

Chief Executive Officer  
Michael Thurmond

## DEPARTMENT OF PLANNING & SUSTAINABILITY

Director  
Andrew A. Baker, AICP

### Zoning Board of Appeals Meeting Date – Wednesday, November 10, 2021 1:00 PM

#### DRAFT Minutes

##### Members in Attendance

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

##### Staff in Attendance

Rachel Bragg  
Jeremy McNeil  
Nahomie Lagardere

Mark Goldman moves to approve the minutes. Alice Bussey requests a correction, minutes should be titled minutes. Alice Bussey seconds. Motion passes 6-0.

##### DEFERRED ITEMS:

**D1      A-21- 1245151      Commission District 02 Super District 06**  
**18-110-10-007**  
**1188 HOUSTON MILL ROAD, ATLANTA, GA 30329**

Application of Caren Ann Nunnally 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 and screen porch, relating to the R-85 zoning district. The property is located west of Houston Mill Road, at 1188 Houston Mill Road Atlanta, GA 30329.

Mark Goldman moves to approve with staff conditions. Dan Wright seconds the motion. Motion passes 7-0.

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##### NEW ITEMS:

**N1      A-21- 1245267      Commission District 02 Super District 06**  
**18-002-02-021**  
**1031 SPRINGDALE ROAD, ATLANTA, GA 30306**

Application of Brian Field, FIELD Landscape Architecture 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 east of Springdale Road, at 1031 Springdale Road Atlanta, GA 30306

Mark Goldman moves to approve with staff conditions based on the site plan that it remains less than 40%. Dan Wright seconds. Motion passes 7-0.

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**N2      REMOVED**

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**N3      A-21-1245269      Commission District 02 Super District 06**  
**18-004-12-005**  
**229 WOODVIEW DRIVE, DECATUR, GA 30030**

Application of Alice Johnson to a variance from Chapter 27 of the DeKalb County Zoning Ordinance to reduce the required building setbacks for a proposed addition, relating to the R-75 zoning district. The property is located south of Woodview Drive, at 229 Woodview Drive Decatur, GA 30030.

Dan Wright moves to reduce rear yard setback to 28 feet and side yard setback to 5 feet, with the understand the deck will not be covered. Alice Bussey seconds the motion. Motion fails 3-4. Mark Goldman moves to defer the application for 30 days. John Tolbert seconds the motion. Motion passes 6-1-0.

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**N4      A-21- 1245270      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.

Mark Goldman moves to defer for 30 days. Dan Wright seconds. Motion passes 7-0.

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**N5      A-21-1245271      Commission District 04 Super District 06**  
**18-048-08-008**  
**2685 MILSCOTT DRIVE, DECATUR, GA 30033**

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 transitional buffer, and (2) to increase the maximum allowed parking spaces for a proposed parking lot expansion, relating to the M zoning district. The property is located south of Milscott Drive, at 2685 Milscott Drive Decatur, GA 30033.

Dan Wright moves for approval. Alice Bussey seconds. Motion passes 7-0.

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**N6      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 a variance from Chapter 27 of the DeKalb County Zoning Ordinance to reduce the required side setback 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

Dan Wright moves for 60-days. Pam Speaks seconds. Motion passes 7-0.

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**N7      A-21- 1245273      Commission District 04 Super District 06**  
**15-248-07-019**  
**747 HILLMONT AVENUE, DECATUR, GA 30030**

Application of Jason A Guzman to request 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 at the northwest corner of Hillyer Avenue and Hillmont, at 747 Hillmont Avenue Decatur, GA 30030.

Dan Wright Moved to defer for 30 days, Nadine Rivers-Johnson seconded. Motion passes 7-0.

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**N8      A-21- 1245274      Commission District 04 Super District 07**  
**16-226-02-067**  
**8127 HILLSIDE CLIMB WAY, SNELLVILLE, GA 30039**

Application of Jennifer Wolfe to request 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-85 zoning district. The property is located south of Hillside Climb Way, at 8127 Hillside Climb Way, Snellville, GA 30039.

Mark Goldman moves to approve with staff conditions. Alice Bussey seconds. Motion passes.

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