ZONING BOARD OF APPEALS (ZBA) APPLICATION

to Amend the Official Zoning Map of DeKalb County, Georgia

Subject Property Address: 862 Tanner Drive

City: Scottdale State: GA Zip: 30341

Parcel ID Number(s): 18 065 11 005 Acreage: 0.17

District: 4/6 Land Lot: 65 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 REVIEWTHE 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

Gail Tassell
Signature

June 18, 2026
Date

ZONING BOARD OF APPEALS (ZBA) PPLICATION 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

DeKalb County
GEORGIA

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: 6/18/26 Applicant Signature: Gail Tassell

DATE: _____ Applicant Signature: _____

DeKalb County
GEORGIA

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 ZoningBoard of Appeals for the requests as shown in this application.

DATE: 6/30/26 Applicant/Agent Signature Gail Tassell

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 EXPIRES GEORGIA 12/02/2028 PUBLIC DEKALB COUNTY

C. Valladares
Notary Public

Gail Tassell
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 buiult 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. impovements 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
[redacted]

July 8, 2026

DeKalb County Zoning Board of Appeals
Department of Planning & Sustainability
178 Sams Street
Decatur, GA 30033

Subject: Variance Request for Accessory Structure (Shed) 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 rear 10-foot setback to 2 feet and the side yard set back from 7.5 to 5 feet. This reduction will allow me to maintain the 16 foot by 18 foot shed that has been constructed on the property to be used for storage or to convert the shed to an ADU for additional living space.

Justification based on DeKalb County Variance Criteria:

1. **Physical Conditions:** The subject property features a unique, immovable physical condition: a massive, heritage tree that is approximately 100 years old. The critical root zone and canopy of this tree span the exact area where a shed/ADU would have to be located to satisfy the required setbacks for accessory structures. The extraordinary or exceptional physical condition(s) pertaining to the property is the small lot size and the specimen tree. 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. For example, both neighboring properties to the applicant's property have sheds in the rear yards.

2. **Hardship:** Enforcing the literal interpretation and strict application of the side and rear setbacks would cause an undue and unnecessary hardship. Building the shed/ADU in compliance with the setbacks would have required the applicant to destroy or irreversibly damaging the root system of this century-old tree, which is a significant environmental and aesthetic asset to applicant's property. The requested variance does not go beyond the minimum necessary to afford relief and does not constitute a grant of special privilege inconsistent with the limitations upon other properties in the zoning district in which the subject property is located.

3. **Minimum Relief:** This variance request is the absolute minimum necessary to allow for reasonable location of the shed/ADU while entirely avoiding the tree's protected root zone. 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. The shed is shielded from the neighbors view by vegetation and the existing fence.

4. **Public Welfare:** Granting this variance will not be materially detrimental to the public welfare or injurious to neighboring properties. The shed/ADU will be properly screened by existing vegetation, the fence, and the mature tree. The neighboring properties have similar sized trees that enhance the neighborhood.

5. **Spirit and Purpose:** The requested variance respects the intent of the zoning ordinance by providing limited flexibility while preserving a significant, mature tree, which aligns with the county's broader environmental and tree-protection goals.

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
[redacted]

FLOOD HAZARD STATEMENT

I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

PANEL 13089C0067K EFFECTIVE DATE: 8/15/2019

ZONE 'X'

THIS SURVEY PLAT OF EXISTING CONDITIONS ON THE PROPERTY MUST BE USED AS A SINGLE STAND ALONE DOCUMENT. IT CAN NOT BE SCANNED AND ALTERED, CROPPED OUT COPY/PASTE OR MODIFIED WITH SURVEY SYSTEMS ATLANTA TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE. THIS SURVEY PLAT CAN BE ONLY ATTACHED AS A SEPARATE DOCUMENT BY ITSELF TO DEVELOPMENT PROJECTS AND SITE PLANS AND CAN NOT BE INSERTED WITH SURVEY SYSTEMS ATLANTA TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE TO SOME OTHER DEVELOPMENT PROJECTS PREPARED BY ANY OTHER PARTY WITHOUT WRITTEN APPROVAL AND ORIGINAL BLUE INK SIGNATURE OF THE SURVEYOR OF RECORD.

ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY PUBLIC OR PRIVATE.

NOTE: PROPERTY LINES SHOWN ON THIS MAP/PLAT REPRESENT PHYSICAL FIELD CONDITIONS BY EVIDENCE OF APPARENT POSSESSION (IRON PINS FOUND, OLD & ESTABLISHED FENCE LINES, OLD WALL LINES, SHRUB & HEDGE LINE, HOUSE LOCATIONS, ETC.) THEY MAY DIFFER AND BE IN CONTENTION FROM EVIDENCE FOUND AT THE APPLICABLE COUNTY COURTHOUSE. THEY MAY ALSO DIFFER FROM OTHER SURVEYOR OPINIONS AND/OR NEIGHBORS SURVEYS/PLATS. A FULL LAND TITLE REPORT OPINION ON ALL PROPERTIES, INCLUDING ADJACENT AND CONTIGUOUS PROPERTIES MAY BE NEEDED TO RESOLVE ALL POSSIBLE PROPERTY LINE DISPUTES OR DISCREPANCIES.

THIS MAP/PLAT WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY. THIS MAP/PLAT IS SUBJECT TO REVISIONS AND UPDATE UPON RECEIPT OF SAID TITLE COMMITMENT.

BUILDING LINES SHOWN HEREON DERIVED FROM VARIOUS ONLINE SOURCES. THEY MAY BE IN CONTENTION WITH OR DIFFER FROM INTERPRETATIONS OF GOVERNING AUTHORITIES. IT IS THE CLIENT'S OBLIGATION TO CONFIRM WITH PERMITTING AGENCIES BASED ON THEIR SPECIFIC CONSTRUCTION PROJECTS.

~ THIS MAP/PLAT HAS BEEN FIELD RUN WITH ASSUMED ELEVATIONS, THEN ADJUSTED TO NAVD 88 BASED ON MULTIPLE OBSERVATIONS FROM GOOGLE EARTH SATELLITE IMAGERY OR OTHER ONLINE SOURCES.

THE ELEVATIONS SHOWN HEREON ARE +/- 1' (± ONE FOOT).

TREE SYMBOLS ARE NOT TO SCALE. TREE SYMBOLS REPRESENT POSITION OF TREE & ARE NOT THE CRITICAL ROOT ZONE (NOT DRIPLINE). TREES SHOWN HEREON ARE IDENTIFIED BASED SOLELY ON VISUAL CHARACTERISTICS OBSERVED AT THE TIME OF THE SURVEY. NO WARRANTY OR GUARANTEE IS MADE AS TO THE CORRECT SPECIFIES IDENTIFICATION OF ANY TREE.

NOTE: ANY & ALL UNDERGROUND UTILITIES, I.E. SEWER, STORM, GAS, WATER, ETC., HAVE NOT BEEN FIELD LOCATED BY CONVENTIONAL SURVEY METHODS.

SURVEYOR'S CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATES HEREON, RECORDATION OF THIS PLAT DOES NOT APPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGULATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67

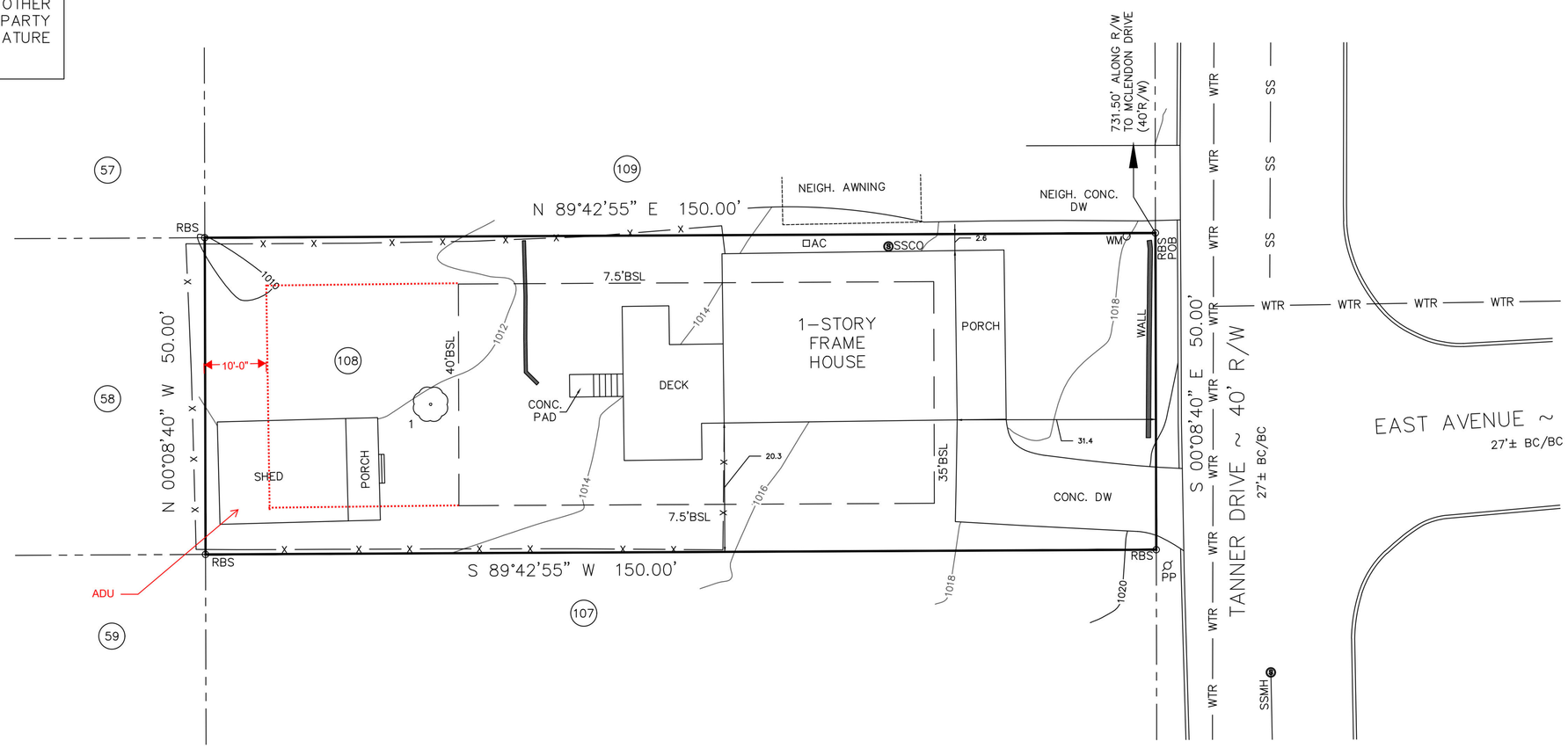
GERALD H. BERNHARD GEORGIA RLS NO. 2688

MAGNETIC N

* L E G E N D *

NOTE: ALL ITEMS IN THIS LEGEND MAY NOT APPEAR ON THIS PLAT.

AKA ALSO KNOWN AS	N/F NOW OR FORMERLY
APD AS PER DEED	NAIL NAIL FOUND
APP AS PER PLAT	P PLAT (BOOK/PAGE)
BSL BUILDING (SETBACK) LINE	POB POINT OF BEGINNING
CP COMPUTED POINT	POC POINT OF COMMENCEMENT
CTP CRIMP TOP PIPE FOUND	R RADIUS LENGTH
OTP OPEN TOP PIPE FOUND	R/W RIGHT-OF-WAY
D DEED (BOOK/PAGE)	RBF REINFORCING BAR FOUND (1/2" UNO)
DW DRIVEWAY	RBS 1/2" REINFORCING BAR SET
EP EDGE OF PAVEMENT	SW SIDEWALK
FFE FINISH FLOOR ELEVATION	SSE SANITARY SEWER EASEMENT
FKA FORMERLY KNOWN AS	SSCO SANITARY SEWER CLEANOUT
IPF IRON PIN FOUND	SSMH SANITARY SEWER MANHOLE
L ARC LENGTH	-X- FENCE LINE
LL LAND LOT	CB CATCH BASIN
LLL LAND LOT LINE	SWCB STORM WATER CATCH BASIN
N NEIGHBOR'S	WALL



PROPERTY ADDRESS:	862 TANNER DR, SCOTTDALE, GA 30079
LAND AREA:	7,500 SF 0.17 AC
IMPERVIOUS AREA:	EXIST= 2,371 SF= 31.6%
ZONING:	R-75

0 10
SCALE 1" = 10'

PLAT PREPARED FOR:

862 TANNER DRIVE

LOT 108	THE J.P. MCLENDON SUBDIVISION	
LAND LOT 65	18th DISTRICT PARCEL ID: 18 065 11 054	BY:
DeKALB COUNTY, GEORGIA	FIELD DATE: 05-29-2026	TP
	DRAWN DATE: 06-01-2026	AE
REFERENCE: PLAT BOOK 11, PAGE 112 REFERENCE: DEED BOOK 30337, PAGE 00430	ALL MATTERS OF TITLE ARE EXCEPTED, NOT TO BE RECORDED NOR USED TO CONVEY PROPERTY.	

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 10,000+ FEET, AN ANGULAR ERROR OF +/-1 SECOND PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 30,000+ FEET. AN ELECTRONIC TOTAL STATION WAS USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

SURVEY SYSTEMS ATLANTA

GEORGIA REGISTERED PROFESSIONAL 06-01-2026 LAND SURVEYOR GERALD H. BERNHARD

SURVEY SYSTEMS ATLANTA
660 LAKE DR, SW, SNELLVILLE, GA 30039
COA #LSF000867, JOBORDERS@SURVEYSATLANTA.COM
CELL 678-591-6064 ~ OFFICE 404-760-0010

IF YOU DIG GEORGIA...
CALL US FIRST
1-800-282-7411
770-623-4344
(METRO ATLANTA ONLY)
UTILITY PROTECTION CENTER
IT'S THE LAW

ZONING NOTE:

BEFORE DEVELOPMENT OF THIS PROPERTY, DEVELOPER AND ARCHITECT TO CONFIRM ZONING DISTRICT, PER ZONING DEPARTMENT.

PROPERTY IS ZONED R-75

BUILDING SETBACK:
FRONT 35'
SIDE 7.5'
REAR 40'
MAX LOT COVERAGE 35%

TREE TABLE		
TR.NO.	DIAMETER	TYPE
1	50	HWD

IMPERVIOUS (IN SQUARE FEET)	
HOUSE	983
CONC. DW	392
SHED	328
PORCH	288
DECK	313
STEPS	20
CONC. PAD	13
WALL	34
TOTAL IMPERVIOUS	2371

July 7, 2026

DeKalb County Zoning Board of Appeals

RE: Support for Variance Request – 862 Tanner Drive

Dear Members of the Board,

My name is **Heather Christopher,** and I reside at [redacted]**Tanner Drive** to the right of **862 Tanner Drive** in Scottdale GA.

I am writing to express my support for the variances request associated with the proposed renovations to the property at 862 Tanner Drive as well as the Shed and/or Accessory Dwelling Unit at this property.

The owners have shared their plans with me, and I believe the project will be a positive improvement for our neighborhood. The design is attractive, appropriately scaled, and consistent with the character of surrounding homes. The improvements will enhance the appearance of the property and contribute positively to the community.

The requested variance will not adversely affect neighboring properties, traffic, drainage, or property values. On the contrary, I believe it will improve the neighborhood.

For these reasons, I respectfully ask the Zoning Board of Appeals to approve the requested variances.

Thank you for your time and consideration.

Sincerely,

Heather Christopher

Signature: Heather Chridtopher (Jul 17, 2026 12:25:40 EDT)