



**DAWSON COUNTY VARIANCE APPLICATION**

25 Justice Way, Dawsonville, Georgia 30534

**APPLICANT INFORMATION** (or Authorized Representative)

Printed Name: Tim Satterfield Chief Construction Management, LLC

Address: 6

Contact Email: \_\_\_\_\_ Telephone # \_\_\_\_\_

Status:  Owner  Authorized Agent  Lessee

**PROPERTY INFORMATION**

Street Address of Property: 869 KILOUGH Church Rd

Land Lot(s): 258 District: 13-5 Section: \_\_\_\_\_

Subdivision/Lot: \_\_\_\_\_ / \_\_\_\_\_

Building Permit #: \_\_\_\_\_ (if applicable)

**REQUESTED ACTION**

A Variance is requested from the requirements of Article # III Section # 12-69 of the Land Use Resolution/Sign Ordinance/Subdivision Regulations/Other. TABLE 3.2

Front Yard setback  Side Yard setback  Rear Yard setback variance of 20 feet to allow the structure to  be constructed;  remain a distance of 5 feet from the  property line, or  other: \_\_\_\_\_

instead of the required distance of \_\_\_\_\_ feet as required by the regulations.

Home Occupation Variance: \_\_\_\_\_

Other (explain request): \_\_\_\_\_

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

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### 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 of any parcel(s) adjoining or adjacent to parcel where variance or zoning is being requested. Please add additional sheets if necessary.

	Name	Address
TMP <u>113 060</u>	1. <u>Trivento Gary Bruce Sr + Judy</u>	<u>765 Kilough Church Road</u>
TMP <u>113 062001</u>	2. <u>Archbishop of the Archdiocese of ATL</u>	<u>993 Kilough Ch Rd.</u>
TMP <u>113 072035</u>	3. <u>Hanniger ERIC + DANIEL</u>	<u>76 WILLOW OAK LANE</u>
TMP <u>113 072034</u>	4. <u>CAMPBELL Norman + Lynda</u>	<u>104 WILLOW OAK Lane</u>
TMP <u>113 072033</u>	5. <u>POGUE Chang YUL</u>	<u>132 WILLOW OAK LANE</u>
TMP <u>113 108</u>	6. <u>Downs Michael + Stephanie</u>	<u>896 Kilough Church Road</u>
TMP <u>113 107</u>	7. <u>CARPENTER Natalie Rickett</u>	<u>944 Kilough Church Road</u>
TMP <u>113 158</u>	8. <u>Lindsay J Howard</u>	<u>1249 Kilough Church Road</u>
TMP _____	9. _____	_____

### 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 the Planning Commission agenda 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 may seek the advice of a land use professional if I am not familiar with the zoning and land use requirements.

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**Variances**

Property Owner Authorization Form

This form must be signed by the owner(s) as listed on the deed of record for the subject property. If there is more than one property owner, additional affidavits must be provided. **Only an owner or an authorized agent may speak on behalf of the variance at the public hearing.**

Owner's Name: WILLIAM CLYDE ELLIOT II

Mailing Address: \_\_\_\_\_  
- \_\_\_\_\_  
- \_\_\_\_\_  
\_\_\_\_\_

Signature of Owner: [Signature] Date: 6/29/2023

Signature of Notary: Kelly Jean Satterfield Date: 6/29/2023



2023 06 29



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I understand that my request will be acted upon at the Planning Commission 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: *Jim Satterfield*  
Date: 6/29/23

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.

**THIS SECTION TO BE COMPLETED BY STAFF.**

VR 22- \_\_\_\_\_ Tax Map & Parcel# \_\_\_\_\_

Zoning: \_\_\_\_\_ Commission District #: \_\_\_\_\_

Submittal Date: \_\_\_\_\_ Time: am/pm Received by: \_\_\_\_\_ (staff initials)

Fee Paid: \_\_\_\_\_ Planning Commission Meeting Date: \_\_\_\_/\_\_\_\_/2022

2023



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Variations to standards and requirements of the Regulations, with respect to setbacks, 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:

would have to relocate Power Line, water Line move Driveway And Fencing

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

~~Have Accessory st~~ The property to the west side have Accessory structure on or near the Property Line, As do others in the district.

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 existing Structure has been in place for Over 50 year with no health, safety, damage or harm to near by Property's

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

With granting this Variance the new Structure would be off the property Line with Room to maintain the Fencing And the grass cutting.

Add extra sheets if necessary.



**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
49541 Year-Bill No 2022 - 18121	113 100 / 001 LL 258 LD 13-S  FMV: \$910,800.00	7,804.64	0.00 Fees 0.00	0.00	7,804.64	7,804.64	0.00
						<b>Paid Date</b> 10/27/2022 09:33:41	<b>Current Due</b> 0.00
Transactions:	49524 - 49554 <b>Totals</b>	7,804.64	0.00	0.00	7,804.64	7,804.64	0.00

Paid By :

Associated Credit Union

KELLAR TONY D & GWENDOLYN J

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Check No  
Charge Acct

Cash Amt: 0.00  
 Check Amt: 0.00  
 Charge Amt: 0.00  
 Change Amt: 0.00  
 Refund Amt: 0.00  
 Overpay Amt: 0.00



From:  
Subject: **Re: 869 Kilough Church Road**  
Date: **Jun 29, 2023 at 11:11:18 AM**  
To: **Ringle, Bill** [Bill.Ringle@dph.ga.gov](mailto:Bill.Ringle@dph.ga.gov)

**Thanks Bill,  
Tim**

**Sent from my iPhone**

On Jun 29, 2023, at 9:54 AM, Ringle, Bill <[Bill.Ringle@dph.ga.gov](mailto:Bill.Ringle@dph.ga.gov)> wrote:

Jordan,

The owner of the subject location plans to demo a garage and replace it in the same area. This area is not near the septic systems (permit #S-042-2007-00206, installed 10/16/2007; and Permit # 261; installed 5/2/1994) and will not encroach upon them.

We do not see the need to make a site visit for this project.

Thank you,  
Bill

**George W. "Bill" Ringle**

Environmental Health Manager

*Dawson County Environmental Health*

*189 Hwy 53 West*

*Suite 102*

*Dawsonville, GA 30534*

phone [706-265-2930](tel:706-265-2930)

fax [706-265-7529](tel:706-265-7529)



