



Michael L. Thurmond  
Chief Executive Officer

# Department of Planning & Sustainability

Zoning Board of Appeals  
Manuel J. Maloof Center  
1300 Commerce Drive, Suite 400  
Decatur, GA 30030



BOA Meeting Date: 12/12/2018 1:00 PM

## AGENDA

**NOTE:** Applicant or appointed representative should be present. If unable to attend, please contact the Planning Department at 404-371-2155 no later than 11:00 a.m. the day of the meeting.

### 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:

Pamela Speaks, District 1

---

Larry C. Smith, District 2

---

Alice Bussey, District 3

---

Nadine Rivers-Johnson (Chairperson), District 4

---

Jasmine Chatman, District 5

---

Dan Wright (Vice-Chairperson), District 6

---

Kenneth Saunders, III, District 7

---

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

**QUORUM DETERMINATION: YES NO**

**COUNTY REPRESENTATIVE: YES NO**

---

**NEW HEARING ITEMS**

---

**N.1**                      **Applicant No:**            **A-18-1242965**      **Parcel ID:**            **18-110-01-052**

**Commission District 2 Super District 6**

**Applicant:**            Linda I. Dunlavy, Dunlavy Law Group, LLC.  
1026 B Atlanta Avenue  
Decatur, Georgia 30030

**Owner:**                Daphna Malka  
1315 Breezy Lane Northeast  
Atlanta, Georgia 30030

**Project Name:**        1315 Breezy Lane Northeast

**Zoning:**                R-85 Zoning District

**Location:**            The property is located west of Breezy Lane Northeast, approximately 150 feet east of Kittredge Court, at 1315 Breezy Lane Northeast, Atlanta, Georgia.

**Request:**              Variance request from Section 27-2.2.1 of the DeKalb County Zoning Ordinance to increase the maximum lot coverage from 35% to 37.4% to allow construction of a swimming pool.

---

**N.2**                      **Applicant No:**            **A-18-1242966**      **Parcel ID:**            **18-113-09-001**

**Commission District 2 Super District 6**

**Applicant:**            Nan E. Payne  
1818 Windemere Drive, Northeast  
Atlanta, Georgia 30324

**Owner:**                William Buford Richardson Living Trust/ Anne Richardson Hodges  
1499 Sylvan Circle  
Brookhaven, Georgia 30319

**Project Name:**        1261 Oak Grove Drive

**Zoning:**                R-100 zoning district and the Leafmore Creek Park Hills Overlay district.

**Location:**            The property is at the southeast corner of Oak Grove Drive and Heather Drive, at 1261 Oak Grove Drive, Decatur, Georgia.

**Request:**              Variance from Section 27-2.2.1 of the DeKalb County Zoning Ordinance to reduce the front side corner setback from 35 feet to 15.8 feet for a proposed two story residence structure.

---

**N.3**                      **Applicant No:**            **A-18-1242969**      **Parcel ID:**            **18-105-02-120**

**Commission District 2 Super District 6**

**Applicant:**            Jason Patsios C/O Julie Sellers  
Pursley Friese Torgrimson, LLP  
1230 Peachtree Street Northeast, Suite 1200  
Atlanta, GA 30309

**Owner:**                Gretchen Patsios  
2381 Drew Valley Road  
Brookhaven, GA 30319

**Project Name:**        1169 Biltmore Drive

**Zoning:**                R-85 Zoning District

**Location:**            The property is located on the eastside of Biltmore Drive, approximately 199 feet west of Rogeretta Drive, at 1169 Biltmore Drive Northeast, Atlanta, Georgia.

**Request:**              Variance from Section 27-5.2.1 of the DeKalb County Zoning Ordinance to reduce the average front yard setback from 35.79 feet to 15 feet, relating to the R-85 zoning district.

---

**N.4**                      **Applicant No:**            **A-18-1242973**      **Parcel ID:**            **18-205-12-013**

**Commission District 2 Super District 6**

**Applicant:**            Home Team Trust CACG Inc. C/O Kyle Drake  
3185 River Simmit Trail  
Duluth, Georgia

**Owner:**                Same as above

**Project Name:**        2163 Oakawana Road

**Zoning:**                R-100 zoning district and the Meadowcliff Subdivision Overlay Di

**Location:**            The property is located on the eastside of Oakawana Road, approximately 200 feet west of Briarwillow Drive, at 2163 Oakawana Road.

**Request:**              Variance from Section 27-2.2.1 of the DeKalb County Zoning Ordinance to reduce the side yard setback from 10 feet to 4.9 feet for a proposed enclosed carport.

---

**N.5**                      **Applicant No:**            **A-18-1242986**            **Parcel ID:**            **18-015-01-022**

**Commission District 4 Super District 7**

**Applicant:**            Misrak Wolde  
4583 Rockbridge Road  
Stone Mountain, Georgia

**Owner:**                Shao Jon  
8730 Islesworth Court  
Duluth, Georgia 30097

**Project Name:**        4583 Rockbridge Road

**Zoning:**                C-1 zoning district

**Location:**            The property is located on the southside of Rockbridge Road, approximately 494 feet east of Allgood Road, at 4583 Rockbridge Road, Stone Mountain, Georgia.

**Request:**              An appeal to an administrative decision from Section 27-9.1.3 of the DeKalb County Zoning Ordinance that a proposed establishment selling beer and wine until midnight is a Late Night Entertainment, that requires a Special Land Use Permit.