

# DAWSON COUNTY VARIANCE APPLICATION

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

VR 16-11 Tax Map & Parcel # (TMP): 070-052-001  
Current Zoning: RA Commission District #: \_\_\_\_\_  
Submittal Date: 5-9-16 Time: 3:21 am/pm ○ Received by: W (staff initials)  
Fees Assessed: \$300 Paid: \_\_\_\_\_  
Planning Commission Meeting Date: 6-21-16

## APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Thomas Brannon  
Address: 146 Daniel Dr.  
Dawsonville GA 30534  
Phone:  Listed  Unlisted Email:  Business  Personal  
Status:  Owner  Lessee  Opti

**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: \_\_\_\_\_ Applicant Signature: Thomas Brannon

## PROPERTY INFORMATION

Street Address of Property: 146 Daniel Drive  
Dawsonville GA 30534

Land Lot(s): \_\_\_\_\_ District: \_\_\_\_\_ Section: \_\_\_\_\_

Subdivision/Lot: \_\_\_\_\_ Building Permit #: \_\_\_\_\_ (if applicable)

Directions to the Property:  Hwy 53 before 183 split turn left on  
Will hall RD, then left on Daniel Drive. Second driveway  
on Right.

**REQUESTED ACTION**

A Variance is requested from the requirements of Article # 111 Section # 121-67.3.b 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 14' feet to allow the structure to:  
 be constructed;  remain a distance of 6' feet from the: \_\_\_\_\_  
 property line,  road right of way, or  other (explain below):

\_\_\_\_\_ instead of the required distance of \_\_\_\_\_ 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: \_\_\_\_\_

Variations 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: there was an existing structure on our property when it was purchased. We have owned property for 50+ years. We are unable to build another structure due to previous owners fault.

2. Describe the exceptional and extraordinary conditions applicable to this property which do not apply to other properties in the same district: pre existing structure, that was

built prior to buying. The structure is an  
immovable shop, previous owner built to close to  
property line, halting the process of us building a new.

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: We would be building

on side of house, within the legal parameters  
of building. NO other properties would be  
affected.

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

granting us a permit would allow us to build the  
pool on our property, that would correspond with all  
the Dawson county regulations. Thank you!

**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.)

**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: 5/9/16

Signature of Witness:  Date: 5-9-16

\*\*\*\*\*

**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.



**Official Tax Receipt**  
**Linda Townley**  
**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
14646 Year-Bill No 2015 - 1568	070 052 001 / 001 LL 386 LD 4-1  FMV: \$178,007.00	1,757.57	0.00 Fees 0.00	0.00	1,757.57	1,757.57	0.00
						<b>Paid Date</b> 11/10/2015 12:09:02	<b>Current Due</b> 0.00
Transactions:	14580 - 14793 <b>Totals</b>	1,757.57	0.00	0.00	1,757.57	1,757.57	0.00

Paid By :

SunTrust Mortgage Inc

BRANNON THOMAS N  
 146 DANIEL DR  
 DAWSONVILLE, GA 30534

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

Check No  
 Charge Acct

✓

Excel

Dawson County Health Department  
P. O. Box 245, Hwy. 53 E., Dawsonville, GA 30534

APPLICATION FOR CONSTRUCTION PERMIT AND SITE APPROVAL  
FOR ON-SITE SEWAGE MANAGEMENT SYSTEM

BUILDING PERMIT NO.

RECEIPT NUMBER

7032

PERMIT NUMBER  
3407

(DATES)  
MAILED  GIVEN

Subdivision, Street or Road  
146 Daniel Drive

Property Location (Address, Block, Lot, Directions to Property)  
53-West, left on Will Hall Rd, Daniel Drive behind  
K. Clark house.

Property Owner's Name  
Elmer Clark

MUST BE INSPECTED  
(706)265-2930 BEFORE 9 AM Date 11-16-99

Owner's Address  
144 Daniel Drive, Dawsonville, Ga. 30534

Phone No.  
706-265-1458

Permit Applicant's Name and Address

Type Facility (Residence, Church, Motel, Restaurant, etc.)  
Residence 1000

Water Supply  
 Public  Community  Individual

Garbage Disposal  
 Yes  No

No. of Bedrooms or  
No. of Gallons Per Day 3

Soil Conditions (Absorption Field)  
Percolation Rate \_\_\_\_\_ Min./In. Water Table or Rock Depth \_\_\_\_\_ Feet Soil Type \_\_\_\_\_

Total Capacity  
Septic Tank 1000 Gals.  
Dosing Tank N/A Gals.  
Grease Trap N/A Gals.

Absorption Field Area  
Total Sq. Ft. 750  
Total Linear Ft. 250' x 36"  
Trench Width In. 36"  
Trench Depth In. 36"

Type System  
CONVENTIONAL  
SYSTEM

Level of Plumbing Outlet  
 Ground Level  
 Split Level  
 Basement

Field Layout Method  
 Distribution Box  Mound  
 Level Field  
 Serial Distribution  
 Other (Explain below)

I hereby apply for a 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 Human Resources, Chapter 290-5-25. I understand that final inspection is required and will notify the County Health Department upon completion of construction and before applying final cover.

A permit is hereby granted to install or construct the on-site sewage management system described above. This permit is not valid unless properly signed below, and expires twelve (12) months from date of issue.

Issuance of a construction permit for an on-site sewage management system, and subsequent approval of same by representatives of the Georgia Department of Human Resources 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 representatives do not by any action 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.

Experimental  Yes  No

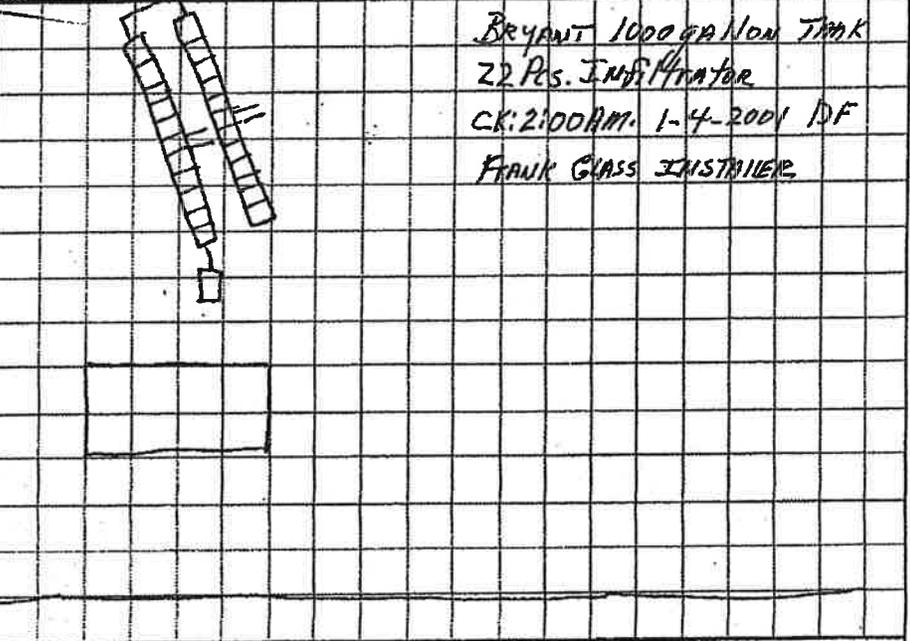
ARE THERE ANY WELLS OR SPRINGS  
WITHIN 100' OR STREAMS WITHIN 50'?

Yes  No

Signature (Owner or Applicant)  
Elmer Clark

Remarks Chamber System REQUIRES SOIL ANALYSIS!

12-11-00  
paid renewal fee  
no changes on plan  
HGW



Approved by (Health Department Representative)  
Ron C. Fleming

Date of Issue  
11-16-99

Date Inspected  
1-4-2001

Proposed Layout Approved  
Final Inspection Yes  No



Dawson County Assessor			
Parcel: 070 052 Acres: 2.77			
Name:	TAYLOR ANTHONY V & JANIE A	Land Value	\$28,668.00
Site:	144 DANIEL DR	Building Value	\$155,089.00
Sale:	\$200,000 on 09-2009 Reason=BS Qual=Q	Misc Value	\$27,754.00
Mail:	144 DANIEL DR	Total Value:	\$211,511.00
	DAWSONVILLE, GA 30534		



The Dawson County Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll. PLEASE NOTE THAT THE PROPERTY APPRAISER MAPS ARE FOR ASSESSMENT PURPOSES ONLY NEITHER DAWSON COUNTY NOR ITS EMPLOYEES ASSUME RESPONSIBILITY FOR ERRORS OR OMISSIONS ---THIS IS NOT A SURVEY---

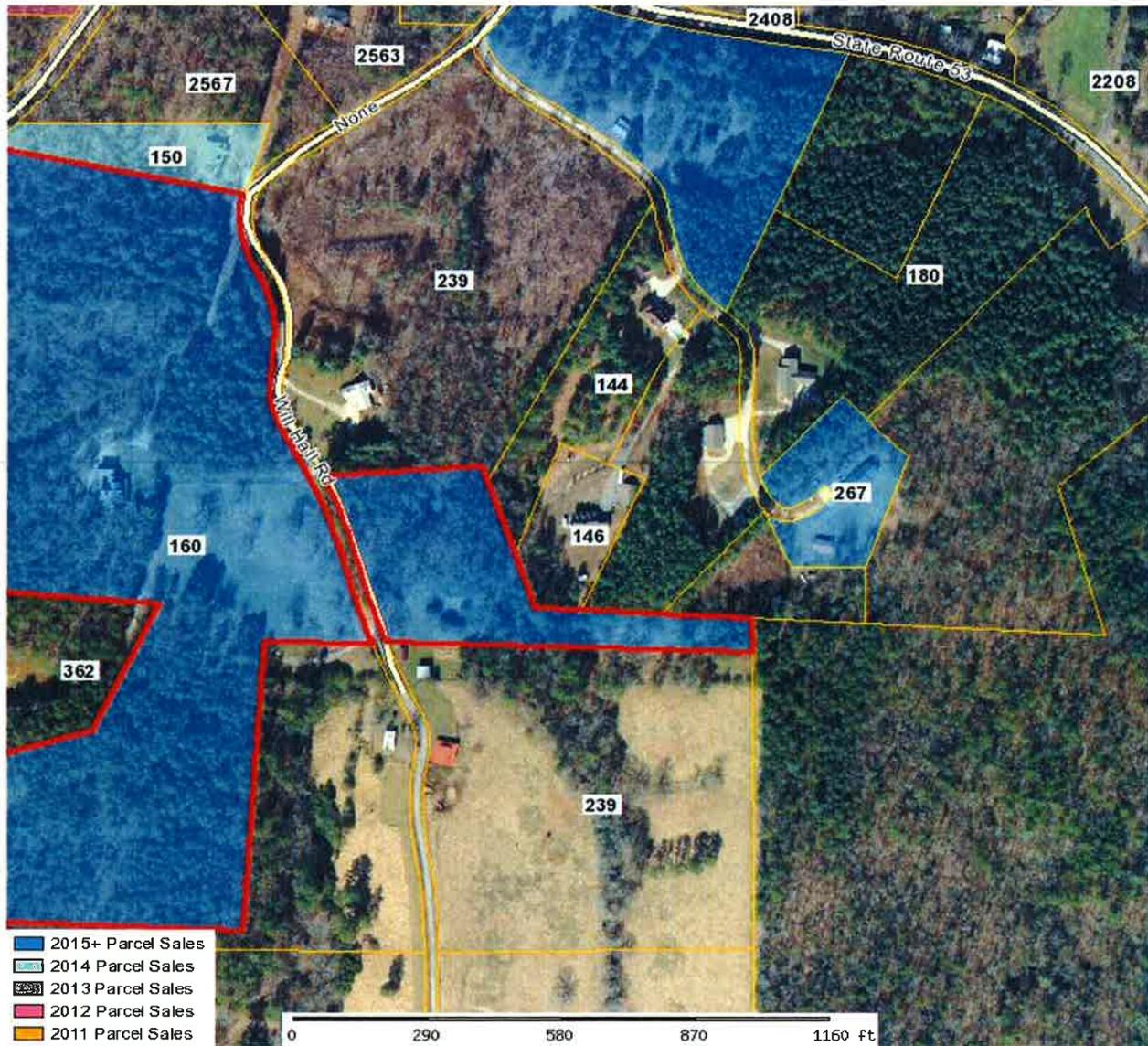
Date printed: 05/23/16 : 12:55:31



Dawson County Assessor			
Parcel: 070 038 Acres: 10.92			
Name:	PICKERING DAVID	Land Value	\$97,291.00
Site:	180 DANIEL DR	Building Value	\$405,037.00
Sale:	\$45,000 on 04-2009 Reason=LM Qual=Q	Misc Value:	\$23,263.00
Mail:	180 DANIEL DR	Total Value:	\$525,591.00
	DAWSONVILLE, GA 30534		



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 Date printed: 05/23/16 : 12:55:44

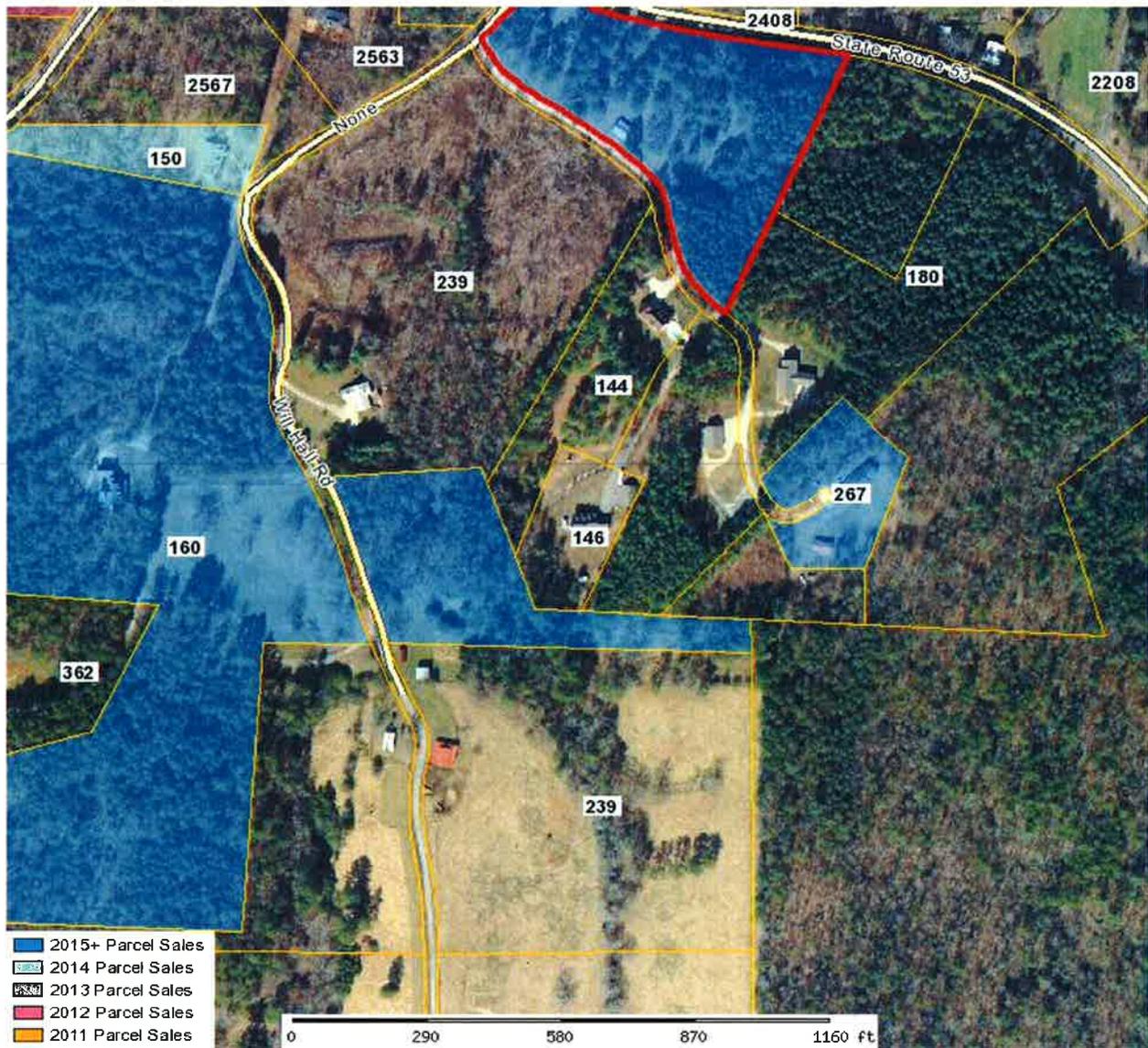


- 2015+ Parcel Sales
- 2014 Parcel Sales
- 2012 Parcel Sales
- 2011 Parcel Sales

Dawson County Assessor			
Parcel: 070 039 Acres: 55.62			
Name:	NICKERSON JAMES E	Land Value	\$438,008.00
Site:	160 WILL HALL RD	Building Value	\$274,219.00
Sale:	\$0 on 04-2016 Reason=GV Qual=Q	Misc Value	\$8,520.00
	160 WILL HALL RD	Total Value:	\$720,747.00
Mail:	DAWSONVILLE, GA 30534		



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 Date printed: 05/23/16 : 12:56:03



Dawson County Assessor			
Parcel: 070 055 Acres: 6			
Name:	CRUMP PATRICIA C	Land Value	\$55,062.00
Site:	0	Building Value	\$0.00
Sale:	\$0 on 04-2016 Reason=GV Qual=Q	Misc Value	\$6,100.00
Mail:	P O BOX 1207 DAWSONVILLE, GA 30534	Total Value:	\$61,162.00



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LEGEND	
○	PROPERTY CORNER
●	IRON PIN FOUND/SET (IPF/IPS)
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
R/W	RIGHT OF WAY
P/L	PROPERTY LINE
N/F	NOW OR FORMERLY
CMP	CORRUGATED METAL PIPE
DB	DEED BOOK
PB	PLAT BOOK
PG	PAGE
U/P	UTILITY POLE

FLOOD NOTE:  
 BASED ON AN INTERPRETATION OF FLOOD INSURANCE  
 RATE MAP NO. 13085C0095B DATED 9/26/08 A PORTION  
 OF THIS SITE IS LOCATED WITHIN THE 100-YEAR FLOOD  
 PRONE AREA. IF THE ACCURATE LOCATION AND/OR  
 ELEVATION OF THE FLOOD HAZARD IS REQUIRED,  
 A DETAILED STUDY MAY BE NECESSARY.

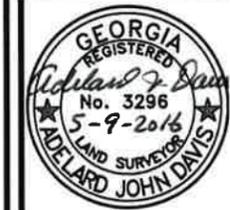
MEASUREMENTS WERE TAKEN WITH A TRIMBLE S3  
 WITH A CLOSURE PRECISION OF  $1''/329,919'$   
 USING THE COMPASS RULE. PLAT  
 PRECISION OF CLOSURE CALCULATED  
 $1''/201, 258'$

THIS PLAT WAS PREPARED IN CONFORMITY WITH THE  
 TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN  
 GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE  
 RULES OF THE GEORGIA BOARD OF REGISTRATION FOR  
 PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND  
 AS SET FORTH IN GEORGIA PLAT ACT O.C.G.A. 15-6-67,  
 AUTHORITY O.C.G.A. SECS 15-6-67, 43-15-4, 43-15-6,  
 43-15-22.

THIS PLAT DOES NOT CONSTITUTE AND SHALL NOT  
 BE CONSTRUED AS A TITLE SEARCH OR REPORT, AND  
 THUS MAY BE SUBJECT TO ANY EASEMENTS, RIGHT OF  
 WAY OR RESTRICTIONS ONE MAY FIND.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF  
 THE PERSON, PERSONS OR ENTITY NAMED ON THIS PLAT.  
 THIS DOES NOT EXTEND TO ANY UNNAMED THIRD PARTY  
 WITHOUT AN EXPRESSED RESTATEMENT BY THE SURVEYOR.

**DES DAVIS**  
 ENGINEERING & SURVEYING  
 81 CROWN MTN. PLACE  
 SUITE A-400  
 DAHLONEGA, GA 30533  
 PH: (706) 864-0012  
 FAX: (706) 864-0052  
 DAVISENGINEERS.COM



**BOUNDARY SURVEY**  
**NICK BRANNON**  
 DAWSON COUNTY, GEORGIA  
 LAND LOT 386  
 4th DISTRICT, 1st SECTION

DRAWN BY: LW  
 FIELD CREW: JD/TE  
 PLAT DATE: 5/9/16  
 SURVEY DATE: 5/2/2016

SHEET NO.  
 1 OF 1  
 PROJECT NO.  
 15-039.1

