



Variance Request

Notice of Intent

Applicant Information

Name	Florencia P Borja	Phone	[REDACTED]
Mailing Address	3654 Hopkins Ct powder springs Ga 30127	Email	[REDACTED]

Notice of Intent

PART I. Please indicate the purpose of this application : use for storage of personnel belongings. For storage house built on backyard.

PART II. Please list all requested variances:

Part III. Existing use of subject property:
storage of excess belongings.

Part IV. Proposed use of subject property:
storage of excess belongings.

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

Applicant Signature

	Florencia Borja	07/24/24
Signature of Applicant	Printed Name	Date



city of powder springs

Variance Request Application Checklist

Applicant Information

Name Florencia P Borja

Mailing Address 3654 Hopkins ct
Powder Springs
Ga 30127



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

Owner's Authorization Form

Owner's Authorization

Applicant Name <u>Florencia P Barja</u>	Applicant's Address <u>3654 Hopkins Ct Powder Springs Ga 30127</u>
Property Address <u>3654 Hopkins Ct 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)

[Signature] Florencia P Barja 07/24/24
 Signature of Owner Printed Name Date

State of GA, County of Cobb

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

20 24 by Florencia Identification Presented: ID

[Signature] Ashley Elasy Feb 14 2028
 Signature of Notary Public Name of Notary Public My Commission Expires



[Signature] Florencia P Barja 08/24/24
 Signature of Owner Printed Name Date

State of GA, County of Cobb

This instrument was acknowledged before me this 24 day of July month.

20 24 by [Signature] name of signer Identification Presented: ID

[Signature] Ashley Elasy Feb 14 2028
 Signature of Notary Public Name of Notary Public My Commission Expires





Variance Request Application Form

Applicant Information

Name Florencia P Barja

Phone [Redacted]
Email [Redacted]

Mailing Address 3654 Hopkins ct
Powder Springs Ga 30127

Variance Request Property Information

Address 3654 Hopkins ct powder
springs Ga 30127

Parcel ID / Lot#

Acreage

Present Zoning

Variance Request

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

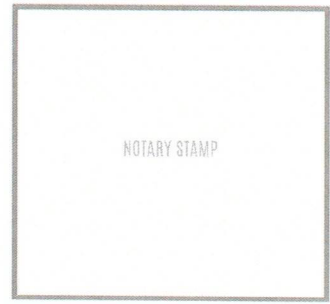
Notary Attestation

Executed in _____ (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



For Official Use Only

PZ #

Planning Commission Hearing

City Council Hearing

Withdrawal Date

Reason for Withdrawal



Variance Request

Campaign Contribution Disclosure

Applicant and Attorney Information

Applicant's Name *Florencia P Bogja*

Applicant's Address *3654 Hopkins Ct 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
_____	_____	_____



city of powder springs

Variance Request

Applicant's Written Analysis

Applicant Information

Name Florencia P Borja

Phone [Redacted]

Mailing Address 3654 Hopkins ct
Powder Springs Ga 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.

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

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]
Signature of Applicant

Florencia Borja
Printed Name

07/24/24
Date



city of
powder springs
Variance Request
Application Form

Applicant Information

Name Florencia P Borja

Phone [Redacted]

Mailing Address 3654 Hopkins Ct
Powder Springs Ga 30127

Email [Redacted]

Variance Request Property Information

Address 3654 Hopkins Ct powder
springs ga 30127

Parcel ID / Lot#

Ac. eage

Present Zoning

Variance Request

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

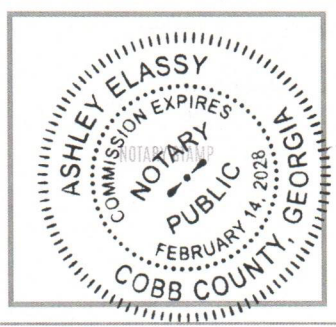
Notary Attestation

Executed in Powder Springs (City) GA (State)

[Signature] Florencia P Borja 07/24/24
Signature of Applicant Printed Name Date

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

[Signature] Ashley Elassy Feb 14 28
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


~~DOT~~



Community Development Dept.
4181 Atlanta St Bldg 4 / P. O. Box 46
Powder Springs GA 30127.
commdev@cityofpowdersprings.org
770-943-1666

Design Review – Architectural Standards

Fee: \$25.00

Applicant: Florencia Borja Email Address: 

Applicant's Address: 3654 Hopkins ct powder spring Ga 30127

Property Location: 3654 Hopkins ct powder springs Ga 30127

Applicant is: Property Owner Attorney for Owner Other Representative of Owner
(Attach Owner's Authorization if other than Property Owner)

Applicant's Request: _____

Attachments:

- Application Fee
- Sketch Plan
- Photos
- Boundary Description
- Review Checklist

Work proposed includes:

New construction: _____

Exterior Renovations: _____

Accessory Structure (shed): Storage

Fence: _____

Exterior Painting: _____

Parking Area: _____

Landscaping: _____

Site Lighting: _____

Mechanical Systems: _____

Signage: _____

Site Access: _____

Staff Use Only

Approved
(Consistent with Architectural Standards)

Denied
(Inconsistent with Architectural Standards)

Zoning Official Signature and Date

\$18

dont chore

\$18

N



FENCE

8'5"

NEW S-DRAIN

16'9"

14'7"

8'8"

14'8"

16'

H

14'8"

W

SMALL S-DRAIN

15'10"

SOUTH

14.5 FT

FENCE

FENCE

OUTSIDE
15' FT.

8' 08"

FT. 16.8"
OUTSIDE

8' 08"
OUTSIDE

8' FT.

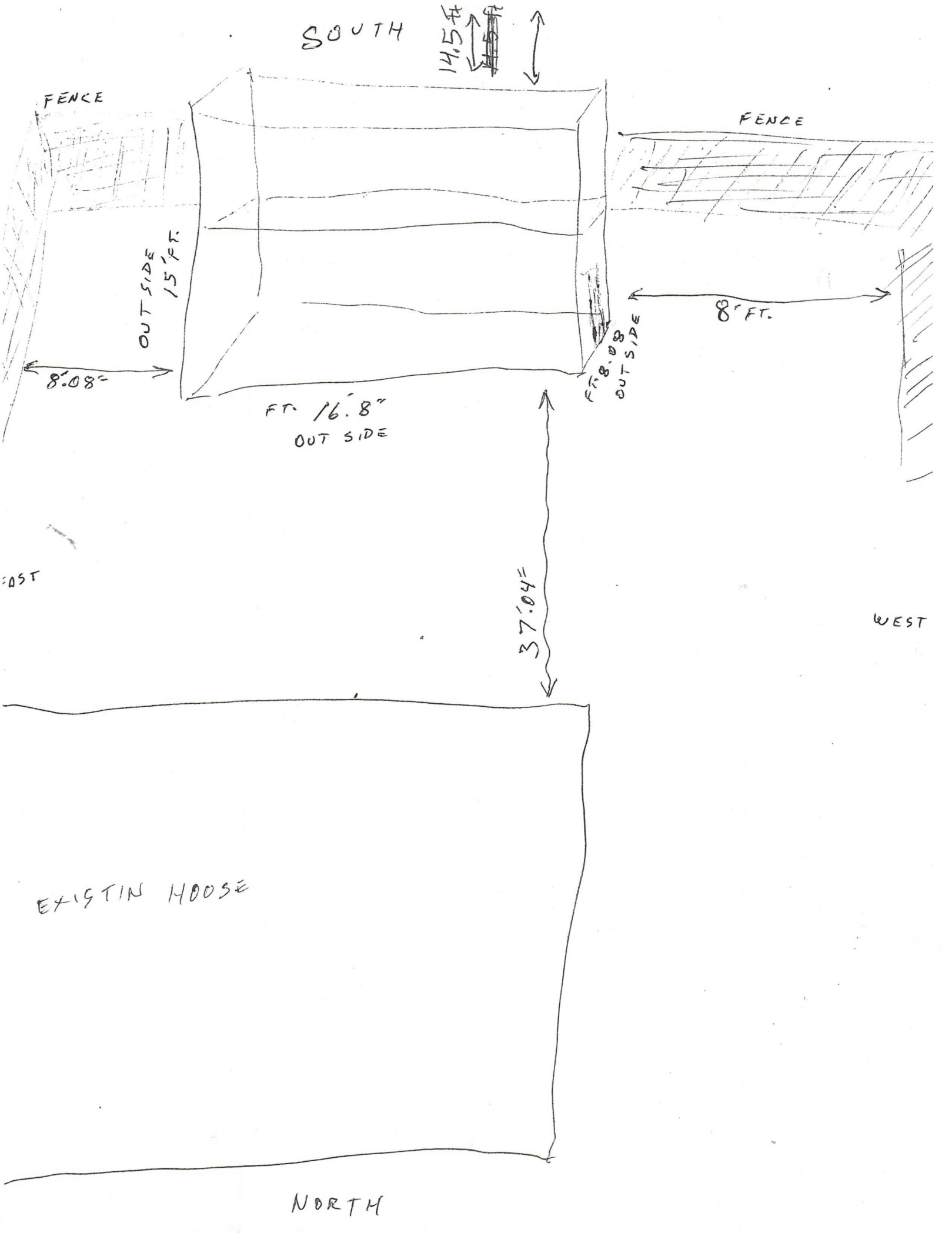
EAST

WEST

37' 04"

EXISTING HOUSE

NORTH





eStore Payment Receipt
Powder Springs, GA
 4484 Marietta Street
 Powder Springs, Georgia 30127
 Office: 770-943-8001

Order ID: 233924

Payment Type/Last 4 of CC: Mastercard-6116

Payment Method: POS

Items Ordered

Office	Product	Ship	Price	Qty	Sales Tax	Subtotal
Zoning	Variance - Residential [Permit Number : TBA, Job Site Address : 3654 Hopkins Ct]		\$300.00	1.00		\$300.00

Customer Name:	HUMBERTO PERALTA
Payor Name:	HUMBERTO PERALTA
Billing Address:	
City/State/Zip:	
Phone #:	404-907-5830
Email:	flo623514@gmail.com
Payment Date:	07/24/2024 3:56:25 PM
Payment Clerk:	Khadijah Elassy
Confirmation #:	32000988

Thank you for your payment. You will see two transactions on your card related to your payment:

- 1) eStore billed by Powder Springs, GA
- 2) Service Fee billed by GovernmentWindow

Order Amount:	\$300.00
Service Fee Amount:	\$9.00
Total Paid:	\$309.00

Signature: _____

-- OFFICE COPY --



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 (City), GA (State).

[Signature] Florencia P Borja 07/24/24
Signature of Applicant Printed Name Date

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

[Signature] Ashley Elasy Feb 14 28
Signature of Notary Public Name of Notary Public My Commission Expires

