

DAWSON COUNTY VARIANCE APPLICATION

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

VR 19-17 Tax Map & Parcel # (TMP): L13 078 001
Current Zoning: VCC Commission District #: 3
Submittal Date: 10-16-19 Time: _____ am/pm Received by: Ung (staff initials)
Fees Assessed: \$350- Paid: check
Planning Commission Meeting Date: December 17, 2019

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: MICHAEL A. Roberts
Address: _____

DAWSONVILLE

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: 10-16-19 Applicant Signature: _____

PROPERTY INFORMATION

Street Address of Property: 835 ELLIOTT DAWSONVILLE

Land Lot(s): 339 District: _____ Section: _____

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

Directions to the Property: N. on ELLIOTT from Hwy 53 1/2 mile
on Left

REQUESTED ACTION

A Variance is requested from the requirements of Article # _____ Section # 307A.3a 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 _____ to _____

Sign Variance for: _____

Home Occupation Variance to operate: _____ business

Other (explain request): Accessory structures shall be no larger than the footprint of the primary structure or 1/2 the gross square footage, whichever is greater.
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: The standards now restrict the size of the building I need by 1200 sq. ft.

2. Describe the exceptional and extraordinary conditions applicable to this property which do not apply to other properties in the same district: The lot size is large and the
new building will not be overbearing for the site

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 new building can't
be seen from the road and is comparable with
existing buildings

4. Describe why granting this variance would support the general objectives within this Resolution:
The objectives of this resolution are to maintain
a nice living space, this building would add to it.

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

835 ELLIOTT 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: Michael Roberts

Signature of applicant or agent: _____ Date: _____

Printed Name of Owner(s): _____

Signature of Owner(s): _____ Date _____

Sworn and subscribed before me
this _____ day of _____, 20____.

Notary Public

My Commission Expires: _____

(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# 19.17

TMP# 113-078-001

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 _____ | 1. | <u>INGRAM, JAMES Michael</u> | <u>825 ELLIOTT RD.</u> |
| TMP _____ | 2. | <u>HUCKABY, Robin + JANET</u> | <u>841 ELLIOTT RD.</u> |
| TMP _____ | 3. | <u>MULLEN, NEIL + Yolanda</u> | <u>81 SUNSET DR.</u> |
| TMP _____ | 4. | <u>BROWN, LESLIE + SAMUEL JR.</u> | <u>864 ELLIOTT RD.</u> |
| 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: 10.16.19
Signature of Witness:  Date: 10.16.19

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 _____ Applicant Name: _____

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.

✓ 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

10.16.19
Date

Michael Roberts
Printed Name

Name of Business

SUBSCRIBED AND SWORN BEFORE ME ON

THIS 16 DAY OF October, 2019

[Signature] Notary Public

My Commission Expires: August 9, 2022

(Seal)

INBOX.COM

Subject: 835 Elliott Road, Proposed Pole Barn
Date: Tuesday, 15 October 2019 16:52
From: "Ringle Bill" <bill.ringle@dph.ga.gov>
To: "Angela Chester" <achester@dawsoncounty.org>, "DCallahan@dawsoncounty.org" <dcallahan@dawsoncounty.org>
Cc:

Angie,

Mr. Roberts wants to build a pole barn adjacent to an existing barn near the rear of the subject location. The septic system (Permit # S-042-2000-00290; installed 10/10/2000) is located behind the house, but far enough from the proposed location that the pole barn will not encroach upon the system.

We do not see the need to make a site visit for this project.

Thank you,
Bill

George W. "Bill" Ringle

Environmental Health Manager

Dawson County Environmental Health

189 Hwy 53 West

Suite 102

Dawsonville, GA 30534

phone 706-265-2930

fax 706-265-7529

Official Tax Receipt

Nicole Stewart

DAWSON COUNTY Tax Commissioner

25 Justice Way Suite 1222
Dawsonville, GA 30534

Trans No	Property ID/District Description	Original Due	Interest & Penalty	Prev Paid	Amount Due	Amount Paid	Transaction Balance
30752 Year-Bill No 2018 - 11757	L13 078 001 / 001 LL 339 LD 13-S FMV: \$227,000.00	2,123.74	0.00 Fees 0.00	0.00	2,123.74	2,123.74	0.00
						Paid Date 10/12/2018 07:54:03	Current Due 0.00
Transactions:	30171 - 30793 Totals	2,123.74	0.00	0.00	2,123.74	2,123.74	0.00

Paid By :

Wells Fargo

ROBERTS MICHAEL ANDREW
835 ELLIOTT ROAD
DAWSONVILLE, GA 30534

Cash Amt: 0.00
Check Amt: 0.00
Charge Amt: 0.00
Change Amt: 0.00
Refund Amt: 0.00
Overpay Amt: 0.00

Check No
Charge Acct

835 Elliott Rd



Imagery ©2019 Google, Imagery ©2019 Maxar Technologies, U.S. Geological Survey, Map data ©2019 50 ft

835 Elliott Rd

Dawsonville, GA 30534

TRACT A
1.00 Acres

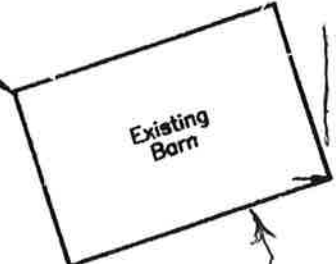
ROBERT L. MERICKLE

Gov't. A.I.F.
No. 339-2
1/2" C.T.F.

(Tie Line)
N 42°48'02"W
41.60'

(Tie Line)
S 86°51'07"W 97.14'

N 86°44'49"E 85.93'

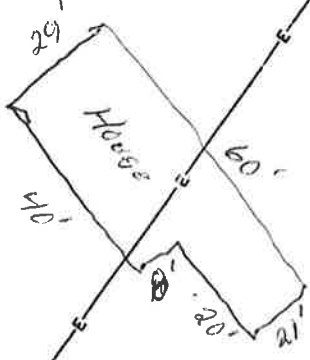


THIS BUILDING
is 59. sq. with
Back Lot Line

N 29°34'57"E 388.48'

S 05°30'43"E 297.21'

TRACT B - 1
1.40 Acres



3/4" C.T.S.
Fence Corner

290.09'
S 68°25'27"W

TRACT B - 2
1.02 Acres

N 50°07'28"W
35.31'

N 41°10'31"W
9.69'

N 41°10'31"W
34.48'

N 34°55'59"W
35.50'

Asphalt Drive



Exist. Hse.

ne)
3'12"W

1/2" R.B.F.

P.P.



30.00'

1

1/2" R.B.F.

1/2" R.B.F.

1/2"

DAWSON COUNTY PLANNING COMMISSION

Greetings

My name is Michael Roberts, my address is 835 Elliott Rd. Dawsonville Ga. I'm in need of storage space but under section #307A.3a I'm restricted by size of what I can build. I need a variance of 1200 sq. ft. for a new building on my property. My lot is large and the new building would not be overbearing on the homes in the area.

Thanks

Michael Roberts