



**BOA Meeting Date: 3/13/2019 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**

**MEMBERS:**

Pamela Speaks, District 1

---

Larry C. Smith, 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-Unexcused Absence; P-Present; R-Resigned; TE-Term Expired)**

**QUORUM DETERMINATION: YES NO**

**COUNTY REPRESENTATIVE: YES NO**

---

**NEW HEARING ITEMS**

---

**N.1**                      **Applicant No:**                      **A-19-1243101**                      **Parcel ID:**                      **18-063-09-053**

**Commission District 4 Super District 6**

**Applicant:**                      Linda I. Dunlavy, Dunlavy Law Group, LLC  
1026 B Atlanta Avenue  
Decatur, GA 30030

**Owner:**                      Sam Philip  
3846 Gladney Drive  
Atlanta, GA 30341

**Project Name:**                      2812 Lincoln Drive

**Zoning:**                      R-75 Zoning District

**Location:**                      The property is located on the northside of Lincoln Drive, approximately 220 feet east of Reverend D L Edwards Drive, at 2812 Lincoln Drive, Decatur, Georgia.

**Request:**                      Variances from Section 27-2.7.3 of the DeKalb County Zoning Ordinance to reduce the lot width requirement from 75 feet to 40 feet; Section 27-2.7.3 of the DeKalb County Zoning Ordinance to reduce the lot area requirement from 10,000 square feet to 5,590 square feet; and Section 27-8.1.4 of the DeKalb County Zoning to waive the lot merger requirement to restore three legal lots of record per the historic plat for Washington Park, all relating to the R-75 zoning district.

---

**N.2**                      **Applicant No:**                      **A-19-1243114**                      **Parcel ID:**                      **18-055-04-012**

**Commission District 2 Super District 6**

**Applicant:**                      Gerald Tirella  
774 Monroe Drive NE  
Atlanta, Georgia 30308

**Owner:**                      806 Vedado LLC  
652 Bergen St  
Brooklyn, NY 11238

**Project Name:**                      1393 Markan Drive NE

**Zoning:**                      MR-2 Zoning District

**Location:**                      The property is located on the east side of Markan Drive, approximately 200 feet north of University Drive South, at 1393 Markan Drive Northeast, Atlanta, Georgia.

**Request:**                      Variance from Section 27-5.4.5 of the DeKalb County Zoning Ordinance to reduce the transitional buffer from 50 feet to 30 feet for proposed four unit apartment building, relating to the MR-2 Zoning District.

---

**N.3**                      **Applicant No:**            **A-19-1243115**            **Parcel ID:**            **18-110-09-084**

**Commission District 2 Super District 6**

**Applicant:**            Caren Ann Nunnally  
107 Sepencer Way  
Athens, GA 30607

**Owner:**                Zipora and Zvi Aviner  
1383 Biltmore Drive  
Atlanta, Georgia 30329

**Project Name:**        1383 Biltmore Drive

**Zoning:**                R-85 zoning district.

**Location:**            The property is located on the east side of Biltmore Drive Northeast, approximately 165 feet west of Bramble Road, at 1383 Biltmore Drive Northeast, Atlanta, Georgia.

**Request:**              Variances from Section 27-2.2.1 of the DeKalb County Zoning Ordinance to increase the overall lot coverage from 35% to 36%, and to reduce the rear yard setback from 40 feet to 36 feet for a proposed rear addition, all relating to the R-85 zoning district.

---

**N.4**                      **Applicant No:**            **A-19-1243117**            **Parcel ID:**            **18-047-08-011**

**Commission District 4 Super District 6**

**Applicant:**            Elro Signs and Expressit Permit Service  
1640 Sand Place  
Marietta, Georgia 30067

**Owner:**                3103 N.D. LLC  
P.O. Box 320099  
Alexandria, VA 22320

**Project Name:**        3103 N. Decatur Rd

**Zoning:**                C-1 zoning district and the Scottdale Overlay District-Tier 1

**Location:**            The property is located at the southwest corner of North Decatur Road and Hempstead Street, at 3103 North Decatur Road, Scottdale, Georgia.

**Request:**              Variance from Section 21-20(a) of the DeKalb County Sign Ordinance to allow two (2) wall signs (one primary and one secondary) to be greater than 150 square feet with 45" and 36.5 high letters, relating to the C-1 zoning district and the Scottdale Overlay District-Tier 1.

---

**N.5**                      **Applicant No:**            **A-19-1243118**            **Parcel ID:**            **15-254-01-193**

**Commission District 4 Super District 7**

**Applicant:**            Myra Cockerham  
775 Queen Ann Court  
Stone Mountain, GA 30083

**Owner:**                Same as above

**Project Name:**        775 Queen Ann Court

**Zoning:**                R-100 Zoning District

**Location:**            The property is located at the northwest corner of John Alden Road and Queen Ann Court, at 775 Queen Ann Court, Stone Mountain, Georgia.

**Request:**              Variances from Section 27-2.2 of the DeKalb Zoning Ordinance to reduce the interior side yard setback from 10 feet to 5 feet, and rear yard setback from 40 feet to 35 feet for a proposed two car detached garage, all relating to the R-100 zoning district.

---

**N.6**                      **Applicant No:**            **A-19-1243124**            **Parcel ID:**            **16-191-01-002**

**Commission District 5 Super District 7**

**Applicant:**            Douglas Anderson  
1788 Stephenson Road  
Lithonia, GA 30058

**Owner:**                Riding Horse Properties Inc.

**Project Name:**        1788 Stephenson Road

**Zoning:**                R-100 Zoning District

**Location:**            The property is location on the north side of Stephenson Road, approximately 278 feet west of Kimberly Lynn Court, 1788 Stephenson Road, Lithonia, Georgia.

**Request:**              Variance from Section 27-4.2.7 (G) of the DeKalb Zoning Ordinance to reduce the required 100-foot distance of a riding horse stable from the adjoining property line, relating to the R-100 Zoning District.

---

**N.7**                      **Applicant No:**            **A-19-1243121**            **Parcel ID:**            **18-151-04-022**

**Commission District 2 Super District 6**

**Applicant:**            Michael W. Martin  
1469 Fama Drive  
Atlanta, GA 30329

**Owner:**                Same as Above

**Project Name:**        1469 Fama Drive

**Zoning:**                R-100 Zoning District and the Fama Pines Community Overlay District

**Location:**            The property is located on the east side of Fama Drive, approximately 227 feet west of North Amanda Circle, at 1469 Fame Drive, Atlanta, Georgia.

**Request:**              Variance from Section 27-2.2.1 of the DeKalb County Zoning Ordinance to reduce the side yard setback from the required 10 feet to 7 feet for construction of a new attached garage, relating to the R-100 zoning District and the Fama Pines Community Overlay District.

---

---

**N.8**                      **Applicant No:**                      **A-19-1243123**                      **Parcel ID:**                      **15-248-07-013**

**Commission District 4 Super District 6**

**Applicant:**                      Melanie Hill and Deborah Stephenson  
733 Hillmont Ave  
Decatur, GA 30030

**Owner:**                      Same as Above

**Project Name:**                      733 Hillmont Ave

**Zoning:**                      R-75 Zoning District

**Location:**                      The property is located on the west side of Hillmont Avenue, approximately 190 feet north of Hillyer Avenue, at 733 Hillmont Ave, Decatur, Georgia.

**Request:**                      Variances from Section 37-2.2.1 to reduce the required front yard setback from 30 feet to 14 feet; reduce the required right side yard setback from 7.5 feet to 4 feet; reduce the required left side yard setback from 7.5 feet to 6 feet; reduce rear yard setback from 40 feet to 24 feet; and increase the maximum allowed lot coverage from 35% to 57.1% for the purpose of constructing a home addition, relating to the R-75 zoning district.

---

**N.9**                      **Applicant No:**                      **A-19-1243132**                      **Parcel ID:**                      **15-046-03-002**

**Commission District 3 Super District 6**

**Applicant:**                      Kenneth Johnson  
1719 Cedar Grove Road  
Conley, GA 30288

**Owner:**                      Same as Above

**Project Name:**                      1610 Henrico Road

**Zoning:**                      M zoning and the Bouldercrest Overlay District-Tier 4

**Location:**                      The property is located on the northside of Henrico Road, approximately 222 feet west of Intersate 675, at 1610 Henrico Road, Conley, Georgia.

**Request:**                      Variances from Section 3.39 of the DeKalb County Zoning Ordinance: (1) to waive the building materials requirements for the street frontage of the site (Section 3.39.6.(A) (1)); (2) to waive Multimodal Access requirement for the frontage of the site (Section 3.39.6.(D) (1)); (3) waive the sidewalk requirement for the street frontage of the site (Section 3.39.7-Table 1 (9));(4)waive the requirement of having the building located within 85 feet of the property frontage at the site (Section 3.39.7-Table 2 (5)); (5) waive the requirement of having benches, trash bins, and bike racks at the street frontage for the site(Section 3.39.7 (C)(5.)(f)); (6) waive the landscape strip requirement along Right of Way of the site (Section 3.39.7 (C) (5.)(c)); and (7) waive the requirement of having a loading and service area on the site(Section 3.39.7-Table 1 (9)), all the relating to the M zoning and the Bouldercrest Overlay District-Tier 4.