



Planning & Development
4385 Pecan Street
Loganville, GA 30052
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Case #: AV24-017

Applicant: Kensey Ceus

Property Owner: Kensey Ceus

Property Location: 214 Covington St.

Tax Map/Parcel: LG050044

Property Size: .26

Current Zoning: R16

Request: Administrative Variance

Reason: Allow for new porch to be extended into the front setback of the property by 10 feet.

Applicant's Request

The applicant is asking to extend his porch from its original 8 feet into the yard to 10 feet.

Existing Conditions

The house is among the oldest in the City, dating back to 1890s. County records indicate the residence has 1,336 heated square feet of space with a screened in porch on the front of the house along Covington Street. These records also indicate a 250-foot addition to the residence in 1900 but no other improvements were listed.

The old porch was already removed before the submittal of this application and work had already been initiated on replacing it when Code Enforcement issued a notice of violation for work being done on the roof without a permit. As a result of the work on the porch as well as adding on to the back of the house without a permit, Code Enforcement issued a stop work order.

Impact Analysis

At the closest corner, the house sits 32 feet from the roadway, which puts this residence into the category of nonconforming as current zoning requires minimum front yard of 35 feet from minor collector street, such as Covington Street.

Recommendation

Sec. 119-118 of the City of Loganville Code of Ordinances addresses nonconforming uses, stipulating that a building or structure may continue to be used even though it does not conform to standards but the building or structure cannot be “extended to occupy a greater area of land.” This is interpreted to mean that a noncompliant building cannot be expanded. A porch/patio/deck may be added to the residence, but it cannot be covered/ have a roof and be within the setback. Since the building cannot be expanded upon, an administrative variance is not permitted. ***As a result, the Planning and Development Director denies the request for an administrative variance.***