

DAWSON COUNTY VARIANCE APPLICATION

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

VR 21-04 Tax Map & Parcel # (TMP): 109 011 010
 Current Zoning: R.A Commission District #: 2
 Submittal Date: 2-12-21 Time: 11:18 am/pm Received by: jko (staff initials)
 Fees Assessed: 350- Paid: check
 Planning Commission Meeting Date: April 20, 2021

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: LeeAnn Harter
 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: Approx. 12/15/20 Applicant Signature: Tom Harter
 (for LeeAnn)

PROPERTY INFORMATION

Street Address of Property: 3406 Hwy 136 E, Dawsonville
 Land Lot(s): 386/357 District: _____ Section: _____
 Subdivision/Lot: _____ Building Permit #: _____ (if applicable)
 Directions to the Property: Approx. 3 miles east of Hwy 9
on Hwy 136. On south side of Hwy 136.

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21 FEB 12 11:12

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):

To gift approx 5.75 acres before five years

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): _____

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: _____

We are asking to give this land to very close friends (like family) who also help us part-time on our hobby farm. This family (current homeowners in Dawson Co.) would like to construct a new home before their sons graduate from high school.

②

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

There is an existing, unused driveway connecting to Hwy 136 -
so no new driveways needed for this 5.75 acres. Also, the
special need here is to help caretake the land.

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: _____

No changes in zoning - only asking to do this early. I
have spoken to the property owners listed on Page 9. -
They are supportive of this action.

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

The general objectives remain intact for RA zoning -
we are only asking to gift this 5.75 acres early.
No subdivisions here - we would retain 48+ acres in our
remaining two (adjoining) tracts.

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.)

21 FEB 12 11:12 AM

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VR# _____

TMP# _____

21 FEB 12 11:28 AM

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>109011006</u>	<u>LeeAnn Harter</u>	<u>3406 Hwy 136 E, Dawsonville</u>
TMP <u>109011010</u>	<u>2. LeeAnn Harter</u>	<u>"</u>
TMP <u>109011011</u>	<u>3. Anthony Faria</u>	<u>192 Zoe Murphy Rd, Dawsonville</u>
TMP <u>109011</u>	<u>4. Jerry/Jackie Townley</u>	<u>24 Laina Bennet Rd, Dawsonville</u>
TMP _____	<u>5.</u>	_____
TMP _____	<u>6.</u>	_____
TMP _____	<u>7.</u>	_____
TMP _____	<u>8.</u>	_____
TMP _____	<u>9.</u>	_____
TMP _____	<u>10.</u>	_____
TMP _____	<u>11.</u>	_____
TMP _____	<u>12.</u>	_____
TMP _____	<u>13.</u>	_____
TMP _____	<u>14.</u>	_____
TMP _____	<u>15.</u>	_____

Use additional sheets if necessary.

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As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

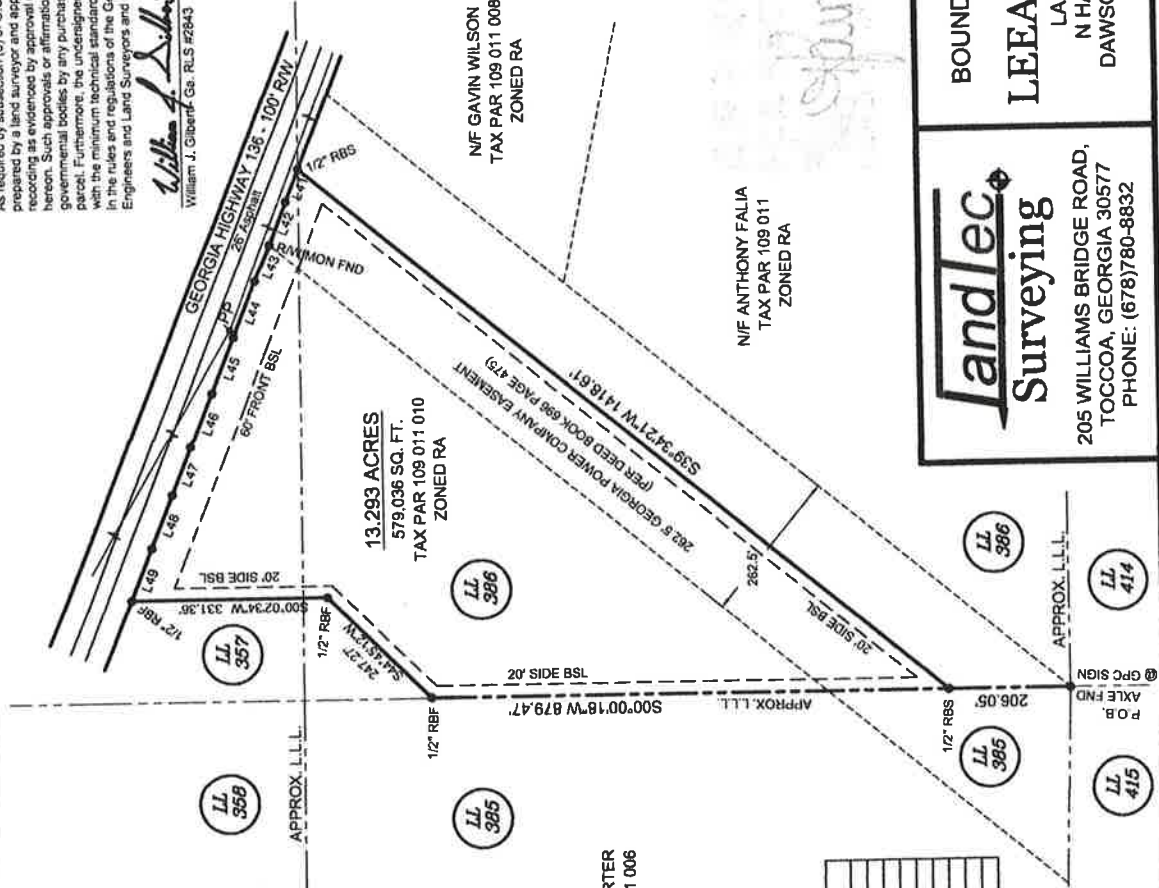
William J. Gilbert
 William J. Gilbert - Ga. RLS #2843
 Date: September 12, 2019



- NOTES:**
- 1.) Field Data: Closure Precision - 1/97,133; Angular Error = 05"/STA
 - 2.) Measurements were taken with a Leica TS12P on 01/14/2019 and were balanced using the Compass Rule.
 - 3.) Bearings are based on Grid North (Ga West Zone).
 - 4.) Plat Precision - 1/100,000"
 - 5.) No portion of this property is located in a Special Flood Area as indicated on F.I.R.M. Map No. 13085C0116C, dated 04/04/2016.

LEGEND

OTPF	Open Top Pin Found
CTPF	Crimp Top Pin Found
CTPS	Crimp Top Pin Set
RFB	Rebar Found
RBS	Rebar Set
BSL	Building Setback Line
PP	Power Pole
N/F	Now or Formerly
	Fence
	Overhead Wire
	Not to Scale



Filed 01/18/2021 11:05AM
 Bk 00086 Pg 0020
 Plat Doc: PLAT

Penalty: \$0.00 Interest: \$0.00
 Participants: 7511394907
 JUSTIN POWER, Clerk of Superior Court
 DAWSON County, Georgia

Recorded



Course	Bearing	Distance
L41	N 68°03'11" W	59.43'
L42	N 68°53'23" W	78.43'
L43	N 66°57'16" W	66.11'
L44	N 68°01'19" W	101.96'
L45	N 68°16'24" W	101.57'
L46	N 68°05'00" W	98.65'
L47	N 68°10'44" W	87.78'
L48	N 68°08'55" W	97.10'
L49	N 68°12'14" W	84.94'

BOUNDARY SURVEY FOR:
LEEANN HARTER
 LAND LOTS 357, 386,
 N HALF 13TH DISTRICT
 DAWSON COUNTY GEORGIA
 09/12/2019

CC: WJG
DRAWN BY: WJG
SCALE: 1" = 200'
PROJECT NO. - 19-003.13
SHEET NO. 1 OF 1

Landtec
Surveying
 205 WILLIAMS BRIDGE ROAD,
 TOCCOA, GEORGIA 30577
 PHONE: (678)780-8832

21FEB12 11:12AM

Official Tax Receipt
Nicole Stewart
DAWSON COUNTY Tax Commissioner

25 Justice Way Suite 1222
 Dawsonville, GA 30534

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Trans No	Property ID/District Description	Original Due	Interest & Penalty	Prev Paid	Amount Due	Amount Paid	Transaction Balance
25666	106-011 010 / 001 LL LD 13N FMV: \$191,140.00	1,809.18	32.78 Fees 0.00	0.00	1,841.96	1,841.96	0.00
Year-Bill No 2020 - 6416						Paid Date 2/12/2021 10:52:32	Current Due 0.00
Transactions:	25666 - 25666 Totals	1,809.18	32.78	0.00	1,841.96	1,841.96	0.00

Paid By :

THOMAS & LEEANN HARTER

HARTER LEEANN
 F

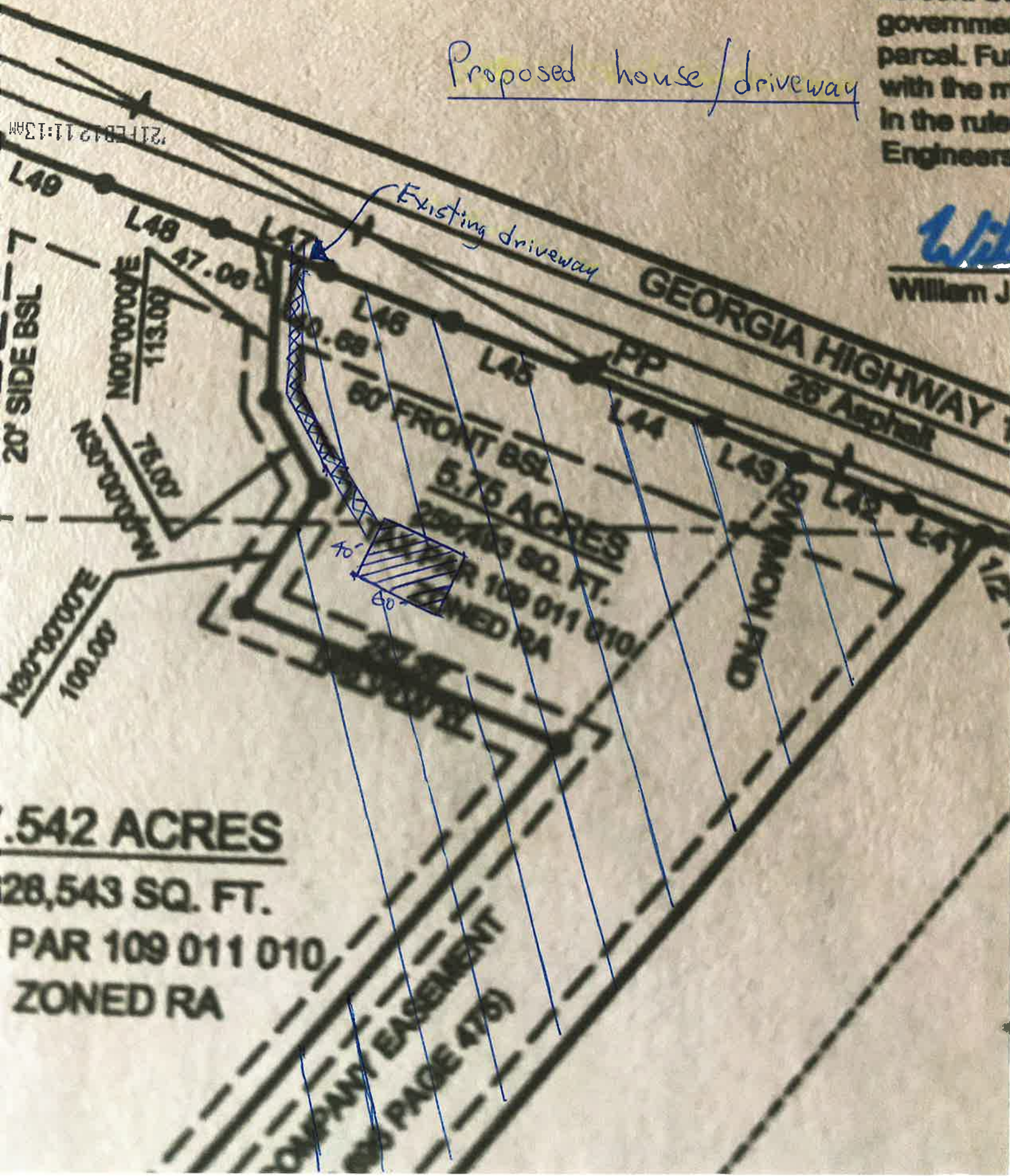
Cash Amt: 0.00
 Check Amt: 1,841.96
 Charge Amt: 0.00
 Change Amt: 0.00
 Refund Amt: 0.00
 Overpay Amt: 0.00

Check No 3449
 Charge Acct

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As required prepared by recording hereon. Su government parcel. Fu with the m in the rule Engineers

Proposed house/driveway



William J
William J

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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: 2/12/2021
Signature of Witness:  Date: 2/12/2021

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.



Garden Ln



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Gradys Pl





FEB 11 11:38 AM

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 Dawsonville (city), Georgia (state)

Lee Ann Harter (Signature of Applicant) 2/12/21 (Date)

Lee Ann Harter (Printed Name) _____ (Name of Business)

SUBSCRIBED AND SWORN BEFORE ME ON
THIS 12th DAY OF February, 2021

Margaret A Honn Notary Public

My Commission Expires: _____



(Seal)