



Variance Request Application Checklist

Applicant Information

Name Susana Ortiz Garza

Phone [REDACTED]

Mailing Address 3220 Caley Mill Dr. Powder Springs

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 Application Form

Applicant Information

Name Susana Ortiz Garcia

Phone [REDACTED]

Mailing Address 3220 Caley Mill Dr

Email [REDACTED]

Variance Request Property Information

Address 3220 Caley Mill Dr.

Parcel ID / Lot# 19072000710-150264

Acreage 1/2 Acre

Present Zoning

Variance Request Maintain storage on site (Actual site)

Source of Water Supply City

Source of Sewage Disposal City

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 Martha (City), GA (State).

| | | |
|--|--|--------------------------|
| <u>[Signature]</u> Signature of Applicant | <u>SUSANA ORTIZ GARCIA</u> Printed Name | <u>5/20/2023</u> Date |
|--|--|--------------------------|

Subscribed and sworn before me this 20 day of May, 20 23

| | | |
|--|---|---|
| <u>[Signature]</u> Signature of Notary Public | <u>Alejandro Santillan</u> Name of Notary Public | <u>JAN 21 2026</u> My Commission Expires |
|--|---|---|

ALEJANDRO SANTILLAN
Notary Public, Cobb County, Georgia
My Commission Expires Jan 21, 2026

For Official Use Only

PZ #

Planning Commission Hearing

City Council Hearing

Withdrawal Date

Reason for Withdrawal



Variance Request

Notice of Intent

Applicant Information

Name Susana ortiz Garcia

Phone [REDACTED]

Mailing Address 3220 Catzy Hill Drive

Email [REDACTED]

Notice of Intent

PART I. Please indicate the purpose of this application :

Maintain storage on site (storage can not be ~~move~~ moved the 30ft from existant location because it would be to close to house.

PART II. Please list all requested variances:

Part III. Existing use of subject property:

Part IV. Proposed use of subject property:

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

Applicant Signature

Susana Ortiz Garcia
Signature of Applicant

SUSANA ORTIZ GARCIA.
Printed Name

5/20/2023
Date



Variance Request

Applicant's Written Analysis

Applicant Information

| | | | |
|-----------------|-----------------------|-------|------------|
| Name | Susana Ortiz Garcia | Phone | [REDACTED] |
| Mailing Address | 3220 Caley Hill Drive | 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.

yes, Do to the shape of the land there is a current of way of storm water that runs close to the house.

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.

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.

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.

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

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

Applicant Signature

| | | |
|------------------------|---------------------|-----------|
| <u>[Signature]</u> | SUSANA ORTIZ GARCIA | 5/20/2023 |
| Signature of Applicant | Printed Name | Date |



Variance Request

Campaign Contribution Disclosure

Applicant and Attorney Information

Applicant's Name

Applicant's Address

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:

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 |
|------------------|--------------------------------|------------------------------|
| ----- | ----- | ----- |



Variance Request Owner's Authorization Form

Owner's Authorization

Applicant Name Susana ortiz Garcia Applicant's Address 3220 calxy mill Drive

Property Address 3220 calxy mill Drive 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 checked="" type="checkbox"/> | Flood Protection Variance <input type="checkbox"/> | Appeal of Administrative Decision <input type="checkbox"/> |

Signature of Property Owner(s)

Susana Ortiz Garcia Signature of Owner SUSANA ORTIZ GARCIA Printed Name 5/20/2023 Date

State of GA, County of COBB.

This instrument was acknowledged before me this 20 day of May.

20 23 by Susana ortiz Garcia Identification Presented: GA DL 041155926

ALEJANDRO SANTILLAN
Notary Public, Cobb County, Georgia
My Commission Expires Jan 21, 2026

Alejandro Santillan Signature of Notary Public Alejandro Santillan Name of Notary Public Jan 21 2026 My Commission Expires

Susana Ortiz Garcia Signature of Owner SUSANA ORTIZ GARCIA Printed Name 5/20/2023 Date

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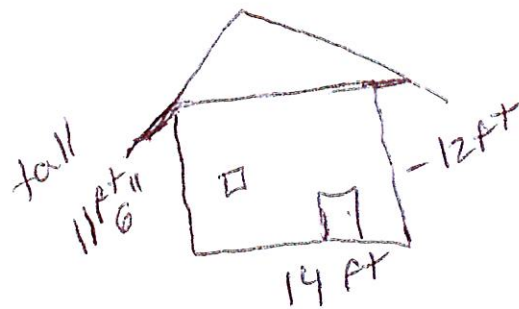
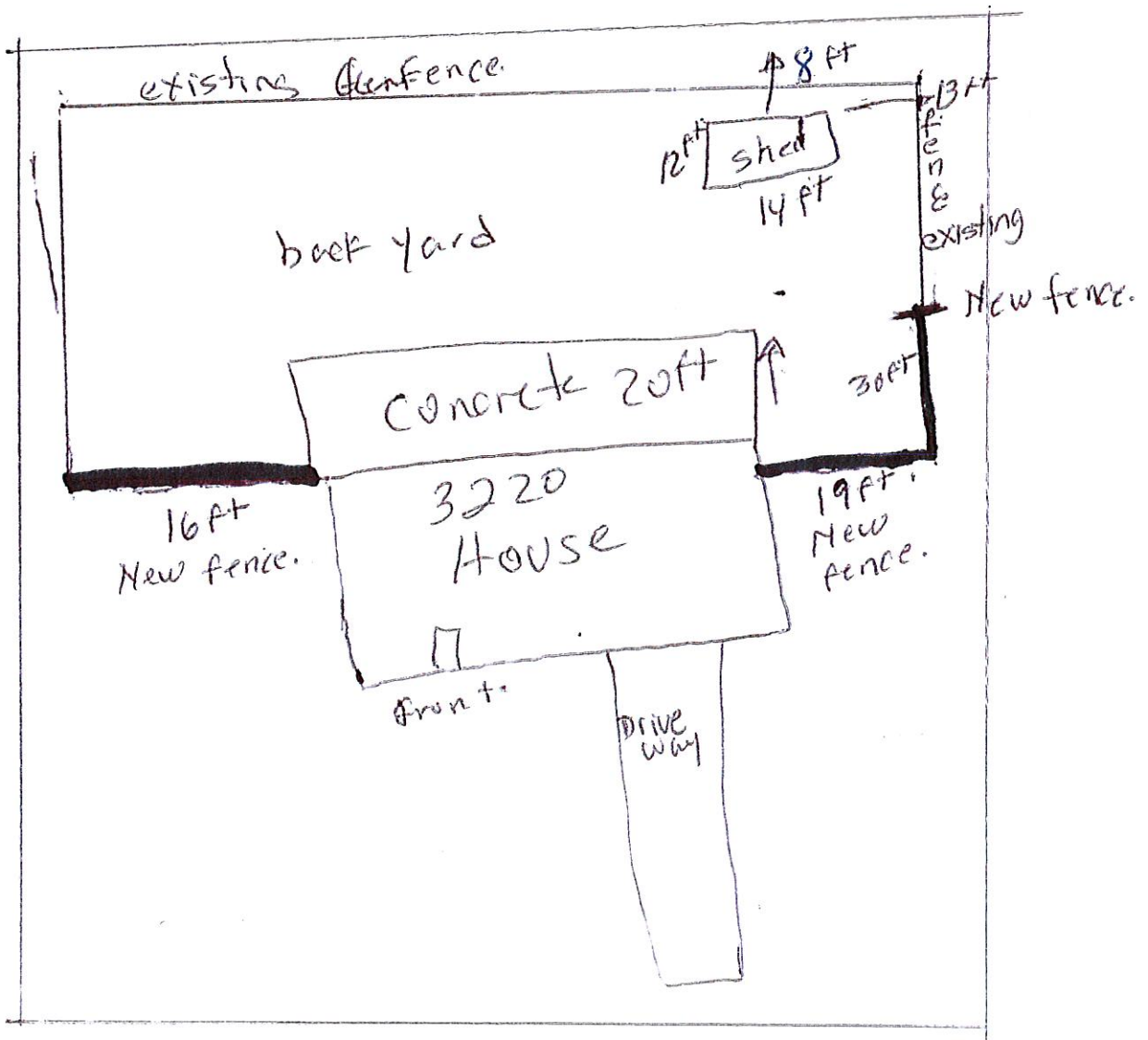
Alejandro Santillan Signature of Notary Public Alejandro Santillan Name of Notary Public Jan 21 2026 My Commission Expires



Fee Schedule

FEES – Updated 11/5/2018. Please verify cost with staff

| | |
|---|---------------------------------|
| Variance, residential | \$ 250.00 |
| Variance, commercial | \$ 450.00 |
| Special Use | \$ 250.00 |
| Rezoning Application, single family, 0-5 acres | \$ 250.00 |
| Rezoning Application, single family, 6-10 acres | \$ 700.00 |
| Rezoning Application, single family, 11-20 acres | \$ 1,000.00 |
| Rezoning Application, single family, 21-100 acres | \$ 1,500.00 |
| Rezoning Application, single family, \geq 101 acres | \$ 1,500.00 + \$30/acre |
| Rezoning Application, undeveloped med/high density residential, 0-5 acres | \$ 700.00 |
| Zoning - Rezoning Application, undeveloped med/high density residential, 6-10 acres | \$ 1,200.00 |
| Zoning - Rezoning Application, undeveloped med/high density residential, 11-20 acres | \$ 1,500.00 |
| Zoning - Rezoning Application, undeveloped med/high density residential, 21-100 acres | \$ 2,000.00 |
| Rezoning Application, undeveloped med/high density residential, \geq 101 acres | \$ 2,000.00 + \$40 /acre |
| Rezoning Application, undeveloped non-residential, 0-5 acre | \$ 900.00 |
| Rezoning Application, undeveloped non-residential, 6-10 acres | \$ 1,500.00 |
| Rezoning Application, undeveloped non-residential, 11-20 acres | \$ 1,800.00 |
| Rezoning Application, undeveloped non-residential, 21-100 acres | \$ 2,200.00 |
| Rezoning Application, undeveloped non-residential, \geq 101 acres | \$ 2,200.00 + \$50 /acre |
| Zoning - Rezoning Application, developed med/high density residential, 0-20,000 SF | \$ 700.00 |
| Rezoning Application, developed med/high density residential, 20,0001 - 50,000 SF | \$ 1,200.00 |
| Rezoning Application, developed med/high density residential, 50,001 - 100,000 SF | \$ 1,500.00 |
| Rezoning Application, developed med/high density residential, 100,001 - 500,000 SF | \$ 2,000.00 |
| Rezoning Application, developed med/high density residential, \geq 500,001 SF | \$ 2,000.00 \$90 /100,000 SF |
| Rezoning Application, developed non-residential, 0-20,000 SF | \$ 900.00 |
| Rezoning Application, developed non-residential, 20,001-50,000 SF | \$ 1,500.00 |
| Rezoning Application, developed non-residential, 50,001-100,000 SF | \$ 1,800.00 |
| Rezoning Application, developed non-residential, 100,001-500,000 SF | \$ 2,200.00 |
| Rezoning Application, developed non-residential, \geq 500,001 SF | \$ 2,200.00 + \$115 /100,000 SF |
| Public Hearing signs | \$ 25.00 |
| Public Hearing signs - Deposit | \$ 10.00 |





Variance Request Application Pack

Applicant's Public Notice Requirements

The Code requires public notice of your Rezoning request, Special Use and Variance request to tell you when and where the Planning and Zoning Commission and the Mayor and Council will hold a public hearing. At least 15 days before the Mayor and Council but no more than 45 days prior to the public hearing.

Newspaper: The City will publish a legal notice in the newspaper regarding your application.

Sign Posting, Public Hearing Notice & Affidavit

Sign Posting: The applicant shall be required to post and maintain signs supplied by the City on the property, so as to be visible from the street for at least 15 days and not more than 45 days before the public hearing on the rezoning or special use application. It is your responsibility to post and maintain the signs continuously during the posting period. Failure to post and maintain the signs continuously may prohibit consideration of the application at the public hearing. In the event the signs are not posted continuously, the City, in its sole discretion, may prohibit consideration of the application at any future public hearing, for which the applicant shall pay an additional re-advertising fee. The City, in its sole discretion, may continue, hold, approve, or dismiss the application. Any dismissal under the provisions of this Code shall be without prejudice to the applicant unless specifically noted as being without prejudice by the City.

Public Hearing Notice: At least 15 days before the Planning & Zoning Commission's public hearing, the applicant shall post a sign on the property that is the subject matter of the zoning application. The sign shall be of a size and design as determined by the City for the purpose of the hearings, and include a page size copy of the sketch plan submitted with the application.

Affidavit: Prior to the public hearing you must also submit an affidavit with a copy of the property listing the property owners and certifying the date that the notices were mailed (form attached).

City Actions

The Community Development Department will date your application when it is received. Within 5 working days in which to determine that your application is complete or to return it to you if it is not. If your application is not complete, it will not be scheduled for public hearing until it is complete. The Planning Commission's public hearing will be held on the date of the public hearing, you will be allowed to speak first in order to present the application, followed by those in opposition to the application. You may then be allowed time for rebuttal. The hearing will be limited to points or issues raised by opponents to the application at the hearing. After the hearing, the Mayor and City Council will consider approval or denial of the application at their next meeting. The Mayor and City Council have the authority to make binding commitments to the City with respect to any stipulations of the application. Such application shall attend the meetings, and make a presentation following the same procedure as the public hearing. The final action taken by the Mayor and City Council will be indicated on the application form, a copy of the application form, the property if approved, and a copy will be given to you as official notice of their final action.

Contact Information

The Community Development Dept.
4488 Pineview Drive
Powder Springs GA 30127.
commdev@cityofpowdersprings.org
770-943-1666

Zoning Administrator
Shaun Myers
Planning and Zoning
smyers@cityofpowdersprings.org
770-943-1666