



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.



Variance Request Application Form

Applicant Information

Name <u>Benjamin Onwukaere</u>	Phone
Mailing Address <u>464 2250 Winbermere Way Powder Springs, 30127</u>	Email

Variance Request Property Information

Address <u>4640 Hiram Lithia St. #A</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

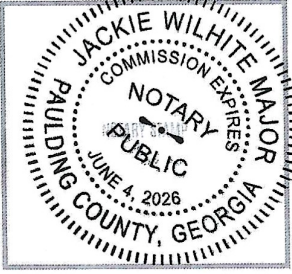
Notary Attestation

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

	<u>Ben. Onwukaere</u>	<u>10/3/24</u>
Signature of Applicant	Printed Name	Date

Subscribed and sworn before me this _____ day of _____ month, 20__.

	_____	_____
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 Onwuakaeme	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:

Part III. Existing use of subject property:

childcare center

Part IV. Proposed use of subject property:

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

Applicant Signature

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



Variance Request

Applicant's Written Analysis

Applicant Information

Name Benjamin Onwukaeme

Phone [REDACTED]

Mailing Address 2250 Windermere way
Powder Sp. 30127

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.

- 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.

- 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] Dr. Ben. Onwukaeme 10/2/24
Signature of Applicant Printed Name Date



city of powder springs

Variance Request Owner's Authorization Form

Owner's Authorization

Applicant Name <u>Benjamin Onwukaene</u>	Applicant's Address <u>2250 wintermeadow way powder springs 3012</u>
Property Address <u>4640 Hiram Lithia 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:

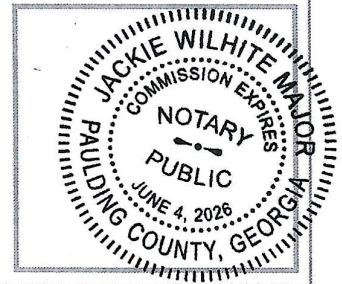
Rezoning <input type="checkbox"/>	Special Use <input type="checkbox"/>	Hardship Variance <input type="checkbox"/>
Special Exception <input type="checkbox"/>	Flood Protection Variance <input type="checkbox"/>	Appeal of Administrative Decision <input type="checkbox"/>

Signature of Property Owner(s)

<u>Benjamin E. Onwukaene</u> Signature of Owner	<u>BE</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>Jackie Wilhite Major</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 _____ th month, 20____, by _____ name of signer. Identification Presented: _____		
_____ Signature of Notary Public	_____ Name of Notary Public	_____ My Commission Expires