



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: August 14, 2019 1:00 PM

Meeting Minutes

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

APPROVAL OF JULY 10, 2019 ZONING BOARD OF APPEALS MEETING MINTUES

MEMBERS:

PRESENT

Pamela Speaks, District 1

PRESENT

Mark Goldman, District 2

PRESENT

Alice Bussey, District 3

PRESENT

Nadine Rivers-Johnson (Chairperson), District 4

PRESENT

Jasmine Chatman, District 5

PRESENT

Dan Wright (Vice-Chairperson), District 6

PRESENT

Kenneth Saunders, III, District 7

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

QUORUM DETERMINATION: YES

COUNTY REPRESENTATIVE:

Jahnee Prince, Deputy Director of Planning and Sustainability
Marian Eisenberg, Zoning Administrator
Jeremy McNeil, Senior Planner

DEFERRED FROM June 12, 2019 PUBLIC HEARING

D1 **Applicant No:** **A-19-1243220** **Parcel ID:** **18-105-02-120**

Commission District 2 Super District 6

Applicant: Jason Patsios c/o Julie L. Sellers
Dillard Sellers
Atlanta, Georgia 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.(c) of the DeKalb County Zoning Ordinance to reduce the average front yard setback from 35.79 feet to 15 feet, all relating to the R-85 zoning district.

BOA Action: **Deferred for 30-days, the board wanted the community to have time to review the revised site plans. Motion was made by D. Wright, seconded by M. Goodman, and was approved unanimously 7-0.**

D2 **Applicant No:** **A-19-1243259** **Parcel ID:** **18-063-01-003**

Commission District 2 Super District 6

Applicant: Abarmard Maziar Zafari
2749 Harrington Drive
Decatur, GA 30033

Owner: Same as Above

Project Name: 2749 Harrington Dr.

Zoning: R-75 Zoning District

Location: The property is located on the west side of Harrington Drive, approximately 130 feet north of Lawrenceville Highway, at 2749 Harrington Drive, Decatur, Georgia 3033.

Request: Variance from Section 27-2.2.1 if the DeKalb County Zoning Ordinance to increase the allowable lot coverage from 35% to 40.6% for a rear addition, relating to the R-75 zoning district.

BOA Action: **“Approved” based on the revised site plan received August 9, 2019 and dated August 6, 2019 with a condition that the existing lot coverage remains the same. The motion was made by J.Chatman, seconded by D. Wright, and was approved unanimously 7-0.**

DEFERRED FROM July 10, 2019 PUBLIC HEARING

D3 **Applicant No:** **A-19-1243336** **Parcel ID:** **15-186-11-012**

Commission District 3 Super District 7

Applicant: James Buckland
4918 Vireo Drive
Flowery Branch, GA 30542

Owner: Kristen Aceto Netemeyer
1666 N. Columbia Place
Decatur, GA 30032

Project Name: 1666 N. Columbia Place

Zoning: R-75 Zoning District

Location: The property is located on the eastside of North Columbia Place, approximately 445 feet north of Columbia Drive, at 1666 North Columbia Place, Decatur, 30032.

Request: Variance from Section 4.2.2(C) (1) of the DeKalb County Zoning Ordinance to construct a detached garage on the side of an existing single-family structure, relating to the R-75 zoning district.

BOA Action: **“Approved”. The motion was made by D. Wright, seconded by K. Saunders, III, and approved unanimously 7-0.**

NEW HEARING ITEMS

N1 **Applicant No:** **A-19-1243360** **Parcel ID:** **18-191-04-010**

Commission District 2 Super District 6

Applicant: Frances Taylor
6621 Bay Circle, Suite 170
Peachtree Corners, GA 30071

Owner: Land Holding Group SE LLC
6621 Bay Circle
Peachtree Corners, GA 30071

Project Name: 3595 LaVista Road

Zoning: R-85 Zoning District

Location: The property is located on the southeast corner of LaVista Road and Briarlake Circle, at 3595 LaVista Road, Decatur, Georgia 30033.

Request: Variance from Section 27-2.2 of the DeKalb County Zoning Ordinance to reduce the rear yard setback from 40 feet to 24 feet for the construction of a new single family home, relating to the R-85 zoning district, relating to the R-85 zoning district.

BOA Action: **“Deferred for 30-days”. The applicant is required to resubmit a site plan showing the adjacent lots/structures and provide a tree saving plan. The motion was made by D. Wright, seconded by P.Speaks, and approved unanimously 7-0.**

N2 **Applicant No:** **A-19-1243371** **Parcel ID:** **18-015-04-102**

Commission District 4 Super District 7

Applicant: Melody Best
669 Woodcrest Manor Dr.
Stone Mountain, Georgia 30083

Owner: Melody Best
669 Woodcrest Manor Dr.
Stone Mountain, Georgia 30083

Project Name: 669 Woodcrest Manor Drive

Zoning: RSM zoning district pursuant to zoning conditions CZ-82156

Location: The property is located on the south side of Woodcrest Manor Drive, approximately 113 feet north of North Summit, at 669 Woodcrest Manor Drive, Stone Mountain, Georgia 30083.

Request: Variance from Section 5.4.7 of the DeKalb County Zoning Ordinance to increase the height of an existing wooden fence from 4 feet to 6 feet, relating to the RSM zoning district.

BOA Action: **“Approved” based on the submitted materials received July 2, 2019 with condition that the existing fence is setback 10 feet back of curb from the right-of-way. The motion was made by K. Saunders, III, seconded by A. Bussey, and approved unanimously 7-0.**

N3 **Applicant No:** **A-19-1243374** **Parcel ID:** **18-154-02-150**

Commission District 2 Super District 6

Applicant: Allen Wade
1500 Biddle CT
Dunwoody, Georgia 30338

Owner: Joseph Yeeming Wong
1115 Longwood Trace
Atlanta, GA 30324

Project Name: 1115 Longwood Trace

Zoning: R-60 zoning district pursuant to zoning conditions CZ-86217

Location: The property is located on the south side of Longwood Trace, approximately 112 feet west of Chantilly Drive, at 1115 Longwood Trace, Atlanta, Georgia 30324.

Request: Variances from Section 27-2.2 of the DeKalb County Zoning Ordinance to reduce the rear yard setback from 20 feet to 10 feet, reduce side yard setback from 7.5 feet to 7.0 feet, and increase allowable lot coverage from 35% to 55.9% all for a proposed two-story rear addition, relating to the R-60 zoning district.

BOA Action: **“Denied”. The motion was made by D. Wright, seconded by J. Chatman, and approved unanimously 7-0.**

N4 **Applicant No:** **A-19-1243378** **Parcel ID:** **18-194-03-002**

Commission District 2 Super District 6

Applicant: Alexander & Andrea Tech
2220 Dogwood Lane NE
Atlanta, Georgia 30345

Owner: Same as Above

Project Name: 2220 Dogwood Lane NE

Zoning: R-100 zoning district

Location: The property is located on the north side of Dogwood Lane, approximately 739 feet west of Chrysler Drive, at 2220 Dogwood Lane, Atlanta, Georgia 30345.

Request: Variance from Section 27.2.2.1 of the DeKalb County Zoning Ordinance to increase the allowable lot coverage from 35% to 38.2% to build an uncovered deck on the rear of the home, relating to the R-100 zoning district.

BOA Action: **“Approved” based on the submitted site plan received July 3, 2019. The motion was made by D. Wright, seconded by M. Goldman and approved unanimously 7-0.**

N5 **Applicant No:** **A-19-1243379** **Parcel ID:** **18-149-01-046**

Commission District 2 Super District 6

Applicant: Joe Abrams
1517 Sagamore Drive
Atlanta, GA 30345

Owner: Same as Above

Project Name: 1517 Sagamore

Zoning: R-100 zoning district and the Sagamore Hills Overlay District

Location: The property is located on the east side of Sagamore Drive, approximately 534 feet south of Alderbrook Road, at 1517 Sagamore Drive Northeast, Atlanta, Georgia 30345.

Request: Variance from Section 27-2.2 of the DeKalb County Zoning Ordinance to reduce the rear yard setback from 40 feet to 25.5 feet for an addition of a screen porch, relating to the R-100 zoning district.

BOA Action: **“Approved” based on the submitted site plan received July 3, 2019. The motion was made by D. Wright, seconded by M. Goldman and approved unanimously 7-0.**

N6 **Applicant No:** **A-19-1243390** **Parcel ID:** **18-111-01-030**

Commission District 2 Super District 6

Applicant: Wayne Hitt
224 Lakeshore Drive
Berkeley Lake, GA 30096

Owner: Oprin & Gwen Davis
428 4th Street
FairLawn, New Jersey 07410

Project Name: 1308 Merry Lane

Zoning: R-85 Zoning District

Location: The property is located on the west side of Merry Lane, approximately 310 feet north of Pinetree Circle, 1308 Merry Lane, Atlanta, Georgia 30329.

Request: Variance from Section 5.2.1 (C) of the DeKalb County Zoning Ordinance to reduce the average front yard setback from 58.35 feet to 43 feet for a proposed 2-story single family home, relating to the R-85 zoning district.

BOA Action: **“Approved” based on the submitted site plan received July 3, 2019. The motion was made by D. Wright, seconded by K. Saunders, III, and approved unanimously 7-0.**

N7 **Applicant No:** **A-19-1243367** **Parcel ID:** **15-184-08-010**

Commission District 3 Super District 7

Applicant: Daryl Hubbard
3577 Chamblee Tucker Road #A177
Atlanta, GA 30341

Owner: Adrian Illes
105 Sonta Anita Trail
Woodstock, Georgia 30189

Project Name: 2756 Joyce Ave

Zoning: R-75 zoning district

Location: The property is located on the northeast of Joyce Avenue and Thomas Street, at 2756 Joyce Ave, Decatur, GA 30052.

Request: Variance from Section 27-2.2 of the DeKalb County Zoning Ordinance to reduce the side corner setback from 35 feet to 15.6 feet for a proposed addition, relating to the R-75 zoning district.

BOA Action: **“Approved” based on the submitted site plan received July 3, 2019. The motion was made by K. Saunders, III, seconded by D. Wright, and approved unanimously 7-0.**

Meeting Adjourned: **3:45 p.m.**