

DeKalb County Government

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



Minutes (Draft)

Wednesday, March 13, 2024

1:00 PM

via ZOOM

Zoning Board of Appeals

Member Pamela Speaks (Dist. 1)

Member Mark Goldman (Dist. 2)

Vacant (Dist. 3)

Chair Nadine Rivers-Johnson (Dist. 4)

Member Yolanda Spears (Dist. 5)

Vice-Chair Dan Wright (Dist. 6)

Member John Tolbert (Dist. 7)

DeKalb County Zoning Board of Appeals Minutes
Wednesday, March 13, 2024 @ 1:00 PM

This meeting was held via Zoom

ZBA
MEMBERS
PRESENT
Mark Goldman, District 2
VACANT, District 3
Nadine Rivers-Johnson, Chair, District 4
Yolanda Spears, District 5
Dan Wright, Vice-Chair, District 6
John Tolbert, Jr., District 7

ZBA
MEMBERS
ABSENT
Pamela Speaks, District 1

STAFF
PRESENT
Rachel Bragg, Zoning Administrator
Lucas Carter, Planner
Yvonne Trammell, Special Projects Coordinator
Andrea Folgherait, Planner
Debora Wells, Admin Specialist
Brandon White, Current Planning Manager
Howard Johnson, Senior Planner

Approval of Minutes: **No vote was taken.**

AGENDA

DEFERRED CASES:

D1. A-23-1246679 (Deferred from January 10, 2024) Commission District 03 Super District 06
15 140 03 061
2400 TILSON FOREST DRIVE, DECATUR, GA 30032

Application by Oluwatoyosi Shitta-Bey to request a variance from Section 27-2.2.1 and 27-5.1.10 of the DeKalb County Zoning Ordinance to increase lot coverage to bring deck extension into compliance within the RSM (Small Lot Residential Mix) zoning district.

Nadine Rivers-Johnson moved, Yolanda Spears seconded for withdrawal of the application. Motion carried 5-0-0.

D2. A-23-1246725 (Deferred from January 10, 2024) Commission District 03 Super District 07
15 183 09 005
1778 ALEXANDER DRIVE, DECATUR, GA 30032

Application by Lesha Martin to request a variance from Section 27-2.2.1 to reduce southern setback to construct a second-story addition to an existing single-family residence within the R-75 (Residential Medium Lot-75) zoning district.

Mark Goldman moved, John Tolbert, Jr. seconded for approval with the following conditions: 1) update the site plan with variance information and, 2) that the construction comply with the submitted site plan labeled "Site Layout Plan" and marked with a revised date of January 11, 2024. Motion carried 5-0-0.

N1. A-24-1246853
18 151 08 048
1908 JACOLYN PLACE, ATLANTA, GA 30329

Application by Jordan Francis to request a variance from Section 14-438 of the DeKalb County Zoning Ordinance to allow the elevation of the lowest floor to be less than three feet above the local studied base flood elevation to allow the renovation of basement within the R-100 (Residential Medium Lot) zoning district.

N2. A-24-1246451
18 049 12 035
673 DECATUR VILLAGE WAY, DECATUR, GA 30033

Application by Danny Lankford to request a variance from Section 21-20(b) of the DeKalb County Zoning Ordinance to allow primary structure to have wall signs on three facades within the MU-5 (Mixed-Use Very High Density) zoning district.

N3. A-24-1246851
16 062 05 005
5529 REDAN CIRCLE, STONE MOUNTAIN, GA 30088

Application by Osarhieme Igbinoba-Okojie to appeal an administrative decision to require a Major Modification of Zoning conditions within the C-2 (General Commercial) zoning district.

N4. A-24-1246840
18 054 06 001
1176 LULLWATER ROAD, ATLANTA, GA 30307

Application by Virginia Tate to appeal an administrative decision to approve a stream buffer variance within the R-85 (Residential Medium Lot-85) zoning district and the Druid Hills Historic District.

Nadine Rivers-Johnson moved, John Tolbert, Jr. seconded to deny the appeal. The motion failed 2-2-1. Dan Wright and John Tolbert opposed, Yolanda Spears abstained. Application is deferred 60 days to the May 10, 2024, ZBA meeting.

N5. A-24-1246863
18 047 22 005
449 BOOKER AVENUE, SCOTSDALE, GA 30079

Application by Tracy Swearingen to request variances from Sections 27-3.36.10 of the DeKalb County Zoning Ordinance to reduce rear yard and side yard setbacks to construct single-family residence within the R-75 (Residential Medium Lot-75) and Scottdale Tier II Overlay zoning district.

Nadine Rivers-Johnson moved, Mark Goldman seconded to adjourn the meeting. Motion carried 5-0-0.

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.