



city of
powder springs
Variance Request
Application Form

Applicant Information

Name Carlton G. Stephens Phone [REDACTED]

Mailing Address 3065 Forest Hill Road
Powder Springs, GA 30127 Email [REDACTED]

Variance Request Property Information

Address 3065 Forest Hill Rd Powder Springs, GA 30127 Parcel ID / Lot# 73027

Acreage [REDACTED] Present Zoning [REDACTED]

Variance Request [REDACTED]

Source of Water Supply [REDACTED] Source of Sewage Disposal [REDACTED]

Additional Information, If Applicable

Elementary School and School's Capacity Compton Elementary Middle School and School's Capacity Tapp Middle

High School and School's Capacity M-Eachern Peak Hours Trips Generated [REDACTED]

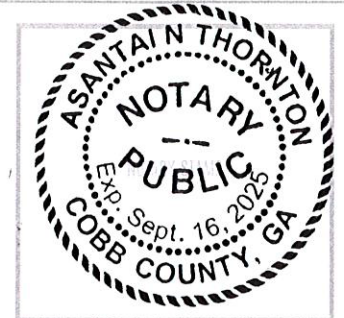
Notary Attestation

Executed in _____ (City), _____ (State).

Carlton Stephens Carlton Stephens 6-13-2023
Signature of Applicant Printed Name Date

Subscribed and sworn before me this 13th day of June 2023

Asantai N. Thornton Asantai N. Thornton 09/16/2025
Signature of Notary Public Name of Notary Public My Commission Expires



For Official Use Only

PZ # [REDACTED]
 Planning Commission Hearing [REDACTED] City Council Hearing [REDACTED]
 Withdrawal Date [REDACTED] Reason for Withdrawal [REDACTED]



city of
powder springs
Variance Request
Notice of Intent

Applicant Information

Name	Carlton G Stephens	Phone	[REDACTED]
Mailing Address	3665 Forest Hill Rd, Powder Springs, GA 30127	Email	[REDACTED]

Notice of Intent

PART I. Please indicate the purpose of this application :

To build a garage with Accessory Dwelling with 1200 sq. ft of heated space.

PART II. Please list all requested variances:

1200 sq ft of heated space

Part III. Existing use of subject property:


owner occupied

Part IV. Proposed use of subject property:

owner occupied, my daughter and 2 granddaughters live with me and we need the extra space

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

Applicant Signature

Signature of Applicant		Printed Name	Carlton Stephens	Date	6-13-2023
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city of powder springs

Variance Request

Applicant's Written Analysis

Applicant Information

Name Carlton G Stephens

Phone [Redacted]

Mailing Address 3665 Forest Hill Rd Powder Springs, GA

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, Just wanting to build 1200 sq ft heated space garage with accessory dwelling.

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

It will be owner occupied

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 it will be in harmony with the purpose

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

The building is 1200 sq ft heated so requires a variance for anything over 1000 sq ft

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.

Just wanting to build a garage with accessory dwelling that has 1200 sq ft heated space for my daughter + granddaughters

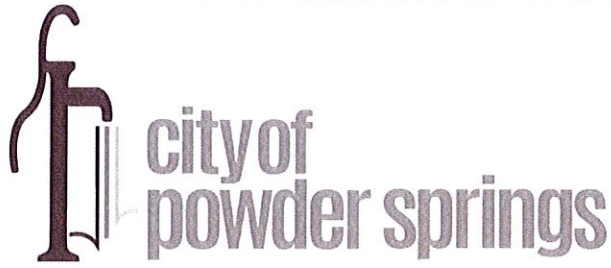
g. The variance shall not permit a use of land, building or structures, which is not permitted by right in the zoning district overlay district involved.

It will just be used to build extra space for me and my family

Applicant Signature

Printed Name Carlton Stephens

Date 6-13-2023



Affidavit of Public Notification

Public Notification Requirements

Per Article 13 and 14 of the City of Powder Springs Unified Development Code, I certify that I have met the advertising requirements of Article 13 and Article 14 for a Special Use, Variance or Rezoning application for subject property located at 3665 Forest Hill Rd Powder Springs, GA 30127

Notices were mailed to all persons owning property located in whole or in part within 200 feet of any portion of the property that is the subject of the rezoning, special use or variance application. The written notice was mailed to the property owners as such names and addresses appear on the County's current ad valorem tax records on 6/2/2023. Said notices were mailed at least 15 days but no more than 45 days prior to the Mayor and Council first public hearing date.

Signs were placed on the subject property advertising said hearing on 6/2/2023. One sign was placed at each road frontage at least 15 days prior to the Mayor and Council first hearing date.

Please attach the following to affidavit: notices, list of addresses, picture of sign posted on property and any receipt or documentation that was provided at the post office.

Please sign affidavit after letters have been mailed out to neighboring lot owners within 200 feet of the subject site and sign/s have been posted on subject site.

Notary Attestation

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

Carleton Stephen Carlton Signature of Applicant
Stephen Carlton Printed Name
6-13-2023 Date

Subscribed and sworn before me this 13th day of June 2023

Asantain N. Thornton Signature of Notary Public
Asantain N. Thornton Name of Notary Public
09/16/2025 My Commission Expires

