



Variance Request Application Checklist

Applicant Information

Name	Michelle Allcala	Phone	404.861.3311
Mailing Address	460 BRIDGTON Rd. Ste 500 Suwanee, GA 30024	Email	michelle.allinspool11c@gmail.com

Application Checklist

The following information will be required:

- Application
- Notice of Intent
- Applicant's Written Analysis
- Campaign Contribution Disclosure N/A
- Owner's Authorization, if applicable.
- Legal Description and Survey Plat of the property
- Application Fee (summary of fees attached)
- Copy of the Deed that reflects the current owners name
- Vicinity Map outlining the parcel/s in relation to the surrounding area
- Site plan, plat or survey prepared by an architect, engineer. The following information **must** be included:
Specific use or uses proposed for the site. Acreage, bearing and distances, other dimensions, and location of the tract(s). Locations, sizes and setbacks of proposed structures, including the number of stories and total floor area, height, for residential number of units, Square footage of heated floor area. Detention/retention areas, and utility easements. Location of dumpsters. Public or private street(s) - right of way and roadway widths, approximate grades Location and size of parking area with proposed ingress and egress. Specific types and dimensions of protective measures, such as buffers. Landscaping. Wetlands, stream buffers, and 100 year floodplain.
- Sketch Plan/ Architectural Rendering, if applicable
- Traffic Study required for development with 500,000 sf of nonresidential floor area or 350 dwelling units or more.

List additional attachments:

Note Carefully

If your application qualifies as a "Development of Regional Impact" (see Article 13) then you must follow additional procedures BEFORE your application can be considered. The Community Development Department will assist you with the DRI process, which is mandated by State and GRTA requirements.

Indicate the current zoning district of the property, and the zoning district you are requesting. File a separate application for each Rezoning request naming a different zoning district. A Special Use request, Variance request can be filed concurrently with a Rezoning request on the same property by separate application.



Variance Request Application Form

Applicant Information

Name <i>Michelle Alcala</i>	Phone <i>404.861.3311</i>
Mailing Address <i>460 Beogdon Rd. ste 500 Suwanee, GA 30024</i>	Email <i>michelle.allinspool11c@gmail.com</i>

Variance Request Property Information

Address <i>3255 Birchhaven Trace</i>	Parcel ID / Lot# <i>19082000430/111</i>
Acreage <i>0.278 / 12,092 sq ft</i>	Present Zoning <i>Unknown</i>
Variance Request <i>MOVE 75' buffer to 60'</i>	
Source of Water Supply	Source of Sewage Disposal

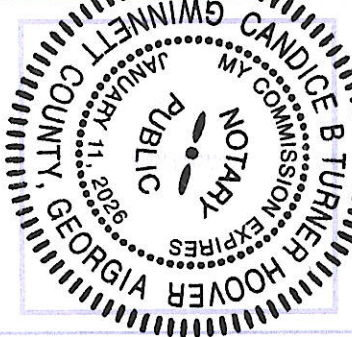
Additional Information, If Applicable

Elementary School and School's Capacity	Middle School and School's Capacity
High School and School's Capacity <i>N/A</i>	Peak Hours Trips Generated

Notary Attestation

Executed in *Buford* (City), *GA* (State).

<i>Michelle Alcala</i> Signature of Applicant	<i>Michelle Alcala</i> Printed Name	<i>3-18-22</i> Date
Subscribed and sworn before me this <i>17th</i> day of <i>March</i> , 20 <i>22</i>		
<i>Candice Hoover</i> Signature of Notary Public	<i>CANDICE TURNER HOOPER</i> Name of Notary Public	<i>1/11/20</i> My Commission Expires



For Official Use Only

PZ #	
Planning Commission Hearing	City Council Hearing
Withdrawal Date	Reason for Withdrawal



city of
powder springs

Variance Request

Notice of Intent

Applicant Information

Name	Michelle Alcalá	Phone	404.861.3311
Mailing Address	410 BRADLON RD. Ste. 500 Suwanee, GA 30024	Email	michelle.allin@pod11c@gmail.com

Notice of Intent

PART I. Please indicate the purpose of this application :

Requesting for the 75' Buffer to be reduced to 60' to allow an inground pool installation

PART II. Please list all requested variances:

Part III. Existing use of subject property:

Not being used

Part IV. Proposed use of subject property:

Residential inground pool

Part V. Other Pertinent Information (List or attach additional information if needed):

Applicant Signature

	Michelle Alcalá	3-18-22
Signature of Applicant	Printed Name	Date



city of
powder springs

Variance Request

Applicant's Written Analysis

Applicant Information

Name	Michelle Alcala	Phone	404.861.3311
Mailing Address	460 Brogdon Rd Ste 500 Suwanee, GA 30024	Email	michelle.allin@poolco@gmail.com

Written Analysis

In details please address these Variance Criteria:

- a. Are there extraordinary and exceptional conditions or practical difficulties pertaining to the particular piece of property in question because of its size, shape or topography that are not applicable to other lands or structures in the same district.
- the backyard is taken up by 75' and 25' buffers not allowing any usable space
- b. A literal interpretation of the provisions of this development code would effectively deprive the applicant of rights commonly enjoyed by other properties of the district in which the property is located.
- c. Granting the variance requested will not confer upon the property of the applicant any special privileges that are denied to other properties of the district in which the applicant's property is located.
- d. The requested variance will be in harmony with the purpose and intent of this development code and will not be injurious to the neighborhood or to the general welfare.
- e. The special circumstances are not the result of the actions of the applicant.
- f. The variance requested is the minimum variance that will make possible the proposed use of the land, building, or structure in the use district proposed. yes. we are only requesting a 15' variance to allow the install of a 474.30 sq'
- g. The variance shall not permit a use of land, building or structures, which is not permitted by right in the zoning district overlay district involved.

Applicant Signature

	Michelle Alcala	3-18-22
Signature of Applicant	Printed Name	Date