



ZONING BOARD OF APPEALS - STAFF REPORT
DEVELOPMENT STANDARD VARIANCE
APPLICATION NO. DSV-2026-03

HEARING DATE
Zoning Board of Appeals:
06/15/2026 at 6:00pm

DEVELOPMENT STANDARD VARIANCE APPLICATION AND DOCUMENTS:

- DSV-2026-03-Development Standard Variance – Staff Document
- Attachment A: DSV-2026-03-Development Standard Variance Application
- Attachment B: DSV-2026-03-Boundary Survey / Legal Description
- Attachment C: DSV-2026-03-Warranty Deed
- Attachment D: DSV-2026-03-Notice of Public Hearing – Legal Notice
- Attachment E: DSV-2026-03-Letter of Intent
- Attachment F: DSV-2026-03-Site Plan
- Attachment G: DSV-2026-03-Unified Development Code(s):
 - Chapter IV – Zoning Districts; Sec. 4.04 – Lot Standards; (e) Minimum Building Lines; (vii) Building Lot Lines (setbacks); (1) Front Setbacks
- Attachment H: DSV-2026-03 – Code of Ordinance(s):
 - Chapter 44 – Zoning; Article IV. – Supplemental Regulations; Sec. 44-241. – Area, Yard, and Height Requirements; (3) R-2 Residential District; e.

DEVELOPMENT STANDARD VARIANCE REQUEST:

APPLICATION No. DSV-2026-03:

Applicant: ***Peter Bandi***
Applicant Address: ***262 West Crogan Street***
City: ***Lawrenceville*** State: ***Georgia*** Zip: ***30046***

Representative: ***Jeremy Huber***
Representative Address: ***6255 Barfield Road, Suite 200***
City: ***Sandy Springs*** State: ***Georgia*** Zip: ***30328***

Titleholder: ***Southeast Palisades Acquisition, LLC / Kendall King***
Titleholder Address: ***20 Mansell Court East, Suite 100***
City: ***Roswell*** State: ***Georgia*** Zip: ***30076***

Location of Property: ***114 White Park Circle, Dallas, GA. 30132***
Tax Parcel ID No.: ***148.3.2.065.0000***
Land Lot(s): ***528*** District: ***2nd*** Section: ***3rd***
Intended Use of Property: ***Single-Family Detached***
Proposed Unit Count: ***Lot 98 - Overlook at Palisades***
Zoning District: ***R-2 Low-Density Single-Family Residential (City)***



ZONING BOARD OF APPEALS - STAFF REPORT
DEVELOPMENT STANDARD VARIANCE
APPLICATION NO. DSV-2026-03

<p align="center">HEARING DATE Zoning Board of Appeals: 06/15/2026 at 6:00pm</p>

Setbacks & Lot Requirements:

Minimum Lot Size – 7,500sf lot or 1ac overall parcel.; Minimum Lot Width – (50ft lot) (100ft over all parcel); Minimum Lot Frontage – 50ft.; Maximum Building Height – (Principal 35ft.) (Accessory – 24ft.); Front Setback – 25ft.; Side Setback – (Principal – 6ft.) Accessory – 5ft/10ft.); Rear Setback – (Principal – 15ft.) Accessory – 5ft/10ft.); Minimum Distance from Structure on Same Lot – 5ft.; Minimum Ground Floor Area (Per Unit) – (1 Story – 1,500sf.) (2+ Story – 650sf.); Total Minimum Living Area (Per Unit) – 1,500sf./600sf.; Minimum Living Area Façade Width – 24ft.; Maximum Lot Coverage (structures and buildings) – 40%, Acc: 5% or 600sf. (whichever is greater); Maximum Lot Coverage (all impervious surfaces) – 50%

Unified Development Code Chapter(s) & Section(s):

- *Chapter IV – Zoning Districts; Sec. 4.04 – Lot Standards; (e) Minimum Building Lines; (vii) Building Lot Lines (setbacks); (1) Front*

Code of Ordinances Chapter(s) & Sections(s):

- *Chapter 44 – Zoning; Article IV. – Supplemental Regulations; Sec. 44-241. – Area, Yard, and Height Requirements; (3) R-2 Residential District; e.*

Detailed Description of Variance(s) Applied For:

- (1) *Applicant request approval of a reduction of the front setback along north property line.*
 - i. *Front setback requested – 21’*

STAFF COMMENTS:

Peter Bandi (Applicant), Jeremy Huber (Representative), and Southeast Palisades Acquisition, LLC / Kendall King (Titleholder) has applied and seeks a Development Standards Variance for property legally known as 114 White Park Circle, Dallas, GA. 30132; Tax Parcel I.D. No. 148.3.2.065.0000 located in Land Lot: 528 in the 2nd District and 3rd Section of Paulding County. Properties that border the site to the north, east, and west are within the city limits of Dallas.

A. Existing land use and zoning classification of nearby property:

ADJACENT ZONING

NORTH: R-2 (City)
EAST: R-2 (City)
WEST: R-2 (City)

ADJACENT DEVELOPMENT

NORTH: Low-Density Single-Family Residential
EAST: Low-Density Single-Family Residential
WEST: Low-Density Single-Family Residential



ZONING BOARD OF APPEALS - STAFF REPORT
DEVELOPMENT STANDARD VARIANCE
APPLICATION NO. DSV-2026-03

HEARING DATE
Zoning Board of
Appeals:
06/15/2026 at 6:00pm

SOUTH: PRD (Paulding)

SOUTH: Low-Density Single-Family Residential

B. Variance impact on adjacent properties

- *None – Surrounding properties are low-density single-family permitted land use. All properties to north, south, east, and west are developed. Subject property is compliant with all other Unified Development Code requirements.*

C. Adverse effect on the usability of adjacent or nearby property

- *None – Surrounding properties to north, south, east, and west are developed and are of equal permitted land use.*

D. Proposal cause excessive or burdensome use of streets, transportation facilities, utilities, schools

- *None – proposed development standard variance request will have no effect.*

E. Supported by current conditions

- *Residential lot is in compliance with all other buffer and setback requirements.*
- *Residential lot conforms with all other development and design requirements.*

F. 2022 Comprehensive Plan

Conforms to the 2022-2027 Paulding County Joint Comprehensive Plan as being Community Residential character area, per the future development map shown on page 96 (MAP2.11).

STAFF RECOMMENDATIONS:

Based on the preceding analysis, Community Development staff recommends approval of the Development Standards Variance request with the following stipulations.

1. Residential lot shall be constructed in substantial conformity to the boundary survey plan provided in development standards variance application.

Unless explicitly stated herein, all other development, design, lot, and architectural standards shall comply as written in the City of Dallas Code of Ordinances.

The findings made herein are the opinions of the City of Dallas, Community Development staff and do not constitute a final decision. The City of Dallas, Zoning Board of Appeals, make the final decision on all applications.