

DeKalb County Zoning Board of Appeals Meeting

April 10, 2024 @ 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.

Members of the public may also email documents for inclusion into the official record by submitting such materials by March 11, 2024.

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

AGENDA

DEFERRED CASES:

- D1. A-24-1246808 (deferred from Feb. 14th) Commission District 02 Super District 07**
18 146 05 025
2604 LAWRENCEVILLE HIGHWAY, DECATUR, GA 30033

Application by Ray Walker to request a variance from Section 27-2.2.1 and 27-5.1.10 of the DeKalb County Zoning Ordinance to reduce rear yard and side yard setbacks and increase lot coverage to construct new building within the C-1 (Local Commercial) zoning district.

- D2. A-24-1246823 (deferred from Feb. 14th) Commission District 01 Super District 07**
18 288 04 022
4285 CHAMBLEE TUCKER ROAD, DORAVILLE, GA 30340

Application by Dr. Whitney Sparrow to request variances from Sections 27-2.2.1 and 27-5.4.5 of the DeKalb County Zoning Ordinance to reduce transition buffer to construct addition to legal non-conforming building within the OI (Office-Institutional) zoning district.

- D3. A-24-1246810 (deferred from Feb. 14th) Commission District 05 Super District 07**
15 163 01 008
4822 COVINGTON HIGHWAY, DECATUR, GA 30035

Application by Quiktrip Corporation c/o Battle Law P.C. to request variances from Sections 21-20 of the DeKalb County Zoning Ordinance to increase maximum canopy sign size for proposed gas station within the C-2 (General Commercial) zoning district.

NEW CASES:

N1. A-24-1246900
18 152 02 016
1420 HOLLY LANE, ATLANTA, GA 30329

Commission District 02 Super District 06

Application by Nichelle Bell to request a variance from Section 27-2.2.1 of the DeKalb County Zoning Ordinance to reduce side yard setback to house addition within the R-85 (Residential Medium Lot) zoning district.

N2. A-24-1246904
15 216 17 023
2695 MIDWAY ROAD, DECATUR, GA 30030

Commission District 04 Super District 06

Application by Mary Turnipseed to request variances from Section 27-2.2.1 of the DeKalb County Zoning Ordinance to reduce side yard setbacks and increase lot coverage for an ADU addition to an existing garage within the R-75 (Residential Medium Lot) zoning district.

N3. A-24-1246437
16 003 01 166
1261 GUINNESS COURT, STONE MOUNTAIN, GA 30088

Commission District 05 Super District 07

Application by DeShawna Bennett to request a variance from Section 27-2.2.1 of the DeKalb County Zoning Ordinance to reduce front yard setback to construct a single-family residence within the RSM (Small Lot Residential Mix) zoning district and Hidden Hills Overlay district.

N4. A-24-1246902
16 202 02 005
8637 COVINGTON HIGHWAY, LITHONIA, GA 30058

Commission District 05 Super District 07

Application by Hunter Himes to request a variance from Section 27-5.4.5 of the DeKalb County Zoning Ordinance to reduce transitional buffer to expand stormwater detention pond within the M (Light Industrial) zoning district

N5. A-24-1246907
18 105 06 030
1141 EMPIRE ROAD, ATLANTA, GA 30329

Commission District 02 Super District 06

Application by Bill Caldwell to request variances from Sections 27-2.2.1 and 27-5.1.10 of the DeKalb County Zoning Ordinance to reduce side yard and increase lot coverage to construct elevator addition to a single-family residence within the R-85 (Residential Medium Lot) zoning district.

N6. A-24-1246901
15 068 02 026
3954 PINEHURST PLACE, DECATUR, GA 30034

Commission District 03 Super District 07

Application by Harold French to request a variance from Sections 27-6.1.3 (8) of the DeKalb County Zoning Ordinance to allow parking of commercial vehicle at single-family residence within the R-100 (Residential Medium Lot) zoning district.

**N7. A-24-1246909
18 046 01 148
584 GLENDALE ROAD, SCOTTTDALE, GA 30079**

Commission District 04 Super District 06

Application by Monica Woods to request variances from Sections 27-3.36.10 and 27-2.2.1 of the DeKalb County Zoning Ordinance to reduce rear yard setback, eliminate landscape strip, reduce side yard setbacks, and increase lot coverage to construct single-family residence within the R-75 (Residential Medium Lot-75) and Scottdale Tier II Overlay zoning district.

**N8. A-24-1246910
18 046 01 149
580 GLENDALE ROAD, SCOTTTDALE, GA 30079**

Commission District 04 Super District 06

Application by Monica Woods to request variances from Sections 27-3.36.10 and 27-2.2.1 of the DeKalb County Zoning Ordinance to reduce rear yard setback and eliminate 5' landscape strip to construct single-family residence within the R-75 (Residential Medium Lot-75) and Scottdale Tier II Overlay zoning 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.