



Variance Request Application Packet

Applicant's Public Notice Requirements

The Code requires public notice of your Rezoning request, Special Use and Variance requests. The Community Development Department will tell you when and where the Planning and Zoning Commission and the Mayor and Council meetings will be held.

Newspaper: The City will publish a legal notice in the newspaper regarding your application and announcing the time and place of the public hearing. At least 15 days before the Mayor and Council but no more than 45 days prior to the date of the public hearing.

Sign Posting, Public Hearing Notice & Affidavit

Sign Posting: The applicant shall be required to post and maintain signs supplied by the City on or near the right-of way of the nearest public street, so as to be visible from the street for at least 15 days and not more than 45 days immediately preceding the date for the governing body's public hearing on the rezoning or special use application. It is your responsibility to post the signs and to maintain the signs during the posting period. Failure to post and maintain the signs continuously may prohibit consideration of the application at any scheduled public hearing. In the event the signs are not posted continuously, the City, in its sole discretion, may require the reposting and re-advertising prior to any future public hearing, for which the applicant shall pay an additional re-advertising fee. The City may also in its sole discretion, continue, hold, approve, or dismiss the application. Any dismissal under the provisions of this paragraph shall be with prejudice unless specifically noted as being without prejudice by the City.

Public Hearing Notice: At least 15 days before the Planning & Zoning Commission's public hearing, you are to mail a notice to all persons owning property within 200 feet of the property that is the subject matter of the zoning change. The notice is to state the time, place and purpose of the hearings, and include a page size copy of the sketch plan submitted with the application.

Affidavit: Prior to the public hearing you must also submit an affidavit with a copy of the notice to the Community Development Director listing the property owners and certifying the date that the notices were mailed (form attached)

City Actions

The Community Development Department will date your application when it is received. The Community Development Department has five (5) working days in which to determine that your application is complete or to return it to you for additional information. The application will not be scheduled for public hearing until it is complete. The Planning Commission's public hearing will be held at the time advertised. At the public hearing, you will be allowed to speak first in order to present the application. Others in support of the application may then speak, followed by those in opposition to the application. You may then be allowed time for rebuttal if adequate time remains. Rebuttal must be limited to points or issues raised by opponents to the application at the hearing. After the Planning Commission has made their recommendation, the Mayor and City Council will consider approval or denial of the application at their own public hearing. You or a representative thereof with authority to make binding commitments to the City with respect to any stipulations that may be offered in connection with such application shall attend the meetings, and make a presentation following the same procedure as the Planning Commission hearing. The final action taken by the Mayor and City Council will be indicated on the application form, along with any stipulations that they impose on the property if approved, and a copy will be given to you as official notice of their final action.

Contact Information

The Community Development Dept.

4488 Pineview Drive

Powder Springs GA 30127.

commdev@cityofpowdersprings.org

770-943-1666

Zoning Administrator

Shaun Myers

Planning and Zoning Manager

smyers@cityofpowdersprings.org

770-943-1666



Variance Request Application Checklist

Applicant Information

Name Carla Hamby

Phone 770-873-1192

Mailing Address 2837 Spring Green Way
Powder Springs, Ga. 30127

Email carlahamby1@yahoo.com

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.



city of powder springs
Variance Request
Application Form

Applicant Information

Name <u>Carla Hamby</u>	Phone <u>770-873-1192</u>
Mailing Address <u>2837 Spring Green Way Powder Springs, Ga. 30127</u>	Email <u>carlahamby1@yahoo.com</u>

Variance Request Property Information

Address <u>2837 Spring Green Way Powder Springs, Ga. 30127</u>	Parcel ID / Lot#
Acreage	Present Zoning
Variance Request <u>Reduce the rear setback from 30 to 10</u>	
Source of Water Supply <u>Cobb</u>	Source of Sewage Disposal <u>Cobb</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 Hiram (City), GA (State).

<u>Carla Hamby</u> Signature of Applicant	<u>Carla Hamby</u> Printed Name	<u>3-17-2022</u> Date
Subscribed and sworn before me this <u>17</u> day of <u>March</u> 20 <u>22</u>		
<u>[Signature]</u> Signature of Notary Public	<u>Joana Guzman</u> Name of Notary Public	<u>9/23/2024</u> My Commission Expires

JOANA GUZMAN
 NOTARY PUBLIC
 Paulding County
 State of Georgia
 My Comm. Expires Sept. 23, 2024

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	Carla Hamby	Phone	770-873-1192
Mailing Address	2837 Spring Green Way Powder Springs, GA 30127	Email	carlahamby1@yahoo.com

Notice of Intent

PART I. Please indicate the purpose of this application :

Slab for Travel Trailer for storage in backyard.

PART II. Please list all requested variances:

I am requesting to reduce rear set back from 30 to 10

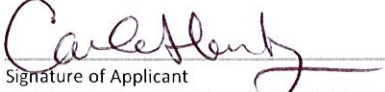
Part III. Existing use of subject property:

nothing

Part IV. Proposed use of subject property:

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

Applicant Signature

	Carla Hamby	
Signature of Applicant	Printed Name	Date



Variance Request

Applicant's Written Analysis

Applicant Information

Name	Carla Hamby	Phone	770-873-1192
Mailing Address	2837 Spring Green Way Powder Springs, Ga. 30127	Email	carlahamby1@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.
no

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.
no

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

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, correct

e. The special circumstances are not the result of the actions of the applicant.
no

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

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. ok

Applicant Signature

	Carla Hamby	
Signature of Applicant	Printed Name	Date



Variance Request

Campaign Contribution Disclosure

Applicant and Attorney Information

Applicant's Name Carla Hamby

Applicant's Address 2837 Spring Green Way
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:

NONE

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



Fence

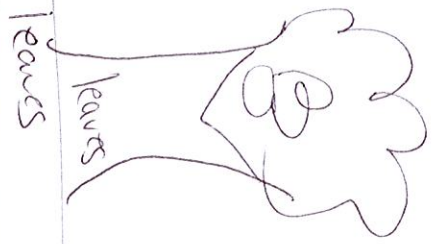
Fence

10ft
10ft
10ft
30ft
Maze

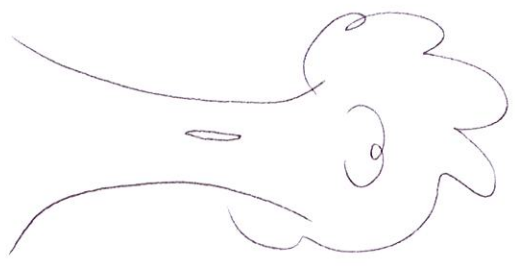
20ft

24ft wide

10ft



Fence



House

Jay C. Stephenson
Jay C. Stephenson
Clerk of Superior Court Cobb Cty. Ga.

2
12

AFTER RECORDING RETURN TO:
HANSELL L. (HAP) SMITH
SMITH, EUBANKS, SMITH & TUMLIN, P.C.
P. O. Box 1186
Marietta, Georgia 30061
File No. 10130487

WARRANTY DEED

STATE OF GEORGIA

COUNTY OF COBB

This Indenture made this 27th day of August, in the year Two Thousand Ten, between

CHRISTOPHER E. GREEN,

as party or parties of the first part, hereinafter called Grantor, and

CARLA M. HAMBY,

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land lying and being in Land Lot 600 of the 19th District, 2nd Section, Cobb County, Georgia, being Lot 6, Phase One, Spring Green, as per plat recorded in Plat Book 101, Page 63, Cobb County, Georgia Records, which plat is incorporated herein and made a part hereof by reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.