

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

MINUTES

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

This meeting was held via Zoom

Members Present

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

Staff Present

Rachel Bragg
Jeremy McNeil
Nahomie Lagardere

AGENDA

1. **Call to Order/Determination of Quorum**
 - a. 1:01 Nadine Rivers-Johnson determined there was a quorum
2. **Reading of Opening Statement**
 - a. 1:02 Nadine Rivers Johnson read the opening statement
3. **Introduction of ZBA Members and Staff**
 - a. 1:05 Nadine Rivers Johnson asked everyone to introduce themselves
4. **Approval of Minutes**
 - a. Chair asked for a motion to approve the minutes. Mark Goldman N1. Correction to the motion that passed states the fence must be no further in front than the rooms, not the porch. Mark Goldman moves to approve Pam Speaks seconds. Motion carries 6-0-0

DEFERRED ITEMS:

D1 A-21- 1245270 (Deferred from December 8, 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 moves for a 30-day deferral, seconded by Pam Speaks. Motion passes 6-0.

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.

Mark Goldman moves for approval of 1555 Thomas Road with staff conditions updating that #3 states the lot coverage remain under 40%. John Tolbert, Jr. seconds the motion. Motion passes 6-0.

**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.

Dan Wright moves for a 60-day deferral. Mark Goldman seconds the motion. Motion passes 6-0.

**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.

Jasmine Chatman moves to approve with staff conditions and the added condition that a fire sprinkler system be installed in the new construction. Pam Speaks seconds. Motion carries 5-1. Mark Goldman objected.

**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.

Jasmin Chatman moves to approve withdrawal. Alice Bussey seconds. Motion carries 6-0.

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.

Mark Goldman moves for approval with staff conditions. Motion seconded by Pam Speaks. Motion passes 6-1-0. Dan Wright abstains.

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.

Mark Goldman moves to approve including a condition that the impervious lot coverage shall not exceed 39%. Motion seconded by Alice Bussey. Motion carries by 6-1-0 Nadine Rivers Johns abstains.

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.

Dan Wright moves to defer 30-days. Pam Speaks seconds. Motion carries 7-0.

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.

Dan Wright moves for 30-day deferral so that staff can send the conditions to the ZBA. Mark Goldman seconds the motion. Motion passes 7-0.

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.

Jasmine Chatman moves to untable the motion. Seconded by Pam Speaks. Motion carries 6-0

Mark Goldman moves to deny the request. Nadine Rivers-Johnson seconds. The motion carries 6-0.

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.

Mark Goldman moves to defer for 30-days. Nadine Rivers Johnson seconds the motion. Motion carries 6-0.

Dan Wright nominates Nadine Rivers Johnson for Chair. John Tolbert, Jr. seconds the motion. Motion carries 6-0. Mark Goldman nominates Dan Wright for vice chair. Nadine Rivers Johnson seconds the motion. Motion carries 6-0.

Jasmine Chatman moves to adorn. John Tolbert seconds. Motion passes 6-0.