

**DeKalb County Zoning Board of Appeals
September 11, 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, SCOTTTDALE, 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-24-1246863 Commission District 04 Super District 06
18 047 22 005
449 BOOKER AVENUE, SCOTTTDALE, 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.

D3. A-24-1247042 Commission District 02 Super District 06
15 238 02 006
472 RIDGECREST ROAD, ATLANTA, GA 30307

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.

NEW CASES:

N1. A-24-1247147 Commission District 02 Super District 06
18 151 03 046
1909 JACOLYN PLACE ATLANTA, GA 30329

Application by Todd Shoemaker to appeal staff decision based on Section 14-44.1 (b) (6) of the DeKalb County Zoning Ordinance to demolish an existing structure and construct a new structure within a floodplain within the R-100 (Residential Medium Lot-100) zoning district and Fama Pines Community Overlay District.

N2. A-24-1247143 Commission District 02 Super District 06
15 244 01 040
2160 PONCE DE LEON AVENUE ATLANTA, GA 30307

Application by Elizabeth Morris to request a variance from Section 27-2.2.1 of the DeKalb County Zoning Ordinance to reduce side setback to reconstruct carriage house within the R-85 (Residential Medium Lot-85) zoning district and Druid Hills Historic District.

N3. A-24-1247142 Commission District 01 Super District 07
18 233 06 033
2424 NANCY LANE ATLANTA, GA 30345

Application by Nick Pesola to request a variance from Section 27-2.1.1 and Chapter 14 of the DeKalb County Zoning Ordinance to reduce front setback and reduce stream buffer to facilitate construction of single-family residence within the R-100 (Residential Medium Lot-100) zoning district.

N4. A-24-1247149 Commission District 01 Super District 07
18 314 01 012
3930 PLEASANTDALE ROAD DORAVILLE, GA 30340

Application by Barrios Engineering, LLC to request a variance from Section 14-432 (b) (3) (b) of the DeKalb County Zoning Ordinance to allow structure to be built within the floodplain to facilitate construction of package sorting building within the OD (Office-Distribution) 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.