



DAWSON COUNTY VARIANCE APPLICATION

25 Justice Way, Dawsonville, Georgia 30534

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Jacob Reichel

Address: _____

Contact Email: | _____ Telephone # _____

Status: Owner Authorized Agent Lessee

PROPERTY INFORMATION

Street Address of Property:

1789 Cowart Rd, Dawsonville, GA 30534

Land Lot(s): 623, 670 District: 4th Section: 1st

Subdivision/Lot: _____ / _____

Building Permit #: N/A (if applicable)

REQUESTED ACTION

A Variance is requested from the requirements of Article # 133-115 Section # B.1 of the Land Use Resolution/Sign Ordinance/Subdivision Regulations/Other.

Front Yard setback Side Yard setback Rear Yard setback variance of _____ feet to allow the structure to: be constructed; remain a distance of _____ 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): Separate 5 acres from the greater 42.345 acre tract for the purpose of building my personal home.

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

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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:

If unable to separate 5 acres from the greater parcel,

I will not be able to engage a mortgage lender and build my home.

Please refer to written statement for further explanation.

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

The previous estate maximized the separation of their parcels, thus creating this scenario prior to my ownership. I do not wish to subdivide into several tracts, but only one additional tract.

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:

This variance will not impact nearby properties in any way. It will merely allow me to build a home for my family on the property I purchased for us last year.

No ownership will change, No additional residents will be added to the property.

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

I believe this regulation exists to prevent one from circumventing the requirements of a major subdivision. I am not seeking to subdivide into multiple parcels to sell off or build multiple homes on. I wish to build my residence on this land and raise my family here.

Add extra sheets if necessary.

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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	038 - 040	1.	James Collinson	1779 Cowart Rd, Dawsonville, GA 30534
TMP	039 - 012	2.	Bear Lake Properties LLC	5715 Cowart Rd, Dawsonville, GA 30534
TMP	039 - 012	3.	Six A's Holdings LLC	75 Swan Center Rd, Marble Hill, GA 30148
TMP	039 - 012	4.	Six A's Holdings LLC	75 Swan Center Rd, Marble Hill, GA 30148
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.

[Signature]
 [Name]
 [Address]
 [City, State, Zip]



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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: [Handwritten Signature]
Date: 4/21/23

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: RA Commission District #: _____
Submittal Date: _____ Time: am/pm Received by: [Handwritten Initials] (staff initials)
Fee Paid: _____ Planning Commission Meeting Date: ____/____/2022

Permit #19479

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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: Jacob Reichel

Mailing Address: 1789 Cowart Rd, Dawsonville, GA 30534

Signature of Owner: [Signature] Date: 4/23/23

Signature of Notary: [Signature] Date: 4/23/23



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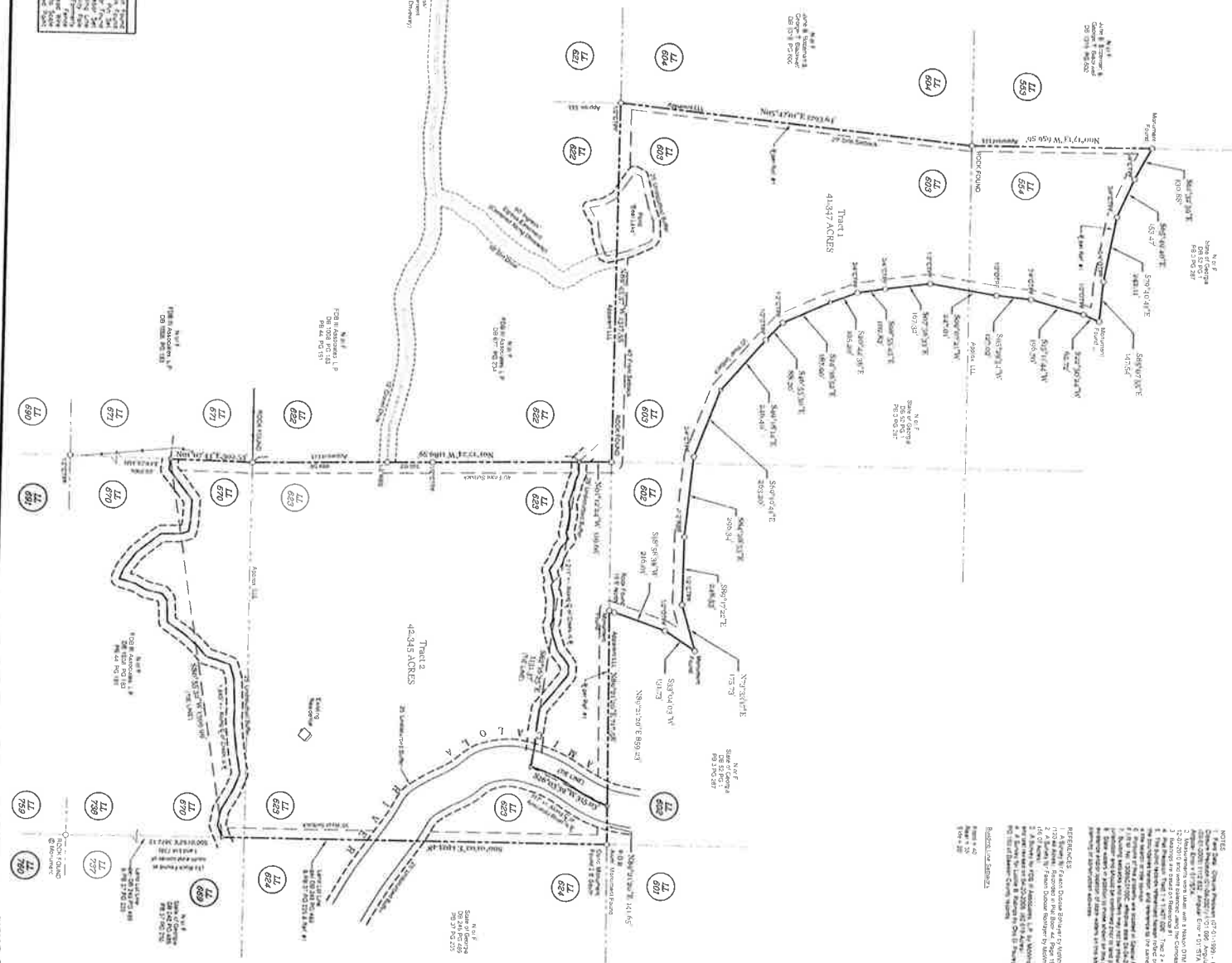
Copy of Recorded Plat

McWhorter

SCALE: 1" = 200'

STATE OF GEORGIA
 COUNTY OF DEKALB
 DEPARTMENT OF REVENUE
 STATE OF GEORGIA
 DEPARTMENT OF REVENUE
 STATE OF GEORGIA
 DEPARTMENT OF REVENUE

LOT	ACRES	AREA
651	0.10	0.10
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NOTES:

1. See Deed, Georgia Property, 07-01-1999, 1/23.77' Acquire from 47-0134.
2. See Deed, Georgia Property, 07-01-1999, 1/23.77' Acquire from 47-0134.
3. See Deed, Georgia Property, 07-01-1999, 1/23.77' Acquire from 47-0134.
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5. See Deed, Georgia Property, 07-01-1999, 1/23.77' Acquire from 47-0134.
6. See Deed, Georgia Property, 07-01-1999, 1/23.77' Acquire from 47-0134.
7. See Deed, Georgia Property, 07-01-1999, 1/23.77' Acquire from 47-0134.
8. See Deed, Georgia Property, 07-01-1999, 1/23.77' Acquire from 47-0134.
9. See Deed, Georgia Property, 07-01-1999, 1/23.77' Acquire from 47-0134.
10. See Deed, Georgia Property, 07-01-1999, 1/23.77' Acquire from 47-0134.

REFERENCES:

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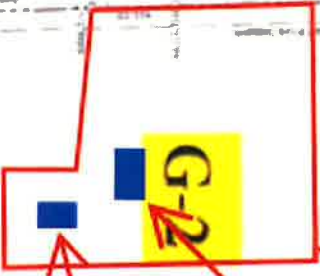
SITE PLAN

G-1

**Proposed 5
Acre Parcel to
be subdivided**

Future Home

Future Barn



Legend	
LL 650	Lot 650
LL 651	Lot 651
LL 652	Lot 652
LL 653	Lot 653
LL 654	Lot 654
LL 655	Lot 655
LL 656	Lot 656
LL 657	Lot 657
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LL 660	Lot 660
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LL 800	Lot 800

Written Statement

To whom it may concern,

I am seeking to subdivide 5 acres from my greater 42.345 acre tract, purchased in December of 2021, for the sole purpose of securing a mortgage and building my personal home. I have been made aware by Dawson County Planning and Zoning that the previous owner's estate subdivided a parent tract into 5 smaller tracts, thus creating the 42 acre tract I purchased. I now understand that dividing my tract further within a 5 year period of the original subdivision would require variance from Article 133-115 Section B.1 of the Subdivision Regulations.

I understand the intent behind this regulation exists to prohibit subdividing in a manner that would circumvent the major subdivision requirements such as the practice of "chain" subdivisions. The purpose for my request for variance is that I purchased the land through a lender that specializes in land loans and not construction loans or mortgage loans. I wish to build a home for myself and my family as a permanent residence on this land. In order to engage a mortgage lender, I will need to release a buildable tract of land from my 42 acre tract with the land lender. This requires that I record a new plat showing the land we will build on, separate from the larger tract. Once released by my land lender, I can then engage a mortgage lender and secure financing to build our home.

If variance is granted, I intend to subdivide only 1, 5 acre tract, which would be in compliance with all building and zoning requirements and start the building process for our home in the near future.

Sincerely,

Jacob Reichel

12/21/2021

12/21/2021