



DAWSON COUNTY VARIANCE APPLICATION

25 Justice Way, Dawsonville, Georgia 30534

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Zane Smith

Address: 214 Grizzle Farm Rd
Dawsonville GA 30534

Contact Email: _____ Telephone # _____

Status: Owner Authorized Agent Lessee

PROPERTY INFORMATION

Street Address of Property:
214 Grizzle Farm Rd Dawsonville GA 30534

Land Lot(s): _____ District: _____ Section: _____

Subdivision/Lot: _____ / _____

Building Permit #: _____ (if applicable)

REQUESTED ACTION

A Variance is requested from the requirements of Article # 3 Section # 121-76 of the Land Use Resolution/Sign Ordinance/Subdivision Regulations/Other.

Front Yard setback Side Yard setback Rear Yard setback variance of 5 ft feet to allow the structure to: be constructed; remain a distance of 15 ft feet from the property line, or other : _____ instead of the required distance of 20 ft 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:

SEAL OF DAWSON COUNTY



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Variances 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:

We trusted our contractor to do his due diligence before the building was built, the contractor we used told us confidently that for the building plan we had that we would not have to go through the local code enforcement. After the building was pretty much finished we were then informed by local code enforcement that we did need to go through code enforcement and that the building should be 20 feet from the property line, the building is allegedly 15 feet from the property line according to code enforcement, we are taking all the required steps now to make this right with code enforcement. Please don't punish us over 5 feet when our contractor was honest with us and put us in this stressful situation.

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

We are in this situation due to the dishonesty and negligence of the contractor we used. It is not affecting any of our neighbors or their properties in any way, we are trying to fulfill the code requirements now and ask for the 5 feet to be accepted as an exception to the code.

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 building will be used for our personal storage needs, a small boat, holiday decor etc. If anything this addition will actually add value to our property and thus to the neighborhood as a whole.

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

We are doing everything in our power to complete the code requirements, we wouldn't be in this situation if our contractor had been honest and did his due diligence with the local code enforcement, the only exception we need granted is the 5 foot difference, everything else will be within regulation.

Add extra sheets if necessary.

DAWSON COUNTY

To whom it may concern,

As previously stated on the variance application, the hardship that has arisen is due to the dishonesty and negligence of the local contractor we used. The contractor has been working in this area for years, so we trusted him when he confidently told us that we would not need to go through local code enforcement for the building plan we had, if we had known we would have of course completed the code enforcement requirements before building. The building has been up for almost a year now, and then we were suddenly blindsided by the local code enforcement that there are permits/requirements for the building that was already built. Our building does not affect any of our neighbors or their property, it is not an eyesore, it is barely noticeable unless you are on our property. This will, if anything, increase the value of our property and thus the neighborhood as a whole. The building is 15 feet from the property line, we ask that the 5 feet difference be accepted as we are doing everything in our power to complete the code enforcement regulations now. We will be affected financially and emotionally if this building is not approved, we hope this matter can be resolved quickly and civilly.

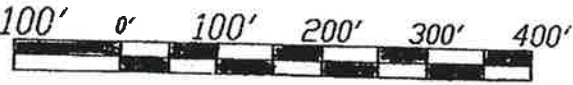
Thank you for your time,
Zane Smith

IN MY OPINION THIS IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW. THE TRAVERSE ON WHICH THIS SURVEY IS BASED WAS CALCULATED BY LATITUDES AND DEPARTURES AND FOUND ACCURATE TO ONE PART IN 9,997. THIS SURVEY IS SUBJECT TO EXISTING RIGHTS OF WAYS, EASEMENTS AND ENCROACHMENTS NOT OF RECORD OR, OF LOCAL KNOWLEDGE NOT APPARENT ON THE GROUND. THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA AS SHOWN ON FLOOD STUDY MAP PANEL NUMBER 130304-H-15. THE EQUIPMENT USED WAS A THEODOLITE AND EDM.

---LEGEND---
 IPF--- IRON PIN FOUND
 IPS--- IRON PIN SET
 R/W--- RIGHT OF WAY
 N/F--- NOW OR FORMERLY
 CMF--- CONCRETE MONUMENT FOUND
 CMS--- CONCRETE MONUMENT SET
 LLC--- LAND LOT CORNER
 LLL--- LAND LOT LINE
 XXX--- FENCE

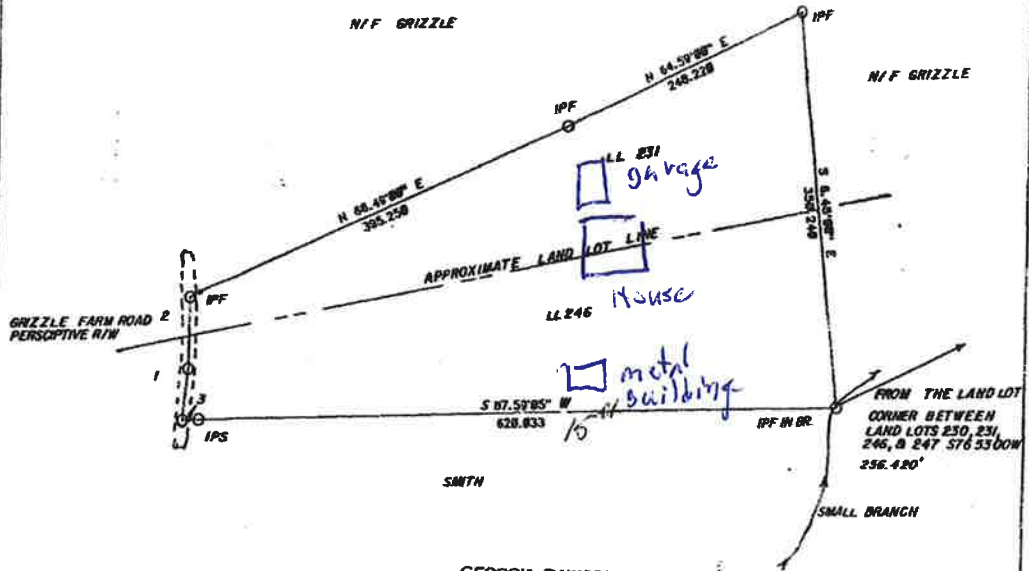
DEED REFERENCE: DEED BOOK PAGE
 PLAT REFERENCE: PLAT BOOK PAGE
 PLAT BY NORTH-CENTRAL LAND SURVEYING
 FOR CLYDE SMITH DATED APRIL 04, 1999.

NUMBERED CALLS
 1-- N 06 23'00" E 46.622'
 2-- N 00 48'00" E 63.200'
 3-- S 87 59'03" W 15.860'



GRAPHIC SCALE

3.230 ACRES



GEORGIA, DAWSON COUNTY
 CLERK'S OFFICE, SUPERIOR COURT
 FILED FOR RECORD
 of 830A in 11-13-91
 Recorded in Book 29 Page 143
 this 13th day of Nov 1991
 Curtis Campbell
 CLERK

--- SURVEY FOR ---

BRADLEY E. and CAROL H. SEITZ
 COUNTY OF: DAWSON STATE OF: GEORGIA DATE: OCTOBER 08, 1991
 DISTRICT: 13th SOUTH HALF LAND LOT: 231 - 246 SCALE: 1" = 100'
 NORTH-CENTRAL LAND SURVEYING
 ALTO, GEORGIA
 778-3821



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