



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: June 12, 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 MAY 8, 2019 ZONING BOARD OF APPEALS MEETING MINUTES

MEMBERS:

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

Kenneth Saunders, III, District 7

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

QUORUM DETERMINATION: YES NO

COUNTY REPRESENTATIVE: YES NO

DEFERRED FROM APRIL 10, 2019 PUBLIC HEARING

D.1 **Applicant No:** **A-19-1243142** **Parcel ID:** **18-058-01-016**

Commission District 2 Super District 6

Applicant: Jean Vallee
910 Athens Highway, Suite K-105
Loganville, GA 30052

Owner: Yoni Reisman
844 Castle Falls Road
Atlanta, Georgia 30329

Project Name: 844 Castle Falls Drive

Zoning: R-85 Zoning District

Location: The property is located the property is located on the south side of Castle Falls Drive, approximately 1,027 feet west of Houston Mills Road, at 844 Castle Falls Road, Atlanta, Georgia 30329.

Request: Variances from Section 27-5.4.7 of the DeKalb County Zoning Ordinance to increase the height of an existing concrete wall from 4 feet to 11 feet and an existing wooden wall from 4 feet to 8 feet.

DEFERRED FROM MAY 8, 2019 PUBLIC HEARING

D.2 **Applicant No:** **A-19-1243220** **Parcel ID:** **18-105-02-120**

Commission District 2 Super District 6

Applicant: Jason Patsios c/o Julie L. Sellers
Dillard Sellers
Atlanta, 30309

Owner: Gretchen Patsios
2381 Drew Valley Road
Brookhaven, GA 30319

Project Name: 1169 Biltmore Drive

Zoning: R-85 Zoning District

Location: The property is located on the eastside of Biltmore Drive, approximately 199 feet west of Rogeretta Drive, at 1169 Biltmore Drive Northeast, Atlanta, Georgia.

Request: Variance from Section 27-5.2.1.(c) of the DeKalb County Zoning Ordinance to reduce the average front yard setback from 35.79 feet to 15 feet, all relating to the R-85 zoning district.

DEFERRED FROM MAY 8, 2019 PUBLIC HEARING

D.3 **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.

NEW HEARING ITEMS

N.1 **Applicant No:** **A-19-1243246** **Parcel ID:** **15-141-02-154**

Commission District 3 Super District 6

Applicant: Champion Window
3710 DeKalb Tech Parkway
Atlanta, GA 30340

Owner: Joseph Kennedy
1812 Stoney Creek Drive
Atlanta, GA 30316

Project Name: 1812 Stoney Creek Drive

Zoning: R-75 Zoning District

Location: The property is located on the north side of Stoney Creek Drive approximately 300 feet from Streamview Drive, at 1812 Stoney Creek Drive, Atlanta, Georgia 30316.

Request: Variance from Section 27-2.2.1 if the DeKalb County Zoning Ordinance to increase the allowable lot coverage from 35% to 46% for the addition of a screened in porch.

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| N.2 | Applicant No: | A-19-1243259 | Parcel ID: | 18-063-01-003 |
| Commission District 2 | Super District 6 | | | |
| Applicant: | Abarmard Maziar Zafari 2749 Harrington Drive Decatur, GA 30033 | | | |
| Owner: | Same as Above | | | |
| Project Name: | 2749 Harrington Drive | | | |
| Zoning: | R-75 Zoning District | | | |
| Location: | The property is located on the west side of Harrington Drive, approximately 130 feet north of Lawrenceville Highway, at 2749 Harrington Drive, Decatur, Georgia 3033. | | | |
| Request: | Variance from Section 27-2.2.1 if the DeKalb County Zoning Ordinance to increase the allowable lot coverage from 35% to 40.6% for a rear addition. | | | |
| N.3 | Applicant No: | A-19-1243263 | Parcel ID: | 18-209-02-026 |
| Commission District 1 | Super District 7 | | | |
| Applicant: | Anchor Sign, Inc./ Mike Cohen/ Megan Jackson 2200 Discher Avenue Charleston, SC 29405 | | | |
| Owner: | Front Row Center Properties, LLC 17179 Strawberry Drive Encino, CA 91436 | | | |
| Project Name: | 4070 LaVista Road | | | |
| Zoning: | C1 zoning district and Northlake Overlay District | | | |
| Location: | The property is located on the northwest corner of LaVista Road and Ranchwood Drive, 4070 LaVista Road, Suite 102, Tucker, Georgia 30084. | | | |
| Request: | Variance from Section 3.35.20 of the DeKalb County Zoning Ordinance to add a third wall-mounted sign with fluorescent lighting to an existing dental office. | | | |
| N.4 | Applicant No: | A-19-1243276 | Parcel ID: | 18-103-05-022 |
| Commission District 2 | Super District 6 | | | |
| Applicant: | Urban Retail LLC. (Usman Gandhi) c/o Battle Law, P.C. One West Court Square, Suite 750 Decatur, GA 30030 | | | |
| Owner: | Same as Above | | | |
| Project Name: | 1923 Clairmont Road | | | |
| Zoning: | C-1 Zoning District | | | |
| Location: | The property is located on the southeast corner North Williamsburg Drive and Clairmont Road, at 1923 Clairmont Road, Decatur, Georgia 30033. | | | |
| Request: | Variances Section 27-2.24.1 of the DeKalb County Zoning Ordinance to reduce the front yard setback from (1) 60 feet to 35 feet and (2) reduce the side building setback from 20 feet to 10 feet; and (3) variance from Section 27-5.4.7 of the DeKalb County Zoning Ordinance to increase the height of a non-tiered wall from 12 feet to 17 feet, and reduce the required wall setback from 10 feet to 0 feet. | | | |

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| N.5 | Applicant No: | A-19-1243277 | Parcel ID: | 18-046-01-145 |
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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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| N.6 | Applicant No: | A-19-1243275 | Parcel ID: | 15-202-09-033 |
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Commission District 3 Super District 6

Applicant: Katie Moorman, Earth Sky Builders
1368 Catherine Street
Decatur, GA 30030

Owner: Kyle and Robin Olson
1467 Catherine Street
Decatur, GA 30030

Project Name: 1467 Catherine Street

Zoning: R-75 Zoning District

Location: The property is located on the north side Catherine Street, approximately 261 feet east of Oldfield Road, 1467 Catherine Street, Decatur, Georgia 30030.

Request: Variance from Section 27-2.2.1 to reduce rear yard setback from 40' to 30' relating to the R-75 zoning district for a proposed addition.

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| N.7 | Applicant No: | A-19-1243280 | Parcel ID: | 15-183-05-014 |
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Commission District 3 Super District 7

Applicant: Gary Mitchell
1207 Beechview Drive
Atlanta, GA 30316

Owner: Same as Above

Project Name: 1697 Candler Road

Zoning: C-1 zoning district and the I-20 Overlay District

Location: The property is located on the west side of Chandler Road, approximately 150 feet west of Amelia Avenue, at 1697 Candler Road, Decatur, Georgia 30032.

Request: Variances (1) from Section 3.33.11 of the DeKalb County Zoning Ordinance to reduce the required width of the transitional buffer from 30 feet to 15 feet; (2) and a variance from Section 3.33.13 of the DeKalb Zoning Ordinance to waive the 5 foot landscape strip buffer along the side property lines.

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| N.8 | Applicant No: | A-19-1243289 | Parcel ID: | 15-021-01-041 |
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Commission District 3 Super District 6

Applicant: Total Imaging Inc.
2054 Atlas Circle
Gainesville, GA 30501

Owner: Georgia Asset Capital Holding, LLC
P.O. Box 33795
Decatur, GA 30033

Project Name: 2136 Cedar Grove Road

Zoning: C-2 zoning district and the Bouldercrest Overlay District

Location: The property is located on the northwest corner of Cedar Grove Road and Clark Street, at 2136 Cedar Grove Road Conley, Georgia.

Request: Variances (1) from Section 3.39.6 (B) of the DeKalb County Zoning Ordinance to increase the sign area of a ground sign from 48 square feet to 50 square feet; (2) and to allow a ground sign with fluorescent lighting within the Bouldercrest Overlay.