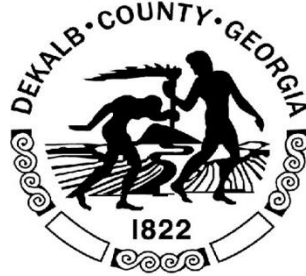


DeKalb County Government

*Manuel J. Maloof Center
1300 Commerce Drive
Decatur, Georgia 30030*



Agenda

Wednesday, April 12, 2023

1:00 PM

via ZOOM

Zoning Board of Appeals

Member Pamela Speaks (Dist. 1)

Member Mark Goldman (Dist. 2)

Member Alice Bussey (Dist. 3)

Chair Nadine Rivers-Johnson (Dist. 4)

Vacant (Dist. 5)

Vice-Chair Dan Wright (Dist. 6)

Member John Tolbert (Dist. 7)

Board of Appeals Meeting Date – Wednesday, April 12, 2023 @ 1:00 PM

This meeting will be held via Zoom

Join from PC, Mac, Linux, iOS or Android: <https://DeKalbcountyga.zoom.us/j/81924933368>

Or Telephone Dial: USA 888-270-9936 (US Toll Free)
Conference code: 691303

Meeting participant's or caller's phone numbers may be displayed to the public viewing
or participating in the online meeting.

**Citizens may also email documents for inclusion into the official record by submitting such
materials by April 10, 2023.**

Email the DeKalb County Department of Planning and Sustainability at plansustain@DeKalbcountyga.gov

AGENDA

DEFERRED CASES:

- D1. A-22-1245974 (Deferred from Dec. 14, 2022) Commission District 03 Super District 06**
15-145-15-054, 15-145-15-099
1058 & 1078 MORELAND AVENUE, ATLANTA, GA 30316

Application of Jesse Clark of Clark Property R+D to request a variance from Chapter 27 of the DeKalb County Zoning Ordinance to reduce requirements in order to redevelop a parcel within MR-2 (Medium Density Residential- 2) zoning district.

- D2. A-22-1246134 (Deferred from 11/9/22 & 12/14/22 ZBA) Commission District 03 Super District 07**
15-201-11-010
3357 MEMORIAL DRIVE, DECATUR, GA 30032

Application of Jay Scott to request a variance from Section 27-2.2 of the DeKalb County Zoning Ordinance to reduce the required setbacks to build a new live/work development within a C-1 (Local Commercial) zoning district.

- D3. A-22-1246179 (Deferred from Dec. 14, 2022 ZBA) Commission District 04 Super District 06**
18-047-19-003
465 NORTH CLARENDON AVENUE, SCOTSDALE, GA 30079

Application of Jackie Spivey c/o Dunlavy Law Group, LLC to appeal an administrative decision within a C-2 (General Commercial) zoning district and the Scottdale Tier I Overlay District.

D4. A-23-1246260 (Deferred from Feb. 8, 2023 ZBA)
15-179-11-019
1682 GLENCOVE AVENUE, SE, ATLANTA, GA 30317

Commission District 03 Super District 06

Application of Karen Lucarelli to request a variance from Sections 27-2.2 and 5.1.10 of the DeKalb County Zoning Ordinance to increase the maximum lot coverage to install a pool within an R-75 (Residential Medium Lot-75) zoning district.

D5. A-23-1246309 (Deferred from Feb. 8, 2023 ZBA)
18-004-05-025
1732 COVENTRY ROAD, DECATUR, GA 30030

Commission District 02 Super District 06

Application of Dan Hanlon to request a variance from Section 27-2.2 of the DeKalb County Zoning Ordinance to reduce the rear yard setback within Druid Hills Historic District and the R-75 (Residential Medium Lot-75) zoning district.

NEW CASES:

N1. A-23-1246318
15-081-08-001
1350 CONSTITUTION ROAD, ATLANTA, GA 30316

Commission District 03 Super District 06

Application of Edward "Ted" Terry, Carolyn Tucker, and Amy Taylor c/o Jon Schwartz to appeal an administrative decision to issue a Land Disturbance Permit (LDP) Permit within an R-75 (Residential Medium Lot) zoning district.

N2. A-23-1246356
18-009-26-009
293 OHM AVENUE, AVONDALE ESTATES, GA

Commission District 04 Super District 06

Application of Innocent Nwachukwu to request a variance from Sections 27-2.2 and 3.36 of the DeKalb County Zoning Ordinance to reduce the side and front yard setbacks within the Scottsdale overlay Tier II and the R-75 (Residential Medium Lot-75) zoning district.

N3. A-23-1246331
18-046-02-031
3214 MCHENRY AVENUE, SCOTTSDALE, GA 30079

Commission District 04 Super District 06

Application of Robert Gunnison to request a variance from Section 27-3.36 of the DeKalb County Zoning Ordinance to reduce the required public improvements to construct a new house within the Scottsdale Overlay Tier II and the and the R-75 (Residential Medium Lot-75) zoning district.

N4. A-23-1246359
18-151-01-091
1880 FERN CREEK LANE NE, ATLANTA, GA 30329

Commission District 02 Super District 06

Application of Riley and Kimberly Palmer to appeal an administrative decision regarding Section 14-44 (1-5) of the DeKalb County Zoning Ordinance to reduce a stream buffer for a proposed addition to the main dwelling within an R-100 (Residential Medium Lot -100) zoning district.

N5. A-23-1246358
15-085-02-080
3281 SUGAR CREEK TRACE, ATLANTA, GA 30316

Commission District 03 Super District 06

Application of Brenda Sanders to request a variance from Section 27-2.2 of the DeKalb County Zoning Ordinance to reduce the rear yard setback to enclose the existing concrete patio within an RSM (Residential Small Mix) zoning district.

N6. A-23-1246354
18-046-03-278
3320 ALTACREST DRIVE, SCOTTSDALE, GA 30079

Commission District 04 Super District 06

Application of Joshua Hall to request a variance from Section 27-3.36 of the DeKalb County Zoning Ordinance to reduce the required public improvements to construct a new house within the Scottsdale Overlay Tier II and a R-75 (Residential Medium Lot-75) zoning district.

N7. A-23-1246360
15-098-09-012
4502 HUNTSMAN BND, DECATUR, GA 30034

Commission District 05 Super District 07

Application of Alicia Encalade c/o Alicia E. Consulting Group, LLC to request a variance from Sections 27-2.2 and 5.2 of the DeKalb County Zoning Ordinance to reduce the setback to build a single family detached house within an R-100 (Residential Medium Lot-100) zoning district.

N8. A-23-1246362
18-046-02-044
543 CALHOUN STREET, SCOTTSDALE, GA 30079

Commission District 04 Super District 06

Application of Joshua Hall to request variances from Sections 27-2.2, 3.36 and 5.1 of the DeKalb County Zoning Ordinance to reduce setbacks, increase the lot coverage and reduce required public improvements in order to increase to build a single-family detached house within the Scottsdale Overlay Tier II district and the R-75 (Residential Medium Lot-75) zoning district.

N9. A-23-1246363
18-046-03-100
3190 KELLY STREET, SCOTTSDALE, GA 30079

Commission District 04 Super District 06

Application of Joshua Hall to request variances from Sections 27-2.2, 3.36 and 5.1 of the DeKalb County Zoning Ordinance to reduce setbacks, increase the lot coverage and reduce required public improvements in order to increase to build a single-family detached house within the Scottsdale Overlay Tier II district and the R-75 (Residential Medium Lot-75) zoning district.

**N10. A-23-1246364
18-004-18-013
1786 RIDGEWOOD DRIVE, ATLANTA GA 30307**

Commission District 02 Super District 06

Application of Dave Price of Price Residential Design to request variances from Section 27-2.2 and 5.1.10 of the DeKalb County Zoning Ordinance reduce the side yard setback and to increase the maximum lot coverage in order to build a single-family detached house and accessory structure(s) within an R-75 (Residential Medium Lot-75) zoning district.

**N11. A-23-TBD
18-205-01-043
2220 MEADOWVALE DRIVE, ATLANTA GA 30345**

Commission District 02 Super District 06

Application of Kiet Nguyen to request a variance from Sections 27-2.2 and 5.1.10 of the DeKalb County Zoning Ordinance to increase the maximum lot coverage in order to build an accessory structure (pool) within an R-100 (Residential Medium Lot-100) zoning district.

**N12. A-23-1246365
18-159-05-001
2531 CLAIRMONT ROAD, ATLANTA GA 30329**

Commission District 02 Super District 06

Application of Todd Shoemaker to request variances from Sections 27-2.2, 4.2, 5.1.10 of the DeKalb County Zoning Ordinance to allow an accessory structure (pool) in the side yard and to increase the maximum lot coverage within an R-100 (Residential Medium Lot-100) zoning district.

NEW BUSINESS:

Update to the 2023 Zoning Board of Appeals Calendar