



city of powder springs

Variance Request

Application Checklist

Applicant Information

Name Sorge Villagomez Flores Phone [REDACTED]

Mailing Address 4234 Pinetree dr. powder Springs 30127 Email [REDACTED]

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.



Variance Request

Campaign Contribution Disclosure

Applicant and Attorney Information

Applicant's Name	<i>Jorge Villagomez Flores</i>	Applicant's Address	<i>4234 Pinetree dr Powder Springs 30127</i>
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:

Jorge Villagomez Flores

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
Application Form

Applicant Information

Name <i>Sorge Villagomez Flores</i>	Phone [REDACTED]
Mailing Address <i>4234 Pinetree dr Powder Springs Ga 30127</i>	Email [REDACTED]

Variance Request Property Information

Address <i>4234 Pinetree dr powder Springs 30127</i>	Parcel ID / Lot#
Acreage	Present Zoning

Variance Request *Permission to keep shed in current location 1/4ft from rear property line*

Source of Water Supply <i>Cobb County</i>	Source of Sewage Disposal <i>Cobb County</i>
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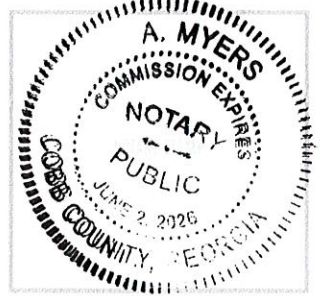
Additional Information, if Applicable

Elementary School and School's Capacity <i>N/A</i>	Middle School and School's Capacity <i>N/A</i>
High School and School's Capacity <i>N/A</i>	Peak Hours Trips Generated <i>N/A</i>

Notary Attestation

Executed in *Powder Springs GA* (State).

<i>[Signature]</i>	<i>Sorge Villagomez</i>	<i>01-17-23</i>
Signature of Applicant	Printed Name	Date
Subscribed and sworn before me this <i>17</i> day of <i>01</i> , 20 <i>23</i>		
<i>[Signature]</i>	<i>A. Myers</i>	<i>06/02/2026</i>
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

Notice of Intent

Applicant Information

Name Jorge Villagomez Flores

Phone [Redacted]

Mailing Address 4234 Pinetree dr
Powder Springs Ga 30127

Email [Redacted]

Notice of Intent

PART I. Please indicate the purpose of this application :

The Purpose of this application is for a Rear set Back
for a shed

PART II. Please list all requested variances:

Request variance is to keep the shed in it's current
location which is 14ft from the rear property line

Part III. Existing use of subject property:

Part IV. Proposed use of subject property:

Proposed use of subject property is Storage

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

Applicant Signature

Jorge V.
Signature of Applicant

Jorge Villagomez Flores
Printed Name

01-17-23
Date



Variance Request

Applicant's Written Analysis

Applicant Information

Name	Sorge Villagomez Flores	Phone	[REDACTED]
Mailing Address	4234 Pinetree dr Powder Springs 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, there is no change
- 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.
No, it 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.
It is, I did not know I needed a permit to build a shed
- 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.
Variance for shed Rear Set Back

Applicant Signature

	Sorge Villagomez Flores	01-17-23
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Variance Request

Owner's Authorization Form

Owner's Authorization

Applicant Name <u>Jorge Villagomez Flores</u>	Applicant's Address <u>4234 Pinetree dr Powder Springs Ga 30127</u>
Property Address <u>4234 Pinetree dr</u> Powder Springs, GA	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)

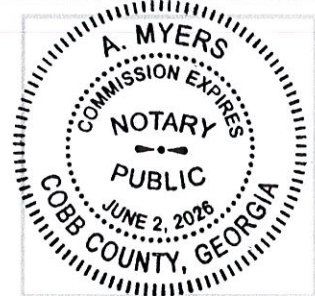
<u>Jorge U.</u> Signature of Owner	<u>Jorge Villagomez Flores</u> Printed Name	<u>01-17-23</u> Date
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State of GA, County of Cobb.

This instrument was acknowledged before me this 17 day of 01 month.

20 23, by Jorge Flores, Identification Presented: GA DL.

<u>[Signature]</u> Signature of Notary Public	<u>A. Myers</u> Name of Notary Public	<u>06/02/2026</u> My Commission Expires
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Signature of Owner	Printed Name	Date
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State of _____, County of _____.

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

20 _____, by _____, Identification Presented: _____.

Signature of Notary Public	Name of Notary Public	My Commission Expires
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50.5
50.5

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29.4

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84

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