



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: July 10, 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 JUNE 12, 2019 ZONING BOARD OF APPEALS MEETING MINUTES

#### MEMBERS:

Pamela Speaks, District 1

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Mark Goldman, District 2

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Alice Bussey, District 3

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Nadine Rivers-Johnson (Chairperson), District 4

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Jasmine Chatman, District 5

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Dan Wright (Vice-Chairperson), District 6

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Kenneth Saunders, III, District 7

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

**QUORUM DETERMINATION:    YES    NO**

**COUNTY REPRESENTATIVE:    YES    NO**

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**DEFERRED FROM July, 10, 2019 PUBLIC HEARING**

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**D.1**                      **Applicant No:**                      **A-19-1243223**                      **Parcel ID:**                      **18-099-03-091**

**Commission District 4 Super District 6**

**Applicant:**                      Eric Larsen for Benson Integrated Marketing Solutions, Inc.  
6195 Shiloh Road, Suite A  
Alpharetta, GA 30005

**Owner:**                      KRC Vista, LLC.  
111 Broadway Street, Suite 1703  
New York, NY 1006

**Project Name:**                      3324 Valley Brook Place

**Zoning:**                      MR-1 Zoning District Pursuant to Zoning Conditions CZ-80092

**Location:**                      The property is located on the southeast corner of Valley Brook Place and Cedar Creek Drive, at 3324 Valley Brook Place Decatur, Georgia, 30033.

**Request:**                      Variance from Section 21-2 of the DeKalb County Sign Ordinance to vary location of an entrance sign.

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**D.2**                      **Applicant No:**                      **A-19-1243277**                      **Parcel ID:**                      **18-046-01-145**

**Commission District 4 Super District 6**

**Applicant:**                      Michael Bell  
4151 Memorim Drive, Suite 204B  
Decatur, GA

**Owner:**                      Kazi Ahmed  
4223 Covington Highway  
Decatur, GA 30035

**Project Name:**                      612 Warren Ave

**Zoning:**                      R-75 and the Scottdale Overlay District

**Location:**                      The property is located on the northwest corner of Hill Boulevard and Warren Avenue, at 612 Warren Avenue, Scottdale, Georgia 30079.

**Request:**                      Variance from Section 27-30.3.12 of the DeKalb County Zoning Ordinance to waive the landscape and sidewalk requirements specific to the Scottdale Overlay District.

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**NEW HEARING ITEMS**

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**N.1**                      **Applicant No:**                      **A-19-1243314**                      **Parcel ID:**                      **15-152-05-019**

**Commission District 3**   **Super District 7**

**Applicant:**                      Charles Williams  
   PO Box 1337  
   Snellville, GA 30378

**Owner:**                      Charles Williams as Trustee of the Miriam Lane Trust  
   PO Box 1337  
   Snellville, GA 30378

**Project Name:**                      2096 Miriam Lane

**Zoning:**                      R-75 Zoning District

**Location:**                      The property is located on the east side of Miriam Lane, approximately 249 feet north of Oakland Terrance, at 2096 Miriam Lane, Decatur, Georgia 30034.

**Request:**                      Variance from Section 27-2.2 of the DeKalb County Zoning Ordinance to reduce the southern side yard building setback from 7.5 feet to 5.1 feet to enclose an existing carport.

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**N.2**                      **Applicant No:**                      **A-19-1243333**                      **Parcel ID:**                      **18-109-03-009**

**Commission District 2**   **Super District 6**

**Applicant:**                      Erik W Lewitt  
   914 Howell Mill Road NW  
   Atlanta, GA 30318

**Owner:**                      Ocean Sloan Square, LLC  
   1349 West Peachtree Street-Suite 1430  
   Atlanta, GA 30309

**Project Name:**                      1555 LaVista Road

**Zoning:**                      Multiple Zoning District

**Location:**                      The property is located south of Lavista Road, approximately 348 feet east of Shepherds Lane, at 1555 Lavista Road, Atlanta, Georgia, 30329.

**Request:**                      Variance from Section 14-44.4 of the DeKalb County Land Development Ordinance to relocate an existing pool pump building located within the DeKalb County Stream Buffer.

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<b>N.3</b>	<b>Applicant No:</b>	<b>A-19-1243334</b>	<b>Parcel ID:</b>	<b>15-169-01-186</b>
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**Commission District 3 Super District 7**

**Applicant:** Godofredo Perdomo  
145 Saint Ignaius Close  
Alpharetta, GA 30022

**Owner:** Sand J Club, LLC

**Project Name:** 2808 Mitchell Place

**Zoning:** R-75 Zoning District

**Location:** The property is located north of Mitchell Place, approximately 775 feet west of Long Drive, at 2808 Mitchell Place, Decatur, Georgia 30032.

**Request:** Variance from Section 27-2.2 of the DeKalb County Zoning Ordinance to reduce the side yard setback to enclose an existing carport.

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<b>N.4</b>	<b>Applicant No:</b>	<b>A-19-1243336</b>	<b>Parcel ID:</b>	<b>15-186-11-012</b>
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**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.

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<b>N.5</b>	<b>Applicant No:</b>	<b>A-19-1243337</b>	<b>Parcel ID:</b>	<b>18-049-10-003</b>
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**Commission District 4 Super District 6**

**Applicant:** Gail Mooney  
2156 W Park Court, Suite D  
Stone Mountain, GA 30087

**Owner:** Christie Robson  
2586 Pineview Drive  
Decatur, GA 30030

**Project Name:** 2568 Pineview Drive

**Zoning:** R-75 Zoning District

**Location:** The property is located on the northeast corner of Sycamore Drive and Pineview Drive, at 2568 Pineview Drive, Decatur, Georgia 30030.

**Request:** Variance from Section 27-2.2 of the DeKalb County Zoning Ordinance to reduce rear yard building setback from 40 feet to 23 feet for a proposed expansion to an existing single-family residential structure.

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<b>N.6</b>	<b>Applicant No:</b>	<b>A-19-1243338</b>	<b>Parcel ID:</b>	<b>18-195-09-002</b>
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**Commission District 2 Super District 6**

**Applicant:** Greg Ramsey  
137 Ponce De Leon Ct  
Decatur, GA 30030

**Owner:** Jeff Pendergrast  
2505 Flair Knoll Court NE  
Atlanta, GA 30045

**Project Name:** 3398 Briarcliff Road

**Zoning:** RSM Zoning District

**Location:** The property is located on Briarcliff Road, approximately 202 feet east of North Ridgeway Road, at 3398 Briarcliff Road Northeast, Atlanta, Georgia 30345

**Request:** Variances from Section 5.7.6. of the DeKalb County Zoning Ordinance to remove private drive for 5 dwelling units, requirement for landscape strip at private drive, remove tree requirements from private drive; variance from Section 2.2 of the DeKalb County Zoning Ordinance to reduce the front building line setback at private drive from 20 feet to 12 feet; variance from Section 5.4.5.(c)(4) of the DeKalb County Zoning Ordinance to remove fence at transitional buffer all for a proposed site-specific single family conservation development.