

**DeKalb County Zoning Board of Appeals Meeting  
June 12, 2024 @ 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.

**Members of the public may also email documents for inclusion into the official record by  
submitting such materials by June 10, 2024.**

Email the DeKalb County Department of Planning and Sustainability at [plansustain@dekalbcountyga.gov](mailto:plansustain@dekalbcountyga.gov)

**AGENDA**

**DEFERRED CASES:**

**D1. A-24-1246808 (deferred from April 10<sup>th</sup>) Commission District 02 Super District 07**  
**18 146 05 025**  
**2604 LAWRENCEVILLE HIGHWAY, DECATUR, GA 30033**

Application by Ray Walker to request variances from Sections 27-2.2.1 and 27-5.1.10 of the DeKalb County Zoning Ordinance to reduce rear yard and side yard setbacks and increase lot coverage to construct new building within the C-1 (Local Commercial) zoning district.

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**D2. A-24-1246810 (deferred from April. 10<sup>th</sup>) Commission District 05 Super District 07**  
**15 163 01 008**  
**4822 COVINGTON HIGHWAY, DECATUR, GA 30035**

Application by Quiktrip Corporation c/o Battle Law P.C. to request variances from Sections 21-20 of the DeKalb County Zoning Ordinance to increase maximum canopy sign size for proposed gas station within the C-2 (General Commercial) zoning district.

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**D3. A-24-1246904 (deferred from March 13<sup>th</sup>) Commission District 04 Super District 06**  
**15 216 17 023**  
**2695 MIDWAY ROAD, DECATUR, GA 30030**

Application by Mary Turnipseed to request variances from Section 27-2.2.1 of the DeKalb County Zoning Ordinance to reduce side yard setbacks and increase lot coverage for an ADU addition to an existing garage within the R-75 (Residential Medium Lot) zoning district.

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**D4. A-24-1246907 (deferred from March 13<sup>th</sup>) Commission District 02 Super District 06**  
**18 105 06 030**  
**1141 EMPIRE ROAD, ATLANTA, GA 30329**

Application by Bill Caldwell to request variances from Sections 27-2.2.1 and 27-5.1.10 of the DeKalb County Zoning Ordinance to reduce side yard setback and increase lot coverage to construct elevator addition to a single-family residence within the R-85 (Residential Medium Lot) zoning district.

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**D5. A-24-1246909 (deferred from March 13<sup>th</sup>) Commission District 04 Super District 06**  
**18 046 01 148**  
**584 GLENDALE ROAD, SCOTSDALE, GA 30079**

Application by Monica Woods to request variances from Sections 27-3.36 and 27-2.2.1 of the DeKalb County Zoning Ordinance to reduce rear yard setback, eliminate landscape strip, reduce side yard setbacks, and increase lot coverage to construct single-family residence within the R-75 (Residential Medium Lot-75) and Scottdale Tier II Overlay zoning district.

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**D6. A-24-1246910 (deferred from March 13<sup>th</sup>) Commission District 04 Super District 06**  
**18 046 01 149**  
**580 GLENDALE ROAD, SCOTSDALE, GA 30079**

Application by Monica Woods to request variances from Sections 27-3.36.10 and 27-2.2.1 of the DeKalb County Zoning Ordinance to reduce rear yard setback and eliminate 5' landscape strip to construct single-family residence within the R-75 (Residential Medium Lot-75) and Scottdale Tier II Overlay zoning district.

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**NEW CASES:**

**N1. A-24-1246975 Commission District 02 Super District 06**  
**15 238 01 015**  
**1751 SOUTH PONCE DE LEON AVENUE, ATLANTA, GA 30307**

Application by Allison Hoffman Suazo to request variances from Section 27-2.2.1 of the DeKalb County Zoning Ordinance to reduce side yard and rear yard setbacks convert upper level of garage into an accessory dwelling unit within the R-85 (Residential Medium Lot-85) zoning district and Druid Hills Historic District.

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**N2. A-24-1246997 Commission District 02 Super District 06**  
**18 105 13 006**  
**965 HOUSTON MILL ROAD, ATLANTA, GA 30329**

Application by Elna Saah DBA Pavel Rei, LLC to request variances from Sections 27-8.1.16 and 27-2.2.1 of the DeKalb County Zoning Ordinance to allow expansion of non-conforming building and reduce side yard setbacks to renovate existing house and convert garage into an accessory dwelling unit within the R-85 (Residential Medium Lot-85) zoning district.

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**N3. A-24-1246998 Commission District 02 Super District 06**  
**18 148 01 019**  
**3120 LAVISTA ROAD, DECATUR, GA 30033**

Application by Nicole Lashley to request a variance from Section 27-2.2.1 of the DeKalb County Zoning Ordinance to reduce rear yard setback to enclose carport and construct addition to a single-family residence within the R-100 (Residential Medium Lot-100) zoning district.

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**N4. A-24-1247002 Commission District 02 Super District 06**  
**18 106 09 014**

Application by Jordan Alley and Tray Alley to request a variance from Section 27-2.2.1 of the DeKalb County Zoning Ordinance to reduce rear yard and side yard setbacks to enclose carport within the R-75 (Residential Medium Lot-75) zoning district.

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N5.     **A-24-1247000**  
          **18 233 07 002**  
          **2345 SHALLOWFORD ROAD, ATLANTA, GA 30345**

**Commission District 01 Super District 07**

Application by The Church in Atlanta Inc. c/o J. Alexander Brock, Smith Gambrell & Russell, LLP to request a variance from Section 27-6.1.4 of the DeKalb County Zoning Ordinance to reduce off-street parking requirements to restore church within the R-100 (Residential Medium Lot-100) zoning district.

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N6.     **A-24-1247013**  
          **15 173 07 048**  
          **1881 2ND AVENUE, DECATUR, GA 30032**

**Commission District 03 Super District 06**

Application by Craig Wasilewsky to request a variance from Section 27-5.4.2.5 (D) to reduce the transitional buffer to construct residential development in the MR-2 (Medium Density Residential) zoning district.

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***The Zoning Board of Appeals (ZBA) hears variances, special exceptions, and appeals of administrative decisions. They are an independent body, appointed by the Board of Commissioners (BOC). The BOC hears Rezoning, Special Land Use Permits (SLUPs), Major modifications, Land Use Plan amendments, and Zoning Ordinance text amendment applications.***