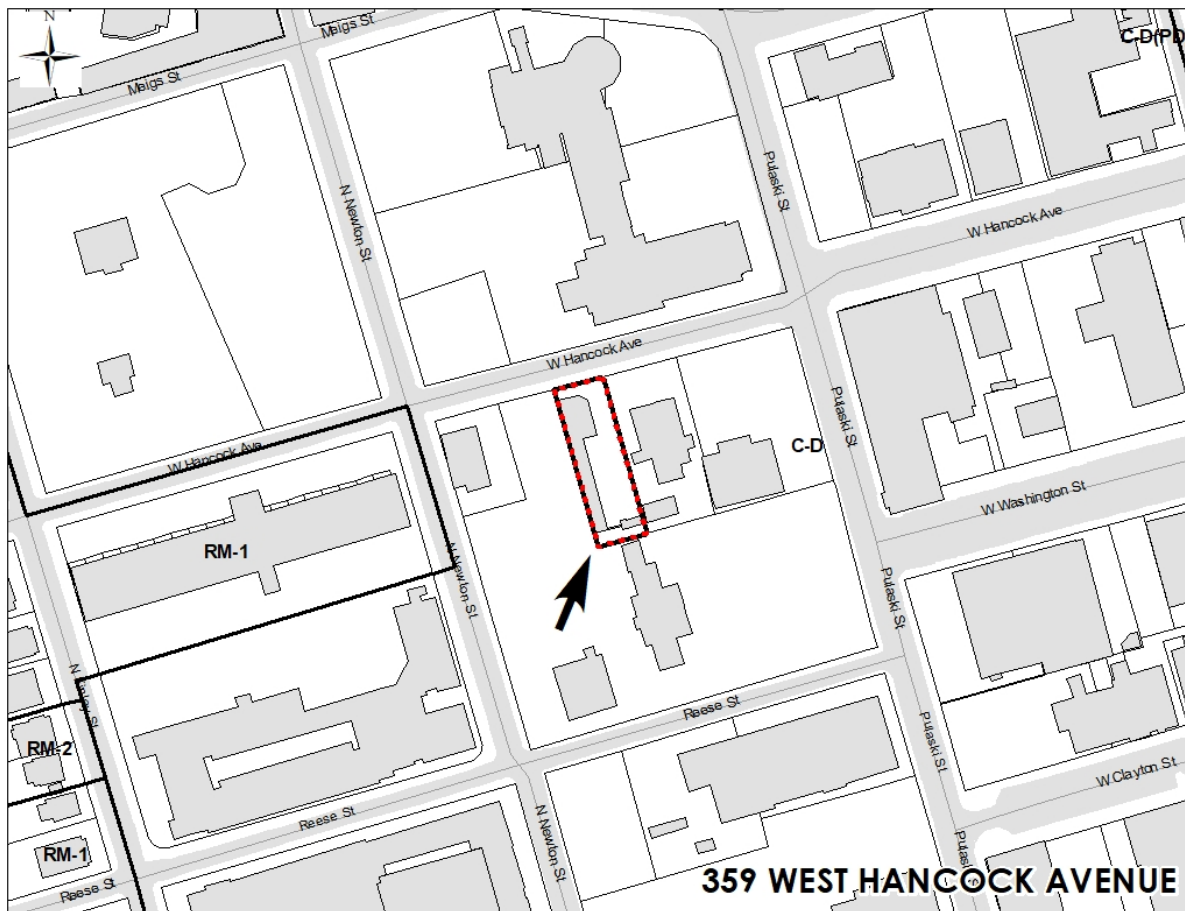


Athens-Clarke County Planning Department
Request for Variance to be heard by the Athens-Clarke County Hearings Board
June 11, 2025
VAR-2025-04-0712

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)

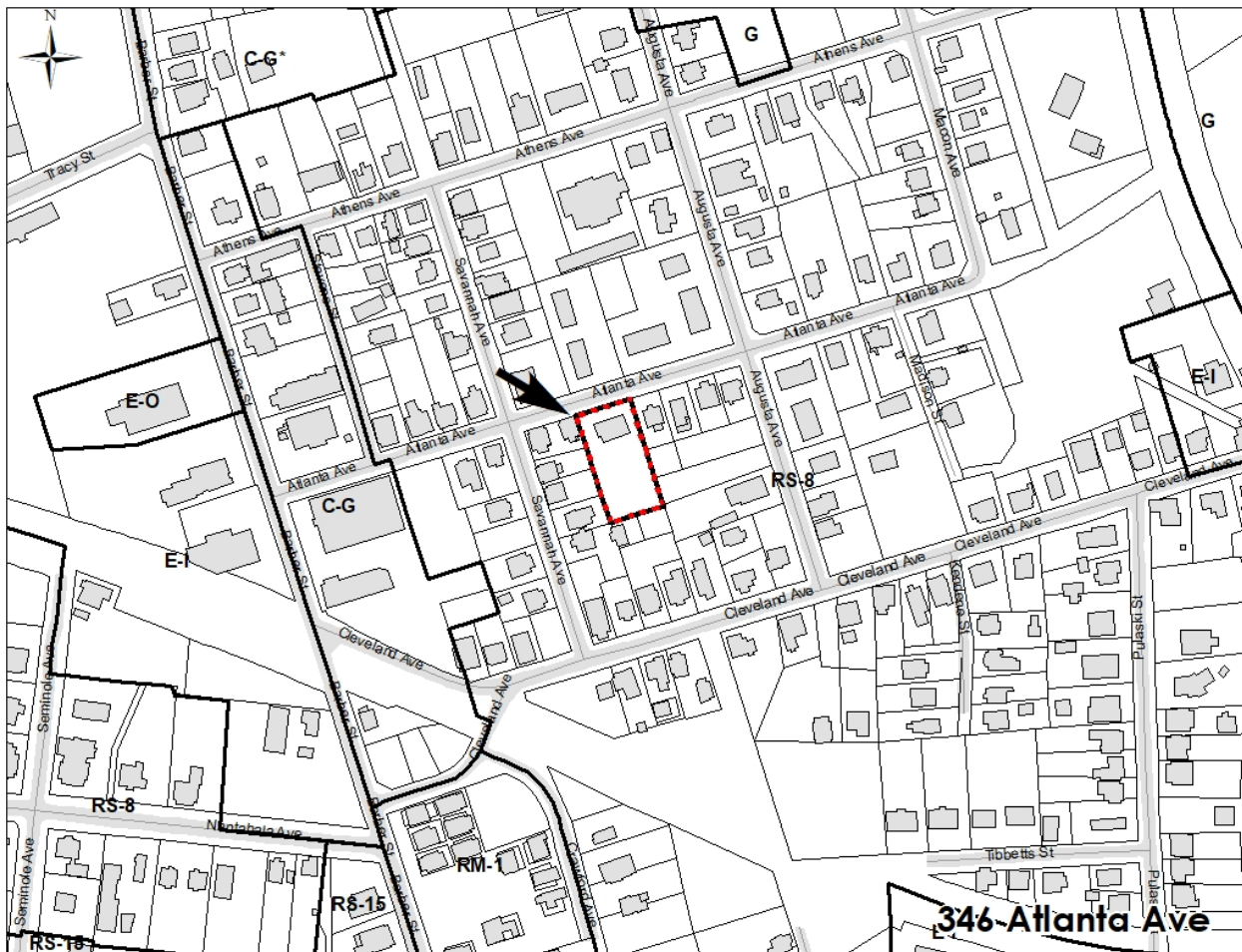
B. Variance to allow the ground sign to use wall sign placement specifications (Sec. 7-4-18-c)



Athens-Clarke County Planning Department
Request for Variance to be heard by the Athens-Clarke County Hearings Board
June 11, 2025
VAR-2025-05-0898

Petitioner	Lucas Federico
Location	346 Atlanta Avenue
Project Number	VAR-2025-05-0898
Tax Parcel Number	163C1 F005
Zoning	RS-8 (Single-Family Residential)
Current Use	Residential
Proposed Use	Residential

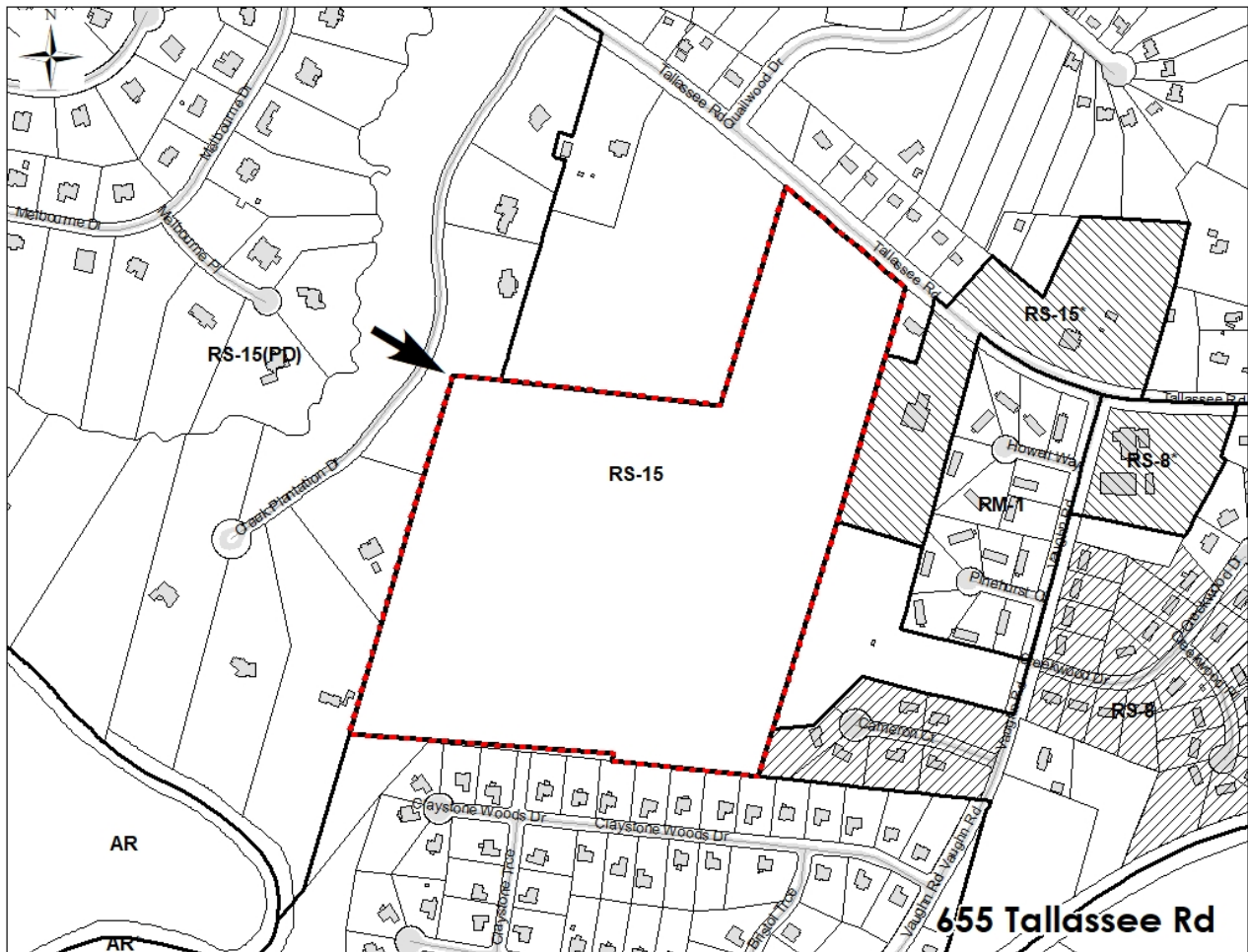
A. Variance to increase maximum size of an accessory structure from 800 square feet to 1200 square feet (Sec. 9-15-12-E).



Athens-Clarke County Planning Department
Request for Variance to be heard by the Athens-Clarke County Hearings Board
June 11, 2025
VAR-2025-05-0900

Petitioner	Seed South Tallassee, LLC.
Agent	Jerry Wood
Location	655 Tallassee Rd
Project Number	VAR-2025-05-0900
Zoning	RS-15 (Single-Family Residential)
Tax Parcel Number(s)	064 044
Present Use	Undeveloped
Proposed Use	Residential

A. Variance to increase the maximum disturbed area from 25 acres to 32.9 acres (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
June 11, 2025
VAR-2025-05-0901

Petitioner	Karen Payne
Agent	Lane Seabolt
Location	850 Boulevard
Project Number	VAR-2025-05-0901
Zoning	RS-15 (Single-Family Residential)
Tax Parcel Number(s)	114D1 G010
Present Use	Residential
Proposed Use	Residential

- A. Variance to allow a reduced setback for an accessory structure that is less than 50' from any road (Sec. 9-15-12-D).
- B. Variance to increase the height of an accessory structure from 12 feet to 14 feet (Sec. 9-15-12-D).

