

DeKalb County Zoning Board of Appeals Meeting

August 14, 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 August 2, 2024.

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

AGENDA

DEFERRED CASES:

D1. A-24-1247109 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.

D2. A-24-1246810 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.

D3. 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.

**D4. A-24-1246998
18 148 01 019
3120 LAVISTA ROAD, DECATUR, GA 30033**

Commission District 02 Super District 06

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.

**D5. A-24-1246909
18 046 01 148
584 GLENDALE ROAD, SCOTSDALE, GA 30079**

Commission District 04 Super District 06

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.

**D6. A-24-1246910
18 046 01 149
580 GLENDALE ROAD, SCOTSDALE, GA 30079**

Commission District 04 Super District 06

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.

**D7. 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.

NEW CASES:

**N1. A-24-1247106
15 183 02 001
2961 ALSTON DRIVE ATLANTA, GA 30317**

Commission District 03 Super District 07

Application by Ihsan Saleem to request variances from Sections 27-3.33.9, 27-3.33.11, 27-3.33.13, 27-5.4.4, and 27-6.1.4 of the DeKalb County Zoning Ordinance to reduce rear yard setback, transitional buffer, landscape buffer, and parking requirements to convert warehouse storage into office and retail space within the C-2 (General Commercial) zoning district and I-20 Tier II Overlay District.

**N2. A-24-1247054
15 089 01 007
3801 FLAT SHOALS PARKWAY DECATUR, GA 30034**

Commission District 03 Super District 06

Application by Erika Bodzy to request variances from Sections 21-14 and 27-2.1.1 of the DeKalb County Zoning Ordinance to increase size and reduce setback for signage within the C-1 (Local Commercial) zoning district and I-20 Tier II Overlay District.

**N3. A-24-1247100
18 047 21 017
3140 KELLY STREET SCOTSDALE, GA 30079**

Commission District 04 Super District 06

Application by Alrick McIntyre to request a variance from Section 27-2.1.1 of the DeKalb County Zoning Ordinance to rear yard and front yard setbacks to facilitate construction of single-family residence within the R-75 (Residential Medium Lot-75) zoning district and Scottdale Tier II Overlay District.

**N4. A-24-1247098
15 220 10 002
3952 COVINGTON HIGHWAY DECATUR, GA 30032**

Commission District 05 Super District 07

Application by PDC Land Holdings, LLC to request a variance from Section 27-3.41.7 (F) and 27-3.41.8 (A) of the DeKalb County Zoning Ordinance to reduce required stoop height and allow alternate exterior building materials to facilitate construction of apartment complex within the C-1 (Local Commercial) zoning district and Covington Overlay District.

**N5. A-24-1247094
15 136 01 070
3113 THRASHER CIRCLE DECATUR, GA 30032**

Commission District 03 Super District 07

Application by Tamara Taitt to request variances from Sections 27-2.1.1 and 27-5.4.7 of the DeKalb County Zoning Ordinance to reduce setback and allow alternate fencing material to allow perimeter fencing within the R-75 (Residential Medium Lot-75) zoning district and I-20 Tier I Overlay District.

**N6. A-24-1247070
15 047 01 004
1342 HENRICO RD CONLEY, GA 30288**

Commission District 03 Super District 06

Application by Greg Boler to request variances from Section 27-5.4.3 and Section 14 3.14-190 of the DeKalb County Zoning Ordinance to remove required frontage improvements for tractor trailer parking lot and maintenance facility within the M (Industrial) zoning district and Soapstone Historic 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.