

DAWSON COUNTY VARIANCE APPLICATION

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

VR 16-21 Tax Map & Parcel # (TMP): 104-052 & 104-053
Current Zoning: C4B Commission District #: _____
Submittal Date: 8-11-16 Time: 4:12 am/pm Received by: W (staff initials)
Fees Assessed: included w/ zoning ck # 3820 Paid: _____
Planning Commission Meeting Date: 9-20-16

APPLICANT INFORMATION (or Authorized Representative),

Printed Name: Carey Burnett
Address: 4121 Blackhawk Dr.
Gainesville, GA 30506
Phone: Listed 770-535-7816 Email: Business
 Unlisted 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: 8-11-16 Applicant Signature: _____

PROPERTY INFORMATION

Street Address of Property: 82 Etowah River Road
Land Lot(s): _____ District: _____ Section: _____
Subdivision/Lot: _____ Building Permit #: _____ (if applicable)
Directions to the Property: 53 E to Etowah River Road on
right. 1st property on right

REQUESTED ACTION

A Variance is requested from the requirements of Article # IV Section # 121-105.3.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 27' feet to allow the structure to:
- be constructed; remain a distance of 8' 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: Existing structures have been in place since 1969. These structures are currently in use as raw mat'l, finished goods as well as fabrication area for Metal Roofing Sales, Inc. Without these facilities MRS would be forced to cease operation.

2. Describe the exceptional and extraordinary conditions applicable to this property which do not apply to other properties in the same district: The property has been in use as a fabrication business location since 1966. The storage building has been in use since 1969. Without the facilities currently in use the business would cease operation.

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 structures have been in place since 1966/1969 respectively. These structures pre date all other structures (homes) adjacent to the property with the exceptions of parcels #104051 + 104055

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

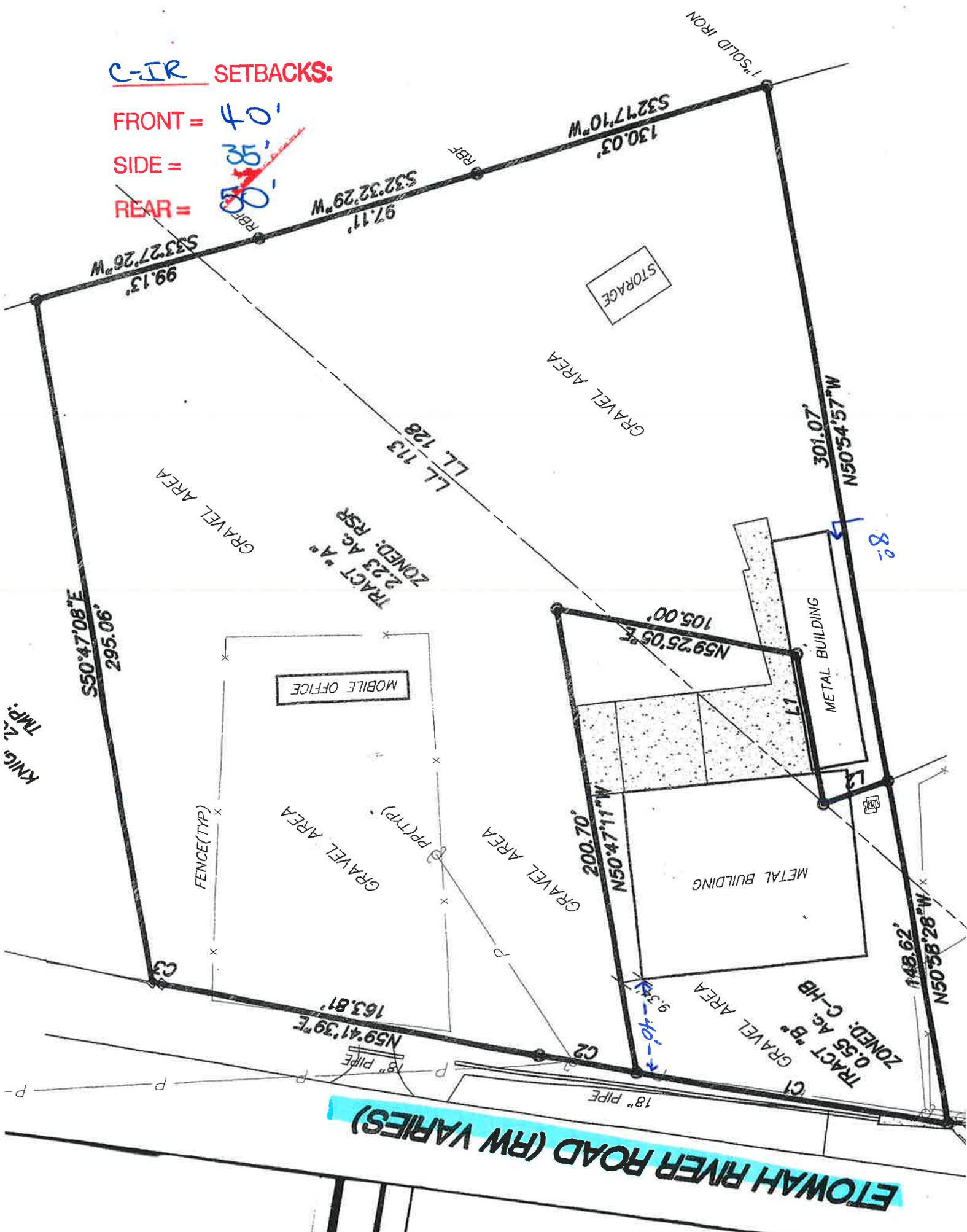
Granting the variance will bring the location of the structure into compliance with current zoning laws.

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.)

C-IR SETBACKS:

FRONT = 70'
SIDE = 35'
REAR = 50'



ETOWAH RIVER ROAD (RW VARIES)

ZA _____

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 mailing 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 & Parcel (TMP) listing for any parcel(s) adjoining or adjacent to the parcel where a variance or rezone is being requested.**

	<u>Name</u>	<u>Address</u>
TMP <u>104051</u>	1. <u>Jeff Looper</u>	<u>3679 Hwy 53E Dawsonville</u>
TMP <u>104050</u>	2. <u>Tracey Anne Burnette</u>	<u>3631 Hwy 53E "</u>
TMP <u>104055</u>	3. <u>Mary Gosebee Trustee</u>	<u>3751 Hwy 53E "</u>
TMP <u>104054</u>	4. <u>Regent Capital Inc</u>	<u>160 Etowah River Rd "</u>
TMP <u>104036</u>	5. <u>Ted Huffstetler</u>	<u>385 Etowah River Rd "</u>
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.

PROPERTY OWNER AUTHORIZATION

I/we, Greg Burnette, hereby swear that I/we own the property located at (fill in address and/or tax map & parcel #):

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 rezoning requested on this property. I understand that any rezone granted, and/or conditions or stipulations 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 six (6) months from the date of the last action by the Board of Commissioners.

Printed Name of applicant or agent: Greg Burnette
Signature of applicant or agent: [Signature] Date: 8/14/16

Printed Name of Owner(s): Greg Burnette
Signature of Owner(s): [Signature] Date: _____
Mailing address: 4127 Blackhawk Dr
City, State, Zip: Douglasville Ga 30118
Telephone Number: Listed 770-535-7816
 Unlisted

Sworn and subscribed before me this 17th day of August, 2016.

[Signature]
Notary Public

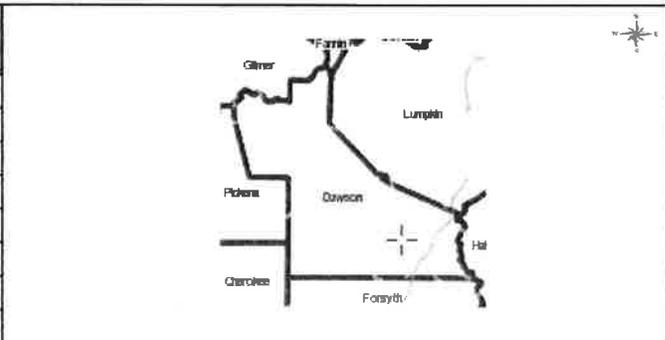
My Commission Expires: 3/5/17



(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.)



Dawson County Assessor			
Parcel: 104 052 Acres: 0.5			
Name:	BURNETTE GREGORY HOYT	Land Value	\$20,000.00
Site:	82 ETOWAH RIVER RD	Building Value	\$152,713.00
Sale:	\$25,000 on 10-1972 Reason=FM Qual=Q	Misc Value	\$5,000.00
Mail:	4121 BLACKHAWK DR GAINESVILLE, GA 30506	Total Value:	\$177,713.00



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Date printed: 08/11/16 : 16:14:17

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
16298 Year-Bill No 2015 - 1912	104 053 / 001 LT 48 49 PT LOT 1 J A STEPHENS EST FMV: \$42,095.00	415.63	0.00 Fees 0.00	0.00	415.63	415.63	0.00
						Paid Date 11/12/2015 14:09:31	Current Due 0.00
Transactions:	16298 - 16298 Totals	415.63	0.00	0.00	415.63	415.63	0.00

Paid By :

METAL ROOFING SALES INC

BURNETTE GREGORY HOYT
4121 BLACKHAWK DRIVE
GAINESVILLE, GA 30506

Cash Amt: 0.00

Check Amt: 415.63

Charge Amt: 0.00

Change Amt: 0.00

Check No 3462

Refund Amt: 0.00

Charge Acct

Overpay Amt: 0.00

Niki McCall

From: Ringle, Bill <Bill.Ringle@dph.ga.gov>
Sent: Friday, August 05, 2016 2:25 PM
To: Niki McCall
Subject: 82 Etowah River Road

Hey Niki,

Greg Burnette just called and said he is trying to get the subject property a variance, or re-zoned (or something like that) so that he can add on to the existing building. He said that the addition will be for storage, and that there will be no increase in the gallons/day wastewater output of the facility.

According to Mr. Burnette the septic system is on the opposite side of the building from the proposed addition.

Let me know if you need anything else from me.

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



Area of Minimal Flood Hazard: Determined to be outside the 0.2% annual chance floodplain

- X: 500 Year Flood - Areas of 0.2% annual chance flood
- A: 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevations (BFE) have not been determined
- AE: 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Determined by detailed methods with Base Flood Elevations
- AO or AH: Areas subject to inundation by 1-percent-annual-chance shallow flooding, average depths 1-3 feet
- VE: Coastal SFHA with BFE & velocity wave action - Coastal flood zone with velocity hazard (wave action) Base Flood Elevations determined
- Openwater

0 150 300 450 600 ft

Dawson County Assessor

Parcel: 104 054 Acres: 0.57

Name:	REGENT CAPITAL INC	Land Value	\$20,000.00
Site:	160 ETOWAH RIVER RD	Building Value	\$82,504.00
Sale:	\$75,000 on 11-2001 Reason=PT Qual=Q	Misc Value	\$3,735.00
Mail:	PO BOX 965 OAKWOOD, GA 30566	Total Value	\$106,239.00



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Date printed: 08/22/16 : 15:58:18



Area of Minimal Flood Hazard: Determined to be outside the 0.2% annual chance floodplain

X: 500 Year Flood - Areas of 0.2% annual chance flood

A: 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevations (BFE) have not been determined

AE: 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Determined by detailed methods with Base Flood Elevations

AO or AH: Areas subject to inundation by 1-percent-annual-chance shallow flooding, average depths 1-3 feet

VE: Coastal SFHA with BFE & velocity wave action - Coastal flood zone with velocity hazard (wave action) Base Flood Elevations determined

Openwater

0 150 300 450 600 ft

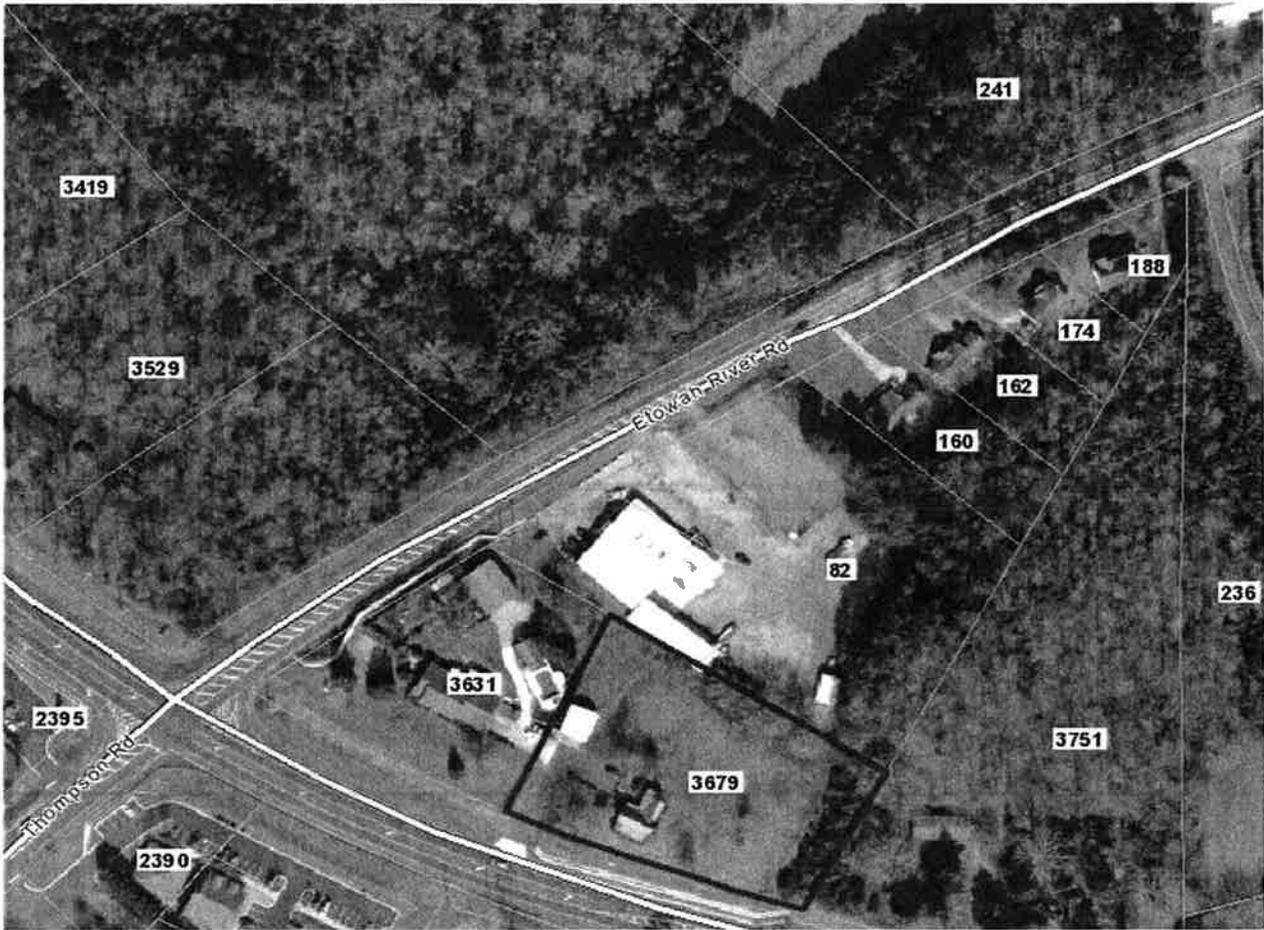
Dawson County Assessor

Parcel: 104 055 Acres: 4.54

Name:	SOSEBEE MARY TRUSTEE	Land Value	\$66,843.00
Site:	3751 HWY 53 E	Building Value	\$28,999.00
Sale:	\$1,100 on 09-1962 Reason=FM Qual=Q	Misc Value	\$3,200.00
Mail:	C/O WILBERT STEPHENS TRUST	Total Value:	\$99,042.00
	155 EAST 3RD ST		
	DAWSONVILLE, GA 30534		



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Date printed: 08/22/16 : 15:58:35



Area of Minimal Flood Hazard: Determined to be outside the 0.2% annual chance floodplain

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- Openwater

0 150 300 450 600 ft

Dawson County Assessor

Parcel: 104 051 Acres: 0.71

Name:	LOOPER JEFFERY B	Land Value	\$14,628.00
Site:	3679 HWY 53 E	Building Value	\$47,173.00
Sale:		Misc Value	\$11,138.00
Mail:	3679 HWY 53 E DAWSONVILLE, GA 30534	Total Value:	\$72,939.00



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0 150 300 450 600 ft

Dawson County Assessor

Parcel: 104 050 Acres: 1.32

Name:	BURNETTE TRACEY ANNE	Land Value	\$28,415.00
Site:	3631 HWY 53 E	Building Value	\$142,567.00
Sale:		Misc Value	\$79,414.00
Mail:	3631 HWY 53 E	Total Value:	\$250,396.00
	DAWSONVILLE, GA 30534		



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Date printed: 08/22/16 : 15:59:16



Area of Minimal Flood Hazard: Determined to be outside the 0.2% annual chance floodplain

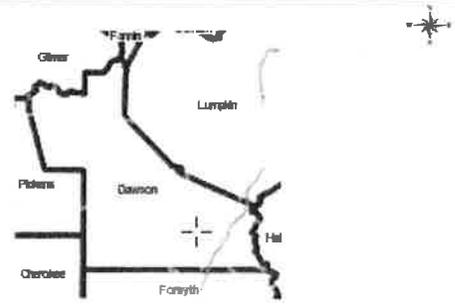
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- Openwater

0 150 300 450 600 ft

Dawson County Assessor

Parcel: 104 036 Acres: 6.6

Name:	HUFFSTETLER TED & BARBARA	Land Value	\$92,608.00
Site:	0	Building Value	\$0.00
Sale:	\$2,600 on 02-1968 Reason=FM Qual=Q	Misc Value	\$0.00
Mail:	385 ETOWAH RIVER RD DAWSONVILLE, GA 30534	Total Value:	\$92,608.00



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- Openwater

0 78 156 234 312 ft

Dawson County Assessor

Parcel: 104 037 Acres: 2

Name:	CEMETERY	Land Value	\$37,083.00
Site:	0	Building Value	\$0.00
Sale:		Misc Value	\$0.00
Mail:	DAWSONVILLE, GA 30534	Total Value:	\$37,083.00



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Date printed: 08/22/16 : 16:03:24