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:

<table>
<thead>
<tr>
<th>Member</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pamela Speaks, District 1</td>
<td>Present</td>
</tr>
<tr>
<td>Mark Goldman, District 2</td>
<td>Absent</td>
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<tr>
<td>Alice Bussey, District 3</td>
<td>Present</td>
</tr>
<tr>
<td>Nadine Rivers-Johnson (Chairperson), District 4</td>
<td>Present</td>
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<tr>
<td>Jasmine Chatman, District 5</td>
<td>Present</td>
</tr>
<tr>
<td>Dan Wright (Vice-Chairperson), District 6</td>
<td>Absent</td>
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<tr>
<td>Kenneth Saunders, III, District 7</td>
<td>Present</td>
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(A-Absent; EXA-Excused Absence; U-Unexecused 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
**NEW HEARING ITEMS**

<table>
<thead>
<tr>
<th>D1</th>
<th>Applicant No:</th>
<th>A-19-1243469</th>
<th>Parcel ID:</th>
<th>18-010-09-017</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commission District 4</td>
<td>Super District 6</td>
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<tr>
<td>Applicant:</td>
<td>David Allen</td>
<td>584 Martin Street</td>
<td>Atlanta, Georgia 30315</td>
<td></td>
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<tr>
<td>Owner:</td>
<td>Same as Applicant</td>
<td></td>
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<tr>
<td>Project Name:</td>
<td>353 Marigna Avenue</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Zoning:</td>
<td>R-75 zoning district and Scottdale Overlay District</td>
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<tr>
<td>Location:</td>
<td>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.</td>
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<tr>
<td>Request:</td>
<td>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.</td>
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</table>

**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 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.  
**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

**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.

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### N5

**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.
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.