

DAWSON COUNTY VARIANCE APPLICATION

****This portion to be completed by Zoning Administrator****

VR _____ Tax Map & Parcel # (TMP): _____
Current Zoning: _____ Commission District #: _____
Submittal Date: _____ Time: _____ am/pm Received by: _____ (staff initials)
Fees Assessed: _____ Paid: _____
Planning Commission Meeting Date: _____

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Paul Stowers
Address: _____
Phone: Listed _____ Email: Business _____
Unlisted _____ Personal _____
Status: Owner Authorized Agent Lessee Option to purchase

Notice: If applicant is other than owner, enclosed Property Owner Authorization form must be completed.

I have /have not _____ participated in a Pre-application meeting with Planning Staff.
If not, I agree _____ /disagree _____ to schedule a meeting the week following the submittal deadline.
Meeting Date: _____ Applicant Signature: Paul Stowers

PROPERTY INFORMATION

Street Address of Property: 1845 Seed Tick Rd. Dawsonville GA 30534
Land Lot(s): 103 - 044 District: _____ Section: _____
Subdivision/Lot: _____ Building Permit #: _____ (if applicable)

Directions to the Property: Hwy 53 to Etowah River Rd
Left on Seed Tick Road, and Home on Right

REQUESTED ACTION

A Variance is requested from the requirements of Article # _____ Section # _____ of the Land Use Resolution/Sign Ordinance/Subdivision Regulations/Other (circle one).

If other, please describe: _____

Type of Variance requested:

- Front Yard Side Yard Rear Yard variance of 10' to allow the structure to:
- be constructed; remain a distance of 10' feet from the: _____
- property line, road right of way, or other (explain below): _____

instead of the required distance of _____ required by the regulations.

Lot Size Request for a reduction in the minimum lot size from _____ to _____

Sign Variance for: _____

Home Occupation Variance to operate: _____ business

Other (explain request): _____

If there are other variance requests for this site in past, please list case # and nature of variance: _____

Variations to standards and requirements of the Regulations, with respect to open area, setbacks, yard area, lot coverage, height, and other quantitative requirements may be granted if, on the basis of the application, investigation, and other evidence submitted by the applicant, all four (4) expressly written findings below are made:

1. Describe why a strict and literal enforcement of the standards would result in a practical difficulty or unnecessary hardship: Because it is partially built and would be very difficult to move.

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2. Describe the exceptional and extraordinary conditions applicable to this property which do not apply to other properties in the same district: _____

Limited space. Considering as the amount of water run off & flooding

3. Describe why granting a variance would not be detrimental to the public health, safety, morals or welfare and not be materially injurious to properties in the near vicinity: _____

It's only going to be a storage building

4. Describe why granting this variance would support the general objectives within this Resolution: _____

Because I need a place to store my tractor and equipment.

Submit clear explanation of all four questions above. You may add sheets if necessary.

(Variances should not be granted if the need arises as a result of action by the applicant or previous owner.)

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PROPERTY OWNER AUTHORIZATION

I / we Paul Stowers hereby swear that I / we own the property located at (fill in address and / or tax map & parcel #):

1845 Seed Tick Rd Dawsonville GA 30534
103 044

as shown in the tax maps and / or deed records of Dawson County, Georgia, and which parcel will be affected by this request.

I hereby authorize the person named below to act as the applicant or agent in pursuit of the variance requested on this property. I understand that any variance granted, and / or conditions placed on the property will be binding upon the property regardless of ownership. The under signer below is authorized to make this application. The under signer is aware that no application or reapplication affecting the same land shall be acted upon within 6 months from the date of the last action by the Board of Commissioners.

Printed name of applicant or agent: Paul Stowers

Signature of applicant or agent: Paul Stowers Date: 3-12-21

Printed Name of Owner(s): Paul Stowers

Signature of Owner(s): [Signature] Date 03/11/2021

Sworn and subscribed before me this _____ day of _____, 20_____.

Notary Public

My Commission Expires: _____

(Seal)

(The complete names of all owners must be listed, if the owner is a partnership, the names of all partners must be listed, if a joint venture, the names of all members must be listed. If a separate sheet is needed to list all names, please identify as applicant or owner and have the additional sheet notarized also.)

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VR# _____

TMP# _____

List of Adjacent Property Owners

It is the responsibility of the Applicant to provide a list of adjacent property owners. This list must include the name and address of anyone who has property touching your property or who has property directly across the street from your property.

****Please note this information should be obtained using the Tax Map and Parcel Number listing any parcel(s) adjoining or adjacent to parcel where variance or rezone is being requested.**

Name

Address

- | | | |
|-----------------------|--------------------------------------|--|
| TMP <u>103 026</u> | 1. <u>Kathy Stapler</u> | <u>1933 Seed Tick Rd.</u> |
| TMP <u>103-030</u> | 2. <u>Dale + Tracy Diane Roberts</u> | <u>79 Taylor Stewers Rd.
Seed Tick Rd</u> |
| TMP <u>103-043</u> | 3. <u>John R + Christine Tessier</u> | <u>1836 Seed Tick Rd.</u> |
| TMP <u>103-042</u> | 4. <u>Glynn C + Heather D Smith</u> | <u>1784 Seed Tick Rd.</u> |
| TMP <u>103-048</u> | 5. <u>Carol M Bowline</u> | <u>1745 Seed Tick Rd</u> |
| TMP <u>103025-001</u> | 6. <u>Kenneth B Clary</u> | <u>1157 Etowah River Rd.</u> |
| TMP <u>103-051</u> | 7. <u>Marjorie W Davidson</u> | <u>1846 Seed Tick Rd.</u> |
| TMP _____ | 8. _____ | _____ |
| TMP _____ | 9. _____ | _____ |
| TMP _____ | 10. _____ | _____ |
| TMP _____ | 11. _____ | _____ |
| TMP _____ | 12. _____ | _____ |
| TMP _____ | 13. _____ | _____ |
| TMP _____ | 14. _____ | _____ |
| TMP _____ | 15. _____ | _____ |

Use additional sheets if necessary.

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APPLICANT CERTIFICATION

I hereby request the action contained within this application relative to the property shown on the attached plats and site plan and further request that this item be placed on both the Planning Commission and Board of Commissioners agenda(s) for a public hearing.

I understand that the Planning & Development staff may either accept or reject my request upon review. My request will be rejected if all the necessary data is not presented.

I understand that I have the obligation to present all data necessary and required by statute to enable the Planning Commission and Board of Commissioners to make an informed determination on my request. I will seek the advice of an attorney if I am not familiar with the zoning and land use requirements.

I understand that my request will be acted upon at the Planning Commission and Board of Commissioner hearings and that I am required to be present or to be represented by someone able to present all facts. I understand that failure to appear at a public hearing may result in the postponement or denial of my special use or rezoning application. I further understand that it is my responsibility to be aware of relevant public hearing dates and times regardless of notification from Dawson County.

I hereby certify that I have read the above and that the above information as well as the attached information is true and correct.

Signature of Applicant or Agent: Paul Stone Date: 3-12-21
 Signature of Witness: [Signature] Date: 3-18-21

WITHDRAWAL

Notice: This section only to be completed if application is being withdrawn.

I hereby withdraw application #: _____

Signature: _____ Date: _____

Withdrawal of Application:

Withdrawals of any application may be accommodated within the Planning & Development office if requested before the Planning Commission agenda is set. Therefore, withdrawals may not be made after ten (10) days prior to the scheduled Planning Commission meeting hearing, unless accompanied by written request stating specific reasons for withdrawal. This withdrawal request is to be published in the legal organ prior to the meeting. Following that written request and publication the Commission will vote to remove the item from the agenda at the scheduled hearing. Please note that should the withdrawal be denied, the item will receive deliberation and public hearing with a decision by the Commission. Further the applicant is encouraged to be present at the hearing to substantiate reasons for withdrawal. Please note that no refund of application fee may be made unless directed by the Board of Commissioners.

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APPLICATION PROCESSING: STAFF USE ONLY

VR _____ Applicant Name: _____

Application Fee: \$ _____

IF APPLICABLE:

- Legal Advertisement Submitted to Newspaper Date: _____
- Planning Commission & Board of Commissioners Packets Delivered Date: _____
- Application Posted on County Website Date: _____
- Adjacent Property Owner Notices Mailed Date: _____
- Interdepartmental Forms Submitted for Review Date: _____
- Public Notice Signs on Property Verified Date: _____
- Approval or Denial Form placed in folder Date: _____
- Applicant Notified of Final Action Date: _____
- Approval or Denial Form to Office Manager/Building Official/Marshal Date: _____
- Planning Commission Meeting Minutes placed in folder Date: _____

Planning Commission & Board of Commissioners Actions

Planning Commission Recommendation Date: _____ Approval Approval w/stipulations Denial

If Denied by Planning Commission was decision appealed? Yes No

Board of Commissioners Decision Date: _____ Approval Approval w/stipulations Denial

-
- If appealed; Applicant Notified of Date of Appeal Hearing Date: _____
 - If appealed; Legal Advertising of Date of Appeal Hearing Date: _____
 - If appealed; Approval or Denial Form Placed in Folder Date: _____
 - Applicant Notified of Final Action of Appeal Date: _____
 - Board of Commission Meeting Minutes placed in folder Date: _____

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Dawson County, Georgia Board of Commissioners

Affidavit for Issuance of a Public Benefit

As Required by the Georgia Illegal Immigration Reform and Enforcement Act of 2011

By executing this affidavit under oath, as an applicant for a Dawson County Business License, Out of County Business Registration, Alcohol License, or other public benefit as referenced in the Georgia Illegal Immigration Reform and Enforcement Act of 2011 [O.C.G.A. § 50-36-1(e)(2)], I am stating the following with respect to my application for such Dawson County public benefit.

X

I am a United States citizen.

I am a legal permanent resident of the United States. (FOR NON-CITIZENS)

I am a qualified alien or non-immigrant under the Federal Immigration and Nationality Act with an alien number issued by the Department of Homeland Security or other federal immigration agency. (FOR NON-CITIZENS)

My alien number issued by the Department of Homeland Security or other federal immigration agency is:

The undersigned applicant also hereby verifies that he or she is 18 years of age or older and has provided at least one **secure and verifiable document**, as required by O.C.G.A. § 50-36-1(e)(1), with this affidavit. (See reverse side of this affidavit for a list of secure and verifiable documents.)

The secure and verifiable document provided with this affidavit can best be classified as:

In making the above representation under oath, I understand that any person who knowingly and willfully makes a false, fictitious, or fraudulent statement or representation in an affidavit shall be guilty of a violation of O.C.G.A. § 16-10-20 and face criminal penalties as allowed by such criminal statute.

Executed in _____ (city), _____ (state)

P Paul Stowers
Signature of Applicant

03/11/2021
Date

paul stowers
Printed Name

Name of Business

SUBSCRIBED AND SWORN BEFORE ME ON

THIS _____ DAY OF _____, 20 _____

[Signature]
Notary Public

My Commission Expires: _____

(Seal)

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Secure and Verifiable Documents Under O.C.G.A. § 50-36-2

The following list of secure and verifiable documents, published under the authority of O.C.G.A. § 50-36-2, contains documents that are verifiable for identification purposes, and documents on this list may not necessarily be indicative of residency or immigration status.

- A **United States Passport or Passport Card** [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **United States Military Identification card** [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **Driver's License** issued by one of the United States, the District of Columbia, the Commonwealth of Puerto Rico, Guam, the Commonwealth of the Northern Marianas Islands, the United States Virgin Island, American Samoa, or the Swain Islands, provided that it contains a photograph of the bearer or lists sufficient identifying information regarding the bearer, such as name, date of birth, gender, height, eye color, and address to enable the identification of the bearer [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- An **Identification Card** issued by one of the United States, the District of Columbia, the Commonwealth of Puerto Rico, Guam, the Commonwealth of the Northern Marianas Islands, the United States Virgin Island, American Samoa, or the Swain Islands, provided that it contains a photograph of the bearer or lists sufficient identifying information regarding the bearer, such as name, date of birth, gender, height, eye color, and address to enable the identification of the bearer [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **Tribal Identification Card** of a federally recognized Native American tribe, provided that it contains a photograph of the bearer or lists sufficient identifying information regarding the bearer, such as name, date of birth, gender, height, eye color, and address to enable the identification of the bearer. A listing of federally recognized Native American tribes may be found at:
<http://www.bia.gov/WhoWeAre/BIA/OIS/TribalGovernmentServices/TribalDirectory/index.htm>
[O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **United States Permanent Resident Card or Alien Registration Receipt Card** [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- An **Employment Authorization Document** that contains a photograph of the bearer [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **Passport Issued by a Foreign Government** [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **Merchant Mariner Document or Merchant Mariner Credential** issued by the United States Coast Guard [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **Free and Secure Trade (FAST) card** [O.C.G.A. § 50-36-2(b)(3); 22 CFR § 41.2]
- A **NEXUS Card** [O.C.G.A. § 50-36-2(b)(3); 22 CFR § 41.2]
- A **Secure Electronic Network for Travelers Rapid Inspection (SENTRI) card** [O.C.G.A. § 50-36-2(b)(3); 22 CFR § 41.2]
- A **Driver's License issued by a Canadian Government Authority** [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **Certificate of Citizenship** issued by the United States Department of Citizenship and Immigration Services (USCIS) (Form N-560 or Form N-561) [O.C.G.A. § 50-36-2(b)(3); 6 CFR § 37.11]
- A **Certificate of Naturalization** issued by the United States Department of Citizenship and Immigration Services (USCIS) (Form N-550 or Form N-570) [O.C.G.A. § 50-36-2(b)(3); 6 CFR § 37.11]

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DAWSON COUNTY Tax Commissioner

25 Justice Way Suite 1222
Dawsonville, GA 30534

Trans No	Property ID/District Description	Original Due	Interest & Penalty	Prev Paid	Amount Due	Amount Paid	Transaction Balance
8292 Year-Bill No 2020 - 13439	103 044 / 001 LL 50 LD 13-S FMV: \$126,200.00	1,147.19	14.82 Fees 0.00	0.00	1,162.01	1,162.01	0.00
Transactions:	8292 - 8292 Totals	1,147.19	14.82	0.00	1,162.01	1,162.01	0.00

Paid By :

Paid by Paul Stowers from web.
Ref No: 61V38343PR5068021
Auth
Code:7E519F7D1497E132084

Cash Amt: 0.00
Check Amt: 0.00
Charge Amt: 1,162.01
Change Amt: 0.00
Refund Amt: 0.00
Overpay Amt: 0.00

STOWERS PAUL W



Check No
Charge Acct 0

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Dawson County Variance Application

The following items are required to process a Variance request:

- ✓ 1. Pre-Application meeting with Planning & Development Staff (recommended)
2. Completed Application to include:
Property Owner Authorization (if acting agent)
Adjoining Property Owner information (found on the Tax Assessor's website)
3. Letter from the Environmental Health Department regarding the septic. (706-265-2930)
- ✗ 4. ✓ A recorded plat of the property. (Obtained from the Clerk of Court)
- ✗ 5. ✓ Site plan drawn to scale of all existing and proposed structures.
6. ✓ Paid tax receipt for most current year. (Tax Commissioner's office)
- ★ 7. Aerial location map of the subject property (Google Earth or qPublic.com).
8. Check or Money Order in the correct amount made payable to Dawson County.
9. Written statement explaining hardship and proposed resolution, if applicable.
10. Completed Affidavit for Issuance of a Public Benefit.

It is understood by the applicant that this application is to be heard by the Dawson County Planning Commission under the provisions of the regulations of Dawson County. It is the responsibility of the applicant to present sufficient evidence to justify a variance from the adopted regulations.

To avoid unnecessary delays, please be sure the application is complete. Incomplete applications **without all required attachments will be REJECTED.**

It is the applicant's responsibility to attend the Public Hearings and be able to answer any questions regarding the request. If you are uncomfortable in this role, you may want to seek the help of a lawyer, surveyor, or other professional.

FAILURE TO APPEAR AT MEETINGS CONSTITUTES ABANDONMENT AND DISMISSAL OF THE CASE(S), UNLESS THE APPLICANT SHOWS JUST CAUSE BY REASON OF ILLNESS, HEALTH OR ANY OTHER EMERGENCY WITHIN A REASONABLE TIME, IN WRITING, AND ACCOMPANIED BY NEW COSTS FOR RE-ADVERTISEMENT AND PUBLIC HEARING.

Please check for most current version of application by date of revision: 1/29/21

Dawson County Fee Schedule

RT	(Residential Town)	\$300.00
RL	(Residential Lakefront)	\$300.00
RS	(Residential Suburban)	\$300.00
RSR	(Residential Sub-Rural)	\$300.00
RSRMM	(Residential Sub-Rural Manufactured/Moved)	\$300.00
RMF	(Residential Multi-Family)	\$475.00
RA	(Residential Exurban/Agricultural)	\$250.00
RAC	(Residential Exurban/Agricultural Corrective)	\$250.00
RRE	(Residential Rural Estate)	\$250.00
RPC	(Residential Planned Community)	\$700.00
RMHP	(Residential Manufactured/Mobile Home Park)	\$350.00
C-RB	(Commercial Rural Business)	\$700.00
C-CB	(Commercial Community Business)	\$700.00
C-HB	(Commercial Highway Business)	\$3,500.00
C-HI	(Commercial Highway Intensive)	\$3,500.00
C-PCD	(Commercial Planned Comprehensive Development)	\$3,500.00
**ADDED FEE ACCORDING TO LAND RESOLUTION SECTION 404,I		\$400.00
		TOTAL \$3,900.00
C-OI	(Commercial Office Institutional)	\$3,500.00
C-IR	(Commercial Industrial Restricted)	\$3,500.00
MUV	(Mixed Use Village)	\$3,500.00
Communication Tower (Conditional Use)		\$2,500.00
Home Occupation		\$50.00
Variance		\$350.00
Special Use Permits are based on the Current Zoning District		VARIABLES
Appeals		\$350.00

The fee schedule is subject to change by the Board of Commissioners.
Please check with Planning & Development staff if you have any
questions.

Dawson County Board of Commissioners

<p>Chairman Billy Thurmond 230 Brookwood Drive Dawsonville, GA 30534 706-525-9255 Fax: 706-344-3889 chairman@dawsoncounty.org</p>	<p>District 3 Tim Satterfield 246 Hickory Nut Trail Dawsonville, GA 30534 706-531-5871 district3@dawsoncounty.org</p>
<p>District 1 Sharon Fausett 11524 Highway 136 West Dawsonville, GA 30534 706-265-8432 district1@dawsoncounty.org</p>	<p>District 4 John Emory Dooley 2677 Grizzle Road Dawsonville, GA 30534 (678) 776-2355 district4@dawsoncounty.org</p>
<p>District 2 Chris Gaines 228 Stillwater Lane Dawsonville, GA 30534 (706) 344-2628 District2@dawsoncounty.org</p>	<p>County Manager David Headley 25 Justice Way, Suite 2236 Dawsonville, GA 30534 706-344-3501 ext. 42236 dheadley@dawsoncounty.org</p>

Planning Commission Members

<p>Chairman Appointee Vacant</p>	<p>District 1 Jason Hamby Chairman 1362 Bailey Waters Road Dawsonville, GA 30534 (706) 265-1382 jahamby@dawsoncounty.org</p>
<p>District 2 John Maloney 9 Bent Ridge Road Dawsonville, GA 30534 (678) 936-0347 jmaloney@dawsoncounty.org</p>	<p>District 3 Tim Bennett 327 Couch Road Dawsonville, GA 30534 (678) 776-5443 or (706) 216-1784 tbennett@dawsoncounty.org</p>
<p>District 4 Neil Hornsey P.O. Box 1776 Dawsonville, GA 30534 706-974-3350 nhornsey@dawsoncounty.org</p>	<p><u>ALTERNATES' INFORMATION:</u> District 1: Seth Stowers District 2: Vacant District 3: Jean Maryanski District 4: Austin Harmon Chairman Appointee: Vacant</p>

