

**DeKalb County Zoning Board of Appeals Meeting
October 9, 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 October 6, 2024.**

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

AGENDA

DEFERRED CASES:

D1. A-24-1247094 Commission District 03 Super District 07
15 136 01 070
3113 THRASHER CIRCLE DECATUR, GA 30032

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.

D2. A-24-1247106 Commission District 03 Super District 07
15 183 02 001
2961 ALSTON DRIVE ATLANTA, GA 30317

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.

D3. A-24-1247100 Commission District 04 Super District 06
18 047 21 017
3140 KELLY STREET SCOTSDALE, GA 30079

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.

D4. 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.

D5. 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.
District

D6. 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.

NEW CASES:

N1. A-24-1247178
15 140 01 063
1987 PRESTON PARK PLACE, DECATUR, GA 30032

Commission District 03 Super District 06

Application by Brenda Ann Hall to request variance from Section 27-2.2.1 of the DeKalb County Zoning Ordinance to reduce of the rear yard setback from 40-feet to 26-feet to facilitate the construction of a screened-in porch within the R-60 (Residential Medium Lot-60) zoning district.

N2. A-24-1247176
15 248 15 010
739 LIVINGSTONE PLACE, DECATUR, GA 30030

Commission District 04 Super District 06

Application by Kristi Hanna and Mason Bumgarner to request variance from Section 27-4.2.2 (C.3) of the DeKalb County Zoning Ordinance to reduce rear yard setback from 10 feet to 7 feet to facilitate conversion of garage into an accessory dwelling unit within the R-75 (Residential Medium Lot-75) zoning district.

N3. A-24-1247175
15 243 02 027
1766 PONCE DE LEON AVENUE, ATLANTA, GA 30307

Commission District 02 Super District 06

Application by Tiffany Barcik to request variances from Section 27-4.2.2 of the DeKalb County Zoning Ordinance to increase building area and height limitation to convert a garage into an accessory dwelling unit within the R-85 (Residential Medium Lot-85) zoning district and Druid Hills Historic District.

**N4. A-24-1247168
16 062 02 029
1230 PANOLA ROAD, STONE MOUNTAIN, GA 30088**

Commission District 05 Super District 07

Application by Linda Dunlavy to appeal administrative decision to allow expiration of land disturbance and building permits to construct convenience store and gas station within the C-1 (Local Commercial) zoning district.

**N5. A-24-1247181
15 126 06 011
4200 WESLEY CLUB DRIVE, DECATUR, GA 30034**

Commission District 03 Super District 07

Application by Wesley Chapel Ventures LLC, Edward Fernandez to request variances from Sections 27-3.33.16, 27-3.33.10, 27-3.33.9 (E) and 27-3.33.23 (B) of the DeKalb County Zoning Ordinance to reduce off-street parking, modify site access points, and modify right-of-way width above-ground utilities and to reduce the required open space for mixed-use apartment building within the C-1 (local commercial) zoning district and I-20 Tier 1 Overlay District.

**N6. A-24-1247186
18 002 04 001
1199 OXFORD ROAD, ATLANTA, GA 30306**

Commission District 02 Super District 06

Application by Jim Walker to request variance from Section 27-4.2.2 (3) of the DeKalb County Zoning Ordinance to reduce rear yard and side yard setbacks to replace existing garage with two-story garage and accessory dwelling unit within the R-85 (Residential Medium Lot-85) zoning district and Druid Hills Historic District.

**N7. A-24-1247187
18 054 02 030
1381 HARVARD ROAD, ATLANTA, GA 30306**

Commission District 02 Super District 06

Application by David Price to request variance from Section 27-2.2.1 of the DeKalb County Zoning Ordinance to increase maximum lot coverage from 35% to 38.2 to convert an existing open wood deck to a covered porch within the R-75 (Residential Medium Lot-75) zoning district and Druid Hills Historic District.

**N8. A-24-1247193
18 286 04 045
3992 EVANS ROAD, DORAVILLE, GA 30340**

Commission District 01 Super District 07

Application by Jesus Arroyo and Alfredo Jose to request variances from Section 27-2.1.1 of the DeKalb County Zoning Ordinance to reduce rear yard setback to facilitate construction of home addition within the R-60 (Residential Medium Lot-60) zoning district.

**N9. A-24-1247189
15 173 08 021
1826 DONNALEE AVENUE, ATLANTA, GA 30316**

Commission District 03 Super District 06

Application by Kaley Findley to request variance from Section 27-2.2.1 of the DeKalb County Zoning Ordinance to reduce side yard setback for garage addition within the R-75 (Residential Medium Lot-75) zoning district.

**N10. A-24-1247180
18 105 13 006
965 HOUSTON MILL ROAD, ATLANTA, GA 30329**

Commission District 02 Super District 06

Application by Buddy Bhavhnani and Lynn Rickets to appeal staff decision to remove stop work order for the reconstruction of 965 Houston Mill within the R-85 (Residential Medium Lot-85) zoning district.

**N11. A-24-1247091
18 159 12 008
2184 BONNAVIT COURT, ATLANTA, GA 30345**

Commission District 02 Super District 06

Application by Stephanie Loew to request variances from Section 27 of the DeKalb County Zoning Ordinance to reduce front yard setback and allow construction of accessory structure in front yard to facilitate construction of carport within 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.