

VARIANCE ONLY RECOMMENDATIONS

**CASE: #RZ 21-02 LUP 21-02
REZONING and LAND USE PLAN AMENDMENT**

21-Lot Single-family Detached (Age Restricted) Subdivision Development – 3491 Rosebud Road, Snellville

Department of Planning and Development Variances Recommended for <i>APPROVAL</i>	3-23-2021 Planning Commission Variances Recommended For <i>APPROVAL</i>
1. UDO Sec. 202-9.7, Building Separation – Reduce the 15 ft. min. separation between buildings on the same site to 10 ft.	1. SAME.
2. UDO Table 201-3.2.D, Allowed Building Materials – To exceed the 50% maximum allowance for use of siding material on the front, side, and rear elevation of any one dwelling.	2. SAME.
3. UDO Sec. 201-3.3.E.3, Garage Doors – To allow the garage doors facing a street to not be required to be located at least 10 feet behind front wall plane of the dwelling, not including front porches.	3. SAME.
4. UDO Sec. 201-3.3.E.4, Garage Doors – To allow single-family detached dwelling garage doors facing a street to comprise more than 50% of the overall width of the front wall plane of the house.	4. SAME.