

APPLICATION FOR VARIANCE REQUEST

(OWNER/APPLICANT OR REPRESENTATIVE MUST BE PRESENT AT ALL MEETINGS)

For Office Use Only: PZ #: _____

Planning Commission Hearing: _____ City Council Hearing: _____

Withdrawn Date: _____ Reason for withdrawal: _____

Owners' Name: Vernon & Edith Hagen

Email Address: vernon127@att.net

Mailing Address: 3978 Old Austell Rd. Zip Code: 30127 Telephone #: 404-520-4511

COMPLETE ONLY IF APPLICANT IS NOT OWNER

Applicant: _____ Email Address: _____

Mailing Address: _____ Zip Code: _____

Telephone Number: _____

Address of property requesting a Variance: 4127 / 4115 Atlanta St. SW

Lot #/Parcel ID: 1- 19090400250, 2- 19090400260 Acreage: 0.452 Ac / 0.343 Ac

Present Zoning Classification: R15 Variance Request: _____ Request front setback reductions for existing residential dwellings

Source of Water Supply: City water Source of Sanitary Sewage Disposal: _____

If Applicable, Peak Hour Trips Generated: _____

If applicable, Available School Capacity:
Name of Elementary School and Available School Capacity

Name of Middle School and Available School Capacity

Name of High School and Available School Capacity

SUBSCRIBED AND SWORN BEFORE
ME ON _____

Signature of Notary
My Commission Expires: _____

Vernon Hagen
Digitally signed by
Vernon Hagen
Date: 2020.06.23
11:58:03 -04'00'
Signature of Applicant

6/23/20
Date

NOTICE OF INTENT

Part 1.

Please indicate the purpose of the application:

Request front setback reductions for existing residential dwellings at 4115 & 4127 Atlanta Street SW, Powder Springs, GA 30127

Part 2. Please list all requested variances:

4115 Atlanta Street SW - Request front setback reduction from 35-feet to 31.6-feet for the existing residential dwelling;

4127 Atlanta Street SW - Request front setback reduction from 35-feet to 23.6-feet for the existing residential dwelling;

Part 3. Existing use of subject property:

4115 Atlanta Street SW - Existing Residential Dwelling (Occupied)

4127 Atlanta Street SW - Existing Residential Dwelling (vacant)

Part 4. Proposed use of subject property:

Same as existing.

Part 5.

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

See attached plat.

APPLICANT'S 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. Yes. Residential dwelling at 4115 Atlanta Street SW constructed in 1906+/- with the residential dwelling at 4127 Atlanta Street SW constructed in 1930+/-.

(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. Yes.

(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. No.

(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. Yes.

(e) The special circumstances are not the result of the actions of the applicant.

No.

(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. Yes.

(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.

No.

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 names as "applicant" below, acting on behalf of the owner, to file for and pursue a request for approval of the following:

Check each box that applies

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

Applicant: Vernon Hagen & Edith Hagen

Applicant's Address: 3978 Old Austell Rd. Powder Springs, GA 30127

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

Vernon D. Hagen
Signature of Owner

Dan Johnson
(Notarized)

Edith Hagen
Signature of Owner

Dan Johnson
(Notarized)

Signature of Owner

(Notarized)

Signature of Owner

(Notarized)

