



CITY OF JONESBORO
1859 City Center Way
Jonesboro, Georgia 30236
City Hall: (770) 478-3800
Fax: (470) 726-1646
www.jonesboroga.com

VARIANCE REQUEST

Section 86-38. of the Jonesboro Zoning Ordinance allows for the issuance of an Administrative variances. An administrative variance may be granted up to ten percent of the standards of the above referenced chapter. In addition to the Variance Request, please provide a Letter of Intent to include each needed variance and the section of the City's code that pertains to each variance.

Please contact the Jonesboro City Hall (770) 478-3800 and speak with the City Clerk for further information.

Property Information:

Address: undeveloped land - no current address

Parcel Identification Number: combination of: 06032A B002; 06032AB002Z; 06032A B006;

Size: 9.095 acres

Owner: Casey VI Real Estate Holdings, LLC

Note: if applicant is not the owner, the applicant must provide written permission from the owner – notarized, and owner's contact information. See Jonesboro City Hall staff to obtain permissible document.

Applicant Information:

Applicant Name: Max Kovtoun

Mailing Address: 3715 Northside PKWY Bldg. 200 Ste. 175, Atlanta, GA 30327

Email Address: [REDACTED]

PROJECT INFORMATION:

Section of Ordinance in which variance is needed: Sec. 86-118. (k)(1)(g) - Porches and balconies

Requesting Variance from: Six-foot-deep exterior porches and balconies to: Removal of exterior porches and balconies

Reason for Variance Request: *Although balconies provide certain advantages, they also present notable drawbacks. We have decided to eliminate balconies from our designs due to the risk of falls, particularly since this community is family-oriented and our future tenants are likely to have children. Additionally, balconies often become cluttered with overflow items such as bicycles, gardening supplies, and seasonal decorations, creating further challenges for our management company.*

VARIANCE REQUEST

- 1. What are the extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography that are not applicable to other lands or structures in the same district.

The buildings are being developed on the difficult site with extreme topography, wetlands, and stream buffers.

- 2. List one or more unique characteristics that are generally not applicable to similarly situated properties.

This property will offer reduced rents as a part of LIHTC program administered by DCA.

- 3. Provide a literal interpretation of the provisions of above referenced chapter and/or section that would deprive the applicant of rights commonly enjoyed by other properties of the district in which the property is located.

The zoning code requires six-foot-deep exterior porches and balconies. However, adding balconies would extend each building by 12 feet, making it impossible to avoid encroachments into setbacks and wetland buffers.

- 4. Demonstrate how a variance prevents reasonable use of the property.

The parcel's irregular shape, compounded by the wetland boundaries, renders it essentially undevelopable, particularly since multi-family building typology is the most adaptable, aside from single-family residential.

5. Please explain the reasoning for the variance and state whether it is a result of the applicant.

The site and its setback along with wetland buffers are the result of the variance request.

6. Demonstrate how the variance is the only result to allow reasonable use of the property.

The additional width required to for the balconies will render this site undevelopable, since the multi-family buildings are by nature more compact that retail, institutional, or cultural buildings.

7. Will the granting of the requested variance be injurious to the public health, safety or welfare?

The removal of balconies will not adversely affect public health, safety, or welfare, nor significantly alter the project's compliance with the overall zoning intent.

8. Will the requested variance be in harmony with the purpose and intent of the above referenced chapter and/or section?

We are requesting the removal of balconies and porches. The community will have access to exterior amenities such as, pavilion, and exterior gathering area designated to out door activities and grilling.

Max Kovtoun

PRINT NAME



SIGNATURE

06/25/2025

DATE

FEE AMOUNT

FOR OFFICE USE ONLY:

Date Received: ___/___/20___

Information Reviewed By: _____

Actions Taken By: _____

Misc. Notes: _____



Campaign Contribution Disclosure Form (Zoning Action Applicant/Opponent)

Updated JAN 2025

Per GA § 36-67A-3, rezoning action applicants and opponents are required to disclose campaign contributions or gifts with an aggregate value of \$250 or more made to any City Official within two years immediately preceding the filing of the application. City Officials include the Mayor and Councilmembers, and/or any city official making recommendation. Rezoning action opponent disclosures shall be filed at least five calendar days prior to the first hearing. If additional space is needed, please attach a second form.

Hearing Information

Zoning Action/Agenda Item

City Council Public Hearing/Meeting Date and Time

Council Consideration/Meeting Date and Time

Disclosure Statement

Have you made campaign contributions to one or more Jonesboro City Official(s), including the Mayor, Councilmembers, and/or city officials making recommendation to Council, during the past two years that, when combined, total an amount greater than \$250.00?

NO, I have not made any campaign contributions to one or more Jonesboro City Official(s) over the past two years that, when combined, total an amount greater than \$250.00.

YES, I have made campaign contributions to one or more Jonesboro City Official(s) over the past two years that, when combined, total an amount greater than \$250.00
My contribution information is listed below:

City Official Name	Title	Dollar Value	Description of Gift >\$250

I attest that all information provided above is true to fact.

Max Kovtoun

06/25/2025

Applicant Name

Applicant Signature

Date