



Development Standards Variance Application

Application No. DSV - 2026 - 04

(PAGE 1 of 12)

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

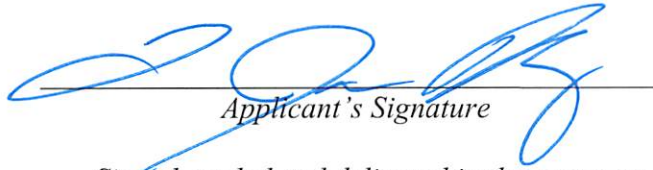
(PLEASE PRINT OR TYPE ALL INFORMATION)

Applicant: Downtown Development Authority of the City of Dallas

Address: 129 E. Memorial Drive

City: Dallas State: Georgia Zip: 30132

Phone: (770) 443 - 8110 E-mail address: jkelly@dallas-ga.gov


Applicant's Signature

L. James Kelly, Chairman
Printed Name of Signatory

Signed, sealed and delivered in the presence of:

Notary Commission Expires:


Notary Public Signature



The 23 day of October, 2028.

Representative: (If Applicable) Downtown Development Authority of the City of Dallas, Darrin Keaton

Address: 129 E. Memorial Drive

City: Dallas State: Georgia Zip: 30132

Phone: (770) 445 - 8110 E-mail address: dkeaton@dallas-ga.gov

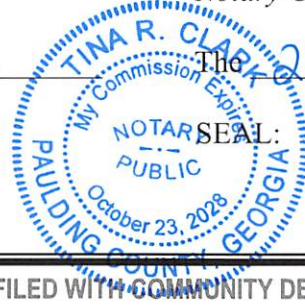

Representative's Signature

Darrin Keaton, Attorney
Printed Name of Signatory

Signed, sealed and delivered in the presence of:

Notary Commission Expires:


Notary Public Signature



The 23 day of October, 2028.

CITY STAFF ONLY:

TIME/DATE STAMP:
COMPLETED
05-11-2026


FILED WITH COMMUNITY DEVELOPMENT: May 11, 2026

APPLICATION ACCEPTANCE DATE: May 11, 2026

DIRECTOR:  (SIGNATURE) 05-11-2026 (DATE)



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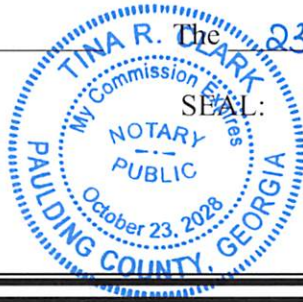

Titleholder's Signature

L. James Kelly, Chairman
Printed Name of Signatory

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Notary Public Signature



The 23 day of October, 2028.

Property / Variance Information:

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

Development Standard: Chapter: 4 Section: 4.04 Unified Development Code Standard: Yes No

Standard: (2)(e)(vii)(2); (2)(e)(viii)(3)

Present Zoning Classification: TH - Townhome Residential District

Land Lot(s): 274, _____, _____, _____, _____ District(s): 2nd Section(s): 3rd

Tax Parcel I.D. Number(s): 137.2.2.062.0000, _____, _____

Location of Property: 200 Lester Drive, Dallas, Georgia 30132
(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): Request relief to current lot standards requirements for townhome residential district.
Adjust side setback along north property line to 25-ft. Adjust rear setback along west property line to 32-ft.

Additional Tax Parcel I.D. No.(s) N/A

Additional Land Lots here: N/A, _____, _____, _____, _____, _____

Additional Development Standard Variance (Application Numbers - List all): DSV-2026-0X: Chapter 4, Sec 4.04(e)(vii)(1-3); Chapter 7, Sec 7.13 (4)(c) & (5), Sec 7.16(2)(a), Sec 7.17(2)(a,c),(3),(4)(f); Chapter 9, Sec 9.02(5)(f); Chapter 34 Subdivisions, Article II Regulations, Sec. 34-24.(b)(10)a & Sec. 34-25.(f)



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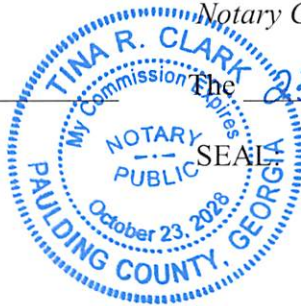

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Printed Name of Signatory

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Notary Public Signature



The 23 day of October, 2028.

Property / Variance Information:

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

Development Standard: Chapter: 7 Section: 7.13 Unified Development Code Standard: Yes No

Standard: 7.13 (4)(c) & (5)

Present Zoning Classification: TH - Townhome Residential District

Land Lot(s): 274, _____, _____, _____, _____ District(s): 2nd Section(s): 3rd

Tax Parcel I.D. Number(s): 137.2.2.062.0000, _____, _____

Location of Property: 200 Lester Drive, Dallas, Georgia 30132
(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): Request relief to current open space requirements.

Request allowance of slopes exceeding 25%.
Adjust minimum open space percentage that will equal less than the listed percentage required.

Additional Tax Parcel I.D. No.(s) N/A

Additional Land Lots here: N/A, _____, _____, _____, _____, _____

Additional Development Standard Variance (Application Numbers - List all): DSV-2026-0X: Chapter 4, Sec 4.04(e)(vii)(1-3); Chapter 7, Sec 7.13 (4)(c) & (5), Sec 7.16(2)(a), Sec 7.17(2)(a,c),(3),(4)(f); Chapter 9, Sec 9.02(5)(f); Chapter 34 Subdivisions, Article II Regulations, Sec. 34-24.(b)(10)a & Sec. 34-25.(f)



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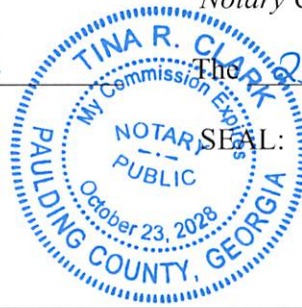

Titleholder's Signature

L. James Kelly, Chairman
Printed Name of Signatory

Signed, sealed and delivered in the presence of:

Notary Commission Expires:


Notary Public Signature



The 23 day of October, 2028.

Property / Variance Information:

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

Development Standard: Chapter: 7 Section: 7.16 Unified Development Code Standard: Yes No
Standard: 7.16(2)(a)

Present Zoning Classification: TH - Townhome Residential District

Land Lot(s): 274, _____, _____, _____, _____, _____ District(s): 2nd Section(s): 3rd

Tax Parcel I.D. Number(s): 137.2.2.062.0000, _____, _____, _____

Location of Property: 200 Lester Drive, Dallas, Georgia 30132
(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): Request relief for mandatory first amenity of swimming pool sized to comply with NRPA standards.
Request approval to construct one or more of the listed allowable amenities 2)d), 2)f), and 2)g).

Additional Tax Parcel I.D. No.(s) N/A

Additional Land Lots here: N/A, _____, _____, _____, _____, _____

Additional Development Standard Variance (Application Numbers - List all): DSV-2026-0X: Chapter 4, Sec 4.04(e)(vii)(1-3); Chapter 7, Sec 7.13 (4)(c) & (5), Sec 7.16(2)(a), Sec 7.17(2)(a,c),(3),(4)(f); Chapter 9, Sec 9.02(5)(f); Chapter 34 Subdivisions, Article II Regulations, Sec. 34-24.(b)(10)a & Sec. 34-25.(f)



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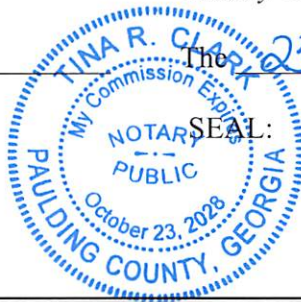

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Printed Name of Signatory

Signed, sealed and delivered in the presence of:

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The 23 day of October, 2026.

Property / Variance Information:

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

Development Standard: Chapter: 7 Section: 7.17 Unified Development Code Standard: Yes No

Standard: 7.17(2)(a); 7.17(2)(c); 7.17(3); 7.17(4)(f)

Present Zoning Classification: TH - Townhome Residential District

Land Lot(s): 274, _____, _____, _____, _____ District(s): 2nd Section(s): 3rd

Tax Parcel I.D. Number(s): 137.2.2.062.0000, _____, _____

Location of Property: 200 Lester Drive, Dallas, Georgia 30132
(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): Request relief to the multi-family and townhome layout and site planning requirements.

Request approval to allow cut and fill slopes over 10%, allow planted features in place of preserving existing and natural features, adjustment to open space %, adjustment to minimum driveway depth to 25' from edge of pavement.

Additional Tax Parcel I.D. No.(s) N/A

Additional Land Lots here: N/A, _____, _____, _____, _____

Additional Development Standard Variance (Application Numbers - List all): DSV-2026-0X: Chapter 4, Sec 4.04(e)(vii)(1-3); Chapter 7, Sec 7.13 (4)(c) & (5), Sec 7.16(2)(a), Sec 7.17(2)(a,c),(3),(4)(f); Chapter 9, Sec 9.02(5)(f); Chapter 34 Subdivisions, Article II Regulations, Sec. 34-24 (b)(10)a & Sec. 34-25.(f)



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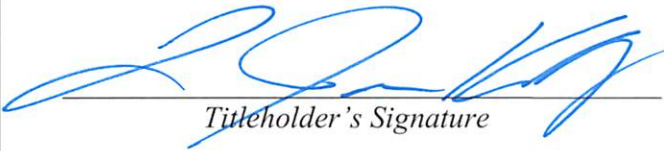
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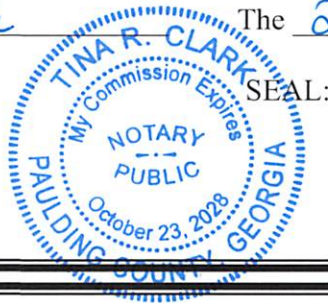
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Printed Name of Signatory

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Notary Public Signature

The 23 day of October, 2028.



SEAL:

Property / Variance Information:

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

Development Standard: Chapter: 9 Section: 9.02 Unified Development Code Standard: Yes No

Standard: 9.02(5)(f)

Present Zoning Classification: TH - Townhome Residential District

Land Lot(s): 274, _____, _____, _____, _____ District(s): 2nd Section(s): 3rd

Tax Parcel I.D. Number(s): 137.2.2.062.0000, _____, _____

Location of Property: 200 Lester Drive, Dallas, Georgia 30132
(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): Request relief to the multi-family and townhome design standards
Request approval to allow non rear garage-facing townhome unit. Proposed design has a total of 25-front load units.

Additional Tax Parcel I.D. No.(s) N/A

Additional Land Lots here: N/A, _____, _____, _____, _____, _____

Additional Development Standard Variance (Application Numbers - List all): DSV-2026-0X: Chapter 4, Sec 4.04(e)(vii)(1-3); Chapter 7, Sec 7.13 (4)(c) & (5), Sec 7.16(2)(a), Sec 7.17(2)(a,c),(3),(4)(f); Chapter 9, Sec 9.02(5)(f); Chapter 34 Subdivisions, Article II Regulations, Sec. 34-24.(b)(10)a & Sec. 34-25.(f)



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Titleholder's Signature

L. James Kelly, Chairman
Printed Name of Signatory

Signed, sealed and delivered in the presence of:

Notary Commission Expires:


Notary Public Signature

The 23 day of October, 2028.



Property / Variance Information:

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

Development Standard: Chapter: 34 Section: 34-24 Unified Development Code Standard: Yes No

Standard: Sec. 34-24.(b)(10)a; Sec. 34-25.(f)

Present Zoning Classification: TH - Townhome Residential District

Land Lot(s): 274, _____, _____, _____, _____ District(s): 2nd Section(s): 3rd

Tax Parcel I.D. Number(s): 137.2.2.062.0000, _____, _____

Location of Property: 200 Lester Drive, Dallas, Georgia 30132

(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): Request relief to Chapter 34 Subdivisions, Article II Regulations

Request approval to allow a minimum tangent of less than 100-feet at intersection noted on site plan.

Request approval to construct non-rollback curb and gutter on alleys noted on site plan.

Additional Tax Parcel I.D. No.(s) N/A

Additional Land Lots here: N/A, _____, _____, _____, _____, _____

Additional Development Standard Variance (Application Numbers - List all): DSV-2026-0X: Chapter 4, Sec 4.04(e)(vii)(1-3); Chapter 7, Sec 7.13 (4)(c) & (5), Sec 7.16(2)(a), Sec 7.17(2)(a,c),(3),(4)(f); Chapter 9, Sec 9.02(5)(f); Chapter 34 Subdivisions, Article II Regulations, Sec. 34-24.(b)(10)a & Sec. 34-25.(f)



AUTHORIZATION OF TITLEHOLDER

I, L. James Kelly, Chairman, 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 Downtown Development Authority of the City of Dallas

Address 129 E. Memorial Drive

City Dallas State Georgia Zip 30132

Email jkelly@dallas-ga.gov

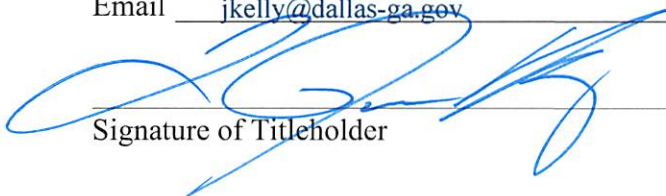
Phone (770) 443 - 8110

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Address 129 E. Memorial Drive

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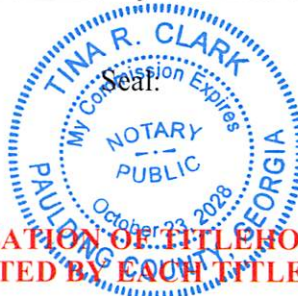
Email jkelly@dallas-ga.gov Phone (770) 443 - 8110


Signature of Titleholder

Signed, sealed and delivered in the presence of:


Notary Public Signature

My Commission Expires: October 23, 2028



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



**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: N/A

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? No Yes

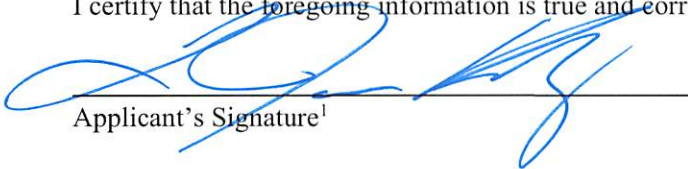
If yes, describe the nature and extent of such interest: N/A

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? No Yes

If yes, describe the relationship and the nature and extent of such interest: N/A

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 11 day of MAY, 2026.

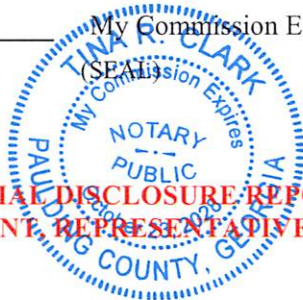

Applicant's Signature¹

L. James Kelly, Chairman
Applicant's Name Printed

Signed, sealed and delivered in the presence of:


Notary Public Signature

My Commission Expires: October 23, 2028



***A SEPARATE PROPERTY/FINANCIAL DISCLOSURE REPORT IS REQUIRED TO BE COMPLETED BY EACH APPLICANT, REPRESENTATIVE, AND TITLEHOLDER ***

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.



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 15th 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) N/A

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

Signature of Applicant: 

Date: 05-11-2026

Signed, sealed and delivered in the presence of:

My Commission Expires October 23, 2028

Notary Public Signature: 

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

