

DAWSON COUNTY VARIANCE APPLICATION

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

VR 16-20 Tax Map & Parcel # (TMP): L17-094
Current Zoning: VCR Commission District #: _____
Submittal Date: 8-10-16 Time: 2:55 am/pm Received by: W (staff initials)
Fees Assessed: 300.00 Paid: CH # 9216
Planning Commission Meeting Date: 9-20-16

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Luther H Rich
Address: 564 ABC Hickory Trail
Dawsonville GA
Phone: Listed MARYANRCH@gmail.com Email: Business
 Unlisted 770-206-0366 Personal
Status: 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 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: R. H. Rich

PROPERTY INFORMATION

Street Address of Property: 564 ABC Hickory Trail
Dawsonville, GA.
Land Lot(s): 386 & 385 District: 13th Section: 1st. Section
Subdivision/Lot: Athens Boat Club Building Permit #: _____ (if applicable)
Directions to the Property: _____

REQUESTED ACTION

A Variance is requested from the requirements of Article # 111 Section # 121-65.3.C 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 25' feet to allow the structure to:

be constructed; remain a distance of 15' 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: Hardship because the current setbacks

Did not know that the house was not compliant

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

house was pre existing

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: _____

house does not effect any of the above

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

not changing the footprint, just remodeling & repairs

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.)

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 L17093 1. MATT + CAROL THOMPSON 160 ABC CORNFIELD DR DAWSONVILLE GA 30523
- 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: *Howard Rice* Date: 8/10/16
Signature of Witness: *Walter McCall* Date: 8-10-16

WITHDRAWAL

Notice: This section only to be completed if application is being withdrawn.

I hereby withdraw application #: _____

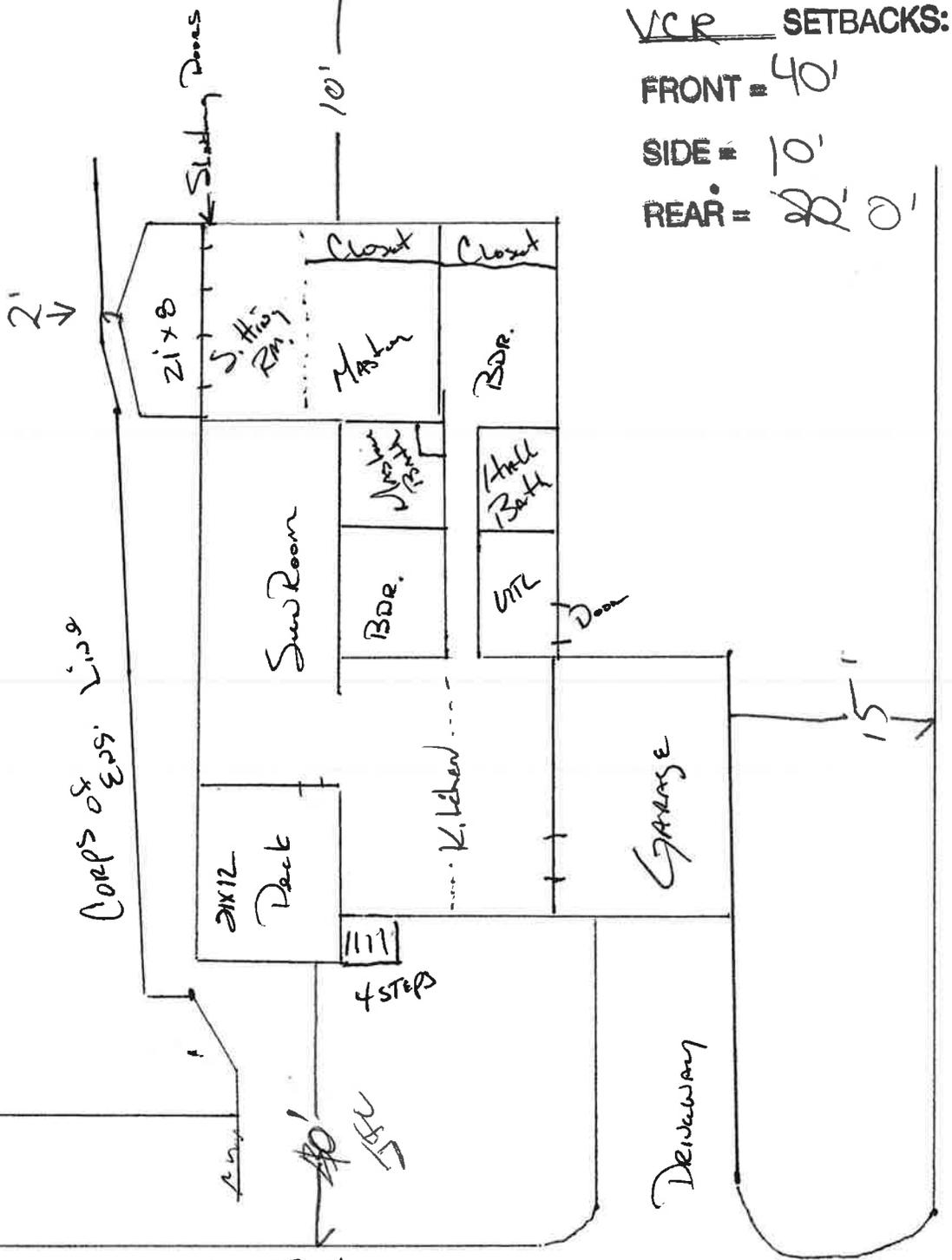
Signature: _____ Date: _____

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.

ABC Hickory Trail

564



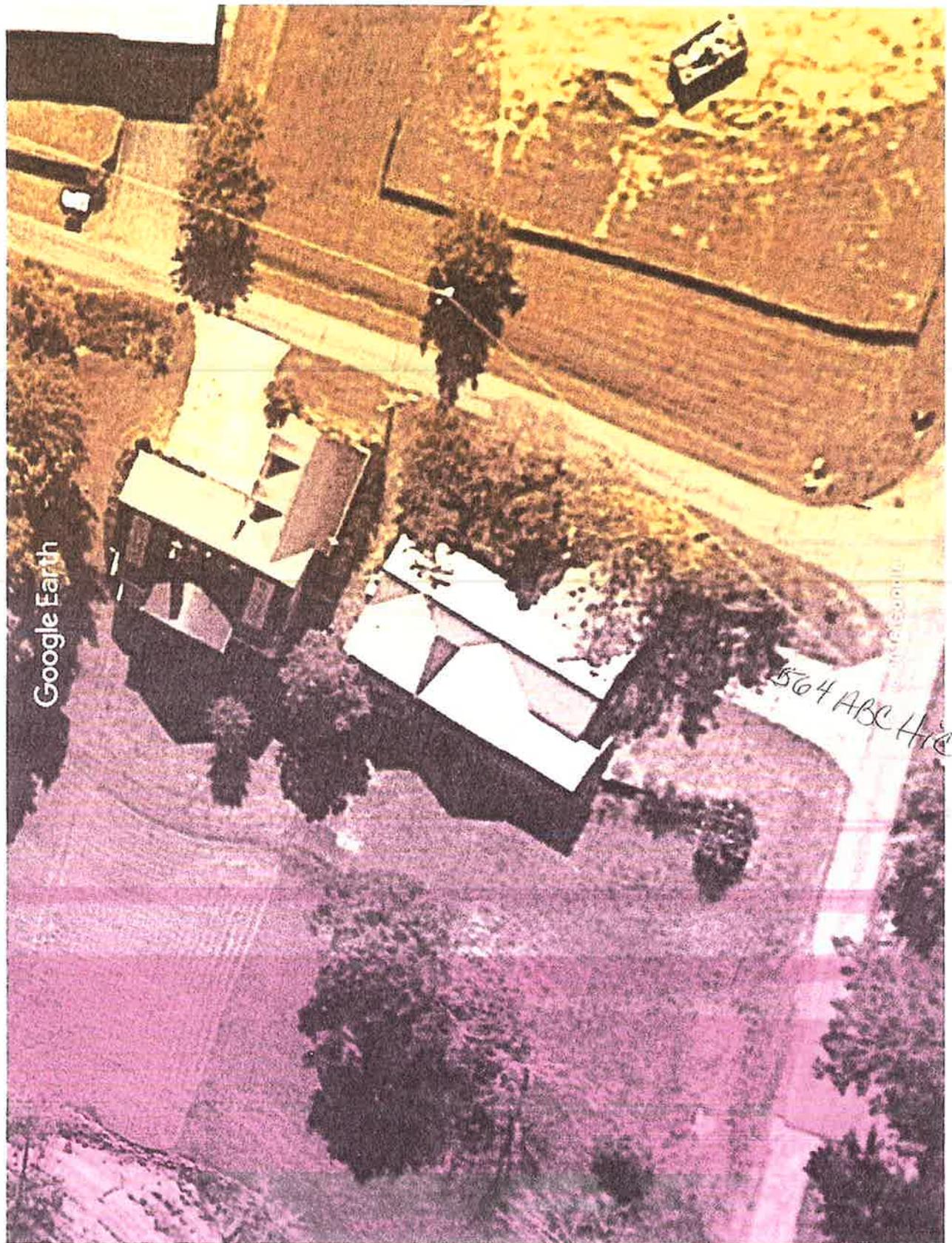
VCR SETBACKS:

FRONT = 40'

SIDE = 10'

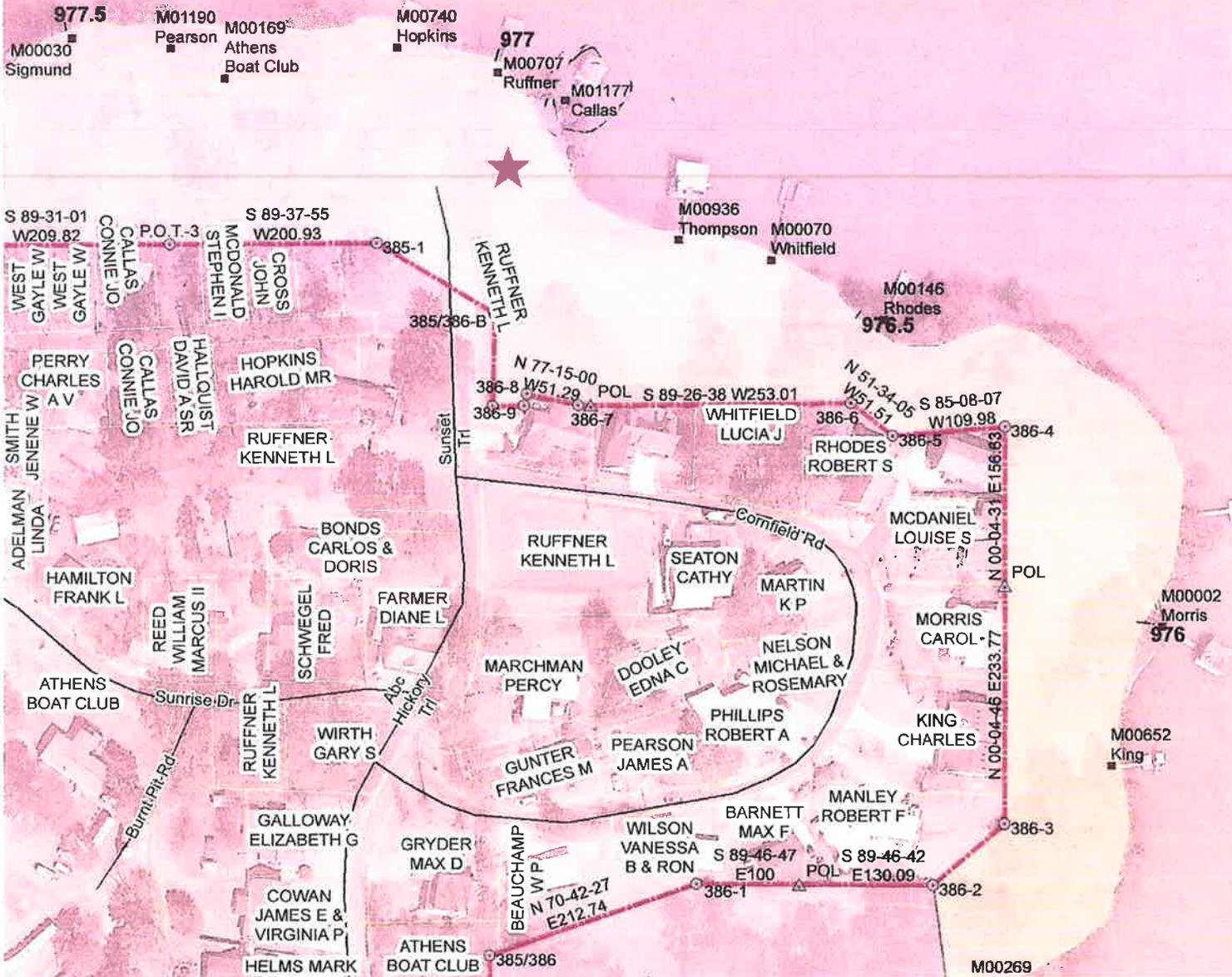
REAR = 22' 0'

Cornfield Rd.



Google Earth

564 ABC Hickory Tr





Dawson County Assessor			
Parcel: L17 061 Acres: 0			
Name:	RUFFNER KENNETH L	Land Value	\$0.00
Site:	107 SUNSET TRL	Building Value	\$17,208.00
Sale:		Misc Value	\$5,547.00
Mail:	202 PADDOCK PLACE DAWSONVILLE, GA 30534	Total Value:	\$22,755.00



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—
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Dawson County Assessor			
Parcel: L17 093 Acres: 0			
Name:	THOMPSON ALBERT MATTHEW	Land Value	\$0.00
Site:	160 CORNFIELD RD	Building Value	\$377,317.00
Sale:	\$72,000 on 06-1997 Reason=FM Qual=Q	Misc Value	\$20,086.00
Mail:	160 CORNFIELD RD DAWSONVILLE, GA 30534	Total Value:	\$397,403.00



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