



Michael L. Thurmond
Interim Chief Executive
Officer

**DeKalb County
Department of Planning & Sustainability
Zoning Board of Appeals**



**Manuel J. Maloof Administration Center Auditorium
1300 Commerce Drive Decatur, GA 30030**

BOA Meeting Date: Wednesday, June 13, 2018 at 1:00 P.M.

AGENDA

CALL MEETING TO ORDER

NOTE: Applicant or appointed representative should be present. If unable to attend, please contact the Planning Department at (404) 371-2155

CALL MEETING TO ORDER

**DETERMINATION OF A QUORUM
PREAMBLE AS TO PURPOSE AND PROCEDURES OF THE BOARD OF APPEALS
INTRODUCTION OF MEMBERS, STAFF AND COUNTY REPRESENTATIVES**

MEMBERS:

RICK CALLIHAN, DISTRICT 1 _____

LARRY C. SMITH, DISTRICT 2 _____

DARRYL K. JENNINGS, SR., DISTRICT 3 _____
Chairperson

NADINE RIVERS-JOHNSON, DISTRICT 4 _____

GINA S. MANGHAM, DISTRICT 5 _____

DAN WRIGHT, DISTRICT 6 _____

LOIS KEITH, DISTRICT 7 _____

(A-Absent; EXA-Excused Absence; U-Unexcused Absence; P-Present; R-Resigned; TE-Term Expired)

QUORUM DETERMINATION: yes no

COUNTY REPRESENTATIVE: yes no

DEFERRED FROM APRIL 11, 2018 PUBLIC HEARING

D-1 Application No: A-18-22115 Parcel ID: 18-009-24-003

Commission District: 2 & 4 Super District: 6

Applicant: Dallas Street Lofts, Llc
2255 Cumberland Pkwy
Atlanta, GA 30309

Owner: Dallas Street Lofts, Llc

Project Name: 3117 Cedar Street

Zoning: C-1 (Local Commercial);

Location The property is located southwest corner of Cedar Street and Ohm Avenue.

Request: **Variance request from Section 27-5.1.4.D. of the Zoning Ordinance to waive the fifteen foot additional frontage on a corner lot to subdivide one lot into four parcels, relating to Tier 2 of the Scottdale Overlay District.**

DEFERRED FROM APRIL 11, 2018 PUBLIC HEARING

D-2 Application No: A-18-22165 Parcel ID: 18-010-05-012

Commission District: 4 Super District: 6

Applicant: Michelle Battle
One West Court Square Suite 750
Decatur, GA 30030

Owner: Rockbridge Residential Holdings Llc

Project Name: 3167 Rockbridge Rd.

Zoning: R-75 (Residential Medium Lot);

Location The property is located on the east side of 3rd Avenue, bounded by Rockbridge Road to the north and Old Rockbridge Road to the south.

Request: **Variance request from Section 27-5.1.10 of the DeKalb County Zoning Ordinance to allow driveways to be included in the calculation of the additional 15% pervious lot coverage, relating to the R-75 zoning district.**

DEFERRED FROM APRIL 11, 2018 PUBLIC HEARING

D-3 Application No: A-18-22167 Parcel ID: 18-010-07-007, 18-010-07-008, 18-010-07-009, 18-010-07-010, 18-010-07-011, 18-010-07-012

Commission District: 4 Super District: 6

Applicant: Michelle Battle
One West Court Square Suite 750
Decatur, GA 30030

Owner: Rockbridge Residential Holdings Llc

Project Name: 3226-3262 Rockbridge Rd.

Zoning: R-75 (Residential Medium Lot);

Location The property is located on the north side of Rockbridge Road, about 460 feet east of Creighton Avenue.

Request: **Variance request from Section 27-5.1.10 of the DeKalb County Zoning Ordinance to allow driveways to be included in the calculation of the additional 15% pervious lot coverage, relating to the R-75 zoning district.**

NEW HEARING ITEMS

N-1 Application No: A-18-22257 Parcel ID: 15-153-01-085

Commission District: 3 Super District: 7

Applicant: Andy Burton
3700 Dekalb Tech Pkwy
Atlanta, GA 30340

Owner: Daniel Henry

Project Name: 1994 Yucca Drive

Zoning: R-75 (Residential Medium Lot);

Location The property is located on the north side of Yucca Drive, about 150 feet east of Nichols Lane at 1994 Yucca Drive

Request: **Variance request from Section 27-5.2.1.C. of the Dekalb County Zoning Ordinance to reduce the average front yard setback from 48.9 feet to 34.2 feet to build a sunroom in the front of the house, relating to the R-75 zoning district.**

NEW HEARING ITEMS

N-2 Application No: A-18-22292 Parcel ID: 15-171-23-014

Commission District: 3 Super District: 7

Applicant: Silas Laubmann
3400 Regalwoods Dr
Doraville, GA 30340

Owner: Joseph Hall

Project Name: 1945 W.Lakeside Drive

Zoning: R-75 (Residential Medium Lot);

Location The property is located at the southwest corner of West Lakeside Drive and Marion Circle (at 1945 W.Lakeside Drive).

Request: **Variance requests from the DeKalb County Zoning Ordinance, to: (1) Increase the size of an accessory structure from 900 square feet to 1,510 square feet (Section 27-4.2.2.j); and (2) Reduce the average front yard setback from 62.2 feet to 55.98 feet (Section 27-5.2.1.c) to build a new house, relating to the R-75 zoning district.**

NEW HEARING ITEMS

N-3 Application No: A-18-22298 Parcel ID: 18-158-04-025

Commission District: 2 Super District: 6

Applicant: Lindsey Joyner
1722 Bristol Drive
Atlanta, GEORGIA 30329

Owner: Lindsey Joyner

Project Name: 1722 Bristol Drive

Zoning: R-85 (Residential Medium Lot);

Location The property is located at the southwest intersection of Bristol Drive and Bridgeport Drive (at 1722 Bristol Drive).

Request: **Variance request from Section 27-2.6 of the DeKalb County Zoning Ordinance to reduce the street side yard setback along Bridgeport Drive from 21 feet to 9.8 feet to build an addition and to one foot to build a carport, relating to the R-85 zoning district.**

NEW HEARING ITEMS

N-4 Application No: A-18-22300 Parcel ID: 15-147-05-004, 15-147-05-005, 15-148-02-036, 15-148-02-164, 15-148-02-177

Commission District: 3 Super District: 6

Applicant: Yosee Kagan
550 Pharr Road
Atlanta, GEORGIA 30305

Owner: 2030 Flat Shoals Llc

Project Name: 2030 Flat Shoals Rd

Zoning: CZ (Conditional Zoning); RSM (Small Lot Residential Mix);

Location The property is located on the north side of Flat Shoals Road, approximately 325 feet southeast of Fayetteville Road, at 2084, 2074, 2030, and 2022 Flat Shoals Road.

Request: **Special exception from Section 14-39 (p.6) of the Land Development Code to remove specimen trees, relating to the RSM zoning district (pursuant to CZ-17-21122).**

NEW HEARING ITEMS

N-5 Application No: A-18-22301 Parcel ID: 18-106-08-016

Commission District: 2 Super District: 6

Applicant: Donald And Amy Katz
1391 Lively Ridge Road
Atlanta, GEORGIA 30329

Owner: Donald And Amy Katz

Project Name: 1391 Lively Ridge Road

Zoning: R-85 (Residential Medium Lot);

Location The property is located on the south side of Lively Ridge Road, 290 feet east of Briarcliff Road (at 1391 Lively Ridge Rd).

Request: **Variance requests from Section 27-2.6 of the DeKalb County Zoning Ordinance, to reduce the west side yard setback to five feet; the east side yard setback to 6.9 feet; and the rear yard setback to 30 feet, to build a second story on an existing home, relating to the R-85 zoning district.**

NEW HEARING ITEMS

N-6 Application No: A-18-22303 Parcel ID: 18-004-17-087

Commission District: 2 Super District: 6

Applicant: William Morrison And Elizabeth Clark-Morrison
1837 Grist Stone Court
Atlanta, GEORGIA 30307

Owner: Elizabeth Morrison; William Morrison

Project Name: 1837 Grist Stone Court

Zoning: R-75 (Residential Medium Lot);

Location The property is located on the east side of Grist Stone Court, about 312 feet west of Durand Mill Drive (at 1837 Grist Stone Ct).

Request: **Variance request from 27-2.7 of the DeKalb County Zoning Ordinance, to increase lot coverage from 35% (existing lot coverage is 41.4%) to 43.6% to build additions to an existing home, relating to the R-75 zoning district.**

NEW HEARING ITEMS

N-7 Application No: A-18-22309 Parcel ID: 18-054-10-030

Commission District: 2 Super District: 6

Applicant: Heather Shustes C/O Renewal Design Build
124 South Columbia Drive
Decatur, GA 30030

Owner: John Turner Jr; Debra Turner

Project Name: 1527 Emory Road

Zoning: R-75 (Residential Medium Lot);

Location The property is located on the west side of Emory Road, approximately 120 feet north of Cornell Road (at 1527 Emory Road).

Request: **Variance request from Section 27-2.7 of the DeKalb County Zoning Ordinance to reduce the side yard setback from 7.5 feet to 5.4 feet to build an addition , relating the R-75 zoning district.**

NEW HEARING ITEMS

N-8 Application No: A-18-22315 Parcel ID: 18-196-04-034, 18-196-04-037, 18-196-04-029, 18-196-04-033, 18-196-04-035, 18-196-04-038, 18-196-04-039, 18-196-04-040, 18-196-04-041

Commission District: 2 Super District: 6

Applicant: Jay Gipson
770 Oglesby Bridge Rd Se
Conyers, GA 30094

Owner: Jay Gipson

Project Name: Racetrac Redevelopment

Zoning: C-1 (Local Commercial); C-2 (General Commercial);

Location The property is located at the northwest intersection of Clairmont Road and Briarcliff Road.

Request: **Variance requests from the DeKalb County Zoning Ordinance to: (1) Delete 50-foot transitional buffer along the west property line (Section 27-5.4.5); and (2) Reduce the south side yard setback along Briarcliff Road from 50 feet to 43 feet (Section 27-2.26); to redevelop the site pursuant to Z-18-22037, relating to the C-1 zoning district.**

NEW HEARING ITEMS

N-9 Application No: A-18-22323 Parcel ID: 16-063-01-023

Commission District: 5 Super District: 7

Applicant: Beverly Komery
5639 Pattillo Way
Lithonia, GEORGIA 30058

Owner: Beverly Komery

Project Name: 5639 Pattillo Way

Zoning: R-100 (Residential Medium Lot);

Location The property is located on the south side of Patillo Way, about 72 feet west of Shadow Rock Drive (at 5639 Pattillo Way).

Request: **Variance requests from Section 27-4.2.3.of the DeKalb County Zoning Ordinance to allow a second accessory dwelling unit and exceed the maximum square footage for accessory dwelling units, relating to the R-100 zoning district.**
