

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

Zoning Board of Appeals Meeting– Wednesday, July 8, 2020 1:00 PM

Drafted Meeting Minutes

Members Present: 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

Members Absent: Vacant, District 7

Staff Present: Jahnee Prince, Deputy Planning Director
Jeremy McNeil, Senior Planner

A. Quorum

After a quorum had been determined, Chair Rivers-Johnson called the meeting to order at 1:05 p.m.

B. Reading of the Opening Statement

Chair Rivers-Johnson read the opening statement of procedures to the public.

C. Introductions

Chair Rivers-Johnson asked members of the Zoning Board of Appeals and the Planning Staff to introduce themselves.

DEFERRED ITEMS:

D1 A-20-1243812 (Deferred from 3/11/2020 Meeting) Commission District 03 Super District 07
15-031-01-140; 15-031-01-016
4280 NEWCOMB RD & 405 ENGLISH VALLEY DR, ELLENWOOD, GA 30294

Application of DeKalb County Department of Watershed Management to request the following variance from the DeKalb County Land Development Ordinance: Section 14-442; to allow encroachment of approximately 350 feet into the floodway for the installation of a trash trap within the South River. The properties are located north of English Valley Drive, approximately 2,300 feet east of Weelaunee Road, at 4280 Newcomb Road Ellenwood, GA and 4053 English Valley Drive Ellenwood, GA.

BOA Action: Motion was made by D. Wright to defer this request 60-days (September 9, 2020 Zoning Board of Appeals Meeting) since the applicant is still working on a new design. Motion was second by A. Bussey, motion passed unanimously.

D2 A-20-1243868 (Deferred from 6/10/2020 Meeting)
18-063-07-006
755 REVEREND D L EDWARDS DR, Decatur, GA 30033

Commission District 04 Super District 06

Application of Kyle Williams to request the following variances from the DeKalb County Zoning Ordinance: Section 27-2.2.1 (Table 2.2—Residential Zoning Districts Dimensional Requirements) to reduce the northern and southern side yard setbacks for a proposed detached two-story single-family home, relating to the R-75 zoning district. The property is located on the west site of Reverend D L Edwards Drive , approximately 100 feet south of Arborcrest Drive, at 755 Reverend D L Edwards Drive, Decatur, GA.

BOA Action: Motion was made by D. Wright to defer this request 30-days (August 12, 2020 Zoning Board of Appeals Meeting) since the applicant is will need a third variance and staff needs to research to if the subject lot is a legal lot of record. Motion was second by A. Bussey, motion passed unanimously.

D3 A-20-1243869 (Deferred from 6/10/2020 Meeting)
18-101-02-008
757 BRIARPARK CT, ATLANTA, GA 30306

Commission District 02 Super District 06

Application of Kyle Williams to request the following variances from the DeKalb County Zoning Ordinance: Section 27-4.2.2. (C) to reduce the southern side yard setback from 7.5 feet to 3 feet for a proposed detached garage; and Section 27- 5.1.5. (C) to allow a second entrance on a double frontage lot, relating to the R-75 zoning district. The property is bounded between Briarpark Court and Old Briarcliff Road, at 757 Briarpark Court Atlanta, GA.

BOA Action: Motion was made by J. Chatman to approve the request variances from Section 27- 4.2.2. (C) to reduce the southern side yard setback from 7.5 feet to 3 feet for a proposed detached garage; and Section 27- 5.1.5. (C) to allow a second entrance on a double frontage lot. Motion was second by A. Bussey, motion passed 4-0. J. Chatman, P. Speaks, A. Bussey, and N. Rivers-Johnson voted in favor of the motion. D.Wright and M.Goldman voted against the motion.

D4 A-20-1243862 (Deferred from 6/10/2020 Meeting)
15-047-02-001
1389 HENRICO RD, CONLEY, GA 30288

Commission District 03 Super District 06

Application of Phillip Venson to request the following variances from the DeKalb County Zoning Ordinance: (1) Section 27- 2.24.1. (Table 2.2—Residential Zoning Districts Dimensional Requirements) to reduce the front yard setback from 60 feet to 22 feet; Section 27-4.2.2 (2) to allow the placement of a detached accessory structure to be located on the side of an existing principle structure, and (3) to increase the maximum size of a proposed detached accessory structure from 900 square feet to 2,530 square feet, relating to the M zoning district. The property is located on the south side of Henrico Road, approximately 468 feet west of the intersection of Henrico Road and Interstate 285, at 1389 Henrico Road Conley, GA.

BOA Action: Motion was made by D. Wright to approve the request variances from the DeKalb County Zoning Ordinance: (1) Section 27- 2.24.1. (Table 2.2—Residential Zoning Districts Dimensional Requirements) to reduce the front yard setback from 60 feet to 22 feet; Section 27-4.2.2 (2) to allow the placement of a detached accessory structure to be located on the side of an existing principle structure, and (3) to increase the maximum size of a proposed detached accessory structure from 900 square feet to 2,530 square feet, relating to the M zoning district. Motion was second by P. Speaks, motion passed unanimously.

D5 A-20-1244005 (Deferred from 6/10/2020 Meeting)
18-054-09-004
1449 CORNELL RD, ATLANTA, GA 30306

Commission District 02 Super District 06

Application of Karen Soorikian to request the following variances from the DeKalb County Zoning Ordinance Section 27-2.2.1 (Table 2.2—Residential Zoning Districts Dimensional Requirements)) to increase the maximum allowed lot coverage from 35% to 38.8% and Sec. 27- 4.2.2 to reduce the side yard setback for a proposed detached accessory dwelling, relating the R-75 zoning district and the North Druid Hills Historic District. The property is located south of Cornell Road, approximately 354 feet west of Emory Road, at 1449 Cornell Road Atlanta, GA.

BOA Action: Motion was made by D. Wright to defer this request 30-days (August 12, 2020 Zoning Board of Appeals Meeting) pending review by the Historic Preservation Commission. Motion was second by P. Speak, motion passed unanimously.

NEW ITEMS:

N1 A-20-1244058
18-233-06-033
2424 NANCY LN, ATLANTA, GA 30345

Commission District 02 Super District 06

Application of Gail Mooney to request the following variance from the DeKalb County Zoning Ordinance: (Section 27-2.2.1 (Table 2.2—Residential Zoning Districts Dimensional Requirements)) to reduce the side yard setback from 10 feet to 7.8 feet for a proposed second story addition, relating to the R-100 zoning district. The property is located at the northwest intersection of Nancy Lane and Melinda Drive, 2424 Nancy Lane Atlanta, GA.

BOA Action: Motion was made by D. Wright to approve the request variance from the DeKalb County Zoning Ordinance: (Section 27-2.2.1 (Table 2.2—Residential Zoning Districts Dimensional Requirements)) to reduce the side yard setback from 10 feet to 7.8 feet for a proposed second story addition, relating to the R-100 zoning district. . Motion was second by J. Chatman, motion passed unanimously.

N2 A-20-1244059
15-144-04-006; 15-144-04-009
1250 & 1264 CUSTER AVE, ATLANTA, GA 30316

Commission District 03 Super District 06

Application of Brad Noble c/o Bradley Financial to request the following variances from the DeKalb County Zoning Ordinance: (Section 27-2.24.1 (Table 2.2—Residential Zoning Districts Dimensional Requirements)) to reduce the front and rear yard setbacks for a proposed self-storage building, relating to the C-1 zoning district. The properties are located north of Custer Avenue, approximately 420 feet east of Moreland Avenue, at 1250 & 1264 Custer Avenue Atlanta, GA.

BOA Action: Motion was made by D. Wright to defer this request 30-days (August 12, 2020 Zoning Board of Appeals Meeting). The applicant is require to submit a revised site plan. Motion was second by P. Speak, motion passed unanimously.

**N3 A-20-1244060
18-102-02-017
2275 WILLIVEE PL, DECATUR, GA 30033**

Commission District 02 Super District 06

Application of Luis Imery to request the following variance from the DeKalb County Zoning Ordinance: Section 27-2.2.1 (Table 2.2—Residential Zoning Districts Dimensional Requirements) to increase the maximum allowed lot coverage from 35% to 38.9% for a proposed swimming pool, relating to the R-75 zoning district. The property is located on south of Willivee Place, approximately 130 feet west of Willivee Drive, at 2275 Willivee Place Decatur, GA.

BOA Action: Motion was made by D. Wright to deny this request variance. Motion was second by J. Chatman, motion passed unanimously.