

# DAWSON COUNTY VARIANCE APPLICATION

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

VR 20-12 Tax Map & Parcel # (TMP): 417 099  
Current Zoning: VCR Commission District #: 3  
Submittal Date: 6.9.2020 Time: \_\_\_\_\_ am/pm Received by: \_\_\_\_\_ (staff initials)  
Fees Assessed: \$350- Paid: \_\_\_\_\_  
Planning Commission Meeting Date: \_\_\_\_\_

## APPLICANT INFORMATION (or Authorized Representative)

Printed Name: JAMES CANN  
Address: \_\_\_\_\_  
DAWSONVILLE Ga. 30534  
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: 6.9.2020 Applicant Signature: Jane Cella

## PROPERTY INFORMATION

Street Address of Property: 55 Cornfield Rd  
DAWSONVILLE  
Land Lot(s): 386 District: 13 Section: \_\_\_\_\_  
Subdivision/Lot: ATHENS BOAT CLUB Building Permit #: \_\_\_\_\_ (if applicable)  
Directions to the Property: 53 East - Left Warhill Park Rd Left  
ATHENS BOAT CLUB DR - Left Dogwood, Left Hickory Tr Right  
CORNFIELD.

20 JUN 9 9:26 AM

**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 24 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 feet Front 12' Back 8' Side 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: NR13.04

Side setback reduction - approved

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: \_\_\_\_\_

Because of the lot size, a carport and family room enlargement would not be possible, which would make the house unusable as a full time home.

12/25/2011 9:25AM

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

Lot was made before the zoning was made.

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 will be no hardship to anyone in the area.

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

Several other homes had to get variances to add on or to add garages. This would allow them to fit into 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.)

Athens Boat club was made back before any zoning Laws were made. Over the years the owners in the boat club have rebuilt and added on to make these homes meet the market standard.

With this change, there are several lots, this being ~~one~~ one that ~~are~~ the buildings set back make it difficult to build on in large to meet today's standard.

Letter of Intent

**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: James Collins Date: 6-8-20

Signature of Witness: [Signature] Date: 6-8-20

\*\*\*\*\*

**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 9 9:26AM

**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 \_\_\_\_\_ (city), \_\_\_\_\_ (state)

James Callas  
Signature of Applicant

6-9-20  
Date

James Callas  
Printed Name

\_\_\_\_\_  
Name of Business

SUBSCRIBED AND SWORN BEFORE ME ON

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

(Seal)

20 JUN 9 9:26 AM

# Property Owners

## Across street to right

③

Frankie & Monica Arrendale  
28 ABC Cornfield Road  
Dawsonville, GA 30534

## Directly across the street

①

56 ABC Cornfield Road  
Mailing Address of owners  
Ron & Vanessa Wilson  
5169 Artesian Springs Road  
Flowery Branch, GA 30542

## Across Street to left (Same owners as 56 ABC Cornfield Road above)

②

70 ABC Cornfield Road  
Mailing Address of owners  
Ron & Vanessa Wilson  
5169 Artesian Springs Road  
Flowery Branch, GA 30542

20 JUN 9 9:26AM

**55 ABC Cornfield Rd**  
**Looking from house to street**

**On the Right**

35 ABC Cornfield Rd

Mailing Address

Aaron and Sara Seiter

4592 Kettering NE Dr

Roswell, GA 30075-3190

5

**On the Left**

71 ABC Cornfield Rd

Mailing Address

Bob & Gini Phillips

c/o Brian Thompson

1922 Henderson Falls Way

Braselton, GA 30517

4

**Behind**

Edna Dooley

502 ABC Hickory Trail

Dawsonville, GA 30534

6

**Behind to the right**

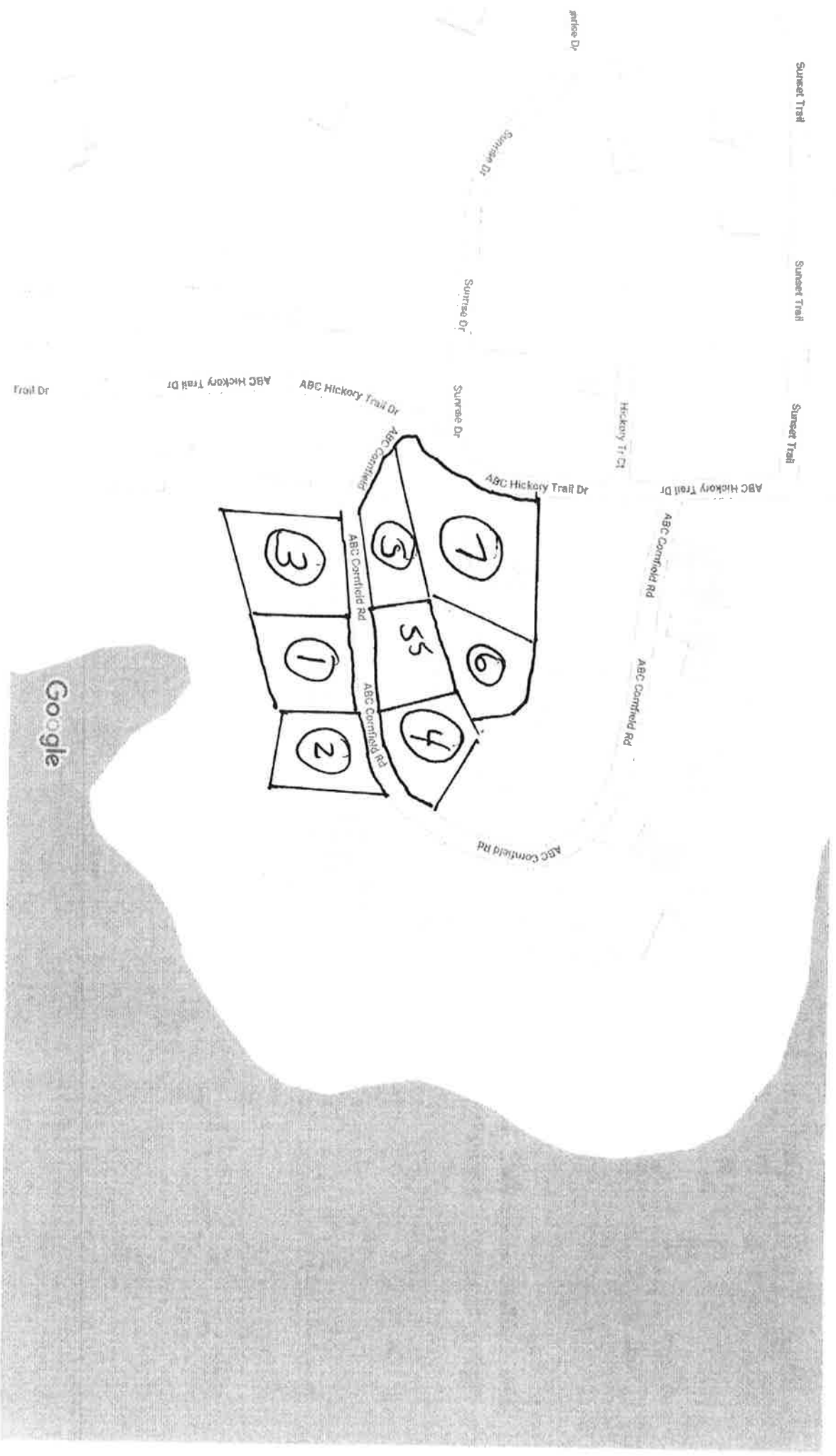
Mike & Anne Marchman

508 ABC Hickory Trail

Dawsonville, GA 30534

7

20 JUN 9 9:26 AM



Map data ©2020 50 ft

20 JUN 9 9:27 AM



Filed 06/02/2020 10:03AM  
 SK 00685 Pg 0111  
 Plat Doc PLAT1  
 Fee: \$0.00 Interest: \$0.00  
 Participants: 6542137409  
 JUSTIN POWER, Clerk of Superior Court  
 DAWSON COUNTY, Georgia

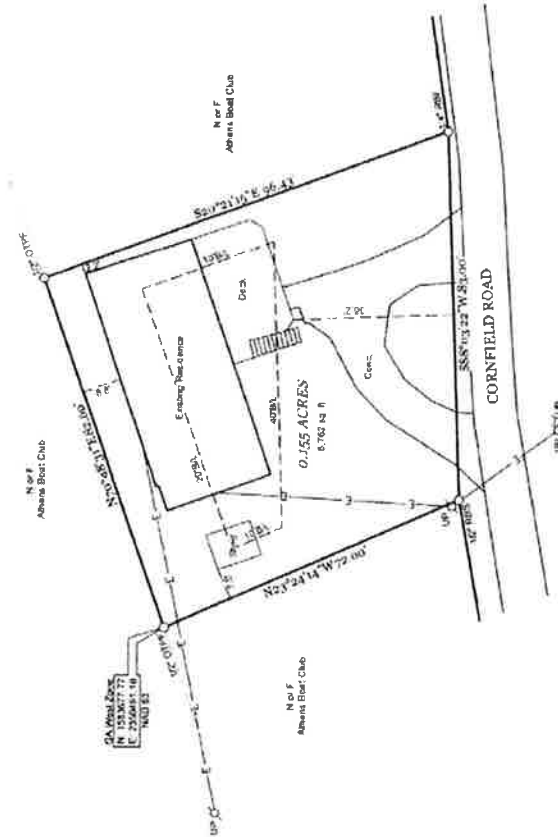
GRID NORTH  
 GA WEST ZONE

CLERK OF THE COURT FILING INFORMATION

20 JUN 8 2020

**NOTES**

1. Field Data Closure Precision = 1/82,824 Angular Error = 17" STA
2. Field Measurements were taken with a Leica TS12 on 04-11-2020
3. All measurements were taken using the Compass Rule.
4. The survey was conducted using a Trimble 5600 GNSS RTK and established using a Leica GS 14 using SmartNet GPS Network.
5. The public records referenced herein reflect only those records necessary to establish the boundaries hereon, and reference to the same does not and is not intended to constitute a title search or title opinion.
6. This property is not located in a Flood Hazard Area as indicated on F.I.R.M. No. 13085C0226C, dated 04-04-2018.
7. Building setbacks and buffers may not be shown hereon. They are governed by the local jurisdiction and should be confirmed prior to land planning or construction activities.
8. The survey was conducted under a Professional Surveyor License No. 2020045118 issued by the State of Georgia.
9. The location of this leased property was the base legal lot for the adjoining property.



**APPROVED FOR RECORDING**

DAWSON COUNTY, GEORGIA

**SURVEYORS CERTIFICATE:**  
 This plat is a retrace 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 which created the parcel or parcels are stated herein. **RECORDING OF THIS PLAT DOES NOT APPLY TO ANY OTHER PARCELS, UNLESS OTHERWISE SPECIFICALLY STATED ON 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 surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Surveying and Mapping, and that the survey was conducted and set forth in O.C.G.A. Section 15-8-87.



Neil A. McWhorter, GA REG # 2844  
 Date: 04-06-2020  
 F.E.C. - ITC Certificate of Approval Number: LSP006875

LEGEND	
OTRS	Iron Found
CTP	Chimney
CRP	Cross
CR	Corner
CRS	Corner Stake
CRS	Corner Stake
B/I	Building
UP	Utility Pole
U	Utility Line
W	Overhead Wire
W	Well
W	Well to Scale
W	Well to Scale
W	Well to Scale
W	Well to Scale

Survey of leased Property of Athens Boat Club, Lot 862, 6th

**ROBERT SEDACCA**  
 Land Lot 305 12th Dist  
 Columbus, Georgia  
 04-06-2020

**McWhorter & Anderson**  
 LAND SURVEYING & CIVIL ENGINEERING  
 416 Pickle Ferry Road  
 Building 1, Unit 300  
 Cumming, GA 30040  
 (770) 888-8430  
 www.mga-se.com  
 © K E L, Inc. 2020  
 FILE 12726CORN55



# Existing On-site Sewage Management System Performance Evaluation Report Form

Applicant: <b>ROBERT SEDACCA</b>		<b>Reason for Existing Sewage System Evaluation:</b> (1) Loan Closing for Home Sale (2) Refinance (3) Home Addition (Non-bedroom) Type: <u>Enclose deck/add carport</u> (4) Swimming Pool Construction (5) Structure Addition to Property Type: _____ (6) Mobile Home Relocation	
Property/System Address: <b>55 CORNFIELD RD DAWSONVILLE, GA 30534</b>			
Subdivision Name: <b>ATHENS BOAT CLUB</b>	Lot: <b>B62/220</b>		Block: _____
Existing System Information: Water Supply (circle) (1) Public (2) Private Well (3) Community	Number of Bedrooms/GPD: <b>2/0</b>		Garbage Grinder: (circle) (1) Yes (2) No
*** One of Section A, B, or C should be Completed ***			

### SECTION A - System on Record

(1) Yes (2) No	Existing On-site Sewage Management System inspection records indicate that all components of the system were properly constructed and installed at the time of the original inspection.	<b>Comments:</b>    I verify this data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.
(1) Yes (2) No	A copy of the original On-site Sewage Management System Inspection Report is attached.	
(1) Yes (2) No	Maintenance records indicate that the system has been pumped out or serviced within the last five (5) years or the system was installed within that time frame.	
(1) Yes (2) No	A site evaluation of the system on this date revealed no evidence of system failure or of conditions which would adversely affect the functioning of the system.	
Evaluating Environmentalist	Title:	Date:

### SECTION B - System Not on Record

(1) Yes	No inspection records are on file showing the On-site Sewage Management System was inspected and approved at the time of the installation	<b>Comments:</b> Septic tank possibly under storage shed. No record found. Drainfield possibly under a portion of concrete driveway. Appears proposed enclosure of existing front deck (no bedroom) and addition of a carport should not further impact existing system.
(1) Yes (2) No	The septic tank was uncovered at the time of the evaluation and it appears to meet the required design, construction and installation criteria.	
(1) Yes (2) No	Documentation from a Georgia Certified Installer has been provided as to the condition of the septic tank and its respective components, certifying its design, construction, and installation criteria. A copy is attached.	
(1) Yes (2) No	Maintenance records indicate that the system has been pumped out or serviced within the last five (5) years or the system was installed within that time frame.	
(1) Yes (2) No	A site evaluation of the system on this date revealed no evidence of system failure or of conditions which would adversely affect the functioning of the system; however, appropriateness of the sizing and installation cannot be verified since no initial inspection records exist.	
Evaluating Environmentalist	Title:	Date:

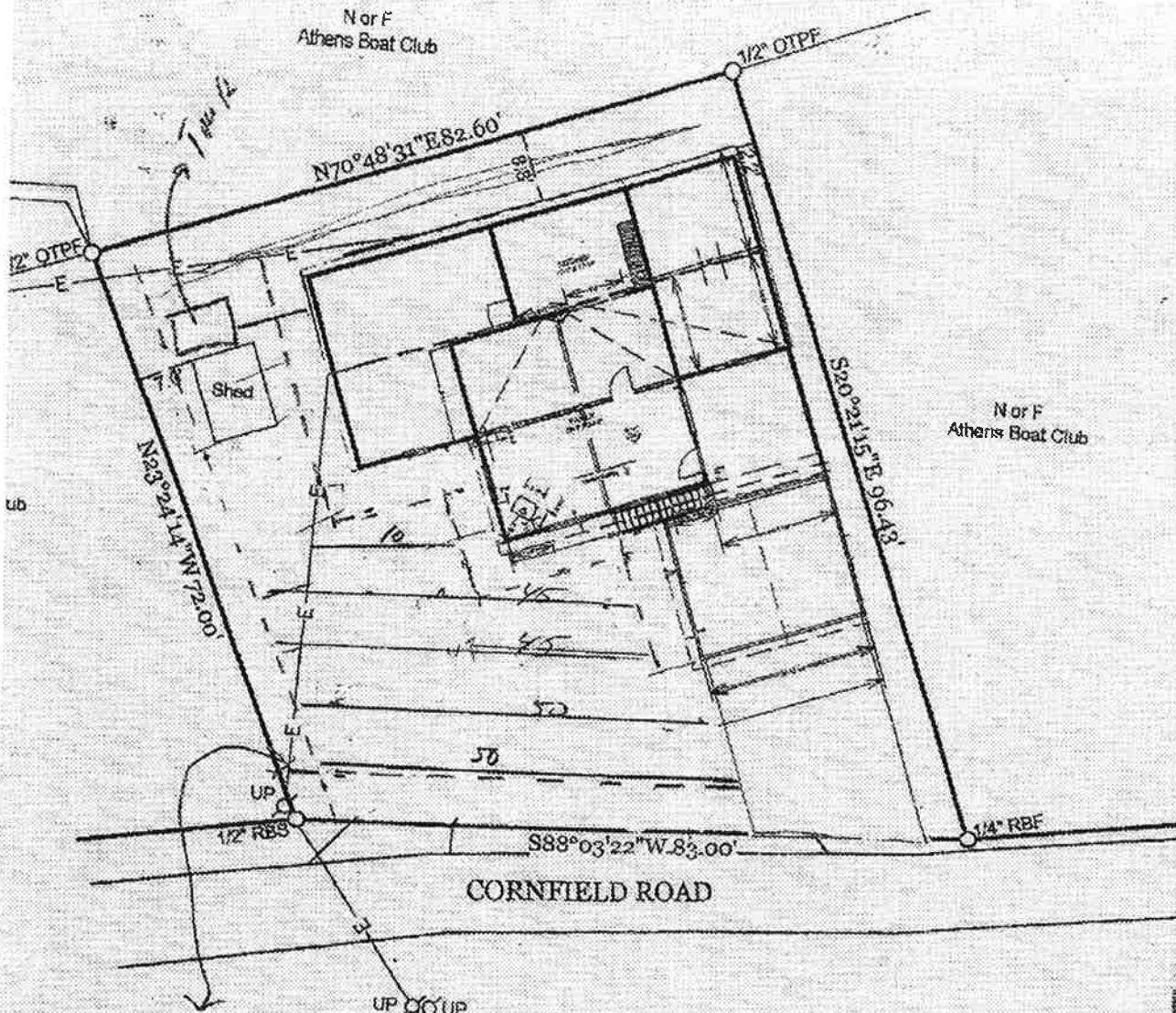
### SECTION C - System Not Approved

(1) Yes (2) No	The On-site Sewage Management System was disapproved at the time of the initial and is thus not considered an approved system.	<b>Comments:</b>   I verify this data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.
(1) Yes (2) No	Evaluation of the system revealed evidence of system failure or malfunction, and will therefore require corrective action in order to obtain approval of the system.	
(1) Yes (2) No	Evaluation of the system revealed conditions which would adversely affect the proper functioning of the system, and will therefore require corrective action in order to obtain approval of the system.	
Evaluating Environmentalist	Title:	Date:

### SECTION D - Addition to Property or Relocation of Home (section completed in conjunction with A, B, or C above)

(1) Yes (2) No	An existing On-site Sewage Management System is located on the property listed above and has been evaluated in accordance with Section A or B above.	<b>Comments:</b> See comments in Section B. See previous evaluation and Existing On-site Sewage Management System Performance Evaluation Report Form dated 3/27/13 done by Bill Ringle.
(1) Yes (2) No	A site evaluation on this date as well as the provided information indicate that the proposed construction to home or property or that the proposed relocation of the home should not adversely affect the proper functioning of the existing system provided that no additional sewage load is added to the system for the listed size home adjacent.	
		Number of Bedrooms/GPD: <b>2</b>
		Garbage Grinder: (circle) (1) Yes (2) No
Evaluating Environmentalist	Title:	Date:

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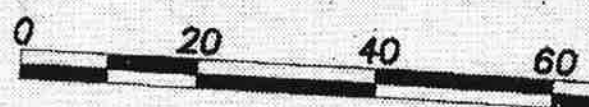


*200' Respin*

2 Bedroom House

LEGEND	
OTPF	Open Top Pin Found
CTPF	Crimp Top Pin Found
CTPS	Crimp Top Pin Set
RBF	Rebar Found
RBS	Rebar Set
B/L	Building Line
UP	Utility Pole
N or F	Now or Formerly
	Fence
	Overhead Wire
	Not to Scale
	Calculated Point

7:20 JUN 9 9:27AM





Imagery ©2020 Maxar Technologies, U.S. Geological Survey, Map data ©2020 50 ft

20 JUN 9 9:27 AM

Printed: 6/9/2020 8:55:23 AM



**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
<b>Totals:</b>		<b>\$10428.80</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$10428.80</b>	<b>\$0.00</b>

Paid Date: 12/1/2019

Charge Amount: \$10428.80

ATHENS BOAT CLUB

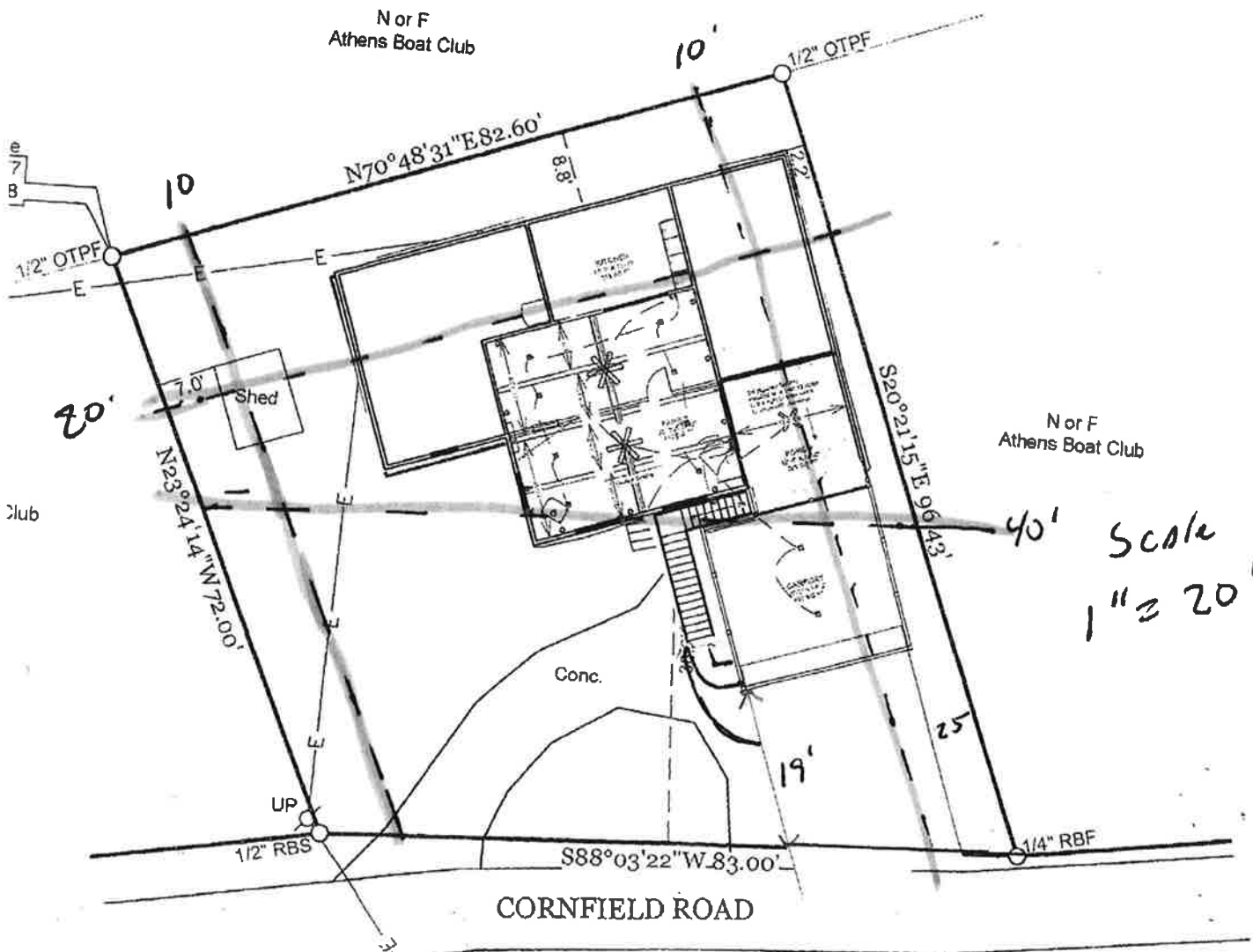


Scan this code with your  
mobile phone to view this  
bill

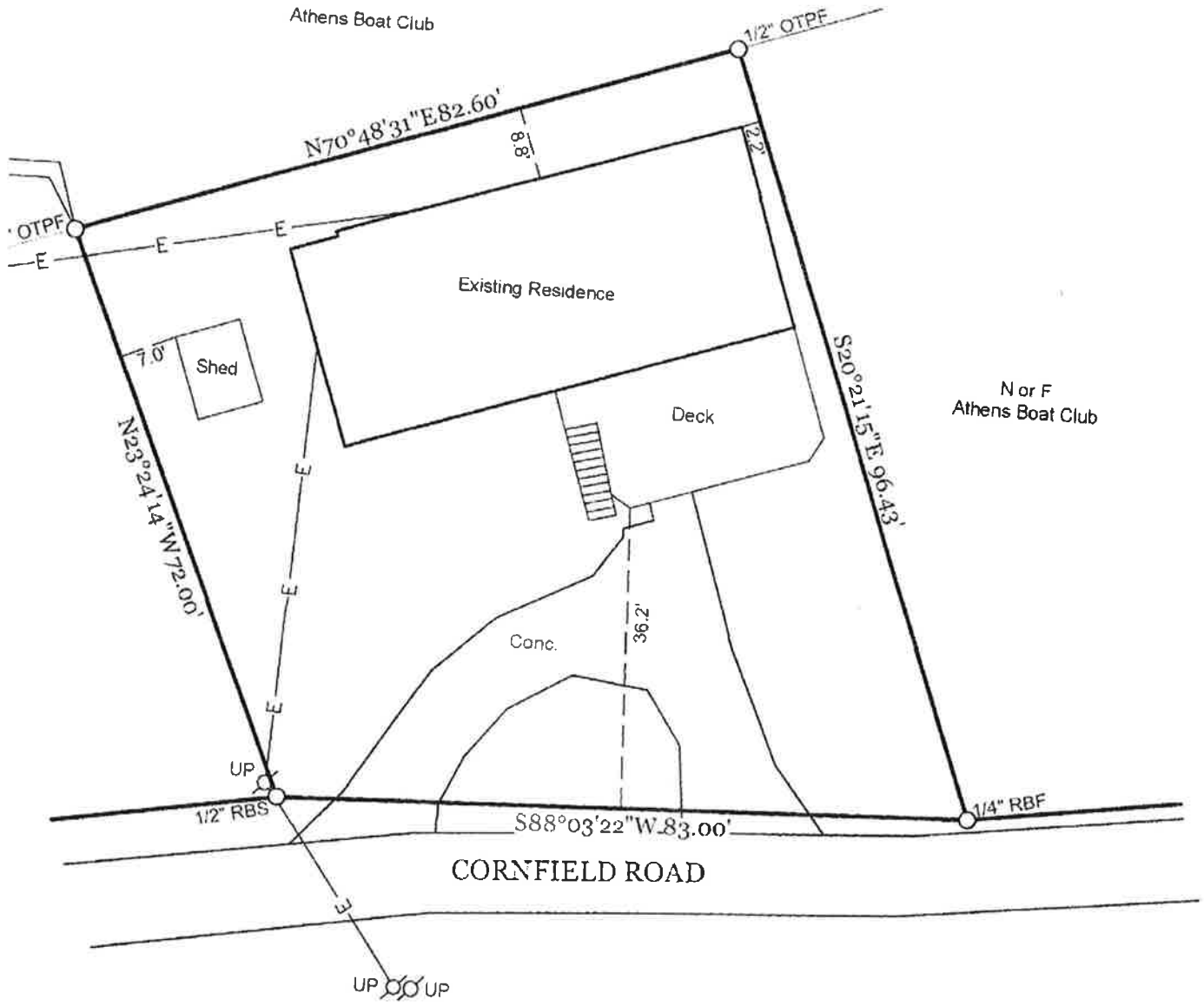
20 JUN 9 9:27 AM

55 ABC Cornfield Rd  
 Dawsonville, Ga 30534  
 Athens Boat Club

WAZ:6 6 N070Z



Athens Boat Club



Existing House & Survey

LEGEND	
	Open Top Pin Found
	Crimp Top Pin Found
	Crimp Top Pin Set
	Rebar Found
	Rebar Set
	Building Line
	Utility Pole
	Now or Formerly
	Fence
	Overhead Wire
	Not to Scale
	Calculated Point

20 JUN 9 9:27 AM



SCALE: 1" = 20'