



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

Meeting Minutes

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:

Present

Pamela Speaks, District 1

Absent

Mark Goldman, District 2

Present

Alice Bussey, District 3

Present

Nadine Rivers-Johnson (Chairperson), District 4

Present

Jasmine Chatman, District 5

Absent

Dan Wright (Vice-Chairperson), District 6

Present

Kenneth Saunders, III, District 7

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

QUORUM DETERMINATION: YES

COUNTY REPRESENTATIVE: YES

Jahnee Prince, Deputy Director of Planning and Sustainability

Jeremy McNeil, Senior Planner

Nahomie Lagardere, Planner

DEFERRED FROM October 9, 2019 PUBLIC HEARING

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.

BOA Action:

Approved. The motion was made by Jasmine Chatman to approve the application, seconded by Pamela Speaks, motion was approved unanimously

NEW HEARING ITEMS

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.

BOA Action:

30 day Deferral. The motion was made by Jasmine Chatman to approve the application, seconded by Kenneth Saunders III, motion was approved unanimously.

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.

BOA Action:

Approved. The motion was made by Kenneth Saunders III to approve the application, seconded by Jasmine Chatman, motion was approved unanimously.

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 303454.

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.

BOA Action:

Approved as shown on the submitted site plan received September 27, 2019. The motion was made by Kenneth Saunders III to approve the application, seconded by Pamela Speaks, motion was approved unanimously.

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.

BOA Action:

Approved as shown on the submitted site plan received October 3, 2019. The motion was made by Alice Bussey to approve the application, seconded by Kenneth Saunders III, motion was approved unanimously.

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 properties.

BOA:

Denied. The motion was made by Jasmine Chatman to Deny the application, was denied unanimously.

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.

BOA Action:

Approved as shown on the submitted site plan received October 3, 2019. The motion was made by Jasmine Chatman to approve the application, seconded by Pamela Speaks motion was approved unanimously.