



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; 06032A B002Z; 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: N/A

Requesting Variance from: 06032A B002; 06032A B002Z to: 06032A B002; 06032A B002Z; 06032A B006

Reason for Variance Request: *Reason is to include parcel 06032A B006 to parcels 06032A B002; 06032A B002Z that were previously included as a part of the Conditional Use Permit Application.*

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.

N/A

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.

N/A

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

The original plan exhibit that was submitted for the initial conditional use approval graphically included parcel 06032A B006. Without this parcel amended into the conditional use approval permit the site plan can not be built as proposed.

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

The variance request is the result of the applicant. Applicant did not include parcel 06032A B006 in the initial Conditional Use Application.

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

Without the parcel 06032A B006 amended into the conditional use approval permit the site plan can not be built as proposed.

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

Adding the parcel 06032A B006 to the Conditional Use Permit will not adversely affect public health, safety, or welfare.

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

N/A

Max Kovtoun

PRINT NAME

06/25/2025

DATE



SIGNATURE

FEE AMOUNT

FOR OFFICE USE ONLY:

Date Received: ____/____/20____

Information Reviewed By: _____

Actions Taken By: _____

Misc. Notes: _____

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.

Benjamin E. Casey
PRINT NAME

Benjamin E. Casey 10/13/25
SIGNATURE/DATE

NOTARY:

Courtney Cierra Rogers 10/13/25
SIGNATURE/DATE

SEAL





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.

Max Kovtoun

Applicant Name

Applicant Signature

06/25/2025

Date