

DAWSON COUNTY VARIANCE APPLICATION

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

VR 20-17 Tax Map & Parcel # (TMP): 114-004-003
Current Zoning: C-HB Commission District #: 4
Submittal Date: 8-7-2020 Time: 11:29 am/pm Received by: Wpf (staff initials)
Fees Assessed: 350 Paid: Check
Planning Commission Meeting Date: September 15

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Mark Oltjenbruns "Harold Wolfe Company"
Address: _____
Phone: Listed _____ Email: Business _____
Unlisted _____ Personal _____
Status: [] Owner [X] 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: 08-06-2020 Applicant Signature: _____

PROPERTY INFORMATION

Street Address of Property: 804 Hwy 400 South , Dawsonville Ga 30534
Land Lot(s): 371 District: 13th Section: 1st
Subdivision/Lot: _____ Building Permit #: _____ (if applicable)
Directions to the Property: _____

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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 0 feet from the: PROPERTY LINE

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): _____

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: AWNING OVER VACUUMS FOR SUN PROTECTION

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

THE AWNING HAS TO BE
PLACED OVER EXISTING VACUUM AREAS

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 VACUUM ARE
PLACED ALREADY ON PROPERTY LINES.

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

BECAUSE THE AWNINGS WILL PROTECT CLIENTS
FROM THE SUN & ELEMENTS.

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.)

Letter of Intent

THE REASON WHY IS TO PROTECT CLIENTS
AT THE VACUUM AREAS FROM THE SUN
AND ELEMENTS.

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PROPERTY OWNER AUTHORIZATION

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

804 Hwy 400 South 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: _____

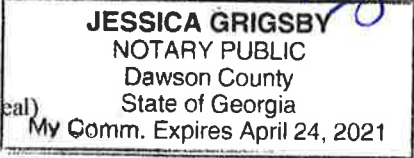
Printed Name of Owner(s): Philip m Black

Signature of Owner(s): [Signature] Date 8-7-20

Sworn and subscribed before me this 7th day of August, 2020

[Signature]
Notary Public

My Commission Expires: August 20 April 24, 2021



(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# 20-18

TMP# 114-004.003

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 114 004 002 1. Owner: Dawson Forest Investments LLC "Outlet Mall Parking Lot" Dawsonville Ga 30534

TMP _____ 2. Mailing address: 860 Summit Overlok Dr, Dawsonville Ga 30534

TMP 106 075 005 3. Owner: Vishal 1 3651 Dawson Forest Rd.Dawsonville Ga 30534

TMP _____ 4. Mailing address: 5675 Jimmy Carter Blvd.Ste 500,Norcross, Ga 30071

TMP 106 075 007 5. Owner: Dawsonville Professional Centre Office Park Condominum 1078 Lumkin Campground Rd

TMP _____ 6. Mailing address : 1080 Lumkin Campground Rd.Dawsonville Ga 30534

TMP 114 004 7. Owner:Chelsea GCA Realty CPG Partners LP 800 Hwy 800 South.Dawsonville Ga.30534

TMP _____ 8. Mailing adress: P.O Box 6120 Indianapolis,IN 46206

TMP 107 318 9. Owner: Hendon-Bre Dawson Marketplace LLC "Marketplace Blvd".Dawsonville Ga.30534

TMP _____ 10. Marvin F Poer & Co.Mailing Address:3520 Piedmont Rd NE STE 410 Atlanta Ga 30305

TMP 106 075 11. Owner:Corner Investments 1190 Lumpkin Campground Rd South.Dawsonville Ga 30534

TMP _____ 12. Mailing address:82 Etowah River Rd.Dawsonvilee Ga 30534

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: 8-7-2020
Signature of Witness:  Date: 8-7-2020

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.

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)
Mark A. Oltsenbruns 8-7-2020
Signature of Applicant Date
MARK A. OLTSENBRUNS
Printed Name Name of Business

SUBSCRIBED AND SWORN BEFORE ME ON
THIS 7 DAY OF August, 2020
James Lee Notary Public
My Commission Expires: August 9, 2022

(Seal)

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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]

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DAWSON COUNTY, GEORGIA

Exempt License

License Number: LIC-1-20-27606

**January
2021**

Type of Business

Awnings & Canopies - 424990

VALID ONLY FOR THE BUSINESS SHOWN

Name

Harold Wolfe Company

Location

**FOR OPERATION IN UNINCORPORATED AREAS,
SUBJECT TO ALL ZONING RESTRICTIONS AND
ALL OTHER RESOLUTIONS OF THE BOARD OF
COMMISSIONERS, DAWSON COUNTY, GEORGIA**

Fee Paid: \$0

Date Issued: 01/30/2020

Expires: January 31, 2021


MARGARET R. STONER
LICENSE OFFICER

THIS LICENSE IS NOT TRANSFERABLE
DISPLAY IN A CONSPICUOUS PLACE

Owner Information

NORTH GA CAR WASH HOLDINGS LLC

Property taxes

E

Payment Information

Status	Paid
Last Payment Date	11/27/2019
Amount Paid	\$12,552.32

Property Information

Parcel Number	114 004 003
District	1 DAWSON COUNTY UNINCORPORATED
Acres	1.47
Description	LL 371 LD 13-S
Property Address	804 HWY 400 SOUTH
Assessed Value	\$525,928
Appraised Value	\$1,314,820

Bill Information

Record Type	Property
Tax Year	2019
Bill Number	10188
Account Number	40772
Due Date	12/01/2019

Taxes

Base Taxes	\$12,552.32
Penalty	\$0.00
Interest	\$0.00
Total Due	\$0.00

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Owner Information

NORTH GEORGIA PREMIUM CAR WASH LLC

Equipment Taxes

Payment Information

Status	Paid
Last Payment Date	11/27/2019
Amount Paid	\$4,365.84

Property Information

Parcel Number	P33884
District	1 DAWSON COUNTY UNINCORPORATED
Acres	0
Description	MEFF/INVENT/
Property Address	804 S HWY 400
Assessed Value	\$182,924
Appraised Value	\$0

Bill Information

Record Type	Property
Tax Year	2019
Bill Number	52768
Account Number	50030
Due Date	12/01/2019

Taxes

Base Taxes	\$4,365.84
Penalty	\$0.00
Interest	\$0.00
Total Due	\$0.00

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