

**DeKalb County Zoning Board of Appeals Meeting
Wednesday, May 8, 2024 @ 1:00 PM**

This meeting was held via Zoom

ZBA MEMBERS PRESENT

Pamela Speaks, District 1
Mark Goldman, District 2
Muhammad Jihad, District 3
Nadine Rivers-Johnson, Chair, District 4
Yolanda Spears, District 5
Dan Wright, Vice-Chair, District 6
John Tolbert, Jr., District 7

STAFF PRESENT

Rachel Bragg, Zoning Administrator
Lucas Carter, Planner
Debora Wells, Admin Specialist
Brandon White, Current Planning Manager
Kyle McLean, Planner
Kennisha Collins, Environmental Inspections

ZBA MEMBERS ABSENT

Approval of Minutes: Mark Goldman moved, Pamela Speaks seconded to approve March minutes with corrections to N4. Motion carried 7-0-0.

AGENDA

DEFERRED CASES:

**D1. A-24-1246840 Commission District 02 Super District 06
18 054 06 001
1176 LULLWATER ROAD, ATLANTA, GA 30307**

Application by Virginia Tate to appeal an administrative decision to approve a stream buffer variance within the R-85 (Residential Medium Lot-85) zoning district and the Druid Hills Historic District.

Dan Wright moved, Yolanda Spears seconded to approve the appeal. The motion failed 3-4-0. John Tolbert, Mark Goldman, Pamela Speak, and Nadine Rivers-Johnson opposed.

**D2. A-24-1246863 Commission District 04 Super District 06
18 047 22 005
449 BOOKER AVENUE, SCOTSDALE, GA 30079**

Application by Tracy Swearingen to request a variance from Section 27-3.36.10 of the DeKalb County Zoning Ordinance to reduce rear yard and side yard setbacks to construct single-family residence within the R-75 (Residential Medium Lot-75) and Scottdale Tier II Overlay district.

Mark Goldman moved, Yolanda Spears seconded for a 60-day deferral to July 17th meeting. Motion carried 7-0-0.

NEW CASES:

N1. A-24-1246948 Commission District 02 Super District 06
18 105 05 011
1678 MASON MILL ROAD ATLANTA, GA 30329

Application by Wright Gardner to request a variance from Section 27-4.2.2 of the DeKalb County Zoning Ordinance to reduce rear yard setback within the R-85 (Residential Medium Lot) zoning district.

Mark Goldman moved, Yolanda Spears seconded for the application to be withdrawn without prejudice. Motion carried 7-0-0.

N2. A-24-1246946 Commission District 04 Super District 06
18 009 26 009
293 OHM AVENUE AVONDALE ESTATES, GA 30002

Application by Innocent Nwachukwu to request a variance from Section 27-3.36.12 of the DeKalb County Zoning Ordinance to reduce sidewalk requirements to construct a single-family residence within the R-75 (Residential Medium Lot) zoning district and Scottdale Tier II Overlay district.

Dan Wright moved, Muhammad Jihad seconded for approval of the application with the following conditions: (1) case number, approval date, type of variance and conditions of approval. Motion carried 7-0-0.

N3. A-24-1246947 Commission District 03 Super District 06
15 089 04 001, 15 089 04 003, 15 089 04 006
SPRINGVIEW APARTMENTS PROPERTIES

Application by Blue Ridge Atlantic, LLC to request variances from Sections 27-3.33.12, 27-2.24.1, and 27-3.33 of the DeKalb County Zoning Ordinance to allow cement wood and fiber cement as an exterior building material, reduced required fenestration on front facades, reduce minimum flooring areas and vary I-20 overlay requirements within the M (Light Industrial) zoning district and I-20 Tier II Overlay District.

Dan Wright moved, Yolanda Spears seconded for approval of the application with the following conditions: (1) case number, approval date, type of variance and conditions of approval. (2) No more than 29 one-bedroom units shall not be less than 750 sq. ft. Motion carried 7-0-0.

Adjournment: Jihad moved and Spears second to adjourn the meeting. Motion carried 7-0-0.

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.