



**CITY OF SNELLVILLE
PLANNING & DEVELOPMENT DEPARTMENT
BOARD OF APPEALS**

VARIANCE CASE SUMMARY

October 14, 2025

CASE NUMBER:	#BOA 25-03
VARIANCE REQUEST:	UDO Sec. 201-1.6.B.2. (Accessory Use and Structure Setback Requirements) to reduce the minimum 10-foot setback from the side lot line to 3.6-feet for 160 sq. ft. storage building (1) and 4.6-feet for 115.5 sq. ft. storage building (2).
LOCATION:	1929 Brookhill Way, Snellville, Georgia
TAX PARCEL:	R5056 233
CURRENT ZONING:	RS-15 (Single-family Residential) District
DEVELOPMENT/PROJECT:	Roofed Accessory Structures (Storage Buildings)
PROPERTY OWNER:	Dzemaal & Djulsa Hasic Snellville, Georgia 30078
APPLICANT/CONTACT:	Aldin Hasic (Son) Snellville, Georgia 30078
RECOMMENDATION:	Approval



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VARIANCE CASE ANALYSIS

October 14, 2025

TO: Snellville Board of Appeals

REGULAR MEETING DATE: October 14, 2025

FROM: Jason Thompson, Director
Department of Planning and Development

CASE NUMBER: **#BOA 25-03**

REQUEST:

The Department of Planning and Development has received a variance application from Aldin Hasic, representing his parents and property owners Dzema and Djulsa Hasic requesting variance from UDO Sec. 201-1.6.B.2. (Accessory Use and Structure Setback Requirements) to reduce the minimum 10-foot building setback from the side lot line to 3.6-feet for a 160 sq. ft. storage building ("Storage 1") and 4.6-feet for a second 115.5 sq. ft. storage building ("Storage 2").

VARIANCE ANALYSIS:

The subject property is a 0.703± acre lot in the Lakeview Manor Subdivision, located off Rockdale Circle and developed in 1992 for a single-family residence containing a 1,760 sq. ft. one-story ranch which the Hasic's purchased in September 2011 as their primary residence.

The applicant is asking for variance from the minimum 10-foot building setback requirement for

two (2) storage buildings erected without an approved building permit and which are both nonconforming to the 10-foot minimum setback requirement for accessory structures greater than 100 sq. ft. but not larger than 300 sq. ft. in size. "Storage 1" is a 160 sq. ft. storage building constructed in 2018-19 that is setback 3.6-feet from the side lot line and "Storage 2" is a 115.5 sq. ft. storage building erected in 2013 that is setback 4.6-feet from the side lot line.

Both structures are partially concealed from the street and located behind a 6-foot high privacy fence in the front and stand of evergreen trees and vegetation along the western side property line.

Included in the application submittal are three letters of support from adjacent neighbors Reinier Rico, Ibrahim Mahomed Abaker, and Ismael Kebe.

STANDARDS FOR CONSIDERATION:

Pursuant to Sec. 103-7.2.B of Chapter 100 of the UDO, the City of Snellville Zoning Ordinance, the City finds the following standards are relevant in considering all applications for a Variance.

1. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other land, structures, or buildings in the same zoning district;

Applicant Response: *The lot has unique conditions in shape and layout that limit the placement of accessory structures. Strict enforcement of the 10-foot setback would cause unnecessary hardship, as the existing accessory buildings were constructed to fit within the usable space of the property while maintaining functionality. These conditions are not common to other parcels in the district.*

2. That literal interpretation of the provisions of this UDO would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this UDO;

Applicant Response: *A strict 10-foot setback would prevent the applicant from maintaining roofed accessory structures in a practical location, even though similar accessory uses are allowed for other properties in the zoning district. Without the variance, the applicant would be deprived of reasonable use of the property for accessory storage consistent with neighboring properties.*

3. That the special conditions and circumstances do not result from the actions of the applicant; and

Applicant Response: *The structures were built in good faith without intent to violate setback rules. The hardship arises from the lot's configuration and the placement of existing improvements, not from deliberate actions of the applicant.*

4. That granting the variance requested will not confer on the applicant any special privilege that is denied by this UDO to other lands, structures, or buildings in the same district.

Applicant Response: *Approval of the variance will not create a special privilege, as accessory structures are permitted in the district. The variance only reduces the setback to 3.6 feet and 4.6 feet in order to reasonably accommodate the property's conditions. Other property owners retain the same rights and responsibilities under the UDO.*

STAFF RECOMMENDATION:

The Department of Planning and Development recommends: **APPROVAL** of variance from UDO Sec. 201-1.6.B.2. (Accessory Use and Structure Setback Requirements) to reduce the minimum 10-foot building setback from the side lot line to 3.6-feet for a 160 sq. ft. storage building ("Storage 1") and to 4.6-feet for a second 115.5 sq. ft. storage building ("Storage 2") subject to the following recommended **Conditions**:

1. Within 60-days of variance approval, Property Owner shall obtain Building Permit(s) for roofed accessory structures ("Storage 1" and "Storage 2") and obtain a Certificate of Completion for each structure upon passage of a final building inspection by the Building Official.