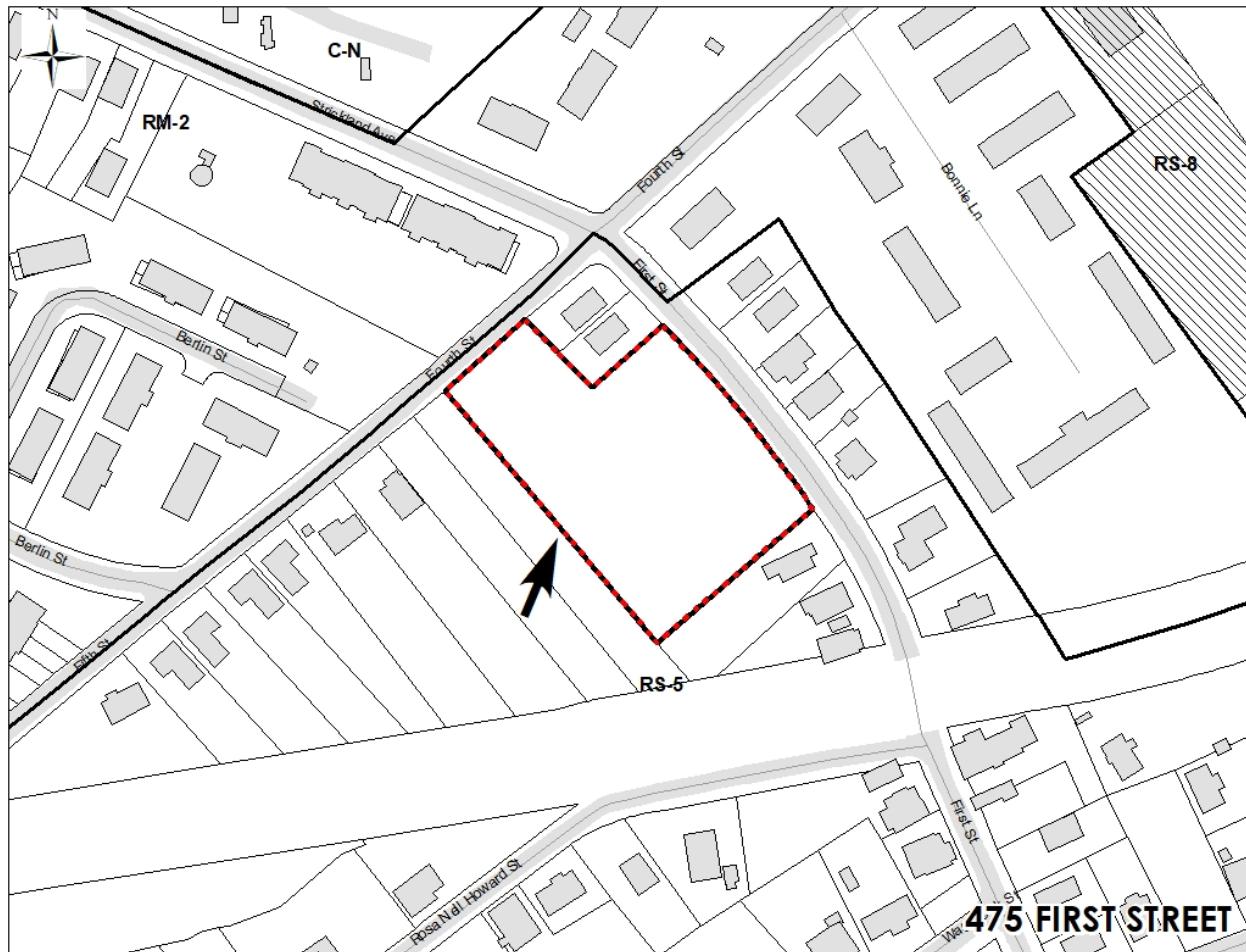


Athens-Clarke County Planning Department
Request for Variance to be heard by the Athens-Clarke County Hearings Board
May 14, 2025
VAR-2025-04-0685

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

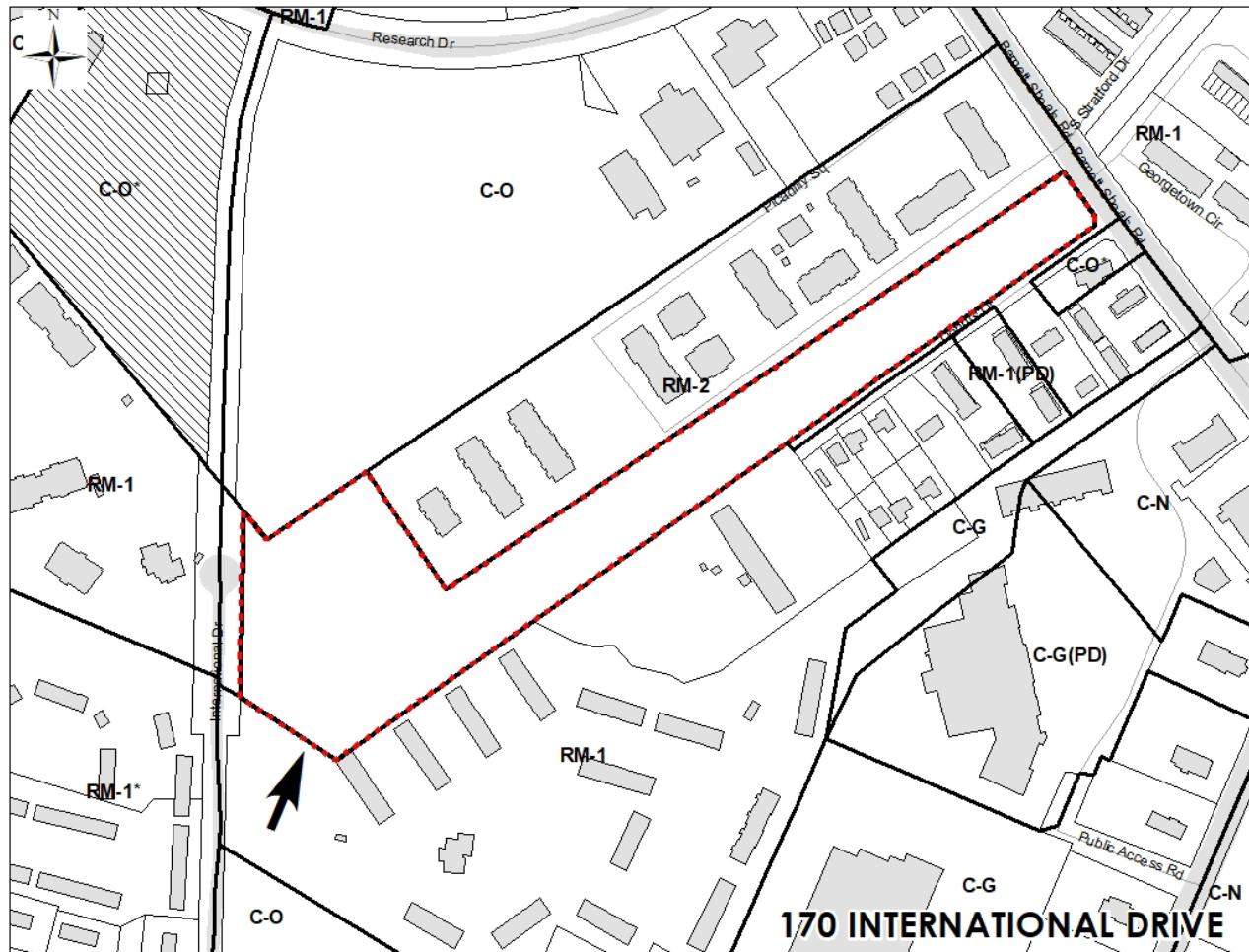
A. Variance to waive the application of the limitation of development activity (Sec. 8-7-18(i)).



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

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

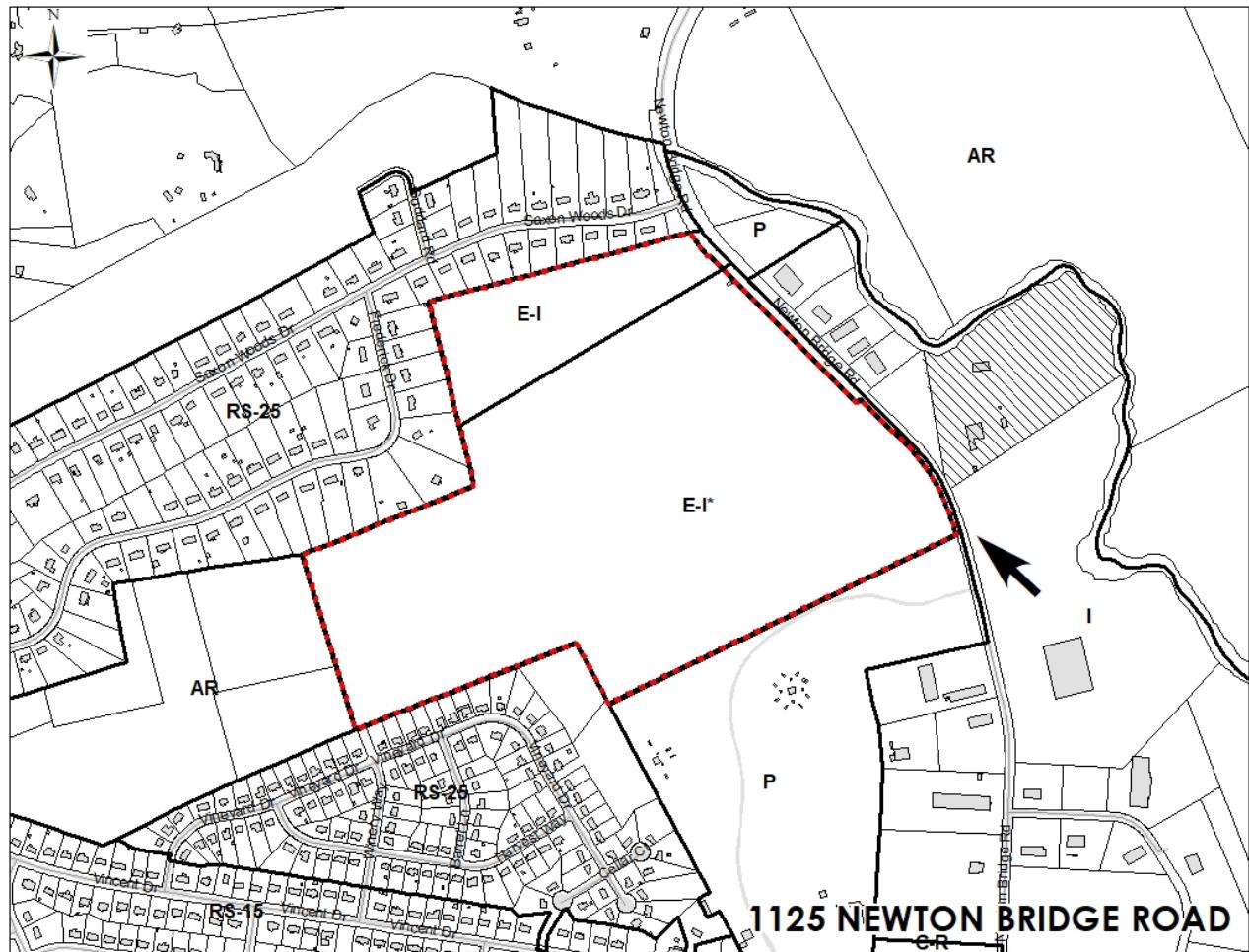
A. Variance to increase maximum number of lots allowed on dead end street (Sec. 9-26-3-C).



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

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

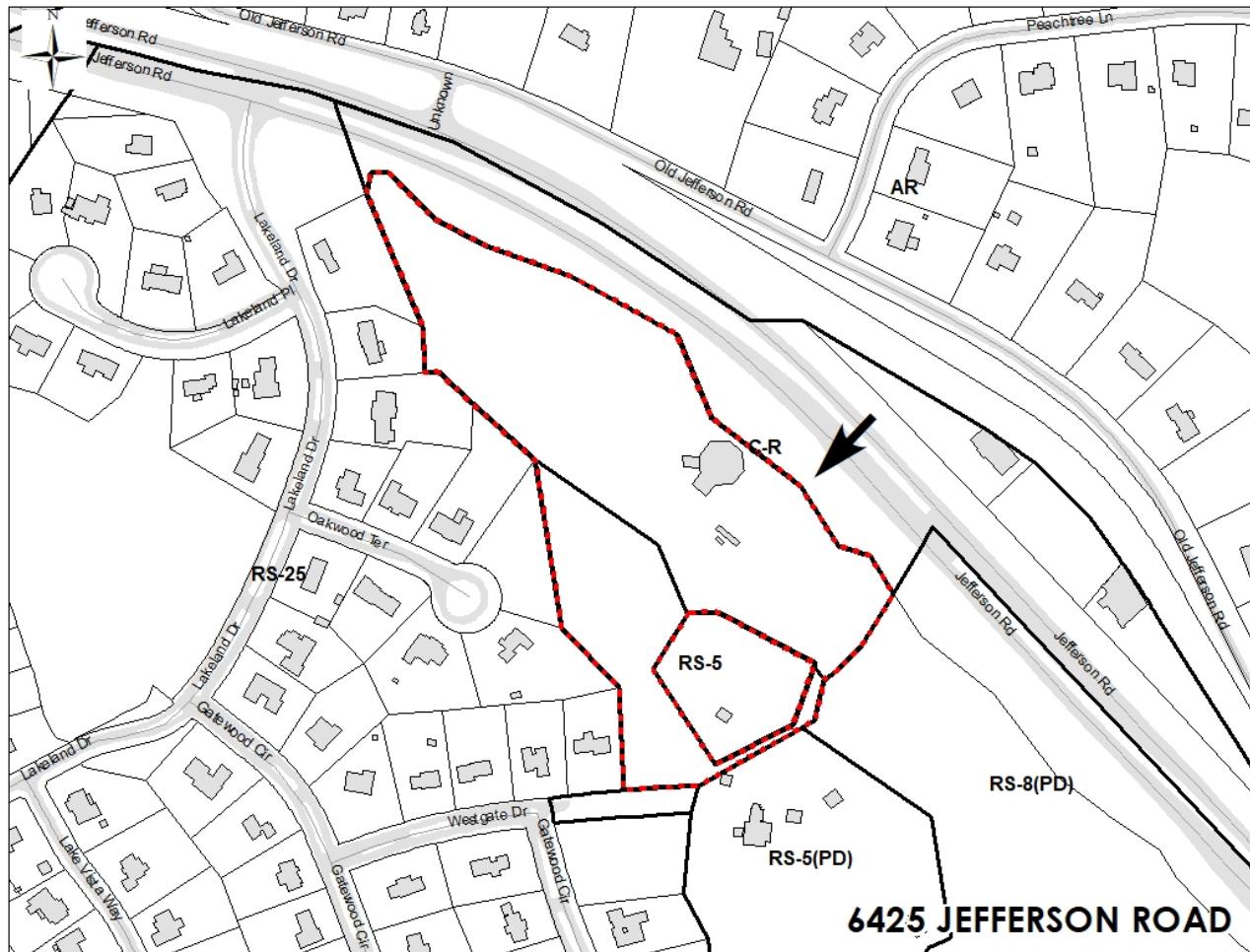
A. Variance to increase the maximum allowed disturbed area, per Sec. 9-26-A.6.d(2).



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

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

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

