

DeKalb County Historic Preservation Commission

Tuesday, January 21, 2025- 6:00 P.M.

Staff Report

Regular Agenda

G. 1449 Cornell Road, Hammer Smith Inc. Reapprove and revise a previously approved COA to construct a garage and accessory dwelling unit, install landscaping, and extend a covered porch in the backyard. **1247378**

Built in 1925 (18 054 09 004)

This property is in the Druid Hills Character Area #2 and the Druid Hills National Register Historic District.

- 04-13 1449 Cornell Road (DH), Charles & Brooke Wheelock. Raise roof. 18548. **For Comment Only**
05-13 1449 Cornell Road (DH), Charles & Brooke Wheelock. Raise roof. 18599. **Approved with Modifications.**
12-13 1449 Cornell Road (DH), Charles & Brooke Wheelock. Modify previously approved CoA to build fence around backyard, add a gate across the driveway, repave the driveway behind the house and modify a retaining wall at the back of the house. 18986. **Approved**
07-20 1449 Cornell Road (SR), Karen Soorikian. Build a garage in the backyard. 1244100. **Approved**

Summary

The applicant proposes reapproving a previously approved COA to construct a 1½ story, two-car garage in the backyard of the property. The applicant proposes the following modification to the previously approved COA:

1. Replace the proposed double-garage doors with a single door. The previous design for the garage and ADU proposed a set of double-garage doors. The applicant proposes replacing the double garage doors with a single door with a similar paneling design and overall width.
2. Extend covered terrace. The existing covered terrace in the backyard of the property will be extended to 190 square feet in size and will be constructed with like materials including an asphalt shingle hipped roof and bluestone pavers. A fireplace will be installed, and the terrace will be screened in as well.
3. Install pool. A 265 square foot in-ground pool with a small jacuzzi will be installed in the backyard, directly behind the covered terrace on the right-side of the property.
4. Install fencing and retaining walls. The existing 6' wood fence that surrounds the perimeter of the backyard will be replaced in kind with a 6' painted wood fence. An 18" brick seat wall and a low retaining wall measure 48" tall will be installed near the rear property line in the backyard.
5. Install landscaping. The landscaping will primarily consist of low-maintenance, native under-story plants, such as Eastern Redbud, Sweetbay Magnolia, and Dogwood trees. The landscaping will also include Tea Olives, Arborvitae, Holly, Italian Cypress, and Juniper trees. Hydrangea and native azaleas will be planted, and the ground cover will be black mulch. No ivy or invasive plants will be used. The pool area will be surrounded by turf, and additional grass may be either Fescue or Zoysia. No trees will be removed during the project.

Recommendation

Approve. These proposed changes do not appear to have a substantial adverse effect on the district. This application appears to meet the guidelines and the staff recommends approval.

Relevant Guidelines

- 5.0 *Design Review Objective* (p45) - When making a material change to a structure that is in view from a public right-of-way, a higher standard is required to ensure that design changes are compatible with the architectural style of the structure and retain character-defining features. When a proposed material change to a structure is not in view from the public-right-way, the Preservation Commission may review the project with a less strict standard so as to allow the owner more flexibility. Such changes, however, shall not have a substantial adverse effect on the overall architectural character of the structure.
- 9.4 *Enclosures and Walls* (p90) Guideline - Fences and walls should not be built in front yard spaces and are strongly discouraged from corner lot side yard spaces. Retaining walls should only be used in situations where topography requires their use.
- 9.4 *Enclosures and Walls* (p90) Recommendation - Fences are appropriate in rear yard spaces. Rear yard fences should be coordinated with existing county codes. Suggested materials include wood and chain link. Vinyl- covered chain link fencing, typically in bronze, brown, or black, assist in making fences less obtrusive. Vines are suggested to “soften” the appearance of metal chain link fencing. If wood fencing is used, the paint color and design should be compatible with the architecture of the adjacent residence. Fence heights can range from 4' to 6' depending on the reason for the enclosure.
- 9.6 *Accessory Buildings* (p91) Guideline - New accessory buildings, such as garages and storage houses, are to be located in rear yard spaces and visually buffered from adjacent property owners and the public right-of-way. Accessory buildings that complement the architecture of the adjacent residence do not require the same level of buffering and may remain more visible within the local district. If the new building will be visible from the street, it should respect the established setbacks and orientations of the historic buildings in the area.



DeKalb County
GEORGIA

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric Hudson

Development Services Center
178 Sams Street
Decatur, GA 30030
www.dekalbcountyga.gov/planning
404-371-2155 (o); 404-371-4556 (f)

Application for Certificate of Appropriateness

Date submitted: 12/23/24

Date Received: _____

Address of Subject Property: 1449 Cornell Rd. NE Atlanta, GA. 30306

Applicant: Warner McConary/HammerSmith E-Mail: Warner@hammersmith.net

Applicant Mailing Address: 807 Church St. Decatur, GA. 30030

Applicant Phone: 404-886-0847

Applicant's relationship to the owner: Owner Architect Contractor/Builder Other

Owner(s): Jesse Kaba Email: jessekaba@gmail.com

Owner(s): Danielle Kaba Email: daniellelagrange@hotmail.com

Owner(s) Mailing Address: 1449 Cornell Rd. NE Atlanta, GA. 30306

Owner(s) Telephone Number: D = 404-668-7134 / J = 404-275-1676

Approximate date of construction of the primary structure on the property and any other structures affected by this project: March 2025

Nature of work (check all that apply):
New construction New Accessory Building Other Building Changes
Demolition Landscaping Other Environmental Changes
Addition Fence/Wall Other
Moving a Building Sign Installation

Description of Work:

See Attached.

This form must be completed in its entirety and be accompanied by supporting documents, such as plans, list of materials, color samples, photographs, etc. All documents should be in PDF format, except for photographs, which may be in JPEG format. Email the application and supporting material to plansustain@dekalbcountyga.gov and pvjennings@dekalbcountyga.gov. An incomplete application will not be accepted.

Signature of Applicant:  president

DEPARTMENT OF PLANNING & SUSTAINABILITY

Design Checklist for a Certificate of Appropriateness

This checklist was created to help applicants prepare a complete application. Omissions and inaccurate information can lead to deferrals and/or denials of applications. Please review the checklist with the project's architect, designer, or builder. All items will not be applicable to all projects. New construction will involve all categories. One copy of drawings at scale (plus nine reduced sets) should be submitted.

Please address questions regarding applicability to your project to the DeKalb County Preservation Planner at 404-687-3945, e-mail pvjennings@dekalbcountyga.gov and rlbragg@dekalbcountyga.gov.

Applicants are also referred to the DeKalb County website, <http://www.dekalbcountyga.gov/planning-and-sustainability/planning-sustainability>.

I have reviewed the "Design Manual for the Druid Hills Local Historic District".

W ~~NO~~ yes ✓

I have reviewed the DeKalb County Tree Ordinance.

W ~~NO~~ yes ✓

I have reviewed applicable zoning codes regarding lot coverage, garage sizes, stream buffers.

W ~~NO~~ yes ✓

1. General

- a. Label all drawings with the address of the site, owners' name, and contact phone number.
- b. Number all drawings.
- c. Include a graphic scale on reductions.
- d. Date all revisions.
- e. Indicate all unverified numbers with +/- signs
- f. Include photos of the existing condition of the property.

2. Site Plan (existing and proposed) to include:

- a. Topographical plan with significant trees sized and located;
- b. Setback compared to adjacent houses (ask surveyor to show corners of adjacent houses);
- c. Distance between houses;
- d. Façade width to finished face of material;
- e. Grading and elevations across site;
- f. Dirt removal or regrading if more than 18";
- g. Tree protection plan;
- h. Tree removal and replacement plan

3. Driveways and Walkways

- a. Location and relationship to house;
- b. Width;
- c. Material;
- d. Curb cut and apron width



DEPARTMENT OF PLANNING & SUSTAINABILITY

14. Garages / Accessory Buildings

- a. Visibility from street;
- b. Placement on site;
- c. Scale, style appropriate for house;
- d. Show dimensions on drawings;
- e. Materials;
- f. Square footage appropriate for lot size;
- g. Garage door size and design
- h. Show height from grade to eaves and to top of roof

15. Demolitions

- a. Provide documentation from engineer concerning feasibility of rehabilitation;
- b. Provide photographs of structure to be demolished;
- c. Provide plan for proposed redevelopment

Application Process Checklist

This checklist is to ensure that applicants understand the Certificate of Appropriateness (COA) application process from beginning to end. Please verify that you have read over the process shown below and understand the procedures and timeline that will be followed for all submitted COA applications.

- Applications may only be submitted during the period specified on the calendar for each month. Once the filing deadline has passed and that period has expired, **no new applications will be accepted** to be heard at that month's commission meeting. If an application has not been submitted before the filing deadline, it cannot be submitted again until the next period for applications has opened.
- Additional materials submitted after the staff's report have been finalized and posted to the public will not be taken into consideration for the staff report. Staff reports will not be edited once finalized and published – any new materials may be submitted for the record for the commission but will not affect the staff's report for the application.
- Any additional materials submitted after the staff's report has been finalized and posted to the public may be added to the record for the historic preservation commission to review as supplemental materials for the submitted application. Supplemental materials includes:
 - Representative photos
 - Letters of support/opposition
 - Architectural drawings
 - Updated site plans

Supplemental materials **do not** include documents for new work to be added to the already submitted application. Any materials that propose new work that was not included in the original application, will not be added to the record. Any proposed new work that was not included in the original application will need to be included in a new application to be submitted for next month's commission meeting.

I have reviewed the information above and understand the Certificate of Appropriateness process.

Wan yes

I have reviewed the HPC calendar.

Wan yes



DeKalb County

DEPARTMENT OF PLANNING & SUSTAINABILITY

Authorization of a Second Party to Apply for a Certificate of Appropriateness

This form is required if the individual making the request is **not** the owner of the property.

I/ We: Danielle + Jesse Kaba
being owner(s) of the property at: 1449 Cornell Rd NE, Atlanta 30306
hereby delegate authority to: HammerSmith, Inc.
to file an application for a certificate of appropriateness in my/our behalf.

Signature of Owner(s): [Handwritten Signature]
Date: 12-24-2024

Please review the following information

Approval of this Certificate of Appropriateness does not release the recipient from compliance with all other pertinent county, state, and federal regulations.

Before making any changes to your approved plans, contact the preservation planner (404/371- 2155). Some changes may fall within the scope of the existing approval, but others will require review by the preservation commission. If work is performed which is not in accordance with your certificate, a Stop Work Order may be issued.

If your project requires that the county issue a Certificate of Occupancy at the end of construction, an inspection may be made to verify that the work has been completed in accord with the Certificate of Appropriateness. If the work as completed is not the same as that approved in the Certificate of Appropriateness you will not receive a Certificate of Occupancy. You may also be subject to other penalties including fines and/or required demolition of the non-conforming work.

If you do not commence construction within twelve months of the date of approval, your Certificate of Appropriateness will become void and you will need to apply for a new certificate if you still intend to do the work.

Application for CoA
Kaba Residence
1449 Cornell Rd NE
December 20, 2024

The homeowners previously applied for and received a variance for a side yard setback reduction and impervious increase (2020) as well as a CoA to build an ADU with a garage below (2020). Because of covid and other factors, they delayed building the project but are now ready.

The footprint and exterior of the garage is essentially the same as what was approved, except for this time the double garage doors will be a single door for easier accessibility and there will be an outside stair to allow for additional interior space. We will also excavate several feet of dirt so there is a more level path between the house and the garage, and so that the new 1 1/2 story garage does not tower over the adjacent neighbor's single story garage.

Additionally we will extend the existing covered back terrace, add a fireplace and screen it in. We will excavate a portion of the backyard and install an 18" brick seat wall and a low retaining wall (approx 48" tall). We will terrace the landscape plantings to hide the wall. No trees will be affected or removed.

We will replace the existing 6' fence for a more consistent look; it will be in the backyard only, wooden, stained a dark brown color and be consistent with other fences in the area.

We will install a small in-ground pool with a raised spa behind the house.

The ADU will have brick below and lap siding on the dormers, similar to the existing house. The new approach to the garage (from gate at back side of house to front of garage) will be pervious pavers to alleviate runoff and reduce current impervious calculation.

The covered porch will have a bluestone floor, retain the existing brick, and have square wooden columns and trim similar to the existing house. The fireplace will be direct-vented with a masonry surround; the chimney will not extend beyond the roof to minimize visibility from the street.

The retaining walls, pool/spa, and covered porch will not be visible from the street. There will be no alterations to the front yard or sides of the house.

The field data upon which this plat is based has a closure of 1 foot in 10,000+ feet, an angular error of 03 seconds per angle point and was adjusted using the Least Squares Method. This plat has been calculated for closure and found to be accurate to 1 foot in 100,000+ feet. An electronic total station and a 100' chain were used to gather the information used in the preparation of this plat.

FLOOD STATEMENT

I HAVE EXAMINED THE OFFICIAL FLOOD HAZARD MAP AND FOUND THAT BY GRAPHIC PLOTTING ONLY, NO PORTION OF THIS PROPERTY LIES IN IN A FLOOD HAZARD AREA ACCORDING TO FEMA FIRM MAP 13089C0062 K, DATED 8-15-2019

STATE WATERS NOTE:

NO STATE WATERS PRESENT WITHIN 200 FEET OF PROJECT SITE.

ZONED: R-75

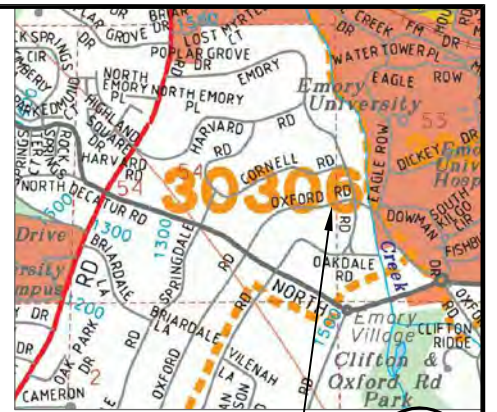
FRONT: 35' MAX. LOT % =35%
 SIDE: 7.5' MAX. HEIGHT=35'
 REAR: 40'
 AS PER CITY OF DEKALB CO. ZONING DEPT.

LOT AREA:

11,306 sq. ft.
 0.26 acres

EX. WALL SCHEDULE

	TOP	BOTTOM
1	898.9	897.3
2	907.3	905.5



VICINITY MAP



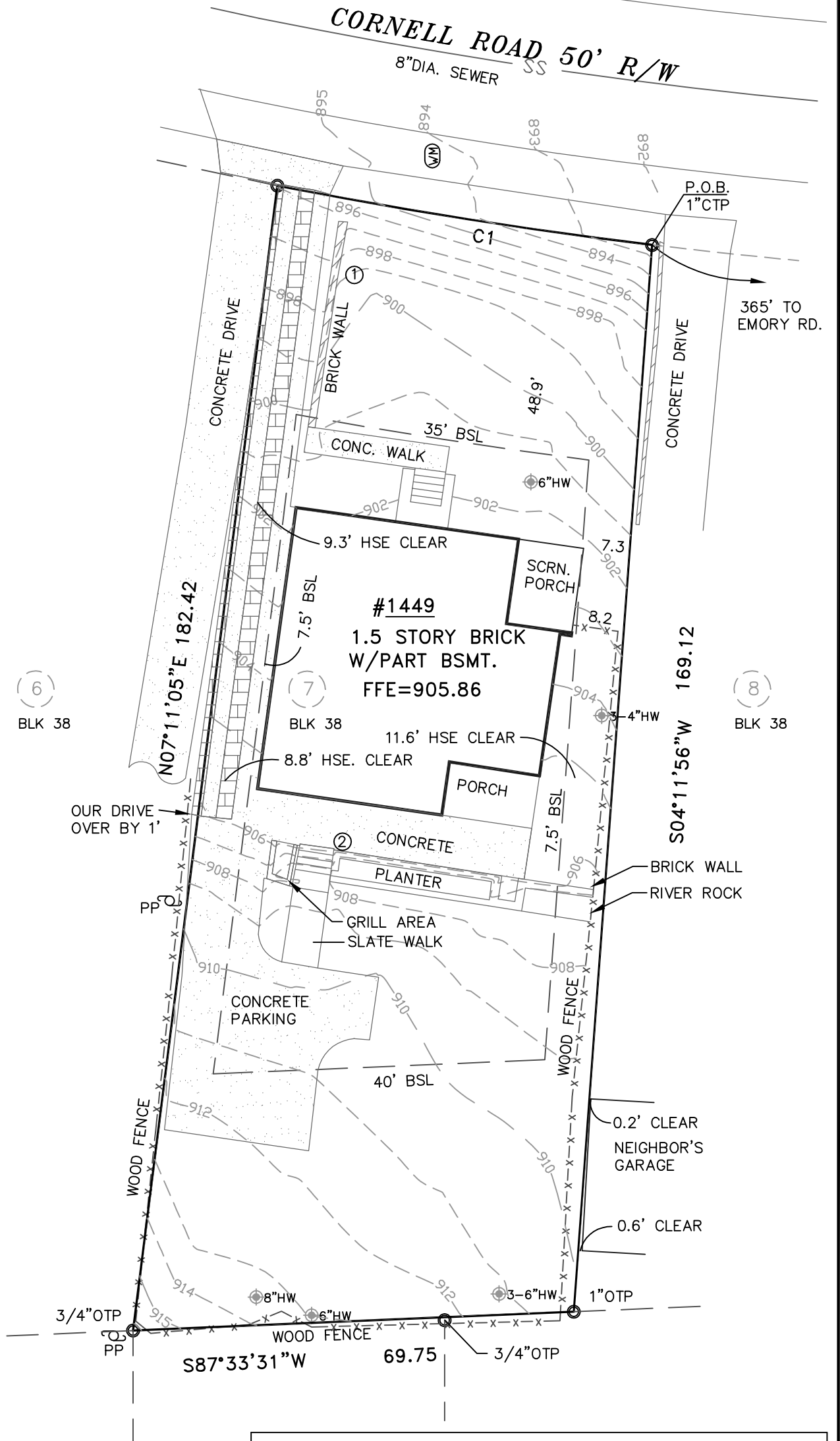
C1

S81°01'47"E

CH=59.99

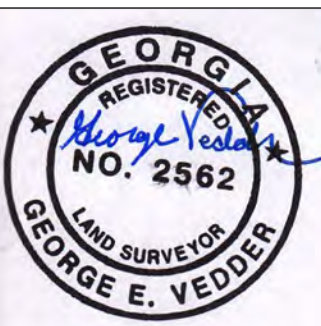
L=60.00'

R=847.25



SURVEY CERTIFICATION

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats or other instruments which created the parcel or parcels are stated hereon. Recordation of this plat does not imply approval of any local jurisdiction, availability of permits, compliance with local regulations or requirements, or suitability for any use or purpose of the land. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. section 15-6-67



VEDDER SURVEYS & ASSOCIATES, LLC

39 Forsyth Landing Blvd.,
 Forsyth, Ga. 31029
 TELEPHONE (678) 544-2585
 EMAIL: GEORGE@VEDDERSURVEY.COM



SURVEY ASBUILT FOR:

JESSE KABA

ADDRESS: 1449 CORNELL ROAD

LAND LOT 54 DIST. 18 TH DEKALB COUNTY, GA.

LOT 7 BLOCK 38

DRUID HILLS S/D, PB 7, PG. 77

SURVEY & PLAT DATE: 10/01/2020 SCALE 1"=20'

Documentation of Existing Conditions at 1449 Cornell Road



Above is the front elevation of the home (center photo). The two flanking photos show the homes at each side of 1449 Cornell. As you can see in the photographs each of the homes has a carriage home at the end of their drive, similar to what we are proposing.



View of existing rear concrete patio. The wall and stair are to be reconfigured as shown on the proposed site plan and permeable paving to be placed where the concrete is, in order to meet the lot coverage allowance. This is to be reviewed by the ZBA for zoning compliance.



Existing rear facade of the home. The carriage house will have shed dormers with siding and the lower level of the carriage house will be brick to match the existing house as closely as possible.



Above is the current parking pad at the rear of the home. Our carriage house is roughly located where the cars are parked.

JESSE AND DANIELLE KABA

KABA RESIDENCE ADDITIONS

1449 CORNELL RD NE
ATLANTA, ATLANTA-30306

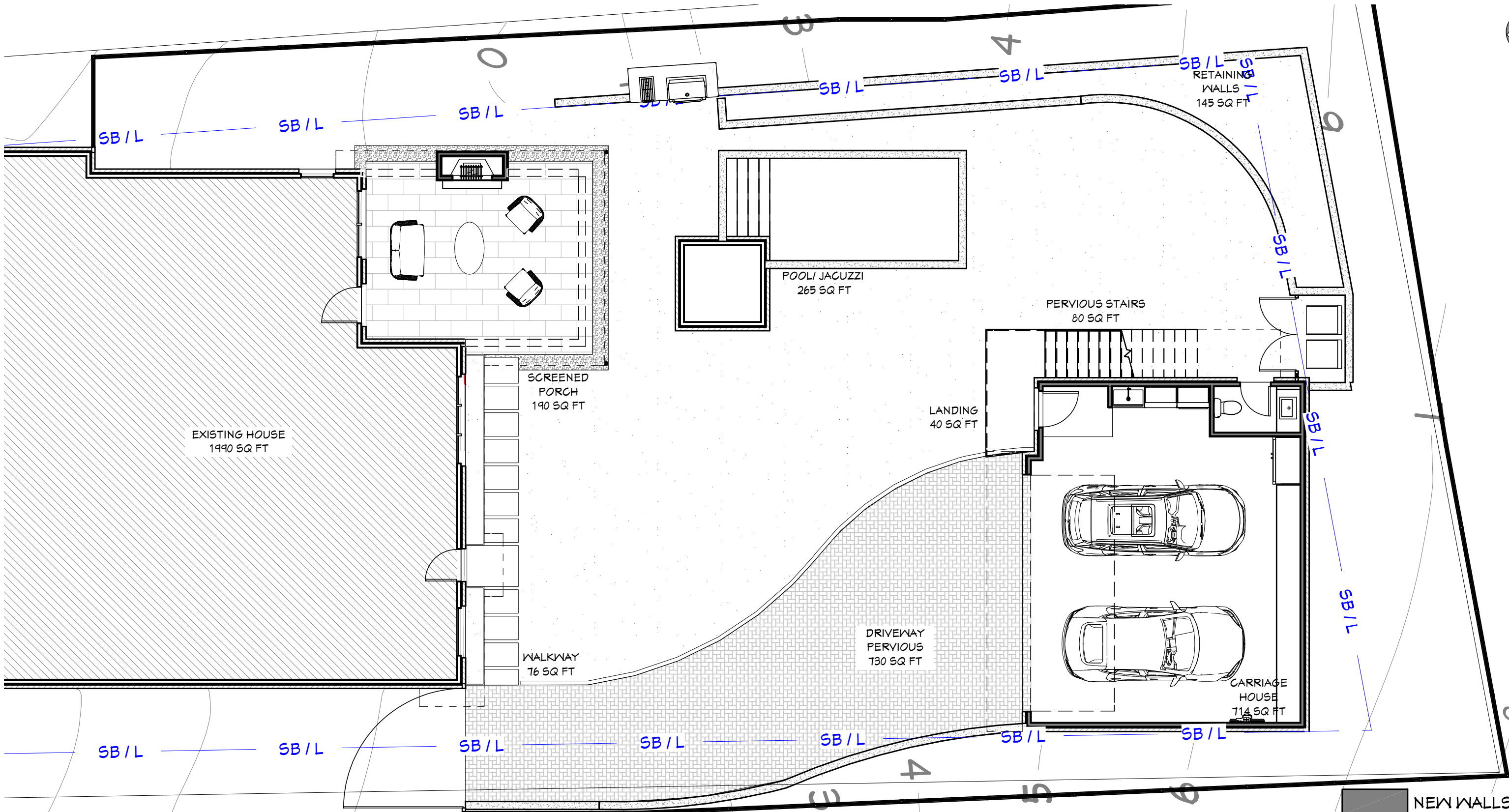
ROUND C

Monday, December 16, 2024



HammerSmith
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CONCEPTUAL PHASE



EXISTING HOUSE
1990 SQ FT

SCREENED
PORCH
190 SQ FT

POOL/JACUZZI
265 SQ FT

LANDING
40 SQ FT

PERVIOUS STAIRS
80 SQ FT

DRIVEWAY
PERVIOUS
730 SQ FT

CARRIAGE
HOUSE
714 SQ FT

RETAINING
WALLS
145 SQ FT

WALKWAY
76 SQ FT

NEW WALLS

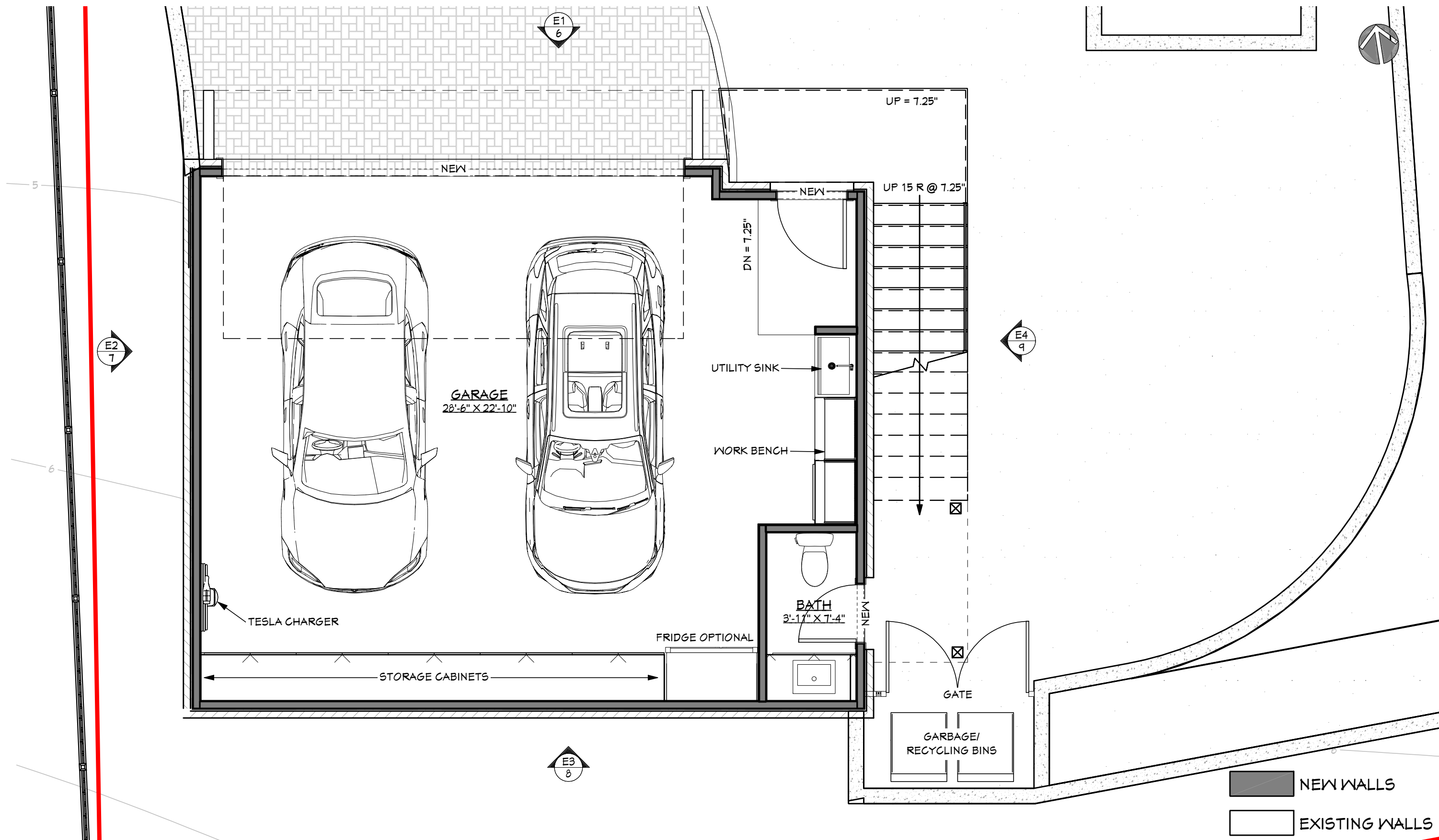
EXISTING WALLS

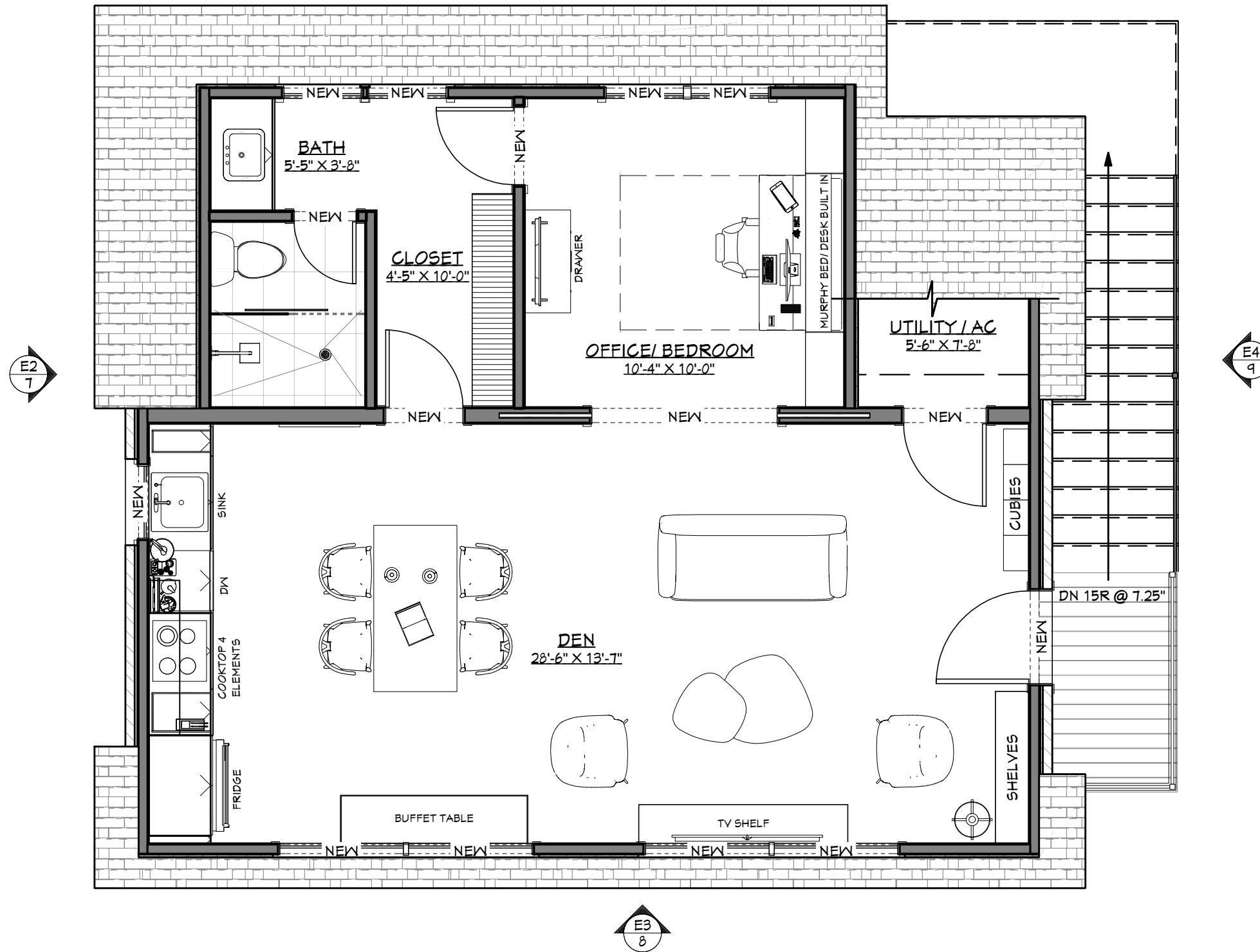


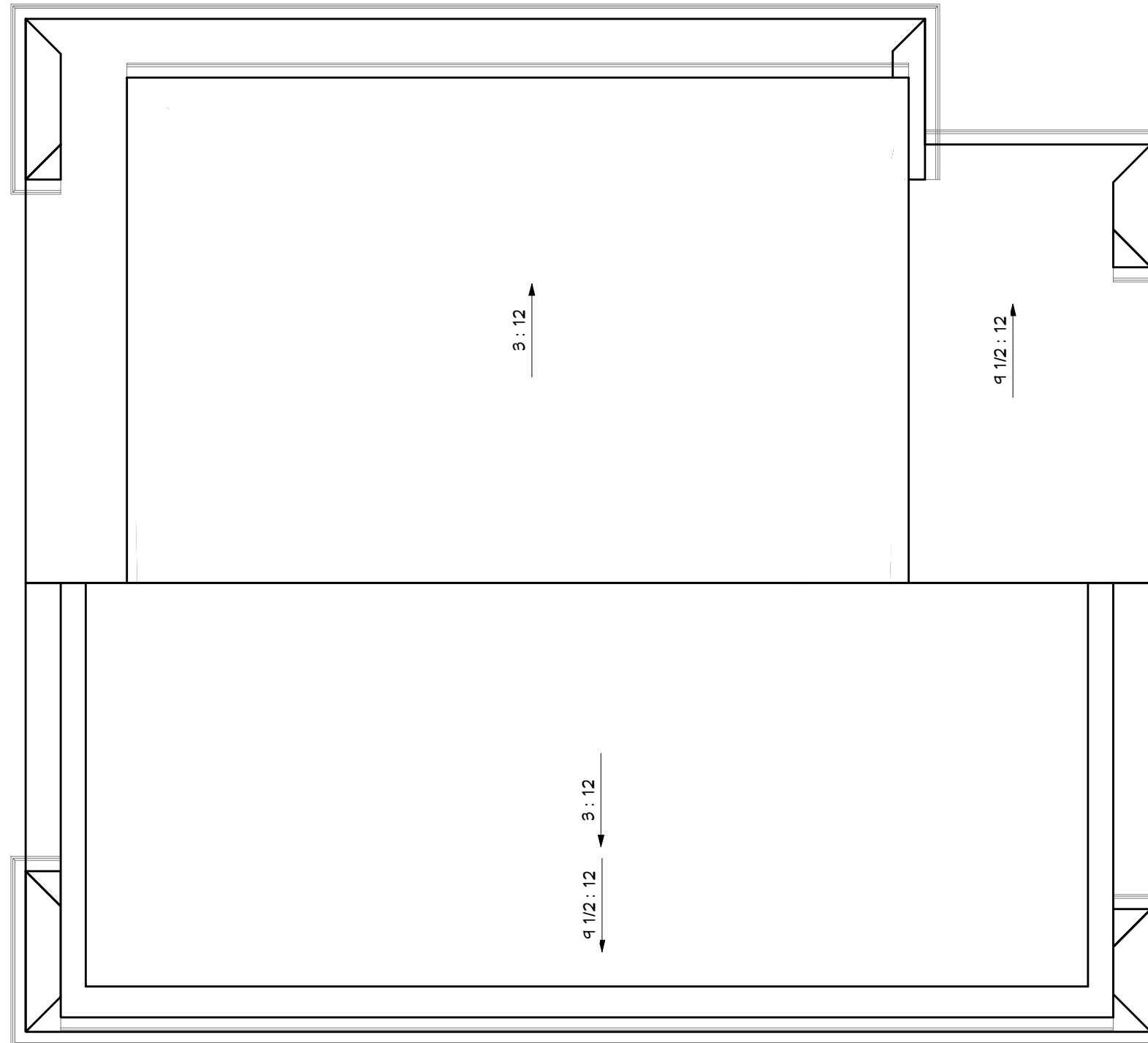
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GENERAL FLOOR PLAN

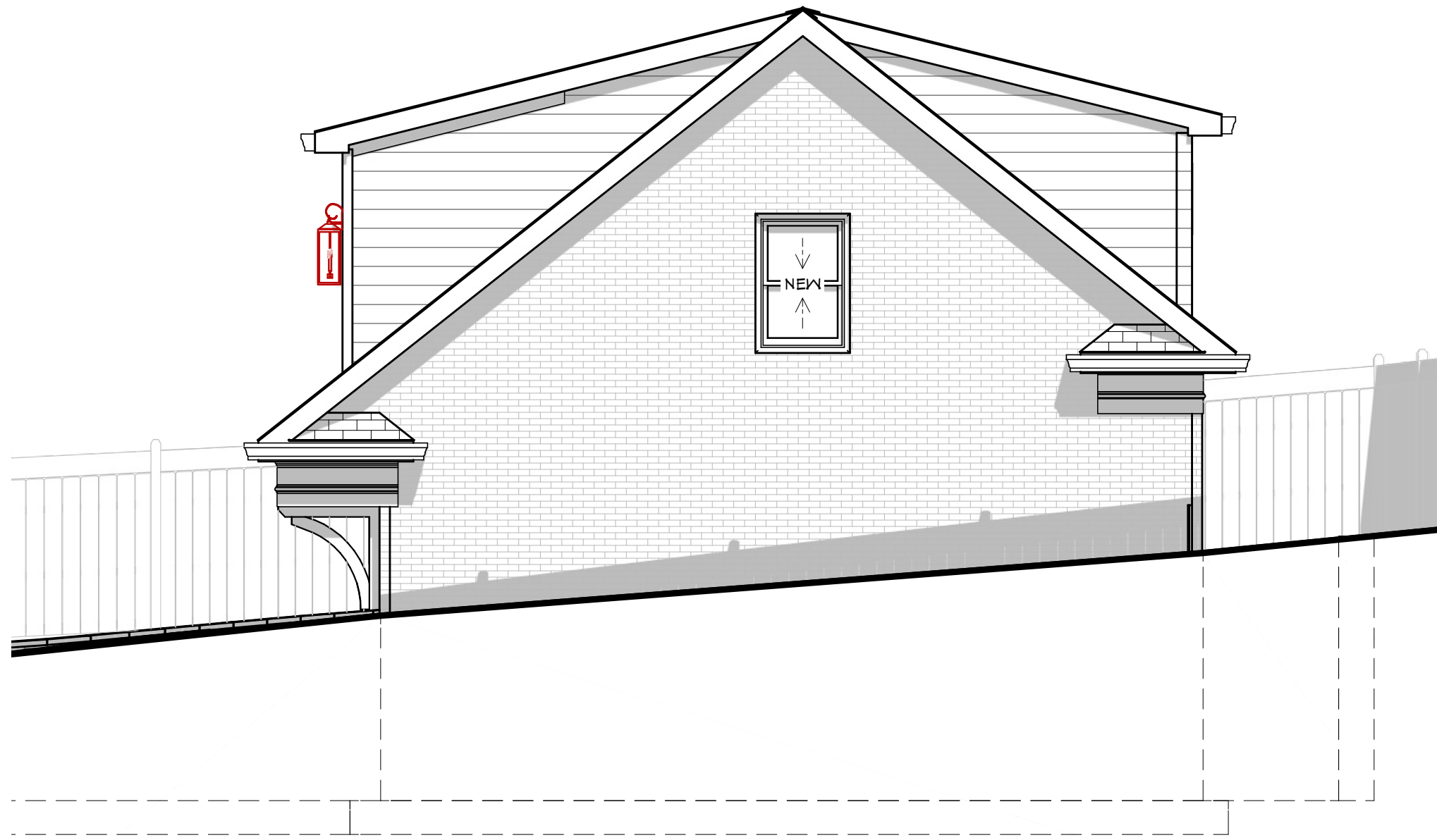
JESSE AND DANIELLE KABA
SCALE: 1/8" = 1'-0"







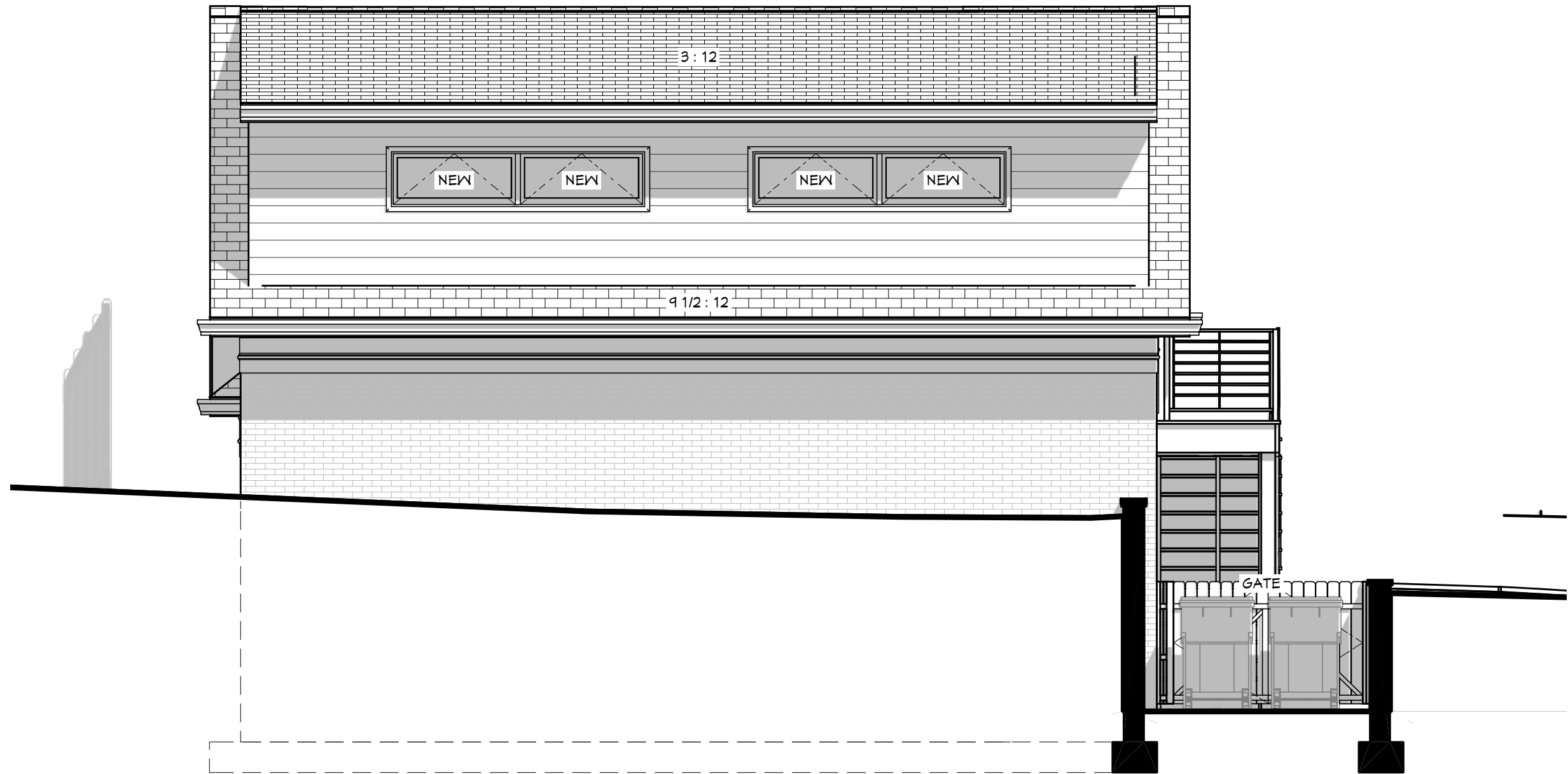




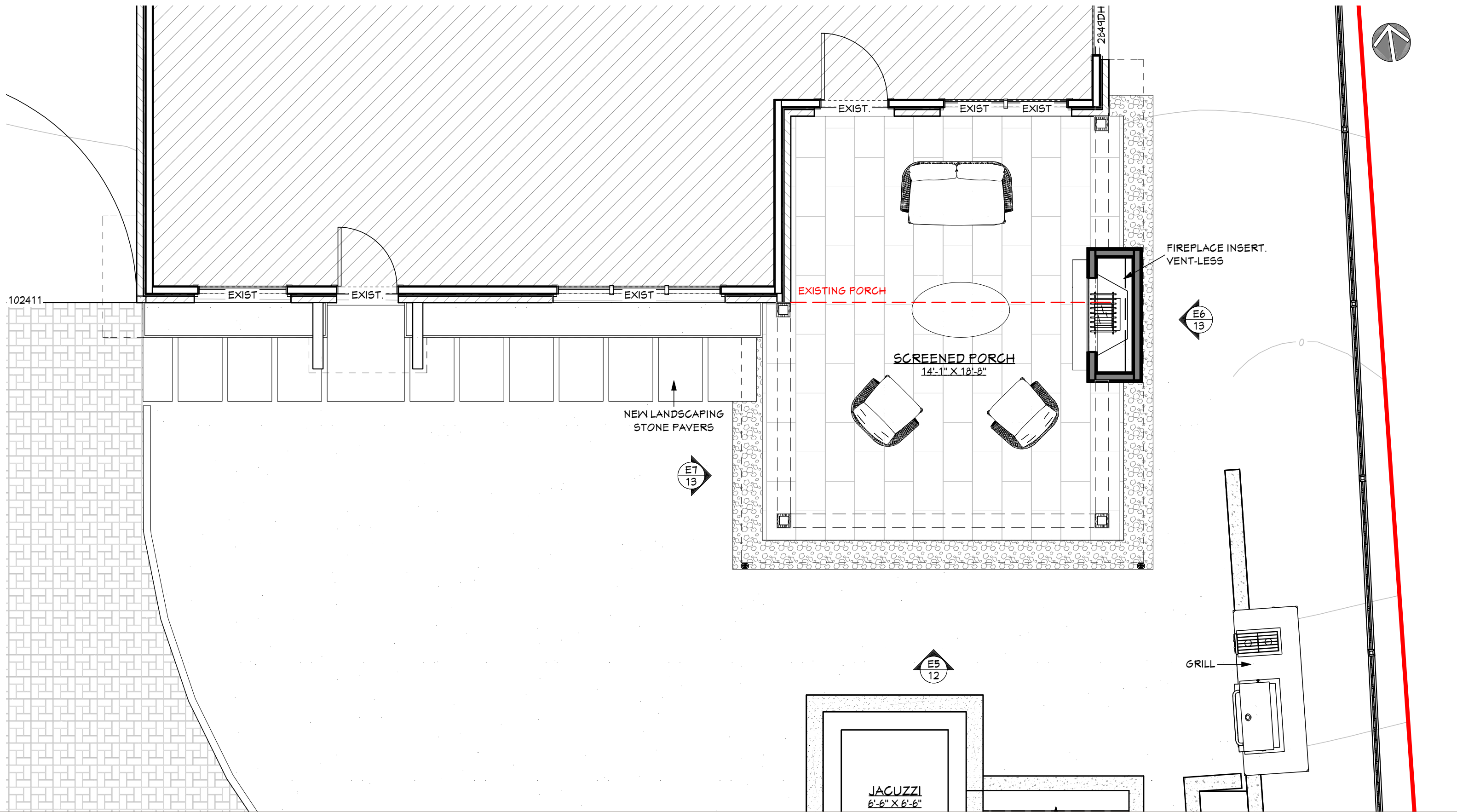
HammerSmith
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PROPOSED RIGHT ELEVATION

CARRIAGE HOUSE
JESSE AND DANIELLE KABA
SCALE: 1/4" = 1'-0"

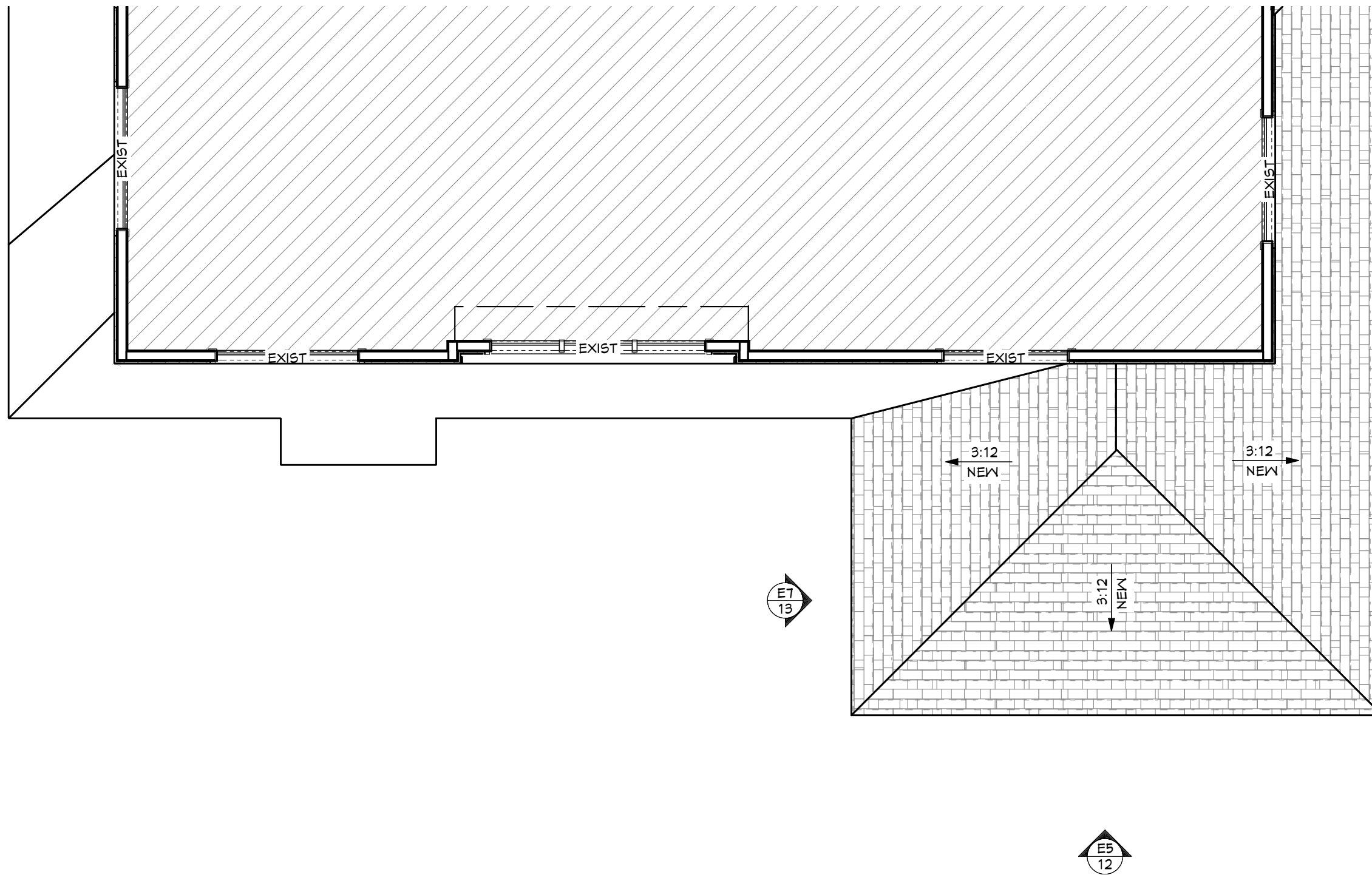




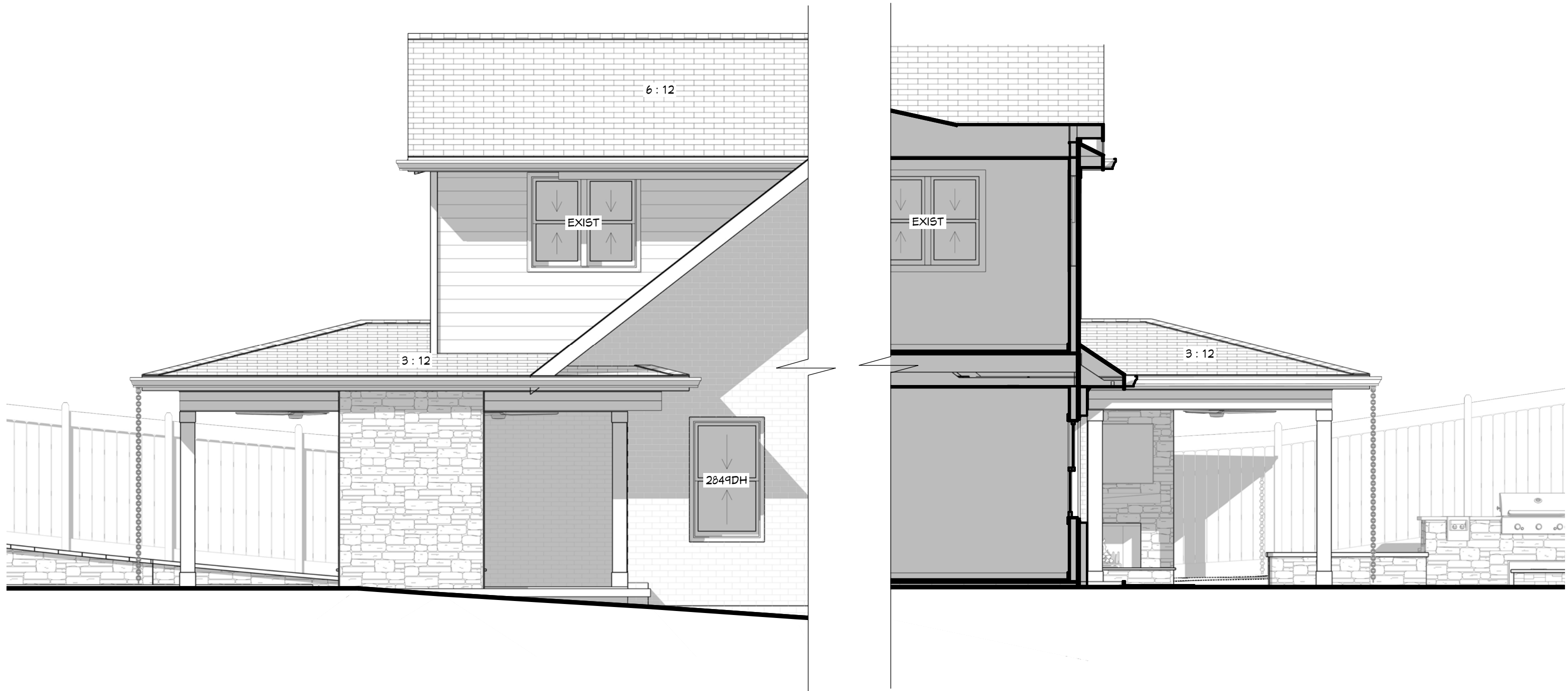


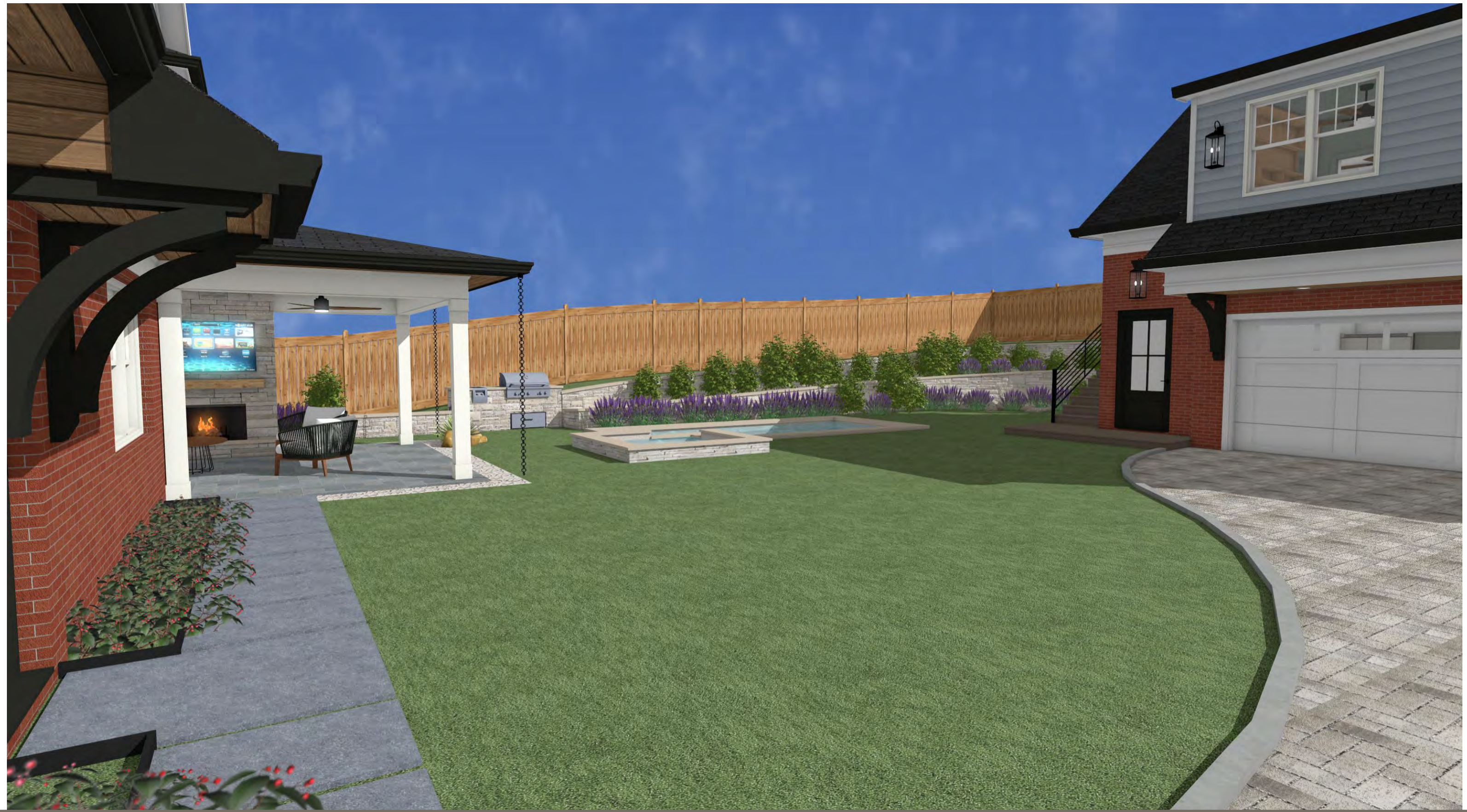
PROPOSED MAIN FLOOR PLAN

SCREENED PORCH
JESSE AND DANIELLE KABA
SCALE: 1/4" = 1'-0"







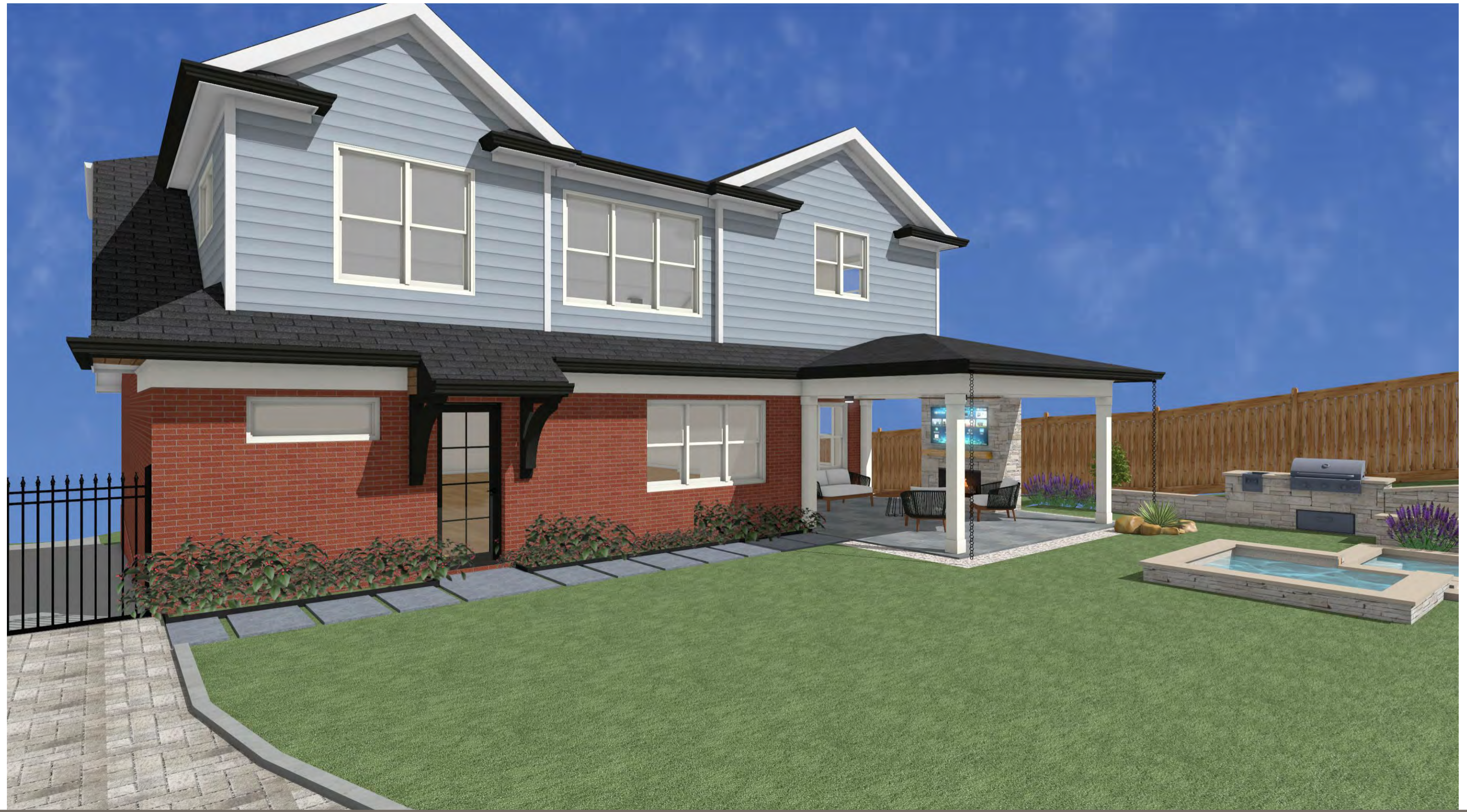


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GENERAL PATIO VIEW

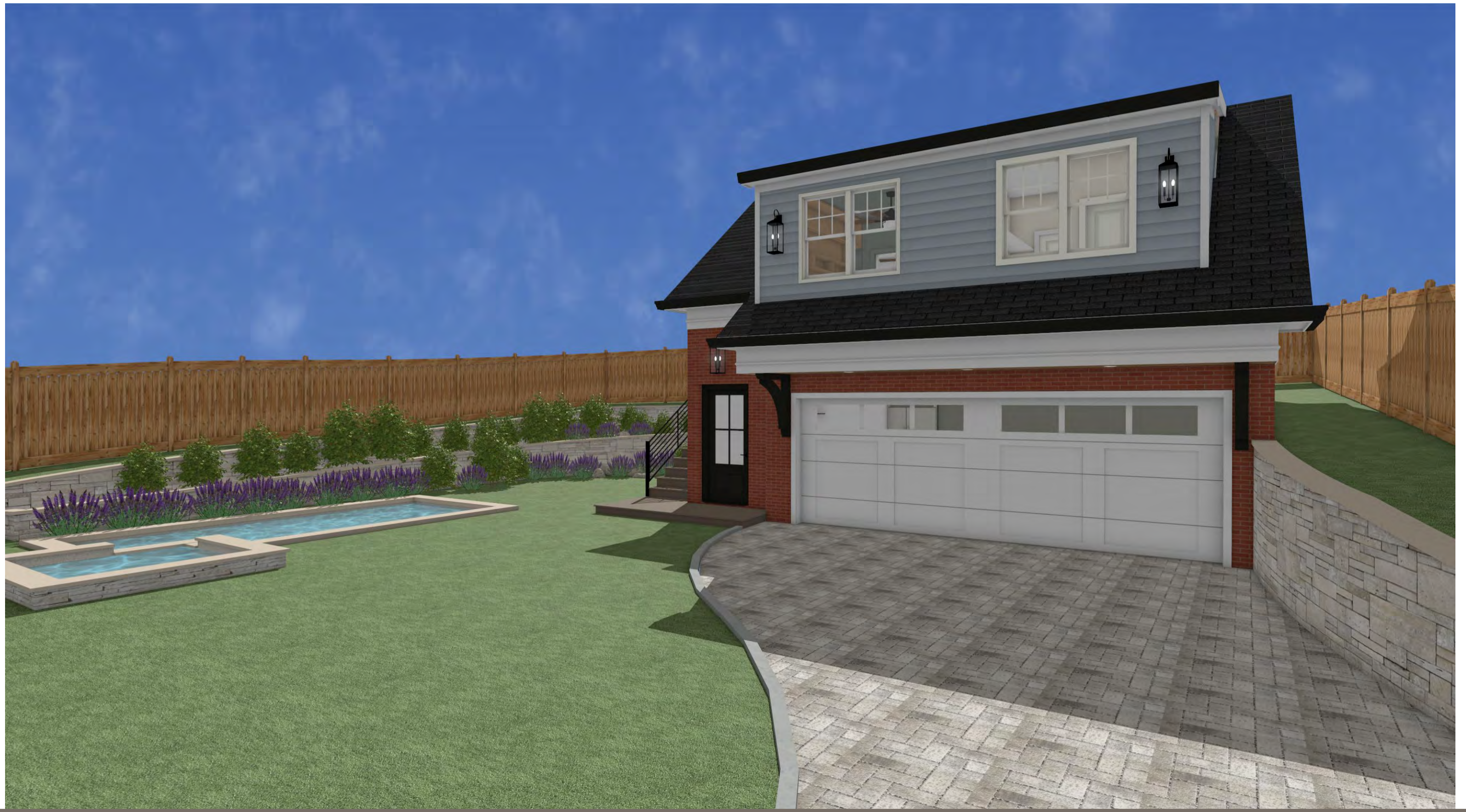
JESSE AND DANIELLE KABA
MATERIALS, COLOR, FURNITURE AND APPLIANCES ONLY REPRESENTATIVE



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HOUSE ADDITION VIEW

JESSE AND DANIELLE KABA
MATERIALS, COLOR, FURNITURE AND APPLIANCES ONLY REPRESENTATIVE



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CARRIAGE HOUSE VIEW

JESSE AND DANIELLE KABA

MATERIALS, COLOR, FURNITURE AND APPLIANCES ONLY REPRESENTATIVE



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CARRIAGE HOUSE SIDE VIEW

JESSE AND DANIELLE KABA

MATERIALS, COLOR, FURNITURE AND APPLIANCES ONLY REPRESENTATIVE



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SCREENED PORCH VIEW

JESSE AND DANIELLE KABA
MATERIALS, COLOR, FURNITURE AND APPLIANCES ONLY REPRESENTATIVE



HammerSmith

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PATIO/ POOL VIEW

JESSE AND DANIELLE KABA

MATERIALS, COLOR, FURNITURE AND APPLIANCES ONLY REPRESENTATIVE



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SCREENED PORCH/ PATIO VIEW

JESSE AND DANIELLE KABA
MATERIALS, COLOR, FURNITURE AND APPLIANCES ONLY REPRESENTATIVE



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DEN VIEW

JESSE AND DANIELLE KABA

MATERIALS, COLOR, FURNITURE AND APPLIANCES ONLY REPRESENTATIVE



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KITCHEN VIEW

JESSE AND DANIELLE KABA
MATERIALS, COLOR, FURNITURE AND APPLIANCES ONLY REPRESENTATIVE



HammerSmith

Live Brilliantly

DEN /ACCESS VIEW

JESSE AND DANIELLE KABA

MATERIALS, COLOR, FURNITURE AND APPLIANCES ONLY REPRESENTATIVE



HammerSmith
Live Brilliantly

DEN VIEW

JESSE AND DANIELLE KABA

MATERIALS, COLOR, FURNITURE AND APPLIANCES ONLY REPRESENTATIVE



HammerSmith

Live Brilliantly

OFFICE /BEDROOM VIEW

MATERIALS, COLOR, FURNITURE AND APPLIANCES ONLY REPRESENTATIVE



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Live Brilliantly

OFFICE /BEDROOM VIEW

JESSE AND DANIELLE KABA
MATERIALS, COLOR, FURNITURE AND APPLIANCES ONLY REPRESENTATIVE



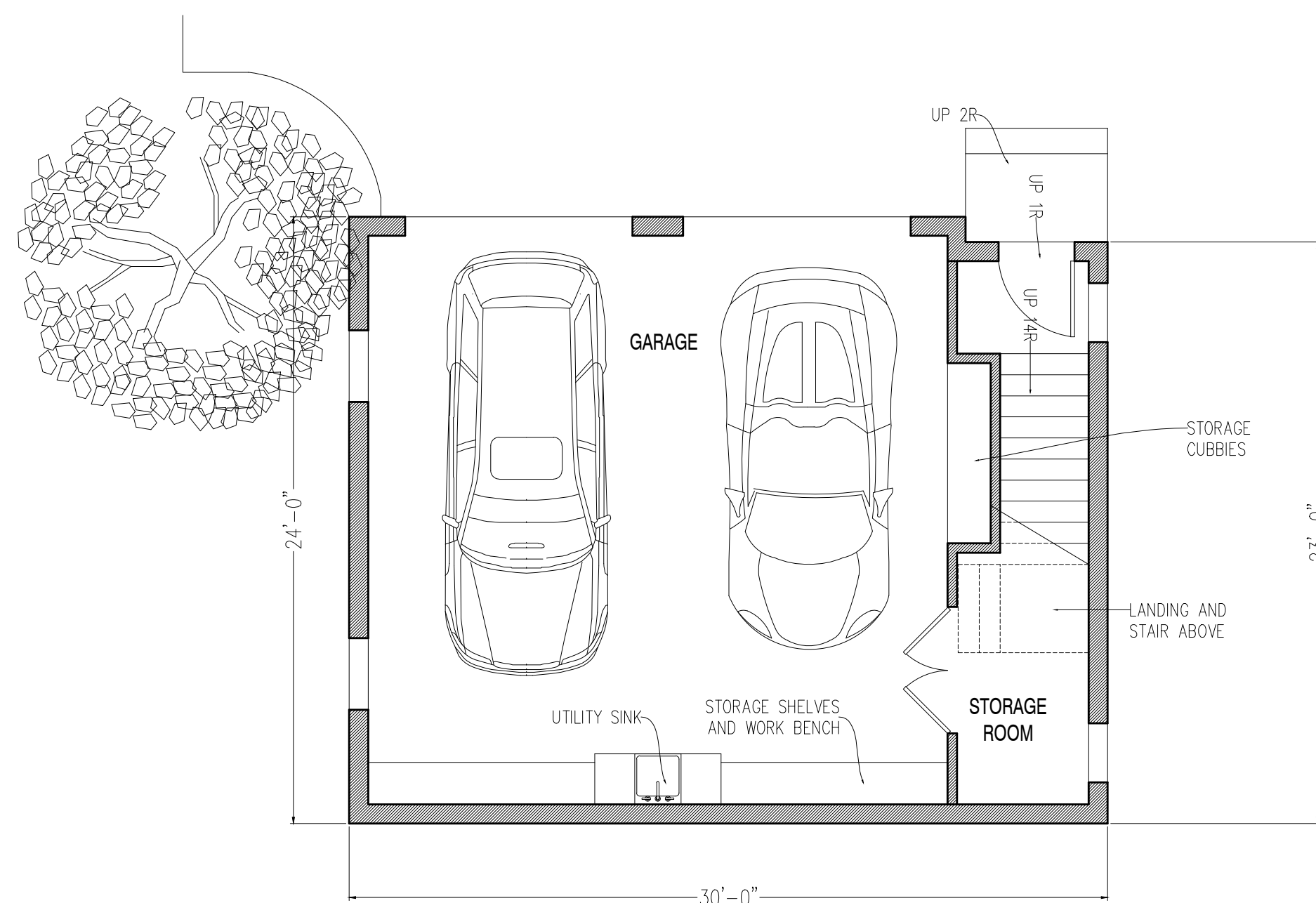
HammerSmith

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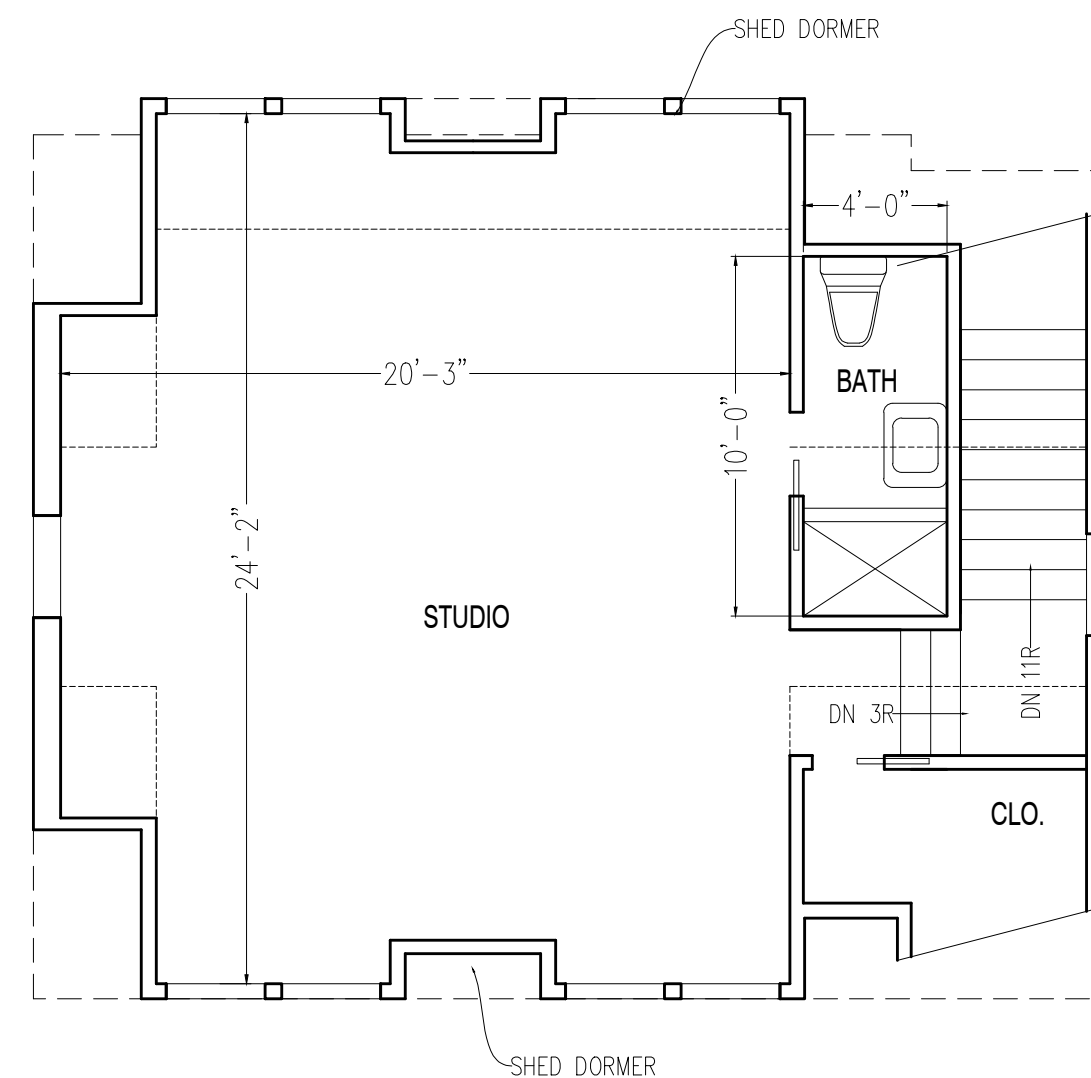
GARAGE VIEW

JESSE AND DANIELLE KABA

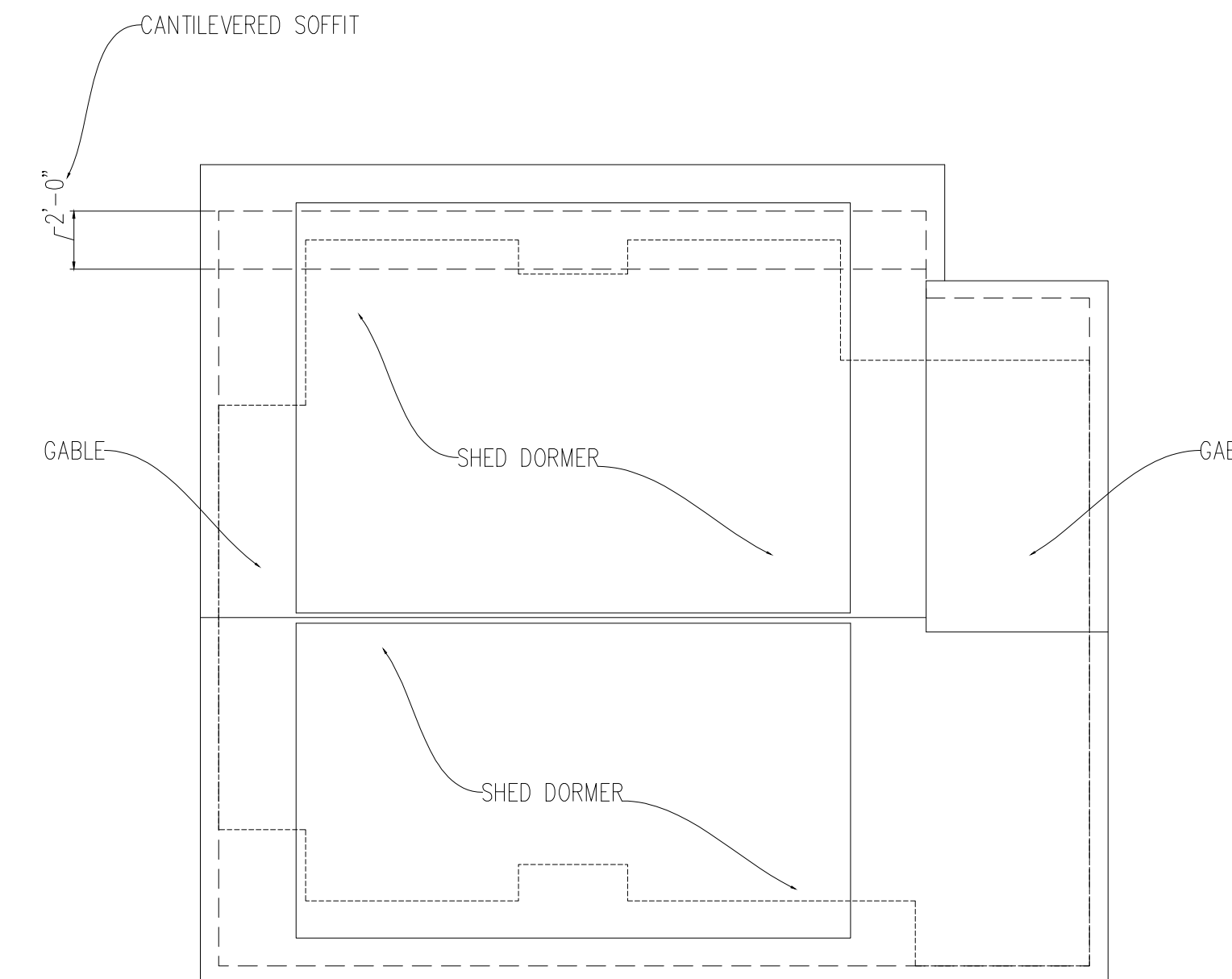
MATERIALS, COLOR, FURNITURE AND APPLIANCES ONLY REPRESENTATIVE



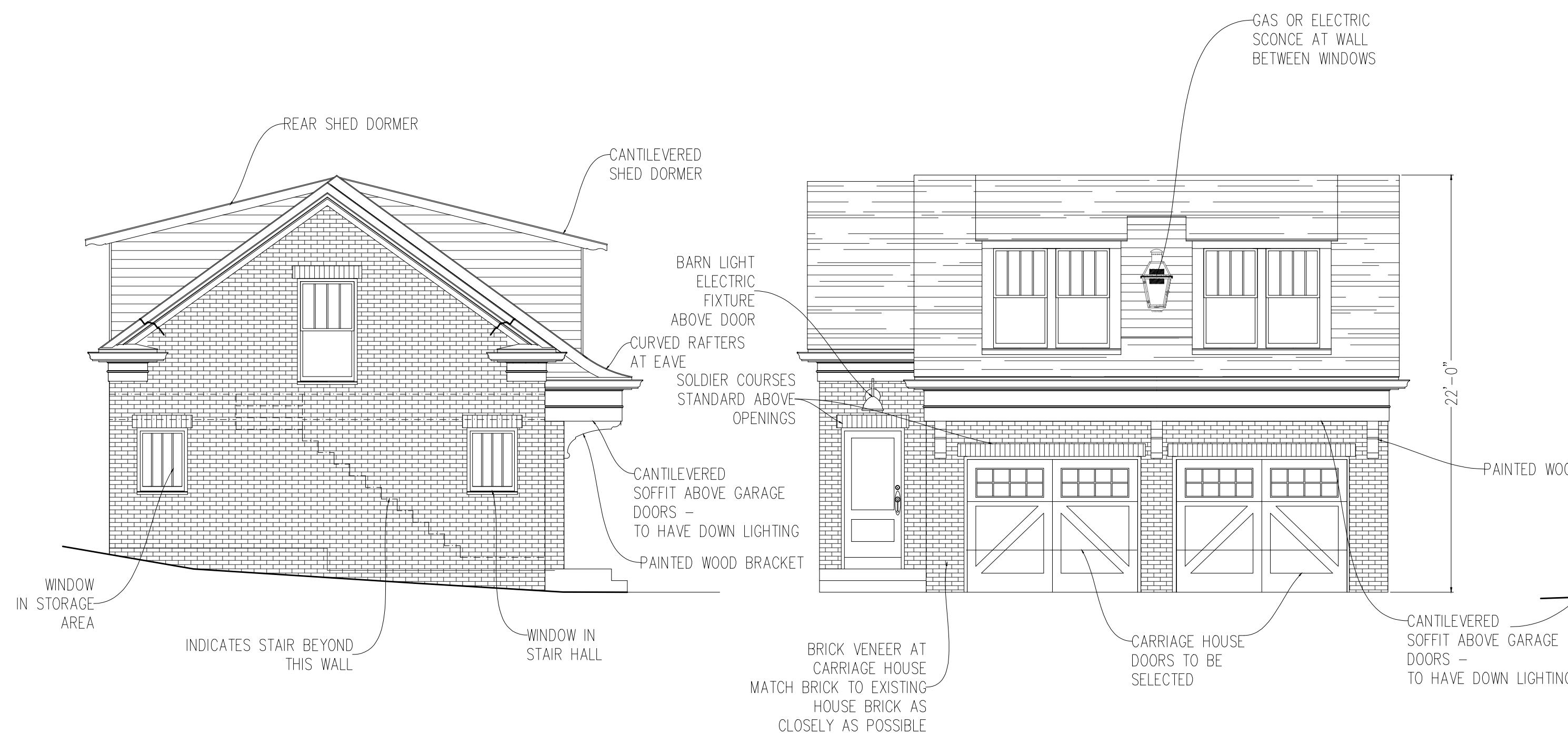
1 GARAGE LEVEL PLAN AT CARRIAGE HOUSE
A-1 3/16"=1'-0"



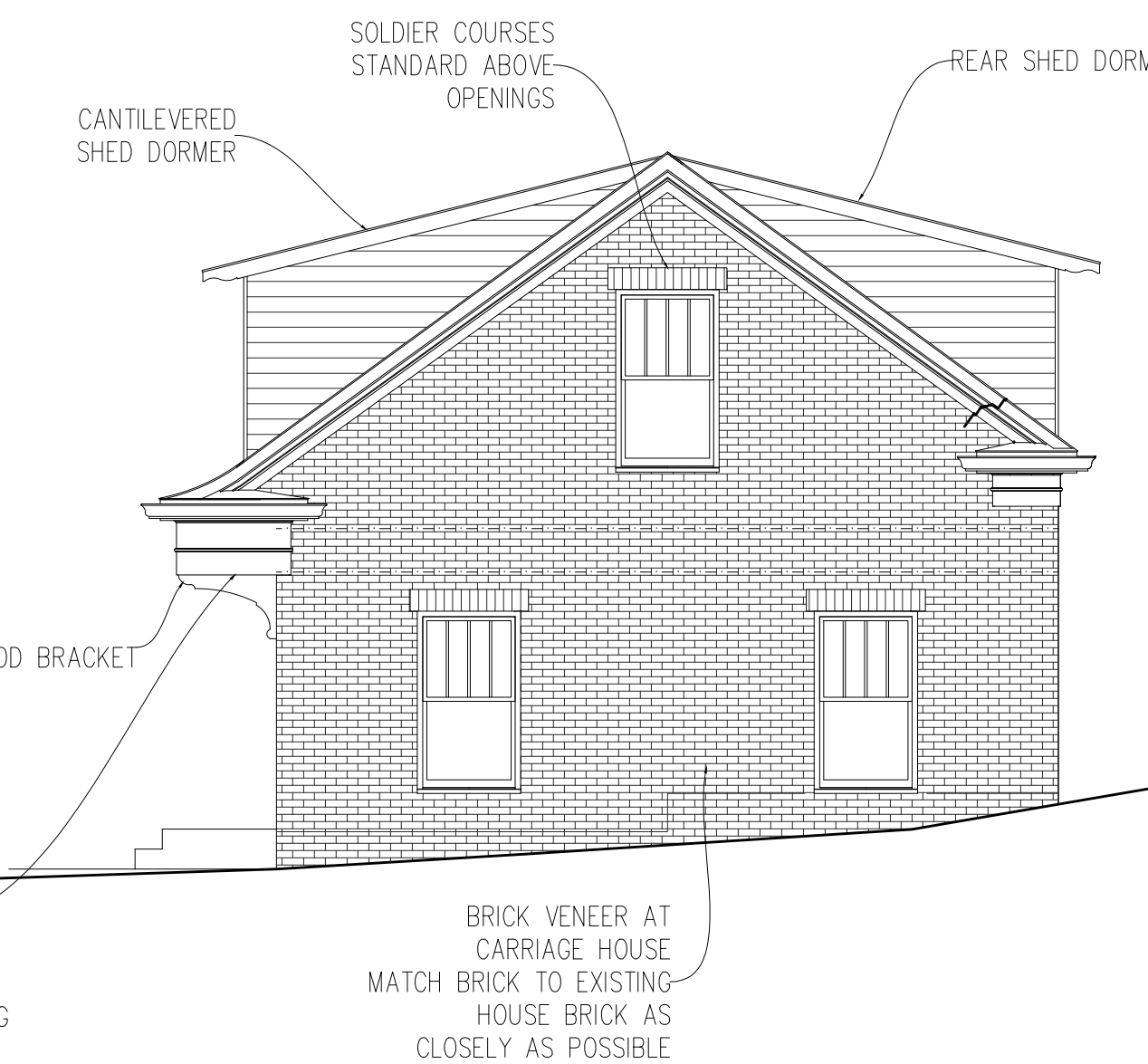
2 UPPER LEVEL PLAN AT CARRIAGE HOUSE
A-1 3/16"=1'-0"



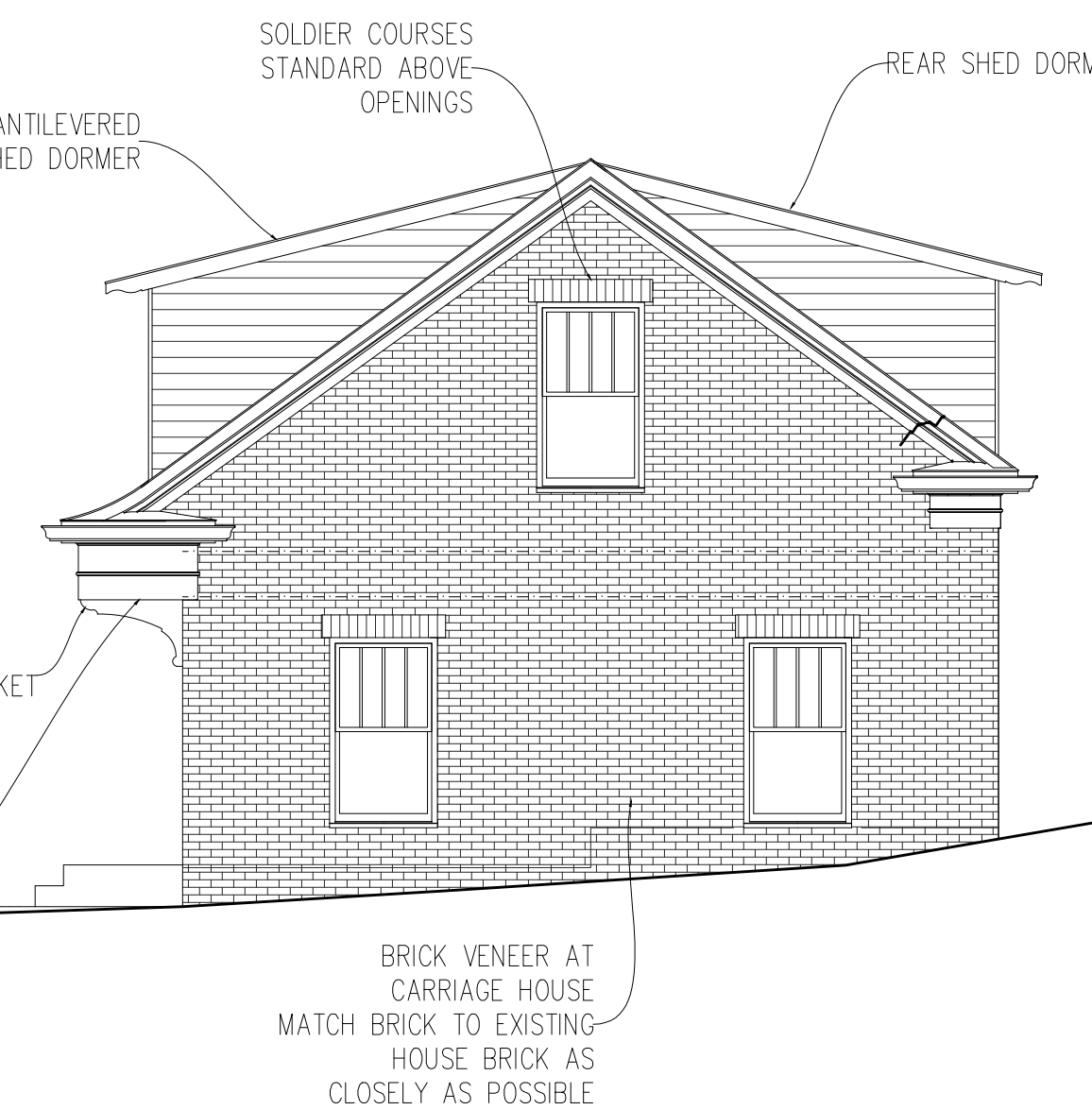
3 ROOF PLAN AT CARRIAGE HOUSE
A-1 3/16"=1'-0"



4 YARD SIDE ELEVATION
A-1 3/16"=1'-0"



5 FRONT ELEVATION
A-1 3/16"=1'-0"



6 SIDE ELEVATION
A-1 3/16"=1'-0"



7 REAR ELEVATION
A-1 3/16"=1'-0"

659 Auburn Avenue
Suite # G-8
Atlanta, GA 30312
Phone: 404-723-0927
karen@soorikianarchitecture.com

SOORIKIAN
ARCHITECTURE

KABA RESIDENCE
1449 CORNELL ROAD NE ATLANTA, GA 30307

This drawing, as an instrument of service, is and shall remain the property of the architect and shall not be reproduced, published or used in any way without the permission of the architect.
The Contractor shall verify all dimensions and existing conditions of the site before proceeding with each phase of the work.

PROPOSED
CARRIAGE
HOUSE PLANS
AND ELEVATIONS

Date: 05-04-2020
Revisions: REV

Job Number: 18-12
Scale: 3/16"=1'-0"
Drawn: KBS
Checked: KBS



Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

ZONING BOARD OF APPEALS MEETING-WEDNESDAY, AUGUST 12, 2020 1:00 PM

Members Present: Pamela Speaks, District 1
Mark Goldman, District 2
Alice Bussey, District 3
Nadine Rivers-Johnson (Chairperson), District 4
Jasmine Chatman, District 5
Dan Wright (Vice-Chairperson), District 6

Members Absent: Vacant, District 7

Staff Present: Andrew Baker, Planning Director
Jahnee Prince, Deputy Director
Jeremy McNeil, Senior Planner

- A. Quorum**
After a quorum had been determined, Chair Snipes called the meeting to order at 1:05 p.m.
- B. Reading of the Opening Statement**
Chair Rivers-JohnsonSnipes read the opening statement of procedures to the public.
- C. Introductions**
Chair Rivers-Johnson asked members of the Zoning Board of Appeals and the Planning Staff to introduce themselves.
- D. Agenda**

DEFERRED ITEMS:

D1 A-20-1243991 (Deferred from 6/10/2020 Meeting) Commission District 02 Super District 06
18-052-03-015
440 BURLINGTON ROAD

Application of DAVID KIRK, ON BEHALF OF SALOMON KNAFO (KFG 440 BURLINGTON LLC) to request the following variance from the DeKalb County Zoning Ordinance: (Section 27-2.2.1 (Table 2.2—Residential Zoning Districts Dimensional Requirements)) to reduce the rear yard setback for a single family detached structure, relating to the R-75 zoning district and the North Druid Hill Historic District. The property is located on west side of Burlington Road, approximately 323 feet east of Ridgewood Drive, at 440 Burlington Road, Atlanta, GA 30307.

BOA Action: Motion was made by D. Wright to withdraw this application. Motion was second by M. Goldman motion passed unanimously.

D2 A-20-1243868 (Deferred from 7/8/2020 Meeting) Commission District 04 Super District 06
18-063-07-006
755 REVEREND D L EDWARDS DR, Decatur, GA 30033

Application of Kyle Williams to request the following variances from the DeKalb County Zoning Ordinance: Section 27-2.2.1 (Table 2.2—Residential Zoning Districts Dimensional Requirements) to reduce the northern and southern side yard setbacks, and to increase the maximum allowed lot coverage for a proposed detached two-story single-family home, relating to the R-75 zoning district. The property is located on the west site of Reverend D L Edwards Drive , approximately 100 feet south of Arborcrest Drive, at 755 Reverend D L Edwards Drive, Decatur, GA.

BOA Action: Motion was made by D. Wright to defer this request 30-days (September 9, 2020 Zoning Board of Appeals Meeting) a variance was required for the parking lot. Motion was second by P. Speaks, motion passed 5-1. M. Goldman voted against the motion.

D3 A-20-1244005 (Deferred from 7/8/2020 Meeting) Commission District 02 Super District 06
18-054-09-004
1449 CORNELL RD, ATLANTA, GA 30306

Application of Karen Soorikian to request the following variances from the DeKalb County Zoning Ordinance Section 27-2.2.1 (Table 2.2—Residential Zoning Districts Dimensional Requirements)) to increase the maximum allowed lot coverage from 35% to 39% and Sec. 27- 4.2.2 to reduce the side yard setback from 7.5 feet to 3.75 for a proposed detached accessory dwelling, relating the R-75 zoning district and the North Druid Hills Historic District. The property is located south of Cornell Road, approximately 354 feet west of Emory Road, at 1449 Cornell Road Atlanta, GA.

BOA Action: Motion was made by D. Wright to approve this application as shown on the submitted site plan received June 23, 2020. Motion was second by M. Goldman motion passed unanimously.

D4 A-20-1244059 (Deferred from 7/8/2020 Meeting) Commission District 03 Super District 06
15-144-04-006; 15-144-04-009
1250 & 1264 CUSTER AVE, ATLANTA, GA 30316

Application of Brad Noble c/o Bradley Financial to request the following variances from the DeKalb County Zoning Ordinance: (Section 27-2.24.1 (Table 2.2—Residential Zoning Districts Dimensional Requirements)) to reduce the rear yard setback from 30 feet to 20 feet for a proposed self-storage building, relating to the C-1 zoning district. The properties are located north of Custer Avenue, approximately 420 feet east of Moreland Avenue, at 1250 & 1264 Custer Avenue Atlanta, GA.

BOA Action: Motion was made by D. Wright to approve this application as shown on the submitted site plan received July 22, 2020. Motion was second by J. Chatman motion passed unanimously.

NEW ITEMS:

N1 A-20-1244122 Commission District 02 Super District 06
18-110- 07-042
1255 BRAMBLE ROAD, ATLANTA, GA 30329

Application of Shlomo Storch to request the following variance from the DeKalb County Zoning Ordinance Section 27-2.2.1 (Table 2.2—Residential Zoning Districts Dimensional Requirements)) to increase the maximum allowed lot coverage from 35% to 48.4% for a proposed addition, relating the R-85 zoning district. The property is located east of Bramble Road, approximately 285 feet north of LaVista Road, at 1255 Bramble Road Atlanta, GA.

BOA Action: Motion was made by M. Goldman to approve this application as shown on the submitted site plan received July 2, 2020. Motion was second by D. Wright motion passed unanimously.

**N2 A-20-1244123 Commission District 02 Super District 06
18-114-08-169
2613 ANASTASIA COVE, DECATUR, GA 30033**

Application of Urcel Fields & April Fields to request the following variance from the DeKalb County Zoning Ordinance Section 27-2.2.1 (Table 2.2—Residential Zoning Districts Dimensional Requirements)) to increase the maximum allowed lot coverage from 35% to 41% for a proposed swimming pool, relating the R-75 zoning district. The property is bounded between Anastasia Cove and North Druid Hills Road, at 2613 Anastasia Cove Decatur, GA.

BOA Action: Motion was made by D. Wright to approve this application with condition that pool complies with page 8 of the attached site plan. Motion was second by J. Chatman motion passed unanimously.

**N3 A-20-1244124 Commission District 05 Super District 07
15-126-03-003
2544 WESLEY CHAPEL ROAD, DECATUR, GA 30035**

Application of Toxaway Automotive Group, LLC. to request the following variances from the DeKalb County Zoning Ordinance Section 27-3.33.12 (1) to allow steel roll-down doors to be visible from the public street, (2) to allow service bays to be visible from a public street, (3) to be waive from the landscape strip requirements, and (4) to be waive from the sidewalk and street tree planting requirement for a proposed automotive servicing relating to the I-20 Overlay District. The property is bounded between Wesley Chapel Road and East Wesley Chapel Way at 2544 Wesley Chapel Road Decatur, GA.

Motion was made by D. Wright to defer this request 30-days (September 9, 2020 Zoning Board of Appeals Meeting) is require to submit a revise site plan. Motion was second by M. Goldman motion passed unanimously.

**N4 A-20-1244125 Commission District 02 Super District 06
18-002-06-074
1141 DAN JOHNSON ROAD, ATLANTA, GA 30306**

Application of Alan Clark to request the following variances from the DeKalb County Zoning Ordinance Section 27- 4.2.2. (1) to allow a detached accessory structure to be located on the side of an existing principle structure for a proposed detached accessory structure, relating to the R-85 zoning district and the North Druid Hills Historic district. The property is located east of Vilenah Lane and Dan Johnson Road at 1141 Dan Johnson Road Atlanta GA.

BOA Action: Motion was made by D. Wright to approve this application as shown on the submitted site plan received July 2, 2020. Motion was second by M. Goldman motion passed unanimously.
