

Applicant: Denise HatabianTelephone No.:                     Applicant's Address: 3632 Spring Beauty CourtProperty Location: 3632 Spring Beauty CourtLand Lot No.: 826Applicant is: ☒ Property Owner ☐ Other: ☐ Attorney for Property Owner.

(Attach Owner's Authorization)

☐ Other Representative of the Owner

(Attach Owner's Authorization)

Current Zoning: PUD

## Type of Appeal

- ☒ Flood Protection Variance  
☐ Change in Stipulations of Approval

## Attachments

- ☒ Application Fee  
☒ Boundary Description  
☒ Review Checklist

- ☒ Maps or Drawings ☐ (Not Required)  
☒ Other: Elevation Certificate, LOMA from FEMA, Statement from RLS

## Description of Appeal

☐ Additional pages explaining the Appeal are attached.

Requested permit to replace existing deck originally installed by builder within the existing footprint of the area beneath the deck &amp; steps.

Proposed new deck will reconfigure the space to allow for a larger upper surface, without extending beyond existing steps nearest the existingflood plain. Elevation certificate and review determines proposed deck plan lies outside flood plain and no increased impact to flood area.

I attest that this Application and its attachments are accurate to the best of my knowledge, and that all written or reproducible evidence supporting my appeal is attached.

Sworn to and subscribed before me this

5th day of Sept 20

Signature of Applicant (to be notarized)

Notary Public

DO NOT WRITE IN THE BOXES BELOW

☐ DRI ☐ Forms filed with ARC/DCA/GRTA on:                      ☐ Final determination received on:                     
Application Received Date:                     

## Planning Commission

Public Hearing: Date:                     Tabled Until: Date:                     

## Mayor &amp; Council

Public Hearing: Date:                     Tabled Until: Date:                     Returned to P.C. Date:                     

## Scheduled for Public Hearing:

Planning Commission Date:                     ☐ Appealed to MCC Date:                     Mayor & City Council Date:                     

## Action

- ☐ Approved  
☐ Approved with Changes  
☐ Denied  
☐ Stipulations Attached

## Final Action

- ☐ Approved  
☐ Approved with Changes  
☐ Denied  
☐ Stipulations Attached

☐ Signs Provided Date:                     ☐ Newspaper Ad Date:                     ☐ Affidavit Received Date:                     

## Application Withdrawn

- ☐ By Planning Director  
☐ By P.C. or Mayor & Council

Date:                     ☐ Without time restriction☐ With Restriction: Cannot be refiled for 12 months

**Powder Springs****Review Checklist****FLOOD PROTECTION VARIANCE**Applicant: Denise Hatabian Current Zoning: PUDProperty Location: 3632 Spring Beauty Court Land Lot No. 826**Standards for approval**

Variances from the Code requirements relating to flood damage prevention may be approved under the following provisions:

Standard	YES	NO	Comments
Is the variance for the reconstruction, rehabilitation or restoration of a building listed on the National Register of Historic Places or the State Inventory of Historic Places, AND the proposed work will NOT result in the building losing its historical designation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> Not applicable -- Not a listed historic building
a. Will this variance reduce the danger that materials may be swept onto other lands to the injury of others?	<input type="checkbox"/>	<input type="checkbox"/>	
b. Will this variance reduce the danger to life and property due to flooding or erosion damage?	<input type="checkbox"/>	<input type="checkbox"/>	
c. Is the facility and its contents susceptible to flood damage?	<input type="checkbox"/>	<input type="checkbox"/>	If "YES," discuss what the effect of such damage is on the owner.
d. Does the facility provide services of importance to the community?	<input type="checkbox"/>	<input type="checkbox"/>	
e. Is it a necessity that the facility have a waterfront location, like a boat ramp or fishing pier?	<input type="checkbox"/>	<input type="checkbox"/>	
f. Are there no available alternative locations, not subject to flooding or erosion damage, for the proposed use?	<input type="checkbox"/>	<input type="checkbox"/>	
g. Is the use compatible with existing and anticipated development?	<input type="checkbox"/>	<input type="checkbox"/>	
h. Is there a relationship of the use to the comprehensive plan and flood plain management program for that area?	<input type="checkbox"/>	<input type="checkbox"/>	
i. Will safety of access to the property in times of flood for ordinary and emergency vehicles be maintained?	<input type="checkbox"/>	<input type="checkbox"/>	
j. Will there be an impact on flood conditions, either positive or negative?	<input type="checkbox"/>	<input type="checkbox"/>	Discuss: Expected heights, velocity, duration, rate of rise and sediment transport of the floodwaters and the effects of wave action, if applicable, expected at the site.
k. Will there be an impact on the cost of governmental services, whether an increase or decrease?	<input type="checkbox"/>	<input type="checkbox"/>	Discuss: Costs of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical and water systems, and streets and bridges.

Prepared...Date: 9/5, 2025 for Denise Hatabian Applicant ☒  
Date: \_\_\_\_\_, 20\_\_\_\_ by \_\_\_\_\_ Powder Springs Staff ☐  
Date: \_\_\_\_\_, 20\_\_\_\_ by Other: \_\_\_\_\_ ☐

Attach additional sheets as needed

**Sec. 10-32. General Criteria for Flood Hazard Area Variances.**

A flood hazard area variance shall be issued only when it has been determined that the following criteria have been met:

Standard	Yes	No	Comments
(a) Good and sufficient cause for the relief sought exists;	Y		Existing deck is falling and needs to be replaced according to current code.
(b) Failure to grant the variance would result in exceptional hardship;	Y		
(c) The variance is the least deviation from the standards of this article necessary to accomplish the objectives of the applicant and/or the minimum necessary to afford relief; and	Y		
(d) Granting of the variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, or creation of a nuisance.	Y		Proposed deck will not impact the flood plain, nor impact public safety
(e) No variance shall be issued within any designated floodway that would cause any increase in flood levels during the base flood discharge.		N	Proposed deck will not cause any change that would increase or impact to flood levels. See Attached remark dated 8/11/25

**Powder Springs**

**OWNER'S AUTHORIZATION**

This is to certify that ( ☒ I am    ☐ we are    ☐ I am the Corporate Secretary of a Corporation that is) the owner of a majority interest in the property that is the subject of the attached application.

By execution of this form, this is to authorize the person named as "applicant" below, acting on behalf of the owner, to file for and pursue a request for approval of the following:

N/A

Permit Application  
in my name,  
Submitted by owner,  
to be issued to  
me as owner.

(☒ Check each that applies and    ☒ cross out each that does not apply)

- |  |  |
|--|--|
| <input type="checkbox"/> Rezoning                            | <input type="checkbox"/> Special Exception         |
| <input type="checkbox"/> Special Use                         | <input type="checkbox"/> Hardship Variance         |
| <input type="checkbox"/> Appeal from Administrative Decision | <input type="checkbox"/> Flood Protection Variance |

**Applicant:**

\_\_\_\_\_

**Applicant's Address:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date this Authorization becomes null and void: \_\_\_\_\_, 20 \_\_\_\_\_. ( ☐ Not applicable)

(Notarized)

\_\_\_\_\_  
Signature of Owner

(Notarized)

\_\_\_\_\_  
Signature of Owner

(Notarized)

\_\_\_\_\_  
Signature of Owner

(Notarized)

\_\_\_\_\_  
Signature of Owner

Attach additional sheets as needed

**Corporations – attach copy of corporate resolution approving authorization**

August 7, 2025

Denise Hatabian  
3632 Spring Beauty Court  
Powder Springs, Georgia 30127

**Re: Flood Protection Variance Request  
The City of Powder Springs**

Ms. Hatabian,

In response to your request for assistance with the City of Powder Springs - Flood Variance request have reviewed the property survey data along with the elevation certificate for the above referenced property. Regarding the proposed construction plan provided for the deck replacement, I do not see any impact that would increase the flood levels within the flood plain. It appears that the plan has accounted for the flood plain and the construction will occur outside those limits.

If you have any questions, or the City requires any additional information feel free to contact me at [REDACTED] or [REDACTED]

Regards,

*William H. Helbig PLS 3269*

William H, Helbig, GA Registered PLS No. 3269  
2830 Valley Brook Drive  
Marietta, GA 30008



## Plan Review Information

**Jurisdiction:** Powder Springs

**Applicant:** 24PDR-00185

**Contractor:** Verge & Associates

**Plan Review Fees:** 25.00

**Estimated Valuation:** \$9,000.00

**Occupancy:** R-3 Residential, one- and two-family

**Total Square Footage:** 140.00

**Description of Work:** Demo existing deck and build a rear deck 10x14.

**Submittal Name and #:** Floodplain Compliance #2 #2

☐

Initial Submittal

☒

Resubmittal

**Date Received for Review:** 05/17/2024

**Plan Review Completion Status:**

☐

Approved

☐

Approved with Comments

☒

Not Approved - Resubmittal Required

☐

In Progress (Not Complete)

**Building Code(s):** Current Georgia State Minimum Standard Codes

**Plans Examiner(s):** Tina Garver, Environmental, TGarver@cityofpowdersprings.org

**Completion Date:** 06/10/2024

## **Plan Review Comments:**

**Environmental:** Resubmittal Required - Tina Garver, TGarver@cityofpowdersprings.org

Also per Section 10-13 of the UDC, they should get variance if they are developing in the floodplain or in the area adjacent to the floodplain.



## Plan Review Information

**Your plans have been reviewed under code(s) listed above. These plans have only been reviewed for compliance with building codes adopted by this jurisdiction.**

**If "Resubmittal Required" is checked under Plan Review Completion Status above, a resubmittal of plans addressing the comments is required. Please follow any resubmittal process defined by the jurisdiction.**

**If "Approved" or "Approved with Comments" is checked under Plan Review Completion Status above, any remaining comments shall be addressed during construction. The commencement of work constitutes acceptance of all items listed herein.**

**Your plans have been reviewed under code listed above. This addendum shall be made part of the approved plans. All items listed below shall be performed and shall be incorporated into the work.**

**These plans have only been reviewed for compliance with building codes adopted by this jurisdiction. There may be other regulations applicable under state and federal statutes which this department has no authority to enforce and are not a part of this plan review. This addendum is to be signed by the builder/owner and returned to our office. The signing of this addendum is an agreement that you will comply with all items listed herein. The commencement of work constitutes acceptance of all items listed herein. A signed copy of the addendum needs to be in the building department office and on site for inspections before inspections can be scheduled.**

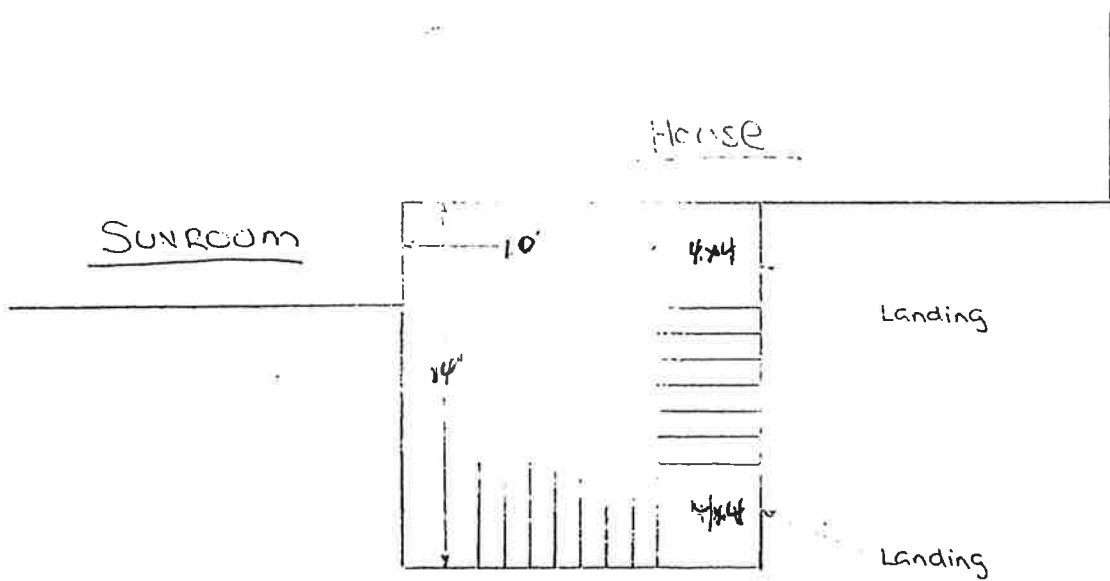
[illegible]

ADDRESS: 3632 Spring Beauty Ct  
Powder Springs, GA 30127  
Scale: 1"=20'

Date: March 29, 2024







Proposed Deck & Stairs

3 5/8" Ledger book

Bolts will all be  $1\frac{1}{2}$ " x 6" minimum with washers at nut & spaced approximately 16" on center

ALL FLOOR  
DECK BOARDS  
WILL BE  
5/4 x 6

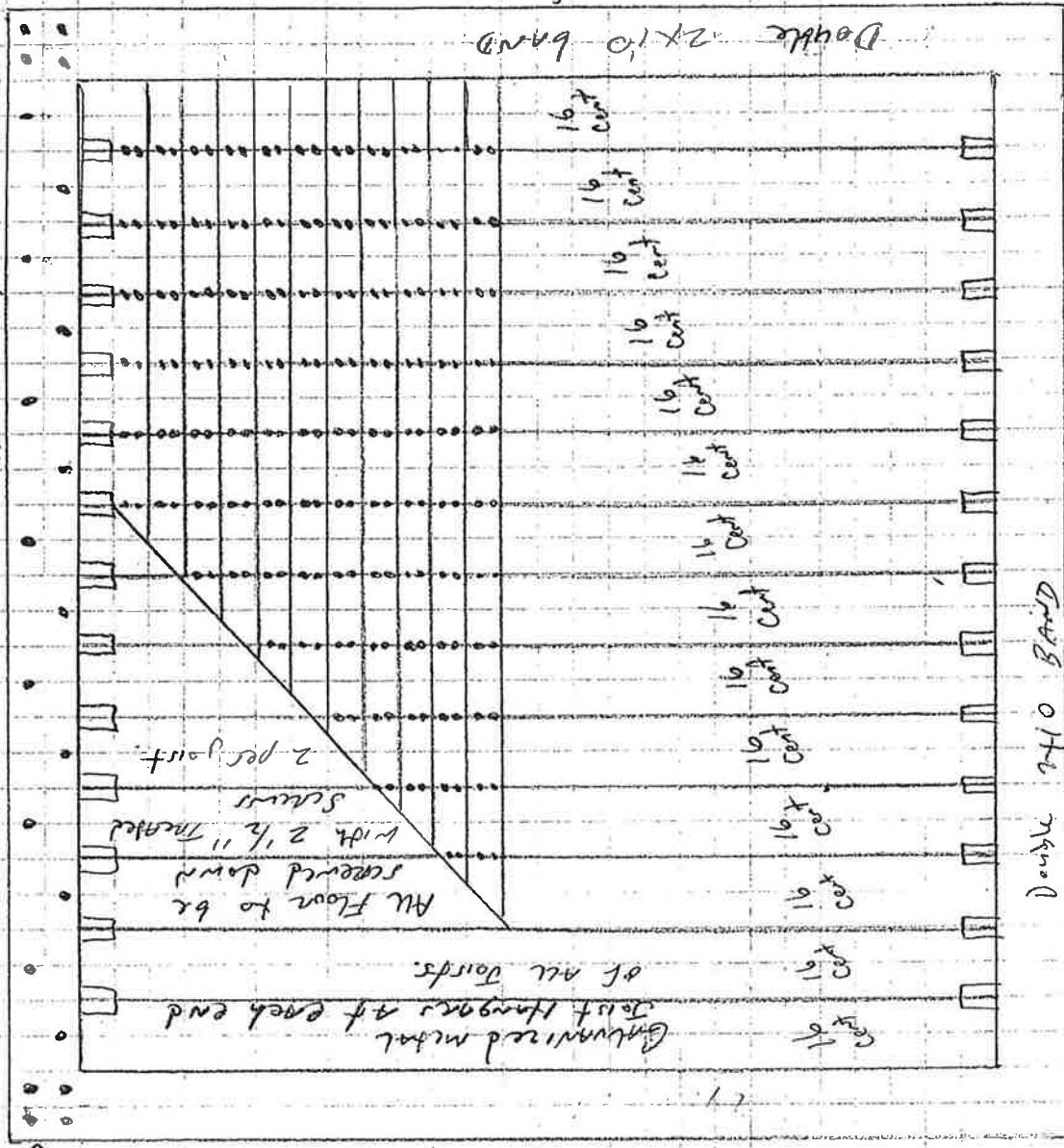
8/13 Ledgerback

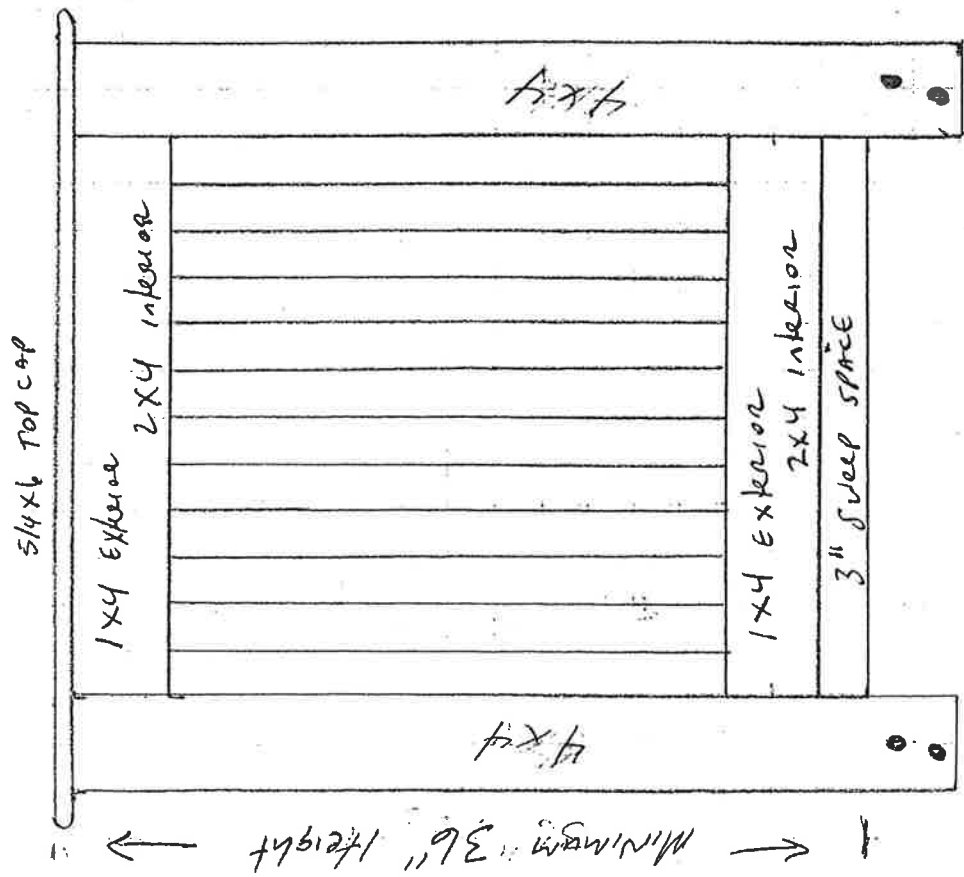
Ledge Board  
and All Joists  
To Be 2x10

Deck board width  
Be 2x10

ALL Support Posts  
under deck will  
be: 6x6 on  
non corrosive base

Concrete lookers to  
be between 28" sq  
with a minimum  
depth of 12"

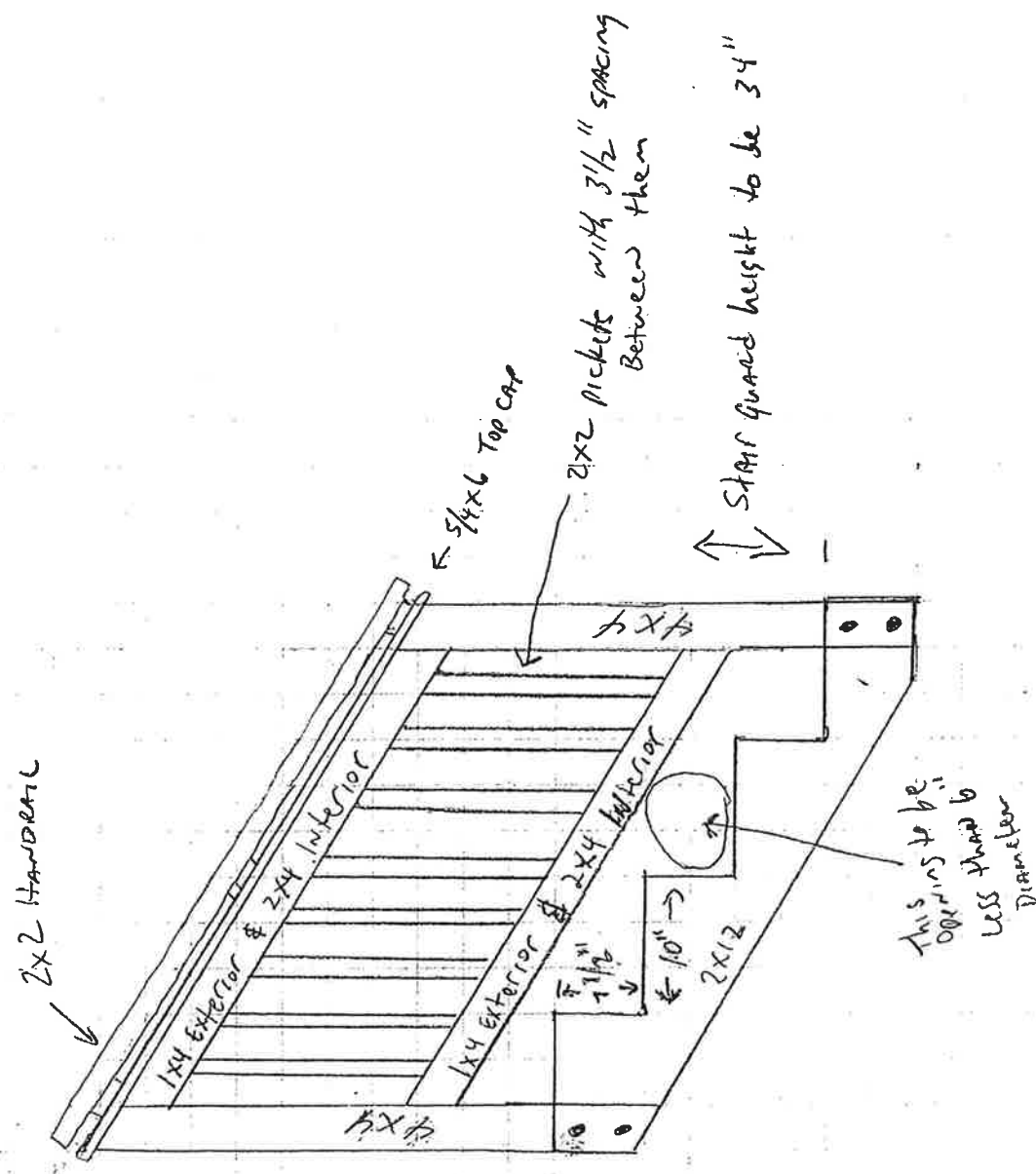




Rail to be built to Code with 3 1/2 inch space between Pickets. Inside Rnc will be a 2x4 all the way across with a 1x4 outside 4x4 support posts SPACED no more than 6 feet apart

Stairs to be approx 48 inches wide with with frame 2x12 stringers step height will be 7 1/2 or 7 3/4 inches high and 11 inches deep

2 bolts per post - 1/2 x 8" with flat washers

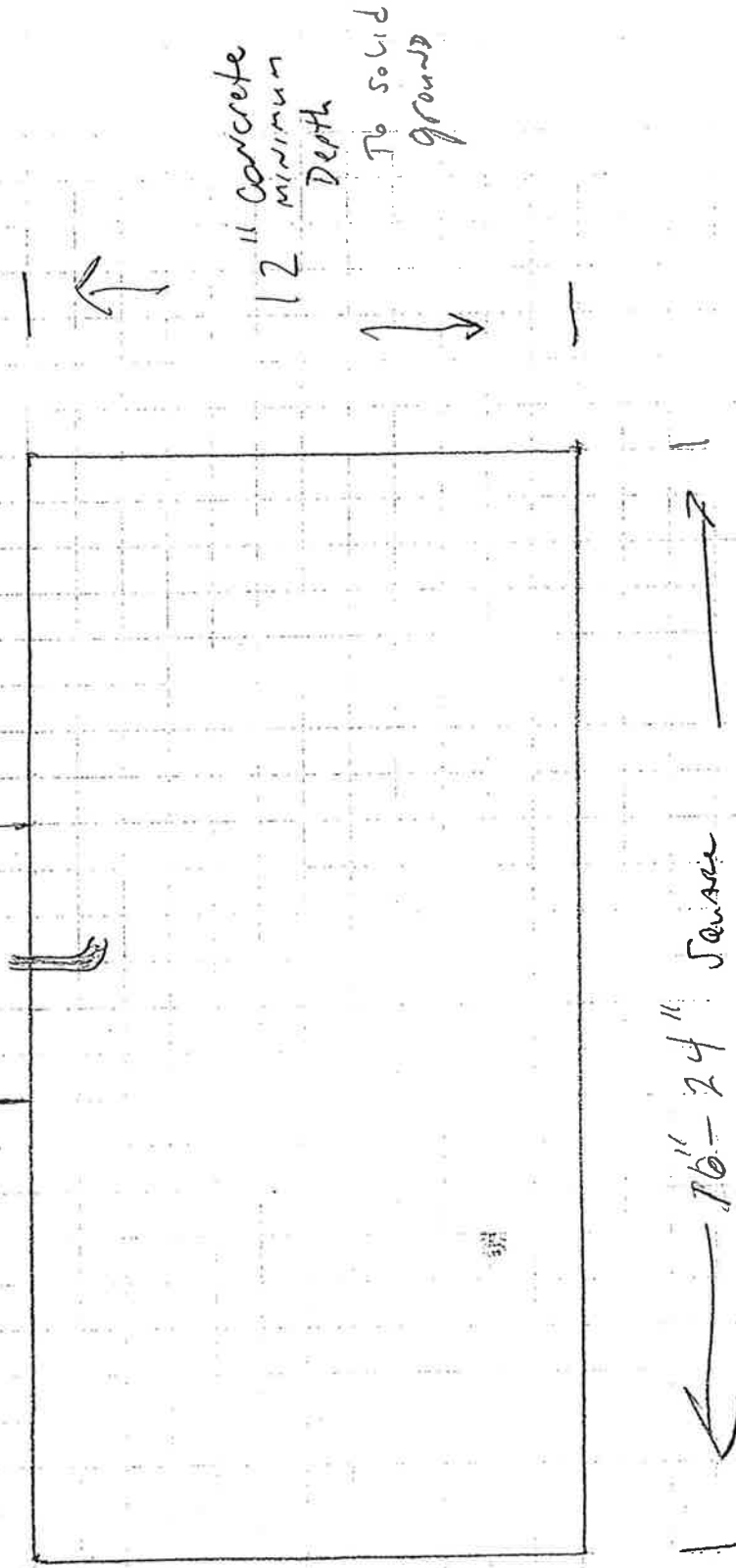


STAIRS to be  
approximately 48" wide  
with 4 - 2x12 stringers

this is to be  
opening to be  
less than 6  
Diameter

There shall be a minimum 6" from ground level to top of concrete footings.

- 6x6 pressure treated support post
- Non Corrosive Post of Base cap to footings Attached to concrete



# ELEVATION CERTIFICATE

**Important:** Follow the instructions on pages 1–9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION				FOR INSURANCE COMPANY USE	
A1. Building Owner's Name Denise Hatabian				Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 3632 Spring Beauty Court				Company NAIC Number:	
City Powder Springs		State Georgia		ZIP Code 30127	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) Lot 130, The Cottages at Silver Springs Village; Plat Book 204, Pages 2-4; Deed Book 15201, Page 4834					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) Residential					
A5. Latitude/Longitude: Lat. 33.864560* Long. -84.692458* Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983					
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.					
A7. Building Diagram Number 1-A					
A8. For a building with a crawlspace or enclosure(s):					
a) Square footage of crawlspace or enclosure(s) N/A sq ft					
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade N/A					
c) Total net area of flood openings in A8.b N/A sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input type="checkbox"/> No					
A9. For a building with an attached garage:					
a) Square footage of attached garage 420 sq ft					
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade 0					
c) Total net area of flood openings in A9.b N/A sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input type="checkbox"/> No					
SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number Powder Springs Community No. 130056			B2. County Name Cobb County		B3. State Georgia
B4. Map/Panel Number 13067C0177	B5. Suffix G	B6. FIRM Index Date 12/16/2008	B7. FIRM Panel Effective/ Revised Date 10/05/2018	B8. Flood Zone(s) X and AE	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 914.5
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input checked="" type="checkbox"/> FIS Profile <input type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____					
B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: N/A <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					



# ELEVATION CERTIFICATE

OMB No. 1660-0008  
Expiration Date: November 30, 2018

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 3632 Spring Beauty Court			Policy Number:
City Powder Springs	State Georgia	ZIP Code 30127	Company NAIC Number

## SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings\* ☐ Building Under Construction\* ☒ Finished Construction

\*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: GPS Observation Vertical Datum: NAVD - 1988

Indicate elevation datum used for the elevations in items a) through h) below.

☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source: \_\_\_\_\_

Datum used for building elevations must be the same as that used for the BFE.

Check the measurement used.

a) Top of bottom floor (including basement, crawlspace, or enclosure floor)	<u>918.5</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
b) Top of the next higher floor	<u>927.8</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
c) Bottom of the lowest horizontal structural member (V Zones only)	<u>N/A</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
d) Attached garage (top of slab)	<u>926.2</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	<u>918.5</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
f) Lowest adjacent (finished) grade next to building (LAG)	<u>917.7</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
g) Highest adjacent (finished) grade next to building (HAG)	<u>926.2</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	<u>916.2</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters

## SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No ☒ Check here if attachments.

Certifier's Name  
James H Carter

License Number  
Georgia PLS No. 1999

Title  
Georgia Professional Land Surveyor No. 1999

Company Name  
James H Carter Land Surveying Co

Address  
P.O. Box 957982

City  
Duluth

State  
Georgia

ZIP Code  
30095

Signature  
*James H Carter*

Date  
01/04/2019

Telephone  
[REDACTED]



Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

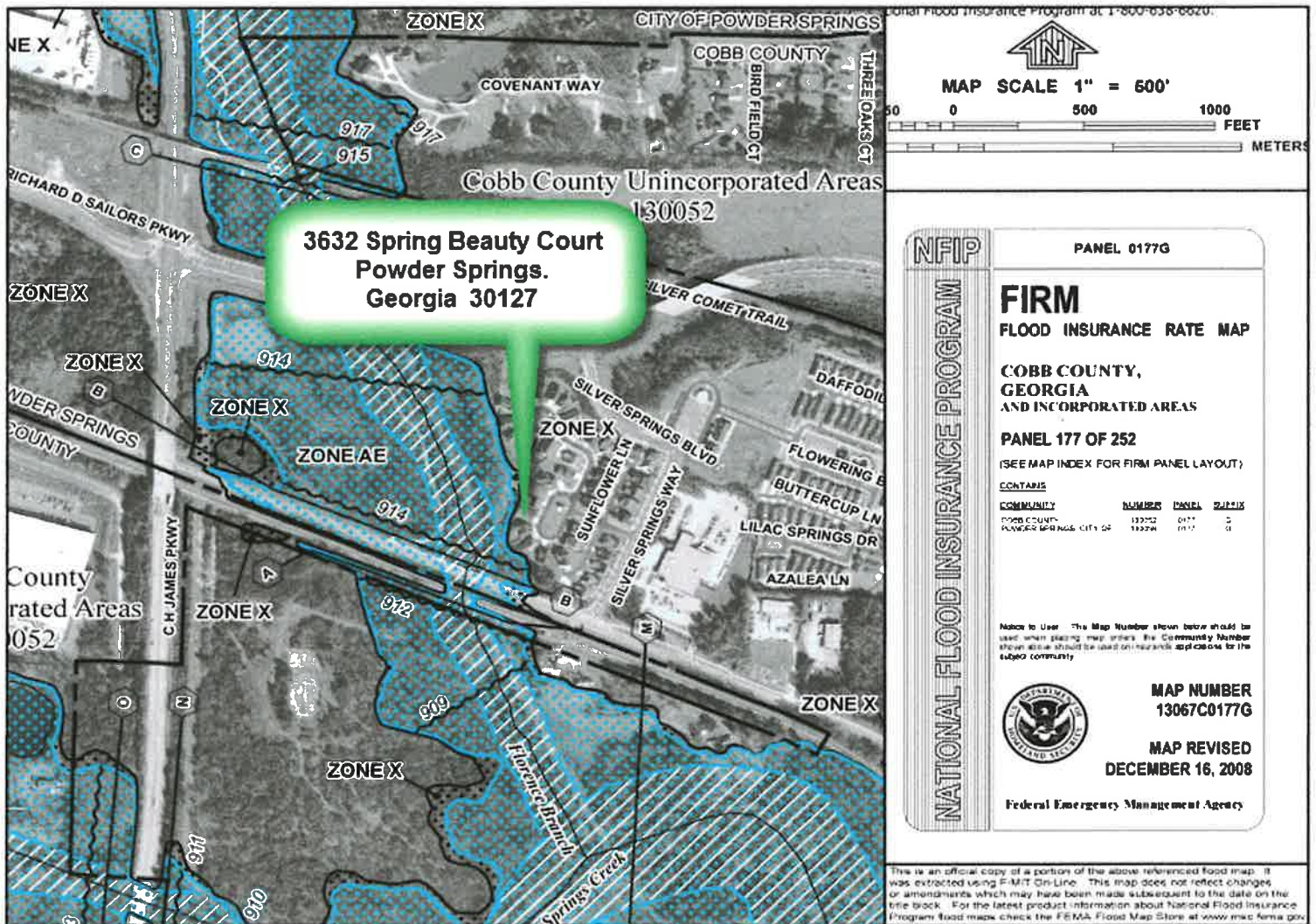
Comments (including type of equipment and location, per C2(e), if applicable)

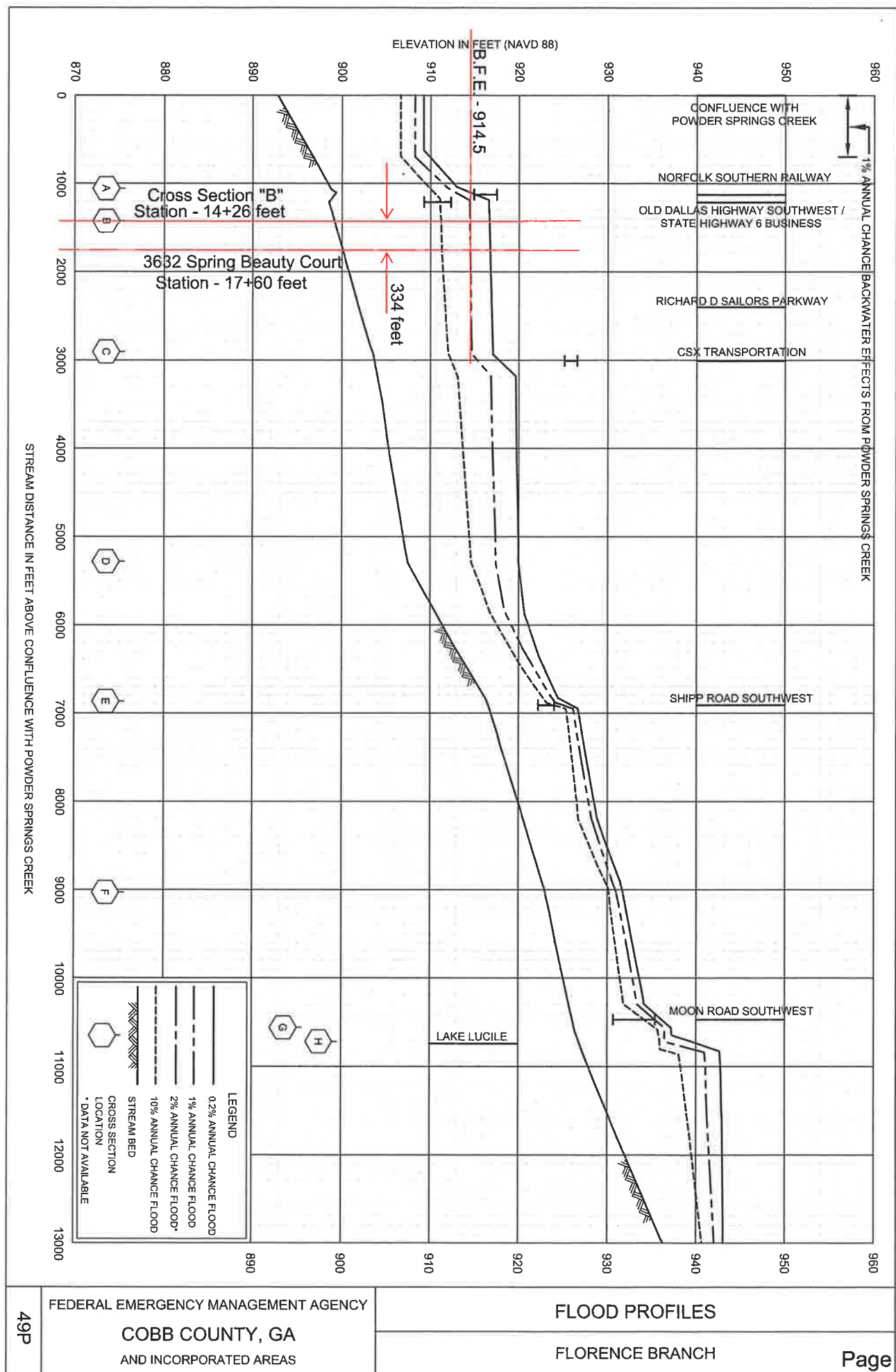
Latitude and Longitude derived from Google Earth.

Lowest equipment servicing this building is the HV/AC furnace units located on the lowest level.









FLOODING SOURCE		FLOODWAY			BASE FLOOD WATER-SURFACE ELEVATION (FEET NAVD)				
CROSS SECTION	DISTANCE	WIDTH (FEET)	SECTION AREA (SQUARE FEET)	MEAN VELOCITY (FEET PER SECOND)	REGULATORY	WITHOUT FLOODWAY	WITH FLOODWAY	INCREASE	
Florence Branch	A	1,056 <sup>1</sup>	132	639	3.2	912.0	912.0	912.5	0.5
	B	1,426 <sup>1</sup>	215	1,861	1.1	914.4	914.4	914.8	0.4
	C	2,904 <sup>1</sup>	399	2,695	0.8	914.7	914.7	915.4	0.7
	D	5,280 <sup>1</sup>	229	1,420	1.4	917.5	917.5	918.2	0.7
	E	6,864 <sup>1</sup>	165	639	2.8	924.0	924.0	924.2	0.2
	F	9,029 <sup>1</sup>	305	1,226	1.5	931.0	931.0	931.9	0.9
	G	10,560 <sup>1</sup>	216	1,710	0.9	936.4	936.4	937.3	0.9
	H	10,718 <sup>1</sup>	218	1,730	0.9	936.4	936.4	937.3	0.9
	I	13,094 <sup>1</sup>	118	226	6.1	942.1	942.1	942.1	0.0
	J	16,051 <sup>1</sup>	48	301	3.4	957.3	957.3	958.3	1.0
	K	17,899 <sup>1</sup>	35	179	5.7	965.0	965.0	965.6	0.6
	L	21,226 <sup>1</sup>	83	341	3.0	988.9	988.9	989.7	0.8
Gilmore Creek	A	3,010 <sup>2</sup>	228	753	2.1	774.4	771.6 <sup>5</sup>	772.6	1.0
	B	3,643 <sup>2</sup>	53	228	6.2	775.0	775.0	775.4	0.4
	C	4,646 <sup>2</sup>	36	264	5.4	784.6	784.6	785.0	0.4
Gordon Branch	A	634 <sup>3</sup>	25	99	6.3	920.1	920.1	920.4	0.3
	B	1,478 <sup>3</sup>	44	84	5.9	933.7	933.7	933.7	0.0
	C	2,587 <sup>3</sup>	17	60	5.7	960.7	960.7	961.3	0.6
Gordon Creek	A	7,920 <sup>4</sup>	63	380	5.8	911.2	911.2	911.8	0.6
	B	10,454 <sup>4</sup>	129	487	3.4	926.0	926.0	926.8	0.8
	C	13,042 <sup>4</sup>	120	348	4.1	949.5	949.5	949.7	0.2
	D	15,576 <sup>4</sup>	53	252	4.2	965.3	965.3	966.3	1.0
	E	16,262 <sup>4</sup>	61	251	4.2	971.5	971.5	972.3	0.8

<sup>1</sup>Feet above confluence with Powder Springs Creek

<sup>2</sup>Feet above confluence with Chattahoochee River

<sup>3</sup>Feet above confluence with Gordon Creek

<sup>4</sup>Feet above confluence with Sweetwater Creek

<sup>5</sup>Elevation Computed without consideration of backwater effects from Chattahoochee River

FEDERAL EMERGENCY MANAGEMENT AGENCY

FLOODWAY DATA

COBB COUNTY, GA  
AND INCORPORATED AREAS

FLORENCE BRANCH – GILMORE CREEK – GORDON  
BRANCH

TABLE 6