

City of Norcross

65 Lawrenceville Street

Norcross, GA 30071



Meeting Minutes

Thursday, August 27, 2026 6:30 PM

2nd Floor Conference Room

Zoning Board of Appeals

Michael Walsh, Chair

Bob Evely, Vice Chair

Naim Harrison

Taylor Walker

Eleanor Gilchrest

A. Call to Order

The meeting was called to order at 6:30 PM by Vice Chair Bob Evelyn.

B. Roll Call

Attendee Name	Title	Status	Arrived
Michael Walsh	Chair	Not Present	
Bob Evelyn	Vice Chair	Present	
Naim Harrison	Board member	Present	
Eleanor Gilchrest	Board member	Present	
Taylor Walker	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 July 23, 2026, Zoning Board of Appeals Meeting Minutes.

RESULT: APPROVED [UNANIMOUS] 4-0

MOVER: Naim Harrison, Board Member

SECONDER: Eleanor Gilchrest, Board Member

AYES: Walker, Harrison, Gilchrest, Evelyn

ABSENT: Michael Walsh, Board Member

D. Ongoing Business — None**E. New Business****1. 2026-293: ZBA2026-004 — Request for Variance (727 Sunset Drive and Parcel 6273 191)****Item Summary**

The applicant is requesting a variance from Chapter 200 – Land Use and Zoning, Article 1 – Zoning Districts and Use Provisions, Division 2 – Single-Family Residential Districts, Section 201-6 – R100 Single-Family Residence, subsection (b) – R100 lot development standards. The applicant is requesting relief from the minimum lot width requirement in order to re-subdivide two existing lots into three lots for the placement of three new homes. Staff recommended denial of the variance request.

Staff Presentation

Staff presented the findings of the requested variance and provided a staff recommendation for denial.

Reny Nguyen represented Ly Phillips and presented the applicant's request for a variance to Section 201-6(b) of the Unified Development Ordinance regarding the minimum lot width requirement. The applicant is proposing to re-subdivide two existing lots into three lots for the placement of three new homes.

Ben Loecken, Carlos Seoane, Marlene Janos, Avery Harrison, and Debby Seoane spoke in opposition to the request and raised concerns regarding maintaining Norcross development standards in the area, water runoff, flooding, setbacks, driveway and access widths, aesthetic separation, and landscape plantings.

Board Action/Motion

The Zoning Board of Appeals voted to deny the variance request. The motion passed unanimously.

RESULT: DENIED [UNANIMOUS] 4-0

MOVER: Bob Evelyn, Vice Chair

SECONDER: Taylor Walker, Board Member

AYES: Walker, Harrison, Gilchrest, Evelyn

ABSENT: Michael Walsh, Board Member

2. 2026-294: ZBA2026-006 — Request for Variance (53 Born Street)

Item Summary

The applicant is requesting a variance from Chapter 200 – Land Use and Zoning, Article 1 – Zoning Districts and Use Provisions, Division 2 – Single-Family Residential Districts, Section 201-7 – R75 Single-Family Residence, subsection (b) – R75 lot development standards. The applicant is requesting relief from the maximum height allowed and minimum side yard setback for an accessory structure (detached garage). Staff recommended approval with conditions.

Staff Presentation

Staff presented the findings of the requested variance and provided a staff recommendation for approval with the following conditions:

1. Reduce the setback for an accessory structure (proposed garage) from the code-required five (5) feet to three (3) feet along the northern property line, as shown on the submitted site plan.
2. Increase the maximum height allowed for an accessory structure (proposed garage) from the maximum allowed height of 12 feet to a proposed top-of-roof height of 22 feet 11 inches.

Robert Forro represented David Morelock and presented the applicant's request for a variance to Section 201-7(b) of the Unified Development Ordinance regarding the maximum height and minimum setback requirements for an accessory structure (detached garage). Mr. Forro clarified the setback request, stating that the proposed garage would encroach three (3) feet into the required setback, resulting in a two (2)-foot setback.

Board Action/Motion

The Zoning Board of Appeals voted to approve the variance request with the following conditions:

1. Reduce the setback for an accessory structure (proposed garage) from the code-required five (5) feet to two (2) feet along the northern property line, as shown on the submitted site plan.

2. Increase the maximum height allowed for an accessory structure (proposed garage) from the maximum allowed height of 12 feet to a proposed top-of-roof height of 22 feet 11 inches.

RESULT: APPROVED [UNANIMOUS] 4-0

MOVER: Bob Evely, Board Member

SECONDER: Eleanor Gilchrest, Board Member

AYES: Walker, Harrison, Gilchrest, Evely

ABSENT: Michael Walsh, Board Member

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

G. Adjourn

The meeting adjourned at 7:19 PM by Naim Harrison, seconded by Taylor Walker. The vote was unanimous, 4-0.