

# City of Norcross

65 Lawrenceville Street  
Norcross, GA 30071



## Meeting Minutes

Thursday, August 28, 2025  
6:30 PM

2nd Floor Community Room  
**Zoning Board of Appeals**

*Michael Walsh, Chair*

*Bob Evely*

*Taylor Walker*

*DaVida Cole*

*Naim Harrison*

**I. Call to Order**

Zoning Board of Appeals was called to order at 6:42 PM by Chair Michael Walsh

Attendee Name	Title	Status	Arrived
Michael Walsh	Chair	Present	
Bob Evely	Vice Chair	Present	
Taylor Walker	Board Member	Present	
DaVida Cole	Boardmember	Present	
Naim Harrison	Board Member	Present	

**II. Presentation of previous meeting minutes for acceptance.**

Zoning Board of Appeals - Zoning Board of Appeals - Jul 24, 2025, 6:30 PM

**III. Old Business**

**IV. New Business**

**1. 25-7425: Zba2025-010 296 Sunset Drive**

1. Debby Rogoff-Ezra, Community Development and Planning Director, presented the findings for the ZBA2025-010.

**What was mentioned during her presentation (46 minutes):**

- Proposed Height, Proposed Square Footage, Roof pitch, the Historic two-story home, 2022 renovation permit, the proposed swimming pool, stormwater management, vegetation, landscape screening, administrative variance procedure, the two contradicting code sections, the September 2<sup>nd</sup> council meeting, and subcommittee for accessory dwelling units, alternatives for development, permitted by right options, impervious surface, design guidelines, the criterion used for variance requests, and whether a variance is legitimate or not.

**Board Member Bob Evely:**

- Addressed the Planning Director and had some questions about the report and height of accessory structures.
- The conversation shifted towards policy and changing the code, and why the UDO is contradicting.

**The applicant, Stephen Murray of 296 Sunset Drive, presented to the ZBA:**

- The applicant presented his findings for approval.
- The recent accessory dwelling units that have been approved.
- He mentioned that he did not have a garage for cars, and that all cars are parked in the driveway.
- Why the alternatives to his proposal would not work.
- His attorney spoke on behalf of the applicant and touched on
  - Stormwater
  - Visibility
  - Comparison of an ADU to an attached structure

**The opposition led by Don Purvis of 278 Sunset Drive presented to the ZBA:**

- Spoke about why the applicant did not have an unnecessary hardship.

**Chairman Walsh closed the public hearing and started discussion among the ZBA:**

Walsh addressed the audience and gave remarks about the community and the importance of being neighbors.

**Board Member Naim Harrison:** Harrison spoke about how the architecture was had been approved by the ARB back in May.

Conversation shifted towards landscape buffers and mitigating factors, and whether tabling the request would be appropriate.

Motion

A motion to deny application ZBA2025-010, based on no identified unnecessary hardships.

<b>RESULT:</b>	<b>DENY [2 TO 3]</b>
<b>MOVER:</b>	Michael Walsh, Chair
<b>SECONDER:</b>	Bob Evely, Vice Chair
<b>AYES:</b>	Bob Evely, Taylor Walker
<b>NAYS:</b>	Michael Walsh, DaVida Cole, Naim Harrison

Motion

A motion to Approve application ZBA2025-010 for a relief from the maximum height allowed for an accessory dwelling unit, with a condition for vegetation.

<b>RESULT:</b>	<b>APPROVE [3 TO 2]</b>
<b>MOVER:</b>	<b>Michael Walsh, Chair</b>
<b>SECONDER:</b>	<b>DaVida Cole</b>
<b>AYES:</b>	<b>Michael Walsh, DaVida Cole, Naim Harrison</b>
<b>NAYS:</b>	<b>Bob Evely, Taylor Walker</b>

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

**VI. Adjourn**

Chair Walsh moved to adjourn the meeting at 8:34 PM, seconded by Taylor Walker, vote: 5-0.

Signed by \_\_\_\_\_ **Michael Walsh, Chair**

Attest by: \_\_\_\_\_ **LeDarius Scott,**  
**Senior Planner**