

**DeKalb County Zoning Board of Appeals Meeting  
May 8, 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 May 6, 2024.**

Email the DeKalb County Department of Planning and Sustainability at [plansustain@dekalbcountyga.gov](mailto:plansustain@dekalbcountyga.gov)

**AGENDA**

**DEFERRED CASES:**

**D1. A-24-1246840 Commission District 02 Super District 06**  
**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.

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**D2. A-24-1246863 Commission District 04 Super District 06**  
**18 047 22 005**  
**449 BOOKER AVENUE, SCOTTTDALE, GA 30079**

Application by Tracy Swearingen to request a variance from Section 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 district.

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**NEW CASES:**

**N1. A-24-1246948 Commission District 02 Super District 06**  
**18 105 05 011**  
**1678 MASON MILL ROAD ATLANTA, GA 30329**

Application by Wright Gardner to request a variance from Section 27-4.2.2 of the DeKalb County Zoning Ordinance to reduce rear yard setback within the R-85 (Residential Medium Lot) zoning district.

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**N2. A-24-1246946  
18 009 26 009  
293 OHM AVENUE AVONDALE ESTATES, GA 30002**

**Commission District 04 Super District 06**

Application by Innocent Nwachukwu to request a variance from Section 27-3.36.12 of the DeKalb County Zoning Ordinance to reduce sidewalk requirements to construct a single-family residence within the R-75 (Residential Medium Lot) zoning district and Scottdale Tier II Overlay district.

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**N3. A-24-1246947  
15 089 04 001, 15 089 04 003, 15 089 04 006  
SPRINGVIEW APARTMENTS PROPERTIES**

**Commission District 03 Super District 06**

Application by Blue Ridge Atlantic, LLC to request variances from Sections 27-3.33.12, 27-2.24.1, and 27-3.33 of the DeKalb County Zoning Ordinance to allow cement wood and fiber cement as an exterior building material, reduced required fenestration on front facades, reduce minimum flooring areas and vary I-20 overlay requirements within the M (Light Industrial) zoning district and I-20 Tier II Overlay District.

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***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.***