

PZ24-027

Applicant: Florencia P Borja

Variance: To reduce required setbacks.
To increase impervious coverage.

Shed constructed without a permit and the applicant is requesting to allow it to remain.

Location: 3654 Hopkins CT



PZ24-027

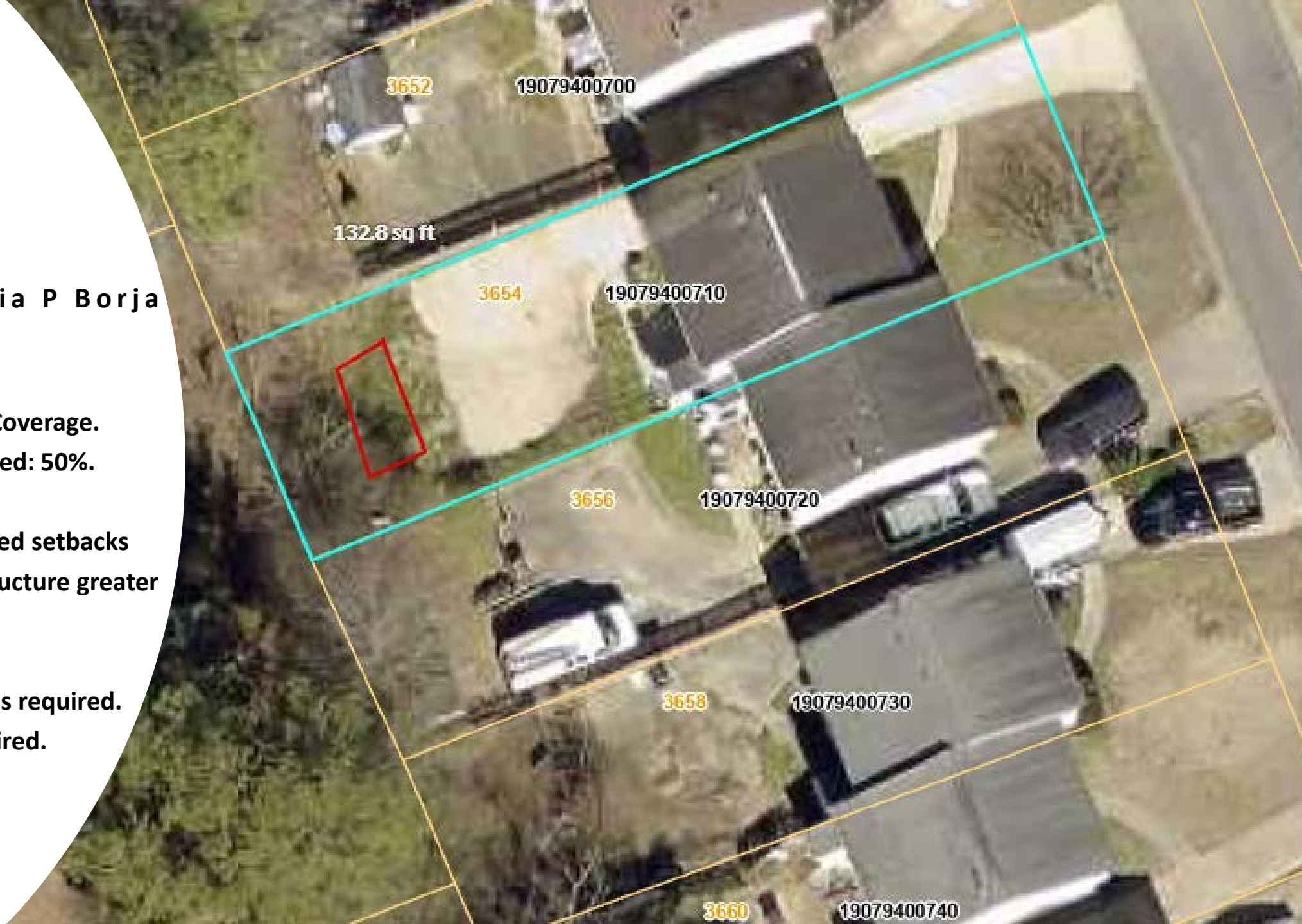
Applicant: Florencia P Borja

**Variance: To allow 56%
Impervious Lot Coverage.
Maximum Allowed: 50%.**

**To reduce required setbacks
for accessory structure greater
than 144sf.**

**Side setback: 8', where 10' is required.
Rear: 14', where 20' is required.**

The shed is 145-sf (approx.)



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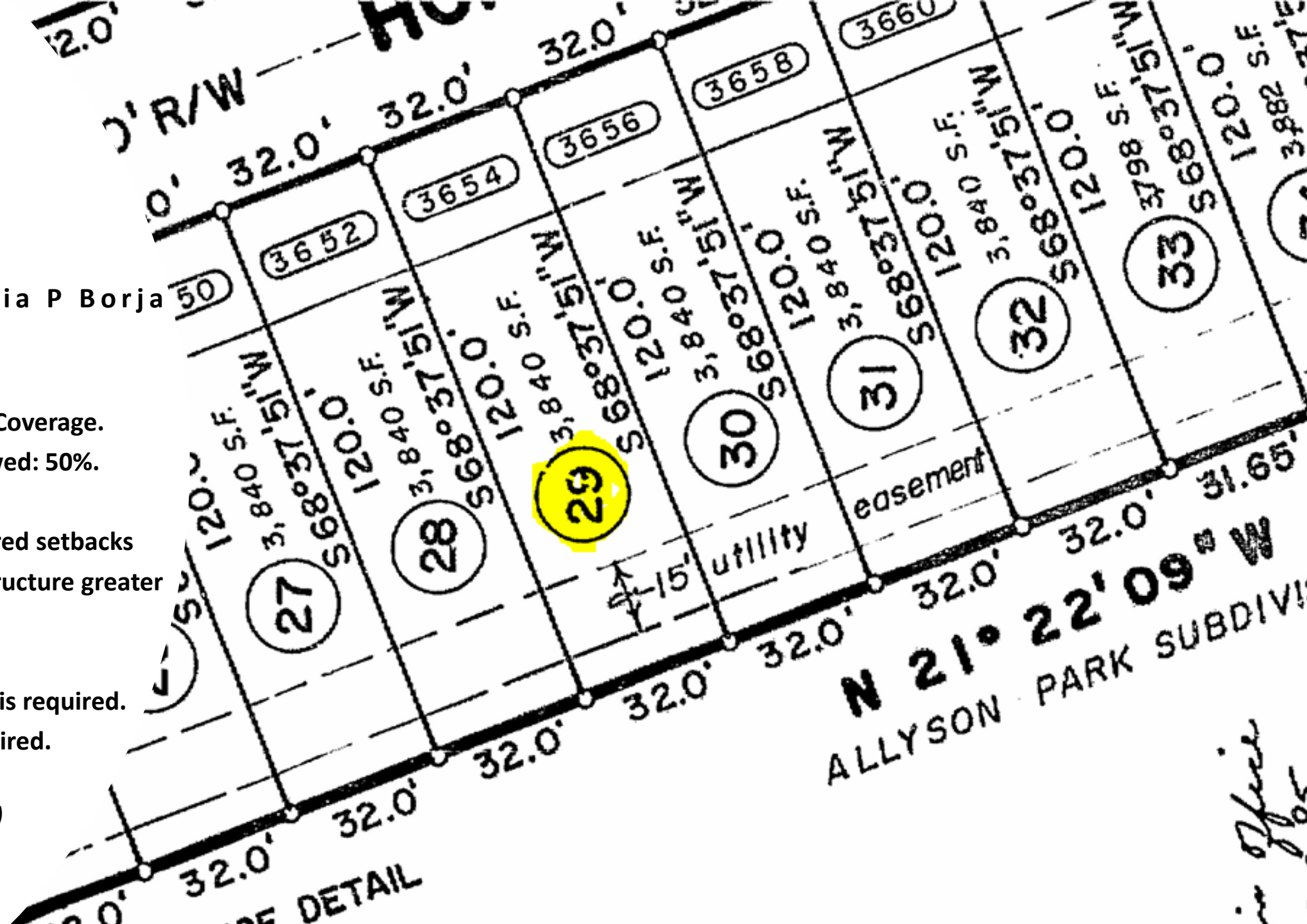
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Location: 3654 Hopkins CT

Staff Recommendation:
Planning and Zoning:

CODE ENFORCEMENT CASE 24PDR-00275

Summary for Cited Violation Permit required

Case Number: 24PDR-00275

Case Status: Open

Property:
3654 HOPKINS CT SW
POWDER SPRINGS, Georgia 30127

Property Owner:
BORJA FLORENCIA PERALTA

3654 HOPKINS CT SW
POWDER SPRINGS, Georgia 30127

06/03/2024 : Complaint Filed logged by C. Parris

Complaint	Reported by	Email	Phone
CEO officer observed while inspecting the subdivision a large structure in the back of the property. During the inspection CEO called community development to confirm there was not a permit on file. Community development did confirm there was not a permit. CEO issued a stop work order and set the property for the following court date of 07/12/2024			

06/03/2024 : Update logged by C. Parris

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CODE VIOLATION

06/13/2024 : Update logged by D Shiplett

Notes
I'm on conducting a follow up while in the area it appears that no further work has been done on the accessory structure. DS

06/14/2024 : Update logged by D Shiplett

Notes
While continuing to investigate the property a permit was discovered (permit # 23PDR-ADR00042) for an Admin Design Review of the new shed. It appears that the permit application was started on 12/13/23. DS

07/09/2024 : Set Court Date logged by C. Parris

Court Date	Notes
07/24/2024	

07/25/2024 : Set Court Date logged by C. Parris

Court Date	Notes
09/18/2024	Occupant stated she did not receive letter stating she could not build what she called a storage. She asked for a lawyer. CEO took occupant to community development to confirm email address and email sent to her stating the application was denied. Occupant received a resubmital application and will return to cout on 9/18/2024

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2024-06-03 IMG_1539.JPG



2024-06-03 IMG_1541.JPG



2024-06-03 IMG_1537.JPG



2024-06-03 IMG_1535.JPG

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ZONING DENIAL EMAIL

Staff Recommendation:
Planning and Zoning:

Shaun Myers

From: Shaun Myers
Sent: Tuesday, December 19, 2023 9:25 AM
To: flo623514@gmail.com
Cc: Kerisha Black
Subject: Powder Springs Design Review. 23PDR-ADR00042

Good afternoon,

We have reviewed your Design Review request.

Zoning determination: DENIED; Additional Information Required. The shed is greater than 144sf and does not comply with minimum side setback. Since the yard is narrow the shed must be less 144-sf to comply with setback requirements.

1. Reduce shed size to less than 144-sf.
2. Submit revised site plan.
3. Provide details on external appearance of shed.



Shaun Myers, MPP, AICP
Planning and Zoning Manager
4181 Atlanta Street
Powder Springs, GA 30127
Phone: 770-943-1666

www.cityofpowdersprings.org

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PZ24-028




Applicant: Royre Investments LLC

Variance: To vary Article 1 related to lot splits & road frontage requirements, and table 2-4 related to minimum lot dimensional requirements.

Location: 3180 Florence Road



PZ24-028



Applicant: Royre Investments LLC

Variance: To vary Article 1 related to lot splits & road frontage requirements, and table 2-4 related to minimum lot dimensional requirements.

Location: 3180 Florence Road.

Sec. 1-21. Lot Frontage. (a) No lot shall hereafter be created or subdivided unless it meets or exceeds the minimum lot frontage requirement.

Sec. 1-23. Lot Size. (a) No lot shall hereafter be created or subdivided unless it meets or exceeds the minimum lot size for the zoning district.



Applicant: Royre Investments LLC

Variance: To vary Article 1 related to lot splits & road frontage requirements, and table 2-4 related to minimum lot dimensional requirements.

Location: 3180 Florence Road.

DENSITY AND LOT REQUIREMENTS	LI
Minimum lot size (square feet)	40,000
Minimum lot width (feet)	100
Minimum lot frontage (feet)	100
Floor-area ratio, maximum	0.75
Maximum impervious surface coverage, lot (%)	75
PRINCIPAL BUILDINGS	LI
Front, minimum (feet)	50
Side, minimum (feet)	20
Rear, minimum (feet)	40
Front landscape strip	20

DENSITY AND LOT REQUIREMENTS	LI	Proposed Tract 2	Proposed Tract 3
Minimum lot size (square feet)	40,000	73,000 sf	94,000 sf
Minimum lot width (feet)	100	233	302
Minimum lot street frontage (feet)	100	0 (Variance required)	0 (Variance required)
Floor-area ratio, maximum	0.75	0.33	0.26
Maximum impervious surface coverage, lot (%)	75	TDB	TDB
PRINCIPAL BUILDINGS	LI		
Front, minimum (feet)	50	compliant	compliant
Side, minimum (feet)	20	12.9 (Variance required)	12.9 (Variance required)
Rear, minimum (feet)	40	45	45
Front landscape strip	20	0 (Variance required)	0 (Variance required)

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PZ24-020 + PZ 24-021

Applicant: Blue River Development
Represented by Kevin Moore.

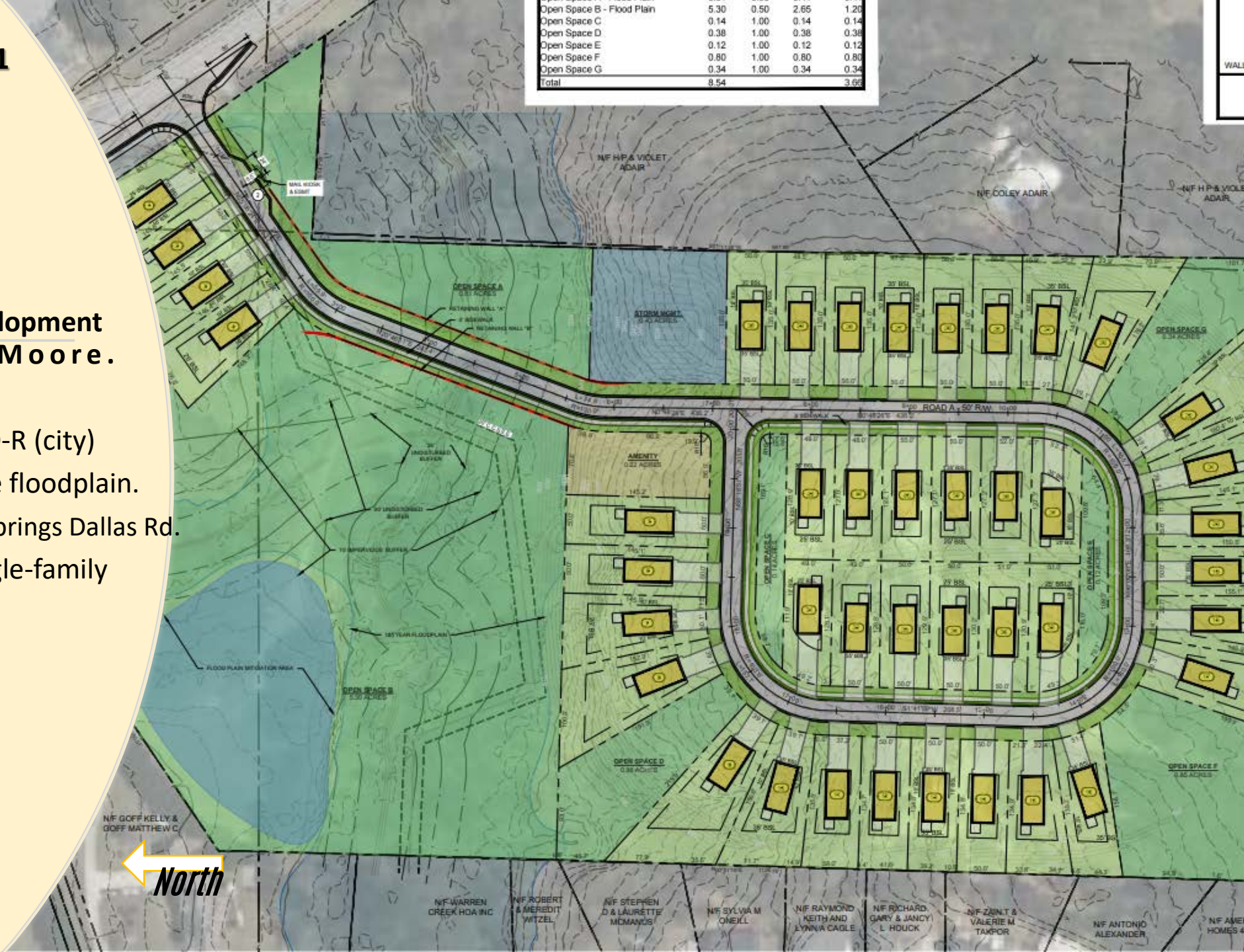
Rezoning: R-30 (county) to PUD-R (city)

Variance: To develop within the floodplain.

Location: 5535 + 5551 Powder Springs Dallas Rd.

Proposal: 42 unit detached single-family subdivision.

Open Space B - Flood Plain	5.30	0.50	2.65	1.20
Open Space C	0.14	1.00	0.14	0.14
Open Space D	0.38	1.00	0.38	0.38
Open Space E	0.12	1.00	0.12	0.12
Open Space F	0.80	1.00	0.80	0.80
Open Space G	0.34	1.00	0.34	0.34
Total	8.54			3.66

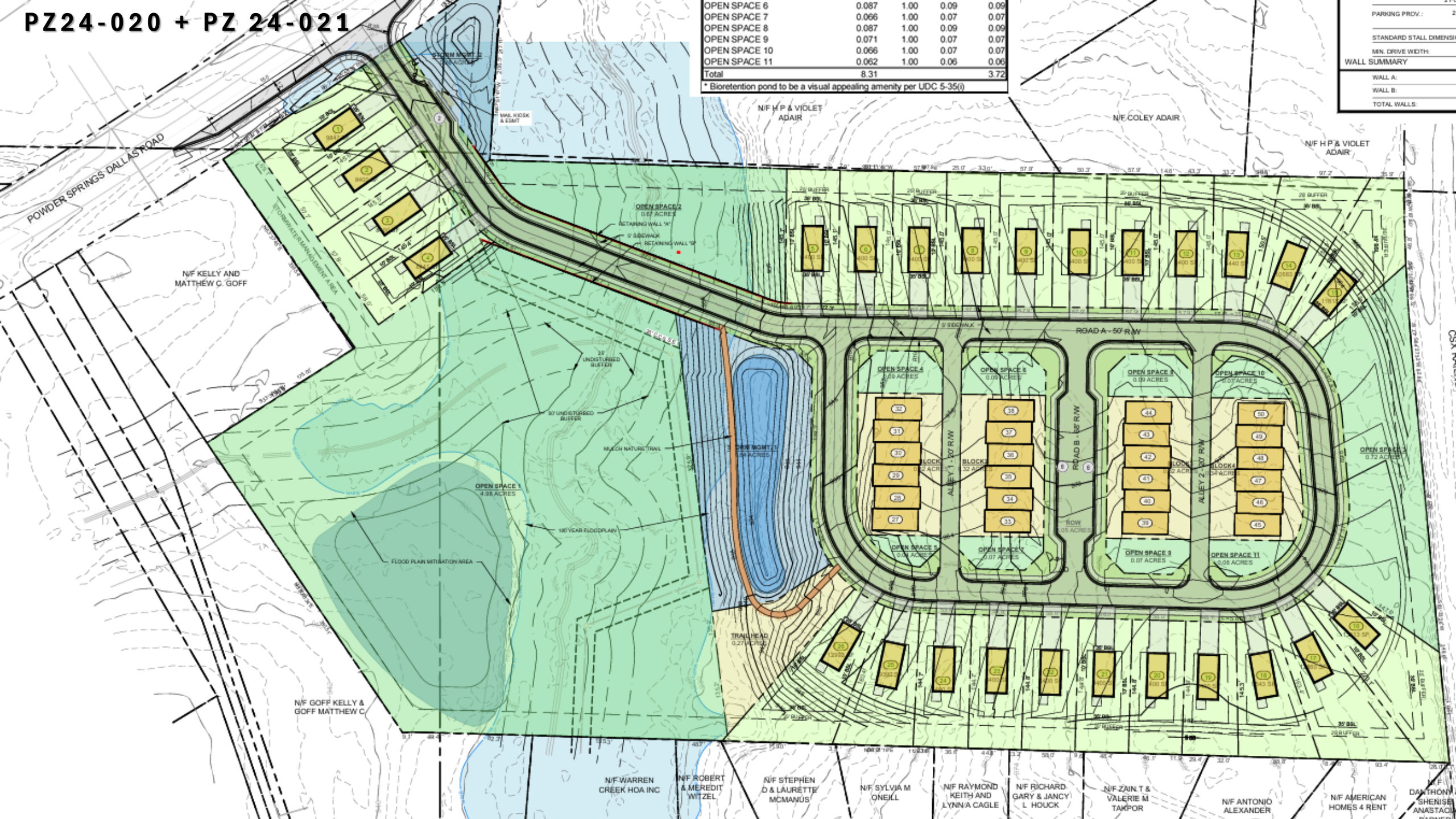


PZ24-020 + PZ 24-021

OPEN SPACE 6	0.087	1.00	0.09	0.09
OPEN SPACE 7	0.066	1.00	0.07	0.07
OPEN SPACE 8	0.087	1.00	0.09	0.09
OPEN SPACE 9	0.071	1.00	0.07	0.07
OPEN SPACE 10	0.066	1.00	0.07	0.07
OPEN SPACE 11	0.062	1.00	0.06	0.06
Total	0.51	1.00	0.51	0.51

* Bioretention pond to be a visual appealing amenity per UDC 5-35(i)

PARKING PROV.:	2
STANDARD WALL DIMENSION:	
MIN. DRIVE WIDTH:	
WALL SUMMARY	
WALL A:	
WALL B:	
TOTAL WALLS:	



N/F KELLY AND MATTHEW C. GOFF

N/F GOFF KELLY & GOFF MATTHEW C

N/F WARREN CREEK HOA INC

N/F ROBERT & MEREDITH WITZEL

N/F STEPHEN D & LAURETTE MCMANUS

N/F SYLVIA M ONEILL

N/F RAYMOND GARY & JANCY LYNN A CAGLE

N/F RICHARD GARY & JANCY L HOUCK

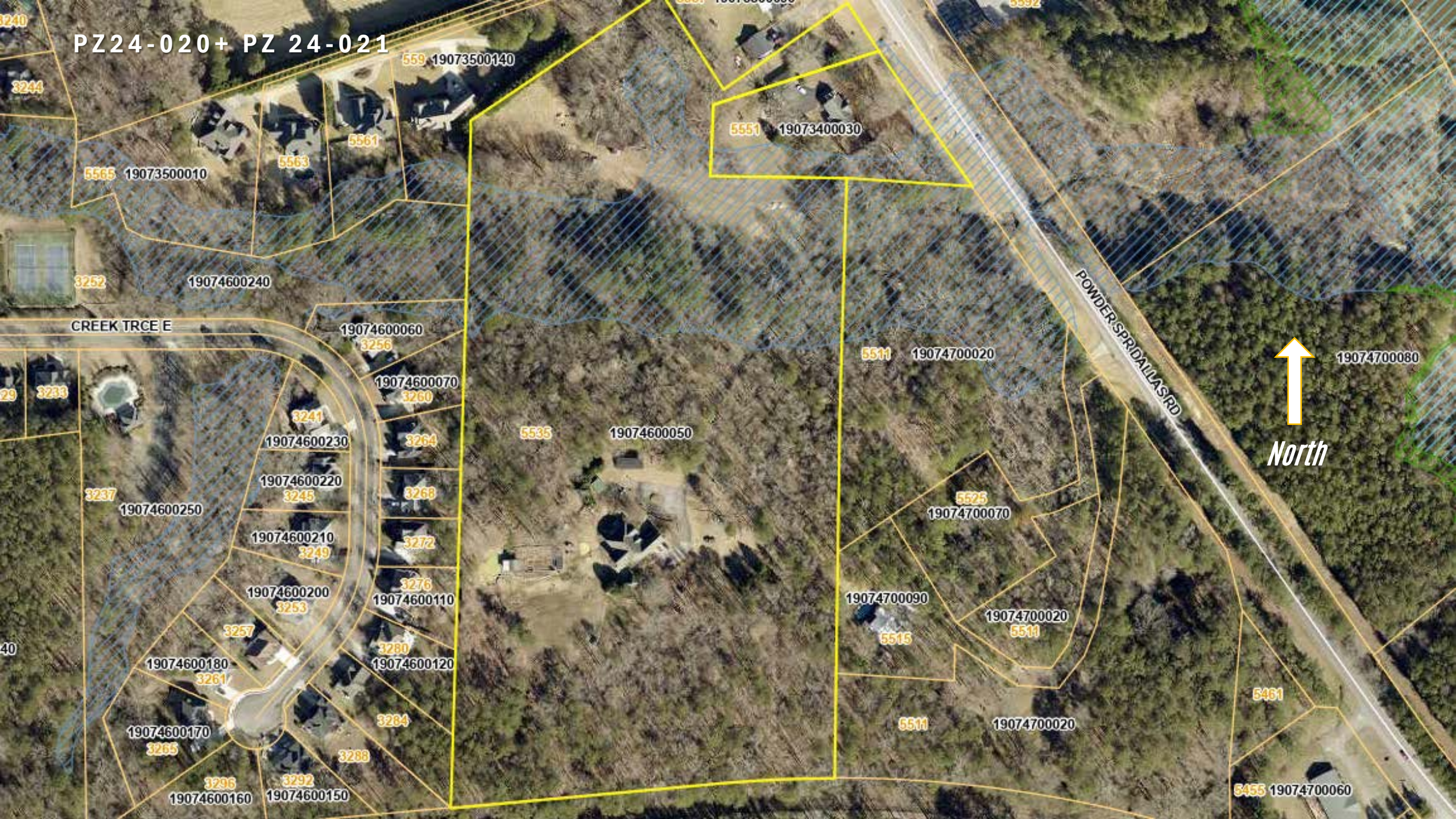
N/F ZAIN T & VALERIE M TAKPOR

N/F ANTONIO ALEXANDER

N/F AMERICAN HOMES 4 RENT

DANTHON SHENISE ANASTASIA

PZ24-020+ PZ 24-021



559 19073500140

5551 19073400030

5565 19073500010

5563

5561

3252

19074600240

CREEK TRCE E

19074600060

3256

19074600070

3260

19074600230

3241

3264

5535

19074600050

5511

19074700020

19074700080



3237

19074600250

19074600220

3245

3268

19074600210

3249

3272

19074600200

3253

19074600110

3276

3257

19074600180

3261

3280

19074600120

19074700090

5515

19074700020

5511

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19074600170

3265

3284

3288

3296

19074600160

3292

19074600150

19074700090

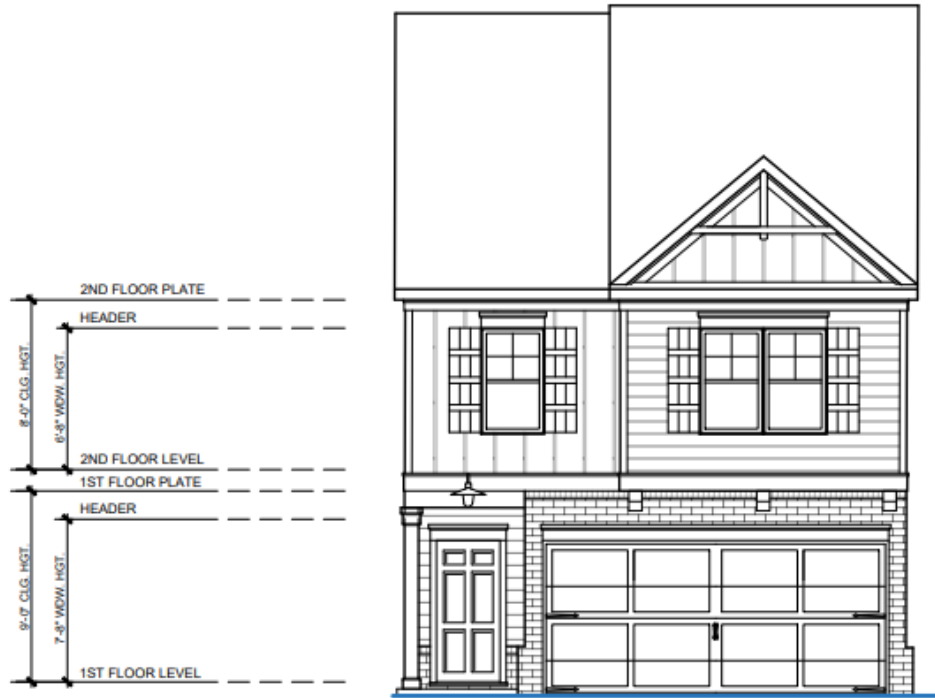
5511

19074700020

5461

5455 19074700060

PZ24-020



FRONT ELEVATION BB

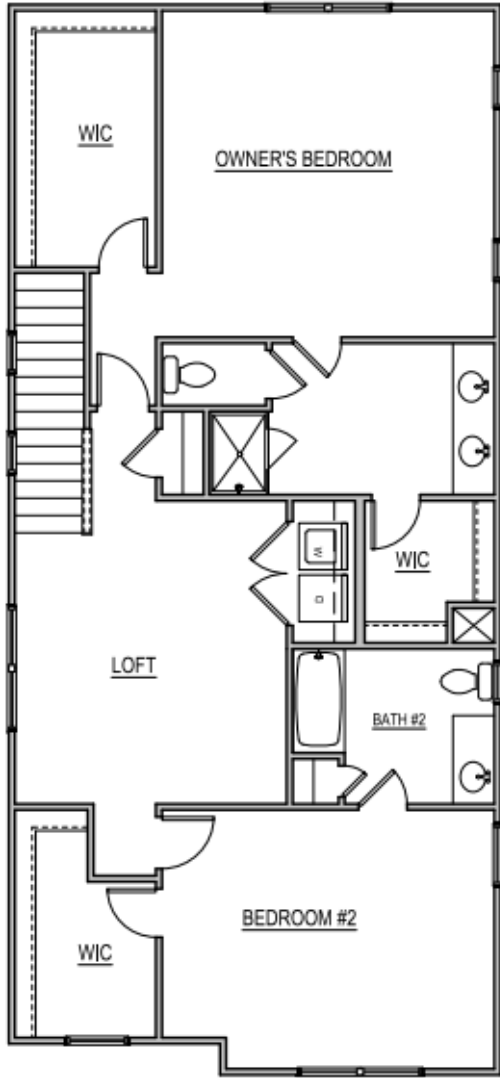
SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)



FRONT ELEVATION CC

SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)

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TWO BEDROOM SECOND FLOOR PLAN



LEFT SIDE ELEVATION AA

SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)



REAR ELEVATION AA

SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)



RIGHT SIDE ELEVATION AA

SCALE: 1/8" = 1'-0" (11 X 17 SHEET)
SCALE: 1/4" = 1'-0" (24 X 36 SHEET)

The End.