



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: mkovoun@prestwickcompanies.com Telephone: 470.925.0270

PROJECT INFORMATION:

Section of Ordinance in which variance is needed: Sec. 86-118.(k)(1)(b) - Permitted primary materials.

Requesting Variance from: Full-depth brick for the bottom two-thirds of each building/facade to: Full-depth brick for the bottom 30% of each building/facade

Reason for Variance Request: *The 67% brick provision risks a monotonous, uninspired look, detracting from visual appeal. Current market trends and DCA guidelines recommend a 30% brick proportion, paired with materials like fiber cement siding for variety and texture. This durable, low-maintenance option offers diverse colors and textures, enhancing curb appeal and aligning with modern, sustainable design standards.*

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 section specifies a 67% brick requirement, however numerous multi-family projects in Jonesboro and its surrounding areas utilize significantly less brick.

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

To comply with the 67% requirement, our proposed four-story buildings will have brick extending beyond 30 feet in height, necessitating steel support angles. Reducing the brick height as requested will enhance aesthetics and simplify construction methods.

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

The excessive brick requirement places an undue burden on the developer by mandating a brick percentage that deviates from typical market conditions and unnecessarily complicates the construction process.

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

The 67% brick requirement is feasible for low-rise buildings, but higher-density designs necessitate a disproportionate amount of brick, requiring deeper foundations. This poses challenges, as the geotechnical report indicates the site has high-plasticity soil and low-consistency areas due to its proximity to wetlands. Reducing the brick percentage is the most practical solution, as a higher brick ratio would demand extensive and costly engineering modifications.

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

The reduction of brick percentage 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 a reduction in the brick percentage and not the complete elimination of brick to ensure our facade design align with the intent of the zoning code.

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)

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