



**DAWSON COUNTY VARIANCE APPLICATION**

25 Justice Way, Dawsonville, Georgia 30534

**APPLICANT INFORMATION** (or Authorized Representative)

Printed Name: Simply Southern Consturction LLC (James Callas)

Address: \_\_\_\_\_

Dawsonville, Ga. 30534

Contact Email: \_\_\_\_\_ Telephone #: \_\_\_\_\_

Status:  Owner  Authorized Agent  Lessee

**PROPERTY INFORMATION**

Street Address of Property:

23 Sourwood Trail Dawsonville Ga. 30534

Land Lot(s): 394 District: 13 Section: 1

Subdivision/Lot: Athens Boat Club / \_\_\_\_\_

Building Permit #: \_\_\_\_\_ (if applicable)

**REQUESTED ACTION**

A Variance is requested from the requirements of Article # chap 121 Section # 121-67 of the Land Use Resolution/Sign Ordinance/Subdivision Regulations/Other.

Front Yard setback  Side Yard setback  Rear Yard setback variance of 32 front feet to allow the structure to:  be constructed;  remain a distance of 8' feet from the  property line, or  other: Right Side 2' Variance Three Left 1' Variance ONE

instead of the required distance of 5 side feet as required by the regulations.

Home Occupation Variance: \_\_\_\_\_

Other (explain request): \_\_\_\_\_

If there are other variance requests for this site in past, please list case # and nature of variance:

Left Side Variance - one ft - so 4 ft off side  
Right Side Variance - Three ft - so 2 ft off side.

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Variations to standards and requirements of the Regulations, with respect to setbacks, 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:**

Because of the location of the septic system and the room needed for the system the home must be over the required setback lines. We using the garage part of the footprint for the addition and some front and side lines.

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

Being the home was build and the footprint made before the county inforced the restrictions that are in place today. By adding new to the old part, the varaince will bring every thing to be certified by the county.

**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:**

There has been a home on this lot for over 50 years with no public problems with the same footprint.

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

By granting this variance it would bring the home up to county standards for the neighborhood, and the standards for the neighborhood.

Add extra sheets if necessary.



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I understand that my request will be acted upon at the Planning Commission 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 Cullen*

Date: 4-27-23

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.

**THIS SECTION TO BE COMPLETED BY STAFF.**

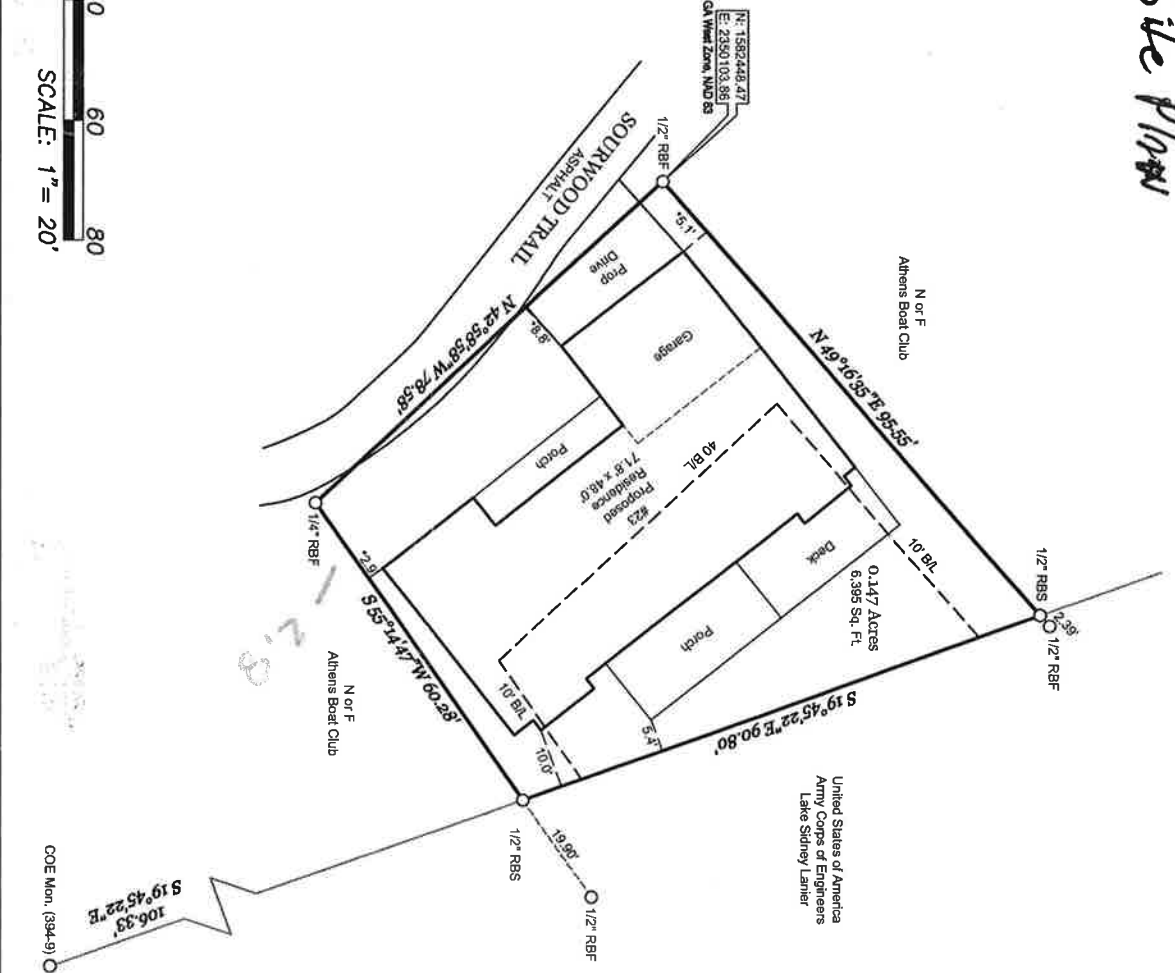
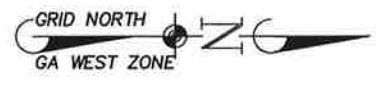
VR 22- \_\_\_\_\_ Tax Map & Parcel# \_\_\_\_\_

Zoning: \_\_\_\_\_ Commission District #: \_\_\_\_\_

Submittal Date: \_\_\_\_\_ Time: am/pm Received by: \_\_\_\_\_ (staff initials)

Fee Paid: \_\_\_\_\_ Planning Commission Meeting Date: \_\_\_\_/\_\_\_\_/2022

# Site Plan



NOTES:  
 1.) Boundary information is based on a Survey of Athens Boat Club Lot A-21 for Susan Colman dated 07-11-2022 by Mcwhorter and Anderson.  
 2.) The purpose of this plan is to show the proposed location of the house and driveway for a variance and was prepared at the request of Jim Callers

Zoning VCR  
 Front : 40' \* Variance to be applied for to reduce setback  
 Side : 10' \* Variance to be applied for to reduce setback  
 Rear : N/A

Variance Site Plan of Athens Boat Club, Lot A19, for:  
**CHAD TALLANT**  
 Land Lot 394, South Half of the 13th Dist, 1st Sect.  
 Dawson County, Georgia  
 04-28-2023

**Mcwhorter & Anderson**  
 LAND SURVEYING & CIVIL ENGINEERING

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 Cumming, GA 30040  
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**Statement of Hardship.**

This home has been on this lot for a long time. It was built back before Dawson County had the zoning restrictions. It is in Athens Boat Club which is a Leased property which was formed before the zoning of VCR. Because it is a leased property there were not lot lines recorded and lots were marked by an acting board member at the time. This was done by driving a pin in the ground and measuring with a tape. At the time they did not go by any zoning restrictions, as there were none. This puts a hardship on the owners currently, so to help bring them up to the current zoning requirements the only option they have is to ask for variances in the requirements. They are doing surveys by a certified surveyor and having it recorded so that they county and Athens Boat Club will have a record of the property. This has been a great help to clear up each lot and to give everyone a chance to improve their property. automobiles, and to remove the existing trailer to build a new home with a garage. Moving it closer to he road will help with any future septic issues if needed.