



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: 106 South Main Street, Jonesboro, GA 30236

Parcel Identification Number: 13241D C003

Size: 0.06 acres (approximately 2,614 sq. ft.)

Owner: CASA FACIL,LLC (Carlos Soler Rodriguez

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: Carlos E. Soler Rodriguez

Mailing Address:

Email Address:

Telephone:

PROJECT INFORMATION:

Section of Ordinance in which variance is needed: Sec. 86-205(b)(7) – Multi-family (Apartment Communities) – Minimum Floor Area for Individual Dwelling Units

Requesting Variance from: 900 sq. ft. one bedroom and 1,200 sq. ft. two bedroom to: 602.50 sq. ft. one-bedroom and 701.45 sq. ft. two-bedroom unit

Reason for Variance Request: Variance requested from minimum dwelling unit size requirements for three second-floor residential units due to the existing building footprint and configuration, as required under CUP #26-CUP-005.

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 property is an existing two-story historic building located in Downtown Jonesboro on a 0.06-acre lot. Its historic character, downtown location, and two-story configuration create a distinctive opportunity for adaptive mixed-use development by maintaining an active commercial use on the first floor while introducing residential use on the second floor. The project allows the entire historic building to remain productive and occupied, supports continued investment in Downtown Jonesboro, and introduces residents within walking distance of existing downtown businesses and services

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

Historic character — adaptive reuse of an existing historic Downtown Jonesboro building.

Downtown location — the property is in the heart of Downtown, where combining uses can contribute to a more active downtown environment. Two-story configuration — naturally supports commercial activity on the first floor and residential living above. Mixed-use lifestyle Residents can live close to restaurants, businesses, services, events, and other downtown amenities. Walkability — adding residential use downtown can put residents within walking distance of businesses and services. Downtown revitalization — bringing residential occupancy into an existing upper floor can help keep the building active and productive beyond normal commercial hours.

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.

A literal application of Sec. 86-205(b)(7), requiring a minimum floor area of 900 square feet for a one-bedroom unit and 1,200 square feet for a two-bedroom unit, would prevent the applicant from implementing the three residential dwelling units within the existing second-floor building envelope and in accordance with the floor plans approved under Conditional Use Permit #26-CUP-005. The existing dimensions and structural configuration of the building limit the available floor area for the proposed residential units. The requested variance would allow reasonable adaptive reuse of the existing downtown building for the mixed-use development already approved by the City

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

Without the variance, strict application of the minimum dwelling unit sizes would prevent reasonable use of the existing second floor for the residential component of the approved mixed-use project. The historic building has an established footprint and configuration that cannot be designed as freely as new construction. Granting the variance allows the existing second floor to be adaptively reused for residential units while preserving the building's historic character and maintaining commercial use on the first floor.

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

The variance is necessary because the proposed residential use must be accommodated within the existing footprint and configuration of the historic building. The conditions creating the need for the variance were not created by the applicant; they result from the pre-existing size, dimensions, and configuration of the structure. The applicant is seeking to adaptively reuse the existing building for the mixed-use project approved by the City while preserving its historic character.

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

The variance provides the necessary relief from the minimum unit-size requirement to allow the approved residential use of the second floor while maintaining the commercial use below. Without this relief, the three-unit mixed-use configuration approved by the City could not be implemented within the existing building.

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

No. The requested variance will not be injurious to public health, safety, or welfare. The project will continue to comply with all applicable building, fire, life-safety, and occupancy requirements, and the variance applies only to the minimum dwelling unit floor area requirement.

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

Yes. The requested variance will be in harmony with the purpose and intent of Sec. 86-205 because it will allow the reasonable adaptive reuse of an existing downtown building for the residential component of the mixed-use development approved under Conditional Use Permit #26-CUP-005. The variance is limited specifically to the minimum dwelling unit floor area requirements of Sec. 86-205(b)(7) and does not change the approved use, increase the existing building footprint, or waive any other applicable zoning, building, fire, life-safety, or occupancy requirements. The proposed units will remain within the existing building and will be developed in accordance with the approved floor plans and all other conditions established by the City.

Carlos Sola Rodriguez
PRINT NAME

09-16-2026
DATE

[Signature]
SIGNATURE
\$600
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.

Carlos Solor Rodriguez
PRINT NAME

[Signature]
SIGNATURE/DATE

NOTARY:

[Signature]
SIGNATURE/DATE 09-16-2026

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.

Applicant Name

Applicant Signature

Date