



LAWRENCEVILLE

GEORGIA

VARIANCE

CASE NUMBER: VAR2024-00115

<i>Appeal Description:</i>	Allow a covered front porch to encroach 11 feet into the required 50-foot front setback as recorded on the Paper Mill Unit 3 Subdivision Final Plat.
<i>Applicant Name:</i>	John J. Tabares
<i>Development Type:</i>	RS-150 (Single-Family Residential District)
<i>Ordinance:</i>	Zoning Ordinance
<i>Code Section:</i>	Article 1, Section 102.3 RS-150 Single-Family Residential District, Subsection B. Lot Development Standards
<i>Subdivision:</i>	N/A
<i>Property Address:</i>	940 Paper Creek Drive
<i>Parcel #:</i>	R5173 329



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Zoning Ordinance:

Zoning Ordinance, Article 1, Section 102.3 RS-150 Single Family Residential District, Subsection B. Lot Development Standards reads as follows:

B. Lot Development Standards

Use	Lot Area	Lot Width Min.	Min. Front Setback	Min. Side Setback	Min. Rear Setback	Min. Heated Floor Area	Max. Lot Coverage	Max. Building Height
Principal	15,000 sq. ft.	85 ft.	35 ft.	10 ft. each yard	40 ft.	Single story- 2,000 sq. ft Two story- 2,400 sq. ft.	30%	35 ft.
Accessory* One/lot max	-	-	-	5 ft.	5 ft.	*	-	18 ft.

* 400 square feet maximum. Accessory structures are prohibited in the front yards. Utilities shall be underground.

Variance Request:

The applicant requests a Variance to allow a covered front porch to encroach 11 feet into the required 50-foot front setback as recorded on the Paper Mill Unit 3 Subdivision Final Plat. The applicant built the front porch unaware of the front setback requirement. A permit was issued in error for the addition of a front and rear porch pursuant to BLD2020-00822. The International Code Council section R105.4 Validity of permit. States that the issuance or granting of a permit shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of this code or of any other ordinance of the jurisdiction. Permits presuming to give authority to violate or cancel the provisions of this code or other ordinances of the jurisdiction shall not be valid. The issuance of a permit based on construction documents and other data shall not prevent the building official from requiring the correction of errors in the construction documents and other data. The building official is authorized to prevent occupancy or use of a structure where in violation of this code or of any other ordinances of this jurisdiction.



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Reading and Adoption

<i>Name</i>	<i>Title</i>	<i>Attendance</i>	<i>Vote</i>
<i>Darion Ward</i>	<i>Chairman</i>		
<i>Sheila Huff</i>	<i>Vice Chairman</i>		
<i>Bruce Hardy</i>	<i>Board Member</i>		
<i>Jim Nash</i>	<i>Board Member</i>		
<i>Stephanie Henriksen</i>	<i>Board Member</i>		

<i>Date of Action:</i>	
<i>Motion:</i>	
<i>Mover:</i>	
<i>Seconder:</i>	
<i>Vote Carried:</i>	
<i>Action Taken:</i>	
<i>Action Certified By:</i>	
<i>Title:</i>	
<i>Date:</i>	