



**ZONING BOARD OF APPEALS
SUMMARY
Monday, December 11, 2023
City Commission Meeting Room
509 North McDonough Street**

I. Call to Order at 7:30PM

Members Present: KC Boyce (Chair), Andrew Rutledge (Vice-Chair), Kristin Miller, Brett Peanasky, and Joanna Quillen

Members Absent: none

Staff Present: Jennings Bell, Kay Evanovich, and Aileen de la Torre

II. Approval of Minutes

Approval of Minutes from the November 13, 2023, meeting.

Motion by Ms. Miller, second by Ms. Quillen, minutes unanimously approved as amended.

III. Old Business

Barbara Blum, property owner, has applied for a variance from stream buffer requirements for the property located at 343 Winnona Drive, Decatur, GA 30030.

Motion by Ms. Miller, second by Ms. Quillen, the Zoning Board of Appeals unanimously approved a variance from stream buffer requirements substantially similar to the revised plans.

IV. New Business

A. David Gutman, property owner, has applied for a variance from stream buffer requirements for the property located at 2511 McKinnon Drive, Decatur, GA 30030.

Motion by Mr. Rutledge, second by Ms. Miller, the Zoning Board of Appeals unanimously approved to table the application.

B. Allison Phalen, property owner, has applied for a variance from setback and floor area requirements for the property located at 913 3rd Avenue, Decatur, GA 30030.

Motion by Mr. Peanasky, second by Mr. Rutledge, the Zoning Board of Appeals unanimously approved a variance from front setback requirements and took no action on the request for an increase in floor area.

C. Danielle Iuliano, property owner, has applied for a variance from stream buffer requirements for the property located at 308 Madison Avenue, Decatur, GA 30030.

Motion by Mr. Rutledge, second by Mr. Peanasky, the Zoning Board of Appeals unanimously approved a variance from stream buffer requirements substantially similar to the submitted plans and subject to conditions in Item 3 of the staff report regarding the fence, which states "limit fence work to minimal repairs or require 50 percent openness for full fence replacements in the buffer."

V. Reports and Other Business

The 2024 ZBA calendar was reviewed and accepted.

VI. Adjourn

Motion by Mr. Rutledge, second by Mr. Peanasky, the Zoning Board of Appeals unanimously approved to adjourn at 8:55PM.

Consistent with requirements of O.C.G.A. §50-14-1(e)(2)(a) this summary was posted by Wednesday, December 13, 2023.