



DAWSON COUNTY VARIANCE APPLICATION

25 Justice Way, Dawsonville, Georgia 30534

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Mike and Pam Nitzken

Address: _____

Contact Email: | _____ Telephone # _____

Status: Owner Authorized Agent Lessee

PROPERTY INFORMATION

Street Address of Property:
78 Ruby Lane, Dawsonville, GA 30534

Land Lot(s): L13 060 District: _____ Section: _____

Subdivision/Lot: Sunshine / 4

Building Permit #: _____ (if applicable)

REQUESTED ACTION

A Variance is requested from the requirements of Article # _____ Section # _____ of the Land Use Resolution/Sign Ordinance/Subdivision Regulations/Other.

Front Yard setback Side Yard setback Rear Yard setback variance of 8 feet to allow the structure to: be constructed; remain a distance of 7 feet from the property line, or other : _____ instead of the required distance of 15 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:



DAWSON COUNTY VARIANCE APPLICATION

25 Justice Way, Dawsonville, Georgia 30534

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:

Our home was built in the 1970s. It is in desperate need of a remodel. Hallways central to the house are only 29.5" wide, doorways are small and the only exit from the basement is a 24.5" wide doorway. The home is a two bedroom. We need a larger home for our family. And we would like to add a single car garage for storage of items to improve the aesthetics of the property. Our property taxes have doubled based on the lot location and surrounding comps. However, we are still in a home from the 1970s that is falling into disrepair.

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

Our home was built on the left side of the lot. A wrap-around deck currently sits close to the left property line. We will be removing the wrap-around deck on that side. The remodel of the home will encroach less than the current deck on the property line, but we will still need a 3' variance to bring the house interior up to code. The current entrance to the home is on that left side. We will be moving the entrance to the front of the home.

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:

Granting the 3' variance would not effect public health, safety, morals or welfare. We are improving the property for us and our neighbors. We have never had an issue with our septic system or other utilities. The property owners on the left are unopposed to the variance.

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

Granting the variance will allow us to remodel the home in keeping with the current remodels and builds in the subdivision, bring the building up to code, accommodate our family and improve the aesthetics of the home for our neighbors.

Add extra sheets if necessary.

'23AUG24 1:30PM



DAWSON COUNTY VARIANCE APPLICATION

25 Justice Way, Dawsonville, Georgia 30534

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	L13 059	1. Gerald and Jane Simmons, 94 Ruby Lane (left of property)	_____
TMP	L13 053	2. Carl Domingue, 91 Ruby Lane	_____
TMP	006	3. Carl Domingue (empty lot directly across the street)	_____
TMP	L13 061	4. Thomas and Janet Brown, 72 Ruby Lane (right of the property)	_____
TMP	-	5. _____	_____
TMP	-	6. _____	_____
TMP	-	7. _____	_____
TMP	-	8. _____	_____
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.



DAWSON COUNTY VARIANCE APPLICATION

25 Justice Way, Dawsonville, Georgia 30534

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: _____

Date: 8/16/23

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

Variances

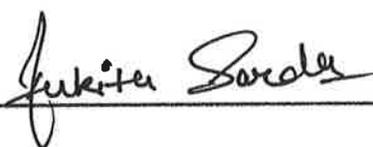
Property Owner Authorization Form

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: Pam Nitzken

Mailing Address: _____

Signature of Owner:  Date: 8-16-23

Signature of Notary:  Date: 08/16/2023



Variances

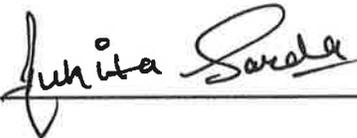
Property Owner Authorization Form

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: Michael Nitzken

Mailing Address: _____

Signature of Owner:  Date: 8-16-2023

Signature of Notary:  Date: 08/16/2023



Official Tax Receipt
Nicole Stewart
DAWSON COUNTY Tax Commissioner

25 Justice Way Sulte 1222
 Dawsonville, GA 30534

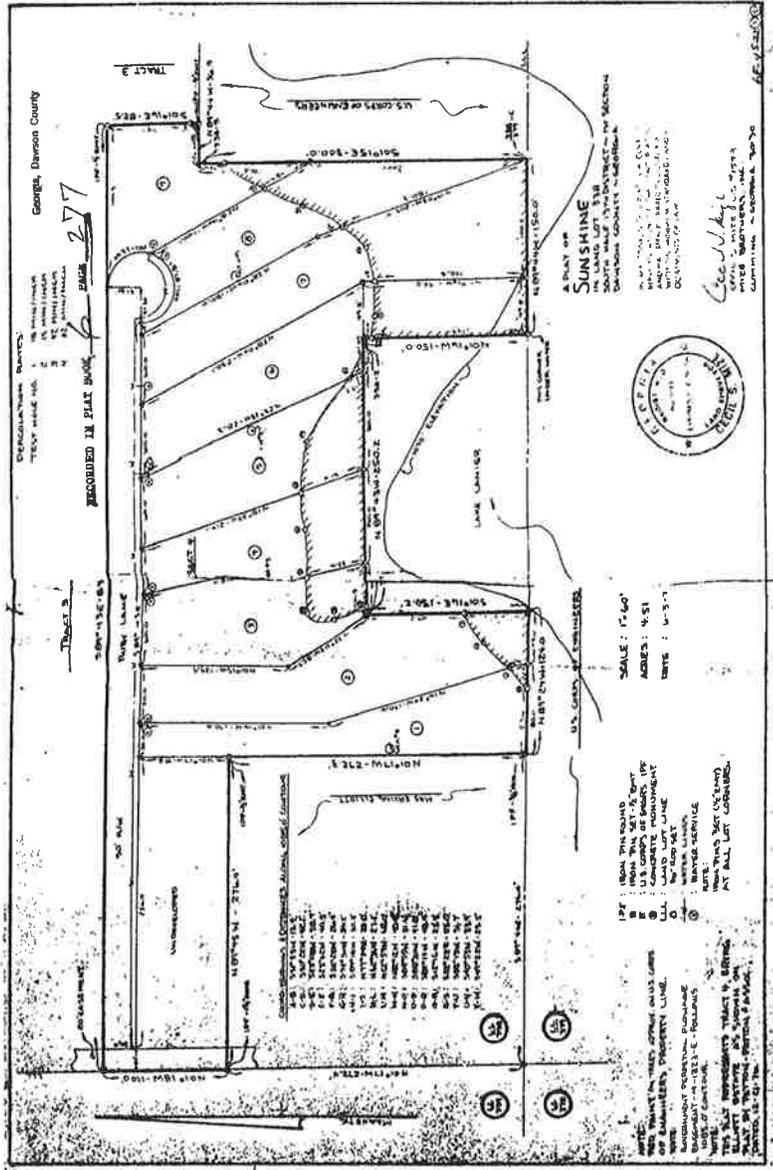
Trans No	Property ID/District Description	Original Due	Interest & Penalty	Prev Paid	Amount Due	Amount Paid	Transaction Balance
12081 Year-Bill No 2022 - 20946	L13 060 / 001 LT 4 SUNSHINE S/D FMV: \$460,620.00	3,947.05	20.67 Fees 0.00	3,947.05	20.67	20.67	0.00
						Paid Date 1/3/2023 16:26:52	Current Due 0.00
Transactions:	12081 - 12081 Totals	3,947.05	20.67	3,947.05	20.67	20.67	0.00

Paid By :

NITZKEN MICHAEL J & PAMELA

Cash Amt:	0.00
Check Amt:	0.00
Charge Amt:	20.67
Change Amt:	0.00
Refund Amt:	0.00
Overpay Amt:	0.00

Check No
Charge Acct 0



Georgia, Dawson County

RECORDED IN PLAT BOOK 6 PAGE 277

SUNSHINE
 SOUTH HALF OF THE TRACT IN SECTION
 DAWSON COUNTY, GEORGIA

1. FROM THE POINT OF BEGINNING...
 2. ...
 3. ...
 4. ...
 5. ...
 6. ...
 7. ...
 8. ...
 9. ...
 10. ...
 11. ...
 12. ...
 13. ...
 14. ...
 15. ...
 16. ...
 17. ...
 18. ...
 19. ...
 20. ...
 21. ...
 22. ...
 23. ...
 24. ...
 25. ...
 26. ...
 27. ...
 28. ...
 29. ...
 30. ...
 31. ...
 32. ...
 33. ...
 34. ...
 35. ...
 36. ...
 37. ...
 38. ...
 39. ...
 40. ...
 41. ...
 42. ...
 43. ...
 44. ...
 45. ...
 46. ...
 47. ...
 48. ...
 49. ...
 50. ...
 51. ...
 52. ...
 53. ...
 54. ...
 55. ...
 56. ...
 57. ...
 58. ...
 59. ...
 60. ...
 61. ...
 62. ...
 63. ...
 64. ...
 65. ...
 66. ...
 67. ...
 68. ...
 69. ...
 70. ...
 71. ...
 72. ...
 73. ...
 74. ...
 75. ...
 76. ...
 77. ...
 78. ...
 79. ...
 80. ...
 81. ...
 82. ...
 83. ...
 84. ...
 85. ...
 86. ...
 87. ...
 88. ...
 89. ...
 90. ...
 91. ...
 92. ...
 93. ...
 94. ...
 95. ...
 96. ...
 97. ...
 98. ...
 99. ...
 100. ...

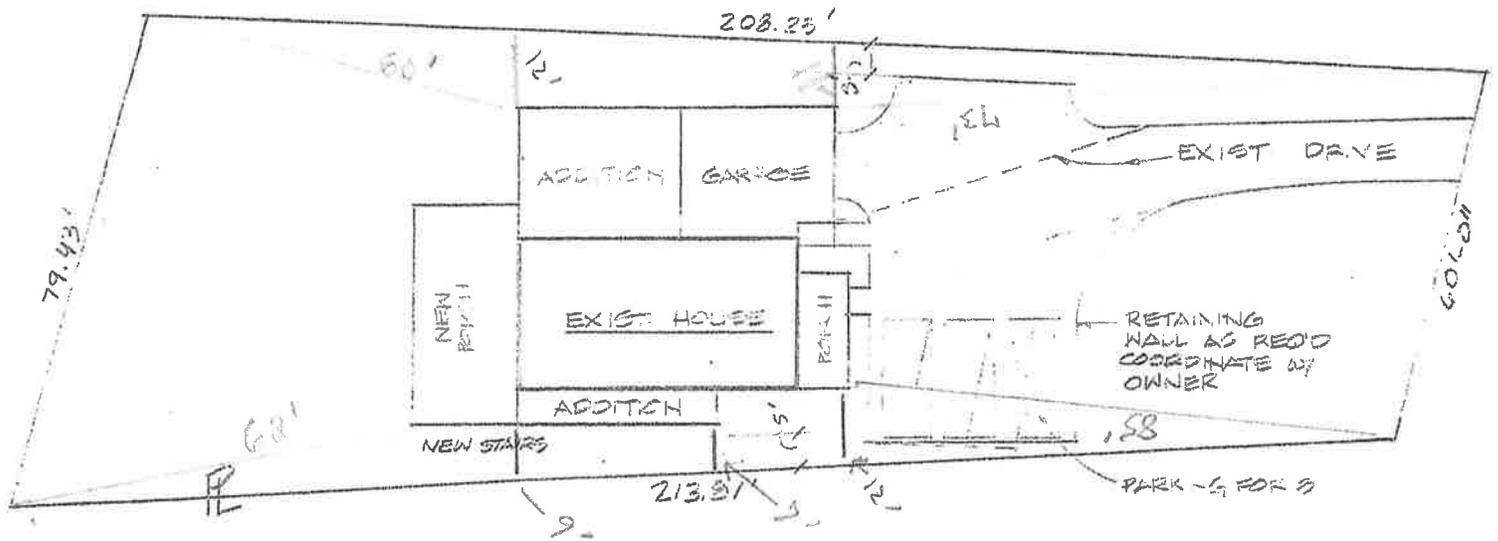
SCALE: 1" = 60'
 ADDED: 4-51
 DATE: 4-5-51

NOTE: THIS TRACT IS TO BE...
 1. ...
 2. ...
 3. ...
 4. ...
 5. ...
 6. ...
 7. ...
 8. ...
 9. ...
 10. ...
 11. ...
 12. ...
 13. ...
 14. ...
 15. ...
 16. ...
 17. ...
 18. ...
 19. ...
 20. ...
 21. ...
 22. ...
 23. ...
 24. ...
 25. ...
 26. ...
 27. ...
 28. ...
 29. ...
 30. ...
 31. ...
 32. ...
 33. ...
 34. ...
 35. ...
 36. ...
 37. ...
 38. ...
 39. ...
 40. ...
 41. ...
 42. ...
 43. ...
 44. ...
 45. ...
 46. ...
 47. ...
 48. ...
 49. ...
 50. ...
 51. ...
 52. ...
 53. ...
 54. ...
 55. ...
 56. ...
 57. ...
 58. ...
 59. ...
 60. ...
 61. ...
 62. ...
 63. ...
 64. ...
 65. ...
 66. ...
 67. ...
 68. ...
 69. ...
 70. ...
 71. ...
 72. ...
 73. ...
 74. ...
 75. ...
 76. ...
 77. ...
 78. ...
 79. ...
 80. ...
 81. ...
 82. ...
 83. ...
 84. ...
 85. ...
 86. ...
 87. ...
 88. ...
 89. ...
 90. ...
 91. ...
 92. ...
 93. ...
 94. ...
 95. ...
 96. ...
 97. ...
 98. ...
 99. ...
 100. ...

GEORGIA, DAWSON COUNTY
 CLERK'S OFFICE, SUPERIOR COURT
 RECEIVED FOR RECORD
 AUG 23 1951
 RECORDED IN BOOK 6 PAGE 277
 [Signature]

78 RUBY LANE

MIKE + PAM NITZKEN



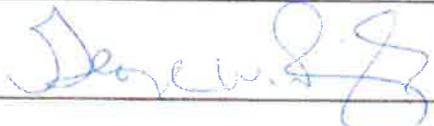
SITE PLAN
1" = 30'

'23AUG24 1:31PM

5



Georgia Department of Public Health Construction Permit and Site Approval For On-Site Sewage Management System

COUNTY: Dawson		SUBDIVISION: SUNSHINE		LOT NUMBER: 4		BLOCK:	
PROPERTY ADDRESS: 78 RUBY LN DAWSONVILLE, GA 30534			DIRECTIONS: Hwy 53 east, cross Hwy 400, left on Elliott Road, left on Sunset Drive, right on Ruby Lane, property on the right.				
I hereby receive this 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 and this permit. 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 COMPLETED APPLICATION RECEIVED: 08/03/2023	
PROPERTY OWNER'S NAME: MIKE AND PAM NITZEN		PHONE NUMBER:		PROPERTY OWNER'S ADDRESS:			
AUTHORIZED AGENT'S NAME: BILL ADAMSON		RELATIONSHIP TO OWNER:					
Section A - General Information							
CAN REQUIRED SETBACKS BE MET: YES		TYPE OF STRUCTURE: Single-Family Residence			SOIL SERIES:		
DRINKING WATER SUPPLY: Public	WELL ON THE SITE: NO	WATER USAGE BY: Bedroom Numbers			PERCOLATION RATE / HYDRAULIC LOADING RATE:		
SYSTEM TYPE: Modification		NO. OF BEDROOMS / GPD: 2			RESTRICTIVE SOIL HORIZON DEPTH (inches):		
LOT SIZE (SQ FT/Acres): .34		LEVEL OF PLUMBING OUTLET: Basement			SOIL TEST PERFORMED BY:		
Section B - Primary / Pretreatment							
PRETREATMENT: Septic Tank		GARBAGE DISPOSAL: NO	SEPTIC TANK CAPACITY (gallons): 1000	MIN. ATU CAPACITY (gallons): 0	DOSING TANK CAPACITY (gallons):	GREASE TRAP CAPACITY (gallons):	
Section C - Secondary Treatment							
ABSORPTION FIELD DESIGN: No Line Added				NUMBER OF TRENCHES:		TOTAL ABSORPTION FIELD LINEAR FT REQUIRED:	
				DISTANCE B/W TRENCHES:			
ABSORPTION FIELD PRODUCT: No Line Added				DEPTH OF TRENCHES (range in inches):		TOTAL ABSORPTION FIELD SQ FT REQUIRED:	
<p>Issued permits expire twelve (12) months from approval date and are not valid unless signed below by authorized representative of the Georgia Department of Public Health or County Board of Health.</p> <p>Any grading, filling, or other landscaping after issuance of a permit may render permit void. Failure to follow site plan may render permit void. Any grading, filling, or other landscaping after 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 ensuring all required setbacks are met.</p> <p>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.</p>							
INSPECTOR & INSPECTOR TITLE:		INSPECTOR SIGNATURE:		DATE:		CONSTRUCTION PERMIT #:	STATUS:
Bill Ringle Environmental Health County Manager				08/23/2023		OSC04201568	Approved

2023/08/24 1:31 PM

↑ To Lake Lanier

Notes:

7' center to center minimum

Install drainfield lines following natural contour

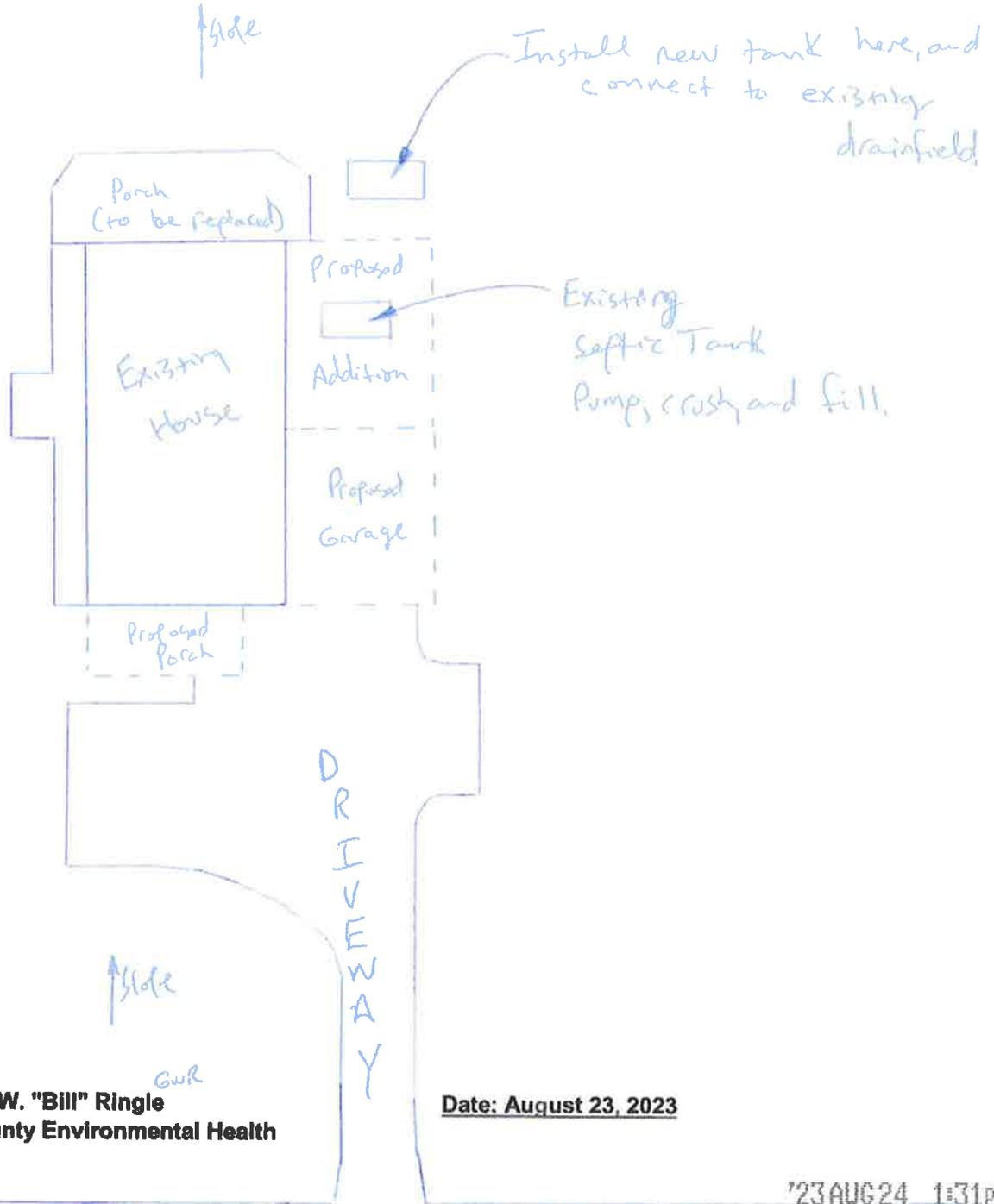
Measure trench depth using up-slope sidewall of trench

Trench depth: No line added.

Linear feet: New tank only.

Owner: Mike and Pam Nitzen

Permit # OSC04201568



Issued by: George W. "Bill" Ringle
Dawson County Environmental Health

Date: August 23, 2023

'23 AUG 24 1:31 PM

RUBY LANE