

DAWSON COUNTY VARIANCE APPLICATION

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

VR _____ Tax Map & Parcel # (TMP): _____
Current Zoning: _____ Commission District #: _____
Submittal Date: _____ Time: _____ am/pm Received by: _____ (staff initials)
Fees Assessed: _____ Paid: _____
Planning Commission Meeting Date: _____

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: James CALLAN

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: 5-18-20 Applicant Signature: [Signature]

PROPERTY INFORMATION

Street Address of Property: 33 Sunset Trail < Athens boat club >
Dawsonville

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

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

Directions to the Property: Wm Hill - Athens boat club Rd - Left Dogwood Left
Hickory Ln - Left Sunrise Dr. Right Sunset trail

JUN 2 1:37PM

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:

Highway side 5'
Front 28'

Front Yard [] Side Yard Rear Yard variance of Back - 7' 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 Front 40 - Back - 20 Leftside 5' 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): Set Back on Building lines

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: _____

Zoning laws were made after the lot size was established, therefore making area for house too small

20 JUN 2 1:57 PM

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

property was created before zoning laws

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: _____

there are no homes close to where new home will be built, making distance between them greater than the county required set backs

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

Building a larger home and removing a smaller home would improve the neighborhood

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.)

20 JUN 2 1:37 PM

PROPERTY OWNER AUTHORIZATION

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

33 Sunset Trail, (Athens boat club) Dawsonville

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: JAMES COLLAS

Signature of applicant or agent: James Collas Date: 5-19-20

Printed Name of Owner(s): ^{Harold} Keith Hopkins

Signature of Owner(s): Harold Keith Hopkins Date 5-21-2020

Sworn and subscribed before me this 21st day of May, 20 20.

Marsh Freeman
Notary Public

My Commission Expires: 3-29-21

**Marsh Freeman
Notary Public
Dawson County, Georgia
My Commission Expires March 29, 2021**

(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.)

20 JUN 2 1:38PM

include Access the street

VR# _____

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. Penny D. Ziska 51 Sunset trail Dawsonville
- TMP _____ 2. Scotty Gaddis 557 little mountain Rd Dawsonville
- TMP _____ 3. Steve Endicott 32 ABC Sunset Trail Dawsonville
- TMP _____ 4. Henschel Rich 1120 Plantation Drive Panama City FL
- TMP _____ 5. Robert Feltom 2970 Francis Rd Alpharetta GA 3084
32404
- 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:  Date: 5-22-20
Signature of Witness:  Date: _____

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.

20 JUN 2 1:38 PM

Me

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)

[Signature]
Signature of Applicant

5-22-20
Date

Printed Name

Name of Business

SUBSCRIBED AND SWORN BEFORE ME ON

THIS 20 DAY OF May, 2020

[Signature] Notary Public

My Commission Expires: August 9, 2022

(Seal)

20 JUN 2 1:38 PM

**GEORGIA DEPARTMENT OF PUBLIC HEALTH
APPLICATION FOR CONSTRUCTION PERMIT AND SITE APPROVAL
For On-Site Sewage Management System**

COUNTY: Dawson	SUBDIVISION: ATHENS BOAT CLUB	LOT NUMBER: B44/101,103,105	BLOCK:
PROPERTY LOCATION (ADDRESS/DIRECTIONS): 33 SUNSET TRL DAWSONVILLE, GA 30534		Athens Boat Club - Left Hickory Trail, left Sunset.	

I hereby apply for a construction permit to install an On-Site Sewage Management System and agree that the system will be installed to conform to the requirements of the rules of the Georgia Department of Public Health, Chapter 511-3-1. By my signature, I understand that final inspection is required and will notify the County Health Department upon completion of construction and before applying final cover material to the system.

PROPERTY OWNER'S/AUTHORIZED AGENT'S SIGNATURE: 	DATE: 04/13/2020	
PROPERTY OWNER'S NAME: KEITH HOPKINS	PHONE NUMBER: 	ALTERNATE PHONE NUMBER:
PROPERTY OWNER'S ADDRESS: 		
AUTHORIZED AGENT'S NAME (IF OTHER THAN OWNER): JAMES CALLAS	PHONE NUMBER: 	RELATIONSHIP TO OWNER: BUILDER

Section A — General Information

1. REQUIRED SETBACK FROM RECEIVING BODIES (wells, lakes, sinkholes, streams, etc.) EVALUATED: ① Yes (2) No	5. TYPE OF STRUCTURE (single/multi-family residence, commercial, restaurant, etc.): Single-Family Residence	9. SOIL SERIES (e.g. Pacolet, Orangeburg, etc.):											
2. WATER SUPPLY: (1) Public (2) Private (3) Community	6. WATER USAGE BY: Bedroom Numbers	10. PERCOLATION RATE / HYDRAULIC LOADING RATE: <table border="1"><tr><td></td><td></td><td></td><td></td><td>5</td><td>5</td></tr></table>					5	5					
				5	5								
3. SEWAGE SYSTEM TO BE PERMITTED: ① New (2) Repair (3) Addition	7. NO. OF BEDROOMS / GFD: <table border="1"><tr><td></td><td></td><td></td><td></td><td>2</td></tr></table>					2	11. RESTRICTIVE SOIL HORIZON DEPTH (INCHES): <table border="1"><tr><td></td><td></td><td></td><td></td><td>7</td><td>2</td></tr></table>					7	2
				2									
				7	2								
4. LOT SIZE (SQUARE FEET / ACRES): <table border="1"><tr><td></td><td></td><td>2</td><td>5</td><td>1</td></tr></table>			2	5	1	8. LEVEL OF PLUMBING OUTLET: ① Ground Level (2) Basement (3) Above ground level	12. SOIL TEST PERFORMED BY: Centofanti, Daniel L						
		2	5	1									

Section B — Primary / Pretreatment

1. DISPOSAL METHOD: Septic Tank	2. GARBAGE DISPOSAL: ① Yes (2) No	3. SEPTIC TANK CAPACITY (GALLONS): 1500	4. ATU Capacity: 0	5. DOSING TANK CAPACITY (GALLONS):	6. GREASE TRAP CAPACITY (GALLONS):
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Section C — Secondary Treatment

1. ABSORPTION FIELD DESIGN: (1) Level Field (2) Serial (3) Drip (4) Bed (5) Distribution Box (6) Mound/Area Fill (7) Other	4. TOTAL ABSORPTION FIELD SQUARE FEET REQUIRED: <table border="1"><tr><td></td><td></td><td>4</td><td>3</td><td>2</td></tr></table>			4	3	2	7. NUMBER OF ABSORPTION TRENCHES: <table border="1"><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr></table>							
		4	3	2										
2. ABSORPTION FIELD PRODUCT: Quick 4 High Capacity -16in	5. TOTAL ABSORPTION FIELD LINEAR FEET REQUIRED: <table border="1"><tr><td></td><td></td><td>1</td><td>4</td><td>4</td></tr></table>			1	4	4	8. SPECIFIED LENGTH OF ABSORPTION TRENCHES: <table border="1"><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr></table>							
		1	4	4										
3. AGGREGATE DEPTH (inches):	6. DEPTH OF ABSORPTION TRENCHES (range in inches): <table border="1"><tr><td></td><td>2</td><td>4</td><td>-</td><td>3</td><td>6</td></tr></table>		2	4	-	3	6	9. Distance Between Absorption Trenches: <table border="1"><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr></table>						
	2	4	-	3	6									

Permit


A PERMIT IS HEREBY GRANTED TO INSTALL THE ON-SITE SEWAGE MANAGEMENT SYSTEM DESCRIBED ABOVE. THIS PERMIT IS NOT VALID UNLESS PROPERLY SIGNED BELOW. THIS PERMIT EXPIRES TWELVE (12) MONTHS FROM DATE OF ISSUANCE.

ANY GRADING, FILLING, OR OTHER LANDSCAPING SUBSEQUENT TO ISSUANCE OF A PERMIT MAY RENDER PERMIT

VOID, FAILURE TO FOLLOW SITE PLAN MAY RENDER PERMIT VOID. ANY GRADING, FILLING, OR OTHER LANDSCAPING SUBSEQUENT TO FINAL INSPECTION BY COUNTY HEALTH DEPARTMENT, WHICH ADVERSELY AFFECTS THE FUNCTION OF THE ON-SITE SEWAGE MANAGEMENT SYSTEM, MAY RENDER APPROVAL VOID. INSTALLATION CONTRACTOR IS RESPONSIBLE FOR LOCATING PROPER DISTANCES FROM BUILDINGS, WELLS, PROPERTY LINES, ETC.

ISSUANCE OF A CONSTRUCTION PERMIT FOR AN ON-SITE SEWAGE MANAGEMENT SYSTEM, AND SUBSEQUENT APPROVAL OF SAME BY REPRESENTATIVE OF THE GEORGIA DEPARTMENT OF PUBLIC HEALTH OR COUNTY BOARD OF HEALTH SHALL NOT BE CONSTRUED AS A GUARANTEE THAT SUCH SYSTEMS WILL FUNCTION SATISFACTORILY FOR A GIVEN PERIOD OF TIME; FURTHERMORE, SAID REPRESENTATIVE(S) DO NOT, BY ANY ACTION TAKEN IN EFFECTING COMPLIANCE WITH THESE RULES, ASSUME ANY LIABILITY FOR DAMAGES WHICH ARE CAUSED, OR WHICH MAY BE CAUSED, BY THE MALFUNCTION OF SUCH SYSTEM.

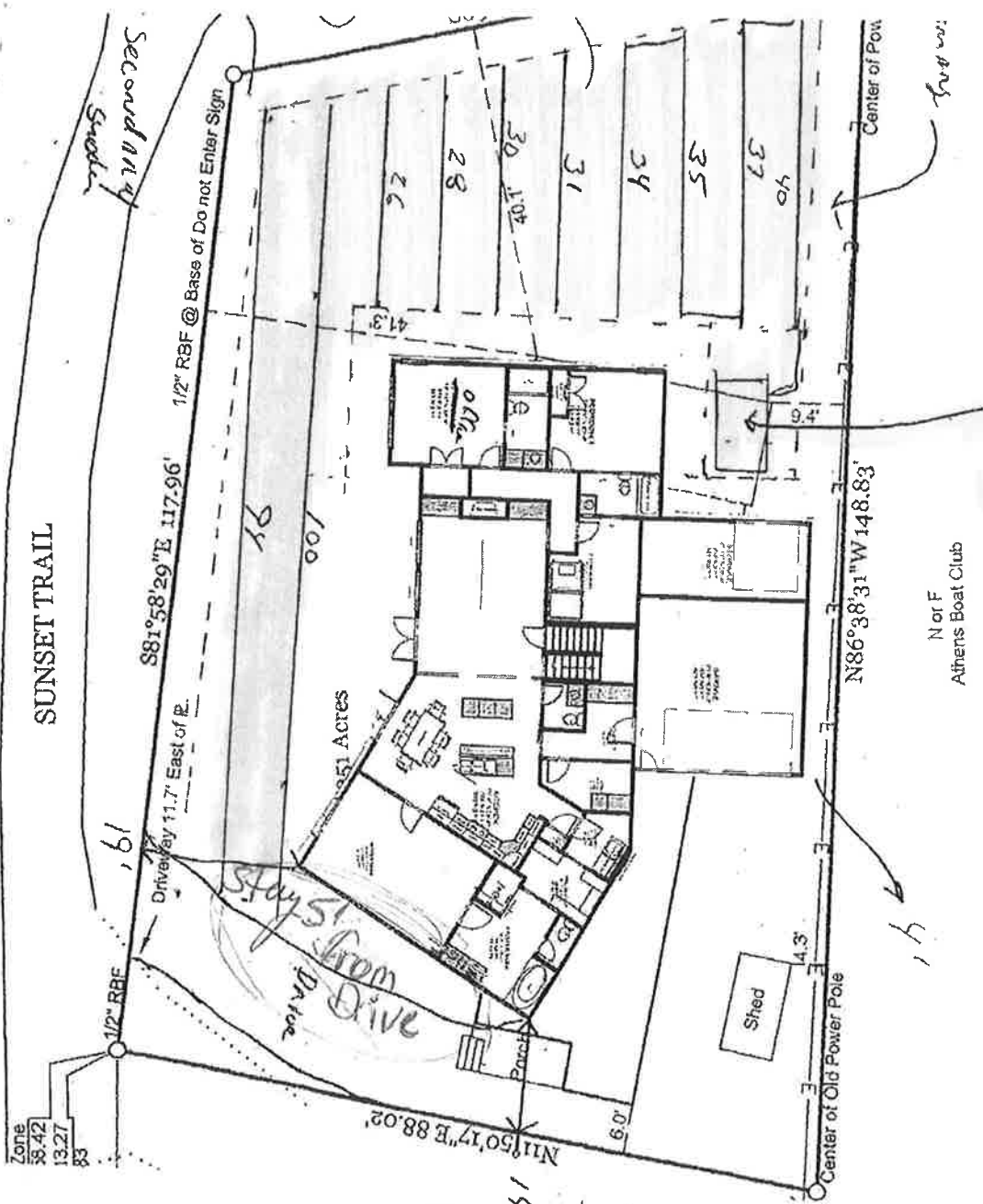
1. SITE APPROVED AS SPECIFIED ABOVE: ① Yes (2) No

APPROVING ENVIRONMENTALIST: 	TITLE: Environmental Health Specialist IV	DATE: 05/04/2020	CONSTRUCTION PERMIT NUMBER: OSC04200780
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**GEORGIA DEPARTMENT OF PUBLIC HEALTH
APPLICATION FOR CONSTRUCTION PERMIT AND SITE APPROVAL
For On-Site Sewage Management System**

County: Dawson

APR 21 1:38PM '20



TANK
1500

N or F
Athens Boat Club

2 Bed Room

Address
35 Sunset Trail

Athens Boat Club

1" = 20'

20 JUN 2 1:38PM

Filed 06/02/2020 10:00AM
 Bk 0085 Pg 0110
 Plat Doc: PLAT
 Penalty: \$0.00 Interest: \$0.00
 Justin Power, Clerk of Superior Court
 DAWSON COUNTY, Georgia



CLERK OF THE COURT FILING INFORMATION

1:38 PM JUN 2 2020

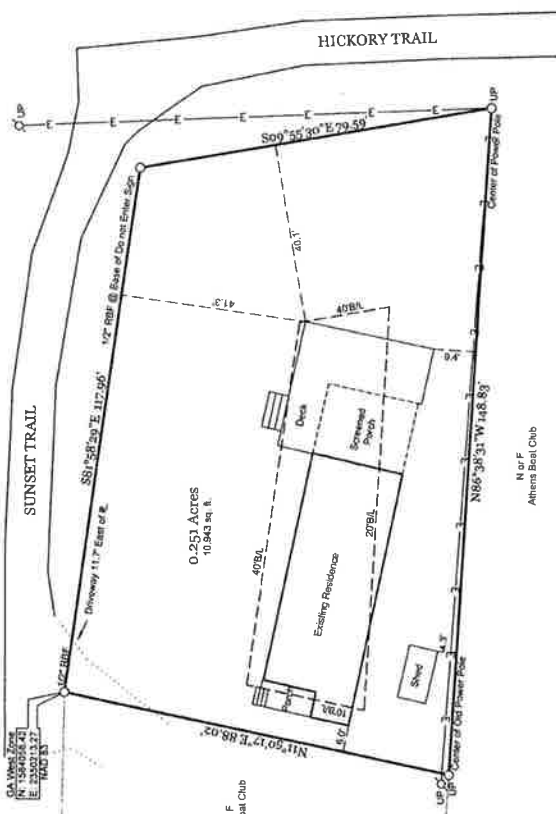


OWNER'S CERTIFICATE:
 The owner certifies that all state and local taxes and other assessments that have been billed for collection by the pertinent taxing authority have been paid. The owner donates and conveys the property hereunder over the public street right-of-way as shown on this plat.

Owner: _____
 Signed, sealed and delivered in the presence of:
 Witness: _____
 Notary Public: _____

SURVEYOR'S CERTIFICATE:
 This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments and the plat or parcels are hereby approved for recording. **RECORDATION OF THIS PLAT OR PARCELS IS APPROVED BY ANY LOCAL JURISDICTION AVAILABLE.** APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveying as set forth in the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-5-57.

Nail A. McWhorter
 Nail A. McWhorter, G.S. # 2844
 K.E.Q., Inc. Certificate of Authorization Number LSC000275
 04-06-2020
 D08



NOTES:
 1. Field Data: Closure Precision - 1/20,123; Angular Error - 09\"/>

LEGEND

Circle with cross	Pin Found
Circle with dot	Crump Top Pin Found
Circle with 'x'	Rebor. Found
Circle with 'x' and dot	Rebor. Found
Circle with 'x' and dot	Building Line
Circle with 'x' and dot	Utility Pole
Circle with 'x' and dot	Now or Former
Circle with 'x' and dot	Overhead Wire
Circle with 'x' and dot	Not to Scale
Circle with 'x' and dot	Calculated Point

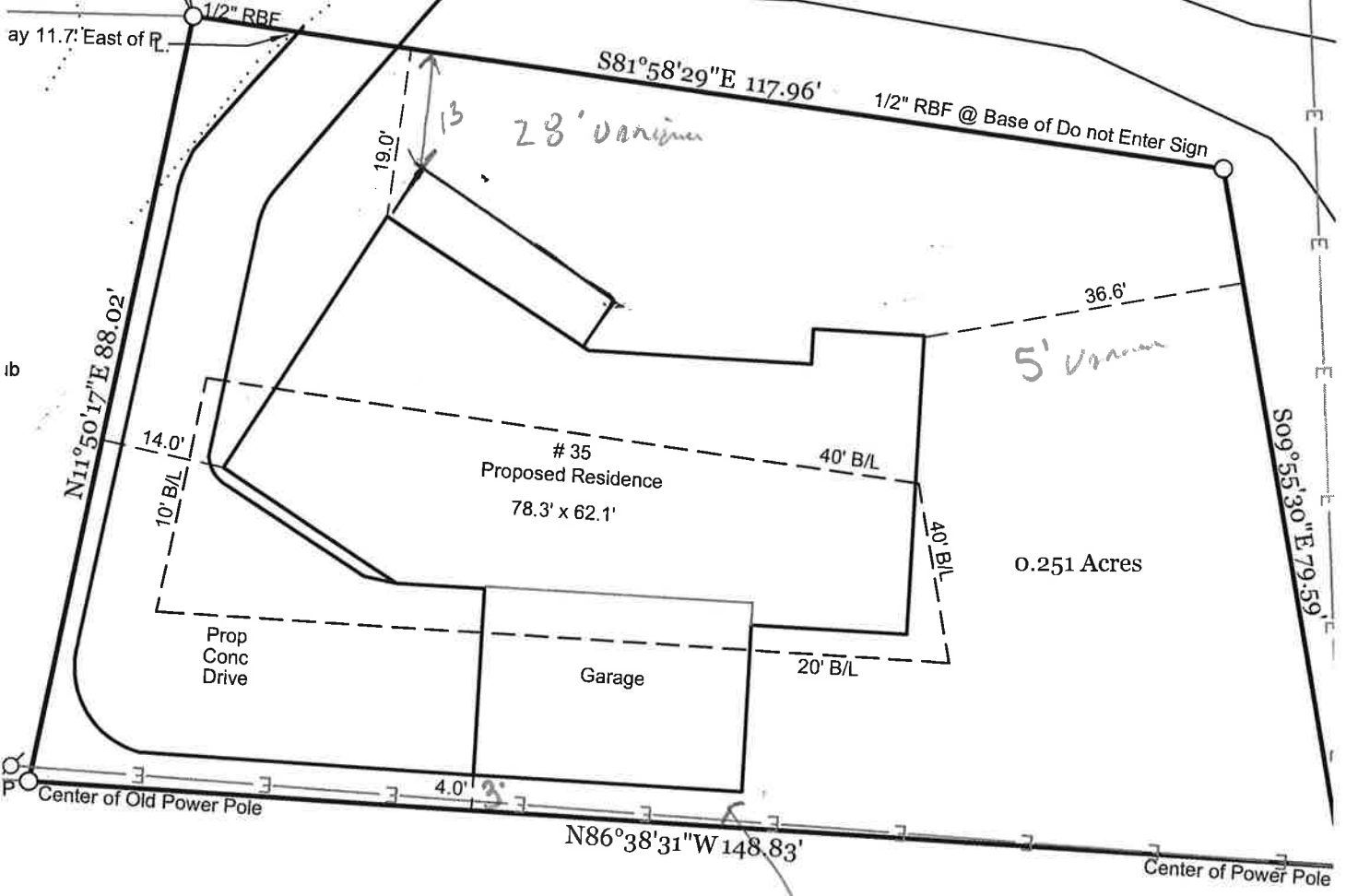


Survey of leased Property of, Athens Boat Club, Ltd. B.M. for
HAROLD HOPKINS
 Land Lot 385, 13th Dist.
 Dawson County, Georgia
 04-06-2020

McWhorter & Anderson
 LAND SURVEYING & CIVIL ENGINEERING
 418 Pickle Ferry Road
 Building H, Unit 300
 Cumming, GA 30040
 (770) 889-9430
 www.mga-se.com
 © K.E.Q., Inc. 2020
 FILE: 12124SUN33

West Zone
1584058.42
2350213.27
NAD 83

SUNSET TRAIL



ay 11.7' East of P.

1/2" RBF

S81°58'29"E 117.96'

1/2" RBF @ Base of Do not Enter Sign

28' Variance

19.0'

36.6'

5' Variance

S09°55'30"E 79.59'

ib

N11°50'17"E 88.02'

14.0'

10' B/L

35
Proposed Residence
78.3' x 62.1'

40' B/L

40' B/L

0.251 Acres

Prop
Conc
Drive

Garage

20' B/L

Center of Old Power Pole

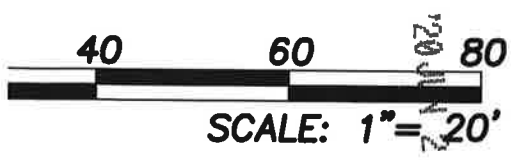
4.0'

N86°38'31"W 148.83'

Center of Power Pole

N or F
Athens Boat Club

7' Variance



200112
133PM



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
2019 - 527	L17 082 / 1 LL385-386,393-394 LD13-1 FMV: 1092390	\$10428.80	\$0.00 Fees: \$0.00 \$0.00	\$0.00	\$10428.80	\$0.00
Totals:		\$10428.80	\$0.00	\$0.00	\$10428.80	\$0.00

Paid Date: 12/1/2019

Charge Amount: \$10428.80

ATHENS BOAT CLUB

DAWSONVILLE, GA 30534

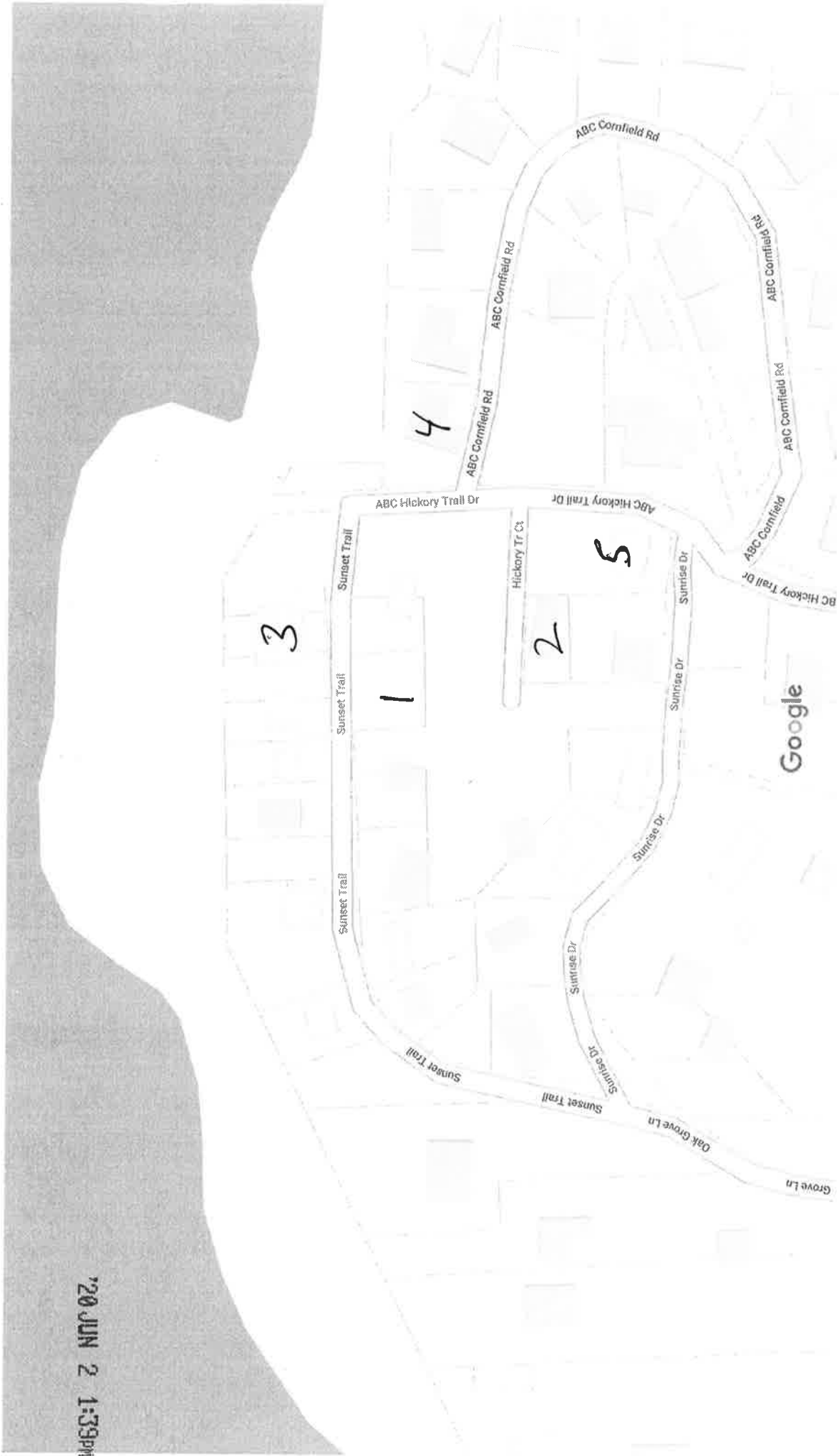


Scan this code with your mobile phone to view this bill

20 JUN 2 1:39PM

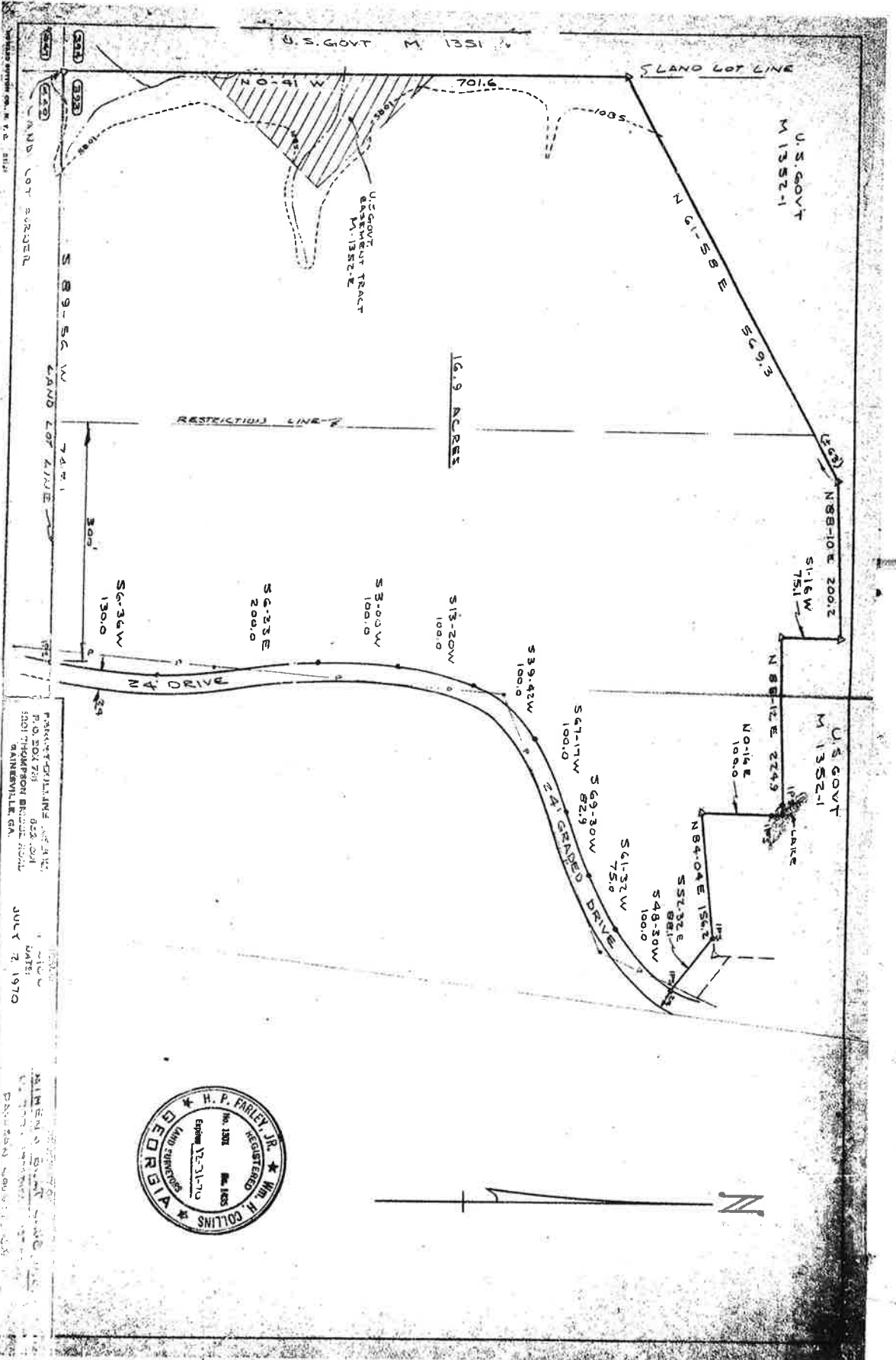


20 JUN 2 1:39 PM



Map data ©2020 50 ft

20 JUN 2 1:39 PM



FOR RECORDING PURPOSES
 FILED IN BOOK 825, PAGE 101
 IN THE OFFICE OF THE CLERK OF SUPERIOR COURT
 SAVANNAH, GEORGIA

JULY 2 1970

