

Zoning Board of Appeals Meeting Date – Wednesday, January 12, 2022 1:00 PM

This meeting will be held via Zoom

Join from PC, Mac, Linux, iOS or Android: <https://dekalbcountyga.zoom.us/j/83742488409>

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- 1245270 (Deferred from December 8, 2021 Meeting) Commission District 02 Super District 06
18-233-03-013
2404 NANCY LANE, ATLANTA, GA 30345

Application of Daniel Undutch to request the following variance from Chapter 27 of the DeKalb County Zoning Ordinance increase the maximum height for a proposed retaining wall, relating to the R-100 zoning district. The properties are located north of Nancy Lane, at 2403 Nancy Lane Atlanta, GA 30345.

D2 A-21- 1245339 (Deferred from December 8, 2021 Meeting) Commission District 03 Super District 07
15-201-06-013
1555 THOMAS ROAD, DECATUR, GA 30032

Application of Jeremy Grisham to a variance from Chapter 27 of the DeKalb County Zoning Ordinance to increase the maximum allowed lot coverage for a proposed swimming pool, relating to the R-75 zoning district. The property is located west of Thomas Road, at 1555 Thomas Road Decatur, GA 30032.

D3 A-21-1245340 (Deferred from December 8, 2021 Meeting) Commission District 02 Super District 06
18-053-02-017
1606 EMORY ROAD, ATLANTA, GA 30306

Application of Jennifer Wolfe for Adam Sever and Briana De Veer to appeal an administrative decision from Chapter 14 of the DeKalb County Land Development ordinance to allow encroachment within the County's stream buffer and floodway. The property is located east of Emory Road, at 1606 Emory Road Atlanta, GA 30306.

D4 A-21- 1245343 (Deferred from December 8, 2021 Meeting) Commission District 04 Super District 06

18-046-01-098

614 GLENDALE ROAD, SCOTSDALE, GA 30079

Application of Lorenzo Williams to request a variance from Chapter 27 of the DeKalb County Zoning Ordinance to reduce the required rear yard setback for a proposed detached single-family structure, relating to Scottdale Overlay District. The property is located west of Hillmont Avenue, at 614 Glendale Road Scottdale, GA 30079.

D5 A-21- 1245272 Commission District 01 Super District 07

18-293-01-045

3487 SUMMITRIDGE DRIVE, DORAVILLE, GA 30340

Application of Abernathy Engineering Group, LLC to request the following variances from Chapter 27 of the DeKalb County Zoning Ordinance: (1) to reduce the required side setback, and (2) to allow a detached accessory structure to be located on the side of an existing principal structure for a proposed addition relating to the R-100 zoning district. The property is located south of Summitridge Drive, at 3487 Summitridge Drive Doraville, GA 30340.

NEW ITEMS:

N1 A-22- 1245382 Commission District 02 Super District 06

18-148-05-043

1374 CEDAR POST COURT DECATUR, GA 30033

Application of Clayton Williams 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-85 zoning district. The property is located south of Cedar Post Court, at 1374 Cedar Post Court Decatur, GA 30033.

N2 A-22-1245383 Commission District 02 Super District 06

15-202-02-026

1520 DEERWOOD DRIVE DECATUR, GA 30030

Application of Robert Markto Krikorian to request a variance from Chapter 27 of the DeKalb County Zoning Ordinance to increase the maximum allowed lot coverage for a detached accessory structure, relating to the R-75 zoning district. The property is located west of Deerwood Drive, at 1520 Deerwood Drive Decatur, GA 30030.

N3 A-22- 1245384 Commission District 02 Super District 06

18-194-02-043

2042 OAK GROVE ROAD ATLANTA, GA 30345

Application of Slaughter Ernest Jr to request following variances from Chapter 27 of the DeKalb County Zoning Ordinance: (1) to reduce the required building setbacks, and (2) to waive the requirement street facing garage to not recessed two feet behind the front façade for a proposed second story addition, rear addition, and attached garage, relating to the R-100 zoning district. The property is located northwest of Oak Grove Road, at 2042 Oak Grove Road Atlanta, GA 30345.

N4 A-22- 1245385 Commission District 02 Super District 06

18-111-05-002; 18-111-05-003

2784 and 2790 NORTH DRUID HILLS ROAD ATLANTA, GA 30329

Application of Doug Linneman - KENCO Residential to request following variances from Chapter 27 of the DeKalb County Zoning Ordinance: (1) to reduce the required building setback, and (2) reduce the required transitional buffer, relating to the MR-2 zoning district. The properties are located east of North Druid Hills Road, at 2784 and 2790 North Druid Hills Road Atlanta, GA 30329.

N5 A-22- 1245386 Commission District 04 Super District 06
18-010-07-165; 18-010-07-174;
18 -010-07-173
3246 & 3250 ROCKBRIDGE ROAD AVONDALE ESTATE, GA 30002
280 STRATFORD STREET AVONDALE ESTATES, GA 30002

Application of Rockbridge Residential Holdings, LLC. to request special exceptions from Chapter 14 of the DeKalb County Land Development ordinance for removal of trees to develop detached single-family structures. The properties are located north of Rockbridge Road, at 3246 and 3250 Rockbridge Road Avondale Estates, GA 30002, and 280 Stratford Street Avondale Estates, GA 30002.

N6 A-22- 1245390 Commission District 02 Super District 06
18-062-08-060; 18-062-08-059;
18-062-08-061
1766, 1768, and 1788 LAWRENCEVILLE HIGHWAY DECATUR, GA 30033

Application of CHA Companies Inc./ Hunter Hyde on behalf of LIDL U.S. LLC. to request the following variances from the DeKalb County Zoning Ordinance: (1) increase in maximum allowable front building setback, and (2) increase in maximum allowable number of building sign. The properties are located on the northwest corner of Lawrenceville Highway and Larry Lane, at 1766, 1768, and 1788 Lawrenceville Highway Decatur, GA 30033.
