

 city of  
powder springs  
**Variance Request**  
Application Form

### Applicant Information

|                 |                                            |       |                   |
|-----------------|--------------------------------------------|-------|-------------------|
| Name            | Elysee Saint-Elie                          | Phone | 7708831241        |
| Mailing Address | 4026 Mobley Drive Powder Springs, GA 30127 | Email | elydan2@yahoo.com |

### Variance Request Property Information

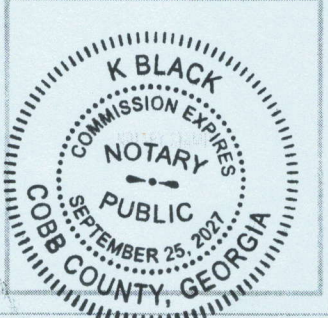
|                        |                                            |                  |             |
|------------------------|--------------------------------------------|------------------|-------------|
| Address                | 4026 Mobley Drive Powder Springs, GA 30127 | Parcel ID / Lot# | 903         |
| Acreage                | 2.7                                        | Present Zoning   | Residential |
| Variance Request       | UDC 4-135 (g)                              |                  |             |
| 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       | Peak Hours Trips Generated          |

### Notary Attestation

|                                                        |                        |                       |          |
|--------------------------------------------------------|------------------------|-----------------------|----------|
| Executed in                                            | Powder Springs (City), | (State)               | GA       |
| Signature of Applicant                                 | Elysee Saint-Elie      | Date                  | 10-17-25 |
| Subscribed and sworn before me this 17 day of 10, 2025 |                        |                       |          |
| Signature of Notary Public                             | Kensha Black           | My Commission Expires | 9/25/27  |



### 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 **Elysee Saint-Elie**

Phone **7708831241**

Mailing Address **4026 Mobley Drive Powder Springs, GA 30127**

Email **elydan2@yahoo.com**

### Notice of Intent

**PART I. Please indicate the purpose of this application :**

Construction in the front yard of a 6-foot-high decorative fence with brick columns and black stainless-steel at Mobley Drive. The 15 ft requested setback allows the fence to be aligned with the existing neighboring fences.

**PART II. Please list all requested variances:**

6-foot-high decorative black stainless-steel fence with 6-foot brick columns in the front yard  
Requesting to place a gate closer than 25-ft to the right of way

**Part III. Existing use of subject property:**

Residential

**Part IV. Proposed use of subject property:**

Residential

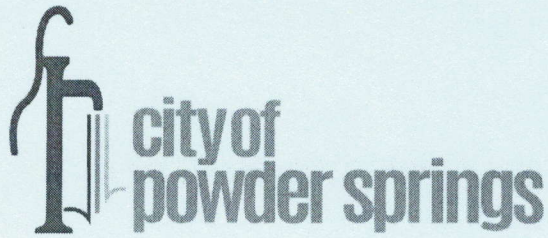
**Part V. Other Pertinent Information (List or attach additional information if needed):**

### Applicant Signature

Signature of Applicant

**Elysee Saint-Elie**  
Printed Name

**10/17/2025**  
Date



## Variance Request

### Applicant's Written Analysis

#### Applicant Information

Name **Elysee Saint-Elie**

Phone **7708831241**

Mailing Address **4026 Mobley Drive Powder Springs, GA 30127**

Email **elydan2@yahoo.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.  
Yes. There are extraordinary and exceptional conditions pertaining to this property that do not apply to most other residential lots in the same zoning district  
The property is a 2.7 acres of privately owned land located at the end of the street, outside of any subdivision, and directly adjacent to wooded and open areas.
- 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.  
Denying this variance would therefore deny me the same reasonable ability to safeguard and enjoy the property as other homeowners in the district
- 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  
No. Granting this variance will not confer any special privilege denied to other properties in the same zoning district.  
The request is based on unique site-specific conditions — a 2.7-acre lot
- 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.  
Yes. The special circumstances and conditions affecting this property do not apply generally to other properties in the same zoning district.  
Because of its size, location, and exposure to wildlife, the property experiences conditions that are exceptional and uncommon, justifying the need for a variance to construct a fence for protection
- e. The special circumstances are not the result of the actions of the applicant.  
No. The special circumstances and conditions are not the result of any action by the applicant.  
These conditions existed prior to ownership and are beyond my control
- 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.  
No. Granting the requested variance will not be detrimental to the public good or impair the intent or purpose of the City's zoning regulations.  
The fence will not obstruct traffic visibility, not interfere with utilities or drainage, and not negatively affect neighboring properties.
- 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.  
The property is a 2.7-acre private residential lot, situated at the end of Mobley Drive and bordered by wooded land. Due to its large size, open frontage, and wildlife activity, the property experiences frequent deer intrusion resulting in damage to fruit trees, flowers, and landscaping. These conditions are unique and not typical of other residential lots in the district.

#### Applicant Signature

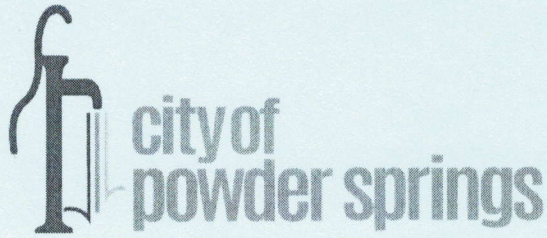
Signature of Applicant

**Elysee Saint-Elie**

Printed Name

**10-17-25**

Date



## Variance Request

### Campaign Contribution Disclosure

#### Applicant and Attorney Information

Applicant's Name **Elysee Saint-Elie**

Applicant's Address 4026 Mobley Drive, Powder Springs, GA 30127

Applicant's Attorney

Attorney's Address

#### Campaign Contribution Disclosure

The following information is provided in accordance with the Georgia Conflict of Interest in Zoning Actions Act, O.C.G.A. 36-67A-1 et seq.

The property that is the subject of the attached application is owned by:

☒ Individual(s) ☐ Corporation ☐ Partnership ☐ Limited Partnership ☐ Joint Venture

All persons, corporations, partners, limited partners, or joint ventures party to ownership of the property that is the subject of the attached application are listed below:

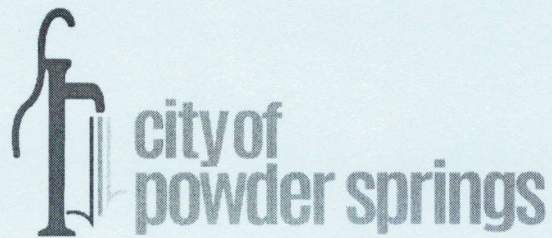
|       |       |
|-------|-------|
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |

APPLICANT: Within the two years preceding the date of the attached application, the applicant has made campaign contributions or gifts aggregating \$250 or more to the Mayor, to members of the Powder Springs City Council, or to members of the Planning Commission, as follows:

| Name of Official | Amount of Contribution or Gift | Date of Contribution or Gift |
|------------------|--------------------------------|------------------------------|
| _____            | _____                          | _____                        |

ATTORNEY: Within the two years preceding the date of the attached application, the attorney representing the applicant has made campaign contributions or gifts aggregating \$250 or more to the Mayor, to members of the Powder Springs City Council, or to members of the Planning Commission, as follows:

| Name of Official | Amount of Contribution or Gift | Date of Contribution or Gift |
|------------------|--------------------------------|------------------------------|
| _____            | _____                          | _____                        |



## Variance Request

### Owner's Authorization Form

#### Owner's Authorization

Applicant Name **Elysee Saint-Elie**

Applicant's Address

Property Address **4026 Mobley Drive Powder Springs, GA 30127**

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 ☐

Special Use ☒

Hardship Variance ☐

Special Exception ☐

Flood Protection Variance ☐

Appeal of Administrative Decision ☐

#### Signature of Property Owner(s)

  
Signature of Owner

**Elysee Saint-Elie**  
Printed Name

**10-17-25**  
Date

State of **GA**, County of **Cobb**

This instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ month.

20\_\_\_\_, by \_\_\_\_\_, Identification Presented: \_\_\_\_\_

Signature of Notary Public

Name of Notary Public

My Commission Expires

Signature of Owner

Printed Name

Date

State of \_\_\_\_\_, County of \_\_\_\_\_.

This instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ month.

20\_\_\_\_, by \_\_\_\_\_, Identification Presented: \_\_\_\_\_

Signature of Notary Public

Name of Notary Public

My Commission Expires