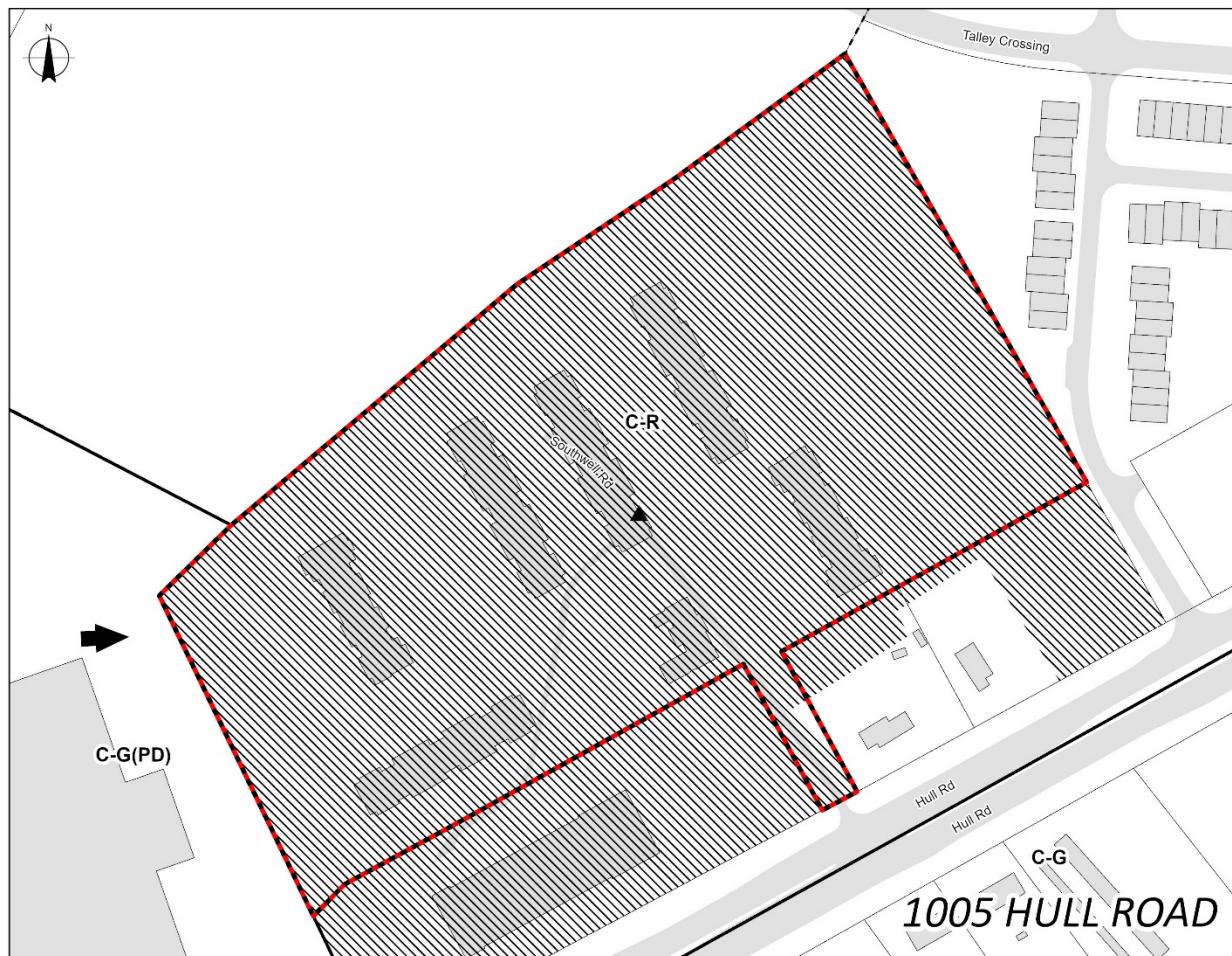


**Athens-Clarke County Planning Department**  
**Request for Variance to be heard by the Athens-Clarke County Hearings Board**  
**December 10<sup>th</sup>, 2025**  
**VAR-2025-08-1572**

**Petitioner** BH Athens Land LLC. / Sam Rogers  
**Agent** Matthew Williams  
**Location** 1005 Hull Road  
**Project Number** VAR-2025-08-1572  
**Tax Parcel Number** 213 001  
**Zoning** C-G (Commercial-General)  
**Current Use** Multi-Family Residential  
**Proposed Use** Multi-Family Residential

**A. Variance to reduce the side setback allowance for a ground sign from five feet to zero.  
(Section 7-4-17).**



**Athens-Clarke County Planning Department**  
**Request for Variance to be heard by the Athens-Clarke County Hearings Board**  
**December 10<sup>th</sup>, 2025**  
**VAR-2025-11-2217**

**Petitioner** JAATNA LLC. / Jameel Syed  
**Agent** JD Gutermuth, Basic Workshop  
**Location** 160 Gran Ellen Drive  
**Project Number** VAR-2025-11-2217  
**Tax Parcel Number** 173C3 F004  
**Zoning** RS-15 (Single-Family Residential)  
**Current Use** Single-Family Residential  
**Proposed Use** Single-Family Residential

**A. Variance to increase maximum allowed square footage for an accessory building on a parcel less than 0.5 acres from 800 SF to 1,032 SF (Section 9-15-12-E).**



**Athens-Clarke County Planning Department**  
**Request for Variance to be heard by the Athens-Clarke County Hearings Board**  
**December 10<sup>th</sup>, 2025**  
**VAR-2025-11-2221**

**Petitioner** 345 W. Hancock LLC. / Jason Hodge  
**Location** 345 W. Hancock Avenue  
**Project Number** VAR-2025-11-2221  
**Tax Parcel Number** 171A2 E001  
**Zoning** C-D (Commercial-Downtown)  
**Current Use** General Office  
**Proposed Use** General Office

**A. Variance to allow expansion of existing front and side yard parking for an additional 7 parking spaces in C-D zone. (Section 9-10-6.c.3).**

