

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric Hudson

ZONING BOARD OF APPEALS APPLICATION FOR PUBLIC HEARING (VARIANCES, SPECIAL EXCEPTIONS, APPEALS OF ADMINISTRATIVE DECISIONS)

Applicant and/or
Authorized Representative: CARLOS MILLER
Mailing Address: 8127 HILLSIDE CLIMB WAY
City/State/Zip Code: SNELLVILLE, GA 30039
Email: CTHT1964@GMAIL.COM
Telephone Home: _____ Business: _____

OWNER OF RECORD OF SUBJECT PROPERTY

Owner: CARLOS MILLER
Address (Mailing): 8127 HILLSIDE CLIMB WAY
Email: THT1964@GMAIL.COM Telephone Home: _____ Business: _____

ADDRESS/LOCATION OF SUBJECT PROPERTY

Address: 8127 HILLSIDE CLIMB WAY City: SNELLVILLE State: GA Zip: 30039
District(s): 16 Land Lot(s): 226 Block: 02 Parcel: 067
Zoning Classification: R-85 Commission District & Super District: _____

CHECK TYPE OF HEARING REQUESTED:

- ☒ X 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.

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: 08-14-2025

Applicant Charles Mills
Signature: _____

DATE: _____

Applicant _____
Signature: _____



DeKalb County
GEORGIA

Development Services Center
178 Sams Street
Decatur, GA 30030
www.dekalbcountyga.gov/planning
404-371-2155 (o); 404-371-4556 (f)

Chief Executive Officer
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DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
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PRE-APPLICATION FORM ZONING BOARD OF APPEALS

Applicant

Applicant Name: CARLOS MILLER Phone: 770-709-2982 Email: CTHT1964@GMAIL.COM

Meeting Information

Date/Time: 08-08-2025-12NOON Planner Name: Lucas Carter
Planner Email: LJCarter@DeKalbCountyGA.gov - 470 – 561 – 3570

Subject Property

Property Address: 8127 Hillside Climb Way Snellville, GA 30039
Comm. District(s): 4/7 Tax Parcel ID: 16 226 02 067
Zoning: R-85 Land Use: SUB (Suburban) Overlay: None
Existing Use: Single-Family Residential Supplemental Regs: None

Proposed Project

Code sections and Amounts seeking a variance from:

Section 27-2.2.1 - Reduce rear yard setback from 40 feet to 22 feet

- Site plan where

Case context and intended project:

The Zoning of this property is R-85 and the Minimum Required Rear Yard Setback in the R-85 Zoning District is 40 feet.

Sunrooms, including those that are elevated, cannot encroach into the required Minimum Rear Yard Setback of 40 feet.

Since the Existing House is only 22 feet from the Rear Property Line any proposed rear additions on said house would require a Variance through the Dekalb County Zoning Board of Appeals.

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: 8/13/2025

Applicant/Agent
Signature:

Carlos Miller

TO WHOM IT MAY CONCERN:

(I)/ (WE):

(Name of Owners)

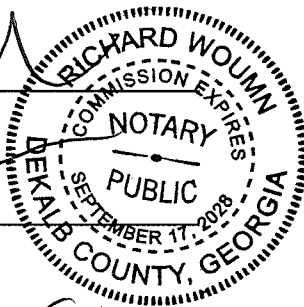
Carlos Miller

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

[Signature]
Notary Public

[Signature]
Notary Public

[Signature]
Notary Public



Carlos Miller
Owner Signature

Carlos Miller
Owner Signature

Carlos Miller
Owner Signature

Letter of Intent

Subject: Variance Request for Rear Yard Setback Reduction-Section 27-2.2.1- Accessory Structure Construction

Dear Members of the Zoning Board of Appeals,

Please accept this letter of intent. My name is Carlos Miller, and I am writing to formally request a variance from Section 27-2.2.1 of the Dekalb Zoning Ordinance. Specifically, I am requesting a reduction of the required rear yard setback from 40 feet to 22 feet for my property located at 8127 Hillside Climb Way. This variance is necessary to facilitate the construction of an accessory dwelling home.

1. Physical Conditions of the Site

My property presents unique physical conditions that warrant special consideration for this variance. The parcel is only 75 feet wide – short of the 85-foot minimum lot width-and contains a total of 82,000 square feet, well below 12,000-square-foot minimum required under R-85 zoning. It appears the surrounding properties were developed the same, not meeting the current zoning district standards. Therefore, creating a hardship for future construction and expansion.

2. Minimum Variance Necessary

Based on the submitted material, the requested variance is the minimum necessary to allow for reasonable and functional use of the land. The proposed structure will align with the existing patio deck and will not exceed what is required for a modest, livable space. The 22-foot setback is essential for practical placement without necessarily intruding into the yard or neighboring properties.

3. Public Welfare

The addition will be located at the rear of the home, ensuring it does not affect the public right-of-way or street view. The structure will be modest and aesthetically aligned with the neighborhood. My neighbor, LaShonda Jackson, who resides at 8126 Hillside Climb Way has provided a letter of support, stating that the addition does not intrude on her privacy nor pose concerns regarding noise traffic. The variance will not negatively impact on the public welfare or the character of the R-75 zoning district.

4. Ordinance Hardship

Strict enforcement of the current setback requirement would create any undue hardship by effectively preventing any meaningful addition to the property. The variance will allow for a reasonable improvement without granting any undue advantage over neighboring property owners.

5. Alignment with the Spirits of the Law

This request is consistent with the spirit and intent of the Dekalb County Comprehensive plan, particularly within the Suburban Character Area. The accessory dwelling supports traditional suburban land use while promoting increased functionality, housing flexibility, aging in place, and aesthetic enhancement of the property. It also aligns with the broader

County goals of preserving character while adapting to evolving housing needs. The proposed addition is compatible and respects the established patterns of development. The Homeowners Association supports the allowance of the sunroom and the minor setback reduction.

Thank you for your time and consideration of this request. I am committed to working collaboratively with the Board and County staff to ensure that his project aligns with all applicable policies and serves as a positive addition to the community.

Kindly,

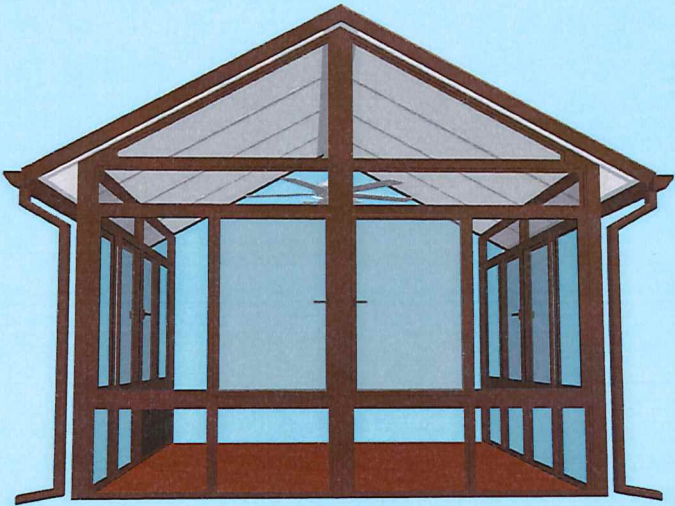
Carlos Miller
8-14-2025

Carlos Miller

Variance Criteria

***In ordinance terms
(Chapter 27 Section 7.5.2)***

1. By reason of exceptional narrowness, shallowness, or shape of a specific lot, or by reason of exceptional topographic and other site conditions (such as, but not limited to, floodplain, major stand of trees, steep slope), which were not created by the owner or applicant, 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.
2. 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. 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. The literal interpretation and strict application of the applicable provisions or requirements of this chapter would cause undue and unnecessary hardship.
5. The requested variance would be consistent with the spirit and purpose of this chapter and the DeKalb County Comprehensive Plan text.



****This 3D rendering is for visualization only and may vary slightly from the final product.****



Build View

Prev

Next

3D View





May 01, 2025

Carlos Miller
8127 Hillside Climb Way
Snellville, GA 30039

RE: 8127 Hillside Climb Way, Snellville, GA 30039

Dear Carlos Miller,

Your Request for an Architectural Modification on your property at 8127 Hillside Climb Way has been approved by the Architectural Review Committee of Norris Reserve Community Association, Inc. ("the ARC"). Specifically, you have approval to proceed with the following request as submitted: **Patio - Building new sunroom. See info provided.**

Please note that the Architectural Review Committee reserves the right to make a final inspection to ensure that your project is compliant with all CC&R's and the Architectural Design Standards applicable to your neighborhood.

This approval is granted on the aesthetics of your project. The Architectural Review Committee does not take responsibility for, or infer by its approval, the project's structural soundness or that it meets any restricting state or local codes. Where applicable, all local building codes and setback requirements must be followed. If a building permit is required, applications must be submitted to your local planning and inspections department.

Thank you for observing the architectural guidelines of the community. We appreciate your patience while this information was being reviewed.

Sincerely,

Michelle D. Shular
Community Manager
mdshular@heritageproperty.com



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Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric Hudson

**PRE-APPLICATION FORM
ZONING BOARD OF APPEALS**

Applicant

Applicant Name: _____ Phone: _____ Email: _____

Meeting Information

Date/Time: _____ Planner Name: Lucas Carter
Planner Email: LJCarter@DeKalbCountyGA.gov - 470 – 561 – 3570

Subject Property 8127 Hillside Climb Way Snellville, GA 30039
Property Address: _____

Comm. District(s): 4/7 Tax Parcel ID: 16 226 02 067

Zoning: R-85 Land Use: SUB (Suburban) Overlay: None

Existing Use: Single-Family Residential Supplemental Regs: None

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To: The Zoning Board of Appeals

Date: 8/11/2025

From: Lashonda Jackson

8126 Hillside Climb Way

Snellville, GA.30029

Hello,

This letter is to acknowledge that the addition of Mr. Miller's sunroom would be aesthetically pleasing and does not intrude on my privacy nor pose concerns regarding noise or traffic. This variance will not negatively impact public welfare.

Best regards,

eSigned by:
Lashonda Jackson
08/12/2025 @ 09:20 UTC

Lashonda Jackson

Signature Certificate

Document completed by all parties on 08/12/2025 @ 05:20 EDT

Document ID: 689b06fafd26c8001e822318

Sender information

Sent On: 08/12/2025 @ 05:18 EDT

Timezone: Eastern Daylight Time

Sender: Lashonda Jackson lifeasliliquoi@gmail.com

Sender IP: 73.106.241.51

Signer

Signature

	Lashonda Jackson lifeasliliquoi@gmail.com Received: 08/12/2025 @ 05:18 EDT Viewed: 08/12/2025 @ 05:19 EDT Signed: 08/12/2025 @ 05:20 EDT	<i>Lashonda Jackson</i> IP: 73.106.241.51 Location: Snellville, GA, United States
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N.8

8127 HILLSIDE CLIMB WAY

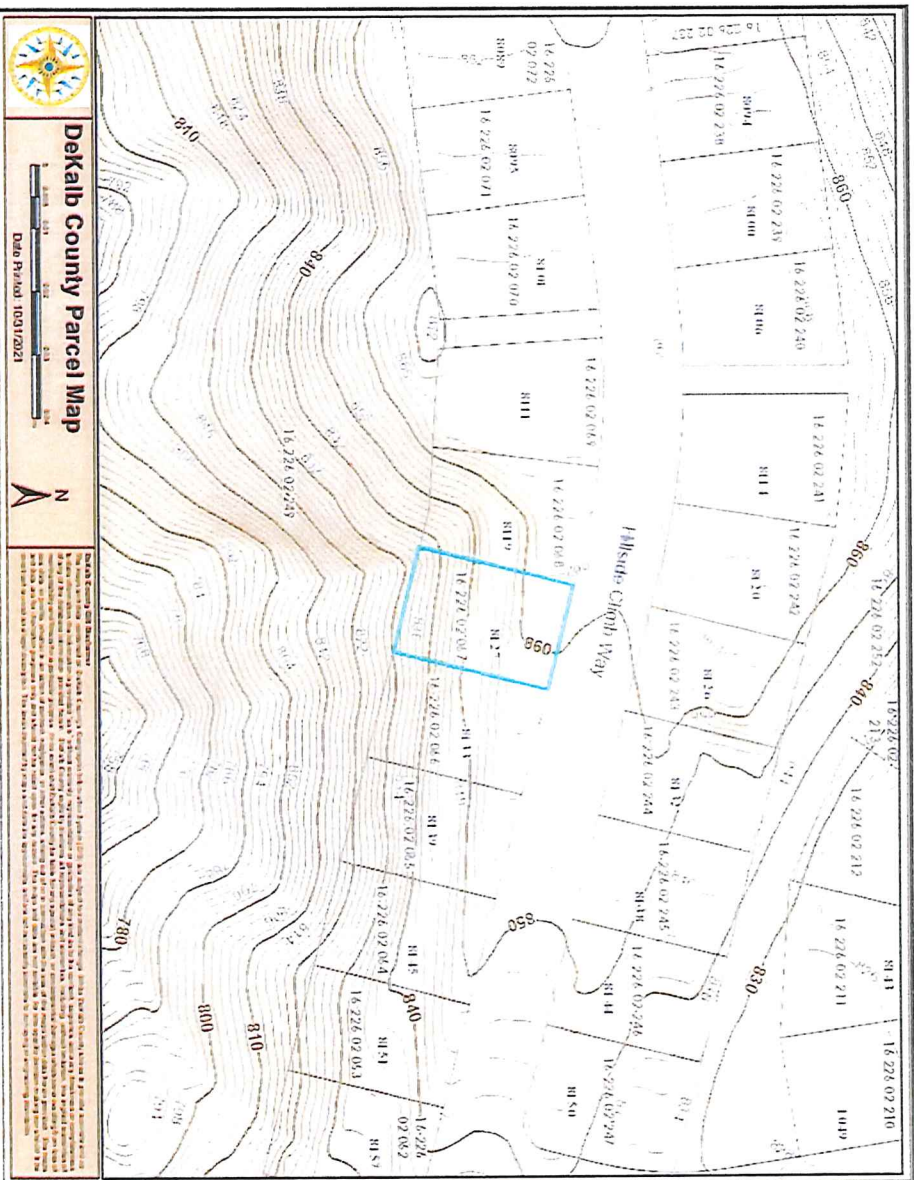
Aerial



N.8

8127 HILLSIDE CLIMB WAY

Topo Map



8127 HILLSIDE CLIMB WAY Site Plan

