

Chief Executive Officer  
Michael Thurmond

## DEPARTMENT OF PLANNING & SUSTAINABILITY

Director  
Andrew A. Baker, AICP

### MINUTES

#### Zoning Board of Appeals Meeting Date – Wednesday, December 8, 2021 1:00 PM

This meeting was held via Zoom

#### Members present

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

#### Staff Present

Jeremy McNeil  
Rachel Bragg  
Nahomie Lagardere  
Russell Tinning

**Minutes Approval:** Alice Bussey moves to approve November 10 minutes. Mark Goldman seconded the motion. Minutes approved 7-0-0.

#### DEFERRED ITEMS:

**D1      A-21-1245269 (Deferred from November 10, 2021 Meeting)      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.

Mark Goldman moves to approve the application with two conditions 1) staff condition and 2) that the rear yards set back decrease only applies to the current deck and garage proposal. Dan Wright seconded the motion. Motion passed 7-0-0.

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**D2      A-21- 1245270 (Deferred from November 10, 2021 Meeting)      Commission District 02 Super District 06  
18-233-03-013  
2403 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.

Dan Wright motions for a 30-day deferral. The motion is seconded by Alice Bussey. Motion passed 7-0-0.

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**D3      A-21- 1245273 (Deferred from November 10, 2021 Meeting)      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.

Jasmine Chatman moves to approve a decrease to the required rear setback for an accessory structure from 10-feet to 1-foot for the construction of a swimming pool and to increase the lot coverage to 39.28 % with staff conditions. John Tolbert seconded the motion. Motion carries 6-0-1 (Dan Wright opposed).

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**NEW ITEMS:**

**N1      A-21-1245337      Commission District 03 Super District 06**  
**15-144-03-065**  
**1128 POWELL COURT, ATLANTA, GA 30316**

Application of Nancy Garcia 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 existing principal structure, relating to the R-75 zoning district. The property is located west of Powell Court, at 1128 Powell Court Atlanta, GA 30316.

Mark Goldman moves to approve the application to allow the construction of a pool in the side yard, with the three staff conditions and provided that the fence be located no further in front of the house than behind the enclosed rooms of the front elevation. Dan Wright seconded the motion. Motion passed 7-0-0.

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**N2      A-21- 1245339      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.

Mark Goldman moves to defer the application for 30 days to allow the applicants to revise their site plan to decrease the maximum lot coverage. John Tolbert seconded the motion. Motion passed 6-0-0.

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**N3      A-21-1245340      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.

Alice Bussey moves to table until opposition can join. Mark Goldman seconded. Application is tabled 6-0-0.

Dan Wright motioned to defer the application for 30-days Alice Bussey seconded the motion. Motion passed 7-0-0.

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**N4      A-21- 1245342  
18-047-04-010**

**Commission District 04 Super District 06**

**3040 NORTH DECATUR ROAD, DECATUR, GA 30079**

Application of April Ingraham to request a variance from Chapter 27 of the DeKalb County Zoning Ordinance to vary from the streetscape requirements for a proposed commercial retail building, relating to Tier 1 of the Scottdale Overlay District. The property is located north of North Decatur Road, at 3040 North Decatur Road Scottdale, GA 30079.

Mark Goldman moves to approve with staff conditions and require the landscape strip to be between the curb and the sidewalk. Jasmine Chatman seconded. Motion passed 6-1-0.

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**N5      A-21- 1245343  
18-046-01-098**

**Commission District 04 Super District 0**

**614 GLENDALE ROAD, SCOTTTDALE, 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.

Alice Bussey moves to defer for 30-days. John Tolbert seconded the motion. Motion passed 7-0-0.

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**N6      A-21-1245345  
18-152-01-005; 18-152-01-006;  
18-152-01-054**

**Commission District 02 Super District 06**

**1600 & 1613 MOUNT MARIAH ROAD, ATLANTA GA 30329**

**2490 NORTH DRUID HILLS ROAD, ATLANTA, GA 30329**

Application of Nathan Hedges to appeal an administrative decision from Chapter 14 of the DeKalb County Land Development ordinance to remove of existing trees for a proposed multifamily development. The properties are located on the northeast corner of Mount Mariah Road and North Druid Hills Road, at 1600 & 1613 Mount Mariah Road Atlanta, GA 30329, and 2490 North Druid Hills Road Atlanta, GA 30329.

Mark Goldman moves to approve the variance application with the staff condition. Alice Bussey seconded. Motion passed 6-2-0. Dan Wright and Nadine Rivers-Johnson abstain.

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Alice Bussey moves to adorn and Pam Speaks seconded the motion. Motion passed 7-0-0.