

DeKalb County Government

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



Minutes (Draft)

Wednesday, August 9, 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)

Member Yolanda Spears (Dist. 5)

Vice-Chair Dan Wright (Dist. 6)

Member John Tolbert (Dist. 7)



Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Development Services Center
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Decatur, GA 30030
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404-371-2155 (o); 404-371-4556 (f)

Interim Director
Cedric Hudson

Zoning Board of Appeals Minutes

August 9, 2023 @ 1:00 PM

This meeting was held via Zoom

Email the DeKalb County Department of Planning and Sustainability at plansustain@DeKalbcountyga.gov

ZBA MEMBERS PRESENT:

Pamela Speaks, District 1
Mark Goldman, District 2
Dan Wright, Vice-Chair, District 6 (arrived late)
Nadine Rivers- Johnson, Chair, District 4
John Tolbert, Jr., District 7

ZBA MEMBERS ABSENT:

Alice Bussey, District 3
Yolanda Spears, District 5

STAFF PRESENT:

Rachel Bragg, Zoning Administrator
Howard Johnson, Sr. Planner
Andrea Folgherait, Planner
Lucas Carter, Planner
Yvonne Trammell, Special Projects Coordinator

Approval of Minutes: Mark Goldman moved to approve July minutes. Pam Speaks seconded. Motion carried 4-0-0.

AGENDA

DEFERRED CASES:

D1. A-23-1246362 (Deferred from April 12, 2023)
18-046-02-0444
543 CALHOUN STREET, SCOTSDALE, 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 Scottdale Overlay District, Tier II and the R-75 (Residential Medium Lot-75) zoning district.

Mark Goldman moved for denial of the application. John Tolbert seconded the motion. Motion carried 4-0-0.

D2. A-23-1246363 (Deferred from April 12, 2023)
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.

Mark Goldman moved for a 60-day deferral. John Tolbert seconded the motion. Motion carried 5-0-0. (Dan Wright joined the meeting during this item.)

D3. A-23-1246441
CSX Right of Way - No Parcel ID
5585 ROCKBRIDGE ROAD, STONE MOUNTAIN, GA 30088

Commission District 04 Super District 07

Application of CitySwitch II-A, LLC to request a variance from Section 4.2.57(H)(2)(a) of the DeKalb County Zoning Ordinance to construct cell tower within the railroad right of way, northwest of the intersection with Walker Road and South Stone Mountain Lithonia Road.

Dan Wright moved to approve variances from 4.2.57 (H)(2)(a) to reduce the setbacks and (H)(4)(d) to waive required vegetated buffer on the side facing the railway only, with the condition that the installed fence be wood or other opaque material. Mark Goldman seconded. Motion carried 4-1-0. John Tolbert was opposed.

NEW CASES:

N1. A-23-1246525
18-149-03-036
1461 OAK GROVE DRIVE, DECATUR, GA 30033

Commission District 02 Super District 06

Application by Samara Falah Adulla to request a variance from Chapter 27-5.4.5 (D) to reduce transitional buffer from 50 feet to 10 feet between C-1 (Local Commercial) and RSM (Residential Medium Lot).

Dan Wright moved for denial. John Tolbert seconded the motion. Motion carried 5-0-0.

N2. A-23-1246511
06 18-161-01-014
2483 SUSALEEN COURT, ATLANTA, GA 30345

Commission District 02 Super District

Application of Renato Alvarez to request a variance from Section 2.2.1 to reduce side-yard setback from 10 feet to 1.8 feet in R-100 (Residential Medium Lot-100) parcel.

Dan Wright moved to approve with the condition that the reduction only applies to the carport footprint in order to enclose the existing carport. Mark Goldman seconded. Motion carried 5-0-0.

N3. A-23-1246510
18-249-04-016
2736 HENDERSON MILL ROAD, ATLANTA, GA 30341

Commission District 01 Super District 07

Application of Marc Rosefort to request a variance from Section 5.2.1 (C) to reduce front-yard setback requirement from 6845 feet to 40 to construct residential home in R-100 (Residential Medium Lot-100) parcel to construct single-family home.

Pam Speaks moved to approve the variance with staff conditions. Dan Wright seconded the motion. Motion carried 5-0-0.

**N4. A-23-1246522
15-036-09-026
3699 BELMONT ABBEY DRIVE, DECATUR, GA 30034**

Commission District 03 Super District 07

Application of Rebecca Wilhite to request a variance from Section 5.2.2 to reduce rear-yard setback from 40 feet to 30 feet in R-100 (Residential Medium Lot) parcel to construct deck.

Mark Goldman moved to withdraw the application. Pam Speaks seconded. Motion carried 5-0-0.

**N5. A-23-1246520
18-115-08-036
2272 LAWRENCEVILLE HIGHWAY, DECATUR, GA 30033**

Commission District 02 Super District 06

Application of Kiara Craft to request a variance from Section 4.2.11 (B) (1.) to reduce rear setback from 200 feet to 50 feet to in C-1 (Local Commercial) parcel to develop dog daycare.

Mark Goldman moved to defer for 30-days. Dan Wright seconded. Motion carried 5-0-0.

Dan Wright moved to adjourn.