

Exhibit A – Application Forms

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer
Lorraine Cochran-Johnson

Director
Juliana A. Njoku

ZONING BOARD OF APPEALS (ZBA) APPLICATION
to Amend the Official Zoning Map of DeKalb County, Georgia

APPLICANT/OWNER: Carlos Bonilla / Altos Management LLC

Subject Property Address: 2090 Cherry Lane

City: Decatur State: Georgia Zip: 30096

Parcel ID Number(s): 15 140 08 016

Commission District(s): 3 Super District(s): 6 Acreage: 0.23

TYPE OF HEARING REQUESTED (check one)

- VARIANCE (from Development Standards causing undue hardship upon owners of property.)
- SPECIAL EXCEPTIONS (to Reduce or Waive off-street parking or loading space requirements.)
- OFFICIAL APPEAL OF ADMINISTRATIVE DECISIONS.

***PLEASE REVIEW THE FILING GUIDELINES ON PAGE 4.
FAILURE TO FOLLOW GUIDELINES MAY RESULT IN SCHEDULING DELAYS.***

I hereby authorize the staff of the Planning and Sustainable Department to inspect the property that is the subject of this application.

Owner Agent


Signature

4/9/2026
Date

**ZONING BOARD OF APPEALS (ZBA) APPLICATION FEE:
\$300.00**

DeKalb County does not require payment by wire transfer.
Be aware of scammers and fraudulent emails.
Email plansustain@dekalbcountyga.gov with any questions

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

ZBA VARIANCE SUBMISSION

Property Address: 2090 Cherry Lane, Decatur GA 30032, DeKalb County, GA

Applicant: Carlos Bonilla, Sole Member for Altos Management LLC

To: DeKalb County Zoning Board of Appeals

Subject: Rear Yard Setback Variance Request (R-75 District)

Summary:

Request for variance from rear setback requirements under the DeKalb County Zoning Ordinance (Section 27-7.6) to reduce the rear setback from 40 feet to 10 feet to allow a residential addition to an existing legally nonconforming structure.

Exhibit B – Signatures & Authorization



DEPARTMENT OF PLANNING & SUSTAINABILITY

ZONING BOARD OF APPEALS APPLICATION

AUTHORIZATION OF THE PROPERTY OWNER

I hereby authorize the staff and members of the Zoning Board of Appeals to inspect the premises of the Subject Property.

I hereby certify that the information provided in the application is true and correct.

I hereby certify that I am the owner of the property subject to the application.

DATE: 4/9/2026 Applicant Signature: 

DATE: _____ Applicant Signature: _____



DEPARTMENT OF PLANNING & SUSTAINABILITY

ZONING BOARD OF APPEALS APPLICATION

AUTHORIZATION TO REPRESENT THE PROPERTY OWNER

I hereby authorize the staff and members of the Zoning Board of Appeals to inspect the premises of the Subject Property.

I hereby certify that the information provided in the application is true and correct.

I hereby certify that I am the owner of the property and that I authorize the applicant/agent to apply for a hearing to the Zoning Board of Appeals for the requests as shown in this application.

Date: 4/9/2026 Applicant/Owner Signature: [Signature]

TO WHOM IT MAY CONCERN:

(I)/ (WE): Altos Management LLC / Carlos Bonilla, authorized mems (Name of Owners)

being (owner/owners) of the property described below or attached hereby delegate authority to the above signed agent/applicant.

Notary Public: [Signature] Niger Sultana Pop Owner/Applicant Signature: [Signature]



Date: 04/09/2026

On 4/9/26 Carlos Bonilla personally appeared before me and produced a Drivers license as identification. My commission expires 01/14/2030

Exhibit C – Letter of Intent

Dear Members of the Zoning Board of Appeals,

I respectfully submit this request to the DeKalb County Zoning Board of Appeals for a variance for the property located at 2090 Cherry Lane in unincorporated DeKalb County.

This request seeks relief from the rear yard setback requirements established under the DeKalb County Zoning Ordinance, including but not limited to Section 27-7.6 (Dimensional Requirements) and related provisions governing the R-75 zoning district. Specifically, I am requesting a reduction of the required rear building setback from 40 feet to 10 feet to permit a residential addition. The existing structure already encroaches into the required setback, and the proposed addition is designed to extend within the same general encroachment area, representing the minimum relief necessary to allow reasonable use and expansion of the home.

The existing residence was constructed prior to the adoption of the current zoning regulations and is therefore legally nonconforming with respect to the rear setback (see Figure 1, redlined area). The proposed addition (see Figure 2) is designed to extend from this existing footprint, allowing for a cohesive expansion while limiting the degree of additional encroachment to the minimum necessary.

The property presents practical difficulties in complying with the rear setback requirement due to the placement and configuration of the existing structure. Expansion toward the front or side yard areas was evaluated (see figure 3); however, such alternatives would disrupt the interior layout, and overall functionality of the property.

Additionally, the subject property is a corner lot and therefore has increased visibility within the neighborhood. Expansion in the front or side yard would extend beyond the established building line and would not align with the prevailing setbacks of neighboring homes, creating a condition inconsistent with the character of the surrounding area (see Figure 1).

The presence of a mature tree in the front yard further constrains expansion in that area, as its removal would require significant site disturbance and negatively affect the streetscape.

In contrast, the proposed rear addition provides a logical and functional extension of the existing residence while preserving the established neighborhood pattern along both street frontages. By building upon the existing nonconforming structure, the proposal minimizes overall impact and avoids introducing new inconsistencies where they would be most visible.

The hardship is not self-created, and the requested variance represents the minimum relief necessary to allow a reasonable and functional use of the property.

For these reasons, I respectfully request approval of the rear setback variance.

Thank you for your time and consideration.

Sincerely,

Carlos Bonilla

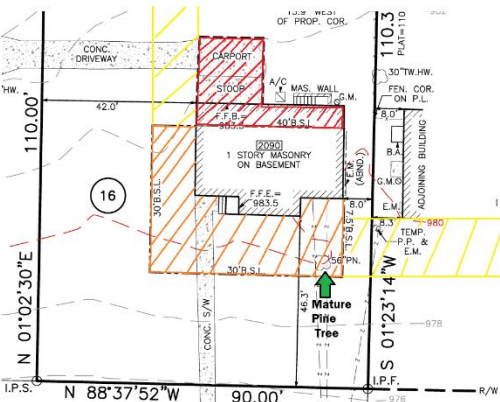
Sole Member, Altos Management LLC



Exhibit D
Figures 1 to 3 (Photos + Diagrammatic Explanations)



Photo of 2090 Cherry Lane (Corner Property)



Site plan for 2090 Cherry Lane (Submitted to DeKalb County)

- Key:**
- Current buildable area within the required setback lines
 - Area where viability continuity and streetscape would be disrupted if current buildable area is used for an addition
 - Mature Pine tree would limit a feasible expansion and removal would negatively impact streetscape and require significant land disturbance
 - Area where existing construction already encroaches into the required rear setback

Figure 1.

(LEFT) Photo showing current buildable area in the front and side of the property.

(RIGHT) Screenshot of site plan showing option with a front and side addition within the currently required setback lines.

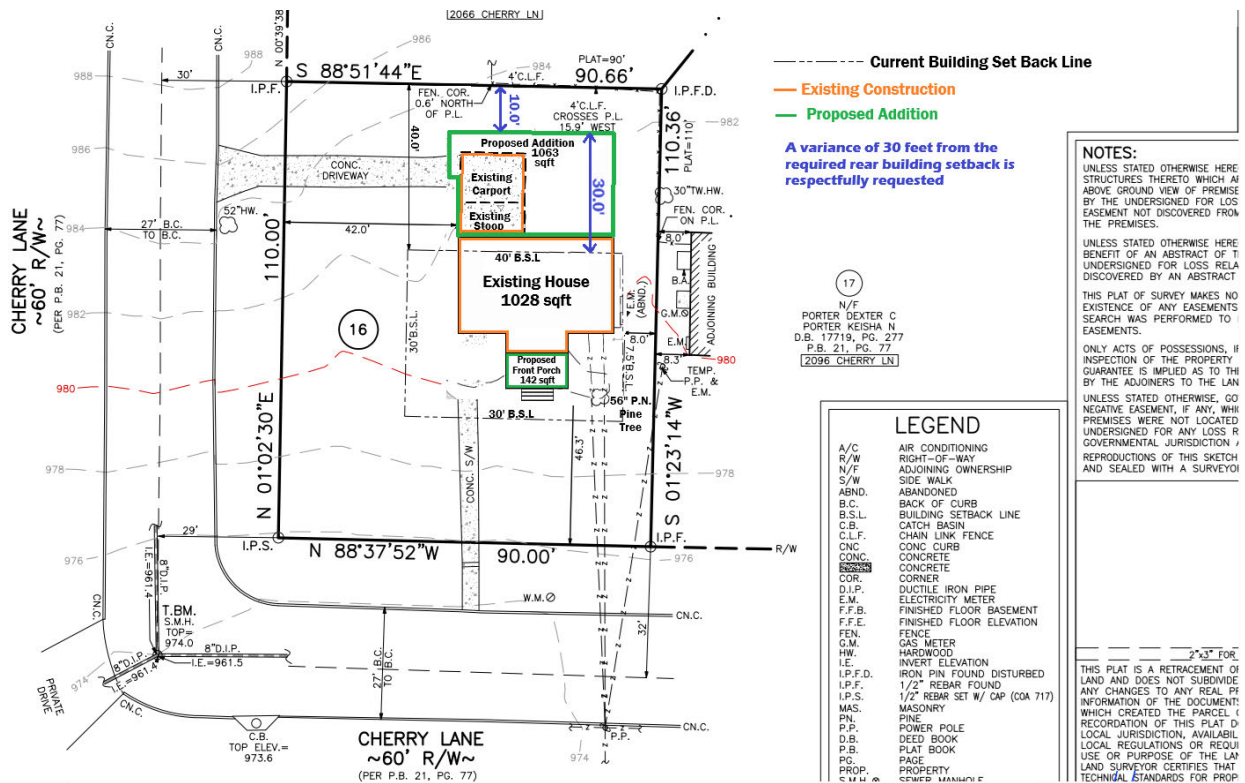


Figure 2. Screenshot of site plan depicting a cleaner option of a rear addition with a variance request.

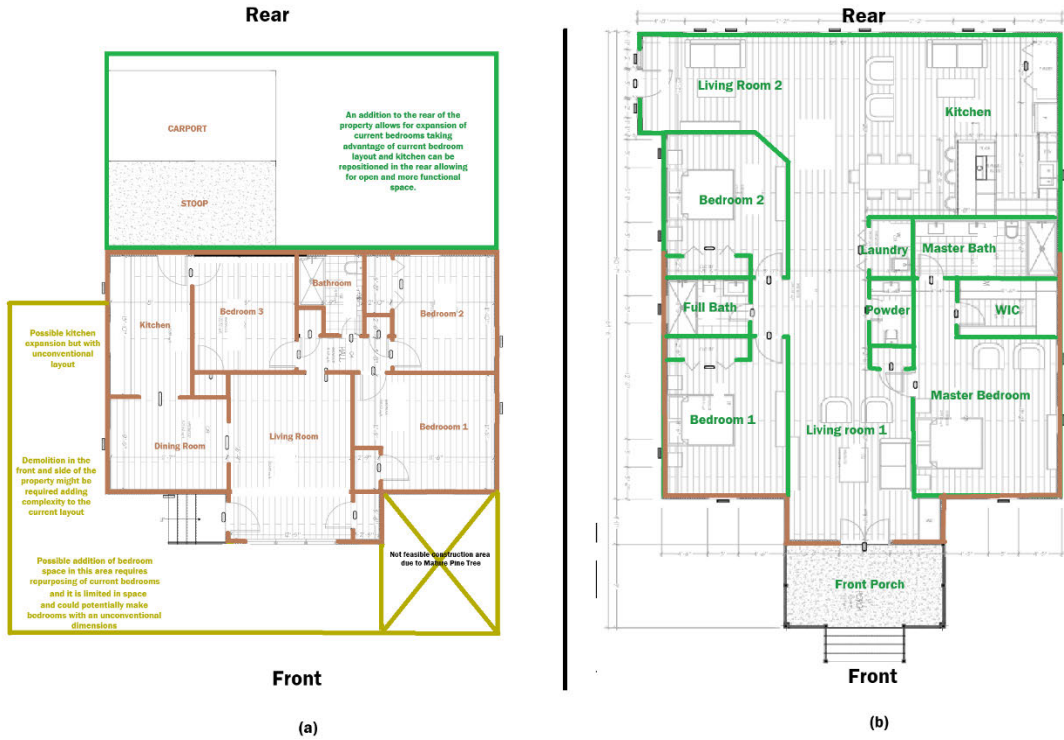
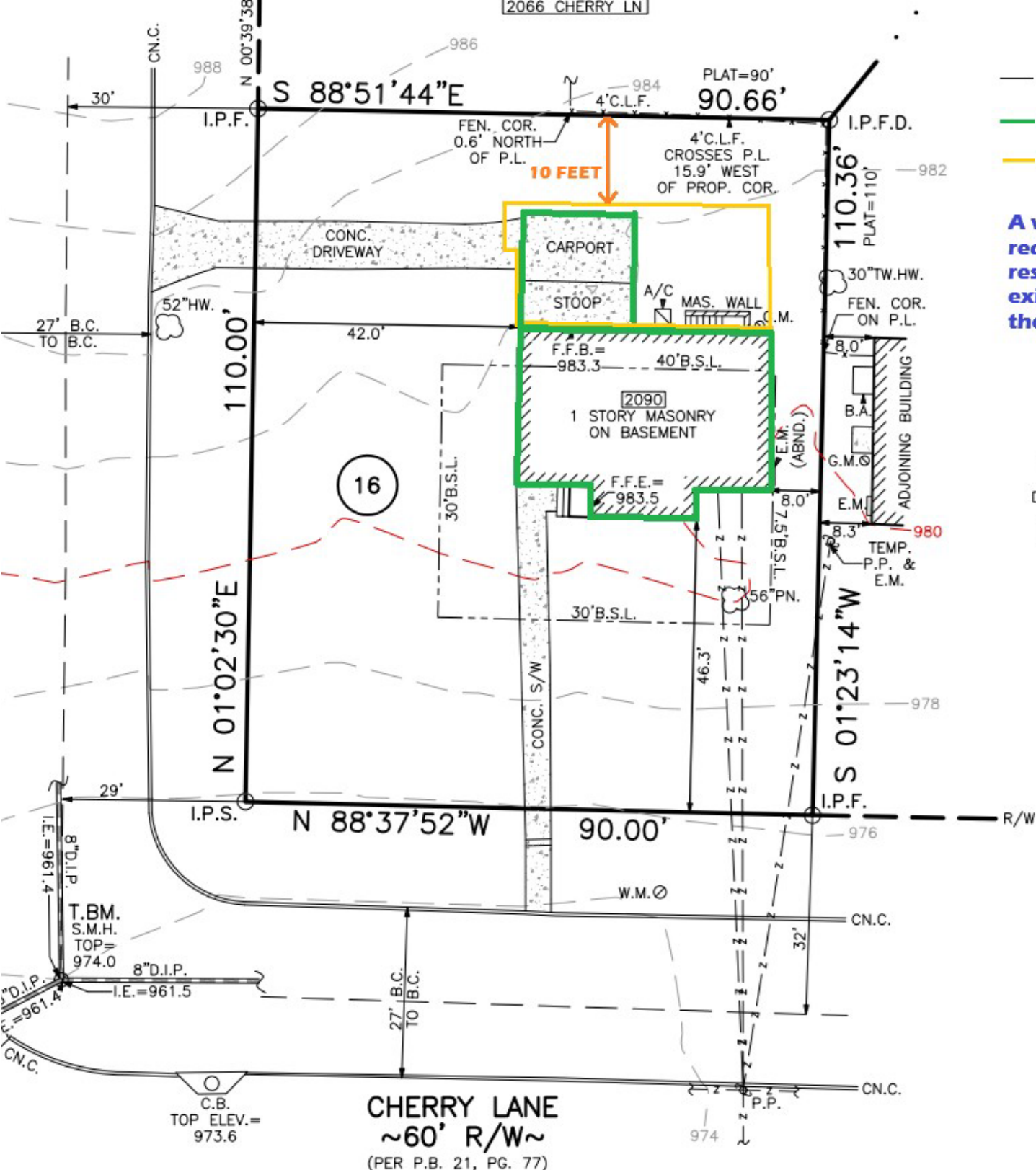


Figure 3.

(a) Existing house layout (brown lines) showing two options with a front and side addition with limitations in functionality (yellow lines) versus a rear addition (green lines).

(b) Proposed layout with variance to build a rear addition in the property showing a much cleaner functional layout.



----- Building Setback Line B.S.L.

— Existing Construction

— Proposed Addition

A variance of 30 feet from the required rear building setback is respectfully requested as the existing structure encroaches into the required setback area.

(17)
N/F
PORTER DEXTER C
PORTER KEISHA N
D.B. 17719, PG. 277
P.B. 21, PG. 77
2096 CHERRY LN

LEGEND

- A/C AIR CONDITIONING
- R/W RIGHT-OF-WAY
- N/F ADJOINING OWNERSHIP
- S/W SIDE WALK
- ABND. ABANDONED
- B.C. BACK OF CURB
- B.S.L. BUILDING SETBACK LINE
- C.B. CATCH BASIN
- C.L.F. CHAIN LINK FENCE
- CNC CONC CURB
- CONC. CONCRETE
- COR. CORNER
- D.I.P. DUCTILE IRON PIPE
- E.M. ELECTRICITY METER
- F.F.B. FINISHED FLOOR BASEMENT
- F.F.E. FINISHED FLOOR ELEVATION
- FEN. FENCE
- G.M. GAS METER
- HW. HARDWOOD
- I.E. INVERT ELEVATION
- I.P.F.D. IRON PIN FOUND DISTURBED
- I.P.F. 1/2" REBAR FOUND
- I.P.S. 1/2" REBAR SET W/ CAP (COA 717)
- MAS. MASONRY
- PN. PINE
- P.P. POWER POLE
- D.B. DEED BOOK
- P.B. PLAT BOOK
- PG. PAGE
- PROP. PROPERTY
- S.M.H. SEWER MANHOLE

NOTE
UNLESS STRUCTURE ABOVE BY THE EASEMENT THE PR
UNLESS BENEFIT UNDER DISCOV
THIS PL EXISTEN SEARCH EASEME
ONLY A INSPEC GUARAN BY THE
UNLESS NEGATIV PREMIS UNDER GOVERN REPROD AND SI

THIS PL LAND A ANY CH INFORMA WHICH RECORD LOCAL USE OF LAND S TECHN