



Michael L. Thumond
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, May 9, 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

NEW HEARING ITEMS

N-1 Application No: A-18-22171 Parcel ID: 18-043-01-005

Commission District: 4 Super District: 6

Applicant: Philip Logan
104 Johnson Ct
Decatur, GA 30030

Owner: William Coleman

Project Name: 4892 Memorial Drive

Zoning: C-1 (Local Commercial);

Location The property is located on the west side of Memorial Drive, about 749 feet north of N. Indian Creek Drive (at 4892 Memorial Dr.).

Request: **Variance request from Section 27-4.2.14.A of the DeKalb County Zoning Ordinance to reduce the required lot area from one acre to 13,344 square feet (current size of the lot) to sell automobiles, relating to the C-1 zoning district.**

BOA Action: **Deferral, for 60 days to the July 11, 2018 Zoning Board of Appeals meeting. At the request of the applicant, K. Saunders, III made a motion for a 60 day deferral. It was seconded by L. Smith. The vote passed 6-1 with D. Wright opposing the deferral. A. Bussey; J. Chatman; N. Rivers-Johnson; K. Saunders, III; L. Smith; and P. Speaks supported the 60 day deferral.**

NEW HEARING ITEMS

N-2 Application No: A-18-22215 Parcel ID: 18-101-16-001

Commission District: 2 Super District: 6

Applicant: Bruce Meller
111 New St, Ste A
Decatur, GA 30030

Owner: Brian & Phillip Pedro

Project Name: 2579 Pine Bluff Drive

Zoning: R-75 (Residential Medium Lot);

Location The property is located on the south side of Pine Bluff Drive, about 130 feet northeast of Wood Trail Lane (at 2579 Pine Bluff Drive)

Request: **Variance request from Section 27-2.7 of the DeKalb County Zoning Ordinance to reduce the rear yard setback from 40 feet to 30 feet to build an addition, relating to the R-75 zoning district.**

BOA Action: **Approval, of a variance to reduce the rear yard setback from 40 feet to 30 feet to build an addition, based on the submitted site plan received on March 29, 2018. D. Wright made a motion to approve the request. P. Speaks seconded the motion. Members voted 7-0 to approve the variance (A. Bussey; J. Chatman; N. Rivers-Johnson; k. Saunders, III; L. Smith; P. Speaks; D. Wright).**

NEW HEARING ITEMS

N-3 Application No: A-18-22219 Parcel ID: 18-052-10-023

Commission District: 2 Super District: 6

Applicant: Alice Johnson
1403 Emory Rd
Atlanta, GA 30306

Owner: Iona And Dacian Bonta

Project Name: 1931 Edinburgh Terrace

Zoning: R-75 (Residential Medium Lot);

Location The property is located on the south side of Edinburgh Terrace, about 477 feet west of Westminster Way (at 1931 Edinburgh Terrace).

Request: **Variance requests from Section 27-2.7 of the DeKalb County Zoning Ordinance, to: (1) Increase lot coverage to 36.4%; and (2) Reduce the southside yard setback from 7.5 feet to three feet to replace a one car garage, relating to the R-75 zoning district.**

BOA Action: **Approval, of variances to: (1) Increase lot coverage to 36.4%; and (2) Reduce the southside yard setback from 7.5 feet to three feet, based on the submitted site plan received on March 30, 2018. D. Wright made a motion for approval based on the submitted site plan received on March 30, 2018. L. Smith seconded the motion. Members voted unanimously to approve the requests (A. Bussey; J. Chatman; N. Rivers-Johnson; k. Saunders, III; L. Smith; P. Speaks; D. Wright).**

NEW HEARING ITEMS

N-4 Application No: A-18-22220 Parcel ID: 18-062-01-015

Commission District: 2 Super District: 6

Applicant: Bruce Meller
111 New St, Ste A
Decatur, GA 30030

Owner: Rachel & Patricia Black

Project Name: 2448 Fernleaf Lane

Zoning: R-75 (Residential Medium Lot);

Location The property is located on the northside of Fernleaf Lane, about 82.3 feet southeast of Wood Trail Lane (at 2448 Fernleaf Lane).

Request: **Variance requests from the DeKalb County Zoning Ordinance to: (1) Reduce the west side yard setback from 5.2 feet (pursuant to A-18-22079) to three feet (Section 27-2.7) to build an addition; and (2) Reduce the west side yard setback from five to 2.5 feet (Section 27-5.2.1.A.2) to build an open deck, relating to the R-75 zoning district.**

BOA Action: **Approval, of variances to: (1) Reduce the west side yard setback from 5.2 feet (pursuant to A-18-22079) to three feet to build an addition; and (2) Reduce the west side yard setback from five to 2.5 feet to build an open deck, based on the**

revised site plan received on April 3, 2018. P. Speaks made a motion to approve per the revised site plan. L. Smith and A. Bussey seconded the motion. The motion passed by a vote of 5-2 with A. Bussey; J. Chatman; N. Rivers-Johnson; L. Smith; and P. Speaks voting for approval. D. Wright and K. Saunders III opposed the vote.

NEW HEARING ITEMS

N-5 Application No: A-18-22227 Parcel ID: 15-248-07-014

Commission District: 4 Super District: 6

Applicant: Caroline Carnevale And Peter Minchella
729 Hillmont Ave
Decatur, GEORGIA 30030

Owner: Caroline Carnevale

Project Name: 729 Hillmont Ave.

Zoning: R-75 (Residential Medium Lot);

Location The property is located on the west side of Hillmont Avenue, about 333 feet south of E. College Ave (at 729 Hillmont Ave).

Request: Variance requests from Section 27-2.7 of the DeKalb County Zoning Ordinance, to: (1) Reduce the rear yard setback from 40 feet to 25 feet; (2) Reduce the north side yard setback from 7.5 feet to 4.8 feet; and (3) Increase lot coverage to 61.7% (current lot coverage is 58.4%), to build an addition, relating to the R-75 zoning district.

BOA Action: Approval, of variances to: (1) Reduce the rear yard setback from 40 feet to 25 feet; (2) Reduce the north side yard setback from 7.5 feet to 4.8 feet; and (3) Increase lot coverage to 61.7% (current lot coverage is 58.4%), to build an addition, based on the submitted site plan received on April 4, 2018. K. Saunders III made a motion to approved based on the submitted site plan. P. Speaks seconded the motion. Members voted unanimously for approval.

NEW HEARING ITEMS

N-6 Application No: A-18-22230 Parcel ID: 18-151-01-003

Commission District: 2 Super District: 6

Applicant: The Unitarian Universalist Congregation Of Atlanta, Inc., C/O Battle Law P.C.
One West Court Square
Decatur, GEORGIA 30030

Owner: Trustees Of The North Georgia Conference Of The United Methodist Church

Project Name: 2650 N Druid Hills Road

Zoning: R-100 (Residential Medium Lot);

Location The property is located at the northeast corner of North Druid Hills Road and High Haven Court, approximately 995 feet northwest of Berkeley Lane (at 2650 North Druid Hills Road).

Request: **Variance request from Section 27-2.6 of the Dekalb County Zoning Ordinance to increase lot coverage from 35% (existing lot coverage is 40%) to 60% to expand a church parking lot, relating to the R-100 zoning district.**

BOA Action: **Approval, of a variance to increase lot coverage from 35% (existing lot coverage is 40%) to 60% for building and parking lot expansions, as long as the property is used as a Place of Worship. D. Wright made a motion to approved as long as the property was used as a place of worship. P. Speaks and A. Bussey seconded the motion. Members voted unanimously to approve (A. Bussey; J. Chatman; N. Rivers-Johnson; K. Saunders, III; L. Smith; P. Speaks; D. Wright).**

NEW HEARING ITEMS

N-7 Application No: A-18-22234 Parcel ID: 15-172-11-105

Commission District: 3 Super District: 6

Applicant: Mark Terry
709 Grovehurst Drive
Johns Creek, GEORGIA 30022

Owner: Shep Lawrence

Project Name: 508 Summit Drive

Zoning: R-75 (Residential Medium Lot);

Location The property is located on the southeast corner of Summit Drive and Swazey Drive (at 508 Summit Drive).

Request: **Variance requests from Section 27-2.7 of the DeKalb County Zoning Ordinance to: (1) Reduce the north street side yard setback from 18 feet to 5.9 feet; (2) Reduce the south interior side yard setback from 7.5 feet to 4.8 feet; and (3) Reduce the rear yard setback from 40 feet to 36.5 feet, to build a second story and an attached garage, relating to the R-75 zoning district.**

BOA Action: **Approval, of variances to: (1) Reduce the north street side yard setback from 18 feet to 5.9 feet; (2) Reduce the south interior side yard setback from 7.5 feet to 4.8 feet; and (3) Reduce the rear yard setback from 40 feet to 36.5 feet, to**

build a second story and an attached garage. Motion for approval was made by D. Wright. Seconded by K. Saunders III, and unanimously approved. Vote 7-0-0, based on the revised site plan recieved April 6, 2018, and arborist report dated 4/2/2018 with the condition that, if the house is less than 10 feet from the house at 512 Summit Drive, that the southern façade be constructed with a one-hour fire rating and that southern facing windows be taller, transom-style windows to offer privacy to the neighbor

NEW HEARING ITEMS

N-8 Application No: A-18-22235 Parcel ID: 18-231-05-009

Commission District: 1 & 2 Super District: 6

Applicant: Cameron Rollo
2453 Briarmoor Road
Atlanta, GEORGIA 30345-2111

Owner: Cameron Rollo; Jane Rollo

Project Name: 2453 Briarmoor Road

Zoning: R-100 (Residential Medium Lot);

Location The property is located on the east side of Briarmoor Road, about 348 feet south of Sylvan Ramble Road (at 2453 Briarmoor Road).

Request: **Variance request from the DeKalb County Zoning Ordinance to: (1) Reduce the south side yard setback from 10 feet to 6.3 feet (Section 27-2.5); and (2) Allow the new street facing garage to align with the front facade of the house (Section 27-5.7.5.N), to build an addition relating to the R-100 zoning district.**

BOA Action: **Approval, of variances to: (1) Reduce the south side yard setback from 10 feet to 6.3 feet; and (2) Allow the new street facing garage to align with the front facade of the house, to build an addition, based on the site plan dated April 5, 2018. Motion for approval was made by D.Wright, seconded by P.Speaks and unanimously passed for approval.**

NEW HEARING ITEMS

N-9 Application No: A-18-22246 Parcel ID: 15-202-12-010

Commission District: 3 Super District: 6 & 7

Applicant: Christopher Depree
1491 Woodfern Drive
Decatur, GEORGIA 30030

Owner: Christopher Depree

Project Name: 1491 Woodfern Dr.

Zoning: R-75 (Residential Medium Lot);

Location The property is located on the west side of Woodfern Drive, about 50 feet southwest of its terminus (at 1491 Woodfern Drive).

Request: **Variance request from Section 27-2.7 of the DeKalb County Zoning Ordinance to reduce the south side yard setback from 7.5 feet to six feet to enclose an existing carport, relating to the R-75 zoning district.**

BOA Action: **Approval, of a variance to reduce the south side yard setback from 7.5 feet to six feet to enclose an existing carport for living space, based on the submitted site plan received April 18, 2018. Motion for approval was made by D.Wright, seconded by K. Saunders and unanimously passed for approval.**

NEW HEARING ITEMS

N-10 Application No: A-18-22250 Parcel ID: 18-099-04-014

Commission District: 4 Super District: 6

Applicant: Luis Flores
3451 Mooney Drive
Gainesville, GEORGIA 30504

Owner: Luis Flores

Project Name: 906 Brookdale Place

Zoning: R-75 (Residential Medium Lot);

Location The property is located at the northwest intersection of Hollywood Drive and Brookdale Place (at 906 Brookdale Place).

Request: **Variance requests from the DeKalb County Zoning Ordinance, to (1) Reduce the average front yard setback from 45 feet to 30 feet (Section 27-5.1.C); and (2) Allow the street facing garage to be 13.5 feet in front of the new front door (Section 27-5.7.5.n), to build a new home, relating to the R-75 zoning district.**

BOA Action: **Approval, of variances to (1) Reduce the average front yard setback from 45 feet to 30 feet; and (2) Allow the street facing garage to be 13.5 feet in front of the new front door, to build a new home, based on the revised site plan received on April 10, 2018. Motion for approval was made by D.Wright, seconded by P.Speaks and K. Saunders III and unanimously passed for approval.**
