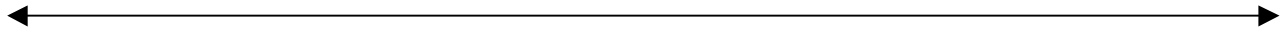


Dawson County Variance Application



The following items are required to
process a Variance Request:

1. A check or money order made out to the Dawson County Planning & Development Service
2. A completed application form (all questions must be answered).
3. A completed property owner authorization form.
4. Names and addresses of all adjoining property owners.
5. A legal description or recorded plat of the property.
6. A site plan drawn to scale, showing all information pertinent to the variance request. Also, a copy reduced to an 8 ½” X 11” size. (Commercial variances require a professionally prepared site plan with the surveyor or engineer’s seal and please provide an electronic copy of 8 ½ x 11 size shown as landscape setup).
7. Any other information deemed applicable to the variance request by the Planning Department or the Planning Commission.
8. Current Tax Receipt Indicating “PAID” Status from Tax Commissioners Office.
9. 8 1/2 x 11 Location Map of Property from an Atlas.
10. Written statement (letter) explaining hardship and proposed resolution.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

It is understood by the applicant that this application is to be heard by the Dawson County Planning Commission under the provisions of the regulations of Dawson County. It is the responsibility of the applicant to present sufficient evidence to justify a variance from the adopted regulations.

Please check for most current version of application by date of revision below.

Revised 04/12/2007

Dawson County Board of Commissioners

<p align="center">Chairman Mike Berg 176 Overlook Circle Dawsonville, GA 30534 (706) 216-3132 or (404) 713-1540 Fax (706) 216-7110 mlberg@alltel.net</p>	<p align="center">District 3 Mike Connor 300 Waterfront Park Lane Dawsonville, GA 30534 706-216-2283 mbconnor@gmail.com</p>
<p align="center">District 1 Gary Pichon 4265 Afton Road Marble Hill, GA 30148 706-265-4534 gwpcbp@alltel.net</p>	<p align="center">District 4 Julie Hughes Nix 87 Julington Court Dawsonville, GA 30534 (706) 216-6785 julington@alltel.net</p>
<p align="center">District 2 Frank Craft 201 Richmond Drive Dawsonville, GA 30534 (706) 265-3896 frankcraftD2@aol.com</p>	<p align="center">County Manager Phil Anderson P.O. Box 192 Dawsonville, GA 30534 (706) 344-3501 Fax (706) 344 -3504 panderson@dawsoncounty.org</p>

Current Planning Commission Members

<p align="center">Dick Bergen 158 River Overlook Road Dawsonville, GA 30534 (706) 216-7005 Fax (706) 216-5530 dmbergen@alltel.net</p>	<p align="center">Lionel Graves 224 Park Cove Road Dawsonville, GA 30534 (706) 216-0177 lgbeaky@yahoo.com</p>
<p align="center">Jason Hamby 1362 Bailey Waters Road Dawsonville, GA 30534 (706) 265-1382 bhamby@syclone.net</p>	<p align="center">Robert L. (Bob) Corey 1061 Riverbend Road Dawsonville, GA 30534 (706) 216-3409 salcorey@yahoo.com</p>
<p align="center">Vernon Smith 182 Eastview Drive Dawsonville, GA 30534 (706) 216-7594 ysmith@lakeviewpublishing.com</p>	<p align="center">ALTERNATE INFORMATION DICK BERGEN – MIKE WENSON, 64 TAYLOR CT. DAWSONVILLE, GA 30534 (706) 216-1511 mwenson@aol.com VERNON SMITH – PETE HILL, 45 HEATH ROAD, DAWSONVILLE, GA 30534 (706) 531-9998 pete@hda-architects.com JASON HAMBY – CRAIG PRICE, 10811 BIG CANOE, JASPER, GA 30143 (706) 579-1982 jeprice@alltel.net ROBERT COREY– KURT KRATTINGER, 243 BLACKS MILL ROAD, DAWSONVILLE, GA 30534 (706) 216-4722 kurtkrattinger@aol.com LIONEL GRAVES – ARLENE MCCLURE, 1006 STOWERS RD. DAWSONVILLE, GA 30534 (706)216-1483 cnmcclure@aol.com</p>

2007 VARIANCE SUBMITTAL AND BOARD MEETING SCHEDULE

Submittal Date; 12:00 noon	Planning Commission Meeting Date 7:00 p.m.
December 15, 2006	January 16, 2007
January 19, 2007	February 20, 2007
February 16, 2007	March 20, 2007
March 16, 2007	April 17, 2007
April 20, 2007	May 15, 2007
May 18, 2007	June 19, 2007
June 15, 2007	July 17, 2007
July 20, 2007	August 21, 2007
August 17, 2007	September 18, 2007
September 21, 2007	October 16, 2007
October 19, 2007	November 20, 2007
November 16, 2007	December 18, 2007
December 21, 2007	TBA

Applications must be submitted by **12:00 Noon** on the date listed above under Submittal Date. **There are NO exceptions!!** The applications must be completely filled out or the request will be delayed until the next Submittal Deadline. If you file prior to the submittal deadline, this office does not accept applications after 4:00 p.m. any day.

Please be aware that each submittal deadline cycle has a maximum agenda item number of (8) eight applications. If that number is met, then your application will be placed on the next cycle of dates.

Please be aware that the above schedule is subject to change. Check your local newspaper for meeting times and dates. If you have any questions, please call the office at 706-344-3604.

Both Planning Commission and Board of Commissioners Meetings are held in the
Community Room at Rock Creek Park Sports Complex at 445 Martin Road,
Dawsonville, Georgia off Hwy. 9 South.

***Currently the Planning Commission meetings begin at 7:00 p.m. and
the Board of Commissioners meetings begin at 6:00 p.m.***

DAWSON COUNTY FEE SCHEDULE FOR APPEALS, REZONE, SPECIAL USE, HOME OCCUPATION AND VARIANCE REQUESTS

RA	(Residential Agricultural)	\$150.00
R-1	(Residential Single Family Restricted)	\$250.00
R-2	(Residential Single Family)	\$250.00
R-3	(Residential Multi-family)	\$350.00
R-PCD	(Residential Planned Comprehensive Development)	\$500.00
MHP	(Manufactured Home Park)	\$300.00
C-RB	(Commercial Rural Business)	\$500.00
C-CB	(Commercial Community Business)	\$500.00
C-HB	(Commercial Highway Business)	\$2,500.00
C-PCD	(Commercial Planned Comprehensive Development)	\$2,500.00
**ADDED FEE ACCORDING TO LAND RESOLUTION SECTION 404.I		\$400.00
		TOTAL \$2,900.00
C-OI	(Commercial Office Institutional)	\$2,500.00
C-IR	(Commercial Industrial Restricted)	\$2,500.00
Communication Tower (Conditional Use)		\$2,500.00
Home Occupation		\$50.00
Variance		\$300.00
Special Use Permits are based on the Current Zoning District		VARIES
Appeals		\$225.00

The fee schedule is subject to change by the Board of Commissioners. Please check with the Department of Planning & Development if there is any question.

THE VARIANCE PROCESS (how it happens)

A variance is a request to vary from standards established in any written ordinance or resolution. It is not a rezoning and does not change the use classification of a parcel of land. A variance cannot be requested to allow a use that is not permitted under the current classification, this would require a rezoning. A variance from established rules may be allowed if the facts that make the variance necessary are unique to this parcel and the applicant did not create hardships.

The process of requesting a variance begins with the submittal of the required information and the payment of the fee. This is the first step of the gathering of the required information by the staff. Then the advertising for the hearing in the local paper. Next, is the public hearing phase. The variance process is normally completed in one public hearing. This hearing is before the Planning Commission Board. At the meeting, the particulars of the request will be read aloud and the applicant will be asked to present the request and state why the variance is needed. Others in support will be allowed to speak next. Then anyone in opposition to the request will be allowed to speak. Ten minutes are allowed per side (not per person), though in a complicated matter, more time may be allowed. If any questions come up during the hearing, the applicant may be asked for clarification. After hearing all of the information, the Board will vote and either APPROVE or DENY the request.

Advertised Public Hearings are mandated by State Law and required by the Board of Commissioners to give the citizens a voice in what happens in their community.

The submittal deadlines shown on the schedule included in this package are designed to allow the staff to meet the minimum requirements of the law as it relates to advertising. It is imperative that all required information be submitted on time. If an incomplete application is discovered the process cannot begin and the applicant could be delayed by at least a month. The items listed as necessary by this application are required by law or are needed by the staff to provide information to the Board.

Please be aware that the maximum number of applications taken per submittal deadline cycle is 8 (eight) as stated in the Dawson County Land Use Resolution. If the particular submittal deadline cycle is maxed out, then you will be placed on the next months cycle.

Please note that you will be given a zoning sign at the time of submitting your application that shall be posted on the property. It is the responsibility of the property owner to maintain the sign in a CLEAN, LEGIBLE manner such that is readily visible from adjoining roadways and REMAINS POSTED until final hearing from Board. Signs will be periodically checked to ensure compliance. Should your sign not maintain to stay posted your request could be tabled to next meeting.

It is the applicant's responsibility to attend the Public Hearings and be able to answer questions about the project. If you are uncomfortable in this role, you may want to seek the help of a lawyer, surveyor or other professional. **FAILURE TO APPEAR AT MEETINGS CONSTITUTES ABANDONMENT AND DISMISSAL OF THE CASES, UNLESS THE APPLICANT SHOWS JUST CAUSE BY REASON OF ILLNESS OR HEALTH OR OTHER EMERGENCY WITHIN A REASONABLE TIME, IN WRITING, AND ACCOMPANIED BY NEW COSTS FOR RE-ADVERTISEMENT AND HEARING.**

Upon receipt of completed application and attachments, the Planning & Development Staff will conduct an analysis and make a recommendation to the Board(s). This is a recommendation only, the Board will make the final decision.

If you have any questions about the process, what is required or the forms in this packet, please call the Department of Planning & Development at 706.344.3604.

PLEASE BE AWARE THAT THERE WILL BE VISITS TO SUBJECT PROPERTY BY PLANNING STAFF, PLANNING COMMISSION MEMBERS AND POSSIBLY BOARD OF COMMISSION MEMBERS. THIS IS NECESSARY TO MAKE SOUND DECISIONS ON YOUR REQUEST. PROPERTY SHOULD BE ACCESSIBLE TO COUNTY STAFF OR ITS AGENTS AT ALL TIMES.

DAWSON COUNTY VARIANCE APPLICATION

This portion to be completed by Planning Staff

VR _____ TMP _____

Submittal Date _____ Time _____ am pm Rec'd. by _____
Staff initials

Planning Commission Meeting Date _____

APPLICANT INFORMATION

Printed Name _____ Phone # _____

Mailing Address _____

Signature _____ Date _____

Status Owner Authorized Agent Lessee Option to purchase

Notice: If applicant is other than owner, enclosed Property Owner Authorization form must be completed.

PROPERTY INFORMATION

Street Address of Property _____

Direction to the Property _____

Tax Map # _____ Parcel # _____ Current Zoning _____

Land Lot(s) _____ District _____ Section _____

Commission District # _____ Building Permit # _____ (if applicable)

Subdivision Name _____ Lot # _____

Failure to complete all sections will result in rejection of application and unnecessary delays.

REQUESTED ACTION

A Variance is requested from the requirements of Section # _____ of the Zoning Resolution/Subdivision Regulations/Other
(Explain): _____

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 other (explain)

_____ instead of the required distance of _____ required by the regulations.

Lot Size Request for a reduction in the minimum lot size from _____ to _____

Home Occupation Variance to operate _____ business from home.

Other (explain request): _____

If other variances requested on 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 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:

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

3. Describe why granting a variance would not be detrimental to the public health, safety or welfare and not be materially injurious to properties in the near vicinity:

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

Submit clear explanation of all four 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 _____ 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 _____

Signature of applicant or agent _____ Date _____

Mailing address _____

City, State, Zip _____

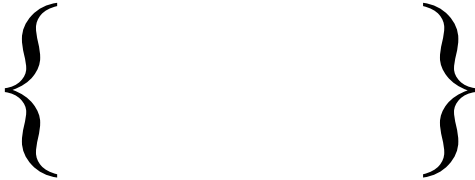
Telephone Number _____



Printed Name of Owner(s) _____

Signature of Owner(s) _____ Date _____

Notary Public _____ Date _____



Notary 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 at the Planning Office using the Tax Map Parcel Map listing any parcel(s) adjoining or adjacent to parcel where variance or rezone is being requested.**

Name

Address

TMP# _____ 1. _____

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.

Date _____

Signature _____

Witness _____

WITHDRAWAL

I hereby withdraw application # _____.

Date _____

Signature _____

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

Withdrawal of Application.

Withdrawals of any application may be accommodated within the Planning Department 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.

RECEIPT OF ZONING SIGNAGE

In order to insure that the correct information is included on the public notice sign, the Department of Planning and Development will prepare the sign for the applicant and present sign at time of application submittal.

It is the applicant's responsibility to insure that the public notice sign is posted correctly and maintained for the duration of the application process. Public notice signs that have been posted incorrectly could be postponed.

I _____ AM IN RECEIPT OF
APPLICANTS PRINTED NAME

ZONING SIGN FOR APPLICATION SUBMITTED

_____ TO _____ WITH AN
DATE OFFICE PERSONNEL

ASSIGNED APPLICATION NUMBER

REZONE OR VARIANCE CASE #

AND AGREE TO POST SIGN ON PROPERTY BY

DATE: _____

SIGNED: _____
APPLICANT

WITNESS: _____
OFFICE PERSONNEL

