

DAWSON COUNTY VARIANCE APPLICATION

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

VR _____ Tax Map & Parcel # (TMP): LD9 010
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: JOHN R. HUSKA
Address: _____
Phone: Listed MOBILE 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: 07/23/2019 - HARMONY Applicant Signature: [Signature]

PROPERTY INFORMATION

Street Address of Property: 284 EASTVIEW DRIVE
DAWSONVILLE, GA 30534

Land Lot(s): 267 District: 13TH Section: 1ST

Subdivision/Lot: N/A Building Permit #: _____ (if applicable)

Directions to the Property: GA 400 NORTH - TR (EAST) ON HARMONY CHURCH RD,
TR (SOUTH) ON NIX BRIDGE ROAD
TL ON TO EASTVIEW DRIVE

REQUESTED ACTION

A Variance is requested from the requirements of Article # III Section # 309.C.2 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 10' AND 3' feet from the: FRONT AND SIDE

property line, road right of way, or other (explain below):

instead of the required distance of 40' AND 20' (SIDE) 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: _____

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: _____

PLEASE SEE ATTACHMENT I

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

PLEASE SEE ATTACHMENT I

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: _____

PLEASE SEE ATTACHMENT I

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

PLEASE SEE ATTACHMENT I

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

284 EASTVIEW DRIVE
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: JOHN R. HUSKA

Signature of applicant or agent: [Signature] Date: 08/09/2019

Printed Name of Owner(s): JOHN R. HUSKA

Signature of Owner(s): [Signature] Date 08/09/2019

Sworn and subscribed before me this 9 day of AUGUST, 2019.

[Signature]
Notary Public

My Commission Expires: 6/1/19

Stacey Leonhardt
Notary Public
Dawson County, Georgia
Commission Expires
6-1-20

(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# 19.10

TMP# 109.010

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>109 009</u>	1. <u>JAMES M. & SHEILA A. BLACKWELDER</u>	<u>300 CHAMPIONS VIEW DR. ALPHARETTA, GA 30004 272 EASTVIEW DR.</u>
TMP <u>109 011</u>	2. <u>JOHN T. & HOLLY BELL</u>	<u>DAWSONVILLE, GA 30534 162 RAINEY DRIVE</u>
TMP <u>109 097</u>	3. <u>DAVID & BARBARA PURDUM</u>	<u>DAWSONVILLE, GA 30534 284 EASTVIEW DR.</u>
TMP <u>109 098</u>	4. <u>JOHN R. & PATRICIA A. HUSKA</u>	<u>DAWSONVILLE, GA 30534 4492 ASPENWOOD CT.</u>
TMP <u>109 099</u>	5. <u>BUDDY MARTIN</u>	<u>MARIETTA, GA 30062</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.

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: 08/09/2019
Signature of Witness:  Date: 08/09/19

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.

APPLICATION PROCESSING: STAFF USE ONLY

VR 19.10 Applicant Name: John Huola

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: _____

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 DAWSONVILLE (city), GA (state)

[Signature] _____
Signature of Applicant Date 08/09/2019

JOHN R. HUSKA _____
Printed Name Name of Business

SUBSCRIBED AND SWORN BEFORE ME ON
THIS 9 DAY OF AUGUST, 20 19

[Signature] _____ Notary Public

My Commission Expires: 6/1/20

Stacey Leonhardt
Notary Public
Dawson County, Georgia
Commission Expires
6-1-20
(Seal)

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]

ATTACHMENT I

Variance Application – 284 Eastview Drive (Huska)

1. Describe why a strict and literal enforcement of the standards would result in a practical difficulty or unnecessary hardship:

The size of the lot (.22 acres) and placement of the existing home will make it difficult to add the garage with an office/hobby based on existing codes

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

These are small lake lots on Lake Lanier (less than .25 acres). The vast majority are zoned VCR (Attachment II) and have been built to VCR regulations. I was permitted in 1999 (#00-018) to add a Sunroom and the permit documents had stated VCR zoning. Also, the adjoining parcel (L09 009) has a two car garage that is 10ft from the front property line (Attachment III).

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 location of 284 Eastview Drive is the section of Eastview Drive that is a one lane road with half cul-de-sac. The neighborhood has visitors during the summer/weekends who park their cars along the street. The garage will improve safety by allowing us to park inside the garage vs. on the street when guests are visiting.

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

The structure enhances the value of the property and surrounding homes. Plus it reduces an existing limited parking situation.

ATTACHMENT I

Variance Application – 284 Eastview Drive (Huska)

1. Describe why a strict and literal enforcement of the standards would result in a practical difficulty or unnecessary hardship:

The size of the lot (.22 acres) and placement of the existing home will make it difficult to add the garage with an office/hobby based on existing codes

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

These are small lake lots on Lake Lanier (less than .25 acres). The vast majority are zoned VCR (Attachment II) and have been built to VCR regulations. The homes zoned as RA on Eastview Drive have also been built to VCR guidelines. I was permitted in 1999 (#00-018) to add a Sunroom and the permit documents had stated VCR zoning. Also, the adjoining parcel (L09 009) has a two car garage that is 10ft from the front property line (Attachment III).

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 location of 284 Eastview Drive is the section of Eastview Drive that is a one lane road with half cul-de-sac. The neighborhood has visitors during the summer/weekends who park their cars along the street. The garage will improve safety by allowing us to park inside the garage vs. on the street when guests are visiting.

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

The structure enhances the value of the property and surrounding homes. Plus it reduces an existing limited parking situation.

Dear Dawson County:

Please accept this request for a variance for 284 Eastview Drive. The lots on this section of Eastview Drive are less than 0.25 acres and have structures built to VCR standards vs. RA guidelines. The garage will be situated on the property to be most aesthetically pleasing to the existing property and neighborhood. The adjoining parcel (L09 009) has also had to build a garage that is 10' from their front property line.

In addition, with the requested setbacks it will maximize the area for future septic replacement, if necessitated. The garage will also improve the safety of the area by removing additional vehicles from the street when guests are visiting. Finally, our vehicles will be protected from hail and falling tree debris which has previously damaged our cars.

Regards,

John R. Huska

ATTACHMENT III
GARAGE - ADJOINING PARCEL (LØ9 ØØ9)



Existing On-site Sewage Management System Performance Evaluation Report Form

Applicant: JOHN R HUSKA		Reason for Existing Sewage System Evaluation: (1) Loan Closing for Home Sale (2) Refinance (3) Home Addition (Non-bedroom) Type: _____ (4) Swimming Pool Construction (5) Structure Addition to Property Type: Garage (6) Mobile Home Relocation	
Property/System Address: 284 EASTVIEW DR DAWSONVILLE, GA 30534			
Subdivision Name: DARNELL & CLODFELTER	Lot: 10		Block: _____
Existing System Information: Water Supply (circle) <input checked="" type="radio"/> Public <input type="radio"/> Private Well <input type="radio"/> Community	Number of Bedrooms/GPD: 3/0		Garbage Grinder: (circle) <input type="radio"/> Yes <input checked="" type="radio"/> No

*** One of Section A, B, or C should be Completed ***

SECTION A - System on Record

(1) Yes (2) No	Existing On-site Sewage Management System inspection records indicate that all components of the system were properly constructed and installed at the time of the original inspection.	Comments:
(1) Yes (2) No	A copy of the original On-site Sewage Management System Inspection Report is attached.	
(1) Yes (2) No	Maintenance records indicate that the system has been pumped out or serviced within the last five (5) years or the system was installed within that time frame.	
(1) Yes (2) No	A site evaluation of the system on this date revealed no evidence of system failure or of conditions which would adversely affect the functioning of the system.	
Evaluating Environmentalist		Title: _____ Date: _____
I verify this data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.		

SECTION B - System Not on Record

(1) Yes	No inspection records are on file showing the On-site Sewage Management System was inspected and approved at the time of the installation.	Comments: The septic tank was located in 1999 for a home addition at that point. The proposed garage will not interfere with the septic tank location, or the 100% reserve areas have been established. See sketch on the back of this page.
<input checked="" type="radio"/> Yes (2) No	The septic tank was uncovered at the time of the evaluation and it appears to meet the required design, construction and installation criteria.	
(1) Yes <input checked="" type="radio"/> No	Documentation from a Georgia Certified Installer has been provided as to the condition of the septic tank and its respective components, certifying its design, construction, and installation criteria. A copy is attached.	
<input checked="" type="radio"/> Yes (2) No	Maintenance records indicate that the system has been pumped out or serviced within the last five (5) years or the system was installed within that time frame.	
<input checked="" type="radio"/> Yes (2) No	A site evaluation of the system on this date revealed no evidence of system failure or of conditions which would adversely affect the functioning of the system; however, appropriateness of the sizing and installation cannot be verified since no initial inspection records exist.	
Evaluating Environmentalist		Title: _____ Date: _____
		Environmental Health Specialist IV
		07-Aug-19
I verify this data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.		

SECTION C - System Not Approved

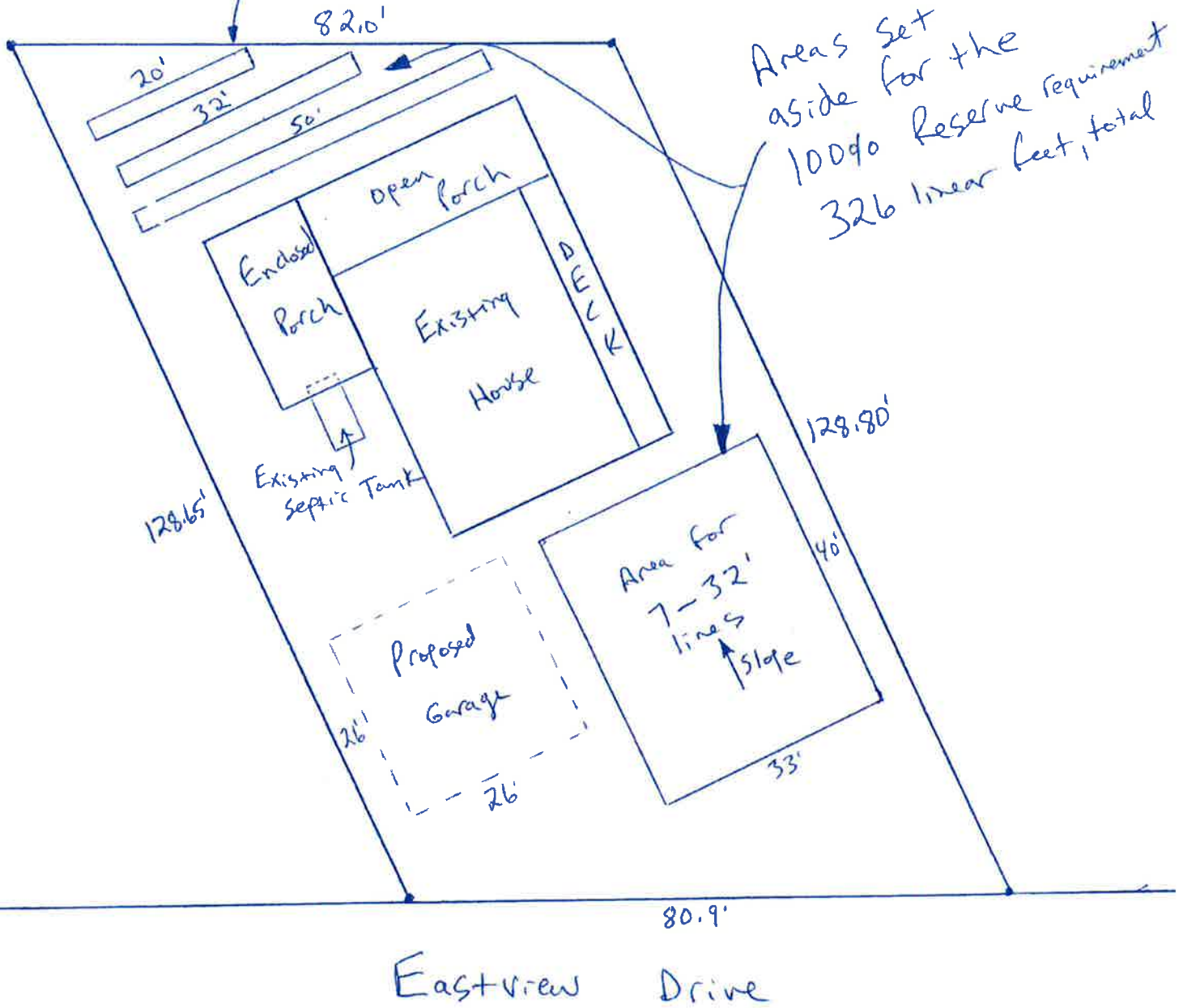
(1) Yes (2) No	The On-site Sewage Management System was disapproved at the time of the initial and is thus not considered an approved system.	Comments:
(1) Yes (2) No	Evaluation of the system revealed evidence of system failure or malfunction, and will therefore require corrective action in order to obtain approval of the system.	
(1) Yes (2) No	Evaluation of the system revealed conditions which would adversely affect the proper functioning of the system, and will therefore require corrective action in order to obtain approval of the system.	
Evaluating Environmentalist		Title: _____ Date: _____
I verify this data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.		

SECTION D - Addition to Property or Relocation of Home (section completed in conjunction with A, B, or C above)

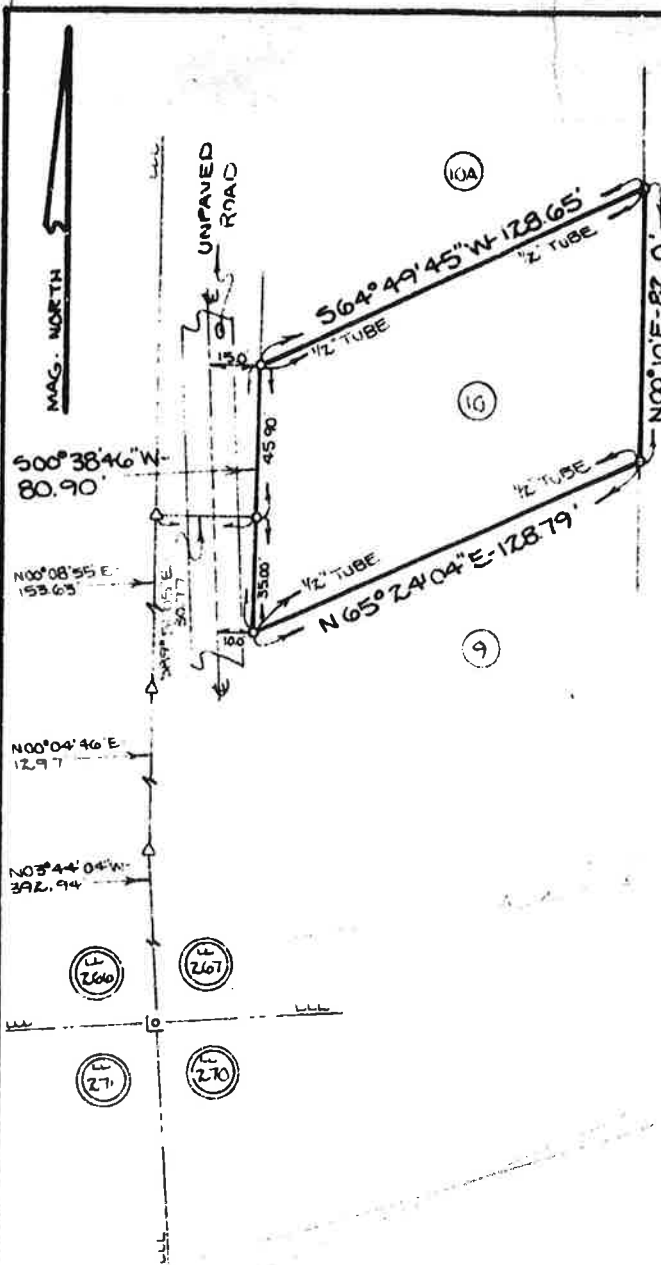
<input checked="" type="radio"/> Yes (2) No	An existing On-site Sewage Management System is located on the property listed above and has been evaluated in accordance with Section A or B above.	Comments: See comments in Section B.
<input checked="" type="radio"/> Yes (2) No	A site evaluation on this date as well as the provided information indicate that the proposed construction to home or property or that the proposed relocation of the home should not adversely affect the proper functioning of the existing system provided that no additional sewage load is added to the system for the listed size home adjacent.	
		Number of Bedrooms/GPD: 3
		Garbage Grinder: (circle) <input type="radio"/> Yes <input checked="" type="radio"/> No
Evaluating Environmentalist		Title: _____ Date: _____
		Environmental Health Specialist IV
		07-Aug-19
I verify this data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.		

Site sketch
8/9/2019
Gul

U.S. Corps of Engineers Line



284 EASTVIEW DRIVE
L 9 0 1 0



U.S. CORPS OF ENGINEERS

- NOTES:
- 1) LOT 10 AS SHOWN ON PLAT ENTITLED JIM FONDER, BY CLYDE N. MIZE, L.S. 1625, 2-12-79.
 - 2) THIS PROPERTY LIES WITHIN AN AREA NOT YET MAPPED BY F.I.A.
 - 3) FIELD E.C. - 1.0' IN 10,000'+, BALANCED COMPASS RULE.
 - 4) PLAT E.C. - 1.0' IN 66,203'
 - 5) ANGULAR ERROR - 00°00'13" PER ANGLE POINT.
 - 6) EQUIPMENT - 20 SECOND TRANSIT AND A STANDARDIZED TAPE.

- 10 : U.S. CORPS OF ENG. I.P.F.
- : NOT TO SCALE
- ⊕ : CENTER LINE
- LLL : LAND LOT LINE
- IPF : IRON PIN FOUND



SCALE : 1" = 50.0'
ACRES : 0.22
DATE : 4-3-79

A PLAT OF PROPERTY FOR
GEORGE L. DEBENEDETTO
AND
MARGARET A. DEBENEDETTO
IN LAND LOT 267
SOUTH HALF 13TH DISTRICT ~ 1ST SECTION
DAWSON COUNTY, GEORGIA

Clyde N. Mize

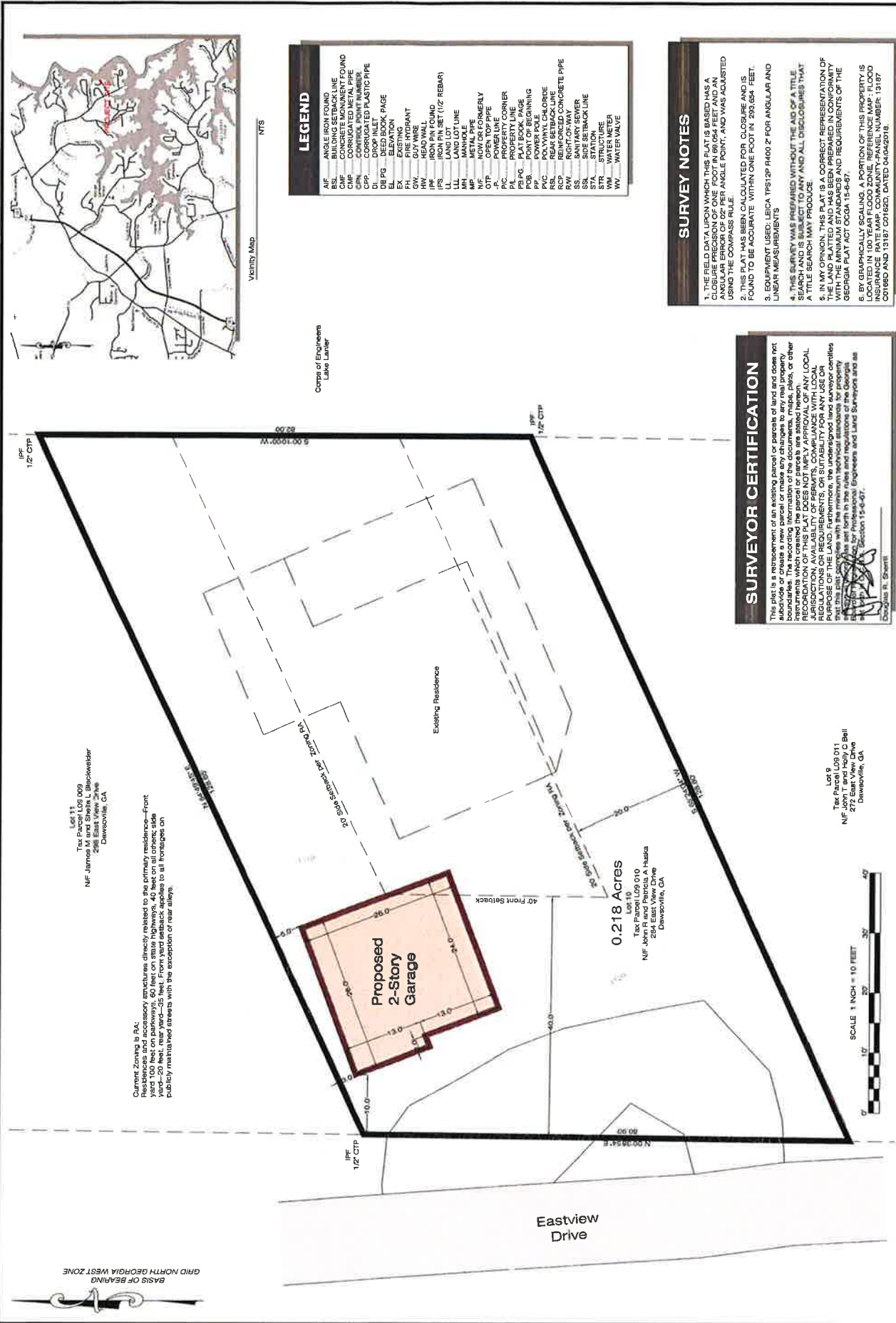
CLYDE N. MIZE, L.S. 1625
MIZE BROTHERS, INC.
CUMMING ~ GEORGIA

GEORGIA, DAWSON COUNTY
CLERK'S OFFICE, SUPERIOR COURT
FILED FOR RECORD
8:30 A.M. 4-14-79
Recorded in Book 8 Page 88
This day of 4-14-79
Ralph M. Mize
R. E. R.



(2) (E)

LØ9 010 - SITE PLAN 284 EASTVIEW DRIVE



LEGEND

- AIF ANGLE IRON FOUND
- BSL BUILDING SETBACK LINE
- CHM CHIMNEY
- CMP CORRUGATED METAL PIPE
- CPN CONTROL POINT NUMBER
- CPP CORRUGATED PLASTIC PIPE
- DB PG DEED BOOK PAGE
- EL ELEVATION
- FRH FIRE HYDRANT
- FW FIRE WIRE
- GW GUY WIRE
- HW HEADWALL
- IPB IRON PIPE SET (1/2\"/>
- LL LAND LOT
- LN LAND NUMBER
- MH MANHOLE
- MP METAL PIPE
- OPR OPEN TRENCH
- OTF OPEN TRENCH
- PC PROPERTY CORNER
- PL PLAT
- PL PG PLAT BOOK PAGE
- POB POINT OF BEGINNING
- PVC POLYVINYL CHLORIDE
- RSL REAR SETBACK LINE
- SCP REINFORCED CONCRETE PIPE
- SS SANITARY SEWER
- SSL SIDE SETBACK LINE
- STR STRUCTURE
- WM WATER METER
- WW WATER VALVE

SURVEY NOTES

1. THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS A CLOSURE PRECISION OF ONE FOOT IN 60,000 FEET AND AN ANGULAR ERROR OF 02 PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE.
2. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 250,000 FEET.
3. EQUIPMENT USED: LEICA TS152P R400 2\"/>
- 4. THIS SURVEY WAS PREPARED WITHOUT THE AID OF A TITLE SEARCH AND IS SUBJECT TO ANY AND ALL DISCLOSURES THAT A TITLE SEARCH MAY PRODUCE.
- 5. THIS SURVEY DOES NOT CONSTITUTE OR EXPRESS REPRESENTATION OF THE LAND SURVEYOR AND HAS BEEN PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE GEORGIA PLAT ACT OCGA 15-6-67.
- 6. BY GRAPHICALLY SCALING, A PORTION OF THIS PROPERTY IS LOCATED IN 100 YEAR FLOOD ZONE, REFERENCE MAP FLOOD ZONE 13107, COUNTY OF DAWSON, GEORGIA, PARCEL NUMBER: 13107 001660 AND 13167 001660, DATED 04/26/2018.

SURVEYOR CERTIFICATION

This plat is a representation of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plans, or other RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL ORDINANCES, OR CONFORMANCE WITH ANY USE OF ZONING REGULATIONS. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE LAND, EXAMINED THE UNDERGROUND RECORDS AND CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA SURVEYING BOARD, SECTION 15-6-07.

Christina R. Smith

Sheet No. 1 of 1

John Huska

Land Lot 267 - South Half of 13th District - 1st Section
Dawson County, Georgia

Revision Number	Date	Description
	Aug 8, 2019	
	Aug 2019	
	DRAWN BY: CH	
	DWG FILE: Huska Site Plan	
	FIELD CHECK: BS	
	Job #: 4743.001	
	Checked By: DRB	
	Field Book: T06 Reason	



LAND SURVEYING AND PLANNING

411 2585 +
131 2585 +
Dawsonville, GA 30534
Office: 706-300-7178
www.LDPolga.com
doug@ltpolga.com



Current Zoning is R-1A.
Residences and accessory structures directly related to the primary residence—Front yard 100 feet on parkways, 50 feet on state highways, 40 feet on all others, side yard 20 feet, rear yard—35 feet. Front yard setback applies to all frontages on publicly maintained streets with the exception of rear alleys.

Lot 11
Tax Parcel 099
N.F. James M and Sheila L Blackwelder
284 East View Drive
Dawsonville, GA

0.218 Acres
Tax Parcel L09 010
N.F. John R and Patricia A Huska
284 East View Drive
Dawsonville, GA

Lot 9
Tax Parcel L09 011
N.F. John R and Patricia A Huska
272 East View Drive
Dawsonville, GA



BASIS OF BEARING
GRID NORTH GEORGIA WEST ZONE

Printed: 8/4/2019 12:17:28 PM



Official Tax Receipt
Dawson County
25 Justice Way, Suite 1222
Dawsonville, GA 30534
--Online Receipt--

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

Trans No	Property ID / District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2018 - 7211	L09 010 / 1 LOT 10 DARNELL & CLODFELTER FMV: 401800	\$3795.94	\$0.00 Fees: \$0.00 \$0.00	\$0.00	\$3795.94	\$0.00
Totals:		\$3795.94	\$0.00	\$0.00	\$3795.94	\$0.00

Paid Date: 10/12/2018

Charge Amount: \$3795.94

HUSKA JOHN R & PATRICIA A
284 EASTVIEW DR

DAWSONVILLE, GA 30534



Scan this code with your
mobile phone to view
this bill



Overview



Legend

-  Parcels
-  Roads

Parcel ID	L09010	Owner	HUSKA JOHN R & PATRICIA A	Last 2 Sales			
Class Code	Residential		284 EASTVIEW DR	Date	Price	Reason	Qual
Taxing District	UNINCORPORATED		DAWSONVILLE GA 30534	4/24/2003	0	GF	U
	UNINCORPORATED	Physical Address	284 EAST VIEW DR	4/24/2003	0	GF	U
Acres	0.18	Assessed Value	Value \$401800				

(Note: Not to be used on legal documents)

Date created: 8/4/2019
 Last Data Uploaded: 8/2/2019 12:43:07 PM

Developed by  Schneider
 GEOSPATIAL

