



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: November 13, 2019 2:00 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 THE OCTOBER 9, 2019 ZONING BOARD OF APPEALS 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: YES NO**

**COUNTY REPRESENTATIVE: YES NO**

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**DEFERRED FROM October 9, 2019 PUBLIC HEARING**

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**D1**                      **Applicant No:**            **A-19-1243469**            **Parcel ID:**            **18-010-09-017**

**Commission District 4 Super District 6**

**Applicant:**            David Allen  
584 Martin Street  
Atlanta, Georgia 30315

**Owner:**                Same as Applicant

**Project Name:**        353 Marigna Avenue

**Zoning:**                R-75 zoning district and Scottdale Overlay District

**Location:**            The property is located on the east side of Marigna Avenue, approximately 100 feet north of Cedar Street, at 353 Marigna Avenue, Scottdale, Georgia 30079.

**Request:**              Variance from section 27-3.36.10. (5)(c)(1) of the Scottdale Overlay and section 27-2.2.1 of the DeKalb County Zoning Ordinance to increase the maximum allowed lot coverage from 35% to 45% for a proposed concrete walkway.

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**NEW HEARING ITEMS**

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**N1**                      **Applicant No:**            **A-19-1243539**            **Parcel ID:**            **15-090-03-019**

**Commission District 3 Super District 6**

**Applicant:**            Anchor Sign, Inc.  
Po Box 22737  
Charleston, SC 29413

**Owner:**                Candyman Capital, LLC c/o Colliers International  
1230 Peachtree Street Northstreet, Suite 800  
Atlanta, GA 30309

**Project Name:**        3910 Flat Shoals Parkway

**Zoning:**                I-20 Overlay District

**Location:**            The property is located on the east side of Flat Shoals Parkway, approximately 580 feet north of Clifton Springs Road, at 3910 Flat Shoals Parkway, Suite 101-B, Decatur, Georgia 30034.

**Request:**              Variances from section 27-3.33.19 of the DeKalb County Zoning Ordinance to allow window signage, additional sign height for a permanent wall sign, and allow part of the wall sign to be raceway mounted.

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**N2**                      **Applicant No:**                      **A-19-1243546**                      **Parcel ID:**                      **18-064-02-114**

**Commission District 4 Super District 6**

**Applicant:**                      Shea Embry  
2221 Highview Road  
Atlanta, GA 30311

**Owner:**                      Same as the Applicant

**Project Name:**                      3094 North Avenue

**Zoning:**                      R-75 zoning district

**Location:**                      The property is located on the north side of North Avenue, approximately 655 feet west of Mclendon Drive, at 3094 North Avenue, Decatur, Georgia 30033.

**Request:**                      Variance from section 27-8.1.4 of the DeKalb County Zoning Ordinance to allow a lot to be subdivided into three lots in compliance with the original 1946 Sunnyside Park Subdivision Plat.

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**N3**                      **Applicant No:**                      **A-19-1243556**                      **Parcel ID:**                      **18-192-13-001**

**Commission District 1 Super District 7**

**Applicant:**                      Charles Doppelhever  
1139 Timberland Drive  
Lilburn, GA 30047

**Owner:**                      Jason and Erin Jarrells  
1881 Cedar Canyon Drive  
Atlanta, GA 30345

**Project Name:**                      1881 Cedar Canyon Drive

**Zoning:**                      R-100 zoning district

**Location:**                      The property is located on the southeast corner of Cedar Canyon Drive and Cedar Canyon Court, at 1881 Cedar Canyon Drive, Atlanta, Georgia 30345.

**Request:**                      Variance from section 27-2.2.1 of the DeKalb County Zoning Ordinance to reduce the rear yard setback from 40 feet to 20 feet for a proposed rear addition.

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**N4**                      **Applicant No:**                      **A-19-1243569**                      **Parcel ID:**                      **15-219-04-003**

**Commission District 3 Super District 7**

**Applicant:**                      Willie J. Hope Sr.  
3605 Revere Road SW  
Atlanta, GA 30331

**Owner:**                      Same as Applicant

**Project Name:**                      1319 Peachcrest Road

**Zoning:**                      R-75 zoning district

**Location:**                      The property is located on the west side of Peachcrest Road, approximately 1,576 feet north of Maplehurst Drive, at 1319 Peachcrest Road, Decatur, Georgia 30032.

**Request:**                      Variance from section 27-2.2.1 of the DeKalb County Zoning Ordinance to reduce the rear yard setback for a proposed second story addition as well as a wooden deck.

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**N5**                      **Applicant No:**            **A-19-1243568**            **Parcel ID's:**            **15-081-03-020 15-081-03-031;**  
**15-081-03-002; and 15-081-03-016**

**Commission District 3 Super District 6**

**Applicant:**                      Michele Keaton/ Sibley Miller Surveying  
3401 Norman Berry Drive, #271  
Atlanta, GA 30344

**Owner:**                              Moreland Investment LLC  
8350 Moor Park Run  
Duluth, Georgia 30097

**Project Name:**                      2146 MORELAND AVENUE

**Zoning:**                              R-75 zoning district & C-2 zoning district

**Location:**                              The properties are located on the southside of Pluma Drive, and bounded between Moreland Ave and Melrose Ave.

**Request:**                              Variance from section 5.4.7 of the DeKalb County Zoning Ordinance to allow an eight foot chain link fence to remain in front of subject property.

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**N6**                      **Applicant No:**            **A-19-1243570**            **Parcel ID:**            **18-051-09-003**

**Commission District 2 Super District 6**

**Applicant:**                      Tyler Deane-Krantz and Max Feidelson  
372 Oakdale Road NE  
Atlanta, GA 30307

**Owner:**                              North Decatur Plaza, LLC  
5025 Winters Chapel Road, Suite M  
Atlanta, GA 30360

**Project Name:**                      2112 North Decatur Road

**Zoning:**                              C-1 zoning district

**Location:**                              The property is located on the northeast corner of Clairmont Road and North Decatur Road, at 2112 North Decatur Road, Decatur, Georgia 30033.

**Request:**                              Variance from section 4.2.11(D) of the DeKalb County Zoning Ordinance to reduce the building separation distance and the separation distance from a residentially zoned property for a proposed dog kennel.