DAWSON COUNTY VARIANCE APPLICATION

This portion to be completed by Zoning Administrator

VR 16-06 Tax Map & Parcel # (TMP): 076-051

Current Zoning: RSRMM Commission District #: _____

Submittal Date: 2-12-16 Time: 11:26 am/pm Received by: KM (staff initials)

Fees Assessed: 300.00 Paid: CK # 5703

Planning Commission Meeting Date: 3-15-16

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Casey Tatum

Address: 2269 Kelly Bridge Rd.
Dawsonville GA 30534

Phone: Listed / Unlisted 678-247-3569 Email: Business / Personal ctatum@cummingpd.net

Status: [X] 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 X participated in a Pre-application meeting with Planning Staff.

If not, I agree _____ /disagree X to schedule a meeting the week following the submittal deadline.

Meeting Date: _____ Applicant Signature: [signature]

PROPERTY INFORMATION

Street Address of Property: 2269 Kelly Bridge Road Dawsonville, GA 30534

Land Lot(s): 1178, 1203, 1204 District: 4th Section: 1st

Subdivision/Lot: N/A Building Permit #: N/A (if applicable)

Directions to the Property: 2269 Kelly Bridge Road Dawsonville, GA 30534

121-62.3.e
121-63.3

REQUESTED ACTION

A Variance is requested from the requirements of Article # III Section # 305 of the Land Use Resolution/Sign Ordinance/Subdivision Regulations/Other (circle one).

If other, please describe: _____

Type of Variance requested:

[X] Front Yard [ ] Side Yard [ ] Rear Yard variance of 38 feet to allow the structure to:

[ ] be constructed; [X] remain a distance of 2 feet from the: ~~X~~

[✓] property line, [ ] road right of way, or [ ] other (explain below):

instead of the required distance of 40 feet 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: _____

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: A strict and literal enforcement of the front setback requirement would result in a practical difficulty and unnecessary hardship as the chicken pen has been on the property since before the house was constructed and to require the owners to remove it without notice at this time would be impractical and unnecessary.

2. Describe the exceptional and extraordinary conditions applicable to this property which do not apply to other properties in the same district: The structure located within the setback was in place as a part of a farm use prior to current ordinance standards and would not be applicable to other properties in the same 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: Granting the requested variance would not be detrimental to the public health, safety, morals or welfare, and would not be materially injurious to properties in the near vicinity.

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

The front setback requirement contemplates adequate screening of principal land uses from adjacent right-of-ways. This intent will still be met as the applicant does not contemplate any additional structures in the setback.

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.)

PROPERTY OWNER AUTHORIZATION

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

2269 Keily Bridge Rd. Dawsonville GA 30534

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: Casey Tatum

Signature of applicant or agent: [signature] Date: 2/12/16

Printed Name of Owner(s): Casey Tatum

Signature of Owner(s): [signature] Date 2/12/16

Sworn and subscribed before me
this 12th day of February, 20 16.

[signature]
Notary Public

My Commission Expires: 9/22/2016

PAMELA J MEHAFFEY
NOTARY PUBLIC
MY COMMISSION EXPIRES
SEPTEMBER 22, 2016
FORSYTH COUNTY, GEORGIA

(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.)

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: 2/12/16

Signature of Witness: Samuel J. Mahaffey Date: 2/12/2016

****

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.

2015 Property Tax Statement

Linda Townley
Dawson County Tax Commissioner
25 Justice Way, Suite 1222
Dawsonville, GA 30534

Bill No.	Due Date	CURRENT YEAR DUE
2015-13026	12/01/2015	$0.00

Map: 076 051

Last payment made on: 9/16/2015

Location: 2269 KELLY BRIDGE RD

MAKE CHECK OR MONEY ORDER PAYABLE TO:

Dawson County Tax Commissioner

TATUM CONSTANCE & CASEY

2269 KELLY BRIDGE RD
DAWSONVILLE, GA 30534

RETURN THIS FORM WITH PAYMENT
(1% interest per month will be added if not paid by due date)

Payment deadline for 2015 taxes is December 1, 2015, for property you owned in Dawson County on January 1st 2015. If you sold the property during the year, you are still responsible by state law to insure this bill is paid by forwarding the bill to the NEW OWNER and bringing a copy of your closing statement to our office within 90 days of the due date.

Thank you for the privilege to serve as your Tax Commissioner.

Linda Townley
Dawson County Tax Commissioner
25 Justice Way, Suite 1222
Dawsonville, GA 30534

Tax Payer: TATUM CONSTANCE & CASEY

Map Code: 076 051 REAL

Description: LL 1178 1203 1204

Location: 2269 KELLY BRIDGE RD

Bill No.: 2015-13026

District: 001 DAWSON COUNTY UNINCORPORATED

ne: (706) 344-3520 Fax: (706) 344-3522

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good Through	Exemptions
$56,965.00	$39,930.00	5.0000	$96,895.00	12/01/2015		12/01/2015	S1

TAXING ENTITY	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	96,895.00	38,758.00	2,000.00	36,758.00	0.050	1.84		1.84
COUNTY M&O	96,895.00	38,758.00	2,000.00	36,758.00	13.009	478.18		299.13
SALES TAX ROLLBACK			2,000.00	36,758.00	-4.871		-179.05	
SCHOOL M&O	96,895.00	38,758.00	2,000.00	36,758.00	16.496	606.36		606.36
TOTALS					**24.684**	**1,086.38**	**-179.05**	**907.33**

You can pay your bill by mail or on our website at www.dawsoncountytax.com. If postmarked after December 1, 2015, interest at a rate of 1% will be added to your bill the day after and every month there after until paid. After 90 days a penalty of 10% will be added.
If bill is marked appealed-temporary the bill is 85% of total bill pending settlement of appeal.
For your convenience a drop box is located at end of handicapped parking.

Current Due:	$907.33
Penalty:	$0.00
Interest:	$0.00
Other Fees:	$0.00
Prev. Payments:	$907.33
Back Taxes:	$0.00
TOTAL DUE:	$0.00

Printed: 11/30/2015 3:22:50 PM

Phone: (706) 344-3520
Fax: (706) 344-3522

Official Tax Receipt
Dawson County
25 Justice Way, Suite 1222
Dawsonville, GA 30534
--Online Receipt--

Trans No	Property ID / District Description	Original Due	Interest & Penalty	Prev Paid	Amount Due	Amount Paid	Transaction Balance
2015 - 13026	076 051 / 001 LL 1178 1203 1204 FMV: $96,895.00	$907.33	$0.00 Fees: $0.00 $0.00		$907.33	$907.33	$0.00 Current Due: $0.00
	Totals:	$907.33	$0.00		$907.33	$907.33	$0.00

Paid Date: 9/16/2015

Charge Amt: $907.33

TATUM CONSTANCE & CASEY
2269 KELLY BRIDGE RD

DAWSONVILLE, GA 30534

v.2 DCAR GIS PORTAL

County

City

Parcel

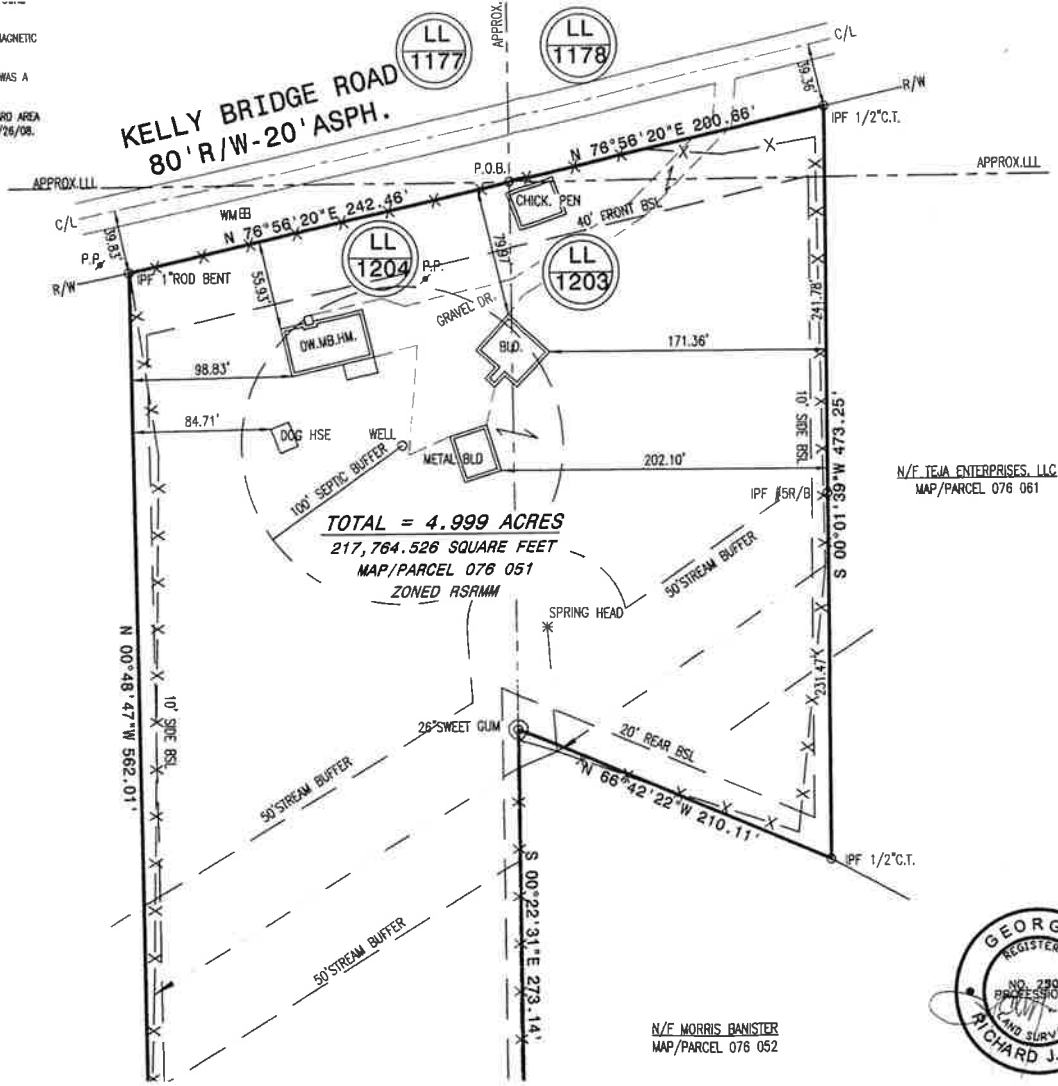
METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 430,288 FEET.

BEARINGS SHOWN ARE BASED ON ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION AND ARE SUBJECT TO FIELD CONDITIONS.

THE EQUIPMENT USED FOR ANGULAR AND DISTANCE MEASUREMENTS WAS A NIKON TOPGUN.

THIS PROPERTY IS NOT LOCATED WITHIN THE 100-YEAR FLOOD HAZARD AREA AS PER FLOOD INSURANCE RATE MAP NO. 13085C0200B, DATED 09/26/08.

GEORGIA AS SET FORTH
RULES OF GEORGIA BOAR
PROFESSIONAL ENGINEERS
AS SET FORTH IN GEORG
15-6-67. AUTHORITY O
43-15-4, 43-15-6, 43



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PAGE 95.
PAGE 53.
PAGE 169.
PAGE 760.
Y ROLLINS BY WILLIAM C.
5/6/81.

JM

GEORGIA REGISTERED NO. 2907 PROFESSIONAL LAND SURVEYOR RICHARD J. WEBB