



Michael L. Thurmond  
Chief Executive Officer

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



**PUBLIC NOTICE**

Notice is hereby given that the DeKalb County Zoning Board of Appeals will hold an online public hearing for the following application(s) on the following date:

**Zoning Board of Appeals Meeting Date – Wednesday, June 10, 2020 1:00 PM**

This meeting will be held via Zoom

Join from PC, Mac, Linux, iOS or Android: <https://dekalbcountyga.zoom.us/j/98327001138>

Or Telephone: Dial USA 602 333 0032 or USA 8882709936 (US Toll Free)  
Conference code: 126872

Meeting participant’s or caller’s phone numbers may be displayed to the public viewing or participating in the online meeting.

Citizens may also email documents for inclusion into the official record by submitting such materials by 11:00 am on the date of the public hearing.

Email the DeKalb County Department of Planning and Sustainability at [plansustain@dekalbcountyga.gov](mailto:plansustain@dekalbcountyga.gov)

**AGENDA**

**DEFERRED FROM MARCH 11, 2020 MEETING**

**D1                    A-20-1243809                    18-036-01-009**

**Commission District 04 Super District 07**

Application of CRN DEVELOPMENT LLC to request the following variances from Section 27-5.4.5 of the DeKalb County Zoning Ordinance to eliminate the required 30-foot transitional buffer along the south eastern portion of the property and to allow grading within the required 30-foot transitional buffer for a proposed senior living apartment complex, relating to the C-1 zoning district. The property is located north of Rockbridge Road, approximately 327 feet east of North Stone Mountain Lithonia, at 5734 Rockbridge Road Stone Mountain, GA 30087.

**NEW HEARING ITEMS**

**N1                    A-20-1243854                    18-248-02-003**

**Commission District 01 Super District 07**

Application of JON CAUTHEN to request the following variance from the DeKalb County Zoning Ordinance: Section 27-5.2.1(C) to reduce the average front yard setback, relating to the R-100 zoning district. The property is located on the west side of Havermill Way, approximately 161 feet south of Danbyshire Court, at 2650 Havermill Way, Atlanta, GA 30345.

**N2**                    **A-20-1243862**                    **18-150-05-005**

**Commission District 02 Super District 06**

Application of GEORGE & KINGSLEY DUNWOODY 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 western side yard setback for a proposed addition, relating to the R-100 zoning district. The property is located on the north side of Beaver Road, approximately 180 feet east of Deer Park Road, at 2058 Beaver Road Atlanta, GA 30345.

---

**N3**                    **A-20-1243865**                    **18-101-02-008**

**Commission District 02 Super District 06**

Application of MEGHAN BYRNE to request the following variances from the DeKalb County Zoning Ordinance: Section 27-2.2.1 (Table 2.2—Residential Zoning Districts Dimensional Requirements) (1) to reduce the front yard setback and (2) to reduce the minimum unit size for a proposed detached single family home, relating to the R-75 zoning district. The property is located on the east of Gaylemont Circle, approximately 400 feet south of Hunting Valley Drive, at 948 Gaylemont Circle Decatur, GA 30033.

---

**N4**                    **A-20-1243868**                    **18-063-07-006**

**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 30033.

---

**N5**                    **A-20-1243869**                    **18-101-02-008**

**Commission District 02 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 increase the maximum lot coverage, relating to the R-75 zoning district; Section 27- 4.2.2. (C) to reduce the southern side yard setback for the 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 30306.

---

---

**N6**                    **A-20-1243991**                    **18 052 03 015**

**Commission District 02 Super District 06**

Application of DAVID KIRK, ON BEHALF OF SALOMON KNAFO (KFG 440 BURLINGTON LLC) 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 rear yard setback for a proposed addition, relating to the R-75 zoning district and the North Druid Hill Historic District. The property is located on west side of Burlington Road, approximately 323 feet east of Ridgewood Drive, at 440 Burlington Road Atlanta, GA 30307.

---

**N7**                    **A-20-1243993**                    **18 314 02 010**

**Commission District 01 Super District 07**

Application of JENNIFER VANDEVENTER to request the following variance from the DeKalb County Land Development Ordinance: Section 14-44.1 to allow encroachment into the DeKalb County stream buffer for a proposed warehouse building. The property is located on the south side of Dawson Boulevard, approximately 443 feet east of Pleasantdale Road, at 3953 Pleasantdale Road, Doraville, GA 30340.

---

**N8                    A-20-1243992                    15-047-02-001**

**Commission District 03 Super District 06**

Application of PHILLIP VENSON to request the following variance from the DeKalb County Zoning Ordinance: Section 27-2.24.1. (Table 2.2—Residential Zoning Districts Dimensional Requirements) to reduce the rear yard setback for a rear proposed addition, 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 30288.

---

**N9                    A-20-1243994                    18-060-10-008**

**Commission District 02 Super District 06**

Application of MPZ ARCHITECTS 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 for a proposed carport, relating to the R-75 zoning district. The property is located on the west site of North Superior Avenue, approximately 330 feet north of Superior Place, at 698 North Superior Avenue Decatur, GA 30033.

---

**N10                  A-20-1244002                  15-243-02-064**

**Commission District 02 Super District 06**

Application of WEST HUTCHISON to request the following variance from the DeKalb County Zoning Ordinance: Section 27-4.2.2. to increase the maximum size for a detached accessory structure, relating to the R-85 zoning district and North Druid Hills Historic District. The property is located north of North Ponce de Leon Avenue, approximately 1,284 feet east of Barton Woods Road, at 2026 North Ponce de Leon Avenue Atlanta, GA 30307.

---

**N11                  A-20-1243995                  15-201-01-026**

**Commission District 03 Super District 06**

Application of APRIL INGRAHAM 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 39% for a proposed landscape and hardscape improvements for an existing single-family home, relating to the R-75 zoning district . The property is located on the west side of Conway Road, approximately 1,204 feet south of Midway Road, at 1373 Conway Road Decatur, Georgia 30030.

---

**N12                  A-20-1244003                  15-216-15-001**

**Commission District 04 Super District 06**

Application of AISLING BELL to request the following variances from the DeKalb County Zoning Ordinance: (1) Section 27-4.2.2. to allow a detached accessory structure to be located on the side of the principle structure, and (2) Section 27-2.2.1 (Table 2.2—Residential Zoning Districts Dimensional Requirements)) to reduce the side corner setback from 30 feet to 24 feet for a proposed detached garage .The property is located on the southeast corner of Chester Way and North Carter Road, at 1142 North Carter Road Decatur, Georgia 30030.

---

**N13                  A-20-1244004                  18-012-13-004; 18-012-13-005; 18-012-13-008; 18-012-13-011; 18-012-13-012  
18-012-13-013; 18-012-13-015; 18-012-13-016; 18-012-13-017; 18-012-13-018;  
18-012-13-019 and 18-012-13-020**

**Commission District 04 Super District 06**

Application of QUIKTRIP CORPORATION C/O BATTLE LAW, P.C. to request a variance from the DeKalb County Zoning Ordinance: Section 27- 5.4.7. to increase the maximum height of a proposed retaining wall for a proposed gas station, relating to the C-1 zoning district. The properties are located along the northeast corner of Memorial Drive and North Indian Creek Drive, at 4731, 4731, 4759, 4763, 4767, 4773, 4785, 4787, 4791, 4799, and 4801 Memorial Drive Decatur, Georgia 300332.

---

---

**N14                    A-20-1244005                    18-054-09-004**

**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 30306.

---

---

**N15                    A-20- 1244006                    18-053-02-016**

**Commission District 02 Super District 06**

Application of MARK F. ARNOLD to request a 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 for a proposed second story addition, relating the R-75 zoning district and the North Druid Hills Historic District. The property is located east of Emory Road, approximately 276 feet south of Oxford Road, at 1602 Emory Road Atlanta, GA 30306.

---