

# DAWSON COUNTY VARIANCE APPLICATION

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

VR 19-05 Tax Map & Parcel # (TMP): 114 020 007  
Current Zoning: CHB Commission District #: 3  
Submittal Date: 4-18-19 Time: 11:54 am/pm Received by: Ung (staff initials)  
Fees Assessed: \$300 Paid: check  
Planning Commission Meeting Date: May 16, 2019

## APPLICANT INFORMATION (or Authorized Representative)

Printed Name: 7 Star Financial LLC  
Address: \_\_\_\_\_  
Phone: Listed \_\_\_\_\_ Unlisted \_\_\_\_\_ Email: \_\_\_\_\_ 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 \_\_\_\_\_ /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: April / May Applicant Signature: [Signature]

## PROPERTY INFORMATION

Street Address of Property: 27 Dawsonville Village Way  
Dawsonville GA 30534  
Land Lot(s): 315 District: 13-5 Section: \_\_\_\_\_  
Subdivision/Lot: \_\_\_\_\_ Building Permit #: \_\_\_\_\_ (if applicable)  
Directions to the Property: From 400 / Hwy 53 intersection go  
east 1000 ft. Property on right.

**REQUESTED ACTION**

2 A Variance is requested from the requirements of Article # VI Section # 607.1A 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):

reduce parking by 3 spaces

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): Variance to reduce number of parking spaces by 3 to construct patio.

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

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: Occupant of building needs open dining to be competitive with other restaurants.

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

N/A

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: \_\_\_\_\_

this would have zero impact on adjoining properties.

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

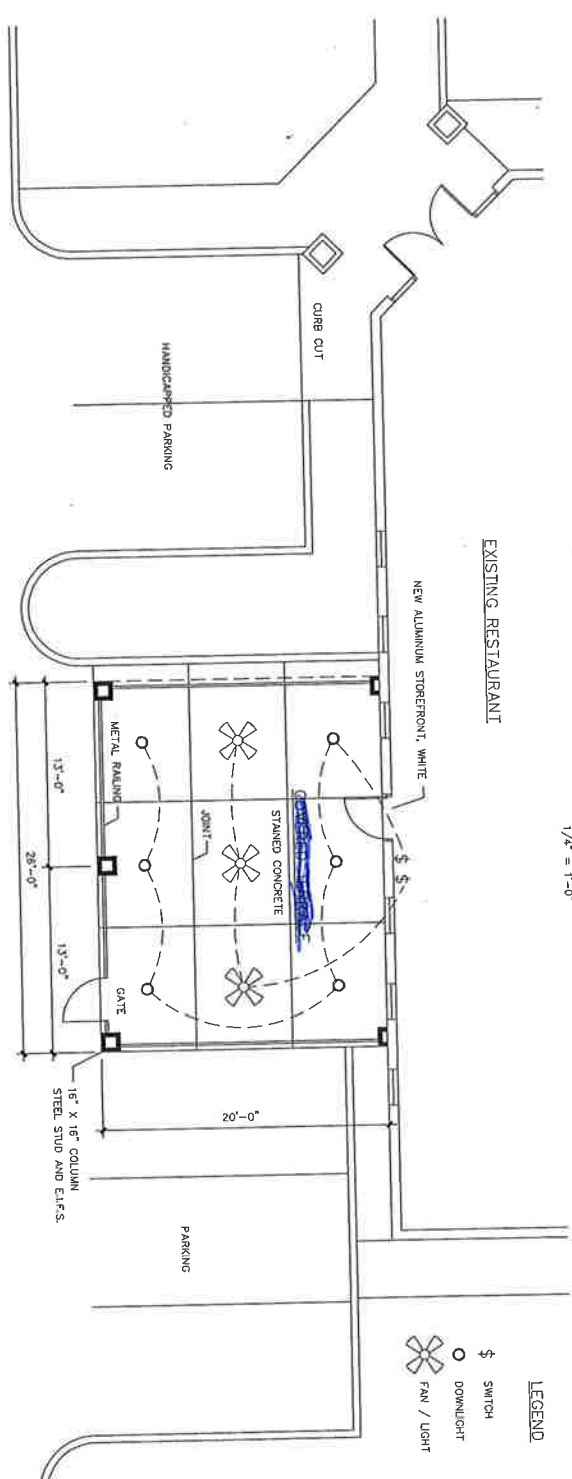
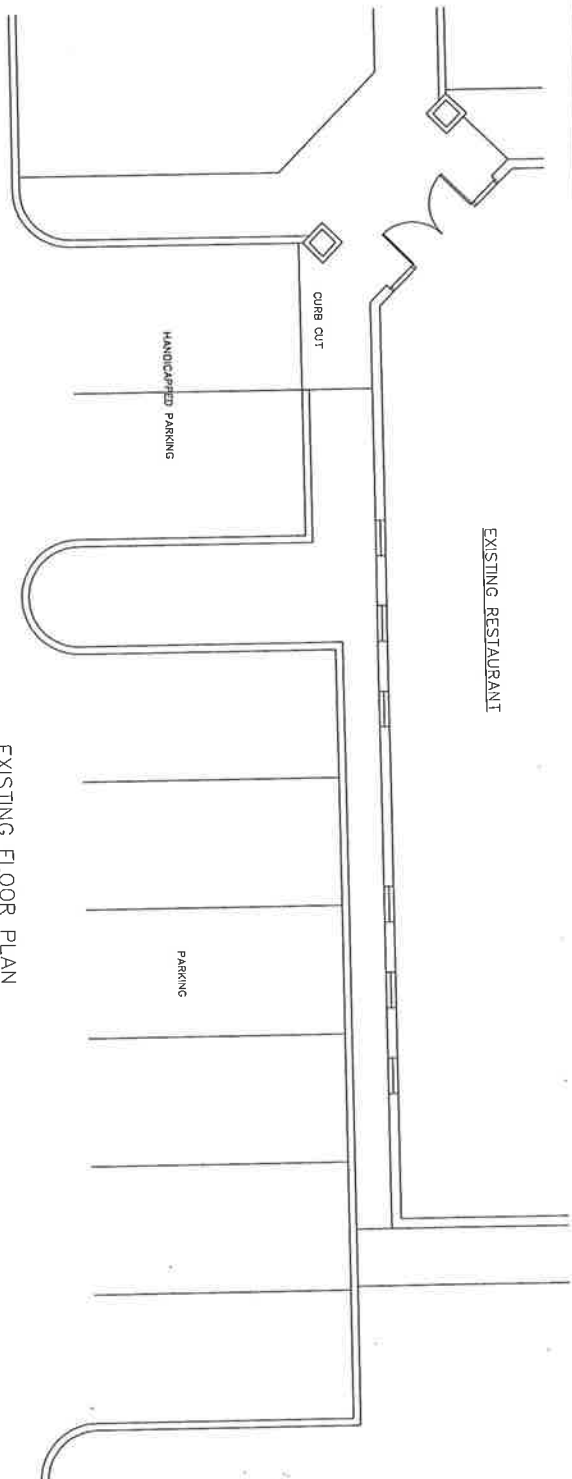
this variance would aid local business and economic development of the county.

**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.)



\*Just Patio & Fence - no covered structure.



LEGEND

\$ SWITCH

○ DOWNLIGHT

✕ FAN / LIGHT

Project No 17037  
 Drawn By JKB  
 Checked By  
 Date APR. 5, 2018  
 Revisions

**A1**  
 OF 2

**EL CAMPESINO**  
 DAWSONVILLE, GEORGIA

Bailey Associates  
 Architects  
 Gainesville  
 Georgia 30501  
 770 534 6812



VR# \_\_\_\_\_

TMP# 114 020 007

**List of Adjacent Property Owners**

*Beed BK  
1105 227*

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 114 020 010 1. Doty, Christopher 3192 Venue Dr
- TMP \_\_\_\_\_ 2. \_\_\_\_\_ Grinnesville GA 30506
- TMP 114 020 003 3. Hillcrest Foods INC Po Box 6450
- TMP \_\_\_\_\_ 4. \_\_\_\_\_ Horcross GA 30091
- TMP 114 020 008 5. Mt. State Bank c/o SunTrust Bank Po Box 26665
- TMP 114 020 6. \_\_\_\_\_ Richmond Va 23261
- TMP 114 020 7. Beertooth Village LLC 5755 North Point Pkwy
- TMP \_\_\_\_\_ 8. \_\_\_\_\_ Suite 64 Alpharetta GA 30022
- TMP 113 041 003 9. SSL Property Holdings LLC 155 West Ridge Pkwy
- TMP \_\_\_\_\_ 10. \_\_\_\_\_ Suite 230 McDonough GA 30253
- TMP 113 041 001 11. Monarch at Dawson Village LLC 4828 Ashford Dunwoody Rd
- TMP \_\_\_\_\_ 12. \_\_\_\_\_ Atlanta GA 30338
- TMP \_\_\_\_\_ 13. \_\_\_\_\_
- TMP \_\_\_\_\_ 14. \_\_\_\_\_
- TMP \_\_\_\_\_ 15. \_\_\_\_\_

Use additional sheets if necessary.

**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:

\_\_\_\_\_

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 Gainesville (city), GA (state)

[Signature]  
Signature of Applicant

4-17-19  
Date

John Lovell  
Printed Name

7 Star Financial, LLC  
Name of Business

SUBSCRIBED AND SWORN BEFORE ME ON

THIS 17th DAY OF April, 2019

M. Shane Lasseter Notary Public

My Commission Expires: May 16, 2020



**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: 9 Star Financial, LLC  
By: J. L. [Signature] member Date: 4-12-19

Signature of Witness: Chris Lovell Date: 4-12-19

\*\*\*\*\*

**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.



### 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]

# 2018 Property Tax Statement

Nicole Stewart  
 Dawson County Tax Commissioner  
 25 Justice Way  
 Suite 1222  
 Dawsonville, GA 30534

Bill No.	Due Date	TOTAL DUE
2018-43		.00

Map : 114 020 007

Last payment made on: 02/07/2019

Printed: 04/12/2019

Location: 27 DAWSON VILLAGE WAY S

MAKE CHECK OR MONEY ORDER PAYABLE TO:  
 Dawson County Tax Commissioner

7 STAR FINANCIAL LLC

Dear Taxpayer,  
 This is your current year Ad Valorem Property Tax Statement. This bill must be paid in full by December 1st in order to avoid interest and penalty charges. If payment is made after the due date, please call the office for the current amount due. State law requires all bills to be mailed to the owner of record as of January 1st of the tax year. If you have sold this property, please forward this bill to the NEW OWNER and notify our office.  
 Thank you for the privilege of serving you as your Tax Commissioner.  
 Nicole Stewart



RETURN THIS PORTION WITH PAYMENT

(Interest will be added per month if not paid by due date)

Nicole Stewart  
 Dawson County Tax Commissioner  
 25 Justice Way  
 Suite 1222  
 Dawsonville, GA 30534

**Tax Payer:** 7 STAR FINANCIAL LLC  
**Map Code:** 114 020 007 REAL  
**Description:** LL 315 LD 13-S  
**Location:** 27 DAWSON VILLAGE WAY S  
**Bill No:** 2018-43  
**District:** 001 DAWSON COUNTY UNINCORPORATE

Phone: (706) 344-3520 Fax: (706) 344-3522

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good Through	Exemptions	
511,660	364,000	.9100	875,660					
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	875,660	350,264		350,264	.0000			.00
COUNTY M&O	875,660	350,264		350,264	14.5990	5,113.50		2,850.44
SALES TAX ROLLBACK				350,264	-6.4610		-2,263.06	
SCHOOL M&O	875,660	350,264		350,264	15.7780	5,526.47		5,526.47
<b>TOTALS</b>					<b>23.9160</b>	<b>10,639.97</b>	<b>-2,263.06</b>	<b>8,376.91</b>

This gradual reduction and elimination of the state property tax millage rate is the result of property tax relief passed by the Governor and the House of Representatives and the Georgia State Senate.

You can pay your bill in person, by mail, online at [www.dawsoncountytax.com](http://www.dawsoncountytax.com), or at the drop box in front of the courthouse at the crosswalk. If postmarked after December 1st, interest at a rate prescribed by law will be added monthly. An additional penalty as prescribed by law will be added every 120 days.  
 If the bill is marked appealed, then this is only 85% of the total bill pending.

NO PAYMENT CONTRACTS WILL BE ALLOWED.

Current Due	8,376.91
Penalty	0.00
Interest	164.05
Other Fees	0.00
Previous Payments	8,540.96
Back taxes	0.00
<b>TOTAL DUE</b>	<b>.00</b>

Printed: 04/12/2019