

**ZONING BOARD OF APPEALS MEETING-WEDNESDAY, AUGUST 12, 2020 1:00 PM**

**Members Present:** Pamela Speaks, District 1  
Mark Goldman, District 2  
Alice Bussey, District 3  
Nadine Rivers-Johnson (Chairperson), District 4  
Jasmine Chatman, District 5  
Dan Wright (Vice-Chairperson), District 6

**Members Absent:** Vacant, District 7

**Staff Present:** Andrew Baker, Planning Director  
Jahnee Prince, Deputy Director  
Jeremy McNeil, Senior Planner

**A. Quorum**

After a quorum had been determined, Chair Snipes called the meeting to order at 1:05 p.m.

**B. Reading of the Opening Statement**

Chair Rivers-Johnson Snipes read the opening statement of procedures to the public.

**C. Introductions**

Chair Rivers-Johnson asked members of the Zoning Board of Appeals and the Planning Staff to introduce themselves.

**D. Agenda**

**DEFERRED ITEMS:**

**D1 A-20-1243991 (Deferred from 6/10/2020 Meeting)  
18-052-03-015  
440 BURLINGTON ROAD**

**Commission District 02 Super District 06**

Application of DAVID KIRK, ON BEHALF OF SALOMON KNAFO (KFG 440 BURLINGTON LLC) to request the following variance from the DeKalb County Zoning Ordinance: ( Section 27-2.2.1 (Table 2.2—Residential Zoning Districts Dimensional Requirements)) to reduce the rear yard setback for a single family detached structure, relating to the R-75 zoning district and the North Druid Hill Historic District. The property is located on west side of Burlington Road, approximately 323 feet east of Ridgewood Drive, at 440 Burlington Road, Atlanta, GA 30307.

**BOA Action: Motion was made by D. Wright to withdraw this application. Motion was second by M. Goldman motion passed unanimously.**

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**D2 A-20-1243868 (Deferred from 7/8/2020 Meeting)  
18-063-07-006  
755 REVEREND D L EDWARDS DR, Decatur, GA 30033**

**Commission District 04 Super District 06**

Application of Kyle Williams to request the following variances from the DeKalb County Zoning Ordinance: Section 27-2.2.1 (Table 2.2—Residential Zoning Districts Dimensional Requirements) to reduce the northern and southern side yard setbacks, and to increase the maximum allowed lot coverage for a proposed detached two-story single-family home, relating to the R-75 zoning district. The property is located on the west site of Reverend D L Edwards Drive , approximately 100 feet south of Arborcrest Drive, at 755 Reverend D L Edwards Drive, Decatur, GA.

**BOA Action: Motion was made by D. Wright to defer this request 30-days (September 9, 2020 Zoning Board of Appeals Meeting) a variance was required for the parking lot. Motion was second by P. Speaks, motion passed 5-1. M. Goldman voted against the motion.**

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**D3 A-20-1244005 (Deferred from 7/8/2020 Meeting)  
18-054-09-004  
1449 CORNELL RD, ATLANTA, GA 30306**

**Commission District 02 Super District 06**

Application of Karen Soorikian to request the following variances from the DeKalb County Zoning Ordinance Section 27-2.2.1 (Table 2.2—Residential Zoning Districts Dimensional Requirements)) to increase the maximum allowed lot coverage from 35% to 39% and Sec. 27- 4.2.2 to reduce the side yard setback from 7.5 feet to 3.75 for a proposed detached accessory dwelling, relating the R-75 zoning district and the North Druid Hills Historic District. The property is located south of Cornell Road, approximately 354 feet west of Emory Road, at 1449 Cornell Road Atlanta, GA.

**BOA Action: Motion was made by D. Wright to approve this application as shown on the submitted site plan received June 23, 2020. Motion was second by M. Goldman motion passed unanimously.**

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**D4 A-20-1244059 (Deferred from 7/8/2020 Meeting)  
15-144-04-006; 15-144-04-009  
1250 & 1264 CUSTER AVE, ATLANTA, GA 30316**

**Commission District 03 Super District 06**

Application of Brad Noble c/o Bradley Financial to request the following variances from the DeKalb County Zoning Ordinance: (Section 27-2.24.1 (Table 2.2—Residential Zoning Districts Dimensional Requirements)) to reduce the rear yard setback from 30 feet to 20 feet for a proposed self-storage building, relating to the C-1 zoning district. The properties are located north of Custer Avenue, approximately 420 feet east of Moreland Avenue, at 1250 & 1264 Custer Avenue Atlanta, GA.

**BOA Action: Motion was made by D. Wright to approve this application as shown on the submitted site plan received July 22, 2020. Motion was second by J. Chatman motion passed unanimously.**

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**NEW ITEMS:**

**N1 A-20-1244122 Commission District 02 Super District 06  
18-110- 07-042  
1255 BRAMBLE ROAD, ATLANTA, GA 30329**

Application of Shlomo Storch to request the following variance from the DeKalb County Zoning Ordinance Section 27-2.2.1 (Table 2.2—Residential Zoning Districts Dimensional Requirements)) to increase the maximum allowed lot coverage from 35% to 48.4% for a proposed addition, relating the R-85 zoning district. The property is located east of Bramble Road, approximately 285 feet north of LaVista Road, at 1255 Bramble Road Atlanta, GA.

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**BOA Action: Motion was made by M. Goldman to approve this application as shown on the submitted site plan received July 2, 2020. Motion was second by D. Wright motion passed unanimously.**

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**N2      A-20-1244123                      Commission District 02 Super District 06  
18-114-08-169  
2613 ANASTASIA COVE, DECATUR, GA 30033**

Application of Urcel Fields & April Fields to request the following variance from the DeKalb County Zoning Ordinance Section 27-2.2.1 (Table 2.2—Residential Zoning Districts Dimensional Requirements)) to increase the maximum allowed lot coverage from 35% to 41% for a proposed swimming pool, relating the R-75 zoning district. The property is bounded between Anastasia Cove and North Druid Hills Road, at 2613 Anastasia Cove Decatur, GA.

**BOA Action: Motion was made by D. Wright to approve this application with condition that pool complies with page 8 of the attached site plan. Motion was second by J. Chatman motion passed unanimously.**

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**N3      A-20-1244124                      Commission District 05 Super District 07  
15-126-03-003  
2544 WESLEY CHAPEL ROAD, DECATUR, GA 30035**

Application of Toxaway Automotive Group, LLC. to request the following variances from the DeKalb County Zoning Ordinance Section 27-3.33.12 (1) to allow steel roll-down doors to be visible from the public street, (2) to allow service bays to be visible from a public street, (3) to be waive from the landscape strip requirements, and (4) to be waive from the sidewalk and street tree planting requirement for a proposed automotive servicing relating to the I-20 Overlay District. The property is bounded between Wesley Chapel Road and East Wesley Chapel Way at 2544 Wesley Chapel Road Decatur, GA.

**Motion was made by D. Wright to defer this request 30-days (September 9, 2020 Zoning Board of Appeals Meeting) is require to submit a revise site plan. Motion was second by M. Goldman motion passed unanimously.**

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**N4      A-20-1244125                      Commission District 02 Super District 06  
18-002-06-074  
1141 DAN JOHNSON ROAD, ATLANTA, GA 30306**

Application of Alan Clark to request the following variances from the DeKalb County Zoning Ordinance Section 27- 4.2.2. (1) to allow a detached accessory structure to be located on the side of an existing principle structure for a proposed detached accessory structure, relating to the R-85 zoning district and the North Druid Hills Historic district. The property is located east of Vilenah Lane and Dan Johnson Road at 1141 Dan Johnson Road Atlanta GA.

**BOA Action: Motion was made by D. Wright to approve this application as shown on the submitted site plan received July 2, 2020. Motion was second by M. Goldman motion passed unanimously.**

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