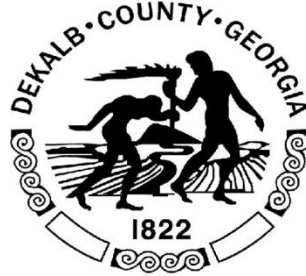


# DeKalb County Government

*Manuel J. Maloof Center  
1300 Commerce Drive  
Decatur, Georgia 30030*



## Agenda

**Wednesday, April 12, 2023**

**1:00 PM**

via ZOOM

### **Zoning Board of Appeals**

*Member Pamela Speaks (Dist. 1)*

*Member Mark Goldman (Dist. 2)*

*Member Alice Bussey (Dist. 3)*

*Chair Nadine Rivers-Johnson (Dist. 4)*

*Vacant (Dist. 5)*

*Vice-Chair Dan Wright (Dist. 6)*

*Member John Tolbert (Dist. 7)*

**Board of Appeals Meeting Date – Wednesday, April 12, 2023 @ 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 888-270-9936 (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.

**Citizens may also email documents for inclusion into the official record by submitting such  
materials by April 10, 2023.**

Email the DeKalb County Department of Planning and Sustainability at [plansustain@DeKalbcountyga.gov](mailto:plansustain@DeKalbcountyga.gov)

**AGENDA**

**DEFERRED CASES:**

- D1. A-23-1245974 (Deferred from Dec. 14, 2022) Commission District 03 Super District 06**  
**15-145-15-054, 15-145-15-099**  
**1058 & 1078 MORELAND AVENUE, ATLANTA, GA 30316**

Application of Jesse Clark of Clark Property R+D to request a variance from Chapter 27 of the DeKalb County Zoning Ordinance to reduce requirements in order to redevelop a parcel within MR-2 (Medium Density Residential- 2) zoning district.

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- D2. A-22-1246134 (Deferred from 11/9/22 & 12/14/22 ZBA) Commission District 03 Super District 07**  
**15-201-11-010**  
**3357 MEMORIAL DRIVE, DECATUR, GA 30032**

Application of Jay Scott to request a variance from Section 27-2.2 of the DeKalb County Zoning Ordinance to reduce the required setbacks to build a new live/work development within a C-1 (Local Commercial) zoning district.

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- D3. A-22-1246179 (Deferred from Dec. 14, 2022 ZBA) Commission District 04 Super District 06**  
**18-047-19-003**  
**465 NORTH CLARENDON AVENUE, SCOTSDALE, GA 30079**

Application of Jackie Spivey c/o Dunlavy Law Group, LLC to appeal an administrative decision within a C-2 (General Commercial) zoning district and the Scottdale Tier I Overlay District.

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**D4. A-23-1246260 (Deferred from Feb. 8, 2023 ZBA)  
15-179-11-019  
1682 GLENCOVE AVENUE, SE, ATLANTA, GA 30317**

**Commission District 03 Super District 06**

Application of Karen Lucarelli to request a variance from Sections 27-2.2 and 5.1.10 of the DeKalb County Zoning Ordinance to increase the maximum lot coverage to install a pool within an R-75 (Residential Medium Lot-75) zoning district.

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**D5. A-23-1246309 (Deferred from Feb. 8, 2023 ZBA)  
18-004-05-025  
1732 COVENTRY ROAD, DECATUR, GA 30030**

**Commission District 02 Super District 06**

Application of Dan Hanlon to request a variance from Section 27-2.2 of the DeKalb County Zoning Ordinance to reduce the rear yard setback within Druid Hills Historic District and the R-75 (Residential Medium Lot-75) zoning district.

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**NEW CASES:**

**N1. A-23-1246318  
15-081-08-001  
1350 CONSTITUTION ROAD, ATLANTA, GA 30316**

**Commission District 03 Super District 06**

Application of Edward "Ted" Terry, Carolyn Tucker, and Amy Taylor c/o Jon Schwartz to appeal an administrative decision to issue a Land Disturbance Permit (LDP) Permit within an R-75 (Residential Medium Lot) zoning district.

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**N2. A-23-1246356  
18-009-26-009  
293 OHM AVENUE, AVONDALE ESTATES, GA**

**Commission District 04 Super District 06**

Application of Innocent Nwachukwu to request a variance from Sections 27-2.2 and 3.36 of the DeKalb County Zoning Ordinance to reduce the side and front yard setbacks within the Scottsdale overlay Tier II and the R-75 (Residential Medium Lot-75) zoning district.

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**N3. A-23-1246331  
18-046-02-031  
3214 MCHENRY AVENUE, SCOTTSDALE, GA 30079**

**Commission District 04 Super District 06**

Application of Robert Gunnison to request a variance from Section 27-3.36 of the DeKalb County Zoning Ordinance to reduce the required public improvements to construct a new house within the Scottsdale Overlay Tier II and the and the R-75 (Residential Medium Lot-75) zoning district.

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**N4. A-23-1246359  
18-151-01-091  
1880 FERN CREEK LANE NE, ATLANTA, GA 30329**

**Commission District 02 Super District 06**

Application of Riley and Kimberly Palmer to appeal an administrative decision regarding Section 14-44 (1-5) of the DeKalb County Zoning Ordinance to reduce a stream buffer for a proposed addition to the main dwelling within an R-100 (Residential Medium Lot -100) zoning district.

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**N5. A-23-1246358  
15-085-02-080  
3281 SUGAR CREEK TRACE, ATLANTA, GA 30316**

**Commission District 03 Super District 06**

Application of Brenda Sanders to request a variance from Section 27-2.2 of the DeKalb County Zoning Ordinance to reduce the rear yard setback to enclose the existing concrete patio within an RSM (Residential Small Mix) zoning district.

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**N6. A-23-1246354  
18-046-03-278  
3320 ALTACREST DRIVE, SCOTTSDALE, GA 30079**

**Commission District 04 Super District 06**

Application of Joshua Hall to request a variance from Section 27-3.36 of the DeKalb County Zoning Ordinance to reduce the required public improvements to construct a new house within the Scottsdale Overlay Tier II and a R-75 (Residential Medium Lot-75) zoning district.

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**N7. A-23-1246360  
15-098-09-012  
4502 HUNTSMAN BND, DECATUR, GA 30034**

**Commission District 05 Super District 07**

Application of Alicia Encalade c/o Alicia E. Consulting Group, LLC to request a variance from Sections 27-2.2 and 5.2 of the DeKalb County Zoning Ordinance to reduce the setback to build a single family detached house within an R-100 (Residential Medium Lot-100) zoning district.

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**N8. A-23-1246362  
18-046-02-044  
543 CALHOUN STREET, SCOTTSDALE, GA 30079**

**Commission District 04 Super District 06**

Application of Joshua Hall to request variances from Sections 27-2.2, 3.36 and 5.1 of the DeKalb County Zoning Ordinance to reduce setbacks, increase the lot coverage and reduce required public improvements in order to increase to build a single-family detached house within the Scottsdale Overlay Tier II district and the R-75 (Residential Medium Lot-75) zoning district.

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**N9. A-23-1246363  
18-046-03-100  
3190 KELLY STREET, SCOTTSDALE, GA 30079**

**Commission District 04 Super District 06**

Application of Joshua Hall to request variances from Sections 27-2.2, 3.36 and 5.1 of the DeKalb County Zoning Ordinance to reduce setbacks, increase the lot coverage and reduce required public improvements in order to increase to build a single-family detached house within the Scottsdale Overlay Tier II district and the R-75 (Residential Medium Lot-75) zoning district.

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**N10. A-23-1246364  
18-004-18-013  
1786 RIDGEWOOD DRIVE, ATLANTA GA 30307**

**Commission District 02 Super District 06**

Application of Dave Price of Price Residential Design to request variances from Section 27-2.2 and 5.1.10 of the DeKalb County Zoning Ordinance reduce the side yard setback and to increase the maximum lot coverage in order to build a single-family detached house and accessory structure(s) within an R-75 (Residential Medium Lot-75) zoning district.

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**N11. A-23-TBD  
18-205-01-043  
2220 MEADOWVALE DRIVE, ATLANTA GA 30345**

**Commission District 02 Super District 06**

Application of Kiet Nguyen to request a variance from Sections 27-2.2 and 5.1.10 of the DeKalb County Zoning Ordinance to increase the maximum lot coverage in order to build an accessory structure (pool) within an R-100 (Residential Medium Lot-100) zoning district.

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**N12. A-23-1246365  
18-159-05-001  
2531 CLAIRMONT ROAD, ATLANTA GA 30329**

**Commission District 02 Super District 06**

Application of Todd Shoemaker to request variances from Sections 27-2.2, 4.2, 5.1.10 of the DeKalb County Zoning Ordinance to allow an accessory structure (pool) in the side yard and to increase the maximum lot coverage within an R-100 (Residential Medium Lot-100) zoning district.

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**NEW BUSINESS:**

**Update to the 2023 Zoning Board of Appeals Calendar**