

Van Smith - 4117 Maple Lane.

TO: City of Powder Springs, GA, Mayor, City Council, Planning and Zoning Commission

DATE: March 27, 2023 7:00PM

Spring Crossing Subdivision

Van Smith

4117 Maple Lane, Powder Springs, Ga 30127

I moved here in 2013. I did my research on this nice single family neighborhood, and I did some research on the building codes of the City of Powder Springs. I was very satisfied with my findings.

I am opposed to the notice of a variance request 19075600320 before you today.

The concrete slab in question (approximately 1200 sq feet) has already been poured without proper permits.

It is my understanding that you cannot add any structure to a property without the proper permits, a licensed contractor, and inspections.

A concrete slab was poured up to my property line with no regard to the required code setback. A driveway concrete slab was started out of the backyard.

It is my understanding that cars or any type vehicles cannot be parked on the street, in the front yard, back yard, or on the side of the house.

Parking on the street could interfere with any emergency vehicles.

Parking on the side on the house would be a noise nuisance.

A patio slab against the property line would be noise nuisance during any gatherings.

I would request that the City of Powder Springs have this part of the concrete structure that violates code be removed, and the land restored to the original aesthetics to meet the standard of the Spring Crossing Subdivision, and the City of Powder Springs Construction City Code.

Pouring any concrete slab would change the natural flow of water, and any underground utilities would also have to be taken under consideration.

It is possible that this could affect any future property resale values.

When subdivisions are approved by the city, the houses are setup in many various configurations. Patios for gatherings are generally close to the garage area.

1. The garages of each house could be side by side, which creates a noise buffer from patio to bedroom.
2. The garages of each house are reversed, which creates a noise buffer from patio to bedroom.
3. Some houses the garage of one house faces the bedroom of the next house which extremely reduces the noise buffer from patio to bedroom. My house falls into this category.

I respect any homeowner's desires to improve or upgrade their home, but they also have to respect and abide by the city's Building and Permit Codes, and Occupancy's Codes of a single family dwelling.

3/24/2023