

Department of Planning & Sustainability 330 Ponce De Leon Avenue, Suite 300 Decatur, GA 30030 (404) 371-2155 or (404) 371-2813 (Fax)



Michael L. Thurmond
Chief Executive Officer

Notice of Public Hearing

Notice is hereby given by the DeKalb County Zoning Board of Appeals that a hearing will be held in the Auditorium of the Manuel J. Maloof Administration Center, 1300 Commerce Drive, Decatur, Georgia 30030, on December 11, 2019 at 1:00 PM to consider the following from the DeKalb County Zoning Ordinance, Sign Ordinance, and/or Land Development Regulations.

DEFERRED FROM November 13, 2019

D1 A-19-1243539 15-090-03-019

Commission District 01 Super District 07

Application of ANCHOR SIGN, INC. to request variances from section 27-3.33.19 of the DeKalb County Zoning Ordinance to allow window signage, additional sign height for a permanent wall sign, and allow part of the wall sign to be raceway-mounted, all relating to the I-20 Overlay District. The property is located on the east side of Flat Shoals Parkway, approximately 580 feet north of Clifton Springs Road, at 3910 Flat Shoals Parkway, Suite 101-B, Decatur, Georgia 30034.

NEW HEARING ITEMS

N1 A-19-1243591 15-171-08-004

Commission District 03 Super District 07

Application of SUCELI BAPTIST to request variances from section 27-2.2.1 of the DeKalb County Zoning Ordinance to reduce the side yard setbacks and increase the maximum allowed lot coverage for a proposed rear addition, relating the R-75 zoning district. The property is located on the east side of Daniel Avenue, approximately 100 feet north of Brunswick Avenue at 572 Daniel Avenue, Decatur, Georgia 30032.

N2 A-19-1243642 15-114-06-001

Commission District 03 Super District 06

Application of BRIAN CLOUSER to request a variance from section 14-442(b) of the DeKalb County Land Development Ordinance to add 50 cubic yards of additional fill within the floodway for a new spillway. The property is located on the west side of Bouldercrest Road, approximately 645 feet north of Foxhall Lane, at 1479 Bouldercrest Road, Atlanta, Georgia 30316.

N3 A-19-1243643 18-249-01-080

Commission District 01 Super District 07

Application of THEODORE AND ABIIGAIL MOWINSKI to request a variance from section 24-2.2.1 of the DeKalb County Zoning Ordinance to reduce the front side corner yard setback from 35 feet to 18 feet for a proposed attached garage, relating the R-100 zoning district. The property is located on the northwest corner of Apple Orchard Road and Henderson Creek Road at 3298 Henderson Creek Road, Atlanta, Georgia 30341.

N4 A-19-1243645 18-073-02-005

Commission District 04 Super District 07

Application of TRACY SWEARINGEN to request a variance from section 27-2.2.1 of the DeKalb County Zoning Ordinance to reduce the front yard setback from 35 feet to 15 feet, relating to the R-100 zoning district. The property is located on the south side of Sheppard Road, approximately 1,027 feet north of San Pablo Drive, at 811 Sheppard Road, Stone Mountain, Georgia 30083.

N5 A-19-1243647 18-002-06-016

Commission District 02 Super District 06

Application of ELIZABETH DOUGLAS to request a variance from section 27-2.2.1 of the DeKalb County Zoning Ordinance to increase the maximum allowed lot coverage form 35% to 37.6% to construct a new swimming pool, fireplace, and decking in the rear yard, relating the R-85 zoning district. The property is bounded between Dan Johnson Road and Lullwater Road at 1121 Dan Johnson Road, Atlanta, Georgia 30307.

N6 A-19-1243651 15-137-15-029

Commission District 03 Super District 07

Application of DAVID RATLIFF to request a variance from section 27-3.33.19 of the DeKalb County Zoning Ordinance to allow cornice letter signs to remain on the subject property, relating to the I-20 Overlay District. The property is located on the east side of Candler Road, approximately 669 feet south of Misty Waters Drive, at 2522 Candler Road, Decatur, Georgia 30032.

N7 A-19-1243656 18-193-03-022

Commission District 02 Super District 07

Application of RIGHT ANGLE RENOVATION to request a variance from section 27-2.2.1 of the DeKalb County Zoning Ordinance to reduce the front side corner setback for a proposed addition, relating the R-100 zoning district. The property of located on the southeast corner of North Akin Drive at 1901 N. Akin Drive, Atlanta, Georgia 30345.

N8 A-19-1243657 18-111-03-040

Commission District 02 Super District 06

Application of CHEVRA AHAVAS YISRAEL OF ATLANTA INC. to request a variance from section 27-4.2.42(E) of the DeKalb County Zoning Ordinance to allow a place of worship to be located on a collector road, relating to the R-85 zoning distrct. The property is located on the east side of Houston Mill Road, approximately 467 feet south of Lavista Road, at 1185 Houston Mill Road, Atlanta, Georgia 30329.

N9 County Wide

All Districts

Approval of 2020-2021 Zoning Board of Appeals Calendar.