

Summary
Decatur Zoning Board of Appeals
Decatur City Hall
509 North McDonough Street
February 8, 2010
7:30 p.m.

Present: Burnette, Dobbs, Norton, Williams
Absent: Goldberg

1. The City Manager on behalf of the zoning administrator submitted a memorandum requesting that the Zoning Board of Appeals request that the City Commission authorize a legal review of the City's zoning ordinance as it applies to the current use of the property at 444 Sycamore Drive by the Georgia Mental Health Network (GMHN) as a Peer Support and Recovery Respite Center.

On a motion by Mr. Williams, second by Mr. Dobbs and all voting "aye," the Zoning Board of Appeals requested that the City Commission authorize a review of the City's zoning regulations related to the use of the property at 444 Sycamore Drive as a Peer Support and Recovery Respite Center, by an outside attorney who specializes in zoning and land use law selected by the City Attorney, Bryan Downs.

2. Bradley Workman has requested a variance from the minimum stream buffer requirements at 367 Greenwood Avenue.

On a motion by Mr. Williams, second by Mr. Dobbs and all voting "aye," the Zoning Board of Appeals approved a variance from the minimum stream buffer requirements for the property at 367 Greenwood Avenue subject to the following conditions:

- the applicant must provide an updated survey showing the location of the concrete pad behind the house, all impervious surfaces in the stream buffer, updated elevations to the rear and south side of the house, and provide the correct base flood elevation,
- that the project comply with conditions "1a-e and 2" in the Storm Water Engineer's report dated January 19, 2010,
- the concrete pad in the rear of the house must be removed; and,
- the variance shall be limited to and conditioned by plans substantially similar to those submitted with the application.

3. Jason & Kathryn Insogna have requested a variance from the maximum floor area requirements for the property at 301 Drexel Avenue.

On a motion by Mr. Dobbs, second by Mr. Williams and all but Mr. Norton voting "aye," the Zoning Board of Appeals approved a variance from the maximum floor area requirements for the property at 301 Drexel Avenue subject to the condition that the variance shall be limited to and conditioned by plans substantially similar to those submitted with the application.

4. Jack Brantley & Laura Deming have requested a variance from the maximum floor area requirements for the property at 324 Drexel Avenue.

On a motion by Mr. Norton, second by Mr. Williams and all voting "aye," the Zoning Board of Appeals approved a variance from the maximum floor area requirements for the property at 324 Drexel Avenue subject to the condition that the variance shall be limited to and conditioned by plans substantially similar to those submitted with the application.

Consistent with the requirements of O.C.G. A. 50-14-1. (e) (1) a summary agenda was posted on Tuesday, February 9, 2010.