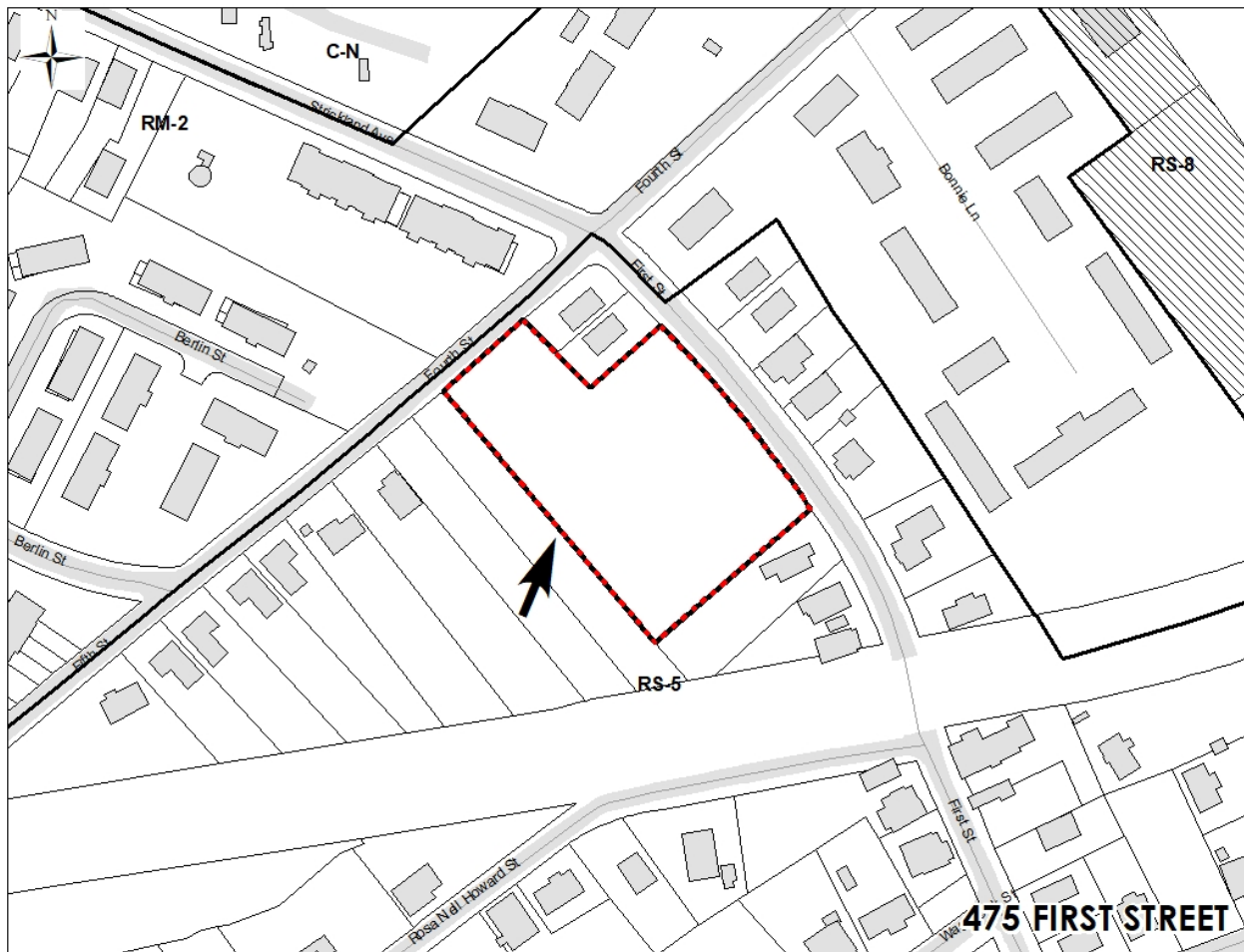


**Athens-Clarke County Planning Department**  
**Request for Variance to be heard by the Athens-Clarke County Hearings Board**  
**May 14, 2025**  
**VAR-2025-04-0685**

<b>Petitioner</b>	Spring Valley Holdings, LLC.
<b>Location</b>	475 First Street
<b>Project Number</b>	VAR-2025-04-0685
<b>Tax Parcel Number</b>	163D2 E003
<b>Zoning</b>	RS-5
<b>Current Use</b>	Undeveloped
<b>Proposed Use</b>	Single-Family Residential

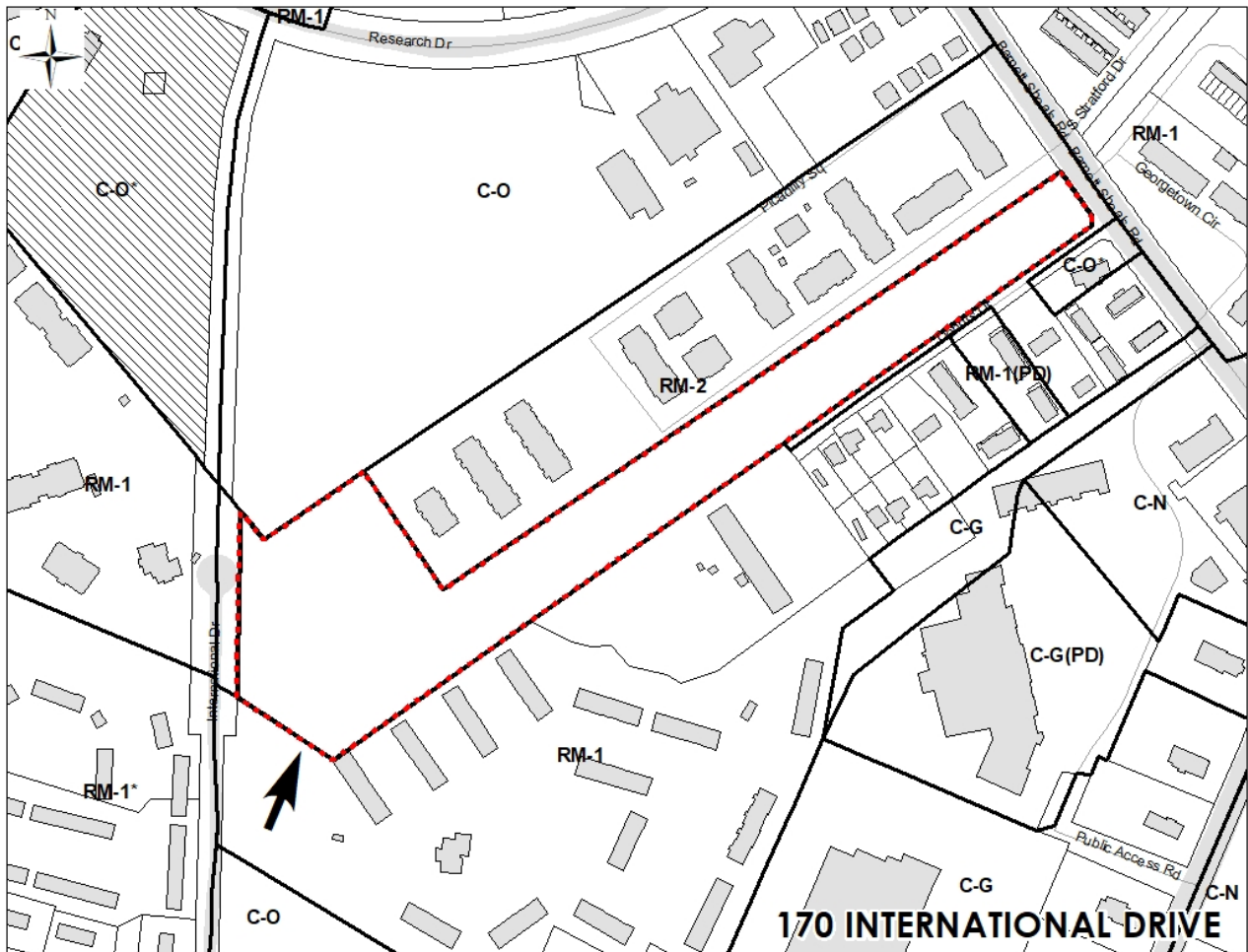
**A. Variance to waive the application of the limitation of development activity (Sec. 8-7-18(i)).**



**Athens-Clarke County Planning Department**  
**Request for Variance to be heard by the Athens-Clarke County Hearings Board**  
**May 14, 2025**  
**VAR-2025-04-0686**

<b>Petitioner</b>	Parkside 2, LLC.
<b>Agent</b>	Frank Pittman, Pittman & Greer Engineering
<b>Location</b>	170 International Dr
<b>Project Number</b>	VAR-2025-04-0686
<b>Zoning</b>	RM-2 (Mixed-Density Residential)
<b>Tax Parcel Number(s)</b>	182B 034B
<b>Present Use</b>	Undeveloped
<b>Proposed Use</b>	Residential

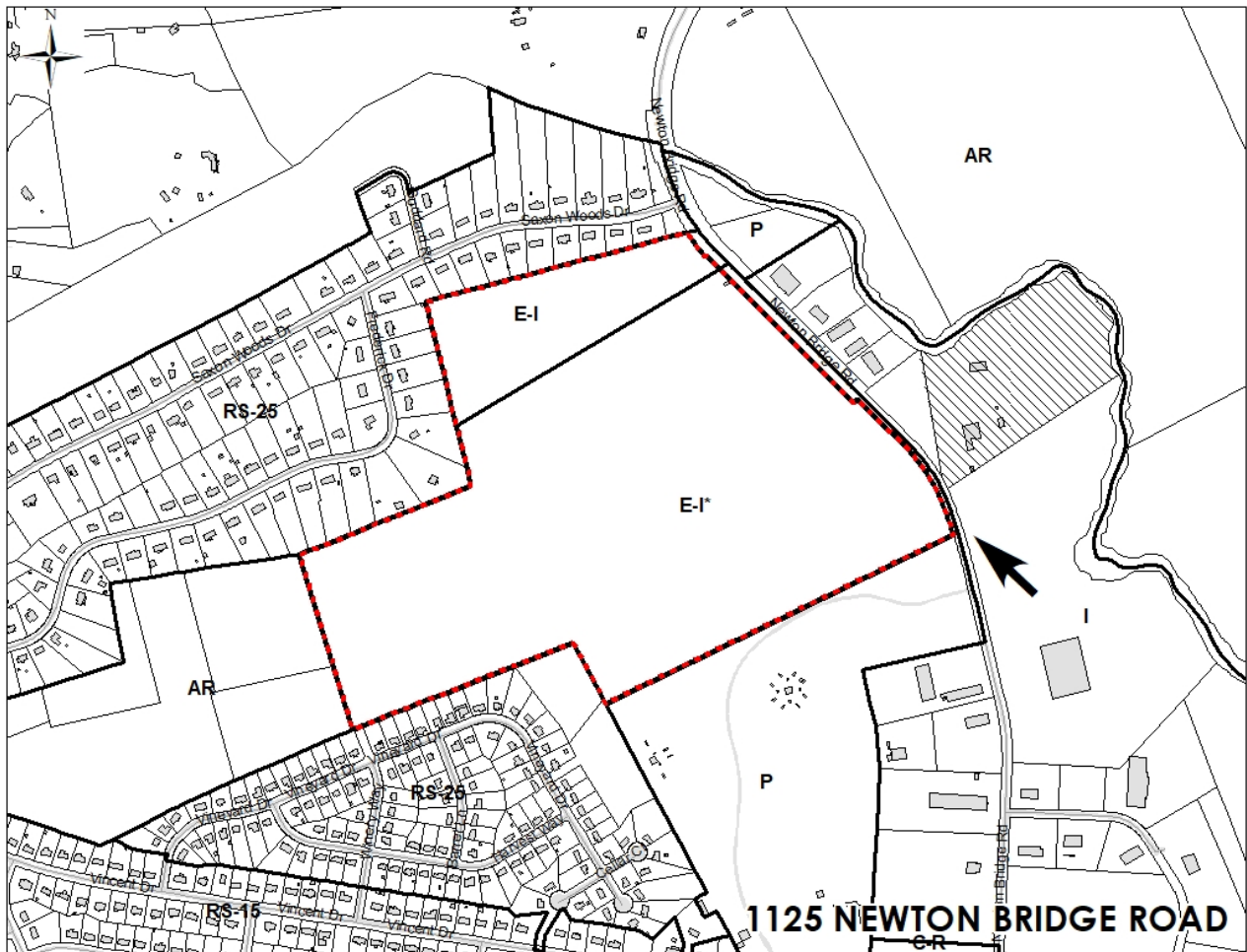
**A. Variance to increase maximum number of lots allowed on dead end street (Sec. 9-26-3-C).**



**Athens-Clarke County Planning Department**  
**Request for Variance to be heard by the Athens-Clarke County Hearings Board**  
**May 14, 2025**  
**VAR-2025-04-0687**

<b>Petitioner</b>	Wildwood Newton, LLC.
<b>Agent</b>	DR Horton
<b>Location</b>	1125 Newton Bridge Rd
<b>Project Number</b>	VAR-2025-04-0687
<b>Zoning</b>	RS-25 (Single-Family Residential)
<b>Tax Parcel Number(s)</b>	104 002
<b>Present Use</b>	Undeveloped
<b>Proposed Use</b>	Residential

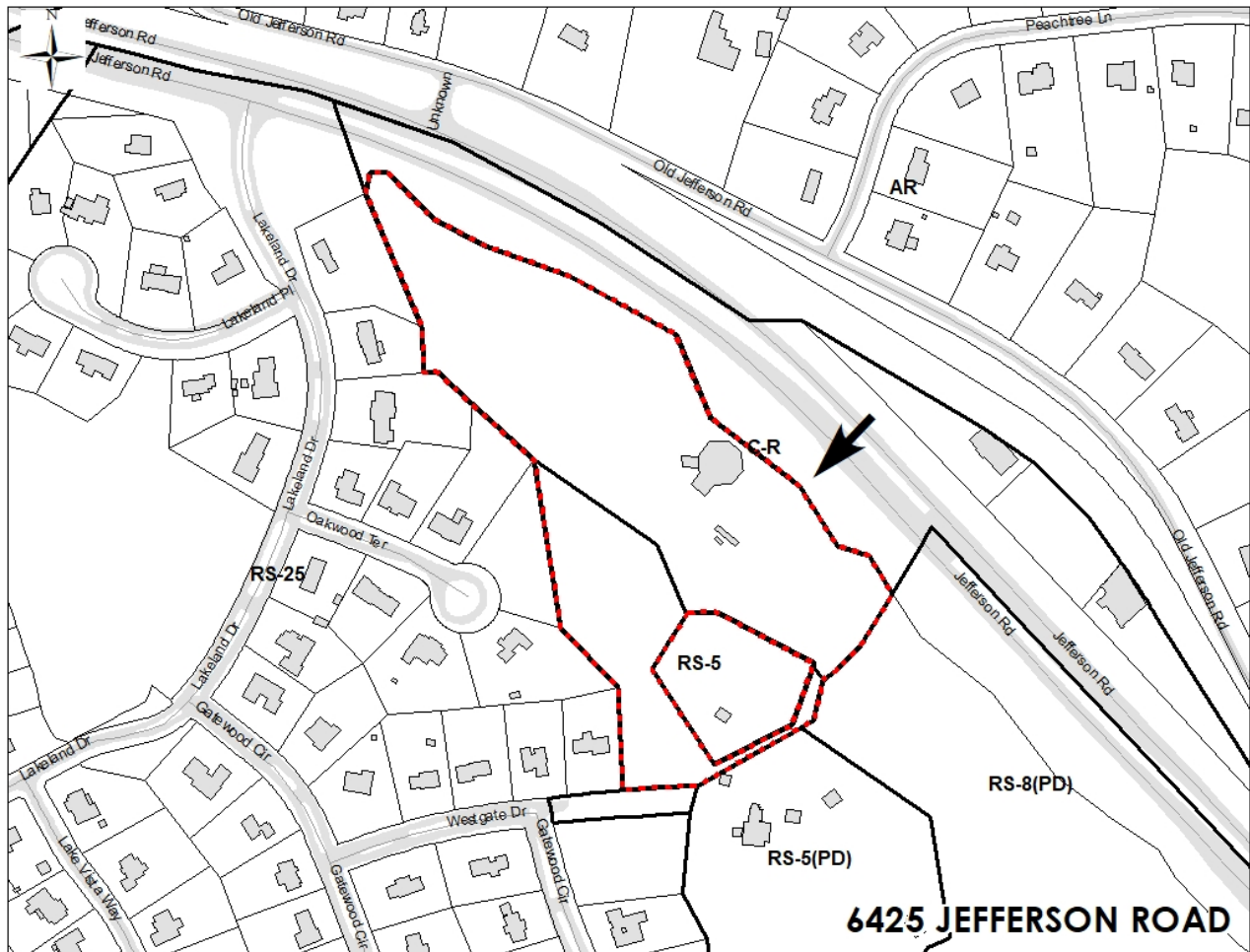
**A. Variance to increase the maximum allowed disturbed area, per Sec. 9-26-A.6.d(2).**



**Athens-Clarke County Planning Department**  
**Request for Variance to be heard by the Athens-Clarke County Hearings Board**  
**May 14, 2025**  
**VAR-2025-04-0694**

<b>Petitioner</b>	Hugo Zaldana (Catedral de Fe Ministries, Inc.)
<b>Agent</b>	Azael Garza, PE (Aztlan Engineering, LLC.)
<b>Location</b>	6425 Jefferson Rd
<b>Project Number</b>	VAR-2025-04-0694
<b>Zoning</b>	RS-25 (Single-Family Residential)
<b>Tax Parcel Number(s)</b>	054 002G
<b>Present Use</b>	Church
<b>Proposed Use</b>	Church

**A. Variance to waive the requirement to provide public sidewalks adjacent to public right-of-way for site improvements greater than 1000 square feet, per Sec. 9-25-2.**



**Athens-Clarke County Planning Department**  
**Request for Variance to be heard by the Athens-Clarke County Hearings Board**  
**May 14, 2025**  
**VAR-2025-04-0712**

<b>Petitioner</b>	359 W Hancock, LLC.
<b>Agent</b>	Matthew Benson
<b>Location</b>	359 W Hancock Ave
<b>Project Number</b>	VAR-2025-04-0712
<b>Zoning</b>	C-D (Commercial Downtown)
<b>Tax Parcel Number(s)</b>	171A2 E001B
<b>Present Use</b>	Coffee Shop
<b>Proposed Use</b>	Coffee Shop

- A. Variance to allow ground sign to be used as a wall sign (Sec. 7-4-18-c)**  
**B. Variance to allow the ground sign to use wall sign placement specifications (Sec. 7-4-18-c)**

