



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: May 8, 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 NEW BOARD MEMBER

#### INTRODUCTION OF MEMBERS, STAFF AND COUNTY REPRESENTATIVES

#### APPROVAL OF APRIL 10, 2019 ZONING BOARD OF APPEALS MEETING MINUTES

#### MEMBERS:

Pamela Speaks, District 1

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Mark Goldman, District 2

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Alice Bussey, District 3

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Nadine Rivers-Johnson (Chairperson), District 4

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Jasmine Chatman, District 5

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Dan Wright (Vice-Chairperson), District 6

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Kenneth Saunders, III, District 7

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

#### QUORUM DETERMINATION:

#### COUNTY REPRESENTATIVE:

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**DEFERRED FROM May, 8, 2019 PUBLIC HEARING**

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**D.1**                      **Applicant No:**                      **A-19-1243174**                      **Parcel ID:**                      **15-171-04-006**

**Commission District 3 Super District 6**

**Applicant:**                      Jennifer Vandeventer/Metro Atlanta Permits  
3094 Brook Drive  
Decatur, GA 30033

**Owner:**                      Yosoye Adesoye/YSB Properties LLC  
3340 Peachtree Street, Suite 1800  
Atlanta, GA 30326

**Project Name:**                      660 Parker Avenue

**Zoning:**                      R-75 Zoning District

**Location:**                      The property is located on the east side of Parker Avenue, approximately 100 feet west of Daniel Drive, at 660 Parker Avenue, Decatur, Georgia 30032.

**Request:**                      To waive the requirement for front facing garages to be 2 feet behind the front façade of single family detached residences for construction of proposed 3-story home with a drive under garage.

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**NEW HEARING ITEMS**

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**N.1**                      **Applicant No:**                      **A-19-1243204**                      **Parcel ID:**                      **18-231-01-038**

**Commission District 1 Super District 7**

**Applicant:**                      James W. White  
2493 Willow Wood Court Northeast  
Atlanta, GA 30345

**Owner:**                      Same as Above

**Project Name:**                      2493 Willow Wood Ct.

**Zoning:**                      R-100 Zoning District

**Location:**                      The property is located on the southeast corner of Willow Wood Court and Hazelwood Drive, at 2493 Willow Wood Court, Atlanta, Georgia 30345.

**Request:**                      A variance from Section 6.1.15 of the DeKalb County Zoning Ordinance to allow a recreational vehicle to be parked in front of an existing house.

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**N.2**                      **Applicant No:**                      **A-19-1243205**                      **Parcel ID:**                      **18-105-02-120**

**Commission District 2 Super District 6**

**Applicant:**                      Timothy D. Lytton  
1096 Rogeretta Drive Northeast  
Atlanta, GA 30329

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

**Project Name:**                      1169 Biltmore Drive NE

**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:** Appeal to an Administrative Decision to reduce the DeKalb County's stream buffer pursuant to Section 14-44 of the DeKalb County Land Development Ordinance.

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<b>N.3</b>	<b>Applicant No:</b>	<b>A-19-1243220</b>	<b>Parcel ID:</b>	<b>18-105-02-120</b>
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**Commission District 2 Super District 6**

**Applicant:** Jason Patsios C/O Julie Sellers  
Pursley Friese Torgimson, LLP  
1230 Peachtree Street Northeast, Suite 1200  
Atlanta, GA 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:** 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.

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<b>N.4</b>	<b>Applicant No:</b>	<b>A-19-1243221</b>	<b>Parcel ID:</b>	<b>18-050-07-001</b>
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**Commission District 2 Super District 6**

**Applicant:** Mo Heibari  
2395 N Decatur Road  
Decatur, GA 30033

**Owner:** Krista Jo Kerber  
2395 N. Decatur Road  
Decatur, GA 30033

**Project Name:** 2395 N. Decatur Road

**Zoning:** R-75 Zoning District

**Location:** The property is located on the southwest corner of North Decatur Road and Ferndale Drive, at 2395 North Decatur Road, Decatur, Georgia 30033.

**Request:** Variances from Section 27-2.2.1 of the DeKalb County Zoning Ordinance to reduce the side corner setback from 30 feet to 9 and to increase the maximum allowable lot coverage from 35% to 36.5% for an addition over an existing garage.

<b>N.5</b>	<b>Applicant No:</b>	<b>A-19-1243223</b>	<b>Parcel ID:</b>	<b>18-099-03-091</b>
<b>Commission District 4 Super District 6</b>				
<b>Applicant:</b>	Eric Larsen for Benson Integrated Marketing Solutions, Inc. 6195 Shiloh Road, Suite A Alpharetta, GA 30005			
<b>Owner:</b>	KRC Vista, LLC. 111 Broadway Street, Suite 1703 New York, NY 1006			
<b>Project Name:</b>	3324 Valley Brook Place			
<b>Zoning:</b>	MR-1 Zoning District Pursuant to Zoning Conditions CZ-80092			
<b>Location:</b>	The property is located on the southeast corner of Valley Brook Place and Cedar Creek Drive, at 3324 Valley Brook Place Decatur, Georgia, 30033.			
<b>Request:</b>	Variance from Section 21-2 of the DeKalb County Sign Ordinance to vary location of an entrance sign.			
<b>N.6</b>	<b>Applicant No:</b>	<b>A-19-1243224</b>	<b>Parcel ID:</b>	<b>15-162-02-015</b>
<b>Commission District 3 Super District 7</b>				
<b>Applicant:</b>	Johnny Garcia, DC 4982 Covington Highway Decatur, GA 30035			
<b>Owner:</b>	Same as Above			
<b>Project Name:</b>	4982 Covington Highway			
<b>Zoning:</b>	OI Zoning District			
<b>Location:</b>	The property is located on the northwest corner of Covington Highway and Glenhaven Circle, at 4982 Covington Highway, Decatur, Georgia 30035.			
<b>Request:</b>	Variance from Section 21-22(a) of the DeKalb County Sign Ordinance to allow an electronic sign in an OI zoning district.			
<b>N.7</b>	<b>Applicant No:</b>	<b>A-19-1243247</b>	<b>Parcel ID:</b>	<b>15-244-01-029</b>
<b>Commission District 2 Super District 6</b>				
<b>Applicant:</b>	William N. Robinson 957 Artwood Road Northwest Atlanta, GA 30307			
<b>Owner:</b>	Same as Above			
<b>Project Name:</b>	957 Artwood Rd NE			
<b>Zoning:</b>	R-85 zoning district and the Druid Hills Historic District			
<b>Location:</b>	The property is located on the north side of Artwood Road, approximately 235 feet west of Heaton Park Drive, 957 Artwood Road Northeast, Atlanta, Georgia 30307.			
<b>Request:</b>	Variance from Section 5.4.7 of the DeKalb County Zoning Ordinance to increase height of a retaining wall from 4 feet to 8 feet.			

