



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



Michael L. Thurmond
 Chief Executive Officer

Notice of Public Hearing

Notice is hereby given by the DeKalb County Zoning Board of Appeals that a hearing will be held in the Auditorium of the **Manuel J. Maloof Administration Center, 1300 Commerce Drive, Decatur, Georgia 30030**, on **June 12, 2019 at 1:00 PM** to consider the following from the DeKalb County Zoning Ordinance, Sign Ordinance, and/or Land Development Regulations.

D.1 A-19-1243142 18-058-01-016

Commission District 02 Super District 06

Application of JEAN VALLEE to request a variance from Section 27-5.4.7 of the DeKalb County Zoning Ordinance to increase the height of an existing rear retaining wall from 8 feet to 11 feet, relating to the R-85 zoning district. The property 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.

D.2 A-19-1243220 18-105-02-120

Commission District 02 Super District 06

Application of JASON PATSIOS C/O JULIE SELLERS to request Variances from Section 27-5.2.1.(c) and Section 27-2.2.1 of the DeKalb County Zoning Ordinance to reduce the average front yard setback from 35.79 feet to 15 feet; and reduce the minimum unit size from 1,800 square feet to 1,258 square feet, all relating to the R-85 zoning district. The property is located on the eastside of Biltmore Drive, approximately 199 feet west of Rogeretta Drive, at 1169 Biltmore Drive Northeast, Atlanta, Georgia 30329.

D.3 A-19-1243223 18-099-03-091

Commission District 04 Super District 06

Application of ERIC LARSEN for BENSON INTEGRATED MARKETING SOLUTIONS, INC. to request a variance from Section 21-2 of the DeKalb County Sign Ordinance to vary location of an entrance sign relating to the MR-1 zoning district pursuant to zoning conditions CZ-80092. . The property is located on the southeast corner of Valley Brook Place and Cedar Creek Drive, at 3324 Valley Brook Place Decatur, Georgia, 30033.

NEW HEARING ITEMS

N.1 A-19-1243246 15-141-02-154

Commission District 03 Super District 06

Application of CHAMPION WINDOW to request a 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, all relating to the R-75 zoning district. 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.

PLEASE RUN THIS AD ONE (1) TIME, NO LATER THAN MAY 16, 2019.

N.2 A-19-1243259 18-063-01-003

Commission District 02 Super District 06

Application of ABARMARD MAZIAR ZAFARI to request a 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, all relating to the R-75 zoning district. The property is located on the corner of Lawrenceville Highway and Harrington Drive, at 2749 Harrington Drive, Decatur, Georgia 30033

N.3 A-19-1243263 18-209-02-026

Commission District 01 Super District 07

Application of MEGAN JACKSON OF ANCHOR SIGN, INC. to request a 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, all relating to the C1 zoning district and Northlake Overlay District. The property is located at the corner of LaVista Road and Ranchwood Drive, approximately 260 feet from Briarcliff Road, at 4070 LaVista Road, Tucker, Georgia 30084.

N.4 A-19-1243276 18-103-05-022

Commission District 02 Super District 06

Application of URBAN RETIAL LLC C/O BATTLE LAW, P.C. to request a variances Section 27-2.24.1 of the DeKalb County Zoning Ordinance to reduce the front yard setback from 60 feet to 35 feet and reduce the side building setback from 20 feet to 10 feet; and 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 all related to the C-1 zoning district. The property is located at the corner of North Williamsburg Drive and Clairmont Road, approximately 640 feet from North Druid Hills Road, at 1923 Clairmont Road Decatur, Georgia 30033.

N.5 A-19-1243277 18-046-01-145

Commission District 04 Super District 06

Application of MICHAEL BELL to request a 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. The property is located at the corner of Hill Boulevard and Warren Avenue, approximately 200 feet from Gibbons Drive, at 612 Warren Avenue Scottdale, Georgia 30079.

N.6 A-19-1243275 15-202-09-033

Commission District 03 Super District 06

Application of EARTH SKY BUILDERS to request a 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. The property is located on the north side of Catherine Street, approximately 320 feet west of Oldfield Road, at 1467 Catherine Street, Decatur, Georgia 30030.

N.7 A-19-1243280 15-183-05-014

Commission District 03 Super District 07

Application of GARY MITCHELL to request a variance 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; 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, all relating to the C-1 zoning district and the I-20 Overlay District. 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.

PLEASE RUN THIS AD ONE (1) TIME, NO LATER THAN MAY 16, 2019.

Commission District 03 Super District 06

Application of TOTAL IMAGING INC to request variance 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; and to allow ground sign with fluorescent lighting within the Bouldercrest Overlay, all relating to the C-2 zoning district and the Bouldercrest Overlay District. The property is located on the northwest corner of Cedar Grove Road and Clark Street, at 2136 Cedar Grove Road Conley, Georgia.

PLEASE RUN THIS AD ONE (1) TIME, NO LATER THAN MAY 16, 2019.