



# DeKalb County Government

Manuel J. Maloof Center  
1300 Commerce Drive  
Decatur, Georgia 30030

## Legislation Details (With Text)

**File #:** 2018-2797      **Version:** 1      **Name:**  
**Type:** Ordinance      **Status:** Preliminary Item  
**File created:** 10/1/2018      **In control:** Board of Commissioners - Zoning Meeting  
**On agenda:** 11/13/2018      **Final action:**  
**Title:** COMMISSION DISTRICT(S): 3 & 7  
Application of Tarick Miller to rezone property from the O-I district (with conditions pursuant to CZ-77-118) to RSM (Residential Small Lot Mix) to allow a room addition to the existing unoccupied house on the property and allow it to be used for residential purposes, at 2866 Belvedere Lane.

### Indexes:

**Attachments:** 1. Staff Report PC, 2. Recommended Conditions 11-01-18 PC

Date	Ver.	Action By	Action	Result
11/13/2018	1	Board of Commissioners - Zoning Meeting		
11/1/2018	1	Planning Commission	deferred for a full cycle	Pass

**Public Hearing:** YES ☒ NO ☐

**Department:** Planning & Sustainability

### SUBJECT:

COMMISSION DISTRICT(S): 3 & 7

Application of Tarick Miller to rezone property from the O-I district (with conditions pursuant to CZ-77-118) to RSM (Residential Small Lot Mix) to allow a room addition to the existing unoccupied house on the property and allow it to be used for residential purposes, at 2866 Belvedere Lane.

**PETITION NO:** N9. Z-18-1235224

**PROPOSED USE:** Single-Family Dwelling

**LOCATION:** 2866 Belvedere Lane, Decatur

**PARCEL NO.:** 15-201-11-020

**INFO. CONTACT:** Marian Eisenberg

**PHONE NUMBER:** 404-371-4922

### PURPOSE:

Application of Tarick Miller to rezone property from the O-I district (with conditions pursuant to CZ-77-118) to RSM (Residential Small Lot Mix) to allow a room addition to the existing unoccupied house on the property and allow it to be used for residential purposes. The property is located the north side of Belvidere Lane, approximately 528 feet east of Memorial Drive, at 2866 Belvidere Lane, Decatur. The property has approximately 61 feet of frontage on Belvidere Lane and contains 0.21 acre.

### RECOMMENDATIONS:

**COMMUNITY COUNCIL:** NO QUORUM; 6 MEMBERS PRESENT RECOMMENDED APPROVAL WITH A CONDITION.

**PLANNING COMMISSION:** FULL CYCLE DEFERRAL.

**PLANNING STAFF:** APPROVAL WITH A CONDITION.

**STAFF ANALYSIS:** The proposal is supported by 2035 Comprehensive Plan policies that encourage investment in existing residential neighborhoods. Use of the property for residential purposes would be consistent with the single-family residential use of nearby properties in the Belvedere Park neighborhood. It would convert the house from its current condition as a vacant eyesore to an occupied, viable part of the neighborhood. Renovation of the house has the potential to increase the value and livability of other homes on the same block. Therefore, the Department of Planning and Sustainability recommends “Approval with a condition”.

**PLANNING COMMISSION VOTE:** Full Cycle Deferral, 6-0-0. J. West moved, V. Moore seconded for a full cycle deferral because the applicant did not appear at the hearing.

**COMMUNITY COUNCIL VOTE/RECOMMENDATION:** No quorum. All six Board members present at the Community Council meeting recommended, based on the desirability of renovating the property for occupancy, approval with the condition that the property be used only for a single-family residence.