

Part I. To obtain a variance for my parking lot.

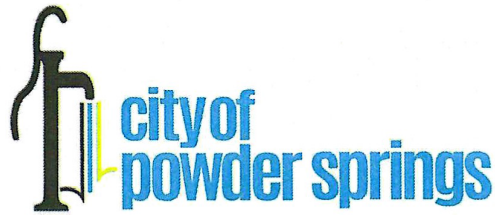
Part II. Parking Lot Variance.

Part III. Is a Childcare Center

Part IV. To be grandfathered in to currently use the parking lot that we have now which meets our current and future needs.

Part V. Currently, the parking spaces that we have meet and exceeds our need. We have six classrooms with six full time employees and a director at any given time. Our 6 full time employees leave at 3:00pm, we use only 3 part time employees in the evening when the classes are combined. The Modular classroom room will only employ 2 more teachers in the evening. Our parents don't park for pick up. They use the drive-thru and we walk the children to their cars. Visitor or new parents are not allowed in the building during regular business hours. We give our potential parent tours at 6pm daily. Our parking capacity with the new building completely and absolutely exceed our need. Besides, we shall not have problem in parking on our neighbor's (Mr. Shawn) parking space, if we ever need it, but it is highly unlikely.

Ben and Chika Onwukaeme



Variance Request Application Form

Applicant Information

Name <u>Benjamin Onwukaeme</u>	Phone [REDACTED]
Mailing Address <u>464 2250 Winbermere Way Powder Springs, 30127</u>	Email [REDACTED]

Variance Request Property Information

Address <u>4640 Hiram Lithia Sig. ^{HP}</u>	Parcel ID / Lot#
Acreage	Present Zoning
Variance Request <u>Parking</u>	
Source of Water Supply <u>City</u>	Source of Sewage Disposal <u>Septic</u>

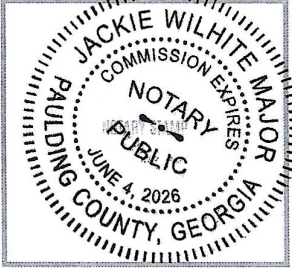
Additional Information, If Applicable

Elementary School and School's Capacity	Middle School and School's Capacity
High School and School's Capacity	Peak Hours Trips Generated

Notary Attestation

Executed in Powder Springs (City), GA (State).

<u>[Signature]</u> Signature of Applicant	<u>Ben. Onwukaeme</u> Printed Name	<u>10/3/24</u> Date
Subscribed and sworn before me this _____ day of _____ month, 20__.		
<u>[Signature]</u> Signature of Notary Public	_____ Name of Notary Public	_____ My Commission Expires



For Official Use Only

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



Variance Request

Notice of Intent

Applicant Information

Name Benjamin Onwuikaeme	Phone [REDACTED]
Mailing Address 2250 Windermere Way Powder Springs 30127	Email [REDACTED]

Notice of Intent

PART I. Please indicate the purpose of this application :

parking variance

PART II. Please list all requested variances:

parking Lot variance

Part III. Existing use of subject property:

childcare center

Part IV. Proposed use of subject property:

to be grandfathered in to currently use the parking lot that we have now which meets our current and future needs

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

~~parking spaces~~ Currently, the parking spaces we have meet and exceed our need
** please see the attached **

Applicant Signature

	Dr Ben Onwuikaeme	10/2/24
Signature of Applicant	Printed Name	Date



Variance Request

Applicant's Written Analysis

Applicant Information

Name Benjamin Onwukaere

Phone [REDACTED]

Mailing Address 2250 Windermere way
Powder Sp. 3025

Email [REDACTED]

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.

Not to my knowledge

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.

Granting this variance will not in anyway interfere with or inconvenience anyone

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.

It will not be injurious to our neighbors or community.

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.

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

[Signature]
Signature of Applicant

Dr. Ben. Onwukaere
Printed Name

10/2/24
Date



Variance Request

Owner's Authorization Form

Owner's Authorization

Applicant Name <u>Benjamin Onwukaene</u>	Applicant's Address <u>2250 winterme way powder springs 3012</u>
Property Address <u>4640 Hiram Lillian Springs Powder Springs, GA</u>	Property PIN

This is to certify that I am or We are or I am the Authorized Representative of a Corporation that is the owner of a majority interest in the subject property of the attached application. By execution of this form, this is to authorize the person names as "applicant" below, acting on behalf of the owner, to file for and pursue a request for approval of the following:

Check all that apply:

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

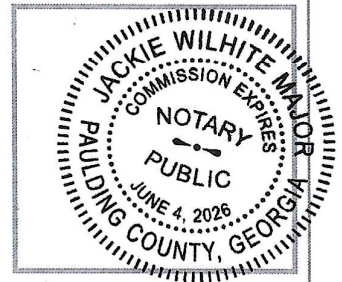
Signature of Property Owner(s)

<u>Benjamin E. Onwukaene</u> Signature of Owner	<u>[Signature]</u> Printed Name	<u>10/3/24</u> Date
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State of GA, County of Cobb

This instrument was acknowledged before me this 3 day of Octoberth
2024 by _____ name of signer. Identification Presented: GA driver's license

<u>[Signature]</u> Signature of Notary Public	_____ Name of Notary Public	_____ My Commission Expires
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_____ Signature of Owner	_____ Printed Name	_____ Date
State of _____, County of _____.		
This instrument was acknowledged before me this _____ day of _____ month.		
20____, by _____ name of signer. Identification Presented: _____		
_____ Signature of Notary Public	_____ Name of Notary Public	_____ My Commission Expires



city of powder springs

Variance Request

Application Checklist

Applicant Information

Name	Benjamin Onwakaene	Phone	[REDACTED]
Mailing Address	2250 Windermere Way Powder Springs, 30127	Email	[REDACTED]

Application Checklist

The following information will be required:

1. Application
 2. Notice of Intent
 3. Applicant's Written Analysis
 4. Campaign Contribution Disclosure
 5. Owner's Authorization, if applicable.
 6. Legal Description and Survey Plat of the property
 7. Application Fee (summary of fees attached)
 8. Copy of the Deed that reflects the current owners name
 9. Vicinity Map outlining the parcel/s in relation to the surrounding area
 10. 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.
 11. Sketch Plan/ Architectural Rendering, if applicable
 12. 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.