



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

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 JUNE 12, 2019 ZONING BOARD OF APPEALS MEETING MINUITES

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

EXCUSED ABSENCE

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: YES

Jahnee Prince, Deputy Director of Planning and Sustainability

Marian Eisenberg, Zoning Administrator

Jeremy McNeil, Senior Planner

Nicolette Washington, Planner

DEFERRED FROM June 12, 2019 PUBLIC HEARING

D1 **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 allow an off-premise entrance sign.

BOA Action: **Approval based on the submitted site plan and graphics received April 5, 2019. The motion was made by K. Saunders and seconded by P. Speaks. The vote was approved unanimously 6-0 by P. Speaks, M. Goldman, A. Bussey, N. Rivers-Johnson, J. Chatman, and K. Saunders, III.**

D2 **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.

BOA Action: **Approval based on the submitted revised site plan received on June 17, 2019 and dated June 14, 2019. The motion was made by J. Chatman and seconded by K. Saunders. The vote was approved unanimously 6-0 by P. Speaks, M. Goldman, A. Bussey, N. Rivers-Johnson, J. Chatman, and K. Saunders, III.**

NEW HEARING ITEMS

N1 **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.

BOA Action: **Approval based on the submitted site plan received May 20, 2019. The motion was made by K. Saunders, III and seconded by J. Chatman. The vote was approved unanimously 6-0 by P. Speaks, M. Goldman, A. Bussey, N. Rivers-Johnson, J. Chatman, and K. Saunders, III.**

N2 **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: Appeal to a denial of a stream buffer variance (Section 14-44.4 of the DeKalb County Land Development Ordinance) to relocate an existing pool pump building located within the DeKalb County's Stream Buffer.

BOA Action: **Approval to allow the stream buffer variance to be issued. The motion was made by J. Chatman and seconded K. Saunders, III. The vote was approved unanimously 6-0 by P. Speaks, M. Goldman, A. Bussey, N. Rivers-Johnson, J. Chatman, and K. Saunders, III.**

N3	Applicant No:	A-19-1243334	Parcel ID:	15-169-01-186
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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 and add a rear addition.

BOA Action: **Approval with condition that the variance is only granted to enclose the existing carport and not for the proposed rear addition. The motion was made by J. Chatman and seconded K. Saunders, III . The vote was approved unanimously 6-0 by P. Speaks, M. Goldman, A. Bussey, N. Rivers-Johnson, J. Chatman, and K. Saunders, III.**

N4	Applicant No:	A-19-1243336	Parcel ID:	15-186-11-012
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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.

BOA Action: **Defer for 30-days. The applicant was not present. The motion was made by J. Chatman and seconded K. Saunders, III. The vote was approved unanimously 6-0 by P. Speaks, M. Goldman, A. Bussey, N. Rivers-Johnson, J. Chatman, and K. Saunders, III.**

N5	Applicant No:	A-19-1243337	Parcel ID:	18-049-10-003
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.			
BOA Action:	Approval with condition that the proposed expansion does not encroach into the interior side yard setback. The motion was made by J. Chatman and seconded K. Saunders, III. The vote was approved unanimously 6-0 by P. Speaks, M. Goldman, A. Bussey, N. Rivers-Johnson, J. Chatman, and K. Saunders, III.			

N6	Applicant No:	A-19-1243338	Parcel ID:	18-195-09-002
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 sidewalk at private drive for 5 dwelling units, remove 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.			
BOA Action:	Approval based on the submitted site plan received on June 6, 2019 and dated April 8, 2019 with conditions that the variance to remove sidewalks at private drives cover "all" dwelling units and that all zoning conditions are satisfied. The motion was made by K. Saunders, III and seconded M. Goldman. The vote was approved unanimously 6-0 by P. Speaks, M. Goldman, A. Bussey, N. Rivers-Johnson, J. Chatman, and K. Saunders, III.			

