

Applicant: Guy Rimoldi Telephone No.: (678) 409-3167

Applicant's Address: 4028 Lindley Road, Powder Springs, Georgia

Property Location: 4028 Lindley Road, Powder Springs, Georgia Land Lot No.: 872

Applicant is: Property Owner Other: Attorney for Property Owner Other Representative of the Owner

(Attach Owner's Authorization) (Attach Owner's Authorization)

Current Zoning: L1

Type of Appeal

- Hardship Variance
- Change in Stipulations of Approval

Attachments

- Application Fee
- Boundary Description
- Review Checklist
- Maps or Drawings (Not Required)
- Other: _____

Description of Appeal

Additional pages explaining the Appeal are attached.

Request for Hardship Variance to increase the width of the entrance by approximately ten feet if locate station

I attest that this Application and its attachments are accurate to the best of my knowledge, and that all written or reproducible evidence supporting my appeal is attached.

Sworn to and subscribed before me this

2nd day of April, 2018

Signature of Applicant (to be notarized)

Jessica Brown
Notary Public

Jessica Brown

NOTARY PUBLIC

Fulton County, GEORGIA

My Comm. Expires 01/21/2022

DRI Forms filed with ARC/DCA/GRTA on: _____ Final determination received on: _____

Application Received Date: _____

Planning Commission

Public Hearing: Date: _____
Tabled Until: Date: _____

Mayor & Council

Public Hearing: Date: _____
Tabled Until: Date: _____
Returned to P.C. Date: _____

Scheduled for Public Hearing:

Planning Commission Date: _____
 Appealed to MCC Date: _____
Mayor & City Council Date: _____

Action

- Signs Provided Date: _____
- Newspaper Ad Date: _____
- Affidavit Received Date: _____
- Approved
- Approved with Changes
- Denied
- Stipulations Attached

Final Action

- Approved
- Approved with Changes
- Denied
- Stipulations Attached

Application Withdrawn

- By Planning Director
- By P.C. or Mayor & Council
- Without time restriction
- With Restriction: Cannot be refilled for 12 months



Powder Springs

Review Checklist

HARDSHIP VARIANCE

Applicant: Guy Rimoldi Current Zoning: LI

Property Location: 4028 Lindley Road, Powder Springs, Georgia Land Lot No. 872

Standards for approval

A hardship variance may be granted in whole or in part, or with conditions, in such individual case of unnecessary hardship upon a finding that:

Standard	YES	NO	Comments
<p>EITHER...</p> <p>a. Are there extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO</p> <p>OR...</p> <p>b. Would the application of the Development Code to this particular piece of property create an unnecessary hardship? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO</p> <p>OR...</p> <p>c. Are there conditions that are peculiar to the property involved that adversely affect its reasonable use or usability as currently zoned? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p> <p>AND...</p> <p>d. Would relief, if granted, not cause substantial detriment to the public good or impair the purpose and intent of the Development Code or the Comprehensive Plan? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO</p>			<p>Lindley Road dead ends in front of the property and narrows to eighteen feet wide prior to the entrance upon the in point</p> <p>The narrow width of the road coupled with the fact that the trees and brush encroach onto the edge of pavement from the east side of Lindley Road makes it impossible for rigid tandem trucks to successfully navigate the turn within the specified entrance width.</p> <p>The proposed entrance width will not impede traffic patterns during vehicle ingress and egress since Lindley Road dead ends prior to the facilities north property line.</p>

Prepared... Date: _____, 20__ for _____ Applicant

Date: _____, 20__ by _____ Powder Springs Staff

Date: _____, 20__ by Other: _____

On Hwy with Sec. 6-22, 6-23, table 6-1

Recurving Sec. 6-58

Powder Springs

OWNER'S AUTHORIZATION

This is to certify that (I am we are I am the Corporate Secretary of a Corporation that is) the owner of a majority interest in the property that is the subject of the attached application.

By execution of this form, this is to authorize the person named as "applicant" below, acting on behalf of the owner, to file for and pursue a request for approval of the following:

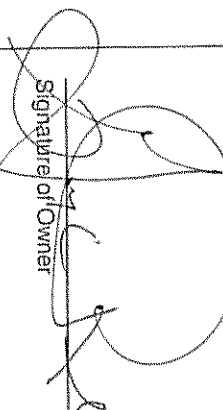
(Check each that applies and cross out each that does not apply)

- Rezoning
- Special Use
- Appeal from Administrative Decision
- Special Exception
- Hardship Variance
- Flood Protection Variance

Applicant: Guy Rimoldi

Applicant's Address: 4028 Lindley Road,
Powder Springs, GA

Date this Authorization becomes null and void: _____, 20____, (Not applicable)


 Signature of Owner _____ (Notarized)
 Jessica Brown
 NOTARY PUBLIC
 Fulton County, GEORGIA
 My Comm. Expires 01/21/2022


 Signature of Owner _____ (Notarized)
 Jessica Brown
 NOTARY PUBLIC
 Fulton County, GEORGIA
 My Comm. Expires 01/21/2022

Signature of Owner _____ (Notarized)

Attach additional sheets as needed

Corporations – attach copy of corporate resolution approving authorization

EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 872 of the 19th District, 2nd Section of Cobb County, Georgia, which is more particularly described as follows:

BEGINNING at a point on the south side of the Seaboard Railroad right of way where the same is intersected by the centerline of Lindley Road; thence south 15 degrees 18 minutes west along the centerline of Lindley Road a distance of 200 feet; thence north 61 degrees 01 minutes west a distance of 308.16 feet; thence north 02 degrees 37 minutes east a distance of 200 feet to the southerly side of the Seaboard Railroad right of way; thence south 63 degrees 30 minutes east along the southerly side of the Seaboard Railroad right of way a distance of 350 feet to the centerline of Lindley Road and the point of beginning, being Tracts B and C as shown on a plat made for James McTyre by B. H. Cox, registered surveyor, being revised on May 15, 1973.

Southern Hydro Vac, Inc.

March 24, 2018

Mr. Alex Almodovar, MPA
City of Powder Springs
PO Box 46/ 4488 Pineview Drive
Powder Springs, GA 30127

Reference: Facility entrance at 4028 Lindley Road, Powder Springs

Dear Mr. Almodovar:

We are requesting a variance for the driveway width at the above reference facility due to Lindley Road width at the facilities entrance drive point. As you are aware, Lindley Road dead ends in front of our property and narrows to eighteen feet wide prior to the entrance apron tie in point. The narrow width of the road coupled with the fact that the trees and brush encroach onto the edge of pavement from the east side of Lindley Road makes it impossible for rigid tandem trucks to successfully navigate the turn within the specified entrance width. The proposed entrance width will not impede traffic patterns during vehicle ingress and egress since Lindley Road dead ends prior to the facilities north property line.

We feel that the variance should be allowed in the interest of ensuring public safety and for the protection of public property.

Thank you, in advance for your time and efforts in this matter.

Sincerely,



President

Southern Hydro Vac, Inc.

grimoldi@earthdevelopment.net
(770) 664-6666, Office
(678) 409-3167, Cell