

# DAWSON COUNTY VARIANCE APPLICATION

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

VR 20-05 Tax Map & Parcel # (TMP): L17083  
Current Zoning: VCR Commission District #: 3  
Submittal Date: 2-10-2020 Time: 10:52 (am/pm) Received by: WJG (staff initials)  
Fees Assessed: \$350 Paid: Check  
Planning Commission Meeting Date: March 17, 2020

## APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Seldon Franklin Arrendale Jr (Frankie)  
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: 2-10-2020 Applicant Signature: \_\_\_\_\_

## PROPERTY INFORMATION

Street Address of Property: 28 Cornfield Rd  
Dawsonville Ga 30534  
Land Lot(s): B-73 District: 01 Section: \_\_\_\_\_  
Subdivision/Lot: \_\_\_\_\_ Building Permit #: \_\_\_\_\_ (if applicable)  
Directions to the Property: 28 Cornfield Rd, Dawsonville Ga 30534.  
In the Athens Boat Club.

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**REQUESTED ACTION**

A Variance is requested from the requirements of Article # 511 Section # 311.C.6 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 20(F) 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): \_\_\_\_\_

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: \_\_\_\_\_

I need a variance because of the small size of my lot and also because of the steepness of the lot

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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 lots in my area are very small and steep. To get a garage in I need the set back variance.

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: \_\_\_\_\_

Most all lots in my area has to have a variance to get something in. It will not affect anyone in my area.

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

By going by the correct method to obtain the variance the structure will actually enhance the area.

**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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**PROPERTY OWNER AUTHORIZATION**

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

TMP 117-083

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: Frank Arrendale

Signature of applicant or agent: Frank Arrendale Date: 2/10/2020

Printed Name of Owner(s): Frank Arrendale

Signature of Owner(s): \_\_\_\_\_ Date \_\_\_\_\_

Sworn and subscribed before me this 10 day of February, 2020.

Harmony Hill  
Notary Public

My Commission Expires: August 9, 2020  
Notary Public - State of Georgia  
Dawson County  
My Commission Expires Aug 9, 2022  
(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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VR# VR20-05

TMP# L17.088

**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. Ron Wilson, 56 Cornfield Rd, Dawsonville Ga 30534 (East)
- TMP \_\_\_\_\_ 2. Gary Gunter, 35 " " " " " (North)
- TMP \_\_\_\_\_ 3. Robert Evans, 480 Hickory Trail Dawsonville Ga 30534 (West)
- TMP \_\_\_\_\_ 4. \_\_\_\_\_
- 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.

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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: Frank Arrandale Date: 2/6/2020  
 Signature of Witness: [Signature] Date: 2/6/2020

\*\*\*\*\*

**WITHDRAWAL**

**Notice: This section only to be completed if application is being withdrawn.**

I hereby withdraw application #: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**Withdrawal of Application:**

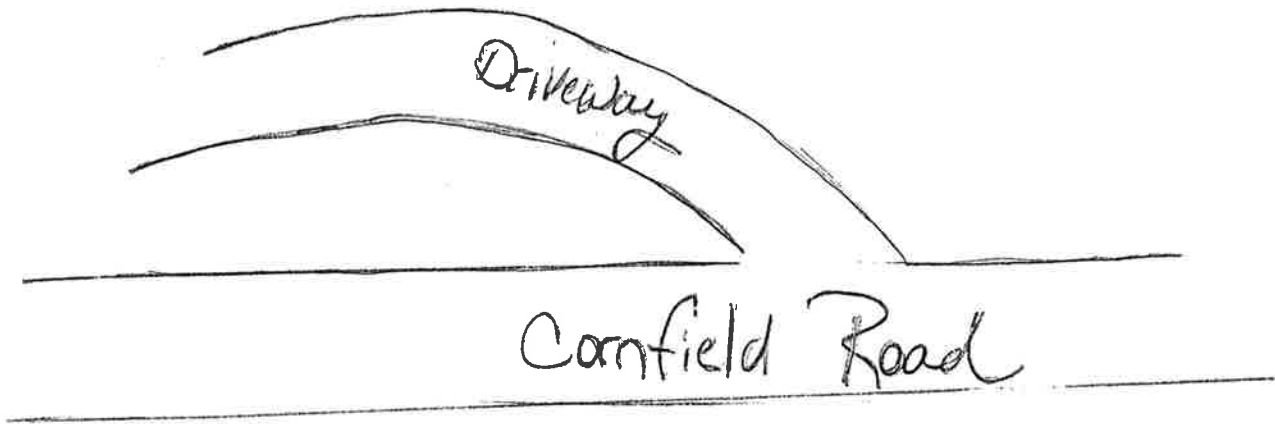
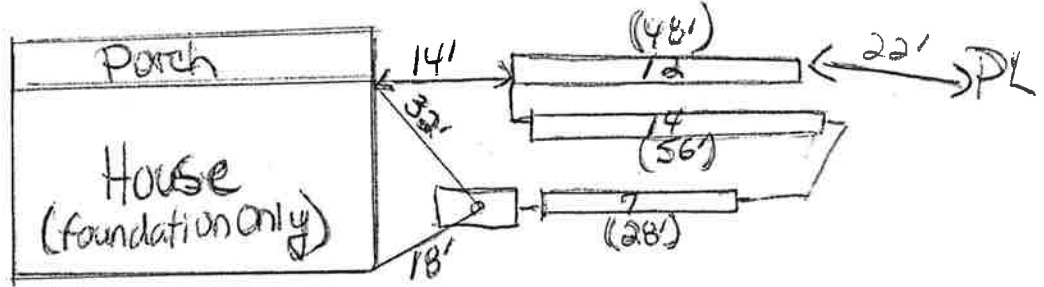
Withdrawals of any application may be accommodated within the Planning & Development office if requested before the Planning Commission agenda is set. Therefore, withdrawals may not be made after ten (10) days prior to the scheduled Planning Commission meeting hearing, unless accompanied by written request 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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Infiltrator 1060  
(400k)  
Polylok Filter  
(PL-68)  
Quick 4plus HCl  
36' trench depth

LAKE



Issued by: Laurie Wentworth *LW*  
Dawson County Environmental Health

Date: July 19, 2018

20 FEB 10 10:53 AM





Copy

# 2019 PROPERTY TAX STATEMENT

## DAWSON COUNTY GEORGIA

**Nicole Stewart**  
TAX COMMISSIONER

25 Justice Way, Suite 1222  
Dawsonville, Georgia 30534

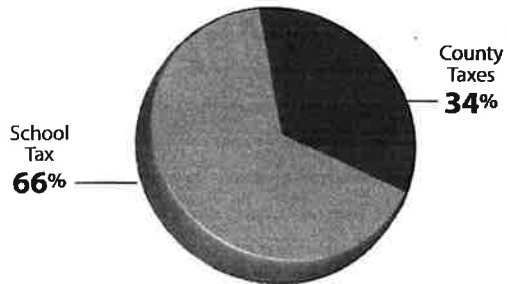
Office: 706-344-3520 | Tax Assessors: 706-344-3590



PROPERTY OWNER(S)	MAP CODE	LOCATION			BILL #	DISTRICT
ARRENDALE SELDON FRANKLIN	L17 083	28 CORNFIELD RD			2019-491	001 DAWSON COUNTY UNINCORPORATED
	BUILDING VALUE	LAND VALUE	TOTAL FAIR MARKET VALUE	ACRES	EXEMPTIONS	DUE DATE
	148,880	0	148,880	0.29		12/01/2019
<b>PROPERTY DESCRIPTION</b>						
LL 386 LD 13-1						

	FAIR MARKET VALUE	40% ASSESSED VALUE	LESS EXEMPTIONS	TAXABLE VALUE	MILLAGE RATE	GROSS TAX	LESS CREDITS	NET TAX
STATE TAX	148,880	59,552		59,552				
COUNTY M&O	148,880	59,552		59,552	13.079	778.88		481.72
SALES TAX ROLLBACK	148,880	59,552		59,552	-4.990		-297.16	
SCHOOL M&O	148,880	59,552		59,552	15.778	939.61		939.61
<b>TOTAL</b>								
					23.867	\$1,718.49	\$-297.16	\$1,421.33

Please note that your Tax Commissioner is responsible for the billing and collection of tax and is not responsible for the property value or the millage rates which are used to determine the tax amount due.



Scan This QR Code  
With Your Smart  
Device To Pay Your  
Tax Online



2019 Current Tax	\$1,421.33
Penalty	-
Interest	-
Other Fees	-
Previous Payments	-
Delinquent Tax*	-
<b>Total Due</b>	<b>\$1,421.33</b>

\* Please note that delinquent tax due reflects total owed at the time of billing and the amount will change monthly due to interest charges. Please read the state mandated penalties and interest on the back of this bill.

DETACH TOP PORTION TO KEEP FOR YOUR RECORDS AND RETURN BOTTOM PORTION WITH PAYMENT.

DETACH AND RETURN LOWER PORTION WITH REMITTANCE

### DAWSON COUNTY, GEORGIA

#### 2019 TAX BILL

25 Justice Way, Suite 1222  
Dawsonville, Georgia 30534



BILL NUMBER BARCODE

LEGAL DESCRIPTION	MAP ID #	TAX BILL #
LL 386 LD 13-1	L17 083	2019-491
<b>TOTAL DUE DECEMBER 1, 2019</b>		
Make payable to "Dawson County Tax Office" and include this coupon. Do not staple, tape or attach payment.		<b>\$ 1,421.33</b>
		PLEASE WRITE THE BELOW MAP ID # ON YOUR CHECK
		L17 083

IF TAXES ARE PAID BY YOUR MORTGAGE COMPANY, SEND THEM THIS PORTION

If receipt is desired, please include a self-addressed stamped envelope or print at [www.DawsonCountyTax.com](http://www.DawsonCountyTax.com)

If delinquent taxes are due, please call 706-344-3520 for current amount as interest continues to accrue.

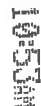
Credit cards accepted online at:  
[www.DawsonCountyTax.com](http://www.DawsonCountyTax.com)

\*Sturgis (not Dawson County) charges a fee for this service.



AUTO\*\*ALL FOR AADC 300 45 232 10810 1 AB 0.412

ARRENDALE SELDON FRANKLIN



**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
16687 Year-Bill No 2019 - 491	L17 083 / 001 LL 386 LD 13-1  FMV: \$148,880.00	1,421.33	0.00 Fees 0.00	0.00	1,421.33	1,421.33	0.00
						<b>Paid Date</b> 11/22/2019 16:15:45	<b>Current Due</b> 0.00
Transactions:	16686 - 16687 <b>Totals</b>	1,421.33	0.00	0.00	1,421.33	1,421.33	0.00

Paid By :

ARRENDALE SELDON  
 FRANKLIN AND MONICA

ARRENDALE SELDON FRANKLIN

Cash Amt: 0.00  
 Check Amt: 1,574.15  
 Charge Amt: 0.00  
 Change Amt: 0.00  
 Refund Amt: 0.00  
 Overpay Amt: 0.00

Check No 2568  
 Charge Acct

*Copy*

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Request From: Frank Arrendale  
28 Cornfield Rd  
Dawsonville Ga 30534  
In the: Athens Boat Club.

I am requesting a variance to build a carport/garage on my lot in the Athens Boat Club. I am requesting this because we would like to have a carport/garage to park our cars in out of the weather. The small lot size and the steepness of the lot is to where I only have one choice to build a 22'x22' carport/garage to park in. I need the variance to build closer to the property line than the 10' set back. We have talked to all the neighbors and the board of the Athens Boat Club and all is OK with them.

Thank you.  
Frank Arrendale.

**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:

\_\_\_\_\_

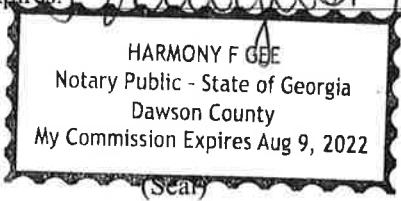
In making the above representation under oath, I understand that any person who knowingly and willfully makes a false, fictitious, or fraudulent statement or representation in an affidavit shall be guilty of a violation of O.C.G.A. § 16-10-20 and face criminal penalties as allowed by such criminal statute.

Executed in Dawsonville (city), GA (state)  
Frank Arendale (Signature of Applicant)      Feb. 10, 2020 (Date)  
Frank Arendale (Printed Name)      \_\_\_\_\_ (Name of Business)

SUBSCRIBED AND SWORN BEFORE ME ON

THIS 10 DAY OF February 2020  
Harmony F GEE Notary Public

My Commission Expires: August 9, 2022



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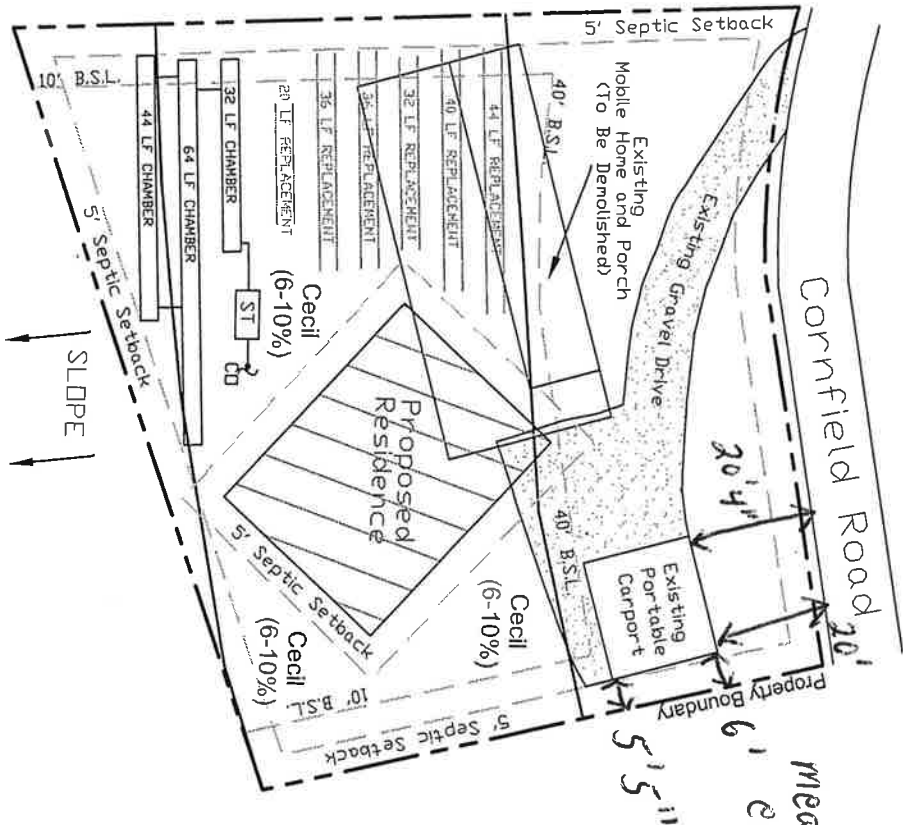
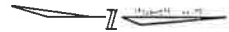
### Secure and Verifiable Documents Under O.C.G.A. § 50-36-2

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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# Site plan



MEASUREMENTS TO  
EXISTING MONO SLAB.  
22' X 22'

**RESIDENTIAL SEPTIC SYSTEM DESIGN BASIS**  
 2 BEDROOMS at 45 MPI  
 100 LF / BEDROOM  
 2 BEDROOMS X 100 LF = 200 LF  
 35% REDUCTION IF HIGH CAPACITY CHAMBER SYSTEM IS USED  
 0.65 X 200 LF = 130 LF OF PRIMARY NEEDED (140 LF SHOWN)  
 200 LF OF REPLACEMENT NEEDED (208 LF SHOWN)

Notes:  
 1) THIS IS NOT A SURVEY. BOUNDARY INFORMATION IS APPROXIMATE. SURVEY AND SOIL DATA WAS PROVIDED TO US BY DockCo Construction, LLC. SOIL DATA WAS EXTRACTED FROM A&W SOILS, INC. LEVEL 3 SOIL SURVEY, DATED MARCH 30, 2012. MILL CREEK ENVIRONMENTAL, LLC MAKES NO GUARANTEE OF BOUNDARY INFORMATION.



Parcel	LT#	ESD
LAND USE		
OWNER		
CITY	Dawsonville	
COUNTY	Dawson	
STATE	GEORGIA	
APP. NUMBER	DATE	
DCL-1801-1	6-7-2018	
DESIGNED BY	DRAWN BY	CHECKED BY
DATE	NO.	REVISION

Conceptual Site Plan  
 DockCo Construction, LLC  
 28 ABC Cornfield Road  
 Dawsonville, Dawson County, Georgia  
 MCE Job # DCL-1801-1

MILL CREEK ENVIRONMENTAL  
 1818 Piedmont Road  
 Dawsonville, GA 30034  
 Phone: 706-579-1607  
 Fax: 706-285-9116

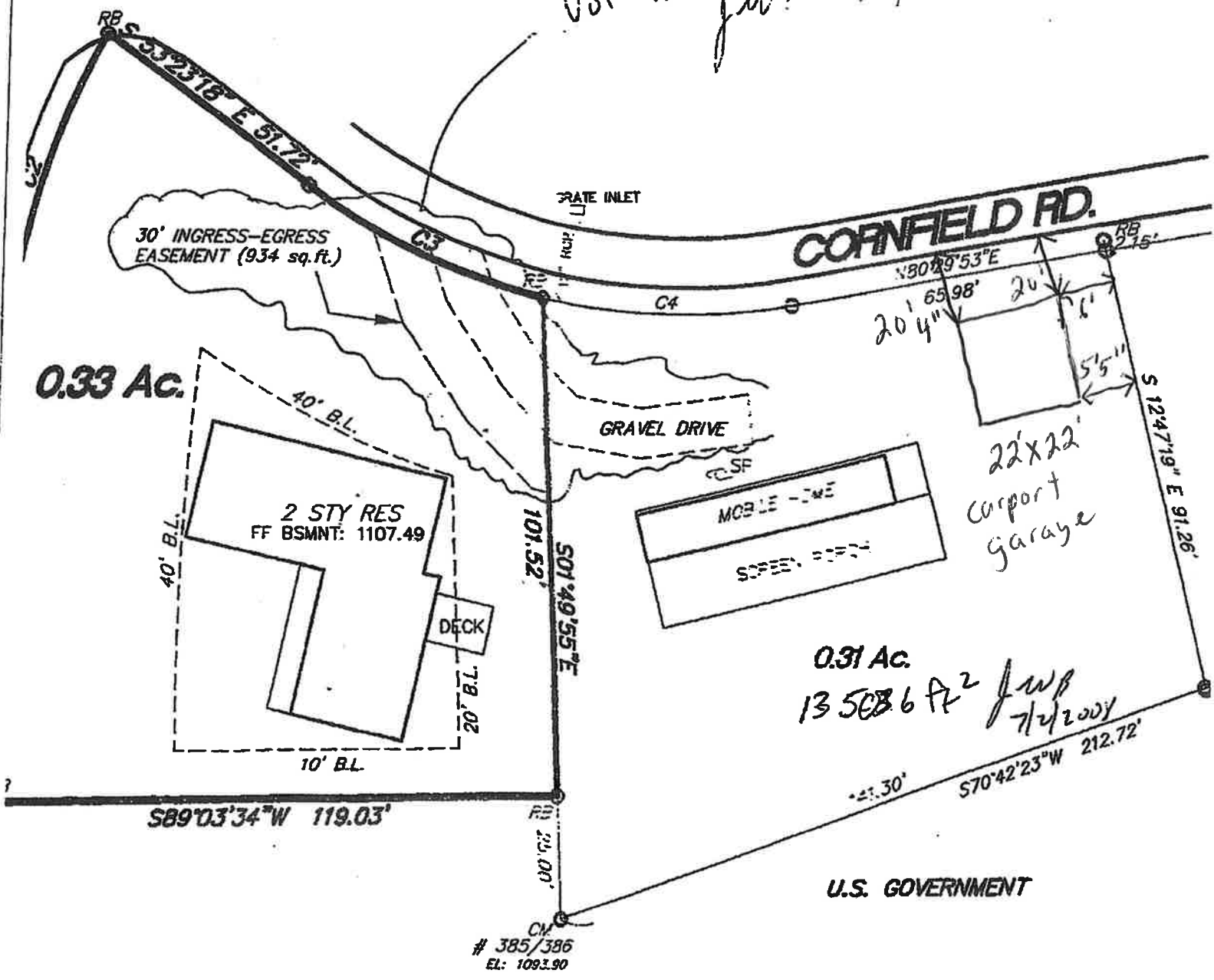
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F. Arrendale

B-73

T., 1st SEC.

Not Applicable for 7/2/2008



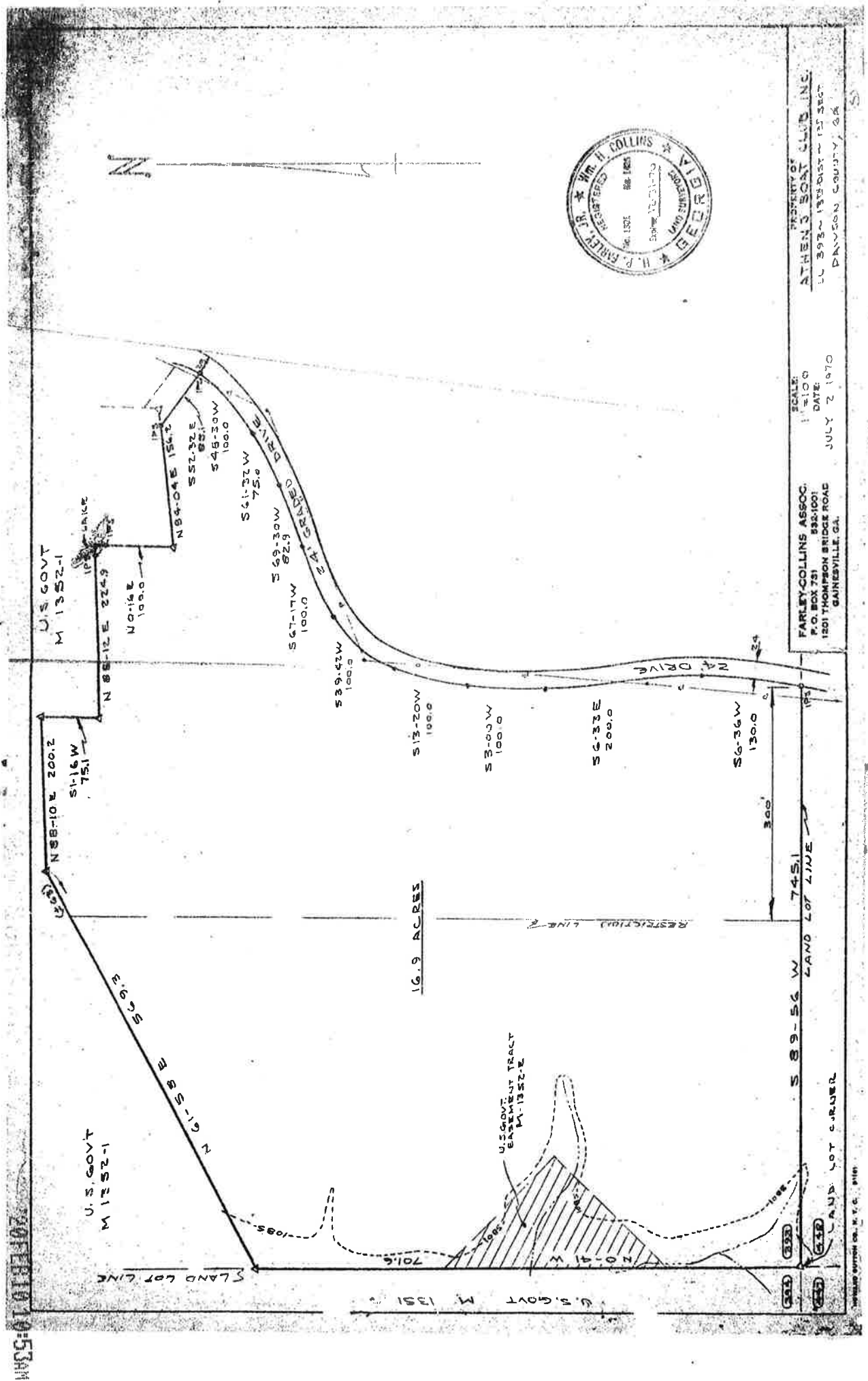
CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	96.77'	637.94'	S02°58'38"W	96.68'
C2	54.15'	150.57'	S19°27'15"W	53.74'

20 FEB 10 10:53 AM

Bla-Pg 221

(B)

# Athens Boat Club



PREPARED BY  
**FARLEY-COLLINS ASSOC.**  
 P.O. BOX 731 8341001  
 1201 THOMPSON BRIDGE ROAD  
 GAINESVILLE, GA.  
 SCALE: 1" = 100'  
 DATE: JULY 2, 1970

U.S. GOVT M 1351  
 U.S. GOVT M 1352-1  
 U.S. GOVT M 1352-1

20111010:53M





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