



Variance Request Application Form

Applicant Information

Name <i>Dion Holmes</i>	Phone [REDACTED]
Mailing Address <i>4020 Raspberry way Austell 30106</i>	Email [REDACTED]

Variance Request Property Information

Address <i>3980 + 3982 Austell Powder Springs Rd</i>	Parcel ID / Lot# <i>19090500180</i>
Acreage <i>1.54</i>	Present Zoning <i>C4</i>
Variance Request <i>3980 Austell Powder Springs Rd</i>	
Source of Water Supply <i>N/A</i>	Source of Sewage Disposal <i>N/A</i>

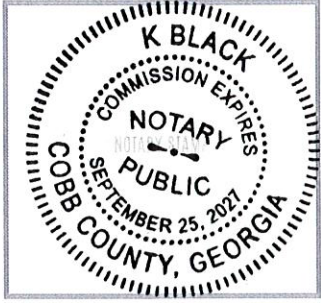
Additional Information, If Applicable

Elementary School and School's Capacity <i>N/A</i>	Middle School and School's Capacity <i>N/A</i>
High School and School's Capacity <i>N/A</i>	Peak Hours Trips Generated <i>N/A</i>

Notary Attestation

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

<i>[Signature]</i> Signature of Applicant	<i>Dion Holmes</i> Printed Name	<i>11-16-23</i> Date
Subscribed and sworn before me this <i>11</i> day of <i>16</i> month, 20 <i>23</i>		
<i>[Signature]</i> Signature of Notary Public	<i>Kerisha Black</i> Name of Notary Public	<i>9/25/27</i> 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 <u>Dion Holmes</u>	Phone <u>[REDACTED]</u>
Mailing Address <u>4020 Raspberry Way Austell 30106</u>	Email <u>[REDACTED]</u>

Notice of Intent

PART I. Please indicate the purpose of this application :

allow indoor/outdoor recreational activities on properties 3980 & 3982
Austell Powder Springs Rd

PART II. Please list all requested variances:

The building to be placed near/beyond the 15ft variances
of the joining parcel

Part III. Existing use of subject property:

Food truck park

Part IV. Proposed use of subject property:

indoor/outdoor activities of recreational activities
to patrons and community

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

are an array of recreational activities such as
but not limited to, horse shoes, corn hole toss, darts,
volleyball

Applicant Signature

<u>Dion Holmes</u> Signature of Applicant	<u>Dion Holmes</u> Printed Name	<u>11-14-23</u> Date
--	------------------------------------	-------------------------



Variance Request

Applicant's Written Analysis

Applicant Information

Name <i>Don Holmes</i>	Phone [REDACTED]
Mailing Address <i>4020 Raspberry Way Austell 30106</i>	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.
NONE
- 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.
N/A
- 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.
N/A
- 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.
N/A
- e. The special circumstances are not the result of the actions of the applicant.
N/A
- 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.
N/A
- 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.
N/A

Applicant Signature

<i>Don Holmes</i> Signature of Applicant	<i>Don Holmes</i> Printed Name	<i>11-14-23</i> Date
---	-----------------------------------	-------------------------



Variance Request

Campaign Contribution Disclosure

Applicant and Attorney Information

Applicant's Name <i>Dionthomas</i>	Applicant's Address <i>4000 Rossperry Way</i>
Applicant's Attorney <i>NA</i>	Attorney's Address <i>NA</i>

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:

<i>NA</i>	<i>NA</i>

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
<i>NA</i>	<i>NA</i>	<i>NA</i>

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
<i>NA</i>	<i>NA</i>	<i>NA</i>



city of powder springs

Variance Request

Owner's Authorization Form

Owner's Authorization

Applicant Name <u>Dion Holmes</u>	Applicant's Address <u>4020 Raspberry Way Austell</u> ³⁰¹⁰⁶
Property Address <u>3782 Austell Powder Springs</u> ^{Ry} Powder Springs, GA	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 checked="" 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"/>

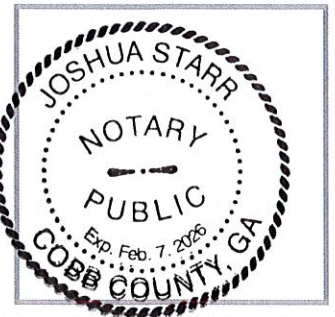
Signature of Property Owner(s)

<u>[Signature]</u> Signature of Owner	<u>MOISES</u> Printed Name	<u>11-16-23</u> Date
--	-------------------------------	-------------------------

State of GA, County of COBB

This instrument was acknowledged before me this 16 day of Nov. 2023

20 23 by Moses Cuadras name of signer. Identification Presented: GA DL



<u>[Signature]</u> Signature of Notary Public	<u>Joshua Starr</u> Name of Notary Public	<u>02/07/2026</u> My Commission Expires
--	--	--

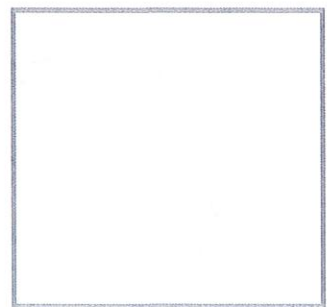
Signature of Owner	Printed Name	Date
--------------------	--------------	------

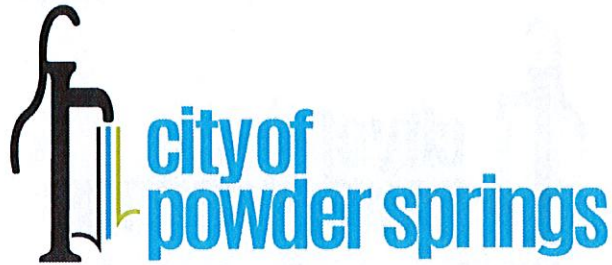
State of _____, County of _____.

This instrument was acknowledged before me this _____ day of _____ month.

20 ____ by _____ name of signer. Identification Presented: _____

Signature of Notary Public	Name of Notary Public	My Commission Expires
----------------------------	-----------------------	-----------------------





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 _____

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 _____. 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 _____. 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

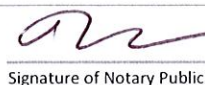
Executed in Powder Springs GA (City) (State).


Signature of Applicant

Dion Holmes
Printed Name

11-16-23
Date

Subscribed and sworn before me this 16 day of 11 month, 2023


Signature of Notary Public

Kerisha Black
Name of Notary Public

9/25/27
My Commission Expires

