

DAWSON COUNTY VARIANCE APPLICATION

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

VR 16-19 Tax Map & Parcel # (TMP): LO6-040-058
Current Zoning: VCR Commission District #: _____
Submittal Date: 8-1-16 Time: 9:35 am/pm Received by: MM (staff initials)
Fees Assessed: \$300.00 Paid: CK# 1097
Planning Commission Meeting Date: 9-20-16

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Donald W. Moss Estate / James Swafford, Exec.
Address: P.O. Box 1492
Dawsonville, GA. 30534

Phone: Listed Unlisted ^{cell} Email: Business Personal mm.net
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: James Swafford

PROPERTY INFORMATION

Street Address of Property: 555 Grant Ford Drive
Dawsonville, GA. 30534

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

Subdivision/Lot: _____ Building Permit #: _____ (if applicable)

Directions to the Property: #53 East to Lumpkin Campground Rd, Left to
Price Road, Right on Price Rd to Grant Ford Dr, Right
on Grant Ford Dr. Location is 1/2 mile on left.

REQUESTED ACTION

A Variance is requested from the requirements of Article # 111 Section # 121-65-3.0 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 4' (Front) 7' (Side) feet to allow the structure to:
 be constructed; remain a distance of 36' 3' feet from the: Front side
 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: _____

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: we would be unable to record a plat and sell the property. House was built in mid 1980, I guess, and was approved at the time, if there was any requirements.

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

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 house has been there ~~for~~ some 30+ years with no problems with land lines and setbacks. I do not see any detriment.

4. Describe why granting this variance would support the general objectives within this Resolution: Granting the variance would allow the property to be sold, remodeled and improve the area.

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 The Estate of Donald W. Moss hereby swear that I / we own the property located at (fill in address and / or tax map & parcel #):

LO6-240-058

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: James Swafford

Signature of applicant or agent: James Swafford Date: 8-1-16

Printed Name of Owner(s): Terry McClure

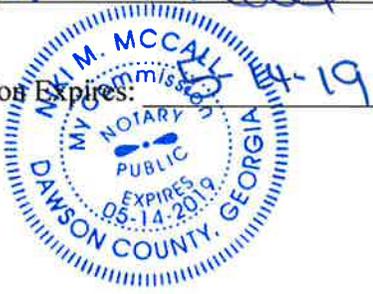
Signature of Owner(s): Terry McClure Date 8-1-16

Sworn and subscribed before me this 1st day of August, 20 16.

[Signature]
Notary Public

My Commission Expires: 4-19

(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.)

VR# _____

TMP# _____

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 any parcel(s) adjoining or adjacent to parcel where variance or rezone is being requested.**

Name

Address

TMP _____	1.	<u>See attached</u>	_____
TMP _____	2.		_____
TMP _____	3.		_____
TMP _____	4.		_____
TMP _____	5.		_____
TMP _____	6.		_____
TMP _____	7.		_____
TMP _____	8.		_____
TMP _____	9.		_____
TMP _____	10.		_____
TMP _____	11.		_____
TMP _____	12.		_____
TMP _____	13.		_____
TMP _____	14.		_____
TMP _____	15.		_____

Use additional sheets if necessary.

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: James Snifford Date: 8-1-16
Signature of Witness: Nickolas Date: 8-1-16

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
7112 Year-Bill No 2015 - 9251	L06 040 058 / 001 LL 88 LD 13-S FMV: \$76,165.00	752.02	0.00 Fees 0.00	0.00	752.02	752.02	0.00
						Paid Date 10/28/2015 08:34:02	Current Due 0.00
Transactions:	7092 - 7140 Totals	752.02	0.00	0.00	752.02	752.02	0.00

Paid By :

DWM INC

MOSS DONALD
 P O BOX 1492
 DAWSONVILLE, GA 30534

Cash Amt: 0.00

Check Amt: 0.00

Charge Amt: 0.00

Change Amt: 0.00

Check No
 Charge Acct

Refund Amt: 0.00

Overpay Amt: 0.00

Niki McCall

From: Ringle, Bill <Bill.Ringle@dph.ga.gov>
Sent: Monday, August 01, 2016 9:46 AM
To: Niki McCall
Subject: 555 Grant Ford Road
Attachments: 555 Grant Ford Road Septic Approval.pdf

Niki,

Mr. Swafford said you needed some information from us on the septic system at the subject property. Attached you will find a copy of the septic system repair permit that we issued, and inspected in April 2016.

Let me know if you need anything else.

Thank you,
Bill

Bill Ringle
Environmental Health Manager
Dawson County Environmental Health
189 Hwy 53 West
Suite 102
Dawsonville, GA 30534
phone 706-265-2930
fax 706-265-7529

**GEORGIA DEPARTMENT OF PUBLIC HEALTH
ON-SITE SEWAGE MANAGEMENT SYSTEM INSPECTION REPORT**

CONSTRUCTION PERMIT NUMBER

OSC04200007

COUNTY	COUNTY CODE	HEALTH DISTRICT	MONTH	DAY	YEAR
Dawson	042	2	04	27	2016

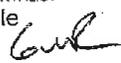
SUBDIVISION:	LOT:	PROPERTY OWNER: Donald W. Moss Estate
PROPERTY LOCATION / ADDRESS: 555 GRANT FORD DR DAWSONVILLE, GA 30534	SEWAGE CONTRACTOR: Jerry Townley	CONTRACTOR LICENSE: 18095

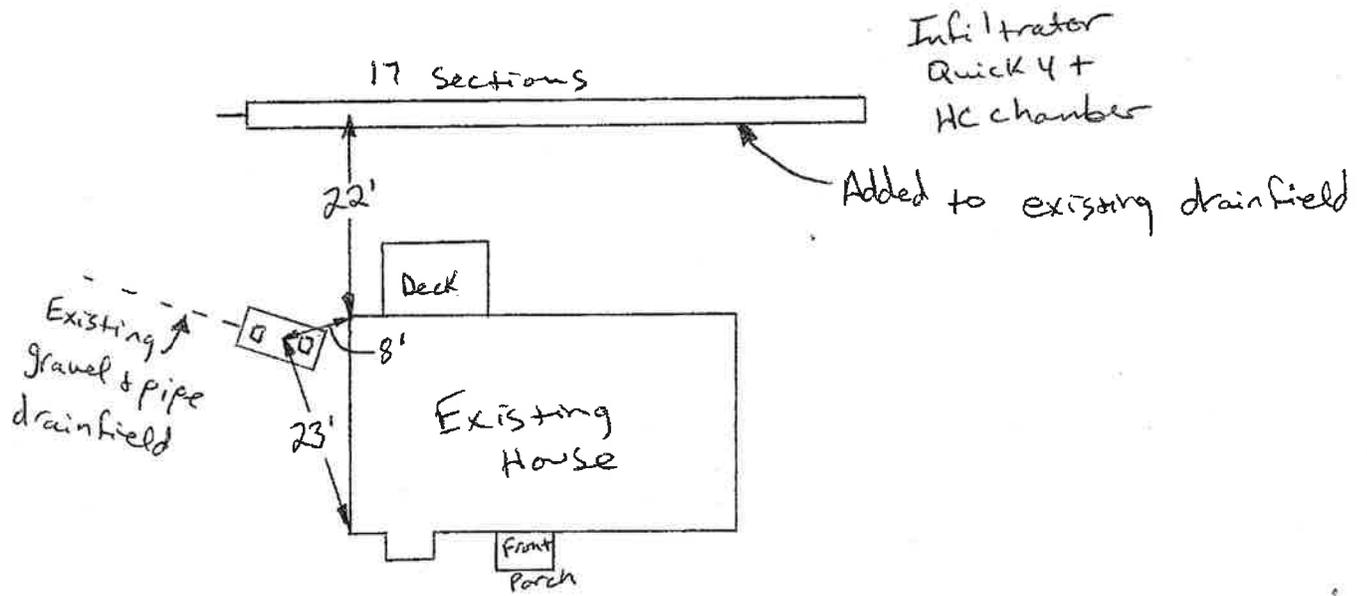
ALL ITEMS: (BLANK) = Not Applicable (0) = Unknown *ITEMS (1) = Yes (2) = No

Section A - General	Section B - Primary / Pretreatment	Section C - Secondary Treatment
1 WATER SUPPLY: (1) Public (2) Private (3) Community	1 DISPOSAL METHOD: (1) Septic Tank (2) Privy (3) Aerobic Unit (4) Other:	1. ABSORPTION FIELD DESIGN (1) Level (2) Serial (3) Drip (4) Bed (5) Distribution box (6) Mound (7) Other:
2. ** TYPE OF STRUCTURE: (see below)	2. SEPTIC TANK: a. Capacity (gals):	2. ABSORPTION FIELD: a. Total square feet:
3. STRUCTURE AGE: (1) New (2) <1 year (3) >1 year	b. Material: (1) Concrete (2) Polyethylene (3) Fiberglass (4) Poured (5) Other:	b. Total linear feet:
4. SEWAGE SYSTEM: (1) New (2) Repair (3) Addition	c. Distance from (feet): (1) Well: (2) Building: (3) Lake/Stream: (4) Nearest property line:	c. Number of trenches: d. Length trenches (feet):
5. AGE OF SYSTEM (repairs): (1) <1 (2) 1-5 (3) 6-10 (4) 11-20 (5) 21-30 (6) 31-40 (7) >40	d. Manufacturer:	e. Distance between trenches (feet): f. Depth of trenches (range in inches):
6. * IN SUBDIVISION?:	3. FILTER MANUFACTURER/MODEL: No filler / No filler	g. * Aggregate proper size: h. * Aggregate proper depth:
7 WATER USAGE BY: (1) Bedroom Numbers (2) Gallons per day	4. AEROBIC UNIT: a. Treatment capacity:	i. Distance from (feet): (1) Well: (2) Building: (3) Lake/Stream: (4) Nearest property line:
8 NO OF BEDROOMS/ GALLONS PER DAY:	b. Manufacturer/Model:	j. Nearest property line: Left k. Product used:
9. LOT SIZE :	5. DOSING TANK CAP. (gals):	3. ABSORPTION LINE: Quick 4 Plus High Capacity - 14
10. PERCOLATION RATE/ LOADING RATE:	6. GREASE TRAP CAP. (gals):	
11. SOIL CLASSIFIER:		
12. SOIL SERIES:		

OSC04200007

** TYPE OF FACILITY (1) Single-Family Residence (2) Multi-Family Residence (3) Commercial <2000 (4) Commercial ≥2000 (5) Restaurant (6) Mobile Home Park (7) Other (specify) _____	REMARKS: See Addendum		
Drawing not to scale			

Issuance of a construction permit for an on-site sewage management system, and subsequent approval of same by representatives of the 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 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.	ENVIRONMENTALIST Bill Ringle 	TITLE Environmental Health Manager	*SYSTEM APPROVED: (see Sect. A 7 & 8) <input type="checkbox"/> Y
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George W. "Bill" Ringle
Environmental Health Manager

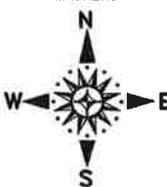
Date:
April 27, 2016

GRANT FORD ROAD

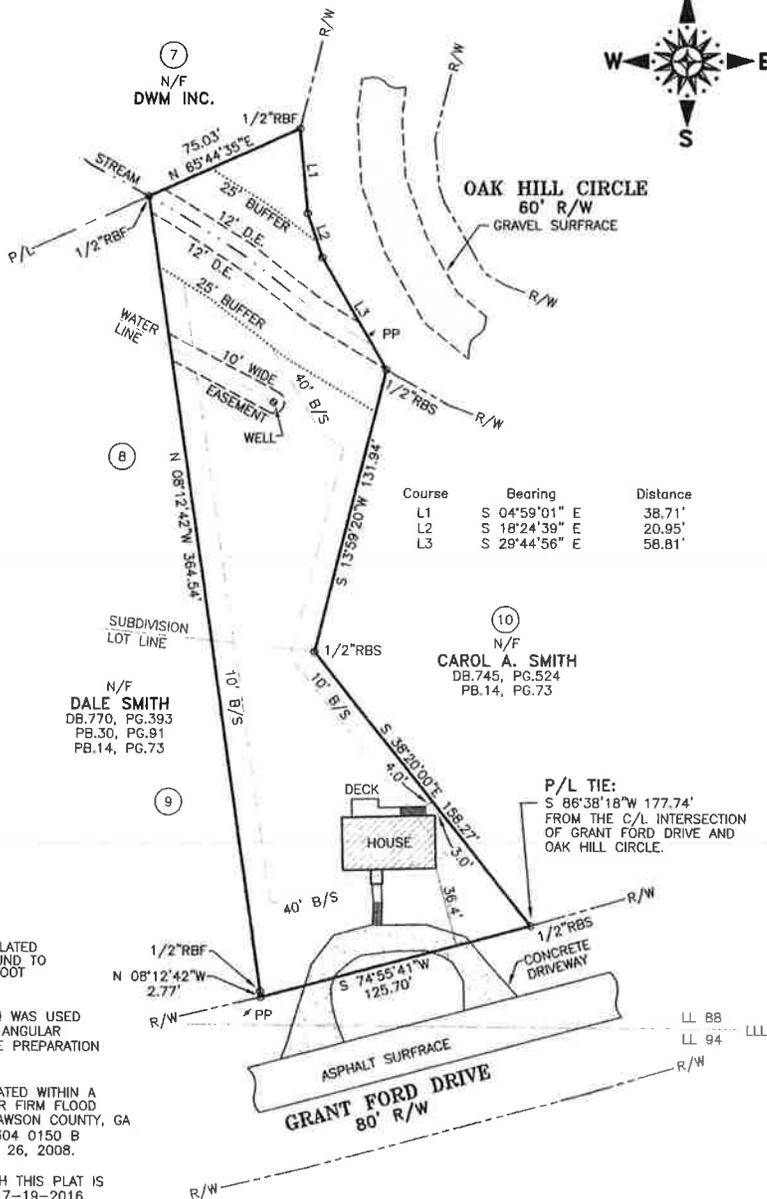
LEGEND:

- S/D - SUBDIVISION BOUNDARY
- CTPF - CRIMPED TOP PIPE FOUND
- RBS - REBAR SET
- RBF - REBAR FOUND
- B/S - BUILDING SETBACK
- PP - POWER POLE
- WM - WATER METER
- P/L - PROPERTY LINE
- R/W - RIGHT OF WAY
- N/F - NOW OR FORMERLY
- C/L - CENTER LINE
- LL - LAND LOT
- LLL - LAND LOT LINE
- DB - DEED BOOK
- PB - PLAT BOOK
- PG - PAGE

MAGNETIC



ZONING: VCR
 BUILDING SETBACKS
 FRONT 40'
 SIDE 10'
 REAR 20'



Course	Bearing	Distance
L1	S 04°59'01" E	38.71'
L2	S 18°24'39" E	20.95'
L3	S 29°44'56" E	58.81'

NOTES:

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 169,462 FEET.

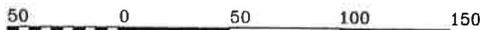
A LEICA TS12 TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA AS PER FIRM FLOOD INSURANCE RATE MAP OF DAWSON COUNTY, GA COMMUNITY PANEL NO. 130304 0150 B EFFECTIVE DATE: SEPTEMBER 26, 2008.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS COMPLETED ON 7-19-2016, HAS A CLOSURE PRECISION OF ONE FOOT IN 23,954 FEET, AN ANGULAR ERROR OF 00°00'05" PER TRAVERSE POINT, AND WAS ADJUSTED BY USING THE LEAST SQUARES METHOD.

THIS SURVEY 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 THE 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, 43-15-19, 43-15-22.

AREA = 0.67 ACRE



GRAPHIC SCALE: 1"=50' JOB NUMBER: 16-023J

PLAT OF BOUNDARY SURVEY FOR:

DONALD W. MOSS ESTATE

BEING PORTIONS OF LOTS 8 AND 9 OF THE OAK HILL SUBDIVISION
 REFERENCE PB.14, PG.73

555 GRANT FORD DRIVE

LOCATED IN:

LAND LOT - 88

SOUTH HALF DISTRICT-13, SECTION-1

DAWSON COUNTY, GEORGIA

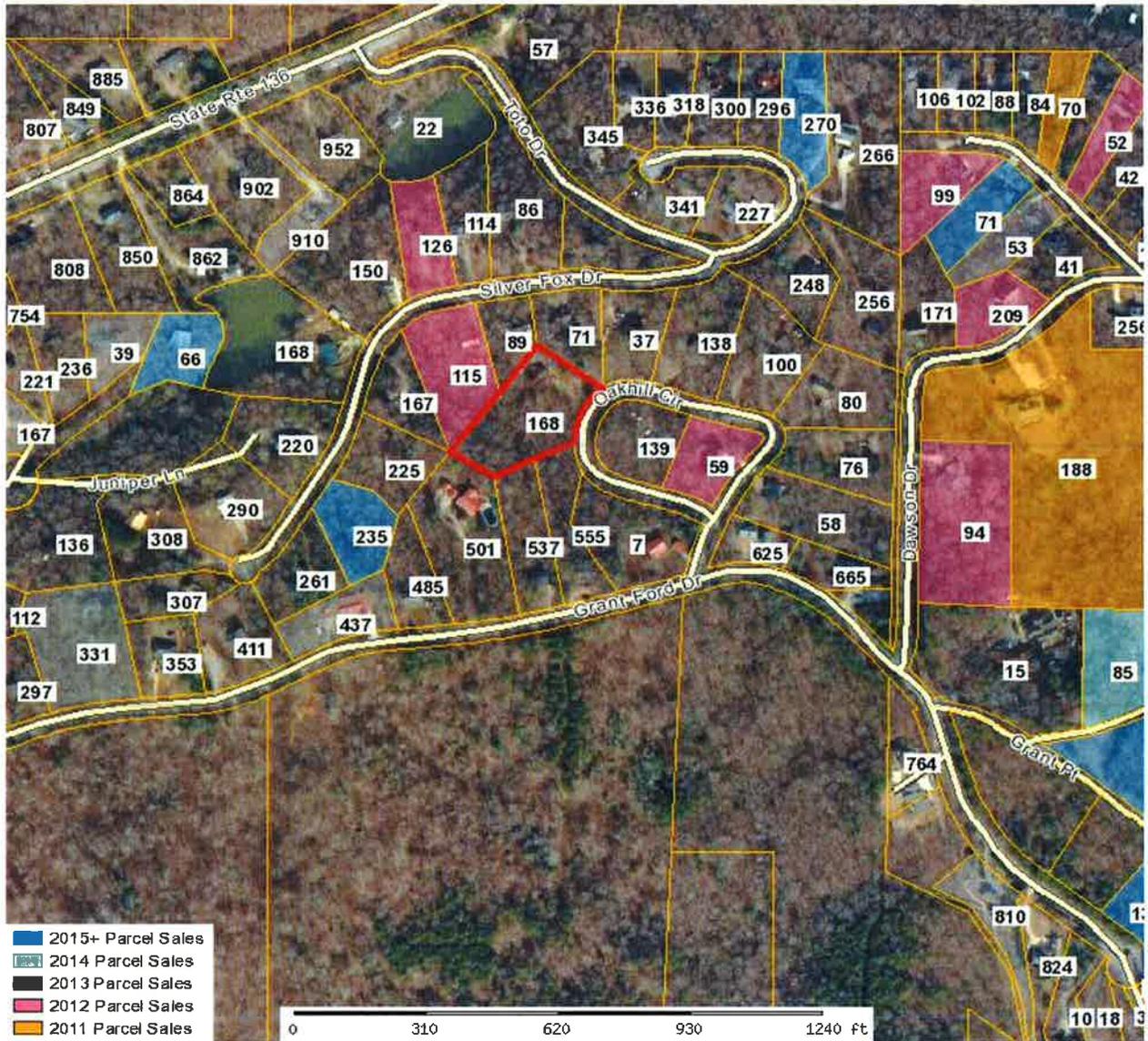
SCALE: 1" = 50'

DATE: 7-23-2016



PREPARED BY:
**BENCHMARK
 LAND SURVEYING, P.C.**

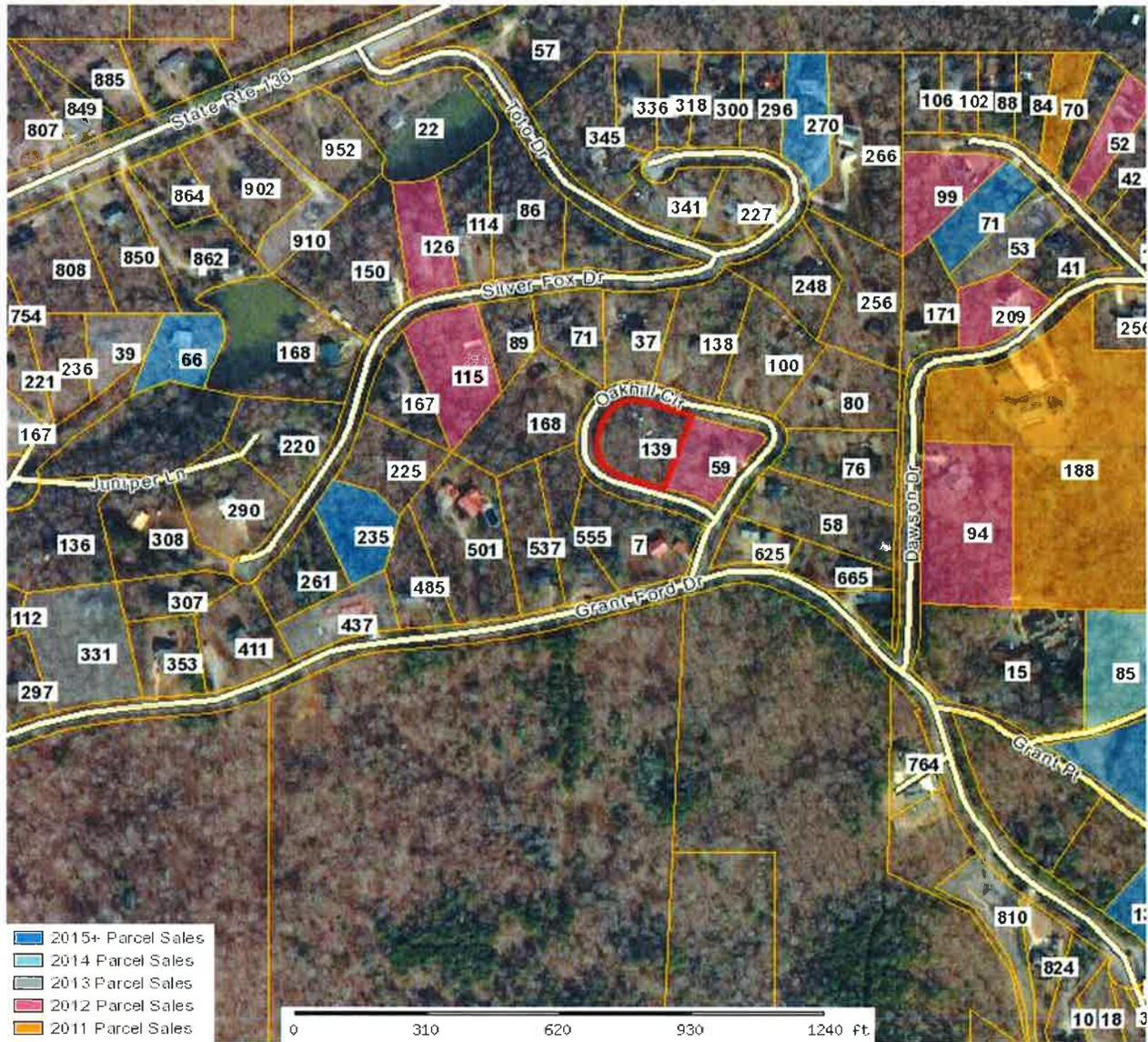
4012 DARRYL LANE
 GAINESVILLE GEORGIA 30506
 PHONE: 770 532 7203
 EMAIL: benchmark.inc@mindspring.com



Dawson County Assessor			
Parcel: L06 040 066 Acres: 0.88			
Name:	DWM INC	Land Value	\$25,000.00
Site:	168 OAK HILL CIR	Building Value	\$35,467.00
Sale:		Misc Value	\$2,839.00
Mail:	P O BOX 1492	Total Value:	\$63,306.00
	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: 08/01/16 : 15:59:49

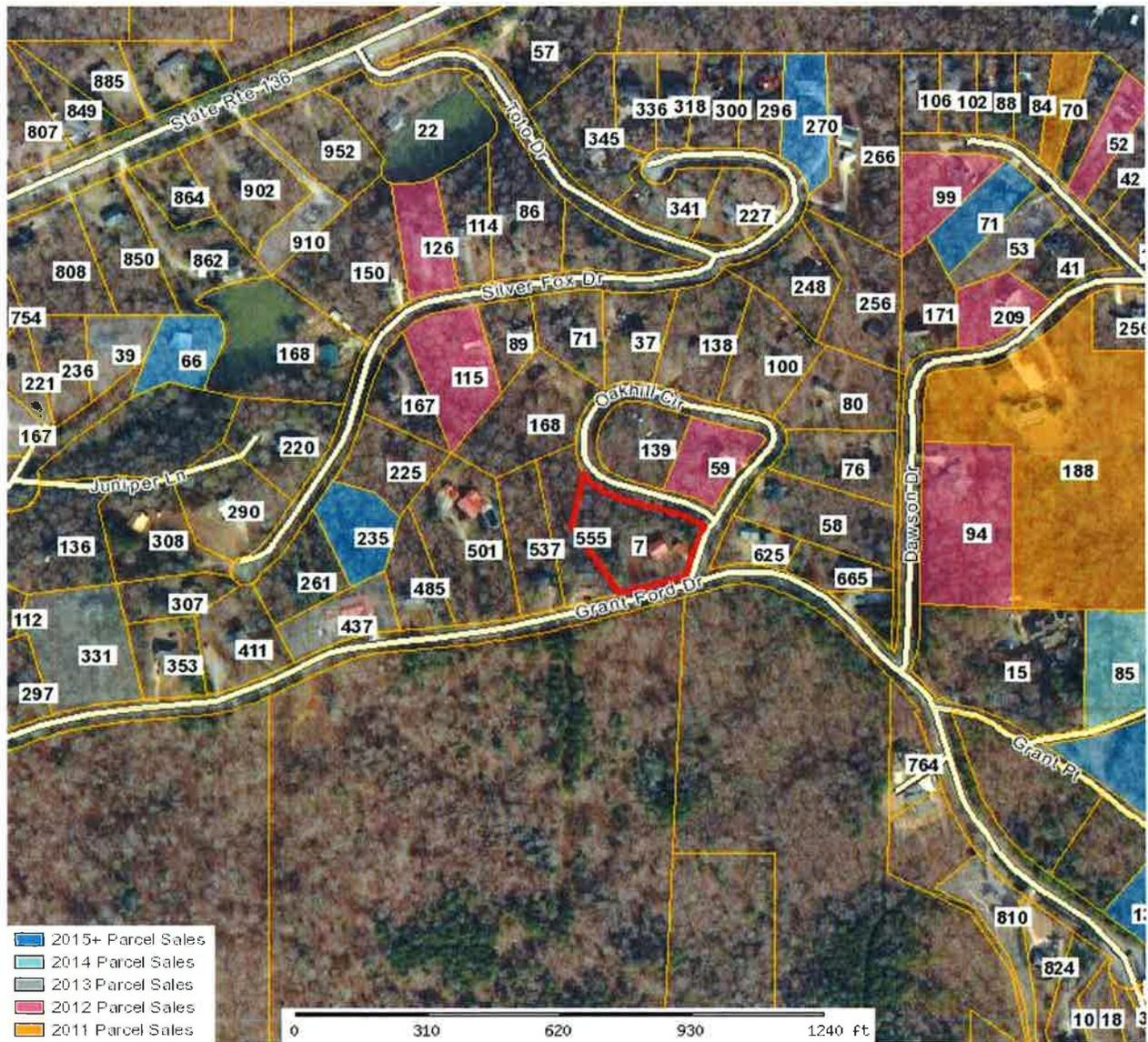


Dawson County Assessor			
Parcel: L06 040 067 Acres: 0.5			
Name:	DWM INC	Land Value:	\$25,000.00
Site:	139 OAK HILL CIR	Building Value:	\$31,695.00
Sale:		Misc Value:	\$2,923.00
Mail:	P O BOX 1492 DAWSONVILLE, GA 30534	Total Value:	\$59,618.00



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Date printed: 08/01/16 : 16:00:08

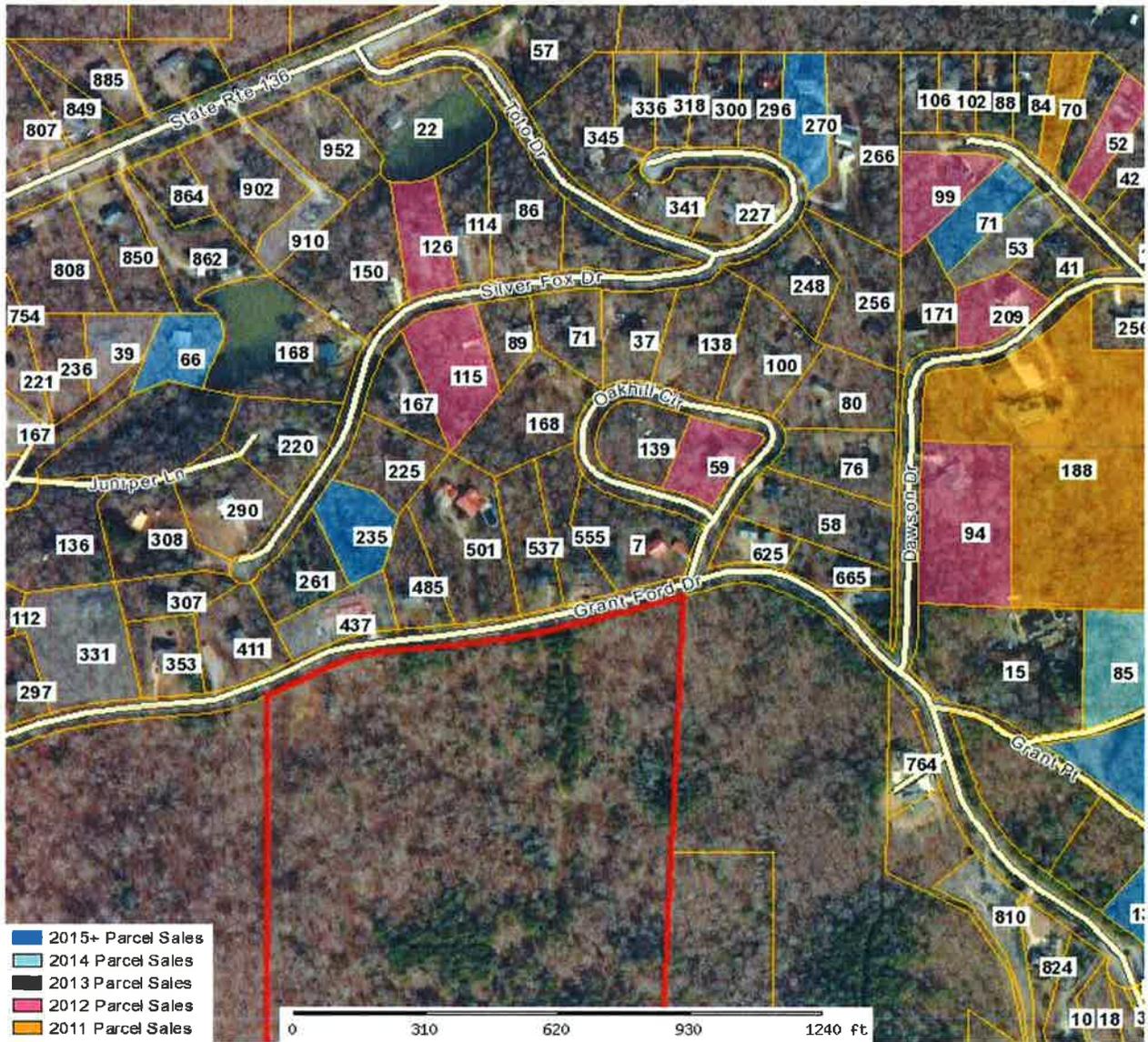


Dawson County Assessor			
Parcel: L06 040 059 Acres: 1.14			
Name:	SMITH CAROLA	Land Value	\$25,000.00
Site:	7 OAK HILL CIR	Building Value	\$64,134.00
Sale:	\$114,500 on 06-2006 Reason=FM Qual=Q	Misc Value	\$3,928.00
Mail:	3875 SALEM ROAD	Total Value:	\$93,062.00
	PINE MOUNTAIN, GA 31822		



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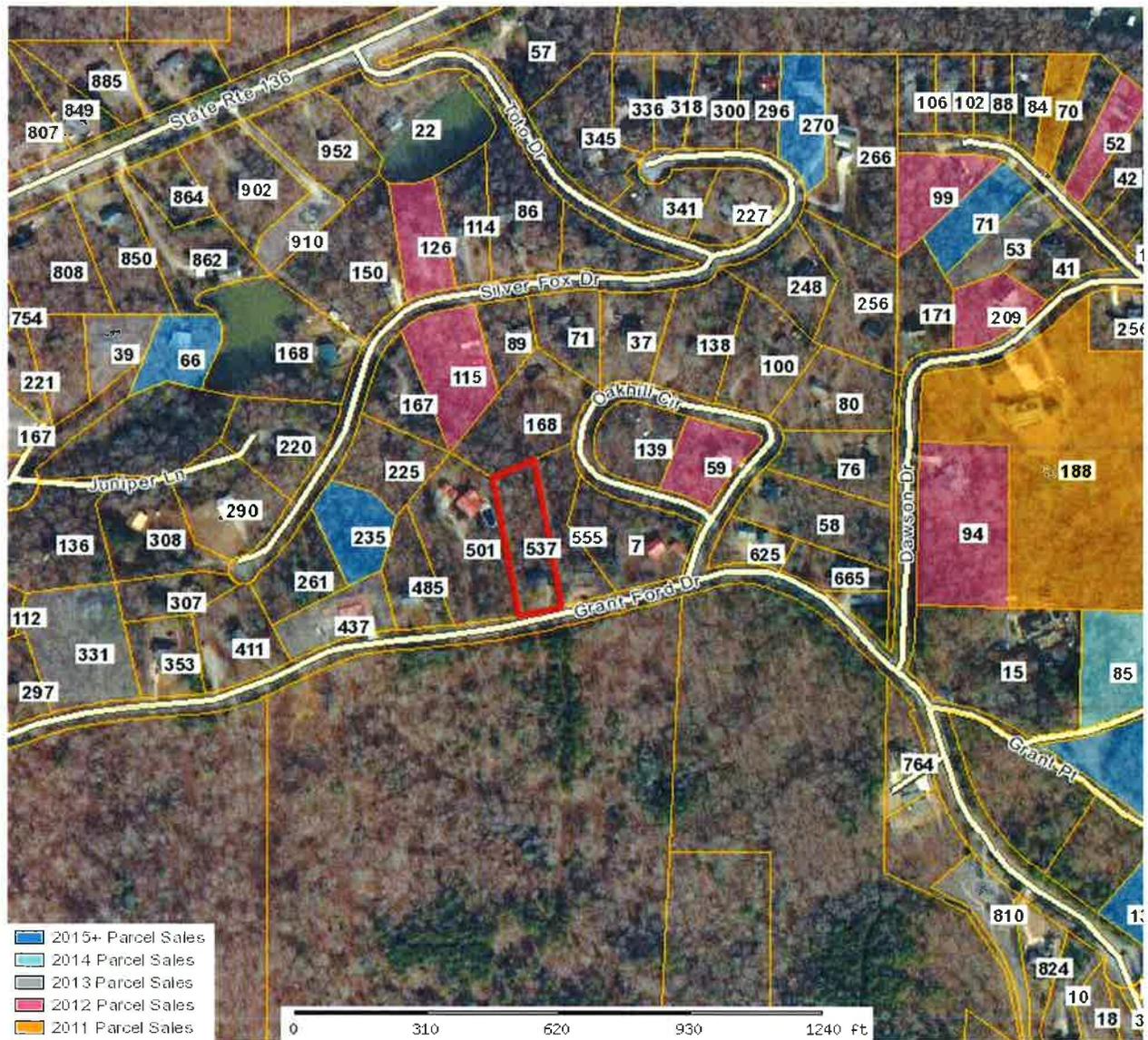
■ 2015+ Parcel Sales
 ■ 2014 Parcel Sales
 ■ 2013 Parcel Sales
 ■ 2012 Parcel Sales
 ■ 2011 Parcel Sales

Dawson County Assessor			
Parcel: L06 049 Acres: 30			
Name:	SOSEBEE BRIAN K & DAVID A	Land Value	\$278,640.00
Site:	0	Building Value	\$0.00
Sale:	\$25,000 on 04-1984 Reason=FM Qual=Q	Misc Value	\$0.00
Mail:	981 LUMPKIN COUNTY PKWY DAHLONEGA, GA 30533	Total Value:	\$278,640.00



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Date printed: 08/01/16 : 16:00:38



- 2015+ Parcel Sales
- 2014 Parcel Sales
- 2013 Parcel Sales
- 2012 Parcel Sales
- 2011 Parcel Sales

0 310 620 930 1240 ft

Dawson County Assessor			
Parcel: L06 040 057 Acres: 0.84			
Name:	SMITH DALE ROBERT	Land Value	\$25,000.00
Site:	537 GRANT FORD DR	Building Value	\$103,378.00
Sale:	\$110,000 on 10-2006 Reason=FM Qual=Q	Misc Value	\$4,575.00
Mail:	8915 BAY VIEW COURT GAINESVILLE, GA 30506	Total Value:	\$132,953.00



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Date printed: 08/01/16 : 16:01:01