



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: 0 Key Street
Parcel Identification Number: 12016G A004
Size: 1320 square feet
Owner: Southern Crescent Habitat for Humanity

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: Southern Crescent Habitat for Humanity
Mailing Address: [REDACTED] Mailing: [REDACTED]
Email Address: [REDACTED] Telephone: [REDACTED]

PROJECT INFORMATION:

Section of Ordinance in which variance is needed: R-4 Zoning Requirements

Requesting Variance from: 1600 square feet to: 1320 square feet

Reason for Variance Request: The lot is narrow and we are building affordable homes that are smaller.

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 lots are located in the historic district and were subdivided before the ordinance requiring larger homes.

We are requesting to build homes that are attainable in price and consistent with home sizes needed for this goal.

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

The lots are not uniform on the street, but most of the homes are smaller homes, therefore
a smaller home would be consistent with the size, yet bring new construction to the area.

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.

None other than to meet our mission of affordability.

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

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

The variance is requested due to the product needed for affordability, the size and configuration of the lot, and the existing set backs and condio

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

We build affordable housing. This requires lower costs and reduction of materials through reduction is the way we accomplish this goal.

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

No, It will fit in with the surrounding homes and the character of the neighborhood.

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

Yes.

Cynthia E. Jenkins

PRINT NAME

8/24/2026

DATE



SIGNATURE

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)

Page 1 of 1

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.

Applicant Name

Applicant Signature

Date

8/25/2026

ATTACHMENT -1-

PROPERTY OWNER'S AUTHORIZATION

The Undersigned below, or as attached, is the owner of the property which is subject of this application. The undersigned does duly authorize the applicant named below to act as applicant in the pursuit of a variance for the property.

I swear that I am the owner of the property which is the subject matter of the attached application, as it is shown in the records of Clayton County, Georgia.

Cynthia E. Jenkins
PRINT NAME


SIGNATURE/DATE

NOTARY:

 08/25/26
SIGNATURE/DATE

SEAL

