

DAWSON COUNTY VARIANCE APPLICATION

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

VR 20-03 Tax Map & Parcel # (TMP): 108-086
Current Zoning: VCR Commission District #: 3
Submittal Date: 1-6-2020 Time: 10:50 (am/pm) Received by: Uhg (staff initials)
Fees Assessed: \$350 Paid: _____
Planning Commission Meeting Date: Feb. 18th 2020

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Dan Bangs
Address: _____
Phone: Listed _____ mail: 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: _____

PROPERTY INFORMATION

Street Address of Property: 636 Chestatee Cir.
Dawsonville, Ga 30534
Land Lot(s): 210 District: 13 Section: 1
Subdivision/Lot: 15 Building Permit #: 13783 (if applicable)
Directions to the Property: Hwy 53 east to north on Hwy 400
to right on Harmony Church Rd to Right on
Nix Bridge Rd to left on Chestatee Circle.

REQUESTED ACTION

A Variance is requested from the requirements of Article # _____ Section # 307 VCR of the Land Use Resolution/Sign Ordinance/Subdivision Regulations/Other (circle one).

If other, please describe: _____

Type of Variance requested: ^{Re:} Accessory Structure

Front Yard Side Yard Rear Yard variance of 9 feet feet to allow the structure to:
 be constructed; remain a distance of 1 foot feet from the: rear property line
 property line, road right of way, or other (explain below):

instead of the required distance of 10 feet 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: n/a

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: There is not enough distance from the rear property set back line to construct the structure. With out the variance we can not fit it on the lot.

20 JAN 6 10:51 AM

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

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 structure is

an attractive, professionally designed and built Sauna. It will be adjacent to the new home being constructed. (continued below*)

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

Both the new home and this structure should improve property values for surrounding home owners.

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.)

* In addition, the Sauna, even with the variance approved, will be farther from the rear property line than the main dwelling. The adjacent lot on the side of the proposed structure is a double lot, and therefore, we don't believe the structure will have any impact on our neighbor. Note also that the structure will be placed at the required 5ft. setback from the side property line, so again, should not impact our neighbor.

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PROPERTY OWNER AUTHORIZATION

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

636 CHESTNUT CIR, 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: _____

Signature of applicant or agent: _____ Date: _____

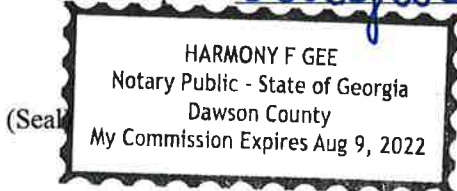
Printed Name of Owner(s): _____

Signature of Owner(s): [Signature] Date 1-6-2020

Sworn and subscribed before me this 6 day of January, 2020.

[Signature]
Notary Public

My Commission Expires: August 9, 2022



(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# 20.03

TMP# L08-086

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.**

	<u>Name</u>	<u>Address</u>
TMP <u>L08085</u>	1. <u>Wesley & Joanne Duesenberg</u>	<u>660 Chestatee Cir. Dawsonville Ga 30534</u>
TMP <u>L08110</u>	2. <u>Charles & Carol Barry</u>	<u>618 Chestatee Cir. Dawsonville Ga 30534</u>
TMP _____	3. _____	_____
TMP <u>L08098</u>	4. <u>Johnnie Sweatte & Sherry Bates</u>	_____
TMP _____	5. <u>11.71 acres of vacant land across street</u>	_____
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.

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APPLICANT CERTIFICATION


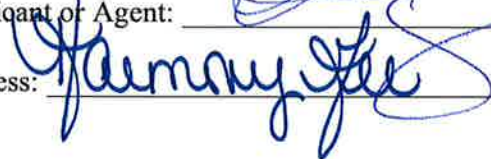
I hereby request the action contained within this application relative to the property shown on the attached plats and site plan and further request that this item be placed on both the Planning Commission and Board of Commissioners agenda(s) for a public hearing.

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:  Date: 1-6-2020
Signature of Witness:  Date: 1.6.2020

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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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.

X 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 Dawsonville (city), GA (state)

[Signature]
Signature of Applicant

1-6-2020
Date

Dan Bangs
Printed Name

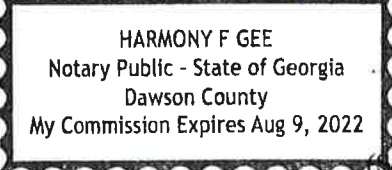
Name of Business

SUBSCRIBED AND SWORN BEFORE ME ON

THIS 6 DAY OF January, 2020

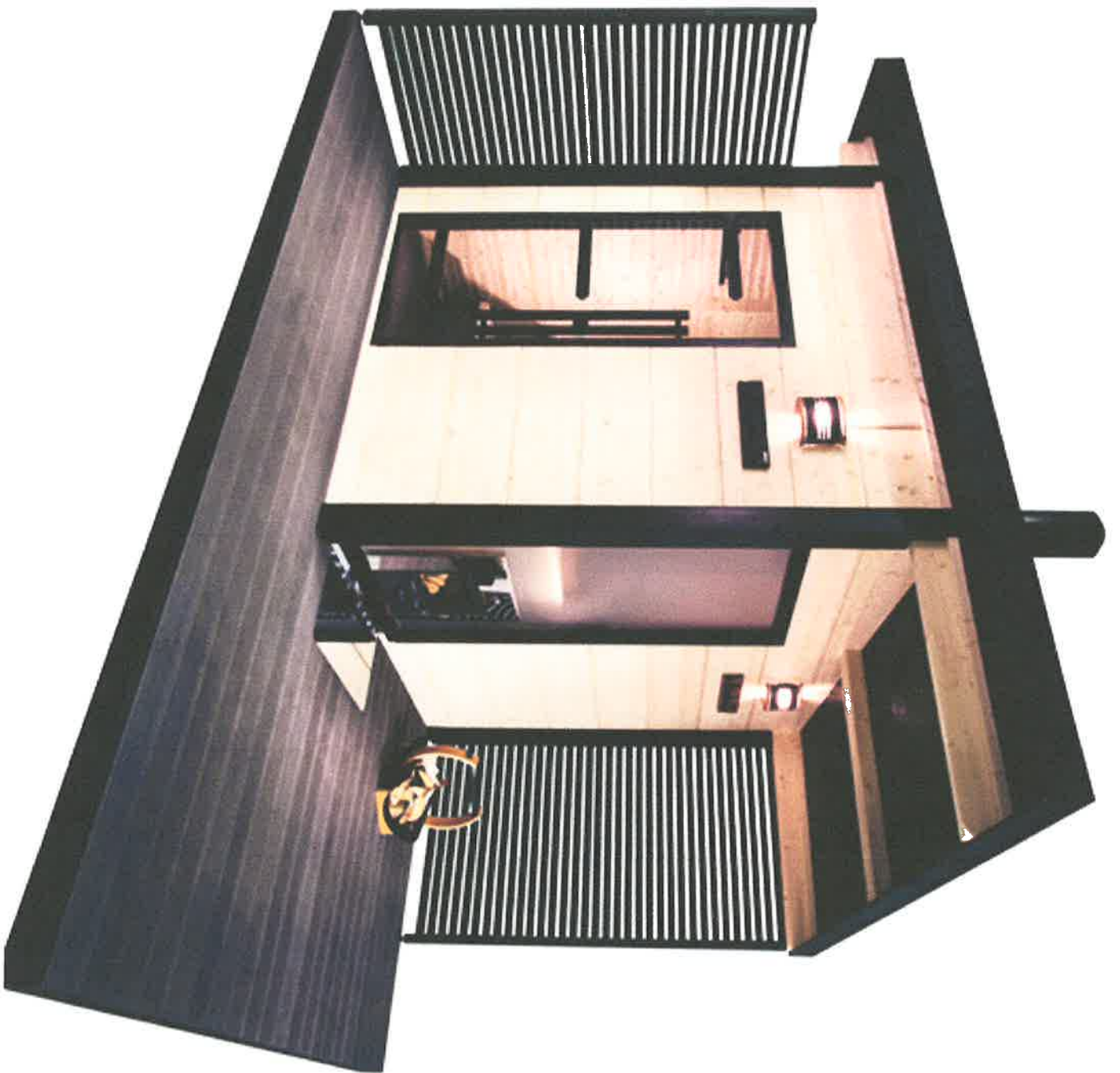
Harmony Gee Notary Public

My Commission Expires: August 9, 2022



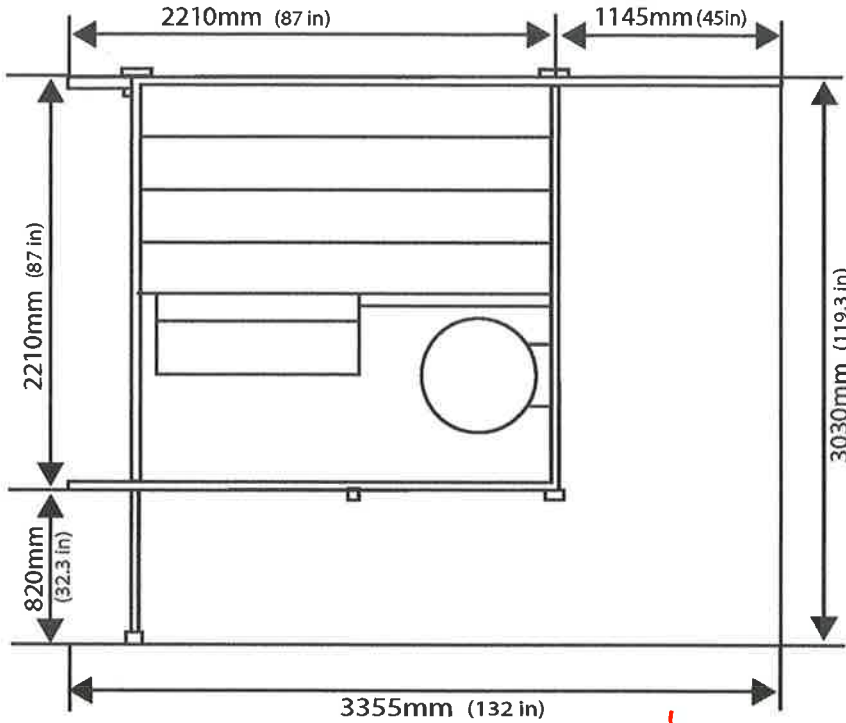
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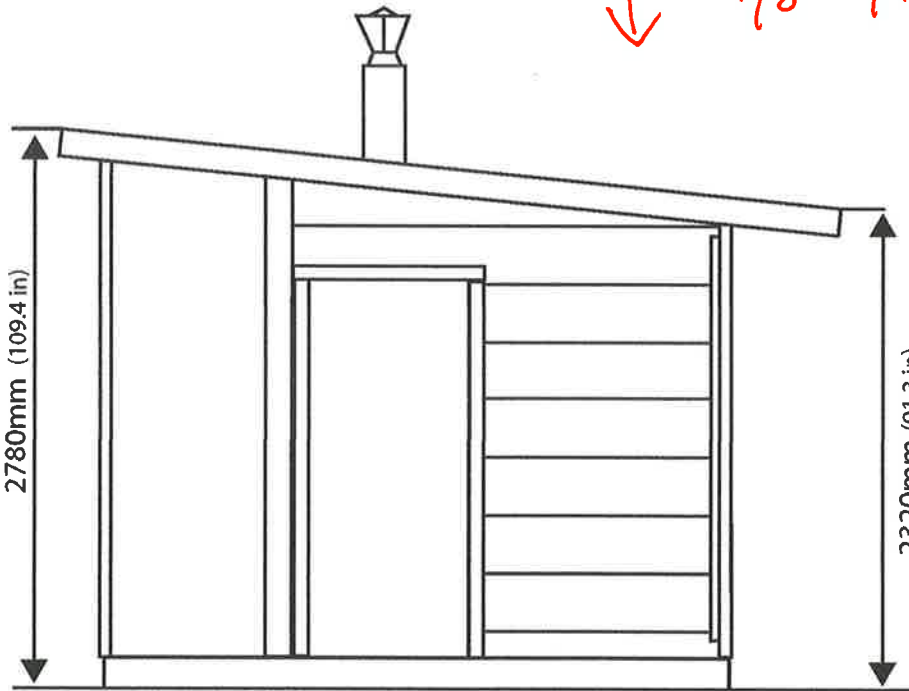
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Solide Cottage I



→
TO LAKE

↓ TO HOUSE

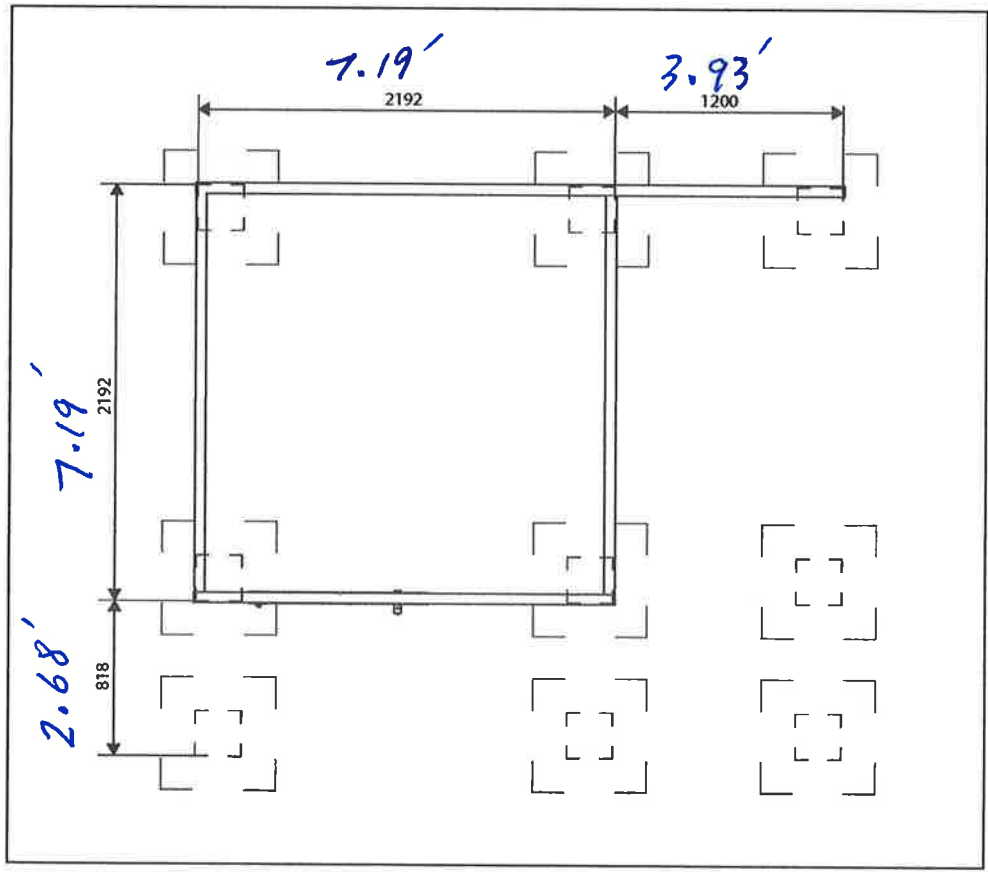
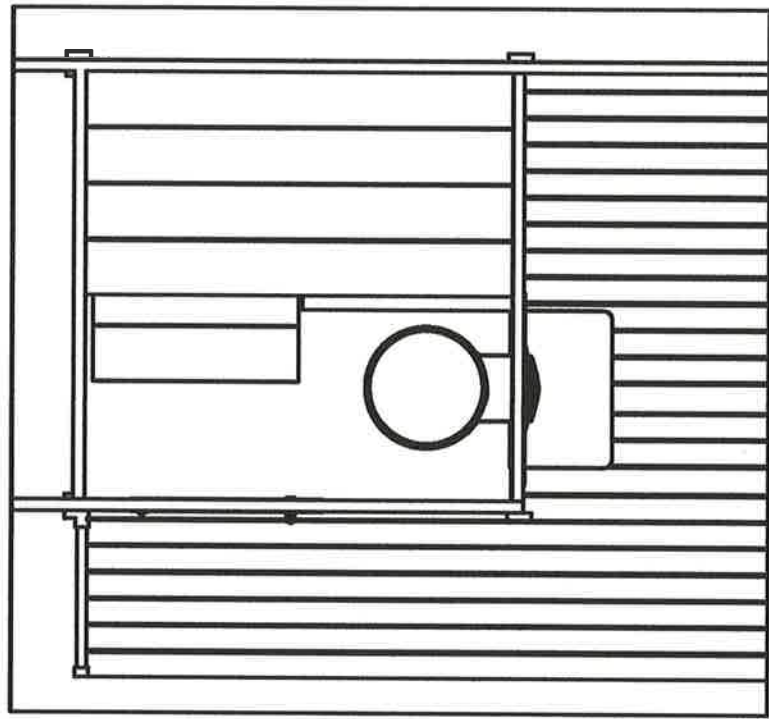


← TO HOUSE

↓ TO LAKE

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SLD01PS



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Owner Information

BANGS DAN & LEIA M

Payment Information

Status Paid
 Last Payment Date 10/24/2019
 Amount Paid \$3,137.45

Property Information

Parcel Number L08 086
 District 1 DAWSON COUNTY UNINCORPORATED
 Acres 0.45
 Description LT 15 JOE B BROWDER
 Property Address 636 CHESTATEE CIR
 Assessed Value \$131,456
 Appraised Value \$328,640

Bill Information

Record Type Property
 Tax Year 2019
 Bill Number 707
 Account Number 30668
 Due Date 12/01/2019

Taxes

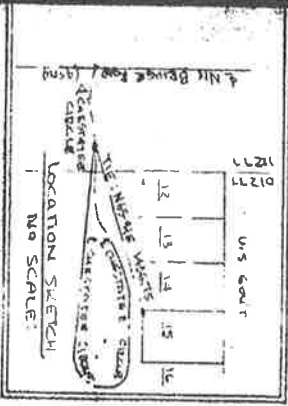
Base Taxes \$3,137.45
 Penalty \$0.00
 Interest \$0.00
Total Due \$0.00

Tax Breakdown

Entity	Adjusted FMV	Net Assmt	Exemptions	Taxable Val	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	328,640	131,456	0	131,456	0	\$0.00	\$0.00	\$0.00
COUNTY M&O	328,640	131,456	0	131,456	13.079	\$1,719.31	\$0.00	\$1,063.34
SALES TAX ROLLBACK	0	0	0	131,456	-4.99	\$0.00	-\$655.97	\$0.00
SCHOOL M&O	328,640	131,456	0	131,456	15.778	\$2,074.11	\$0.00	\$2,074.11
Totals					23.867	\$3,793.42	-\$655.97	\$3,137.45

20 JAN 6 10:55 AM

GEORGIA, DAWSON COUNTY
 CLERK'S OFFICE, SUPERIOR COURT
 FILED FOR RECORD
 of 8:11 A.M. 1-8-83
 Recorded in Book 13 Page 133
 this day of January 1983
 RALPH MADDOCK, CLERK



IPF = IRON PIN FOUND
 195 = "



PROPERTY OF
 ELMER L. & RUTH B. STANLEY
 LL 210 - (SOUTH HALF 13TH DIST. 133 SECT.
 DAWSON COUNTY, GA)

JIMMY D. BULLOCK & ASSOCIATES
 LAND SURVEYING & CIVIL ENGINEERING SERVICE
 DANESVILLE, GEORGIA 30501
 Phone: 869-3182

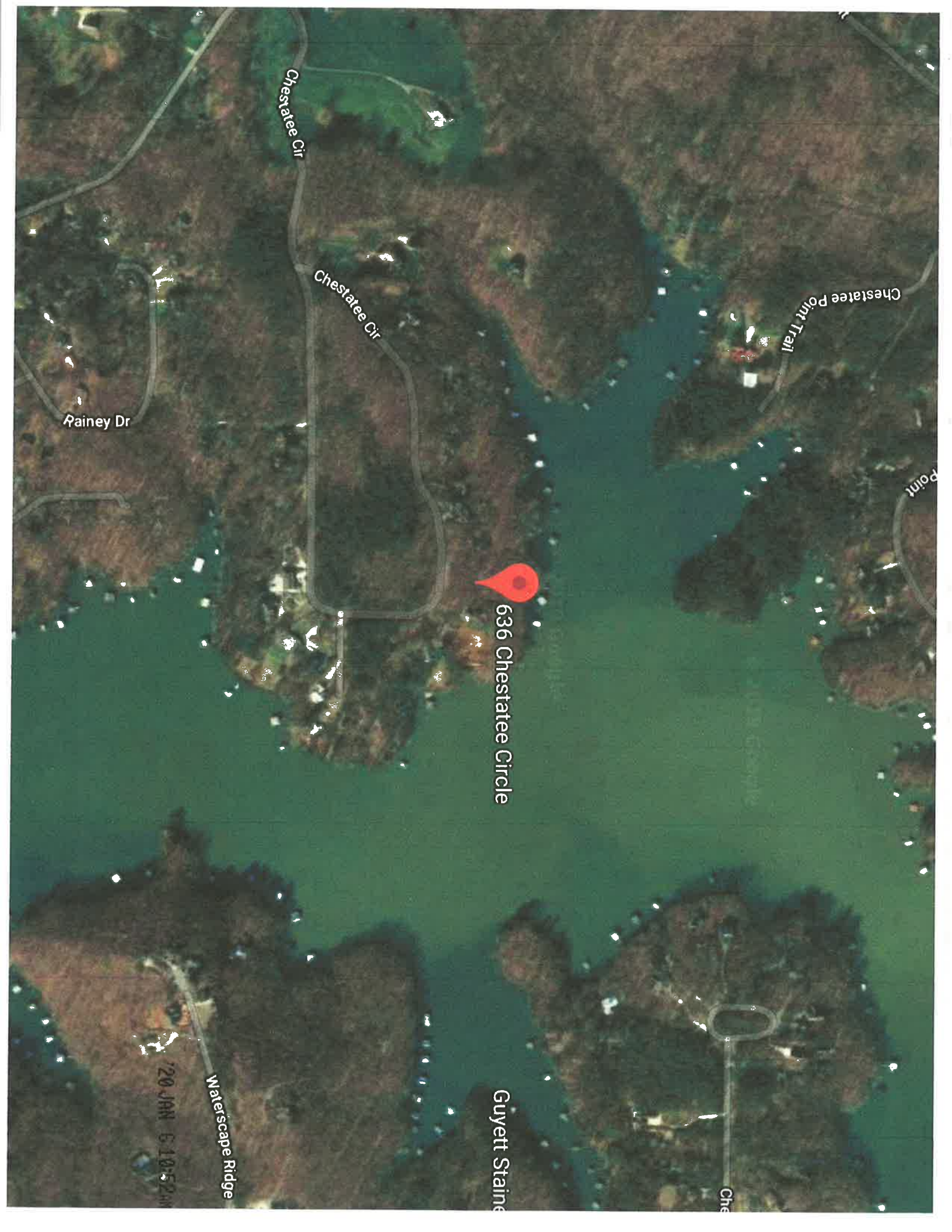
DEC 23 1982

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MAGNETIC NORTH DEC 21 1982



JOE B. BROWDER S09D
 P.F.C. P.B. 1 PG 105
 " NOV. 6, 1962



Chestatee Cir

Chestatee Cir

Rainey Dr

636 Chestatee Circle

Chestatee Point Trail

Point

20 JAN 6 10:52 AM

Waterscape Ridge

Guyett Staine

Che

Harmony Gee

From: Dan Bangs
Sent: Monday, January 6, 2020 10:53 AM
To: Harmony Gee
Subject: Variance

Harmony,

Per our conversation and my recent application, I am requesting a variance for my property located at 636 Chestatee Cir, Dawsonville GA 30534

Specifically, I am looking to build an outdoor sauna that is approximately 10' x 11' under roof. I am requesting a variance for the rear property setback line. Currently the setback is 10' and I am requesting a change to 1'. Said another way, I'd like the corner of the sauna structure to be 1' away from the rear property line rather than 10' away. No other change is being requested.

Without a variance I don't have enough room to fit the sauna, so I'm hoping you will be able to grant this for us.

Please let me know if you need anything else from me.

Best,
Dan

Dan Bangs
Keller Williams Atlanta Perimeter
#1 Agent 2015, 2014

danbangs.com Website