

City of Norcross

65 Lawrenceville Street

Norcross, GA 30071



Meeting Minutes

Thursday, October 23, 2025

6:30 PM

2nd Floor Conference Room

Zoning Board of Appeals

Michael Walsh, Chair

Taylor Walker, Board Member

Naim Harrison, Board Member

Bob Evely, Board Member

Eleanor Gilchrest, Board Member

A. Call to Order

The meeting was called to order at 6:31 PM by Chair Michael Walsh.

Attendee Name	Title	Status	Arrived
Michael Walsh	Chair	Present	
Taylor Walker	Board Member	Present	
Naim Harrison	Board Member	Present	
Bob Evely	Boardmember	Present	
Eleanor Gilchrest	Board Member	Present	

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

A motion to Approve the September 25, 2025, meeting minutes.

RESULTS: APPROVED [UNANIMOUS]

MOVER: MICHAEL WALSH, CHAIR

SECONDER: BOB EVELY, BOARD MEMBER

AYES: WALSH, WALKER, HARRISON, EVELY, GILCHREST

C. Ongoing Business**D. New Business****1. 2025-290: ZBA2025-009 5456 Ashington Court**

Staff presented the findings of the variance request, a requested variance from Chapter 200-Land Use and Zoning, Article 1-Zoning Districts and Use Provisions, Division 3-Multi-Family Residential Districts, Section 201-13 (g) PRD accessory uses requesting relief from the minimum setback requirement for accessory structure.

- Discussion: Board Member Bob Evely stated that in driving by the property he was not able to see the structure from the right-of-way.

A motion to approve ZBA2025-009 with the following condition(s):

1. *The variance granted shall allow encroachment into the side yard setback along the western property line from code required five (5) feet to two (2) feet for the existing one (1) story garage.*

RESULTS: APPROVED [UNANIMOUS]

MOVER: MICHAEL WALSH, CHAIR

SECONDER: BOB EVELY, BOARD MEMBER

AYES: WALSH, WALKER, HARRISON, EVELY, GILCHREST

2. 2025-289: ZBA2025-012 5265 Wexford Lane

Staff presented the findings of the variance request, The applicant seeks a variance for an encroachment of the required side setback for a proposed rebuilding of a duplex as outlined in Chapter 200, Article 1, Section 201-12.b which is the RD lot development standards. This code section prescribes a 15-foot side setback for a principal building. The applicant is seeking to reduce the side setback from the code required 15 feet to 13 along the western property line. At their July hearing, the Architectural Review Board approved the architectural component of the rebuild.

A motion to approve ZBA2025-012 with the following conditions:

- 1. The variance granted shall be allowed to reduce the side yard setback along the western property line from code required 15 feet to 13 for a proposed rebuild of a residential duplex.*

RESULTS: APPROVED [UNANIMOUS]

MOVER: MICHAEL WALSH, CHAIR

SECONDER: NAIM HARRISON, BOARD MEMBER

AYES: WALSH, WALKER, HARRISON, EVELY, GILCHREST

E. Additional Input and/or Discussion Not Otherwise Discussed by this Agenda

None.

F. Adjourn

The meeting adjourned at 6:51 PM with a motion to adjourn made by Chair Bob Evely, seconded by Board Member Naim Harrison. Approved Unanimously.