

# **City of Norcross**

*65 Lawrenceville Street*

*Norcross, GA 30071*



## **Meeting Minutes**

**Thursday, April 23, 2026**

**6:30 PM**

**2nd Floor Conference Room**

## **Zoning Board of Appeals**

**Michael Walsh, Chair**

**Bob Evely, Vice Chair**

**Naim Harrison**

**Taylor Walker**

**Eleanor Gilchrist**

**A. Call to Order**

The meeting was called to order at 6:30 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	Not Present	
Naim Harrison	Board member	Present	

**C. Presentation of previous meeting minutes for acceptance and acceptance of the agenda as presented for the scheduled meeting.**

A motion to approve the December 4, 2025, Zoning Board of Appeals Meeting Minutes.

*RESULTS: APPROVED [UNANIMOUS] 4-0  
 MOVER: MICHAEL WALSH, CHAIR  
 SECONDER: NAIM HARRISON, BOARD MEMBER  
 AYES: WALSH, WALKER, HARRISON, EVELY  
 ABSENT: ELEANOR GILCHRIST*

**D. Ongoing Business — None**

**E. New Business**

**1. 2026-133: ZBA2026-001**

**Staff Presentation**

Staff presented the variance request for relief from Chapter 200 – Land Use and Zoning, Article 1 – Zoning Districts and Use Provisions, Division 2 – Single-Family Residential Districts, Section 201-6(b) R100 lot development standards, specifically requesting relief from the minimum front setback requirement.

**Public Hearing**

The applicant, Jeff Chacon, spoke to the Board regarding the request for a setback reduction adjacent to Lancelot Drive and discussed the proposed size of the home. Ms. Melanie Trest of 987 East Glochester Place spoke in opposition, expressing concerns regarding line of sight, the size of the proposed home in relation to the lot, and the historic character of the area.

**Board Discussion**

Board Member Bob Evely provided brief remarks regarding the topography challenges of the lot.

**ZBA Conditional Approval**

The ZBA voted to approve the request with the following condition:

- The variance granted shall be allowed to encroach into the front yard setback 15 feet adjacent to Lancelot Drive as submitted on the site plan dated 3/2/2026.

*RESULT: APPROVED [UNANIMOUS] 4-0*

*MOVER: MICHAEL WALSH, CHAIR*

*SECONDER: BOB EVELY, VICE CHAIR*

*AYES: WALSH, WALKER, HARRISON, EVELY,*

*ABSENT: ELEANOR GILCHREST*

**2. 2026-134: ZBA2026-002****Staff Presentation**

Staff presented the variance request for relief from Chapter 200 – Land Use and Zoning, Article 1 – Zoning Districts and Use Provisions, Division 2 – Single-Family Residential Districts, Section 201-6(b) R100 lot development standards, specifically requesting relief from the minimum side setback requirement.

**Public Hearing**

The applicant, John Grovenstein, spoke regarding the request and explained the need to remove the existing open deck, which was built up to the property line, and rebuild a new deck in the same location. The applicant also provided photographs of the existing deck conditions, including front yard, side yard, and rear yard views. No opposition was present.

**Board Discussion**

The ZBA briefly discussed the setback proposal for the deck rebuild. Staff advised the Board that there was no record of when the original deck was constructed and no historical variances on file for the setback encroachment.

**ZBA Conditional Approval**

The ZBA voted to approve the request with the following condition:

- The variance granted shall allow encroachment of 10 feet into the side setback adjacent to the western property line for a proposed 283-square-foot deck with steps and landings, per the site plan dated 3/10/2026.

*RESULT: APPROVED [UNANIMOUS] 4-0*

*MOVER: MICHAEL WALSH, CHAIR*

*SECONDER: NAIM HARRISON, BOARD MEMBER*

*AYES: WALSH, WALKER, HARRISON, EVELY,*

*ABSENT: ELEANOR GILCHREST*

**3. 2026-135: Appeal of Community Development Director's Decision**

The applicant requesting the appeal of the Community Development Director's decision asked that the matter be tabled to the May Zoning Board of Appeals hearing.

*RESULT: APPROVED [UNANIMOUS] 4-0*

*MOVER: MICHAEL WALSH, CHAIR*

*SECONDER: NAIM HARRISON, BOARD MEMBER*

*AYES: WALSH, WALKER, HARRISON, EVELY,*

*ABSENT: ELEANOR GILCHREST*

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

**G. Adjourn**

The meeting adjourned at 7:02 PM by Chair Michael Walsh, seconded by Vice Chair Bob Evely. The vote was unanimous, 4-0.