

DAWSON COUNTY VARIANCE APPLICATION

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

VR 19.02 Tax Map & Parcel # (TMP): 057 025
Current Zoning: R-1E Commission District #: _____
Submittal Date: Jan. 15, 19 Time: 4:00 am/pm Received by: WJH (staff initials)
Fees Assessed: \$300 Paid: Money order
Planning Commission Meeting Date: March 19, 2019

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Amber Poddhan
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: Amber Poddhan

PROPERTY INFORMATION

Street Address of Property: 664 Sweetwater Church Rd.
Dawsonville, GA 30534
Land Lot(s): 461 & 462 District: 04 Section: 01
Subdivision/Lot: _____ Building Permit #: _____ (if applicable)
Directions to the Property: From Dawson County Court House, go EAST on Justice way toward
Shoal creek Rd. Turn Right onto Shoal creek Rd. Enter Roundabout and take 2nd exit
onto Highway 53/GA-53. Pass through 1 roundabout. Turn left onto Sweetwater Church Rd.
In 0.48 miles Destination 664 Sweetwater Church Rd Dawsonville, GA 30534 will be on the 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 _____ feet to allow the structure to:
- be constructed; remain a distance of _____ 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 5 acres to 3.86 acres

- 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: We are currently living with Family on Sweetwater Church RD. If we can not obtain this variance we will be forced to find a home somewhere other than Here in Dawson county near our family.

2. Describe the exceptional and extraordinary conditions applicable to this property which do not apply to other properties in the same district: It is an uninhabited Property that

Resides on a Residential street.

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 Proposed structure

would be out of sight from any main Roads or other homes. ~~and~~

It would not be materially injurious to the surrounding

Properties because there are multiple manufacture homes in the vicinity.

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

It would allow us to place a manufactured home on the

Property and be able to reside in Dawson county near our family.

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.)

PROPERTY OWNER AUTHORIZATION

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

664 Sweetwater Church Rd. Dawsonville, GA 30534

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: Amber Popphan

Signature of applicant or agent: [Signature] Date: 1-15-19

Printed Name of Owner(s): Amber Popphan

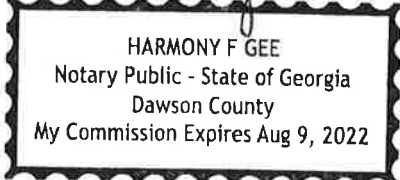
Signature of Owner(s): [Signature] Date 1-15-19

Sworn and subscribed before me this 15 day of January, 2019.

[Signature]
Notary Public

My Commission Expires: August 9, 2022

(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.)

VR# _____

TMP# 057-025

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 057-016 1. Charles J. Jr. + Debra Blackstock 668 Sweetwater Ch. Rd.

TMP 057-014 2. Mrs. James Kent 643 Sweetwater Ch. Rd.

TMP 057-034 3. William S. Looper 620 Sweetwater Ch. Rd.

TMP 057-032 4. Mark C. Bertrand 516 Sweetwater Ch. Rd.

TMP _____ 5. _____

TMP _____ 6. _____

TMP _____ 7. _____

TMP _____ 8. _____

TMP _____ 9. _____

TMP _____ 10. _____

TMP _____ 11. _____

TMP _____ 12. _____

TMP _____ 13. _____

TMP _____ 14. _____

TMP _____ 15. _____

Use additional sheets if necessary.

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:  Date: 1-15-19

Signature of Witness:  Date: 1-15-19

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.

**GEORGIA DEPARTMENT OF PUBLIC HEALTH
APPLICATION FOR CONSTRUCTION PERMIT AND SITE APPROVAL
For On-Site Sewage Management System**

COUNTY: Dawson	SUBDIVISION:	LOT NUMBER:	BLOCK:
PROPERTY LOCATION (ADDRESS/DIRECTIONS): 664 SWEETWATER CHURCH RD DAWSONVILLE, GA 30534 Hwy 53 west, left on Sweetwater Church Road, property on the right.			
I hereby apply for a construction permit to install an On-Site Sewage Management System and agree that the system will be installed to conform to the requirements of the rules of the Georgia Department of Public Health, Chapter 511-3-1. By my signature, I understand that final inspection is required and will notify the County Health Department upon completion of construction and before applying final cover material to the system.			
PROPERTY OWNER'S/AUTHORIZED AGENT'S SIGNATURE:		DATE: 01/08/2019	
PROPERTY OWNER'S NAME: AMBER POPPHAN	PHONE NUMBER: (470) 695-8623	ALTERNATE PHONE NUMBER: (706) 531-8400	
PROPERTY OWNER'S ADDRESS: 693 SWEETWATER CHURCH RD DAWSONVILLE, GA 30534			
AUTHORIZED AGENT'S NAME (IF OTHER THAN OWNER):	PHONE NUMBER:	RELATIONSHIP TO OWNER:	

Section A -- General Information

1. REQUIRED SETBACK FROM RECEIVING BODIES (wells, lakes, sinkholes, streams, etc.) EVALUATED: <input checked="" type="radio"/> Yes (2) No	5. TYPE OF STRUCTURE (single/multi-family residence, commercial, restaurant, etc.): Single-Family Residence	9. SOIL SERIES (e.g. Pacolet, Orangeburg, etc.): Hayesville
2. WATER SUPPLY: (1) Public <input checked="" type="radio"/> Private (3) Community	6. WATER USAGE BY: Bedroom Numbers	10. PERCOLATION RATE / HYDRAULIC LOADING RATE: 5 0
3. SEWAGE SYSTEM TO BE PERMITTED: <input checked="" type="radio"/> New (2) Repair (3) Addition	7. NO. OF BEDROOMS / GPD: 3	11. RESTRICTIVE SOIL HORIZON DEPTH (INCHES): 7 2
4. LOT SIZE (SQUARE FEET / ACRES): 3 . 8 6	8. LEVEL OF PLUMBING OUTLET: (1) Ground Level (2) Basement <input checked="" type="radio"/> Above ground level	12. SOIL TEST PERFORMED BY: Centofanti, Daniel L

Section B -- Primary / Pretreatment

1. DISPOSAL METHOD: Septic Tank	2. GARBAGE DISPOSAL: (1) Yes <input checked="" type="radio"/> No	3. SEPTIC TANK CAPACITY (GALLONS): 1000	4. ATU Capacity: 0	5. DOSING TANK CAPACITY (GALLONS):	6. GREASE TRAP CAPACITY (GALLONS):
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Section C -- Secondary Treatment

1. ABSORPTION FIELD DESIGN: (1) Level Field <input checked="" type="radio"/> Serial (3) Drip (4) Bed (6) Distribution Box (8) Mound/Area Fill (7) Other	4. TOTAL ABSORPTION FIELD SQUARE FEET REQUIRED: 5 8 5	7. NUMBER OF ABSORPTION TRENCHES:
2. ABSORPTION FIELD PRODUCT: Quick 4 High Capacity -16In	5. TOTAL ABSORPTION FIELD LINEAR FEET REQUIRED: 1 9 5	8. SPECIFIED LENGTH OF ABSORPTION TRENCHES:
3. AGGREGATE DEPTH (inches):	6. DEPTH OF ABSORPTION TRENCHES (range in inches): 2 4 - 3 6	9. Distance Between Absorption Trenches:

Permit


A PERMIT IS HEREBY GRANTED TO INSTALL THE ON-SITE SEWAGE MANAGEMENT SYSTEM DESCRIBED ABOVE. THIS PERMIT IS NOT VALID UNLESS PROPERLY SIGNED BELOW. THIS PERMIT EXPIRES TWELVE (12) MONTHS FROM DATE OF ISSUANCE.

ANY GRADING, FILLING, OR OTHER LANDSCAPING SUBSEQUENT TO ISSUANCE OF A PERMIT MAY RENDER PERMIT VOID.

VOID, FAILURE TO FOLLOW SITE PLAN MAY RENDER PERMIT VOID. ANY GRADING, FILLING, OR OTHER LANDSCAPING SUBSEQUENT TO FINAL INSPECTION BY COUNTY HEALTH DEPARTMENT, WHICH ADVERSELY AFFECTS THE FUNCTION OF THE ON-SITE SEWAGE MANAGEMENT SYSTEM, MAY RENDER APPROVAL VOID. INSTALLATION CONTRACTOR IS RESPONSIBLE FOR LOCATING PROPER DISTANCES FROM BUILDINGS, WELLS, PROPERTY LINES, ETC.

ISSUANCE OF A CONSTRUCTION PERMIT FOR AN ON-SITE SEWAGE MANAGEMENT SYSTEM, AND SUBSEQUENT APPROVAL OF SAME BY REPRESENTATIVE OF THE GEORGIA DEPARTMENT OF PUBLIC HEALTH OR COUNTY BOARD OF HEALTH SHALL NOT BE CONSTRUED AS A GUARANTEE THAT SUCH SYSTEMS WILL FUNCTION SATISFACTORILY FOR A GIVEN PERIOD OF TIME; FURTHERMORE, SAID REPRESENTATIVE(S) DO NOT, BY ANY ACTION TAKEN IN EFFECTING COMPLIANCE WITH THESE RULES, ASSUME ANY LIABILITY FOR DAMAGES WHICH ARE CAUSED, OR WHICH MAY BE CAUSED, BY THE MALFUNCTION OF SUCH SYSTEM.

1. SITE APPROVED AS SPECIFIED ABOVE: <input checked="" type="radio"/> Yes (2) No

APPROVING ENVIRONMENTALIST: 	TITLE: Environmental Health Specialist IV	DATE: 01/14/2019	CONSTRUCTION PERMIT NUMBER: OSC04200537
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Call Dawson County Environmental Health office at 706-265-2930 between 8:00a.m. and 9:00 a.m. to schedule a time for final inspection.

Septic system must be installed by a Georgia Certified Septic Tank Installer.

This permit is not valid unless properly signed by an Environmental Health Specialist; this permit expires twelve (12) months from the date of issue.

Notify the Environmental Health Office of any wells or springs located on the property or located within 100 feet of property lines.

All surface and/or ground water must be diverted around septic system.

Trash/burial pits must be reported to the Environmental Health office.

Any grading, cutting, or filling may void this permit.

If rock and/or ground water is encountered, cease installation and contact the Environmental Health office.

Easements onto other properties for the installation of septic systems shall be granted only in cases of repairing an existing system, and only when an on-site repair area is not available.

If crossing the drainfield, water lines must be installed 12" above the top of the system and encased in a single length of pipe that extends 10' beyond the drainfield.

I hereby apply for a construction permit to install an on-site sewage management system and agree that the system will be installed to conform to the requirements of the rules of the Georgia Department of Public Health Chapter 511-3-1. I have read and will comply with the additional requirements printed above. I understand that final inspection is required and will notify the Dawson County Environmental Health office upon completion of construction and before applying final cover.



Signature – I have read and understand all of the above

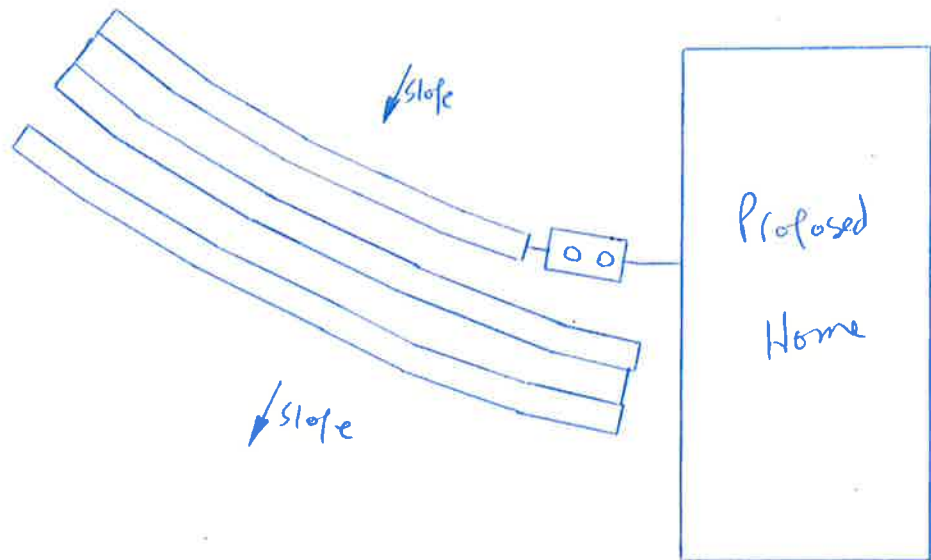
Date

Existing
Barn/Shop

Owner: Amber Popphan
Permit # OSC04200537

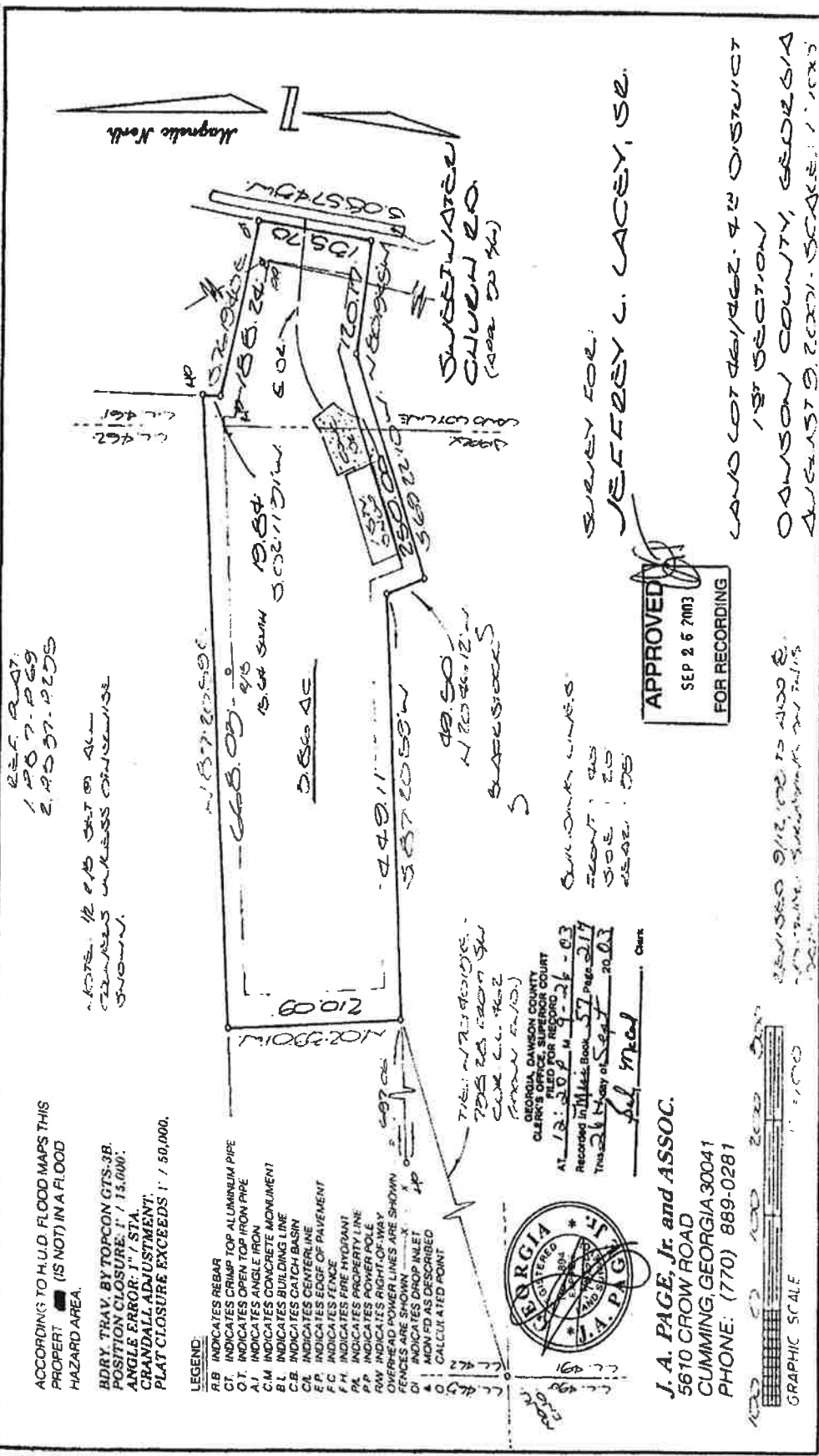
Notes:
7' center to center minimum
Install drainfield lines following natural contour
Measure trench depth using up-slope sidewall of trench
Trench depth: 24" - 36"
Linear feet: 195'

S
W
A
L
E



Issued by: George W. "Bill" Ringle ^{GWR}
Dawson County Environmental Health

Date: January 14, 2019



ACCORDING TO H.U.D. FLOOD MAPS THIS PROPERTY (IS NOT) IN A FLOOD HAZARD AREA.

BDRY. TRAV. BY TOPCON GTS-3B POSITION CLOSURE: 1" / 15,000'. ANGLE ERROR: 1" / STA. CRANDALL ADJUSTMENT. PLAT CLOSURE EXCEEDS 1" / 50,000.

- LEGEND:
- R.B. INDICATES REBAR
 - A.L. INDICATES ALUMINUM PIPE
 - O.I. INDICATES OPEN TOP IRON PIPE
 - A.I. INDICATES ANGLE IRON
 - C.M. INDICATES CONCRETE MONUMENT
 - B.L. INDICATES BUILDING LINE
 - C.B. INDICATES CATCH BASIN
 - C.L. INDICATES CENTER LINE
 - F.P. INDICATES FENCE
 - F.H. INDICATES FIRE HYDRANT
 - P.L. INDICATES PROPERTY LINE
 - P.P. INDICATES POWER POLE
 - P.W. INDICATES RIGHT-OF-WAY
 - P.L. INDICATES POWER LINES ARE SHOWN
 - O. INDICATES OPEN INLET
 - M.F. INDICATES MONUMENT AS DESCRIBED
 - C. CALCULATED POINT



J. A. PAGE, Jr. and ASSOC.
 5610 CROW ROAD
 CUMMING GEORGIA 30041
 PHONE: (770) 889-0281

GRAPHIC SCALE
 0 100 200 300 FEET

APPROVED
 SEP 6 2003
 FOR RECORDING

SURVEY FOR:
 JEFFREY C. LACEY, SR.

LAND LOT 461/462 - 4th DISTRICT
 1st SECTION
 DAWSON COUNTY, GEORGIA
 AUGUST 9, 2001 - SCALE: 1" = 100'

RES 701
 1-2-2003

ACCORDING TO H.U.D. FLOOD MAPS THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA.

BDRY TRAV. BY TOPCON GTS-3B. POSITION CLOSURE: 1' / 15,000'. ANGLE ERROR: 1" / STA. GRANDALL ADJUSTMENT. PLAT CLOSURE EXCEEDS 1' / 50,000.

- LEGEND:**
- R.B. INDICATES REBAR
 - CT. INDICATES CHAMP TOP ALUMINUM PIPE
 - O.I. INDICATES OPEN TOP IRON PIPE
 - A.I. INDICATES ANGLE E IRON
 - C.M. INDICATES CONCRETE MONUMENT
 - B.L. INDICATES BUILDING LINE
 - C.B. INDICATES CATCH BASIN
 - E.F. INDICATES EDGE OF PAVEMENT
 - F.H. INDICATES FIRE HYDRANT
 - P.K. INDICATES PROPERTY LINE
 - P.W. INDICATES POWER POLE
 - P.V. INDICATES RIGHT-OF-WAY
 - U.F. INDICATES UTILITY LINES ARE SHOWN
 - D.F. INDICATES DRAINAGE
 - A. MON TO AS DESCRIBED
 - CALCULATED POINT



J. A. PAGE, Jr. and ASSOC.
 5610 CROW ROAD
 CUMMING, GEORGIA 30041
 PHONE: (770) 889-0281

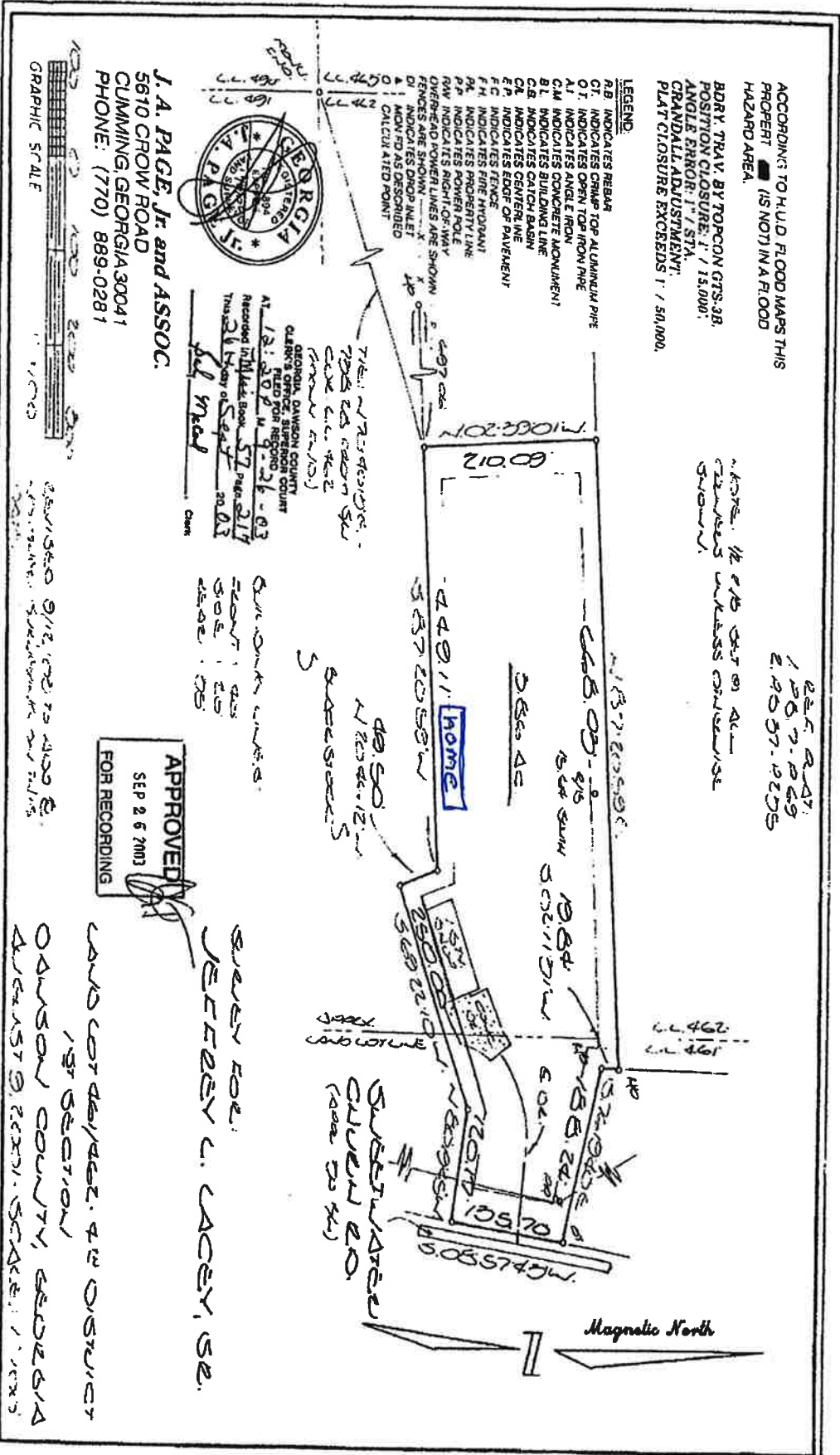
GRAPHIC SCALE

RECORDED IN THE PUBLIC BOOK 57 PAGE 217
 THIS IS THE COPY OF SEP 2 1983
 AT 12:30 P.M. 9/2/83
 CLARENCE H. SUPERIOR COUNTY
 CLERK
 GEORGIA, DAVISON COUNTY
 AT 12:30 P.M. 9/2/83
 RECORDED IN THE PUBLIC BOOK 57 PAGE 217
 THIS IS THE COPY OF SEP 2 1983
 CLARENCE H. SUPERIOR COUNTY
 CLERK

APPROVED
 SEP 2 6 2003
 FOR RECORDING

EVERY FOR:
 JERRY C. LACEY, SE.
 LAND LOT DEPT. 4th DISTRICT
 1ST SECTION
 DAVISON COUNTY, GEORGIA
 AUGUST 9, 1983. SCALE: 1" = 100'

Proposed Structure in Blue Ink.



B.S. 2-47:
 1.287.229
 2.9097.2295

AS 701
 1/10/83

- HOME
- SEARCH & PAY TAXES
- GENERAL INFORMATION
- FREQUENTLY ASKED QUESTIONS
- PROPERTY
- MOTOR VEHICLES
- NEWS
- CONTACT US
- LINKS



Taxes

Owner Information

LOWE MILDRED D
 13651 PANHANDLE RD
 HAMPTON, GA 30228

Payment Information

Status	Paid
Last Payment Date	10/01/2018
Amount Paid	\$759.57

Property Information

Parcel Number	057 025
District	1 DAWSON COUNTY UNINCORPORATED
Acres	3.86
Description	TR 6-8 LL 461 462 LD 4-1
Property Address	664 SWEETWATER CHURCH RD
Assessed Value	\$31,760
Appraised Value	\$79,400

Bill Information

Record Type	Property
Tax Year	2018
Bill Number	8700
Account Number	35114
Due Date	12/01/2018

Taxes

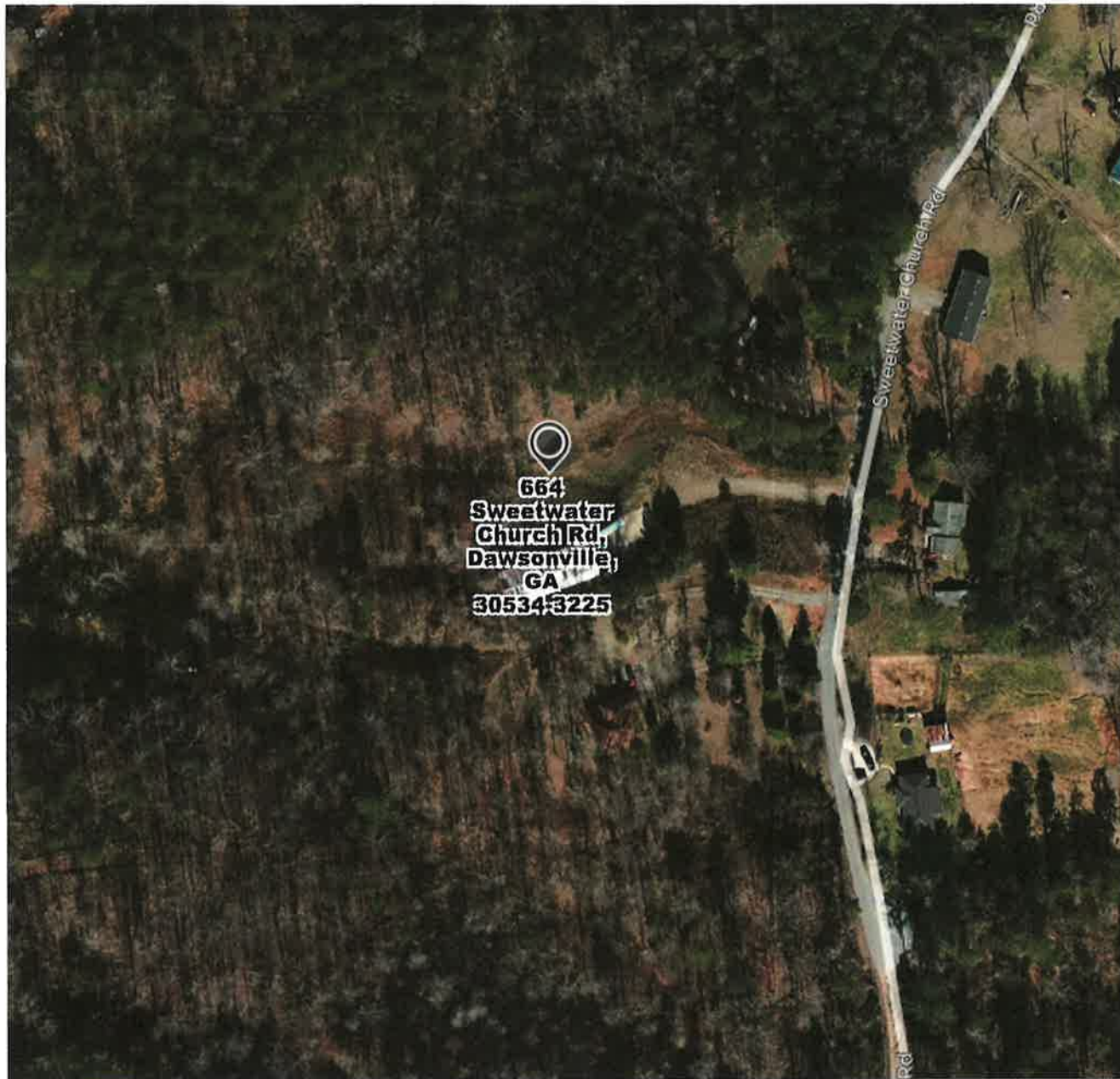
Base Taxes	\$759.57
Penalty	\$0.00
Interest	\$0.00

664 Sweetwater Church Rd, Dawsonville, GA 30534-3225



Dawsonville | GA 30534-3225

34.417208, -84.191746



Book a hotel tonight and save with some great deals!

(1-877-577-5766)



Car trouble mid-trip? MapQuest Roadside Assistance is here:

(1-888-461-3625)

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.



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:

a Drivers License

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 Dawsonville (city), Georgia (state)


Signature of Applicant

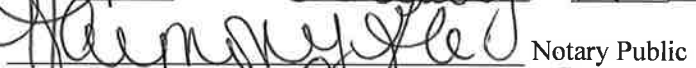
1-15-19
Date

Amber Popphan
Printed Name

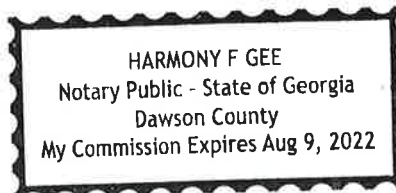
Name of Business

SUBSCRIBED AND SWORN BEFORE ME ON

THIS 15 DAY OF January, 2019

 Notary Public

My Commission Expires: August 9, 2022



(Seal)

To whom it may concern,

In regards to the property located at 664 Sweetwater church rd Dawsonville Ga. I Amber Jane Popphan am applying for a zoning variance to reduce the minimum lot size requirement for a manufactured home on land zoned RA from 5 acres to 3.86 acres. Unfortunately my husband and I are unable to afford a newly constructed stick built home. Seeing as we already own this property free and clear our next best option is to place a manufactured home on a permanent foundation. Sweetwater church rd is a residential road and the majority of the residents are related to me, such as my parents, aunts, uncles, and cousins. There are other manufactured homes on Sweetwater church rd that are on less than 5 acres as well. Please consider allowing us to obtain this variance and return to mine and my husbands hometown.

Sincerely, Amber Jane Popphan