

# DAWSON COUNTY VARIANCE APPLICATION

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

VR 20-01 Tax Map & Parcel # (TMP): L16-018  
Current Zoning: VCR Commission District #: 3  
Submittal Date: 11.15.19 Time: 1:04 am/pm Received by: Yng (staff initials)  
Fees Assessed: \$350 Paid: \$350 by check  
Planning Commission Meeting Date: January 21, 2020

## APPLICANT INFORMATION (or Authorized Representative)

Printed Name: CRAIG C. CHENGGIS

Address: \_\_\_\_\_

Phone:  (Listed)  Unlisted Mail:  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: DECEMBER 17, 2019 Applicant Signature: Craig C. Chenggis

## PROPERTY INFORMATION

Street Address of Property: 77 OLD FRIENDSHIP LANE  
DAWSONVILLE, GA. 30534

Land Lot(s): 379 District: 13th Section: 1st

Subdivision/Lot: 3 Building Permit #: N/A (if applicable)

Directions to the Property: WAR HILL ROAD TL LIBERTY CHURCH TL OLD FRIENDSHIP LANE

11/15/19 1:04pm

**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 6' & 20' 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 40' 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): RE-CLASSIFY THAT PORTION OF THE PROPERTY AS SIDE INSTEAD OF FRONT, RESULTING IN A 5' SETBACK INSTEAD OF 40'

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

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: WELL THE GARAGE WOULD HAVE TO BE MOVED IN FROM THE

SIDE SETBACK SOME 20 FEET- RESULTING IN DIGGING DOWN BELOW GRADE AND RIPPING UP EXISTING CONCRETE DRIVEWAY/PARKING AREA. THIS WOULD ELIMINATE ALOT OF MY PARKING AREA.

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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 SIZE AND SHAPE OF MY LOT MAKES THIS DIFFERENT THAN OTHERS IN THE DISTRICT. IT WOULDN'T BE BUTTING UP TO OTHER OWNERS PROPERTIES. IT WILL BE SEVERAL FEET FROM THE GRAVEL CIRCLE, THE BEST OF OPTIONS.

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: I WOULD LIKE TO BUILD A GARAGE USING THE SAME EXTERIOR MATERIALS AS MY HOUSE, THE BACK AND SIDES OF THE GARAGE WILL BE PROFESSIONALLY LANDSCAPED ALTHOUGH IT WILL BE ANOTHER STRUCTURE IT WILL BLEND IN WITH THE OTHER HOUSES.

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

THE AESTHETIC VALUE ALONE WOULD BE WORTHY OF THE VARIANCE, OTHER OPTIONS WOULD BE MORE COSTLY AND LESS PLEASING TO THE EYE.

**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.)

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VR# 20-01

TMP# \_\_\_\_\_

**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. LARRY & JANE MABRY 130 OLD FRIENDSHIP LANE
- TMP \_\_\_\_\_ 2. GREGG VELANTINI 96 OLD FRIENDSHIP LANE
- TMP \_\_\_\_\_ 3. LAURA FEAGIN 88 OLD FRIENDSHIP LANE
- TMP \_\_\_\_\_ 4. ANTHONY OLERCZYK 74 OLD FRIENDSHIP LN
- TMP \_\_\_\_\_ 5. LLOYD THOMPSON 64 OLD FRIENDSHIP LANE
- TMP \_\_\_\_\_ 6. JACK & CYNTHIA GLOVER 107.8 GEORGE PUSH
- TMP \_\_\_\_\_ 7. Betsy MALCOMB 811 LIBERTY CHURCH ROAD
- TMP \_\_\_\_\_ 8. LAMAR WILLIAMS 11 OLD FRIENDSHIP LANE
- TMP \_\_\_\_\_ 9. \_\_\_\_\_
- TMP \_\_\_\_\_ 10. \_\_\_\_\_
- TMP \_\_\_\_\_ 11. \_\_\_\_\_
- TMP \_\_\_\_\_ 12. \_\_\_\_\_
- TMP \_\_\_\_\_ 13. \_\_\_\_\_
- TMP \_\_\_\_\_ 14. \_\_\_\_\_
- TMP \_\_\_\_\_ 15. \_\_\_\_\_

Use additional sheets if necessary.

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VICINITY MAP

LAKE LANIER  
U.S. ARMY  
COMPS  
OF ENGINEERS

BROWN JANE K RUBY  
OWNER  
PARCEL 116113  
DEED BOOK 242/PAGE 197  
ZONE VCR

ADDRESS  
77  
0.7ac

VILANTINI GREGG  
OWNER  
PARCEL 116114  
DEED BOOK 611/PAGE 193  
ZONE VCR

ADDRESS  
96  
0.13ac

PEACIN LACRA  
OWNER  
PARCEL 116115  
DEED BOOK 489/PAGE 41  
ZONE VCR

ADDRESS  
88  
0.28ac

OLEARZIK ANTHONY  
OWNER  
PARCEL 116116  
DEED BOOK 207/PAGE 389  
ZONE VCR

ADDRESS  
74  
0.30ac

THORNTON LUDWIG  
OWNER  
PARCEL 116117  
DEED BOOK 257/PAGE 516  
ZONE VCR

ADDRESS  
64  
0.38ac

LAKE LANIER  
U.S. ARMY  
COMPS  
OF ENGINEERS

CHENGIS CRAIG C.  
OWNER  
PARCEL 116012  
DEED BOOK 119/PAGE 170  
ZONE VCR

ADDRESS  
33  
0.62ac

WILLIAMS LAMAR D.  
OWNER  
PARCEL 116011  
DEED BOOK 1241/PAGE 260  
ZONE VCR

ADDRESS  
11  
0.75ac

APPROVED  
FOR RECORDING  
[Signature]

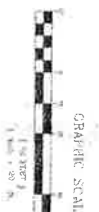
DIRECTIONS USED FOR MEASUREMENTS:  
SOUTH - THROUGH GTS-300 TOTAL STATION  
W/AVE - EDM

FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A  
BOUND ACCURACY OF ONE FOOT IN 3000 FEET  
OR AN ANGULAR ERROR OF 60 SECONDS PER HORIZONTAL  
ANGLE SUBJECT TO ALL CONVENTS  
POINTS OF MEASUREMENT AND PRIVATE  
IS THAT HAS BEEN CALCULATED FOR PLACEMENT  
D IS FOUND ACCURATE WITHIN THE FIELD IN STRAIGHT LINE  
BY OPINION THIS PLAN OR SURVEY IS A CORRECT REPRESENTATION  
THEY HAVE BEEN MADE AND HAS BEEN RECORDED IN  
ACCORDANCE WITH THE PROVISIONS OF THE GEORGIA  
STATUTES AS SET FORTH IN CHAPTER 130 OF THE CODE OF THE STATE OF GEORGIA

FOR THE SURVEYOR I HAVE NOTED THAT THE SURVEY  
WAS MADE ON 06/07/15 AT 10:55 AM. THE SURVEY  
WAS MADE IN ACCORDANCE WITH THE PROVISIONS OF  
THE GEORGIA SURVEYING ACT AND THE SURVEYOR'S  
LICENSE NO. 13012-15-0001.

ENGINEER/SURVEYOR:  
[Signature]  
13012-15-0001  
13012-15-0001

LEGEND  
[Table with symbols for various features like boundaries, easements, etc.]



NOTE:  
NO PORTION OF THIS PROPERTY IS IN A FEMA  
DESIGNATED FLOOD HAZARD AREA AS PER FIGURE  
PAGE 1100251-22013 DATED SEPTEMBER 25, 2006.

19NOV15 105PM

Combination Survey for Chenggis Craig C.

Project: 33 Old Friendship Ln. Dawsonville, Ga. 30524  
Dawson County L-0758380, 13th Dist 1st

ACME AMERICAN, L.L.C.  
Architects, Construction Managers, Engineers  
Phone: (770) 475-8844 - Fax: (770) 475-5772

Professional seals and stamps for the surveyor and engineer.

Printed: 11/7/2019 4:27:25 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 - 1790	L16 013 / 1 LT 3 PUGH S/D FMV: 622300	\$4043.54	\$50.54 Fees: \$0.00 \$0.00	\$0.00	\$4094.08	\$0.00
Totals:		\$4043.54	\$50.54	\$0.00	\$4094.08	\$0.00

Paid Date: 1/14/2019

Charge Amount: \$4094.08

BROWN JACK H & RUBY L



Scan this code with your mobile phone to view this bill

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**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
21128 Year-Bill No 2018 - 2548	L16 012 / 001 LT 2 PUGH S/D  FMV: \$585,130.00	5,597.59	0.00 Fees 0.00	0.00	5,597.59	5,597.59	0.00
						<b>Paid Date</b> 12/3/2018 16:07:41	<b>Current Due</b> 0.00
Transactions:	21128 - 21128 <b>Totals</b>	5,597.59	0.00	0.00	5,597.59	5,597.59	0.00

Paid By :

CHENGGIS CRAIG C

CHENGGIS CRAIG C

Cash Amt: 0.00

Check Amt: 5,597.59

Charge Amt: 0.00

Change Amt: 0.00

Check No 3923

Refund Amt: 0.00

Charge Acct

Overpay Amt: 0.00

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**PROPERTY OWNER AUTHORIZATION**

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

\_\_\_\_\_

\_\_\_\_\_

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: CRAIG C CHENGGIS

Signature of applicant or agent: Craig C Chenggis Date: 11/2/19

Printed Name of Owner(s): CRAIG C CHENGGIS

Signature of Owner(s): Craig C. Chenggis Date \_\_\_\_\_

Sworn and subscribed before me this 7 day of NOV, 20 19.

Crystal Alberta  
Notary Public

My Commission Expires: 8-17-21



(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.)

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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: Craig C. Chenggis Date: 11/2/19  
Signature of Witness: Carla Chenggis Date: 11/2/19

\*\*\*\*\*

**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.

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**APPLICATION PROCESSING: STAFF USE ONLY**

VR 70-01 Applicant Name: CRAIG C CHENGGIS

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: \_\_\_\_\_

19NOV15 1:05pm

**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:  
N/A

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:  
DRIVERS LICENSE

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)

Craig C. Chenegeis  
Signature of Applicant

11/2/19  
Date

CRAIG C CHENEGEIS  
Printed Name

RENEGADE CBRIG INC.  
Name of Business

Craig C Chenegeis

SUBSCRIBED AND SWORN BEFORE ME ON  
THIS 7 DAY OF NOV, 2019



Crystal Albertson Notary Public

My Commission Expires: 8.17.21

(Seal)

19NOV15 1:05PM

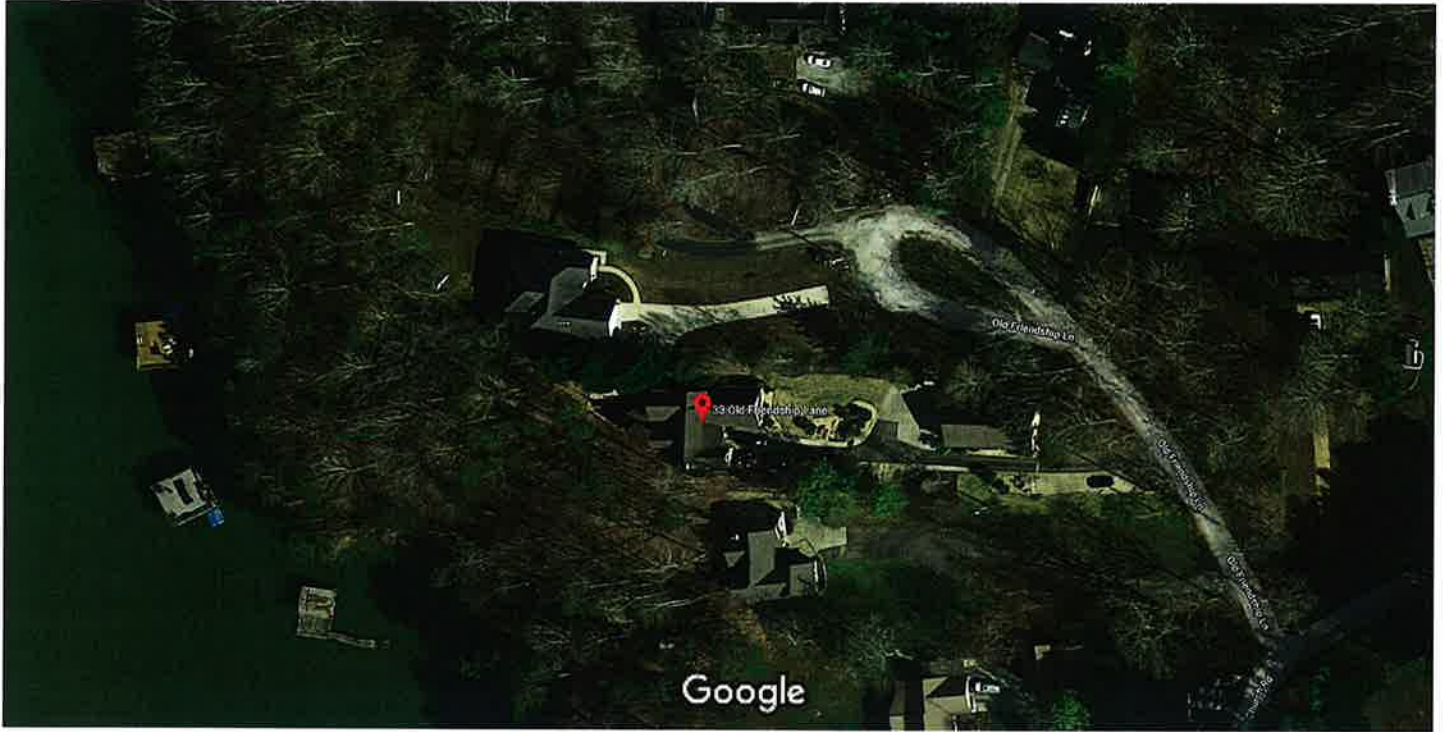
## Harmony Gee

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**From:** Craig Chenggis <craig442w30@gmail.com>  
**Sent:** Friday, November 15, 2019 5:54 PM  
**To:** Harmony Gee  
**Subject:** Craig Chenggis Plat Variance  
**Attachments:** CCDL.jpg

I have filed this variance due to the 40 foot front line on the new piece of land added to my property. I purchased this piece of land to build on and with this front line I am unable to. I was under the impression this would be considered the side of the property as it was before and it is now the front. I would like the front line to be moved so that I am able to build.

# Google Maps 33 Old Friendship Ln








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



## 33 Old Friendship Ln

Dawsonville, GA 30534

-   
Directions
-   
Save
-   
Nearby
-   
Send to your  
phone
-   
Share