

DeKalb County Government

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



Agenda

Wednesday, October 11, 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)

Zoning Board of Appeals Meeting Date – October 11, 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 October 6, 2023.**

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

AGENDA

DEFERRED CASES:

D1. A-22-1246179 (Deferred from 12/14/22 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.

D2. A-23-1246474 (Deferred from 07/12/23 ZBA) Commission District 03 Super District 07
15-061-03-001
4743 FLAT SHOALS PARKWAY, DECATUR, GA 30034

Application of D.R. Horton to request variances from Section 27-5.4.7 & 5.4.5 of the DeKalb County Zoning Ordinance to increase maximum wall height beyond the 6-foot limit and remove the transitional buffer between the O-I (Office Institutional) zoning district and surrounding residential districts for a proposed Rental Townhome Community.

D3. A-23-1246316 (Deferred from May 10, 2023) Commission District 02 Super District 06
18-054-06-001
1176 LULLWATER RD. NE, ATLANTA, GA 30307

Application of Elizabeth Finnerty Martin c/o Battle Law, P.C. to request variances from Section 27-5.2.5(D)(2) and 27-2.2.1 of the DeKalb County Zoning Ordinance to: 1) allow the increase in the elevation threshold and encroach into the side yard setback; and 2) request a stream buffer variance into the inner 50-foot county stream buffer at a property within an R-85 (Residential Medium Lot) zoning district and within the Druid Hills Historic District.

NEW CASES:

N1. A-23-1246626
15-019-02-004
1555 CEDAR GROVE ROAD CONLEY, GA 30288

Commission District 03 Super District 06

Application by Joel Warren to request a variance from Section 27-2.2.1 of the DeKalb County Zoning Ordinance to reduce rear yard and side yard setbacks to construct storage garage within an R-100 (Residential Medium Lot) zoning district.

**N2. A-23-1246618
18-054-09-030
1278 OXFORD ROAD
ATLANTA, GA 30306**

Commission District 02 Super District 06

Application by Juan Ramirez to request a variance from Section 27-2.2.1 of the DeKalb County Zoning Ordinance to increase the lot coverage and reduce rear and side yard setbacks to replace existing deck with home addition within an R-75 (Residential Medium Lot) zoning district.

N3. A-23-1246622
18-146-04-001
2661 LAWRENCEVILLE HIGHWAY, DECATUR, GA 30030

Commission District 02 Super District 07

Application by Bill Patterson to request a variance from Section 27-5.4.5 (D) of the DeKalb County Zoning Ordinance to reduce transitional buffer to allow construction of two medical office buildings within an R-100 (Residential Medium Lot) zoning district.

N4. A-23-1246624
18-160-06-001
1622 HEATHERWOOD DRIVE, DECATUR, GA 30033

Commission District 02 Super District 06

Application of James Bullard to request a variance from Section 27-2.2.1 of the DeKalb County Zoning Ordinance to reduce the side yard setback and increase lot coverage to allow upgrade of attached deck into screened porch within an R-100 (Residential Medium Lot) zoning district.

**N5. A-23-1246621
18-267-06-001
2920 BRANDYWINE ROAD, CHAMBLEE, GA 30341**

Commission District 01 Super District 07

Application by Logan Clark to request a variance from Section 27-6.1.4 of the DeKalb County Zoning Ordinance to increase maximum parking requirement within an O-I (Office-Industrial) zoning district.

N6. A-23-1246589
18-004-01-023
443 CHELSEA CIRCLE, ATLANTA, GA 30307

Commission District 02 Super District 06

Application by Richard Shore to request a variance from Section 27-4.2.2 (C), 5.2.1 and 5.4.7 (D) (6) of the DeKalb County Zoning Ordinance to install residential swimming pool, paving, and a retaining wall up to six (6) feet in height within an R-75 (Residential Medium Lot) zoning district.

N7. A-23-1246636
15-196-10-001

Commission District 05 Super District 07

4124 COVINGTON HIGHWAY, DECATUR, GA 30567

Application of Roger Grant to request a variance from Section 27-3.4.7 (A) (1) of the DeKalb County Zoning Ordinance to alter the placement of a new building to develop a new convenience store and four pump fuel stations within a C-1 (Local Commercial) zoning district and within the Covington Overlay District.

The Zoning Board of Appeals (ZBA) hears variances, special exceptions, and appeals of administrative decisions. They are an independent body, appointed by the Board of Commissioners (BOC). The BOC hears Rezoning, Special Land Use Permits (SLUPs), Major modifications, Land Use Plan amendments, and Zoning Ordinance text amendment applications.