



# LAWRENCEVILLE

## GEORGIA

### VARIANCE

**CASE NUMBER: VAR2024-00114**

<b><i>Appeal Description:</i></b>	Allow a reduction in minimum lot width from 85' to 75.86'.  Allow a reduction in minimum lot area from 15,000 SF to 13,991 SF.
<b><i>Applicant Name:</i></b>	Alejandro Ramos
<b><i>Development Type:</i></b>	RS-150 (Single-Family Residential District)
<b><i>Ordinance:</i></b>	Zoning Ordinance
<b><i>Code Section:</i></b>	Article 1, Section 102.3 RS-150 Single-Family Residential District, Subsection B. Lot Development Standards
<b><i>Subdivision:</i></b>	N/A
<b><i>Property Address:</i></b>	268 Stone Mountain Street
<b><i>Parcel #:</i></b>	R5142 168



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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 two Variances: 1) to allow a reduction in minimum lot width from 85' to 75.86', and 2) to allow a reduction in minimum lot area from 15,000 SF to 13,991 SF. These variances were requested to allow for the existing lot to be subdivided into two equally sized lots that will each be developed with a single-family dwelling unit.



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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>	