

DAWSON COUNTY VARIANCE APPLICATION

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

VR 16-27 Tax Map & Parcel # (TMP): L06-040-070
Current Zoning: VCR Commission District #: _____
Submittal Date: 9-8-16 Time: 3:36 am/pm Received by: W (staff initials)
Fees Assessed: 300.00 Paid: _____
Planning Commission Meeting Date: 10-18-16

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Donald W. Moss Estate
Address: P.O. Box 1492
Dawsonville, GA 30534
Phone: Listed Unlisted Email: Business Personal
Status: Owner 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: _____

PROPERTY INFORMATION

Street Address of Property: 89 Silver Fox Drive
Dawsonville, GA 30534

REQUESTED ACTION

A Variance is requested from the requirements of Article # 111 Section # 121-65.3.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 _____ feet to allow the structure to:
- be constructed; remain a distance of _____ 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 20,000 to 14,966

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: Lot is small. All land around has been

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

Sold. No way to get more area.

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: _____

This house and property has been there over 30 years
with no problems

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

The variance would result in an improved house
and area which is much needed.

This would correct a problem from the past.

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 Donald W. Moss Estate James Swafford Exec. 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 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: 9-8-16

Printed Name of Owner(s): Donald W. Moss Estate

Signature of Owner(s): _____ Date _____

Sworn and subscribed before me
this 8th day of September, 2016.

Niki M. McCall
Notary Public

My Commission Expires: 5-14-19

(Seal)



(The complete name of the owner or owners to be listed below)

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. See attached _____
- 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. _____

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: 9-8-16
Signature of Witness: Walter McCall Date: 9-8-16

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 must be submitted to the Planning & Development office.

TMF	First	Last	Address	City/State/Zip	Case#
114-041-001	Chick-Fli-A Inc.		5200 Buffington Road	Atlanta, GA 30349-2998	VR 16-23
114-006-001	HD Development of Maryland, Inc.	c/o Home Depot USA Inc.	P.O. Box 105842	Atlanta, GA 30348-5842	VR 16-23
114-006	Wal-Mart, Real Estate Business Trust	c/o RE Property Tax Dept.	P.O. Box 80501, MS 05555	Bentonville, AR 72712-8050	VR 16-23
114-004	Chebea GCA Realty	CPG Partners LP	P.O. Box 6120	Indianapolis, IN 46206	VR 16-23
069-032	Stephen	Lynch	659 Nuggett Ridge Road	Dawsonville, GA 30534	VR 16-25
069-087	Shane & Diana	Haygood	881 Nuggett Ridge Road	Dawsonville, GA 30534	VR 16-25
069-059	Clint Troy	Goode	785 Nuggett Ridge Road	Dawsonville, GA 30534	VR 16-25
055-023-003	Mitchell Ray	Park	768 Nuggett Ridge Road	Dawsonville, GA 30534	VR 16-25
055-018-001	Judith & Richard	Fox	732 Nuggett Ridge Road	Dawsonville, GA 30534	VR 16-25
106-336	Louise	Cruse	5760 Namon Wallace Road	Cumming, GA 30028	VR 16-25
106-371	Violet	Byrd	702 Lumpkin Campground Road	Dawsonville, GA 30534	VR 16-26
106-372	Jorge & Rosa Maria	Estrada	99 Valley Brook Circle East	Dawsonville, GA 30534	VR 16-26
106-373	Wesley & Melary	Stallings	85 Valley Brook Circle East	Dawsonville, GA 30534	VR 16-26
106-374	John	Phillip, II	71 Valley Brook Circle East	Dawsonville, GA 30534	VR 16-26
106-375	Thomas	Kauke	57 Valley Brook Circle East	Dawsonville, GA 30534	VR 16-26
	Dana & Angela	Garrison	41 Valley Brook Circle East	Dawsonville, GA 30534	VR 16-26
105-049-006; 105-049	Edmond & Robert	Wallace	2841 Grizzle Road	Dawsonville, GA 30534	VR 16-26
106-070-004; 106-070-007	John	Mackno	2502 West 7th Street	Austin, TX 78703	VR 16-26
106-040-007; 106-040-066; 118-040-011; 118-040-012; 118-040-009; 118-040-008; 118-043; 118-040; 118-040-010; 118-040-004; 118-040-005; 118-040-006; 118-040-007; 118-041; 118-118; 118-040-001; 118-063	D.W. Moss Estate		P.O. Box 1492	Dawsonville, GA 30534	VR 16-27; VR 16-28; VR 16-28
106-040-008	Tammy	Underwood	115 Silver Fox Drive	Dawsonville, GA 30534	VR 16-27
106-040-019	Ryan & Teresa	Shoemaker	4425 Longmont Drive	Dawsonville, GA 30534	VR 16-27
106-040-020	Timothy & Shirley	Purcell	86 Silver Fox Drive	Dawsonville, GA 30534	VR 16-27
118-085	Grady	Jones	110 Mountainside Drive	Dawsonville, GA 30534	VR 16-28
118-089	Lillie Mae	Wilkins	119 Hickory Ridge	Cumming, GA 30040-2052	VR 16-28
118-089-001	Judy	Regers	7601 S.W. 169 Street	Miami, FL 33157	VR 16-28
118-039-002	Margaret & Bennett Abbot	Abbott	118 Emmett Moss Road	Dawsonville, GA 30534	VR 16-28
118-112; 118-039-006	Jeffrey & Margaret	Abbott	187 Emmett Moss Road	Dawsonville, GA 30534	VR 16-28
118-025	Jackie	Helton	342 Henry Grady Hwy.	Dawsonville, GA 30534	VR 16-28
118-015	Michael	Honn	49 Valley Drive	Dawsonville, GA 30534	VR 16-28
118-051	Jon Kevin	Marshall	P.O. Box 1072	Dawsonville, GA 30534	VR 16-28
118-050	Richard	Durham	121 Cavender Castle Drive	Dahlonega, GA 30533	VR 16-28
118-049	Praca Bertha Antonia	Marinez	434 Henry Grady Hwy.	Dawsonville, GA 30534	VR 16-28
118-047	Ben & Bretina	Brown	62 Magnolia Way	Dawsonville, GA 30534	VR 16-28 & VR 16-30
118-046	Ben & Brandy	Popphan	65 Magnolia Way	Dawsonville, GA 30534	VR 16-28, VR 16-30
118-040-002	Judy	Johnson	56 Pirates Point	Dawsonville, GA 30534	VR 16-28
118-055	Steven & Heather	Sylvester	71 Moss Road	Dawsonville, GA 30534	VR 16-30
118-045	Anna	Finch	132 Moss Road	Dawsonville, GA 30534	VR 16-30
118-044	Walter	Lamond	606 Mauldin Road	Sautee Nacoochee, GA 30571	VR 16-30
118-040-003	Carolyn	Reidenbach	504 Young Loop	Fairmount, GA 30139	VR 16-30
118-042	Kenneth & Sharon	Robinson	226 Moss Road	Dawsonville, GA 30534	VR 16-30
118-087	Dawn	Dennon	2540 Cambridge Hills Road	Cumming, GA 30041	VR 16-30
118-086	Ronald	Marshall	98 Mountain Side Drive	Dawsonville, GA 30534	VR 16-30
118-088	Aurelia & David	Colosseo	329 Deans Drive	Dawsonville, GA 30534	VR 16-30
118-064	Darryl	Fraser	261 Moss Road	Dawsonville, GA 30534	VR 16-30
118-065	Norran & Kathy	Blalock	66 Katydid Lane	Dawsonville, GA 30534	VR 16-30

2015 Property Tax Statement

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

MAKE CHECK OR MONEY ORDER PAYABLE TO:
 Dawson County Tax Commissioner

MOSS D W
 P O BOX 1492
 DAWSONVILLE, GA 30534

RETURN THIS PORTION WITH PAYMENT
 (Interest will be added per month if not paid by due date)

Bill No.	Due Date	TOTAL DUE
2015-9240		.00

Map : L06 040 070
 Last payment made on: 10/28/2015
 Location: 89 SILVER FOX DR

Printed: 09/08/2016

Payment deadline for 2016 taxes is December 1, 2016, for property you owned in Dawson County on January 1st 2016. 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: MOSS D W
Map Code: L06 040 070 REAL
Description:
Location: 89 SILVER FOX DR
Bill No: 2015-9240
District: 001 DAWSON COUNTY UNINCORPORATE

Phone: (706) 344-3520 Fax: (706) 531-2753

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good Through	Exemptions	
40,978	25,000	.5000	65,978					
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	65,978.00	26,391.00		26,391.00	.050	1.32		1.32
COUNTY M&O	65,978.00	26,391.00		26,391.00	13.009	343.32		214.77
SALES TAX ROLLBACK				26,391.00	-4.871		-128.55	
SCHOOL M&O	65,978.00	26,391.00		26,391.00	16.496	435.35		435.35
TOTALS					24.684	779.99	-128.55	651.44

This gradual reduction and elimination of the state property tax millage rate is the result of property tax relief passed by the Governor and the House of Representatives and the Georgia State Senate.



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 93 186 279 372 ft

Dawson County Assessor

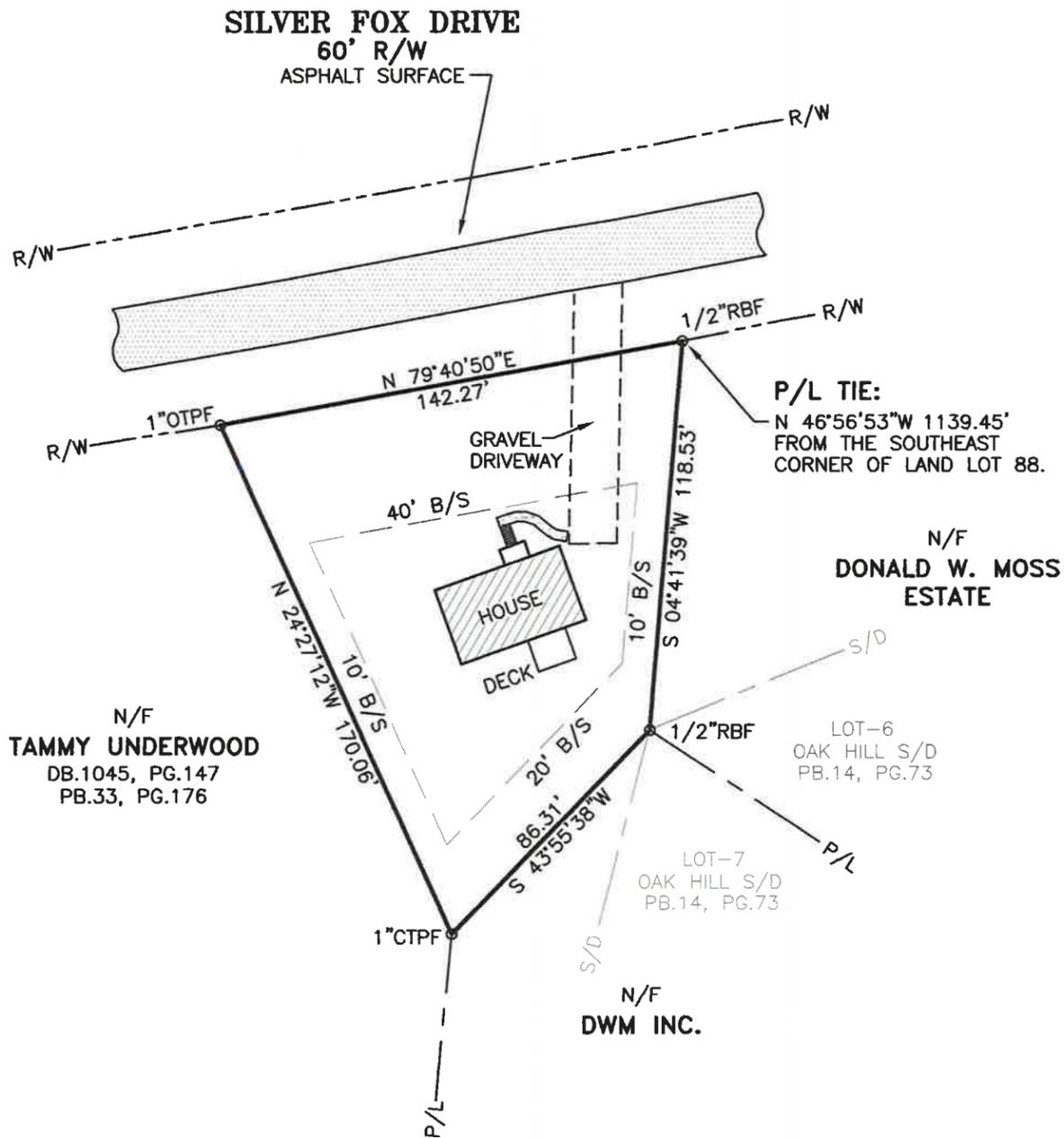
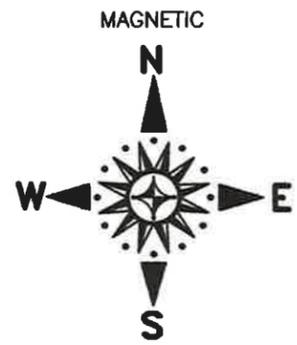
Parcel: L06 040 070 Acres: 0.5

Name:	MOSS D W	Land Value	\$25,000.00
Site:	89 SILVER FOX DR	Building Value	\$36,214.00



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



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

NOTES:

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 81,606 FEET.

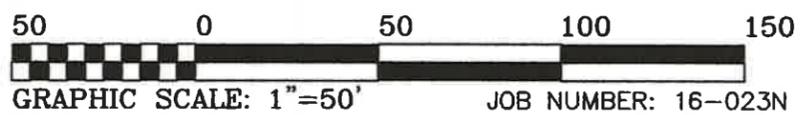
A LEICA TS12 TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS COMPLETED ON 8-1-2016, HAS A CLOSURE PRECISION OF ONE FOOT IN 23,874 FEET, AN ANGULAR ERROR OF 00°00'05\"/>

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.

THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA AS PER FIRM FLOOD INSURANCE RATE MAP OF DAWSON COUNTY, GA FLOOD MAP NUMBER 13085C0150B EFFECTIVE DATE: SEPTEMBER 26, 2008.

AREA = 0.34 ACRE (14,966 SQ.FT.)



PREPARED BY:
BENCHMARK
LAND SURVEYING, P.C.
 4012 DARRYL LANE
 GAINESVILLE GEORGIA 30506
 PHONE: 770 532 7203
 EMAIL: benchmark.inc@mindspring.com

PLAT OF BOUNDARY SURVEY FOR:
DONALD W. MOSS ESTATE
 BEING TAX PARCEL L06 040 070
 #89 SILVER FOX DRIVE
 LOCATED IN:
LAND LOT - 88
SOUTH HALF DISTRICT-13, SECTION-1
DAWSON COUNTY, GEORGIA

SCALE: 1" = 50' DATE: 8-2-2016