



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: February 12, 2020 1:00 PM

DRAFT MEETING MINTUES

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 JANUARY 8, 2020

MEMBERS:

PRESENT

Pamela Speaks, District 1

PRESENT

Mark Goldman, District 2

PRESENT

Alice Bussey, District 3

EXCUSED ABSENCE

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-Unexcused Absence; P-Present; R-Resigned; TE-Term Expired)

QUORUM DETERMINATION: YES

COUNTY REPRESENTATIVE: YES

Jeremy McNeil, Senior Planner

Melora Furman, Senior Planner

Nahomie Lagardere, Planner

DEFERRED FROM December 11, 2019 & January 08, 2020 PUBLIC HEARINGS

D1 **Applicant No:** **A-20-1243591** **Parcel ID:** **15-171-08-004**

Commission District 3 **Super District 7**

Applicant: Suceli Baptist
572 Daniel Avenue
Stone Mountain, GA 30087

Owner: Same as Applicant

Project Name: 572 Daniel Ave

Zoning: R-75 zoning district

Location: 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.

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.

BOA Action: **Motion was made by J. Chatman to withdraw the application without prejudice, motion was seconded by M. Goldman and approved unanimously.**

NEW HEARING ITEMS

N1 **Applicant No:** **A-20-1243749** **Parcel ID:** **15-190-01-092**

Commission District 3 **Super District 7**

Applicant: Esther B. Wooley
2261 Saratoga Drive
Decatur, GA 30032

Owner: Same as the applicant

Project Name: 4633 Covington Hwy

Zoning: OI (Office Institutional) zoning district

Location: The property is located on the east side of Covington Highway, approximately 2,104 feet north of Glenwood Road, at 4633 Covington Highway, Decatur, Georgia 30035.

Request: Variance from the DeKalb County Zoning Ordinance: Section 27-2.24.1 (Table 2.2) to reduce the southern side yard setback from 20 feet to 8.83 feet for a proposed addition to an existing place of worship.

BOA Action: **Motion was made by J. Chatman to approve the application, and was seconded by K. Saunders, III and A. Bussey and approved unanimously.**

N2	Applicant No:	A-20-1243759	Parcel ID:	15-046-03-002
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Commission District 3 Super District 6

Applicant: Kenneth Johnson
1719 Cedar Grove Road
Conley, GA 30288

Owner: Georgia United Hauling, LLC
1610 Henrico Road
Conley, GA 30288

Project Name: 1610 Henrico Road

Zoning: Bouldercrest-Cedar Grove-Moreland Overlay District and M (Light Industrial) Zoning District

Location: The property is located north of the intersection of Henrico Road and Bonsal Road, at 1610 Henrico Road, Conley, Georgia 30288.

Request: Variance from the DeKalb County Zoning Ordinance: Section 27-5.4.7 (Table 5.3—Fence and Wall Standards) to reduce building setbacks from 10 feet to three (3) feet for a proposed six-foot high retaining wall.

BOA Action: Motion was made by J. Chatman to approve the application, and was seconded by P. Speaks. Motion was approved 5-1, D. Wright voted against the motion.