

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric Hudson

DeKalb County Zoning Board of Appeals Minutes Wednesday, April 10, 2024 @ 1:00 PM

This meeting was held via Zoom

ZBA MEMBERS PRESENT
Pamela Speaks, District 1
Mark Goldman, District 2
Muhammad Jihad, District 3
Nadine Rivers-Johnson, Chair, District 4
Yolanda Spears, District 5
Dan Wright, Vice-Chair, District 6
John Tolbert, Jr., District 7
Micheal Lober, Attorney

ZBA MEMBERS ABSENT

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
Kyle McLean, Planner
Howard Johnson, Senior Planner

Approval of Minutes for February and March with corrections to N4 Dan Wright and Mark Goldman opposed. Moved by Mark Goldman. Seconded by Pamela Speaks

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.

Dan Wright moved for a 60-day deferral of the application to June 12th. Seconded by Pam Speaks. Motion carried 5-0-0.

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.

Dan Wright moved for approval with addition of the variance. Seconded by Speaks. Motion carried 6-0-0.

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

Commission District 05 Super District 07

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.

Mark Goldman moved for a 60-day deferral of the application to June 12th. Seconded by Dan Wright. Motion carried 6-0-0.

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.

Dan Wright moved for denial of the application. Seconded by Mark Goldman. Motion carried 6-0-0.

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.

Mark Goldman moved for a 60-day deferral of the application to June 12th. Seconded by Dan Wright. Motion carried 6-0-0.

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.

NO ACTION NEEDED

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.

Dan Wright moved for denial. Second by Yolanda Spears. Motion carried 4-1-0.

**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.

Mark Goldman moved for a 60-day deferral of the application to June 12th. Seconded by Pam Speaks. Motion carried 7-0-0.

**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.

Dan Wright moved for withdrawal of the application. Seconded by Pam Speaks. Motion carried 7-0-0.

**N7. A-24-1246909
18 046 01 148
584 GLENDALE ROAD, SCOTSDALE, 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.

Dan Wright moved for a 60-day deferral of the application to June 12th. Seconded by Yolanda Spears. Motion carried 7-0-0.

**N8. A-24-1246910
18 046 01 149
580 GLENDALE ROAD, SCOTSDALE, 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.

Dan Wright moved for a 60-day deferral of the application to June 12th. Seconded by Yolanda Spears. Motion carried 7-0-0.

Dan Wright moved and Pam Speaks seconded to adjourn the meeting. Motion carried 7-0-0.

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.