Druid Hills Road Decatur, GA 30033.

**Dan Wright moves to defer the application until the December 2021 meeting. Pam Speaks seconds the motion. Motion passes unanimously.**

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**N2 A-21-1245095 Commission District 03 Super District 06  
15-014-01-010  
4490 BOWAN INDUSTRIAL COURT, CONLEY, GA 30288**

Application of Hoyt + Berenyi Engineering and Consulting firm to request the following variances from Chapter 27 of the DeKalb County Zoning Ordinance: (1) waive the required sidewalk requirement, (2) reduce the required landscape strip, (3) waive the required street tree requirement, and (4) waive the required street light requirement relating to the Bouldercrest Overlay district. The property is bounded between East Conley Road and Bowman Industrial Court at 4490 Bowman Industrial Court Conley, GA 30288.

**Dan Wright moves to deny all four requests. Alice Bussey seconds. The motion passes unanimously.**

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**N3 A-21-1245096 Commission District 05 Super District 07  
15-131-03-003  
2402 WESLEY CHAPEL ROAD, DECATUR, GA 30035**

Application of Gom Printing & Signs to request the following variances from Chapter 27 of the DeKalb County Zoning Ordinance and Chapter 21 of the DeKalb County Sign Ordinance: to waive the requirement for a wall-mounted sign be only channel cut letters and apply directly to the building façade, and (2) to allow a proposed roof sign, relating to the I-20 Overlay District. The property is located east of Wesley Chapel Road, approximately 184 feet south of South Hairston Road at 2402 Wesley Chapel Road Decatur, GA 30035.

**Jasmine Chatman moves to deny (1) the request to waive the requirement for a wall-mounted sign be only channel cut letters and approve (2) the variance to use to existing roof mounting cabinet with the condition that the variance information be included on any submitted site plan. Dan Wright seconds the motion. Motion passes unanimously.**

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**N4 A-21-1245097 Commission District 02 Super District 06  
18-002-02-021  
1031 SPRINGDALE ROAD, ATLANTA, GA 30306**

Application of Brian Field to request a variance from Chapter 27 of the DeKalb County Zoning Ordinance to increase the maximum allowed lot coverage for a proposed addition as well as bring the existing legal non-conforming structure into compliance, relating to the R-85 zoning district and Druid Hills Historic District. The property is located east of Springdale Road, at 1031 Springdale Road Atlanta, GA 30306.

**Dan Wright moves for a 30-day deferral. Motion seconded by Pam Speaks. Motion passes unanimously.**

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**N5 A-21- 1245098 Commission District 02 Super District 06  
18-001-10-020  
1153 ROSEDALE ROAD, ATLANTA, GA 30306**

Application of The Law Offices of Sam Maguire, Jr. P.C to request a variance from Chapter 27 of the DeKalb County Zoning Ordinance to increase the maximum allowed lot coverage for a proposed addition, relating to the R-75 zoning district. The property is located east of Rosedale Road, at 1153 Rosedale Road Atlanta, GA 30306

**Dan Wright moves to approve the decrease of the south side yard setback to 5.5 feet for the existing structure only and increase the max lot coverage to 37.3% with the condition that the variance information be included on any**

submitted site plan.

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**Dan Wright moves to adorn. Pam Speaks seconds. Meeting adjournment passes unanimously.**