



# Development Standards Variance Application

Application No. DSV - 2026-03

(PAGE 1 of 12)

**HEARING DATES**  
Zoning Board of Appeals:  
June 15, 2026  
6:00PM

(PLEASE PRINT OR TYPE ALL INFORMATION)

**Applicant:** PETER BANDI

**Address:** 2602 WEST CROGAN STREET

**City:** LAWRENCEVILLE **State:** GEORGIA **Zip:** 30046

**Phone:** [REDACTED] **E-mail address:** [REDACTED]

[Signature]

Applicant's Signature

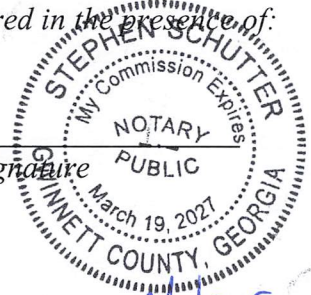
PETER BANDI

Printed Name of Signatory

Signed, sealed and delivered in the presence of:

[Signature]

Notary Public Signature



Notary Commission Expires:

The 19<sup>th</sup> day of ~~April~~, 2027.

March

SEAL:

**Representative:** (If Applicable) Jeremy Huber

**Address:** 6255 Barfield Road, suite 200

**City:** Sandy Springs **State:** Georgia **Zip:** 30328

**Phone:** [REDACTED] **E-mail address:** [REDACTED]

[Signature]  
Representative's Signature

Jeremy Huber

Printed Name of Signatory

Signed, sealed and delivered in the presence of:

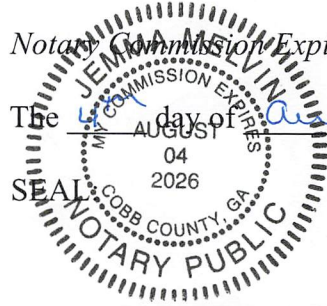
[Signature]

Notary Public Signature

Notary Commission Expires:

The 4<sup>th</sup> day of August, 2026.

SEAL:



CITY STAFF ONLY:

FILED WITH COMMUNITY DEVELOPMENT: APRIL 10<sup>th</sup>, 2026

APPLICATION ACCEPTANCE DATE: MAY 20<sup>th</sup>, 2026

DIRECTOR: [Signature] 05/20/2026  
(SIGNATURE) (DATE)





# Development Standards Variance Application

Application No. DSV - 2026 - 03

(PAGE 2 of 12)

(PLEASE PRINT OR TYPE ALL INFORMATION)

Titleholder: Southeast Palisades Acquisition, LLC / Kendall King  
(Each Titleholder must have a separate, complete form, with notarized signatures)

Address: 20 Mansell Court East, suite 100

City: Roswell State: GA Zip: 30076

Phone: [REDACTED] E-mail address: [REDACTED]

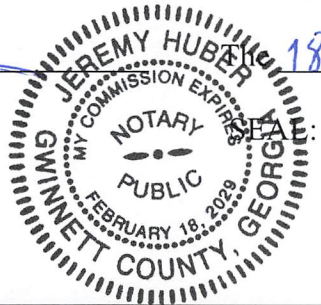
[Signature]  
Titleholder's Signature

Kendall King  
Printed Name of Signatory

Signed, sealed and delivered in the presence of:

Notary Commission Expires:

[Signature]  
Notary Public Signature



18<sup>th</sup> day of February, 2029.

### Property / Variance Information:

**\*\*ONLY (1) ONE DEVELOPMENT STANDARD VARIANCE WILL BE CONSIDERED FOR APPROVAL PER APPLICATION\*\***

Development Standard: Chapter: 44 Section: 241 Unified Development Code Standard:  Yes  No

Standard: Sec. 44-241 (a)(3)(e): MINIMUM FRONT SETBACK FROM OTHER STREETS: 30 FEET

Present Zoning Classification: R-2

Land Lot(s): 528, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_ District(s): 2ND Section(s): 320

Tax Parcel I.D. Number(s): 148.3.2.065.0000, \_\_\_\_\_ Total Acreage: 0.18

Location of Property: 114 WHITE OAK CIRCLE - LOT 98 OVERLOOK RT PALISADES  
(Physical address, if available, and nearest intersections (i.e. east/west side of given road, and north/south of given road))

Detailed description of variance request (including reason for request; how it will be consistent with applicable section(s) of the city's UDC): SEEK ADMINISTRATIVE RELIEF FOR A HOUSE BUILT 1/2 9 FEET OVER FRONT SETBACK

Additional Tax Parcel I.D. No.(s) \_\_\_\_\_

Additional Land Lots here: \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_

Additional Development Standard Variance (Application Numbers - List all): \_\_\_\_\_



**SIGN FEE**

Separate check for **sign fee** of \$50.00 for each sign(s), which is non-refundable. If signs are not removed from the property by the 15<sup>th</sup> day following Public Hearings, City of Dallas (or their representative) has permission to remove the signs from property. It is the Applicant's responsibility to pick up and post signs provided by the Community Development Department. Signs must be posted in clear view along **each** road frontage with no obstacles blocking the view of the petitioned property as required by State law.

Applicants should not attach the notice signs to any natural vegetation, existing signage or utility structures and signs may not be posted in the right-of-way. Failure to post and maintain signs continuously will prohibit consideration of the application at any scheduled public hearing. It is the responsibility of the applicant to ensure that signs remain posted throughout the advertising period, **including the day of the public hearings.**

Signs must be posted on the property by 8:00 AM 30 days prior to the date of the public hearing and remain posted throughout the advertising period, including the day of the public hearings. **FAILURE TO MEET THIS REQUIREMENT WILL RESULT IN THE APPLICATION BEING WITHDRAWN AND WILL REQUIRE SUBMISSION OF A NEW APPLICATION AND PAYMENT OF FEES.**

**DEVELOPMENTS OF REGIONAL IMPACT (DRI)**

The State of Georgia, Department of Community Affairs has established specific thresholds for the identification of Developments of Regional Impact (DRI). DRI Tiers and Development Thresholds are used to determine if the proposed project meets or exceeds any of the development thresholds. If the proposed project meets or exceeds any of the development thresholds, a DRI Review must be conducted prior to scheduling a public hearing for the Planning Commission. The rules and procedures for a DRI Review are available in the Planning & Zoning Division Office or at <https://www.dca.ga.gov/local-government-assistance/planning/regional-planning/developments-regional-impact>.

Is this request part of a Development of Regional Impact?  No  Yes

DRI Application # (if applicable) \_\_\_\_\_

**I HAVE READ AND UNDERSTAND EACH OF THE REQUIREMENTS AND NOTES.**

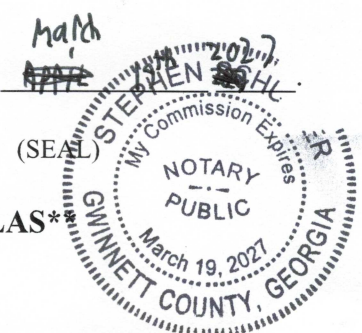
Signature of Applicant: PETER BANDI

Date: 4/29/20

Signed, sealed and delivered in the presence of:

My Commission Expires March 19, 2027

Notary Public Signature: Stephen Shultz



**\*\*MAKE CHECKS PAYABLE TO CITY OF DALLAS\*\***



**AUTHORIZATION OF TITLEHOLDER**

I, Kendall King / Southeast Palisades Acquisition, LLC, being duly sworn upon his/her oath, being of sound mind and legal age, deposes and states that he/she is the owner of the property which is subject of this application, as is shown in the records of Paulding County, Georgia.

He/she authorizes the person named below to act as applicant in the pursuit of a request for Development Standard Variance.

I hereby authorize the City of Dallas – Community Development Department to inspect the premises which are subject of the application.

Name of Applicant PETER BANDI

Address 262 WEST CROGAN STREET

City LAWRENCEVILLE State GA Zip 30046

Email [REDACTED]

Phone [REDACTED]

Name of Titleholder Kendall King / Southeast Palisades Acquisition, LLC

Address 20 Mansell Court East, suite 100

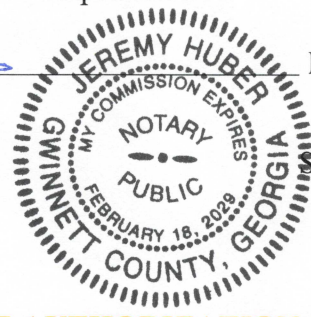
City Roswell State GA Zip 30076

Email [REDACTED] Phone [REDACTED]

Kellie B. King  
Signature of Titleholder

Signed, sealed and delivered in the presence of:

[Signature]  
Notary Public Signature



My Commission Expires: February 18th, 2029

Seal:

**\*A SEPARATE AUTHORIZATION OF TITLEHOLDER IS REQUIRED TO BE COMPLETED BY EACH TITLEHOLDER\***



**DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND GIFTS  
BY APPLICANT, REPRESENTATIVE, AND TITLEHOLDER**

Applicant Name<sup>1</sup>: PETER BANDI

Reference: Application filed on April 10, 2026

to obtain a Development Standard Variance for property described as follows: 114 WHITE OAK CIRCLE  
LOT 98 OVERLOOK AT PALMSADES SUBDIVISION

All Individuals and business entities<sup>2</sup> have a property interest<sup>3</sup> in said properties are as follows:

Has the applicant made, within two years immediately preceding the filing of this application for special exception, campaign contributions aggregating \$250 or more, or made gifts having in the aggregate a value of \$250 or more to a member or members of the City Council, Planning Commission or Zoning Board of Appeals (or any local government official) who will consider this application?  No  Yes

If "Yes" to the above, [O.C.G.A. § 36-67A-3](#) requires applicant to file a disclosure report within 10 days after the rezoning application is filed. Please provide the following information which will be considered as the required disclosure:

Name and official position of the local government official to whom the campaign contribution/gift was made:

The dollar amount of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of this application and the date of each such contribution:

An enumeration and description of each gift having a value of \$250 or more made by the applicant to the local government official during the two years immediately preceding the filing of this application:

*Please attach additional sheet if necessary.*

I certify that the foregoing information is true and correct, this 29 day of APRIL, 2026.

[Signature]  
Applicant's Signature

PETER BANDI  
Applicant's Name Printed

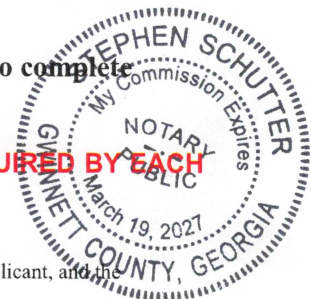
Signed, sealed and delivered in the presence of:

[Signature]  
Notary Public Signature

My Commission Expires 03-19-27

**City of Dallas - Community Development Department cannot advise anyone on how to complete this form. Applicants may want to confer with an attorney for guidance.**

**\*A SEPARATE DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND GIFTS FORM IS REQUIRED BY EACH APPLICANT, REPRESENTATIVE, AND TITLEHOLDER\***



<sup>1</sup>Applicant means any person who applies for any application, any attorney or other person representing or acting on behalf of the applicant, and the titleholder/owner of the property.  
<sup>2</sup>Business entity – Corporation, partnership, limited partnership, firm, enterprise, franchise, association or trust.  
<sup>3</sup>Property interest – Direct or indirect ownership, including any percentage of ownership less than total ownership.



**DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND GIFTS  
BY APPLICANT, REPRESENTATIVE, AND TITLEHOLDER**

Applicant Name<sup>1</sup>: Kendall King / Southeast Palisades Acquisitions, LLC

Reference: Application filed on April 10, 2026

to obtain a Development Standard Variance for property described as follows: 114 White Oak Circle  
Clot 98 of Overlook at Palisades Subdivision

All Individuals and business entities<sup>2</sup> have a property interest<sup>3</sup> in said properties are as follows:  
Southeast Palisades Acquisition, LLC

Has the applicant made, within two years immediately preceding the filing of this application for special exception, campaign contributions aggregating \$250 or more, or made gifts having in the aggregate a value of \$250 or more to a member or members of the City Council, Planning Commission or Zoning Board of Appeals (or any local government official) who will consider this application?  No  Yes

If "Yes" to the above, O.C.G.A. § 36-67A-3 requires applicant to file a disclosure report within 10 days after the rezoning application is filed. Please provide the following information which will be considered as the required disclosure:

Name and official position of the local government official to whom the campaign contribution/gift was made:

The dollar amount of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of this application and the date of each such contribution:

An enumeration and description of each gift having a value of \$250 or more made by the applicant to the local government official during the two years immediately preceding the filing of this application:

*Please attach additional sheet if necessary.*

I certify that the foregoing information is true and correct, this 28<sup>th</sup> day of April, 2026.

Kendall B. King  
Applicant's Signature

Kendall B. King  
Applicant's Name Printed

Signed, sealed and delivered in the presence of

[Signature]  
Notary Public Signature



My Commission Expires February 18<sup>th</sup>, 2029

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<sup>3</sup>Property interest – Direct or indirect ownership, including any percentage of ownership less than total ownership.



**DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND GIFTS  
BY APPLICANT, REPRESENTATIVE, AND TITLEHOLDER**

Applicant Name<sup>1</sup>: Jeremy Huber

Reference: Application filed on April 10, 2026

to obtain a Development Standard Variance for property described as follows: 114 White Oak Circle  
(lot 98 of Overlook Palisades subdivision)

All Individuals and business entities<sup>2</sup> have a property interest<sup>3</sup> in said properties are as follows:  
Southeast Palisades Acquisition, LLC

Has the applicant made, within two years immediately preceding the filing of this application for special exception, campaign contributions aggregating \$250 or more, or made gifts having in the aggregate a value of \$250 or more to a member or members of the City Council, Planning Commission or Zoning Board of Appeals (or any local government official) who will consider this application?  No  Yes

If "Yes" to the above, O.C.G.A. § 36-67A-3 requires applicant to file a disclosure report within 10 days after the rezoning application is filed. Please provide the following information which will be considered as the required disclosure:

Name and official position of the local government official to whom the campaign contribution/gift was made:

The dollar amount of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of this application and the date of each such contribution:

An enumeration and description of each gift having a value of \$250 or more made by the applicant to the local government official during the two years immediately preceding the filing of this application:

*Please attach additional sheet if necessary.*

I certify that the foregoing information is true and correct, this 28<sup>th</sup> day of April, 2026.

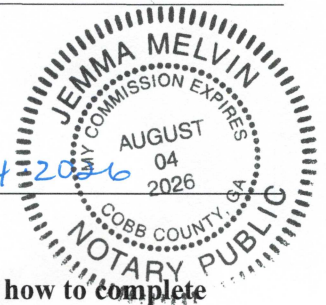
Applicant's Signature [Signature]

Applicant's Name Printed Jeremy Huber

Signed, sealed and delivered in the presence of:

Notary Public Signature [Signature]

My Commission Expires 8-4-2026



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<sup>3</sup>Property interest – Direct or indirect ownership, including any percentage of ownership less than total ownership.



PROPERTY/FINANCIAL DISCLOSURE REPORT BY APPLICANT, REPRESENTATIVE, AND TITLEHOLDER

Does any member of the City Council, Planning Commission, or Zoning Board of Appeals have a property interest (direct or indirect ownership, including any percentage of ownership less than total) in the subject property? [X] No [ ] Yes

If yes, describe the nature and extent of such interest: \_\_\_\_\_

Does any member of the City Council, Planning Commission, or Zoning Board of Appeals have a financial interest (direct ownership interests of the total assets or capital stock where such ownership interest is 10% or more) of a corporation, partnership, limited partnership, firm, enterprise, franchise, association, or trust, which has a property interest (direct or indirect ownership, including any percentage of ownership less that total) upon the subject property? [X] No [ ] Yes

If yes, describe the nature and extent of such interest: \_\_\_\_\_

Does any member of the City Council, Planning Commission, or Zoning Board of Appeals have a spouse, mother, father, brother, sister, son or daughter who has any interest as described above? [X] No [ ] Yes

If yes, describe the relationship and the nature and extent of such interest: \_\_\_\_\_

If the answer to any of the above is "Yes", as required by O.C.G.A §36-67A-2, the member of the City Council, Planning Commission, or Zoning Board of Appeals must immediately disclose the nature and extent of such interest, in writing to the City Council, City of Dallas, Georgia. A copy should be filed with this application. Such disclosures shall be a public record and available for public inspection at any time during normal working hours.

I certify that the foregoing information is true and correct, this 29 day of APRIL, 2026.

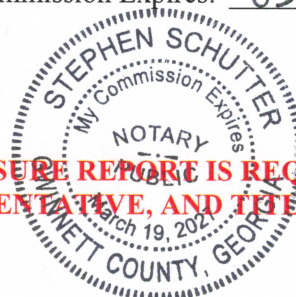
[Signature]
Applicant's Signature^1

PETER BANDI
Applicant's Name Printed

Signed, sealed and delivered in the presence of:

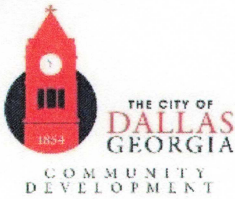
[Signature]
Notary Public Signature

My Commission Expires: 03-19-27
(SEAL)



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^1Applicant means any person who applies for any application, any attorney or other person representing or acting on behalf of the applicant, and the titleholder/owner of the property.



**PROPERTY/FINANCIAL DISCLOSURE REPORT BY APPLICANT,  
REPRESENTATIVE, AND TITLEHOLDER**

Does any member of the City Council, Planning Commission, or Zoning Board of Appeals have a property interest (direct or indirect ownership, including any percentage of ownership less than total) in the subject property?  No  Yes

If yes, describe the nature and extent of such interest: \_\_\_\_\_  
\_\_\_\_\_

Does any member of the City Council, Planning Commission, or Zoning Board of Appeals have a financial interest (direct ownership interests of the total assets or capital stock where such ownership interest is 10% or more) of a corporation, partnership, limited partnership, firm, enterprise, franchise, association, or trust, which has a property interest (direct or indirect ownership, including any percentage of ownership less than total) upon the subject property?  No  Yes

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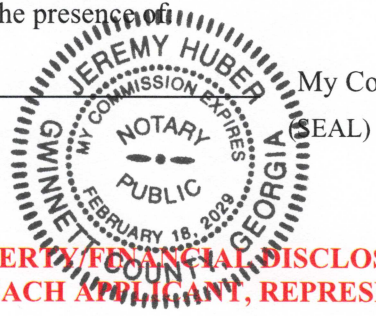
I certify that the foregoing information is true and correct, this 28<sup>th</sup> day of February, 2026.

Kendall B. King  
Applicant's Signature<sup>1</sup>

Kendall B. King  
Applicant's Name Printed

Signed, sealed and delivered in the presence of

[Signature]  
Notary Public Signature



My Commission Expires: February 18<sup>th</sup>, 2029

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If yes, describe the nature and extent of such interest: \_\_\_\_\_

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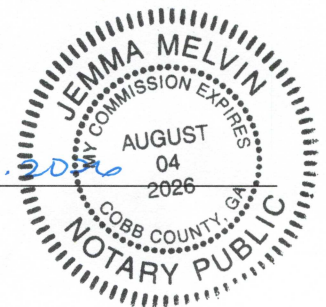
\_\_\_\_\_  
Applicant's Signature

Jeremy Huber  
Applicant's Name Printed

Signed, sealed and delivered in the presence of:

[Signature]  
Notary Public Signature

My Commission Expires: 8.4.2026  
(SEAL)



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