

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

Subject Property Address: _____

City: _____ State: _____ Zip: _____

Parcel ID Number(s): _____ Acreage: _____

District: _____ Land Lot: _____ Block: _____ Parcel: 18 065 11 054

Commission District(s): _____ Super District: _____

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

Jail Tassell _____
Signature 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

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: _____ Applicant Signature: Gail Tassell

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: 6/30/26 Applicant/Agent Signature Gail Tasseel

TO WHOM IT MAY CONCERN:

(I)/ (WE): _____
(Name of Owners)

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

C. Valladares
Notary Public



Gail Tasseel
Owner Signature

Notary Public

Owner Signature

Notary Public

Owner Signature

July 8, 2026

DeKalb County Zoning Board of Appeals

Department of Planning & Sustainability
178 Sams Street
Decatur, GA 30033

Subject: Variance Request for Primary House Setback

Property Address: 862 Tanner Drive, Chamblee, GA 30341

Dear Members of the Zoning Board of Appeals,

I respectfully submit this request to the DeKalb County Zoning Board of Appeals for a set back variance for the property located at 862 Tanner Drive, Scottdale GA 30379 in unincorporated DeKalb County. This request seeks relief from the accessory structure setback requirements established under the DeKalb County Zoning Ordinance, specifically Section [e.g., 27-2.2 or 27-7.6, governing side and/or rear yard setbacks.

Request:

I am requesting a variance to reduce the front yard setback from 35 feet to 32 feet and the side yard set back from 7.5 to 3 feet. I am looking to renovate my house. The house was built in 1940's and is currently over the setbacks and looking to reduce the set setbacks in order to do the renovations and additions.

Justification based on DeKalb County Variance Criteria:

1. **Physical Conditions:** The subject property is over 80 years old. It was built to the standards in the 1940's and I am looking to update the house to accodate modern day standards These conditions were not created by the current owner or the previous owner therefore due to these clearly demonstrable condition(s), the strict application of the requirements of this chapter would deprive the property owner of rights and privileges enjoyed by other property owners in the same zoning district, as distinguished from a special privilege or convenience sought by the property owner.
2. **Hardship:** Enforcing the literal interpretation of the current setbacks would cause an undue and unnecessary hardship since the house was built in the 1940's. This is what is was and in order to renovate my house I need the setbacks reduced.
3. **Minimum Relief:** The house is existing and is not creating undo hardship on my neighbors. This variance request is the absolute minimum necessary to allow renovations The grant of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the zoning district in which the subject property is located.
4. **Public Welfare:** Granting this variance will not be materially detrimental to the public welfare or injurious to neighboring properties. The neighboring properties have similar renovations which will also enhance the neighborhood.

5. **Spirit and Purpose:** The requested variance respects the intent of the zoning ordinance by providing limited flexibility while respecting and preserving the house and stock. improvements to the house will add to the enhancement of the neighborhood.

Thank you for your time, consideration, and dedication to DeKalb County. I look forward to the opportunity to discuss this request with the Board.

Sincerely,
Gail R. Tassell
310.614.2372
gail@tasselltalentgroup.com