

DAWSON COUNTY VARIANCE APPLICATION

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

VR 21-13 Tax Map & Parcel # (TMP): 47 159
Current Zoning: VCO Commission District #: 3
Submittal Date: 8.11.21 Time: 2:23 (am/pm) Received by: [initials] (staff initials)
Fees Assessed: 350.00 Paid: [initials]
Planning Commission Meeting Date: September 21, 2021

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: James Callas
Address: _____
Phone: Listed _____ Unlisted _____ Email: [initials] Business _____ 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 Y /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: 8.11.21 Applicant Signature: [Signature]

PROPERTY INFORMATION

Street Address of Property: 222 ABC Dogwood

Land Lot(s): _____ District: _____ Section: _____
Subdivision/Lot: Athena Boat Club Building Permit #: _____ (if applicable)
Grate Code: _____

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Directions to the Property: 53 to left on Wrenhill Park Rd.
Left onto Athens Boat Club Drive, Left onto
Dogwood Drive, Go through gate, 2 house 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 9 ft feet to allow the structure to:
 be constructed; remain a distance of 1' ft feet from the: _____
 property line, road right of way, or other (explain below):

carport on side of house

instead of the required distance of 10 _____ 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: 37' reduction on Dogwood front, 29' reduction on Sourwood Trl, 15' reduction on Rear

Variances 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: _____

Subdivision was constructed before zoning laws.

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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: _____

Several Variances have been issued in this development

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: _____

The Carport on side of house will not cause any problems to any one, Neighbors are OK with all.

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

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.)

Because home owner has very little parking area and has a boat, jet ski they are wanting to add a carport on the side of the house.

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.**

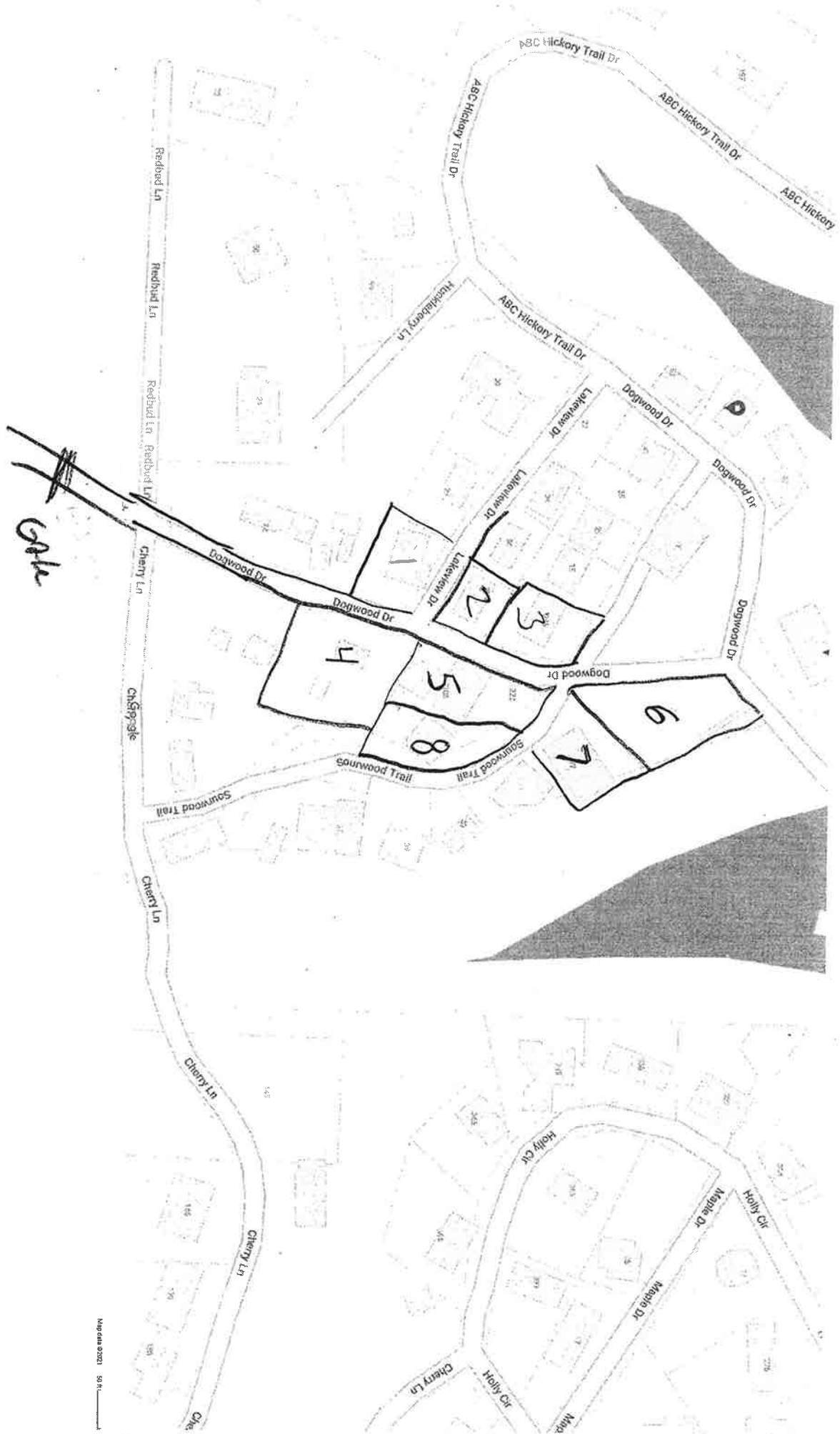
Name

Address

- TMP _____ 1. ABC manager house - owned - Athens Boat Club
- TMP _____ 2. ABC office owned Athens Boat Club.
- TMP _____ 3. Troy Caldwell 1126 Yahoola Rd Dalton Ga 30533
- TMP _____ 4. 208 Dogwood - John Cummings / 761 Leila Lane Lawrence ³⁰⁰⁴⁶
- TMP _____ 5. Subject Property
- TMP _____ 6. ABC Sourwood Trail MASON BOND Dawson
- TMP _____ 7. Bobbie Holand 23 ABC Sourwood Trail Dawson
- TMP _____ 8. Robert Friction 2970 FRANCIS Rd. ALPHARETTA 3004
- TMP _____ 9. _____
- TMP _____ 10. _____
- TMP _____ 11. _____
- TMP _____ 12. _____
- TMP _____ 13. _____
- TMP _____ 14. _____
- TMP _____ 15. _____

Use additional sheets if necessary.

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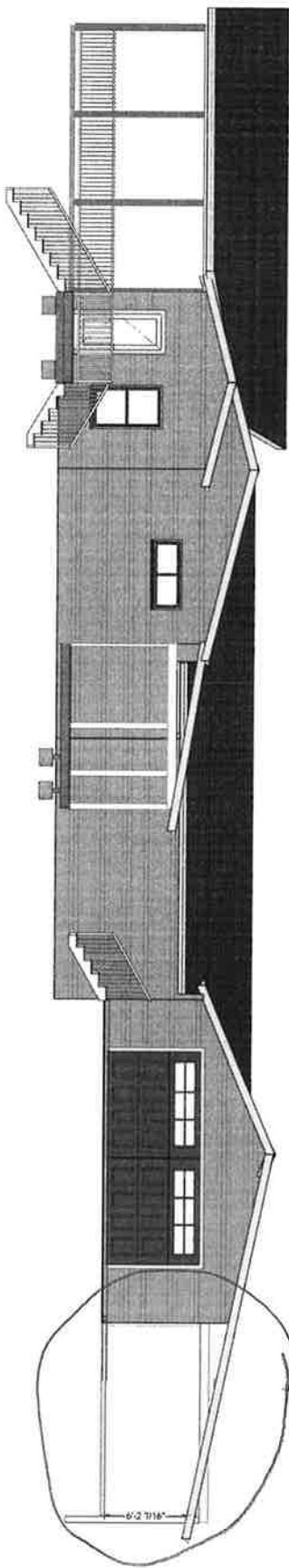


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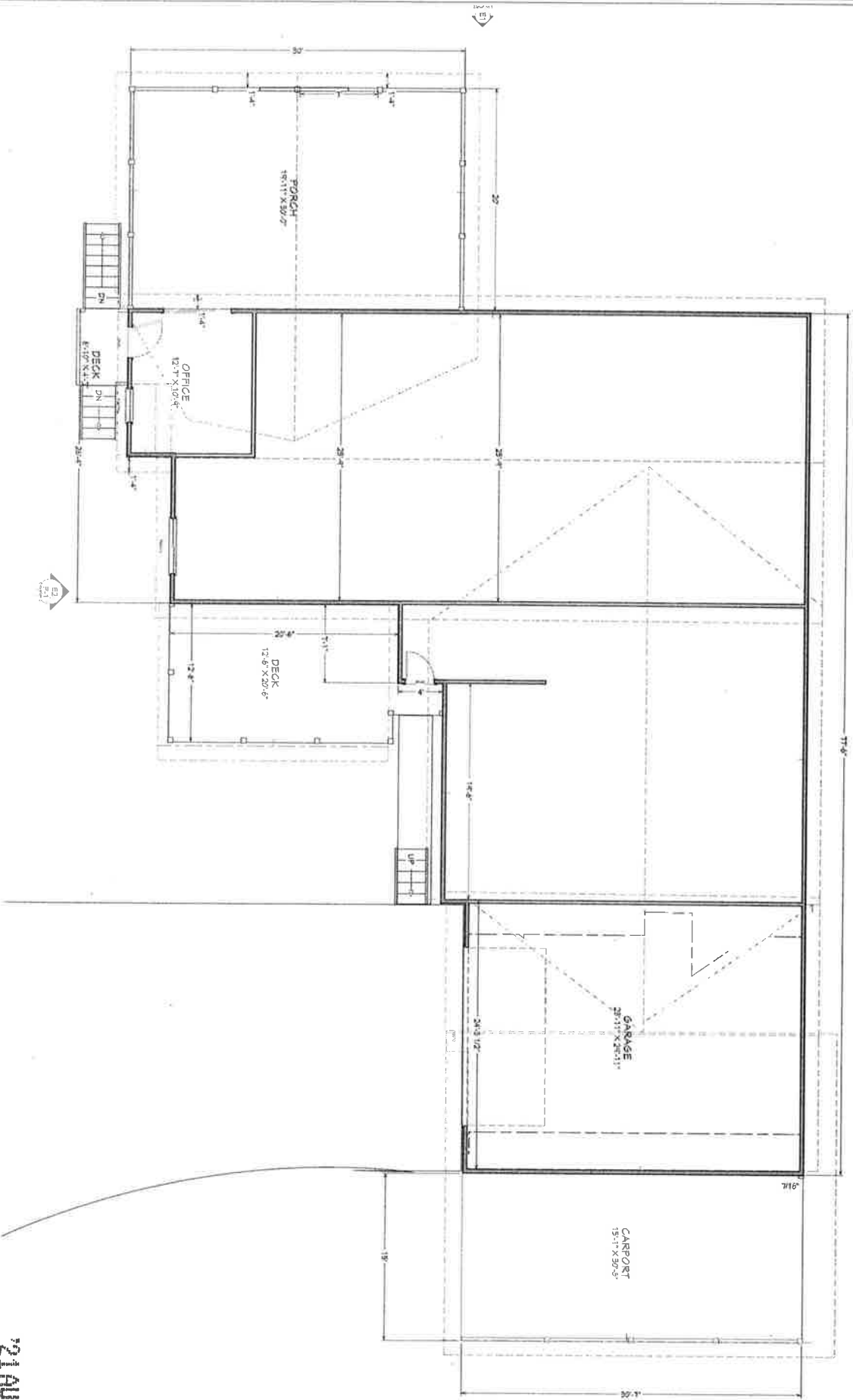
Elevation 2

Plane Name

DRAWINGS PROVIDED BY:
Simply Southern Construction
 LLC,
 James Callas 677-8-300-4980

REVISION TABLE		
NUMBER	DATE	REVISIONS BY DESCRIPTION

DATE: 8/5/2021
 SCALE: 1/8" = 1'-0"
 SHEET: 1
 Page 1



Working Plan View

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2020
SHEET

1/4\"/>

SCALE:

DATE: 8/5/2021

DATE:

DRAWINGS PROVIDED BY:
Simply Southern Construction
LLC.
James Calton 671-8-300-4980

Plane Name

REVISION TABLE		
NUMBER	DATE	REVISION BY / DESCRIPTION

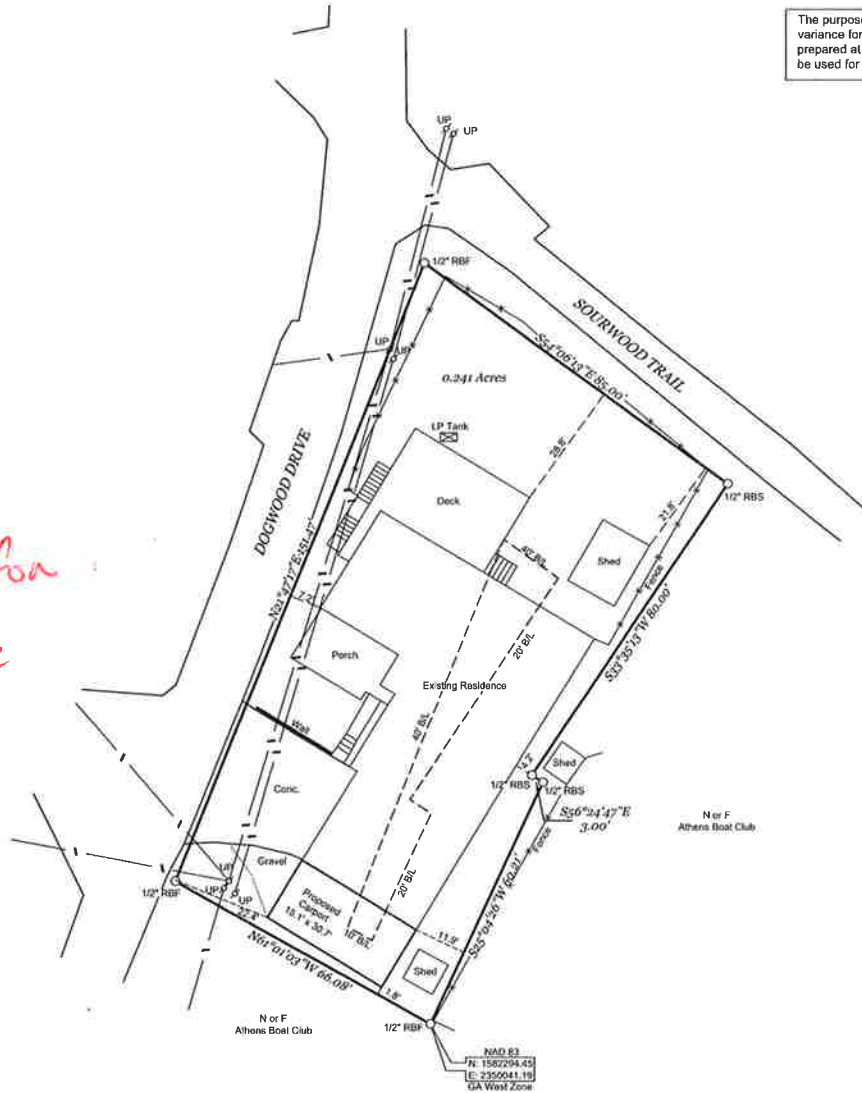
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- NOTES:
1. Field Data: Closure Precision - 1/31,472, Angular Error - 2.75"±STA.
 2. Field Measurements were taken with a Leica TS12 on 07-08-2021 and were balanced using the Compass Rule.
 3. Bearings are based on Grid North, Ga West Zone, NAD 83 and established using a Leica GS 14, using SmartNet GPS Network.
 4. Plat Precision: 1/2".
 5. The public records referenced hereon reflect only those records necessary to establish the boundaries hereon, and reference to the same does not and is not intended to constitute a title search or title opinion.
 6. This property is not located in a Flood Hazard Area as indicated on FIRM No. 13085C0250C, dated 04-04-2018.
 7. Building setbacks and buffers may not be shown hereon. They are governed by the local jurisdiction and should be confirmed prior to land planning or construction activities.
 8. The boundary lines shown hereon are lease lines. The total property is owned by Athens Boat Club. The description of this lease line was furnished to the firm by the site builder. This survey does not certify the location of this leased property nor was the lease legal for the adjoining provided.

The purpose of this site plan is to apply for a variance for the proposed carport and was prepared at the request of the builder and is to be used for aid in obtaining a building permit.

Set Back for Variance



LEGEND	
OTPF	Open Top Pin Found
CTPF	Crimp Top Pin Found
CTPS	Crimp Top Pin Set
RBF	Rebor Found
RBS	Rebor Set
B/L	Building Line
UP	Utility Pole
N or F	Now or Formerly
— — —	Fence
— — —	Overhead Wire
— — —	Not to Scale
Δ	Calculated Point

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Variance Site Plan of Leased Property of, Athens Boat Club, for:

SIMPLY SOUTHERN CONSTRUCTION LLC

Land Lot 394, 13th Dist.
Dawson County, Georgia
08-10-2021

Mcwhorter & Anderson
LAND SURVEYING & CIVIL ENGINEERING

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