

**DeKalb County Zoning Board of Appeals Meeting
July 10, 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 July 7, 2024.**

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

AGENDA

DEFERRED CASES:

D1. 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.

NEW CASES:

N1. A-24-1246317 Commission District 04 Super District 06
18 047 04 010
3040 NORTH DECATUR ROAD, SCOTSDALE, GA 30079

Application by Zelalem Assfaw to request variances from Section 27 of the DeKalb County Zoning Ordinance to reduce open space requirement to 15%, reduce side yard setback, reduce off-street loading space requirement within the C-1 (Local Commercial) zoning district and Scottdale Tier I Overlay District.

N2. A-24-1247054 Commission District 04 Super District 07
16 129 02 004
1053 STEPHENSON ROAD, STONE MOUNTAIN, GA 30084

Application by Jonathan Hicks to request variances from Sections 27-5.4.7 (8) the DeKalb County Zoning Ordinance to reduce security entrance gate location from property line to install gate within the R-100 (Residential Medium Lot-100) zoning district.

**N3. A-24-1247053
15 081 03 023
1058 KEY ROAD, ATLANTA, GA 30316**

Commission District 03 Super District 06

Application by Stacy Inés Rodriguez to request a variance from Section 27-6.1.3 (8) of the DeKalb County Zoning Ordinance to allow parking of commercial vehicle on a residential parcel to operate on school bus within the R-75 (Residential Medium Lot-75) zoning district.

**N4. A-24-1247051
15 140 03 013
2424 FLAT SHOALS ROAD, DECATUR, GA 30032**

Commission District 03 Super District 06

Application by LaTanga Thomas 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 facilitate construction of single-family residence within the R-75 (Residential Medium Lot-75) zoning district.

**N5. A-24-1247045
15 121 02 001
2942 EMBER DRIVE, DECATUR, GA 30034**

Commission District 03 Super District 07

Application by Aljandro Delgado to request variances from Sections 27-3.33.13 (A), 27-3.33.17, and 27-6.1.3 of the DeKalb County Zoning Ordinance to reduce landscaping requirements, street and inter-parcel access requirements, and off-street parking requirements to convert hotel building into apartments within the C-1 (Local Commercial) zoning district and I-20 Tier I Overlay District.

**N6. A-24-1247044
15 172 12 003
2107 BARBERIE LANE, DECATUR, GA 30032**

Commission District 03 Super District 06

Application by Amanda Johnson, Small Carpenters At Large, Inc to request a variance from Section 27-2.2.1 to reduce side yard setback to construct addition to a single-family residence in the R-75 (Residential Medium Lot-75) zoning district.

**N7. A-24-1247042
15 238 02 006
472 RIDGECREST ROAD, ATLANTA, GA 30307**

Commission District 02 Super District 06

Application by Todd C. Wilkes / TCW Homes to request a variance from Section 27-2.2.1 to reduce side yard setback to construct addition to construct two-car garage in the R-85 (Residential Medium Lot-85) zoning district and Druid Hills Historic District.

**N8. A-24-1247040
18 110 09 073
1282 BRAMBLE ROAD, ATLANTA, GA 30329**

Commission District 02 Super District 06

Application by Joshua Gottlieb to request a variance from Section 27-2.2.1 to reduce side yard setback to construct addition to legal non-conforming structure in the R-85 (Residential Medium Lot-85) zoning district.

N9. A-24-1247038
15 233 02 025
973 FORREST BOULEVARD, DECATUR, GA 30030

Commission District 04 Super District 06

Application by Benjamin Calhoun to request a variance from Section 27-2.2.1 to reduce rear yard setback to facilitate construction of a rear deck and screened-in porch in the R-75 (Residential Medium Lot-75) zoning district.

N10. A-24-1247037
15 021 04 062
4215 CEDAR COMMONS WAY, CONLEY, GA 30288

Commission District 03 Super District 06

Application by Elliott Fried to request a variance from Section 27-2.2.1 to reduce side yard setback to construct single-family residential in the R-100 (Residential Medium Lot-100) zoning district.

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.