



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; 06032A B003

Size: +/- 12.2 AC

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 KOVTON

Mailing Address: 3715 NORTHSIDE PKWY BLDG. 200 SUITE, 175, ATLANTA GA 30327

Email Address: [REDACTED] Telephone: [REDACTED]

PROJECT INFORMATION:

Section of Ordinance in which variance is needed: SECTION 34-337 (1) AND (2)
Requesting Variance from: SECTION 34-337 (1) - 50 SECTION 34-337 (1) - 0
SECTION 34-337 (2) - 25 to: SECTION 34-337 (2) - 0
Reason for Variance Request: TO ACCOMIDATE CULVERT CROSSING FOR VECHICULAR
ACCESS TO LAND LOCKED PORTION OF THE PROPERTY

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.
AN EXISTING STREAM WHICH CUTS ACCESS TO ROUGHLY 3 ACRES OF THE
AREA OF QUESTION
2. List one or more unique characteristics that are generally not applicable to similarly situated properties.
PORTION OF THE PROPERTY BEING CUT OFF FROM CITY RIGHT OF WAY
AND PUBLIC UTILITIES DUE TO AN EXISTING STREAM AND ADJACENT
PROPERTIES NOT PROVIDIND ACCESS.
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.
THIS CHAPTER AND SECTION OF THE CITY OF JONESBORO DEVELOPMENT
CODE RESTRICTS ACCESS TO THE RIGHT OF WAY AND PUBLIC UTILIES
FOR APPROXIMELATY 3 ACRES OF THE AREA IN QUESTION. THIS AREA IS
NEEDED FOR PROVIDING ADDITIONAL AFFORDABLE HOUSING.
4. Demonstrate how a variance prevents reasonable use of the property.
NO VARIANCE WOULD CUT OFF 3 ACRES OF DEVELOPABLE LAND FOR CITY
RIGHT OF WAY AND CITY/COUNTY EXISTING UTILITIES

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

THIS VAIRANCE IS NEEDED TO ACCOMIDATE A CULVERT CROSSING FOR
VECHICULAR ACCESS AND A CONNECTION TO PUBLIC UTILTIEIS TO A LAND
LOCKED PORTION OF THE PROPERTY DUE TO THE EXISTING STREAM
DRAINING FROM NORTH TO SOUTH

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

ALL EXISTING UTILTIES AND ACCESS TO THE 3 ACRES IN QUESTION ARE
EITHER ON THE OTHER SIDE OF EXISTING PROPERTIES. PROVIDING
ACCESS AND UTILIEIS ACROSSING THE STREAM WOULD MINIMIZE THE
IMPACT TO ADJACENT LAND OWNERS.

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

NO - THE DESIGN TEAM WILL ADHERE TO GIULDINES AND REQUIRIEMENTS
OUTLINED BY THE STATE AND CORP OF ENGINEERS.

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

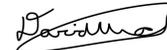
YES - THIS REQUEST IS ONLY FOR THE CULVERT CROSSING AND
NOWHERE ELSE ON SITE.

DAVID MCKENNEY

PRINT NAME

01/09/2026

DATE



SIGNATURE

FEE AMOUNT

FOR OFFICE USE ONLY:

Date Received: ___/___/20___

Information Reviewed By: _____

Actions Taken By: _____

Misc. Notes: _____

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
SIGNATURE/DATE

NOTARY:

Courtney Cierra Rogers
SIGNATURE/DATE

SEAL





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.

DAVID MCKENNEY

01/09/2026

Applicant Name

Applicant Signature

Date