

City of Norcross

65 Lawrenceville Street

Norcross, GA 30071



Meeting Minutes

Thursday, December 4, 2025

6:30 PM

2nd Floor Conference Room

Zoning Board of Appeals

Michael Walsh, Chair

Naim Harrison

Bob Evely, Vice Chair

Taylor Walker

Eleanor Gilchrist

A. Call to Order

The meeting was called to order at 6:33 PM by Chair Michael Walsh.

B. Roll Call

Attendee Name	Title	Status	Arrived
Michael Walsh	Chair	Present	
Bob Evely	Board member	Present	
Taylor Walker	Board member	Present	
Eleanor Gilchrist	Board member	Present	
Naim Harrison	Board member	Present	

C. Approval of Previous Meetings Minutes

A motion to approve the October 23, 2025, Zoning Board of Appeals Meeting Minutes.

RESULTS: APPROVED [UNANIMOUS] 5-0

MOVER: MICHAEL WALSH, CHAIR

SECONDER: NAIM HARRISON, BOARD MEMBER

AYES: WALSH, WALKER, HARRISON, EVELY, GILCHREST

D. Ongoing Business

E. New Business

1. 2025-348: ZBA2025-013 551 Sunset Drive

Staff Presentation

- Staff presented the findings of the requested variances, which included relief from Chapter 200 – Land Use and Zoning, Article I – Zoning Districts and Use Provisions, Division 2 – Single-Family Residential Districts, Section 201-6(b) R-100 Lot Development Standards, requesting relief from the minimum front setback requirement.

Applicant Comments

- The applicant, Darron Kusman, spoke on the need for setback reductions, sewer gravity flow, and the existing infrastructure currently in place on the property.

Discussion

- Board Member Bob Evely provided brief remarks regarding the front yard setback requirement.
- Board Member Eleanor Gilchrist provided brief remarks regarding the trees on the property and landscaping.
- During public comment, Marlene Janos asked about the green space on the property.

Motion

A motion to approve Application ZBA2025-013 with the following conditions:

1. The variance granted shall allow a reduction of the front yard setback adjacent to Roma Way from the code-required 50 feet to 20 feet for Lot 1 and Lot 2, as shown on the site plan dated 10/17/2025.
2. The variance granted shall allow a reduction of the front yard setback from the code-required 50 feet to 40 feet for Lot 4, as shown on the site plan dated 10/17/2025.

RESULT: APPROVED [UNANIMOUS] 5-0

MOVER: MICHAEL WALSH, CHAIR

SECONDER: NAIM HARRISON, BOARD MEMBER

AYES: WALSH, WALKER, HARRISON, EVELY, GILCHREST

F. ADDITIONAL INPUT AND/OR DISCUSSION NOT OTHERWISE ADDRESSED BY THIS AGENDA**G. Adjourn**

The meeting adjourned at 6:55 PM by Chair Michael Walsh, seconded by Board Member Naim Harrison. The vote was unanimous, 5-0.