



CITY OF
POWDER SPRINGS

Variance Request Application Checklist

Applicant Information

Name Link Le Phone [REDACTED]
Mailing Address 4444 Quilter St Email [REDACTED]
Powder Springs, GA
30127

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.



CITY OF
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Variance Request Application Form

Applicant Information

Name Link Le Phone [REDACTED]

Mailing Address 4444 Quilter St. Email [REDACTED]
Powder Springs, GA
30127

Variance Request Property Information

Address 4444 Quilter St. Parcel ID (Lot#) 56
Powder Springs, GA 30127

Acreage 6098 sq ft (0.138 acres) Present Zoning District # 5

Variance Request fence

Source of Water Supply public (Cobb County) Source of Sewage Disposal public (Cobb County)

Additional Information, If Applicable

Elementary School and School's Capacity _____ Middle School and School's Capacity _____

High School and School's Capacity _____ Peak Hours Trips Generated _____

Notary Attestation

Executed in Powder Springs (City), GA (State).

Link Le
Signature of Applicant

Link Le
Printed Name

4/14/24
Date

Subscribed and sworn before me this 14th day of April, 2024

Kimberley Wiggins
Signature of Notary Public

Kimberley Wiggins
Name of Notary Public

July 27, 2025
My Commission Expires



For Official Use Only

PZ #

Planning Commission Hearing

City Council Hearing

Withdrawal Date

Reason for Withdrawal



CITY OF
POWDER SPRINGS, GA

Variance Request

Notice of Intent

Applicant Information

Name Link Le

Phone [REDACTED]

Mailing Address 4444 Quiter St.
Powder Springs, GA
30127

Email [REDACTED]

Notice of Intent

PART I. Please indicate the purpose of this application :

Keep fence already built on property

PART II. Please list all requested variances:

- Keep the fence on ~~existing~~ original design
- 10 feet of Drainage Easement on property

Part III. Existing use of subject property:

- privacy fence
- safe place for my young children to play

Part IV. Proposed use of subject property:

- safety and privacy for family
- place for children to play
- pet in the future

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

- as first time homeowners we worked hard to get here and one of our investments into the house was our fence for the children. we can't afford to break it down and build it back up.

Applicant Signature

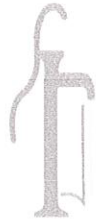
Signature of Applicant

Link Le

Printed Name

4/14/24

Date



CITY OF
POWDER SPRINGS

Variance Request

Applicant's Written Analysis

Applicant Information

Name Link Le

Phone [REDACTED]

Mailing Address 4444 Quilter St
Powder Springs, GA
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

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, neighbors throughout the area have privacy fences and HOA approved before building fence.

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, fence is built within property lines

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, I will maintain and upkeep my fence

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

- got HOA approval - realtor failed to inform of D.E.
- fence company said they will take care of permits and did not

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, this is my first home and I invested in this fence for my 2 young children's safety

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

Applicant Signature

Signature of Applicant

Link Le

Printed Name

4/14/24

Date



CITY OF
POWDER SPRINGS

Variance Request

Campaign Contribution Disclosure

Applicant and Attorney Information

Applicant's Name

Link Le

Applicant's Address

4444 Quilter St
Powder Springs, GA 30127

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:

Link Le

Karell Milford

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
	0	

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
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CITY OF
POWDER SPRINGS

Variance Request

Owner's Authorization Form

Owner's Authorization

Applicant Name Link Le Applicant's Address 4444 Quilter St. Powder Springs, GA 30127
Property Address 4444 Quilter St. Powder Springs, GA Property PIN 19068000490

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

Special Use

Hardship Variance

Special Exception

Flood Protection Variance

Appeal of Administrative Decision

Signature of Property Owner(s)

Karell Milford
Signature of Owner

Karell Milford
Printed Name

4/14/24
Date

State of GA, County of Cobb.

This instrument was acknowledged before me this 14th day of April

2024 by Karell Milford Identification Presented: DL

Kimberley Wiggins
Signature of Notary Public

Kimberley Wiggins
Name of Notary Public

July 27, 2025
My Commission Expires



Link Le
Signature of Owner

Link Le
Printed Name

4/14/24
Date

State of GA, County of Cobb.

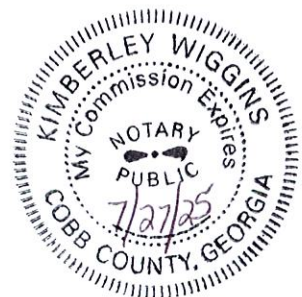
This instrument was acknowledged before me this 14th day of April

2024 by Link Le Identification Presented: DL

Kimberley Wiggins
Signature of Notary Public

Kimberley Wiggins
Name of Notary Public

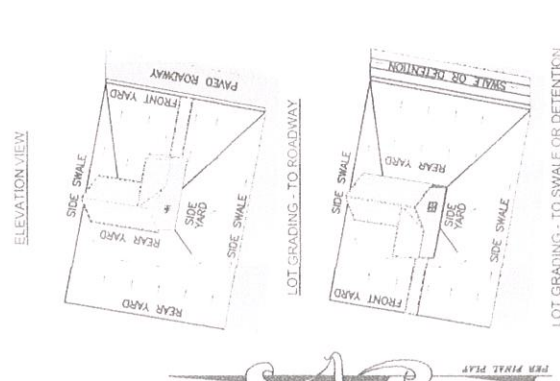
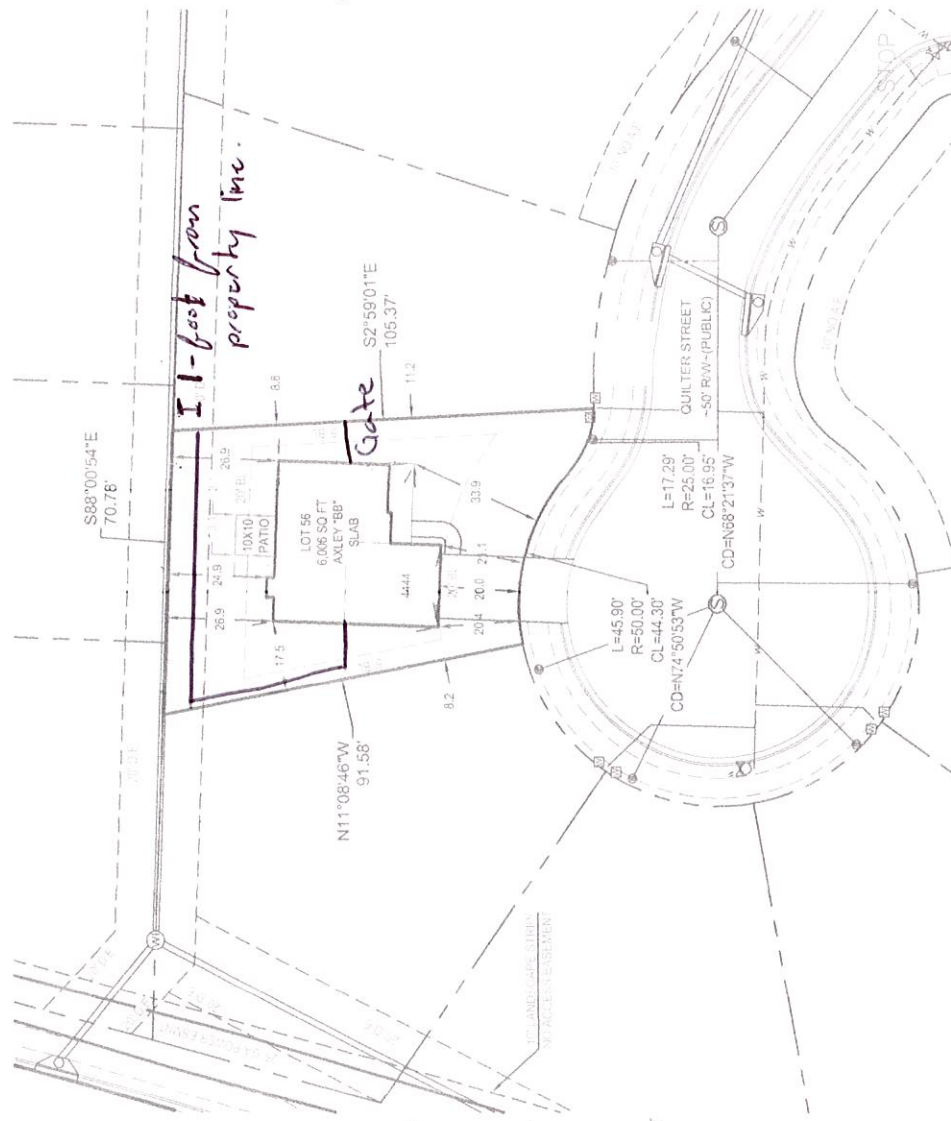
July 27, 2025
My Commission Expires



GENERAL NOTES

- OWNER/BUILDER:
KERLEY FAMILY HOMES
750 CHASTAIN CORNER
MARIETTA, GA 30066
- 24 HOUR EMERGENCY CONTACT:
MOLLY WHITTON
770-792-5500
- ENGINEER/SURVEYOR:
FALCON DESIGN CONSULTANTS, LLC
235 CORPORATE CENTER DRIVE
STOCKBRIDGE, GA 30281
PH. 770-389-8565
FAX 770-389-4656
- CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE PROJECT ENGINEER FOR JUSTIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH THE WORK. CONTRACTOR TO ASSUME RESPONSIBILITY FOR DISCREPANCIES WHICH ARE NOT REPORTED. ALL DIMENSIONS SHOULD BE CALCULATED OR READ.
- BOUNDARY AND OTHER PERTINENT INFORMATION WAS TAKEN FROM FINAL PLAT FOR OLD LOST MOUNTAIN ESTATES, PB 280 PG 558-662 RECORDED IN COBB COUNTY, GEORGIA RECORDS.
- MAXIMUM CUT OR FILL SLOPES ARE 2 HORIZONTAL TO 1 VERTICAL.
- ACCORDING TO THE F.I.R.M. OF COBB COUNTY, PANEL NUMBER 13067C0083H, DATED MARCH 3, 2013, THIS LOT IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
- BUILDER TO PROVIDE 5% SLOPE AWAY FROM HOUSE FOR DRAINAGE PURPOSES.
- CONTRACTOR TO MAINTAIN EROSION CONTROL DAILY.
- ANY REVISIONS THAT WERE NOT DONE UNDER THE SUPERVISION OF THE ENGINEER OF RECORD WILL VOID THE CERTIFICATION OF THIS DOCUMENT.

FRONT SETBACK: 20 FEET
REAR SETBACK: 20 FEET
SIDE SETBACK: 5 FEET



CONTRACTOR AND/OR BUILDER SHALL VERIFY ALL GRADING EXISTING OR PROPOSED SHOWN OR NOT SHOWN ON THIS PLAN AND STORMWATER FLOWS MATCH THE APPROVED CONSULTING DOCUMENTS FOR THIS DEVELOPMENT. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER OF RECORD.

SHEET NUMBER:	DATE:
1 of 1	5-11-2022
	SCALE: 1" = 30'
	DRAWN BY: BJC
	REVIEWED BY: JWR

REVISIONS

NO.	DATE	DESCRIPTION
1.		
2.		
3.		
4.		
5.		

Know what's below.
Call before you dig.
UTILITIES PROTECTION CENTER
1 (800) 282-4411 THROUGHOUT GEORGIA
OR DIAL 811

THIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.

HOUSE LOCATION PLAN
LOT 56
OLD LOST MOUNTAIN ESTATES
LOCATED IN:
LAND LOT 680 & 727, 19TH DISTRICT
CITY OF POWDER SPRINGS, COBB COUNTY, GEORGIA

GSWCC# 0000009371

CIVIL ENGINEERING LAND PLANNING LAND SURVEYING
CONSTRUCTION MANAGEMENT LANDSCAPE ARCHITECT

FALCON DESIGN CONSULTANTS, LLC
235 CORPORATE CENTER DRIVE
STOCKBRIDGE, GA 30281
PH. 770-389-8565
FAX 770-389-4656
WWW.FALCONCONSULTANTS.COM

Prepared By:
Weissman PC
5909 Peachtree Dunwoody Road, Suite 100
Atlanta, GA 30328

File No.: W-06273-23-KH

Parcel ID: 19068000490

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF FULTON

THIS INDENTURE, made this 18th day of May, 2023 by and between **Kerley Family Homes, LLC**, as party or parties of the first part, hereinafter called Grantor, and **Karell Dahkem Milford and Linh Ngoc Le**, as JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP and not as tenants in common, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN DOLLARS AND NO/100 (\$10.00) AND OTHER VALUABLE CONSIDERATIONS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property, to-wit:

SEE ATTACHED EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE HERETO

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said described property.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them in FEE SIMPLE together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons claiming by, through, or under Grantor herein.

THIS CONVEYANCE is made pursuant to Official Code of Georgia Section 44-6-190, and is the intention of the parties hereto to hereby create in Grantee a joint tenancy estate with right of survivorship and not as tenants in common.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the date and year above written.

Signed, sealed and delivered
in the presence of:

[Handwritten signature]

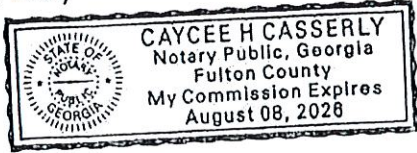
Unofficial Witness

[Handwritten signature: Caycee Casserly]

Notary Public

My commission expires: 8-8-26

(Notary Seal)



Kerley Family Homes, LLC

By: *[Handwritten signature]*

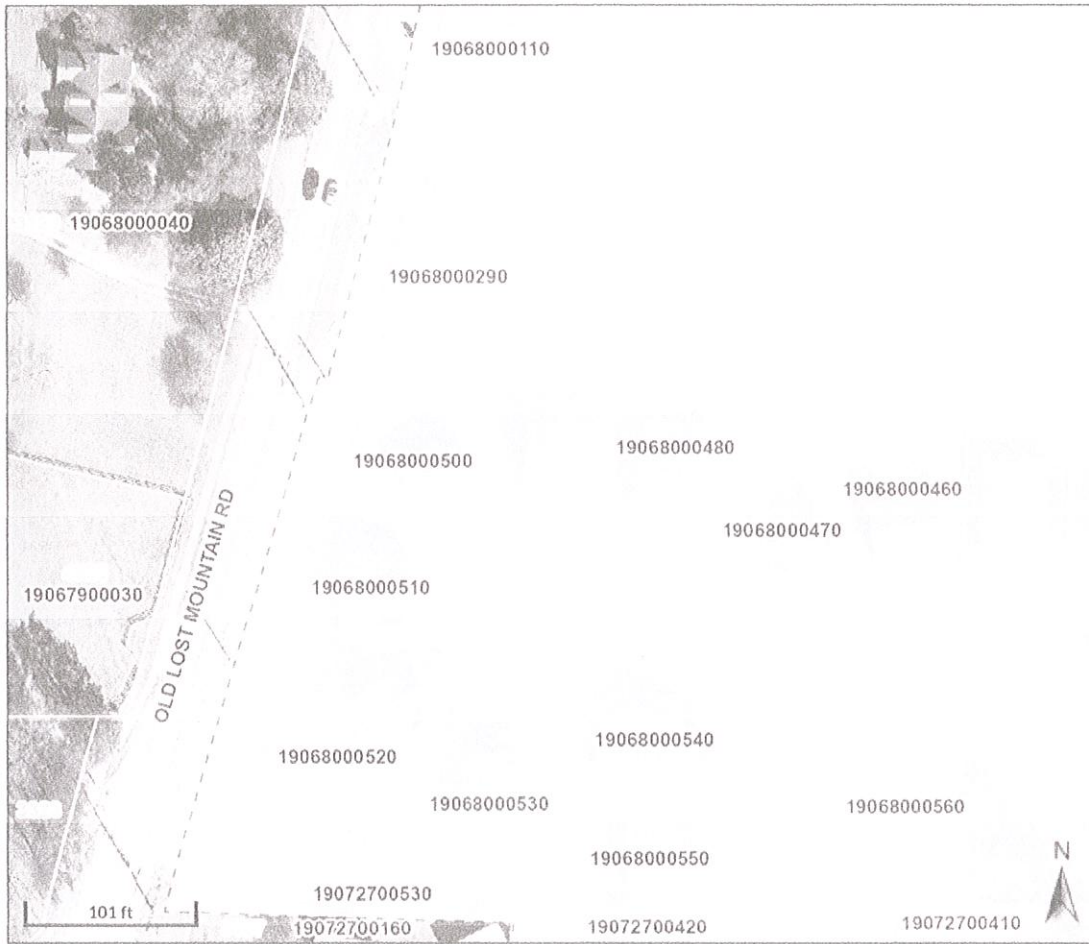
Cheryl Axley as Attorney-in-Fact, pursuant to authority granted
by Power of Attorney recorded in Forsyth County, Georgia
records.

CORPORATE SEAL

EXHIBIT "A"

File No.: W-06273-23-KH

All that tract or parcel of land lying and being in Land Lot 680 of the 19th District, 2nd Section, Cobb County, Georgia, being Lot 56, Old Lost Mountain Estates (fka Old Lost Mountain Road Tract) Subdivision, as per plat thereof recorded in Plat Book 280, Pages 659-662, Cobb County, Georgia records, which recorded plat is incorporated herein by reference and made a part of this description.



Overview



Legend

Cities

- Acworth
- Austell
- Kennesaw
- Marietta
- Powder Springs
- Smyrna
- Unincorporated
- Mableton

Administrative Facilities

- Libraries
- Police Stations
- Fire Stations
- County Parks
- Federal Parks
- House Number Labels

Parcels

Roads

- ARTERIAL
- INTERSTATE
- LOCAL
- MAJOR
- MINOR
- PRIVATE
- RAMP

Parcel ID	19068000490	Physical Address	4444 QUILTER ST
Class Code	R3 - Residential Lots	Owner	MILFORD KARELL DAHKEM & LE LINH NGOC
Taxing District	(5) POWDER SPRINGS		4444 QUILTER ST POWDER SPRINGS GA 30127
Acres	0.138		

Last 2 Sales			
Date	Price	Reason	Qual
5/18/2023	\$422900	VALID SALE	Q
12/8/2022	\$258000	n/a	U

Date created: 4/11/2024
 Last Data Uploaded: 4/11/2024 9:57:40 AM