



city of
powder springs
Variance Request
Application Checklist

Applicant Information

Name **Stephanie Harris**

Phone [REDACTED]

Mailing Address **4614 Stonewater Dr**

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.



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Variance Request
Application Form

Applicant Information

Name Stephanie Harris

Phone [REDACTED]

Mailing Address 4614 Stonewater Dr

Email [REDACTED]

Variance Request Property Information

Address 4614 Stonewater Dr. Powder Springs, GA 30127

Parcel ID / Lot# 604

Acreage 0.34

Present Zoning 19th Dist, 2nd Section, Cobb Co

Variance Request Additional Driveway

Source of Water Supply Municipal, Public

Source of Sewage Disposal Municipal, Public

Additional Information, If Applicable

Elementary School and School's Capacity N/A

Middle School and School's Capacity N/A

High School and School's Capacity N/A

Peak Hours Trips Generated N/A

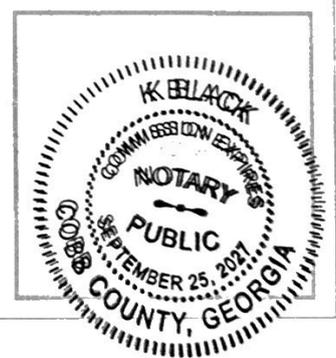
Notary Attestation

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

[Signature] Stephanie Harris 10/28/25
Signature of Applicant Printed Name Date

Subscribed and sworn before me this 28 day of 10 month, 2025

[Signature] Kerisha Black 9/25/27
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 _____



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Variance Request
Notice of Intent

Applicant Information

Name Stephanie Harris

Phone [REDACTED]

Mailing Address 4614 Stonewater Dr

Email [REDACTED]

Notice of Intent

PART I. Please indicate the purpose of this application :

The purpose of this application is because I was initially denied for a permit due to code UDC Sec. 6-25. However there are several homes in my neighborhood with additional driveways.

PART II. Please list all requested variances:

I am requesting an additional driveway

Part III. Existing use of subject property:

Residential Home

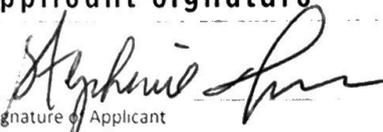
Part IV. Proposed use of subject property:

Residential Home with more parking

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

I am requesting the additional driveway due to multiple cars constantly occupying the public street with supporting photos

Applicant Signature


Signature of Applicant

Stephanie Harris
Printed Name

10/27/2025
Date



city of powder springs

Variance Request

Applicant's Written Analysis

Applicant Information

Name **Stephanie Harris**

Phone [REDACTED]

Mailing Address **4614 Stonewater Dr**

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.

Yes, the homes structures shape is positioned oddly, due to the position, neighboring homes occupy public street parking

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.

The development code would deprive me of rights commonly enjoyed by people within my neighborhood with additional driveways.

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

Granting the variance would not award me any special privileges, a number of my neighbors in my subdivision have additional driveways

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.

The requested variance will definitely be in harmony with the purpose and intent of this development code and will not be injurious to the neighborhood or its general welfare.

e. The special circumstances are not the result of the actions of the applicant.

I am not responsible for the special circumstances.

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.

I am requesting this variance due to necessity, not convenience. I am only asking for minimum deviation to use my property in a reasonable way.

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 variance will not be used to introduce a type of land, building or structure that is prohibited in the zoning district or overlay district.

Applicant Signature

Stephanie Harris

10/27/2025

Signature of Applicant

Printed Name

Date



city of
powder springs

Variance Request

Campaign Contribution Disclosure

Applicant and Attorney Information

Applicant's Name **Stephanie Harris**

Applicant's Address **4614 Stonewater Dr**

Applicant's Attorney **N/A**

Attorney's Address **N/A**

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
_____	_____	_____



city of
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Variance Request
Owner's Authorization Form

Owner's Authorization

Applicant Name Stephanie Harris	Applicant's Address 4614 Stonewater Drive
Property Address 4614 Stonewater Dr. 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 <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)

Signature of Owner _____	Printed Name _____	Date _____
State of _____, County of _____.		
This instrument was acknowledged before me this _____ day of _____, 20____.		
20____, by _____, Identification Presented: _____		
Signature of Notary Public _____	Name of Notary Public _____	

Signature of Owner _____	Printed Name _____	Date _____
State of _____, County of _____.		
This instrument was acknowledged before me this _____ day of _____, 20____.		
20____, by _____, Identification Presented: _____		
Signature of Notary Public _____	Name of Notary Public _____	



city of powder springs

Affidavit of Public Notification

Public Notification Requirements

Per Article 13 and 14 of the City of Powder Springs Unified Development Code, I certify that I have met the advertising requirements of Article 13 and Article 14 for a Special Use, Variance or Rezoning application for subject property located at 4614 Stonewater Dr. Powder Springs, GA 30147

Notices were mailed to all persons owning property located in whole or in part within 200 feet of any portion of the property that is the subject of the rezoning, special use or variance application. The written notice was mailed to the property owners as such names and addresses appear on the County's current ad valorem tax records on N/A. Said notices were mailed at least 15 days but no more than 45 days prior to the Mayor and Council first public hearing date.

Signs were placed on the subject property advertising said hearing on N/A. One sign was placed at each road frontage at least 15 days prior to the Mayor and Council first hearing date.

Please attach the following to affidavit: notices, list of addresses, picture of sign posted on property and any receipt or documentation that was provided at the post office.

Please sign affidavit after letters have been mailed out to neighboring lot owners within 200 feet of the subject site and sign/s have been posted on subject site.

Notary Attestation

Executed in _____ (City), _____ (State).

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

