



404.371.2155 (o)  
404.371.4556 (f)  
DeKalbCountyGa.gov

Development Service Center  
178 Sams St.  
Decatur, GA 30030

Chief Executive Officer  
Michael Thurmond

**DEPARTMENT OF PLANNING & SUSTAINABILITY**

Director  
Andrew A. Baker, AICP

**Board of Appeals Meeting Date – Wednesday, July 13, 2022 @ 1:00 PM**

This meeting will be held via Zoom

Join from PC, Mac, Linux, iOS or Android: <https://dekalbcountyga.zoom.us/j/81924933368>

Or Telephone Dial:  
USA 602 333 0032  
USA 8882709936 (US Toll Free)  
Conference code: 691303

Meeting participant's or caller's phone numbers may be displayed to the public viewing or participating in the online meeting. If you are calling in my phone, please press #6 to raise your hand and #9 to unmute your phone.

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](mailto:plansustain@dekalbcountyga.gov)

**AGENDA**

**DEFERRED CASES:**

**D1. A-22-1245799 Commission District 02 Super District 06**  
**18 001 09 011**  
**1139 HANCOCK DRIVE, ATLANTA, GA 30306**

Application of Eric Flynn to request a variance from Section 27-2.2 and Section 5.1.10 to increase the allowed lot coverage from 35%, within an R-75 (Residential Medium Lot-75) zoning district. The property has approximately 57 feet of street frontage and is located on the southwest corner of the intersection of Chalmette Drive and Hancock Drive, at 1139 Hancock Drive, Atlanta, GA 30306.

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**D2. A-22-1245707 Commission District 02 Super District 06**  
**18 109 08 006**  
**1439 LACHONA COURT, ATLANTA, GA 30329**

Application of Temima Oratz to request a variance from Section 27-2.2 to reduce the rear yard setback to allow for an addition to a single-family house within the R-85 (Residential Medium Lot-85) zoning district. The property has approximately 80 feet of street frontage and is located on the south side of Lachona Court, approximately 400-feet east of the intersection with Declair Drive, at 1439 Lachona Court, Atlanta GA 30329.

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**NEW CASES:**

**N1. A-22-1245836  
18 002 06 049  
934 LULLWATER ROAD, ATLANTA, GA 30307**

**Commission District 02 Super District 06**

Application of M. Scott Ball to request a variance from Section 27-2.2 to reduce the side yard setback to allow the construction of new garage within an R-85 (Residential Medium Lot-85) zoning district. The property has approximately 100 feet of street frontage and is located on the north side of Lullwater Road, approx. 600 feet north of the intersection with The By Way at 934 Lullwater Road, Atlanta, GA 30307.

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**N2. A-22-1245837  
18 230 01 077  
2493 KINGS ARMS DRIVE, ATLANTA, GA 30345**

**Commission District 01 Super District 07**

Application of John Saunders to request a variance from Section 27-2.2 and 5.1.10 to increase the maximum lot coverage from 35 percent within an R-60 (Residential Medium Lot-60) zoning district to allow installation of a pool. The property has approximately 40 feet of street frontage and is located on the east side of Kings Arms Drive, approximately 400-feet north of the intersection with Kings Arms Court, at 2493 Kings Arms Drive, Atlanta, GA 30345.

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**N3. A-22-1245838  
15 157 21 003  
2072 EASTERWOOD TERRACE, DECATUR, GA 30032**

**Commission District 03 Super District 07**

Application of Creative Homes, LLC to request a variance from Section 27-2.2 to reduce the front yard setback to construct a new single-family detached home within an R-75 (Residential Medium Lot-75) zoning district. The property is located on the east side of Easterwood Terrace, approximately 260 feet south of the intersection with Easterwood Court, at 2072 Easterwood Terrace, Decatur, GA 30032.

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**N4. A-22-1245839  
15 157 21 001  
2084 EASTERWOOD TERRACE, DECATUR, GA 30032**

**Commission District 03 Super District 07**

Application of Creative Homes, LLC to request variances from Section 27-2.2 to: 1) reduce the front yard setback; and, 2) reduce the rear yard setback to construct a new single-family detached home within an R-75 (Residential Medium Lot-75) zoning district. The property is located on the east side of Easterwood Terrace, approximately 400 feet south of the intersection with Easterwood Court, at 2084 Easterwood Terrace, Decatur, GA 30032.

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**N5. A-22-1245840  
15 157 20 009  
2099 EASTERWOOD TERRACE, DECATUR, GA 30032**

**Commission District 03 Super District 07**

Application of Creative Homes, LLC to request a variance from Section 27-2.2 to reduce the rear yard setback to construct a new single-family detached home within an R-75 (Residential Medium Lot-75) zoning district. The property is located on the west side of Easterwood Terrace, approximately 430 feet south of the intersection with Easterwood Court, at 2099 Easterwood Terrace, Decatur, GA 30032.

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**N6. A-22-1245842  
18 248 01 075  
2689 BRAITHWOOD ROAD, ATLANTA, GA 30345**

**Commission District 01 Super District 07**

Application of James and Katherine Murphy to request a variance from Section 27-2.2 to reduce the corner side yard setback to construct an addition to a single-family detached home within an R-100 (Residential Medium Lot-100) zoning district. The property is located at the southwest corner of the intersection of Braithwood Road and Braithwood Court, at 2689 Braithwood Road, Atlanta, GA 30345.

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