



# DAWSON COUNTY VARIANCE APPLICATION

25 Justice Way, Dawsonville, Georgia 30534

### APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Eric Kumpel

Address: 1055 Chestatee Point, Dawsonville, GA 30534

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

Status:  Owner  Authorized Agent  Lessee

### PROPERTY INFORMATION

Street Address of Property:

1055 Chestatee Point, Dawsonville, GA 30534

Land Lot(s): 151 District: 13TH Section: 1ST

Subdivision/Lot: CHSTEE PT / LT 32

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

### REQUESTED ACTION

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

Front Yard setback  Side Yard setback  Rear Yard setback variance of 6 feet to allow the structure to:  be constructed;  remain a distance of 4 feet from the  property line, or  other: (left side) instead of the required distance of 10 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:

\_\_\_\_\_



## DAWSON COUNTY VARIANCE APPLICATION

25 Justice Way, Dawsonville, Georgia 30534

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:**

---

Due to the requirement of a 10' side yard set back, the property is unable to

---

accommodate an attached 2 car garage for the protected storage of owner's vehicles

---

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

The combination of the prior owner's placement of the main dwelling and the

---

septic field, as well as the steep slope of much of the yard, make it impossible

---

to place the garage in another location

---

**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 intended purpose of the residential garage space is to store only non-

---

commercial vehicles. Additionally, we have spoken to the neighbor bordering on

---

the property line in question and he takes no issue with the location of the garage

---

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

The regulation's purpose is to protect homeowners from unwanted encroachment

---

of their property. In this scenario, the neighbor affected has no problems and is

---

actually a proponent of the proposal

---

Add extra sheets if necessary.



**DAWSON COUNTY VARIANCE APPLICATION**  
 25 Justice Way, Dawsonville, Georgia 30534

**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 of any parcel(s) adjoining or adjacent to parcel where variance or zoning is being requested. Please add additional sheets if necessary.

	<b>Name</b>	<b>Address</b>
TMP <u>  L08  </u> - <u>  030  </u>	1. DANA WEBSTER, 1047 CHESTATEE PT, DAWSONVILLE, GA 30534	_____
TMP <u>  L08  </u> - <u>  032  </u>	2. KYLE DAVIS, 1075 CHESTATEE PT, DAWSONVILLE, GA 30534	_____
TMP <u>  L08  </u> - <u>  043  </u>	3. NANCY AND WARREN KING, 1038 CHESTATEE PT, DAWSONVILLE, GA 30534	_____
TMP _____ - _____	4. _____	_____
TMP _____ - _____	5. _____	_____
TMP _____ - _____	6. _____	_____
TMP _____ - _____	7. _____	_____
TMP _____ - _____	8. _____	_____
TMP _____ - _____	9. _____	_____

**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 the Planning Commission agenda 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 may seek the advice of a land use professional if I am not familiar with the zoning and land use requirements.



# DAWSON COUNTY VARIANCE APPLICATION

25 Justice Way, Dawsonville, Georgia 30534

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: [Handwritten Signature]  
Date: 3/29/2023 [Handwritten Signature] 3/29/2023  
[Handwritten Signature] 3/29/2023

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: 23-04 Tax Map & Parcel# LD8-031  
Zoning: VCO Commission District #: 5  
Submittal Date: 3-23 Time: am/pm Received by: \_\_\_\_\_ (staff initials)  
Fee Paid: \_\_\_\_\_ Planning Commission Meeting Date: 5/16/2023

**Variances**

Property Owner Authorization Form

---

This form must be signed by the owner(s) as listed on the deed of record for the subject property. If there is more than one property owner, additional affidavits must be provided. **Only an owner or an authorized agent may speak on behalf of the variance at the public hearing.**

Owner's Name: Eric D. Kumpel and Helen Marie Kumpel

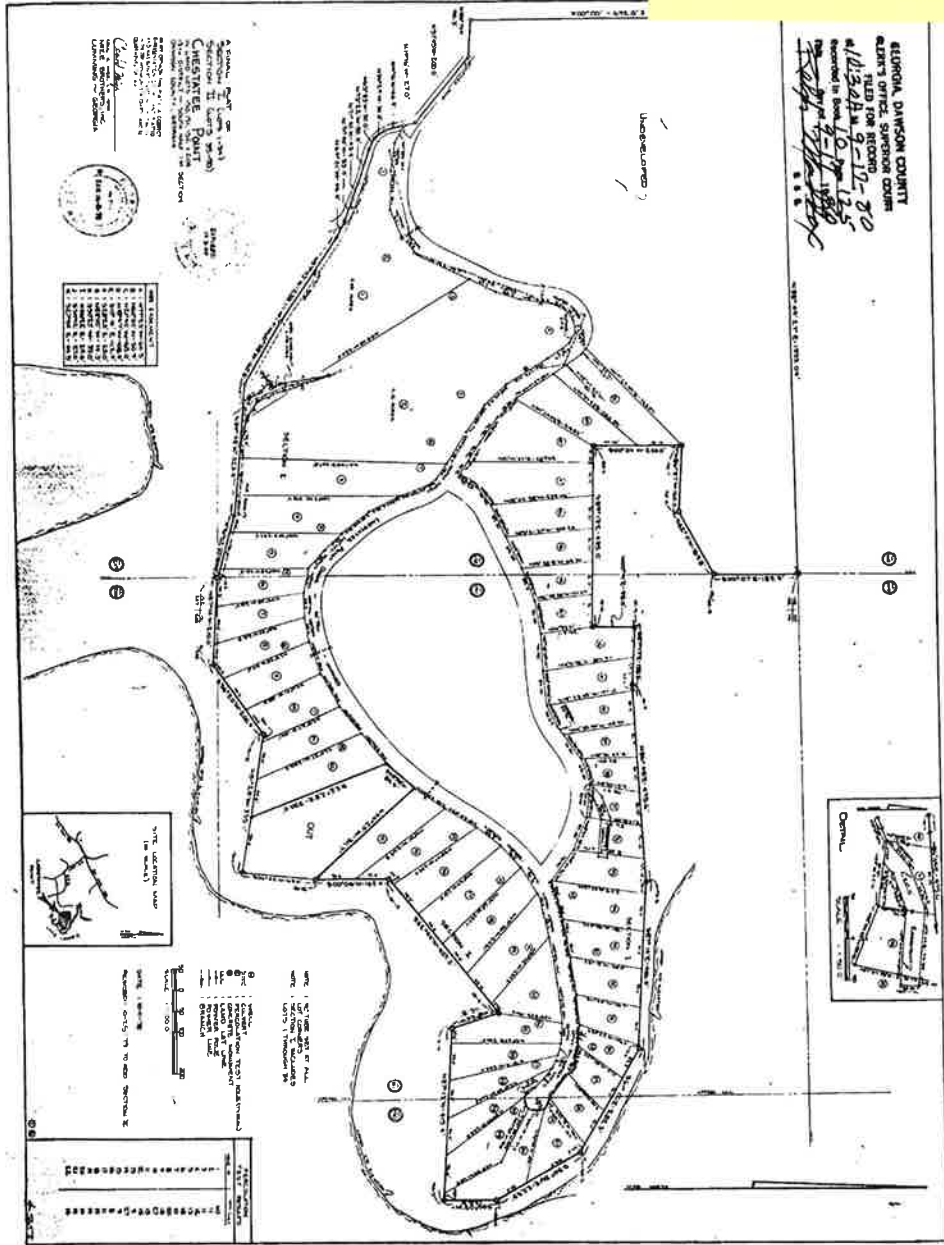
Mailing Address:

1055 Chestatee Point, Dawsonville, GA 30534

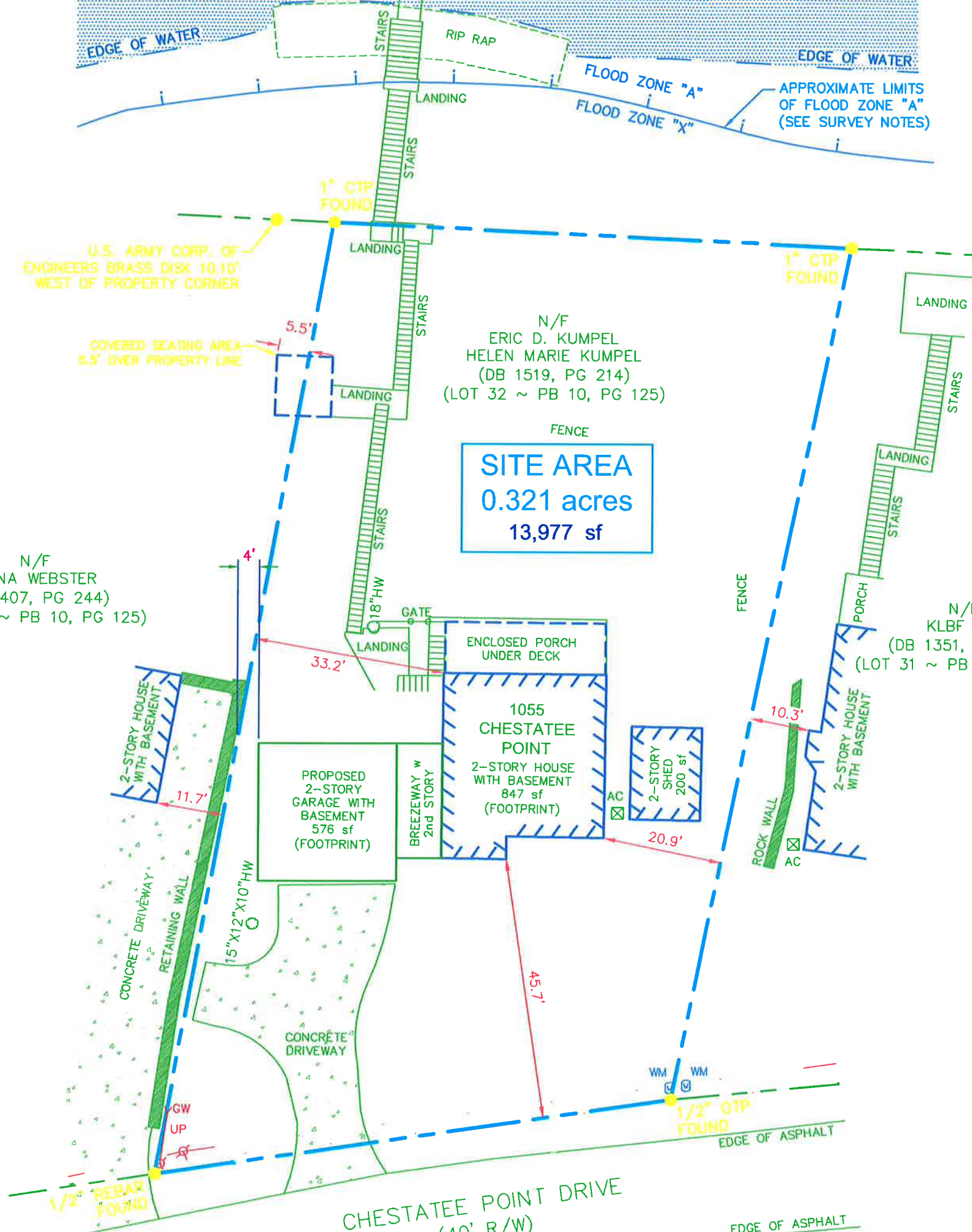
Signature of Owner: *E. Kumpel* Date: 3/29/2023  
*Helen Marie Kumpel* 3/29/2023

Signature of Notary: \_\_\_\_\_ Date: \_\_\_\_\_ Notary  
Stamp

10/125  
Lot 32



27



**SITE AREA**  
 0.321 acres  
 13,977 sf

N/F  
 ERIC D. KUMPEL  
 HELEN MARIE KUMPEL  
 (DB 1519, PG 214)  
 (LOT 32 ~ PB 10, PG 125)

N/F  
 KLBF  
 (DB 1351,  
 LOT 31 ~ PB

N/F  
 VA WEBSTER  
 407, PG 244)  
 ~ PB 10, PG 125)

U.S. ARMY CORP. OF  
 ENGINEERS BRASS DISK 10.10'  
 WEST OF PROPERTY CORNER

COVERED SEATING AREA  
 5.5' OVER PROPERTY LINE

*Site Plan*



**Official Tax Receipt  
Dawson County  
25 Justice Way, Suite 1222  
Dawsonville, GA 30534  
--Online Receipt--**

**Phone: (706) 344-3520  
Fax: (706) 344-3522**

Trans No	Property ID / District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2022 - 18520	L08 031 / 1 LT 32 CHSTEE PT FMV: 463320	\$3927.35	\$0.00 Fees: \$0.00 \$0.00	\$0.00	\$3927.35	\$0.00
<b>Totals:</b>		<b>\$3927.35</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$3927.35</b>	<b>\$0.00</b>

**Paid Date: 10/27/2022**

**Charge Amount: \$3927.35**

**KUMPEL ERIC D & HELEN MARIE  
1055 CHESTATEE POINT**

**DAWSONVILLE, GA 30534**



Scan this code with your mobile phone to view this bill



**GEORGIA DEPARTMENT OF PUBLIC HEALTH  
CONSTRUCTION PERMIT AND SITE APPROVAL  
For On-Site Sewage Management System**

COUNTY: <b>Dawson</b>	SUBDIVISION: <b>CHESTATEE POINT</b>	LOT NUMBER: <b>32</b>	BLOCK: 
PROPERTY LOCATION (ADDRESS/DIRECTIONS): <b>1055 CHESTATEE PT DAWSONVILLE, GA 30534</b> Hwy 53 east, left on Hwy 400, right on Harmony Church Road, left on Chestatee Point, right at stop sign, property on the left.			
I hereby apply for a construction permit to install an On-Site Sewage Management System and agree that the system will be installed to conform to the requirements of the rules of the Georgia Department of Public Health, Chapter 511-3-1. By my signature, I understand that final inspection is required and will notify the County Health Department upon completion of construction and before applying final cover material to the system.			
PROPERTY OWNER'S/AUTHORIZED AGENT'S SIGNATURE:		DATE: <b>06/02/2022</b>	
PROPERTY OWNER'S NAME: <b>Eric Kumpel</b>	PHONE NUMBER:	ALTERNATE PHONE NUMBER:	
PROPERTY OWNER'S ADDRESS: <b>1055 CHESTATEE PT DAWSONVILLE, GA 30534</b>			
AUTHORIZED AGENT'S NAME (IF OTHER THAN OWNER):	PHONE NUMBER:	RELATIONSHIP TO OWNER:	

**Section A — General Information**

1. REQUIRED SETBACK FROM RECEIVING BODIES (wells, lakes, sinkholes, streams, etc.) EVALUATED: <b>(1) Yes (2) No</b>	5. TYPE OF STRUCTURE (single/multi-family residence, commercial, restaurant, etc.): <b>Single-Family Residence</b>	6. SOIL SERIES (e.g. Pacolet, Orangeburg, etc.):
2. WATER SUPPLY: <b>(1) Public (2) Private (3) Community</b>	8. WATER USAGE BY: <b>Bedroom Numbers</b>	10. PERCOLATION RATE / HYDRAULIC LOADING RATE:
3. SEWAGE SYSTEM TO BE PERMITTED: <b>(1) New (2) Repair (3) Addition</b>	7. NO. OF BEDROOMS / GPD: <b>3</b>	11. RESTRICTIVE SOIL HORIZON DEPTH (INCHES):
4. LOT SIZE (SQUARE FEET / ACRES): <b>3 3</b>	8. LEVEL OF PLUMBING OUTLET: <b>(1) Ground Level (2) Basement (3) Above ground level</b>	12. SOIL TEST PERFORMED BY:

**Section B — Primary / Pretreatment**

1. DISPOSAL METHOD: <b>Septic Tank</b>	2. GARBAGE DISPOSAL: <b>(1) Yes (2) No</b>	3. SEPTIC TANK CAPACITY (GALLONS): <b>1000</b>	4. ATU Capacity: <b>0</b>	5. DOSING TANK CAPACITY (GALLONS):	6. GREASE TRAP CAPACITY (GALLONS):
---	---	---	------------------------------	------------------------------------	------------------------------------

**Section C — Secondary Treatment**

1. ABSORPTION FIELD DESIGN: <b>(1) Level Field (2) Serial (3) Drip (4) Bed (5) Distribution Box (6) Mound/Area Fill (7) Other</b>	4. TOTAL ABSORPTION FIELD SQUARE FEET REQUIRED: <b>0</b>	7. NUMBER OF ABSORPTION TRENCHES:
2. ABSORPTION FIELD PRODUCT: <b>Conventional 12x36 gravel &amp; pipe</b>	5. TOTAL ABSORPTION FIELD LINEAR FEET REQUIRED: <b>0</b>	8. SPECIFIED LENGTH OF ABSORPTION TRENCHES:
3. AGGREGATE DEPTH (inches):	6. DEPTH OF ABSORPTION TRENCHES (range in inches): <b>0 0 — 0 0</b>	9. Distance Between Absorption Trenches :

**Permit**

A PERMIT IS HEREBY GRANTED TO INSTALL THE ON-SITE SEWAGE MANAGEMENT SYSTEM DESCRIBED ABOVE. THIS PERMIT IS NOT VALID UNLESS PROPERLY SIGNED BELOW. THIS PERMIT EXPIRES TWELVE (12) MONTHS FROM DATE OF ISSUANCE.

ANY GRADING, FILLING, OR OTHER LANDSCAPING SUBSEQUENT TO ISSUANCE OF A PERMIT MAY RENDER PERMIT

VOID, FAILURE TO FOLLOW SITE PLAN MAY RENDER PERMIT VOID. ANY GRADING, FILLING, OR OTHER LANDSCAPING SUBSEQUENT TO FINAL INSPECTION BY COUNTY HEALTH DEPARTMENT, WHICH ADVERSELY AFFECTS THE FUNCTION OF THE ON-SITE SEWAGE MANAGEMENT SYSTEM, MAY RENDER APPROVAL VOID. INSTALLATION CONTRACTOR IS RESPONSIBLE FOR LOCATING PROPER DISTANCES FROM BUILDINGS, WELLS, PROPERTY LINES, ETC.

ISSUANCE OF A CONSTRUCTION PERMIT FOR AN ON-SITE SEWAGE MANAGEMENT SYSTEM, AND SUBSEQUENT APPROVAL OF SAME BY REPRESENTATIVE OF THE GEORGIA DEPARTMENT OF PUBLIC HEALTH OR COUNTY BOARD OF HEALTH SHALL NOT BE CONSTRUED AS A GUARANTEE THAT SUCH SYSTEMS WILL FUNCTION SATISFACTORILY FOR A GIVEN PERIOD OF TIME; FURTHERMORE, SAID REPRESENTATIVE(S) DO NOT, BY ANY ACTION TAKEN IN EFFECTING COMPLIANCE WITH THESE RULES, ASSUME ANY LIABILITY FOR DAMAGES WHICH ARE CAUSED, OR WHICH MAY BE CAUSED, BY THE MALFUNCTION OF SUCH SYSTEM.

APPROVING ENVIRONMENTALIST: 	TITLE: <b>Environmental Health Specialist IV</b>	DATE: <b>06/03/2022</b>	CONSTRUCTION PERMIT NUMBER: <b>OSC04201302</b>
--	---	----------------------------	---

1. SITE APPROVED AS SPECIFIED ABOVE:

**(1) Yes (2) No**

**Notes:**

7' center to center minimum

Install drainfield lines following natural contour

Measure trench depth using up-slope sidewall of trench

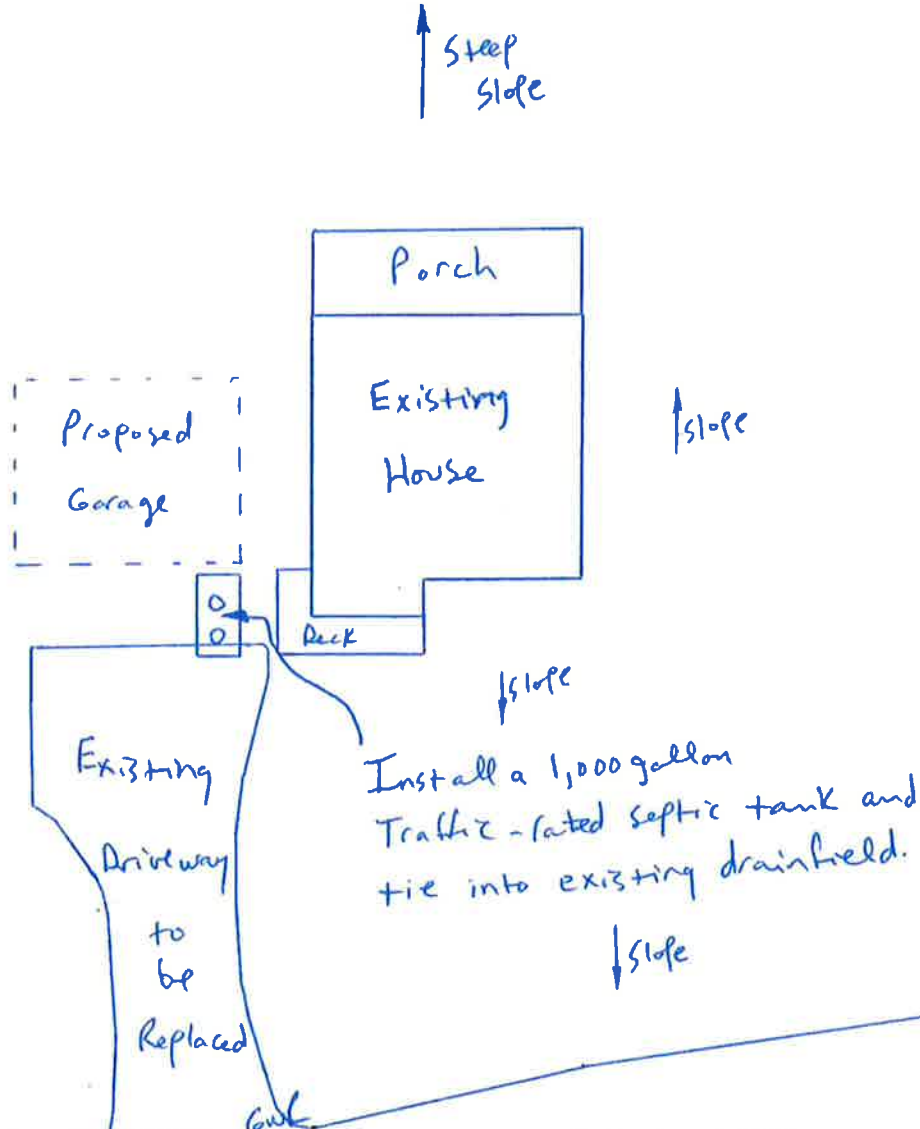
Trench depth:

Linear feet:

Replacing existing septic tank with a 1,000 gallon traffic-rated tank

Owner: Eric Kumpel

Permit # OSC04201302



Issued by: George W. "Bill" Ringle  
Dawson County Environmental Health

Date: June 3, 2022

CHESTATEE POINT

# Statement of Hardship

March 30, 2023

To whom it concerns,

The intent of this letter is to describe the limiting factors of my property at 1055 Chestatee Point and the impact those factors have on my intent to add a 2 car garage to the main building.

As with most of the lots in the neighborhood, the lot is just under a 1/3 of an acre and is situated on a sharp drop-off to the lake in the backyard. Between the sharp drop-off, the septic field, and the chosen location for the main dwelling by the prior owner, there is only one location that the garage can be built. Additionally, the existing concrete driveway established by the prior owner further dictates the garage location.

Given these factors, the rear corner of the proposed garage extends over the side yard setback distance of 10', leaving 4' between the corner and my neighbor, Dana Webster's property line. This still leaves 15' of space between Mr. Webster and my garages.

Also worthy of note, Dana, the neighbor who's property line the variance relates to, is a proponent of the building as he understands my need and believes it would be an improvement to the aesthetic of my property and the entire neighborhood.

Sincerely yours,

Eric Kumpel

1055 Chestatee Point

Dawsonville, GA 30534