



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: September 11, 2019 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

APPROVAL OF AUGUST 14, 2019 ZONING BOARD OF APPEALS MEETING MINTUES

MEMBERS:

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

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

DEFERRED FROM September, 11, 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 Sellers
Pursley Friese Torgimson, 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.(c) and Section 27-2.2.1 of the DeKalb County Zoning Ordinance to reduce the average front yard setback from 35.79 feet to 20 feet, relating to the R-85 zoning district.

D2 **Applicant No:** **A-19-1243360** **Parcel ID:** **18-191-04-010**

Commission District 2 Super District 6

Applicant: Land Holding Group SE LLC
6621 Bay Circle
Norcross, 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.

NEW HEARING ITEMS

N1 **Applicant No:** **A-19-1243421** **Parcel ID:** **18-050-08-033**

Commission District 2 Super District 6

Applicant: Dave Jones/ Intown Ace Hardware
1404 Scott Boulevard
Decatur, GA 30030

Owner: Same as Applicant

Project Name: 1404 Scott Blvd

Zoning: C-1 Zoning District

Location: The property is located on the north side of Scott Boulevard, approximately 133 feet south of Ferndale Drive, at 1404 Scott Boulevard, Decatur, Georgia 30030.

Request: A variance from Section 2.24.1 of the DeKalb County Zoning Ordinance to reduce side yard setback from 15 feet to 10 feet for a proposed rear addition.

N2 **Applicant No:** **A-19-1243438** **Parcel ID:** **16-224-03-005**

Commission District 4 Super District 7

Applicant: Erma Brown
4200 Riverlake Way
Snellville, GA 30039

Owner: Kelvin B. Henderson
4328 Riverlake Way
Snellville, GA 30039

Project Name: 4328 Riverlake Way

Zoning: R-85 Zoning District

Location: The property is located on the east side of Riverlake Way, approximately 30 feet west of Dennis Spring Road, at 4328 Riverlake Way, Snellville, Georgia 30039.

Request: Variances from Section 4.2.2 of the DeKalb County Zoning Ordinance to reduce the side and rear yard setback for an existing accessory dwelling unit.

N3 **Applicant No:** **A-19-1243439** **Parcel ID:** **18-205-09-009**

Commission District 2 Super District 6

Applicant: Honor Vess, Berry Real Estate & Design Build Company
1513 Oak Grove Road
Decatur, GA 30033

Owner: Holly Cosentino, BRC Unlimited LLC.
1513 Oak Grove Road
Decatur, GA 30033

Project Name: 2143 Marann Drive

Zoning: R-100 Zoning District

Location: The property is located The property is located on the eastside of Marann Drive, approximately 665 feet south of Sundown Drive, at 2143 Marann Drive, Atlanta, Georgia 30345

Request: A variance from Section 27-2.2.1 of the DeKalb Zoning Ordinance to increase the existing lot coverage from 35% to 47.54% to construct a new single-family detached structure as well as an in ground pool.

N4 **Applicant No:** **A-19-1243440** **Parcel ID:** **15-215-05-009**

Commission District 3 Super District 6

Applicant: Darien Arikoski-Johnson
1342 Deerwood Drive
Decatur, GA 30030

Owner: Same as the Applicant

Project Name: 1342 Deerwood Drive

Zoning: R-75 Zoning District

Location: The property is located on the east side of Deerwood Drive, approximately 648 feet south of Creekwood Terrace, at 1342 Deerwood Drive, Decatur, Georgia 30030.

Request: Variances from Section 27-4.2.2 of the DeKalb County Zoning Ordinance (1) to increase the maximum square footage of a proposed accessory building from 900 square feet to 1,218.292 square feet, and (2) to increase the height of a proposed accessory building from 22.3 feet to 24 feet; and from Section 27-2.2 of the DeKalb County Zoning Ordinance (3) to increase the existing lot coverage from 35% to 37%.

N5 **Applicant No:** **A-19-1243441** **Parcel ID:** **18-050-17-015**

Commission District 2 Super District 6

Applicant: Beth Cooper
2750 Shady Valley Drive
Atlanta, GA 30324

Owner: Big Door Properties
2750 Shady Valley Drive
Atlanta, Georgia 30324

Project Name: 2322 Sanford Road

Zoning: R-75 zoning district

Location: The property is located on the northeast corner of Suzanne Drive and Sanford Road, 2322 Sanford Road, Decatur, Georgia 30033.

Request: Variance from Section 27-2.2.1 of the DeKalb County Zoning Ordinance to reduce the side corner setback from 30 feet to 11.29 feet for a proposed second story addition.

N6 **Applicant No:** **A-19-1243442** **Parcel ID:** **18-108-12-001**

Commission District 2 Super District 6

Applicant: John & Lindsey Petrini
1385 Brook Forest Drive, NE
Atlanta, GA 30324

Owner: Same as the Applicant

Project Name: 1385 Brook Forest Drive, NE

Zoning: R-85 zoning district

Location: The property is located on the southeast corner of Brook Forest Drive and Citadel Drive at 1385 Brook Forest Drive, Atlanta, Georgia 30324.

Request: Variances from Section 27-2.2.1 of the DeKalb County Zoning Ordinance to reduce the interior side yard setback from 8.5 feet to 4.2 feet, reduce the side corner setback from the 35 feet to 20.9 feet, and to reduce the rear yard setback from the required 40 feet to 19.5 feet all to build an addition of an enclosed breezeway and second story garage.

N7 **Applicant No:** **A-19-1243444** **Parcel ID:** **18-105-02-022**

Commission District 2 Super District 6

Applicant: Christopher Hollmann
6565 Cherry Tree Lane
Sandy Springs, GA 30328

Owner: Tal & Jane Senior
1597 Adelia Place
Atlanta, Georgia 30329

Project Name: 1597 Adelia Place

Zoning: R-85 zoning district

Location: The property is located on the south side of Adelia Place, approximately 150 feet east of Rogeretta Drive, 1597 Adelia Place, Atlanta, Georgia 30329.

Request: Variance from Section 27-2.2.1 of the DeKalb County Zoning Ordinance to reduce the side yard setback from 8.5 feet to 7 feet for a proposed second story addition.

N8 **Applicant No:** **A-19-1243450** **Parcel ID:** **18-107-05-025**

Commission District 2 Super District 6

Applicant: Dana Farooa
1052 Traymore Drive
Norcross, Georgia 30093

Owner: Hawleri Homes, LLC
1052 Traymore Drive
Norcross, Georgia 30093

Project Name: 1112 Shepherds Lane

Zoning: R-75 zoning district

Location: The property is located on the west side of Shepherds Lane, approximately 1,311 feet south of LaVista Road, at 1112 Shepherds Lane, Atlanta, Georgia 30324.

Request: Variance from Section 5.2.1 of the DeKalb County Zoning Ordinance to reduce the average front yard setback for a proposed 2 story single family detached structure.

N9 **Applicant No:** **A-19-1243451** **Parcel ID:** **18-049-04-022**

Commission District 2 Super District 6

Applicant: Darrell Johnson/ Atwell, LLC
1800 Parkway Place, Suite 700
Marietta, Georgia 30067

Owner: Decatur Christian Towers, LLC
1438 Church Street
Decatur, Georgia 30030

Project Name: 1438 Church Street

Zoning: OI zoning district

Location: The property is located on the west side of Church Street, approximately 900 feet south of North Decatur Road, at 1438 Church Street, Decatur, Georgia 30030.

Request: Variance from Section 27-5.4.5 of the DeKalb County Zoning Ordinance to reduce the required transitional buffer for a proposed parking addition.