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Application # \_VAR 0015-2026

## Application for Variance

Contact Community Development (478) 988-2720

\*Indicates Required Field

	*Applicant	*Property Owner
*Name	Moore Bass Consulting - Karen Rolle	Lennar GA LLC
*Title	Administrative Assistant	
*Address		
*Email		

### Property Information

*Street Address	101, 103, 105, 106, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130 Billboard Ave; 101, 103, 105, 107, 109, 111 Ensemble Blvd; 106 Prospect Ave
*Tax Map #(s)	0P0960 001000 through 0P0960 011000
	*Zoning Designation PD
	0P0960 023000 through 0P0960 028000;
	0P0960 003400;
	0P0960 041000 through 0P0960 043000

\*Please describe the proposed variance: (i.e. Reduce the rear setback from 35 feet to 30 feet)

Reduce front setbacks on lots 1-11, 23-28, and 41-43 from 10' to 5.5'.

Reduce front setback from lot 34 10' to 9'.

### Instructions

1. The application must be received by the Community Development Office no later than the date reflected on the adopted schedule.
2. **Fee:**
  - a. Owner-occupied single family residential – \$165.00
  - b. All others - \$330.00
  - c. All others (post construction) - \$650.00
3. \*The applicant/owner must respond to the 'standards' on page 2 of this application (The applicant bears the burden of proof to demonstrate that the application complies with these standards). See Sections 2-2 and 2-3.7 of the Land Management Ordinance for more information. You may include additional pages when addressing the standards.
4. \*Submit plans, drawings, photographs or other documentation which helps fully describe your request.
5. The staff will review the application to verify that all required information has been submitted. The staff will contact the applicant with a list of any deficiencies which must be corrected prior to placing the application on the planning commission agenda.
6. Variance applications require a public hearing before the planning commission. A public notice sign(s) will be posted on the property at least 30 days prior to the scheduled hearing date.
7. \*The applicant must be present at the hearing to present the application and answer questions that may arise.
8. The applicant and property owner affirm that all information submitted with this application, including any/all supplemental information, is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

*Applicant <i>Karen Rolle</i>	*Date 02-02-2026
*Property Owner/Authorized Agent <i>Karen Rolle</i>	*Date 02-02-2026

### **Types of variances**

Variances shall be limited to the following design and dimensional standards:

- (a) Minimum front, side, or rear setbacks;
- (b) Maximum lot coverage by buildings;
- (c) Maximum building height;
- (d) Dimensional standards for parking or loading spaces; or
- (e) Number of queuing spaces.

### **Standards for Granting a Variance**

***The applicant bears the burden of proof to demonstrate that an application complies with ALL standards.***

Are there covenants and restrictions pertaining to the property which would preclude the proposed variance?

1. Extraordinary and exceptional circumstances pertaining to the particular piece of property in question exist due to its size, shape, topography, or easements that are not found on other properties in the same zoning district;
2. A literal interpretation of the provisions of the land management ordinance would deprive the applicant of rights commonly enjoyed by owners of other properties located in the same zoning district;
3. Granting the variance requested will not confer upon the property owner any special privileges that are denied to other owners of property in the same zoning district;
4. The extraordinary circumstances are not the result of actions of the applicant; and
5. The variance is the minimum relief that will allow the legal use of the land, building or structure.

Revised 7/1/2025



-  LAND USE PLANNING
-  CIVIL ENGINEERING
-  LAND SURVEYING
-  LANDSCAPE ARCHITECTURE
-  CONSTRUCTION ADMINISTRATION
-  DRONE LIDAR SURVEYING & MAPPING

**ATLANTA** | 770.914.9394

**TALLAHASSEE** | 850.222.5678

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**February 2, 2026**

City of Perry – Community Development  
741 Main St.  
Perry, GA 31069

To: City of Perry

The following is a narrative summary to address the requested setback variances for multiple townhome lots in the Encore Phase 1 Development.

The variance request is to reduce the 10' front setback for lots 1-11, 23-28, 41-43 to 5.5' and to reduce the front setback for lot 34 from 10' to 9'.

The supporting items required per the Application are included below.

- 1.** The lots included are shallower than the other townhomes in The Encore. Because of the limited depth of the lots, applying the current building setbacks—especially with the requirement that covered stoops be located within the setback—pushes the buildings further back on the lots than what is typical. As a result, several of the proposed driveways would be around +/-10' in length, which creates practical limitations that are not common to other townhomes.
- 2.** If the ordinance is applied strictly, the development would not be able to provide driveways of a reasonable and functional length, unlike most other townhomes in the development. Property owners in the area are typically able to park vehicles in their driveways without encroaching into the street or sidewalk. Without the requested variance, that same basic level of use would not be possible on these lots.
- 3.** Approving the variance would not give the property owner a special advantage over others in the zoning district. The request is simply intended to allow these townhomes to function in the same way as surrounding developments. The reduced setback is not being requested to increase density or building size, but only to allow for safe and usable driveway space consistent with nearby properties.
- 4.** The need for this variance was not created by the applicant. The size and depth of the lots are existing conditions. The hardship results from how the current setback requirements apply to these particular lots, not from the design of the buildings or any action taken by the applicant.



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5. The variance being requested is the smallest adjustment needed to address the issue. The setback reduction is limited only to what is necessary to provide driveway lengths of at least 10 feet. No other changes to the ordinance are being requested, and the overall intent of the City's development standards is maintained.

In conclusion, the proposed variance will only impact the building placement on lots 41-43 from the approved LDP. All other buildings will remain in the original location per the approved LDP and PUD for the Encore at The Parkway. The purpose of this variance is to include the covered front stoop inside the building setback line without having to decrease driveway lengths.

Please reach out if you have any questions.

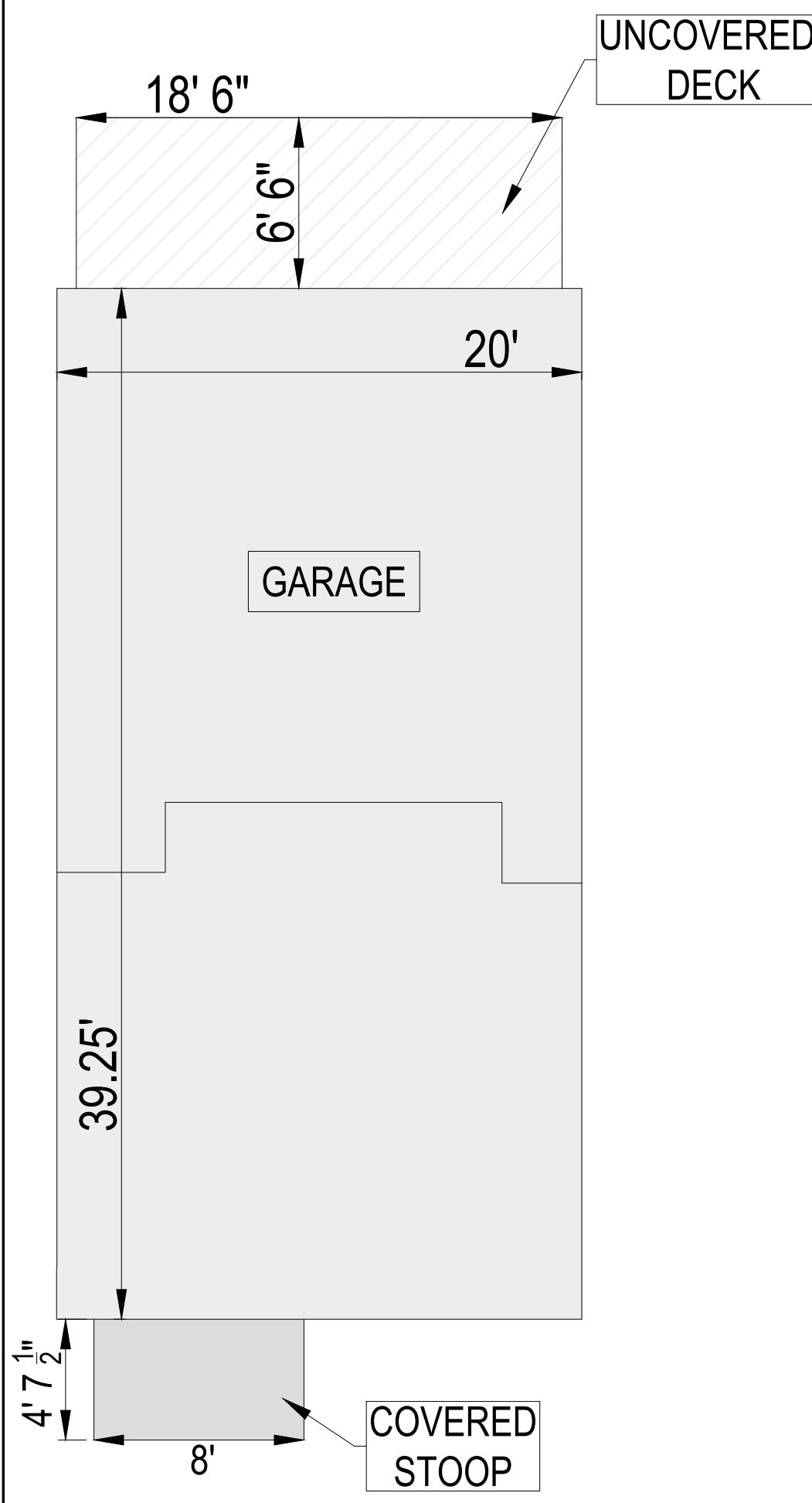
Thank you,

Karen Rolle  
Administrative Assistant  
[ATLPermitting@moorebass.com](mailto:ATLPermitting@moorebass.com)  
404-717-5718

## REFERENCES

LOT LINE INFORMATION WAS TAKEN FROM THE FINAL PLAT FOR THE  
ENCORE - PHASE 1, RECORDED IN HOUSTON COUNTY RECORDS, PLAT  
BOOK 85, PG 162.

## TYP. TOWNHOME DETAIL

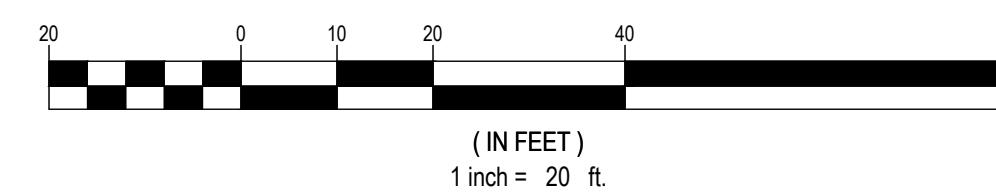


## TYP. FRONT ELEVATION

TOWNSHOME EXHIBIT FOR:  
ENCORE AT THE PARKWAY  
PHASE 1

LAND LOT 110, 114, & 115 ~ 10TH DISTRICT  
HOUSTON COUNTY, GEORGIA

## GRAPHIC SCALE



Moore Bass  
Consulting, Inc.

- Civil Engineering
- Land Surveying
- Development Consulting
- Landscape Architecture
- Environmental Permitting

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TALLAHASSEE • ATLANTA

1350 Keys Ferry Court  
McDonough, GA 30253  
770.914.9394

PROJECT NAME: ENCORE AT THE PARKWAY - PHASE 1  
CLIENT NAME: LENNAR  
ADDRESS: 11560 GREAT OAKS WAY  
SUITE 100, ALPHARETTA, GA 30022

REVISIONS:  
The Encore - TH Exhibit  
DATE: 02/02/2026  
CONTRACT #: CR, GM

DRAWN BY: CR, GM  
The Drawings, Specifications and other documents prepared by Moore Bass Consulting, Inc. (MB) for this project are the sole property of MB. They are to be used only with respect to this project and, unless otherwise specifically agreed in writing, may not be copied, reproduced, or otherwise used. All rights reserved. All such documents and shall retain all common law, statutory and other rights reserved, including the copyright.

1350 KEYS FERRY COURT  
MCDONOUGH, GA 30253  
LSP #1179

SEAL

PRELIMINARY  
NOT FOR CONSTRUCTION

SHEET TITLE: EXHIBIT  
SHEET: 1 OF 1

**The Encore at The Parkway Variance Application**

<b><u>Lot Number</u></b>	<b><u>Address</u></b>	<b><u>Parcel #</u></b>	<b><u>Request</u></b>
1	110 Billboard Ave	OP0960 001000	Reduce the front setback from 10' to 5.5'
2	112 Billboard Ave	OP0960 002000	Reduce the front setback from 10' to 5.5'
3	114 Billboard Ave	OP0960 003000	Reduce the front setback from 10' to 5.5'
4	116 Billboard Ave	OP0960 004000	Reduce the front setback from 10' to 5.5'
5	118 Billboard Ave	OP0960 005000	Reduce the front setback from 10' to 5.5'
6	120 Billboard Ave	OP0960 006000	Reduce the front setback from 10' to 5.5'
7	122 Billboard Ave	OP0960 007000	Reduce the front setback from 10' to 5.5'
8	124 Billboard Ave	OP0960 008000	Reduce the front setback from 10' to 5.5'
9	126 Billboard Ave	OP0960 009000	Reduce the front setback from 10' to 5.5'
10	128 Billboard Ave	OP0960 010000	Reduce the front setback from 10' to 5.5'
11	130 Billboard Ave	OP0960 011000	Reduce the front setback from 10' to 5.5'
23	101 Ensemble Blvd	OP0960 023000	Reduce the front setback from 10' to 5.5'
24	103 Ensemble Blvd	OP0960 024000	Reduce the front setback from 10' to 5.5'
25	105 Ensemble Blvd	OP0960 025000	Reduce the front setback from 10' to 5.5'
26	107 Ensemble Blvd	OP0960 026000	Reduce the front setback from 10' to 5.5'
27	109 Ensemble Blvd	OP0960 027000	Reduce the front setback from 10' to 5.5'
28	111 Ensemble Blvd	OP0960 028000	Reduce the front setback from 10' to 5.5'
41	101 Billboard Ave	OP0960 041000	Reduce the front setback from 10' to 5.5'
42	103 Billboard Ave	OP0960 042000	Reduce the front setback from 10' to 5.5'
43	105 Billboard Ave	OP0960 043000	Reduce the front setback from 10' to 5.5'
34	106 Prospect Ave	OP0960 034000	Reduce the front setback from 10' to 9'