



DAWSON COUNTY VARIANCE APPLICATION

25 Justice Way, Dawsonville, Georgia 30534

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Jaelyn Haynes

Address: _____

Contact Email: _____ Telephone # _____

Status: Owner Authorized Agent Lessee

PROPERTY INFORMATION

Street Address of Property:

247 Mountain View Rd

Land Lot(s): 127 District: _____ Section: _____

Subdivision/Lot: Fern Valley Forest / _____

Building Permit #: _____ (if applicable)

BRES-10-2022-18429

REQUESTED ACTION

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

Front Yard setback Side Yard setback Rear Yard setback variance of 11 feet to allow the structure to: be constructed; remain a distance of 29 feet from the property line, or other: _____

instead of the required distance of 40 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: _____

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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:

Enforcement would cause a financial hardship in excess of \$20,000.00 to relocate the home as well as the utilities.

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

We are asking that the house be permitted to remain in its current placement to avoid disassembly and potential damage during relocation. Septic and utilities are already in place.

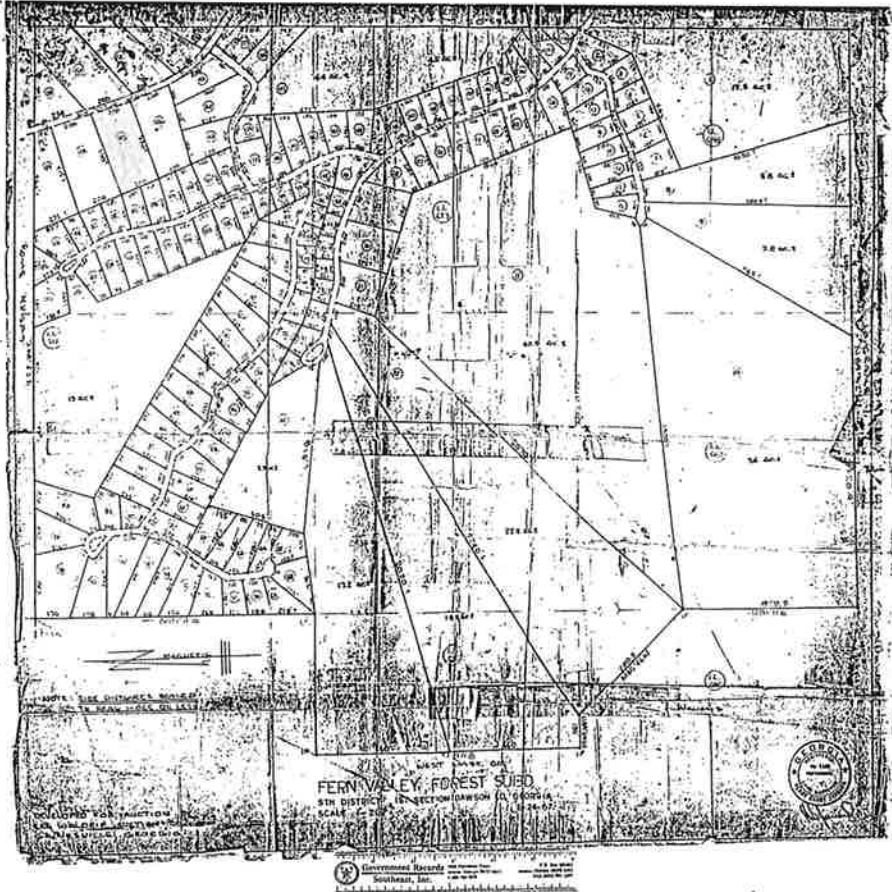
3. Describe why granting a variance would not be detrimental to the public health, safety, morals or welfare and not be materially injurious to properties in the near vicinity:

Permitting the house to remain in its current placement will not be harmful or injurious to the public or adjacent properties. The house and additional porch structure will be approximately twenty nine feet from property line parallel to

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

The location of the house will not impede the safety of the public nor will it impede travel on the gravel road.

Add extra sheets if necessary.



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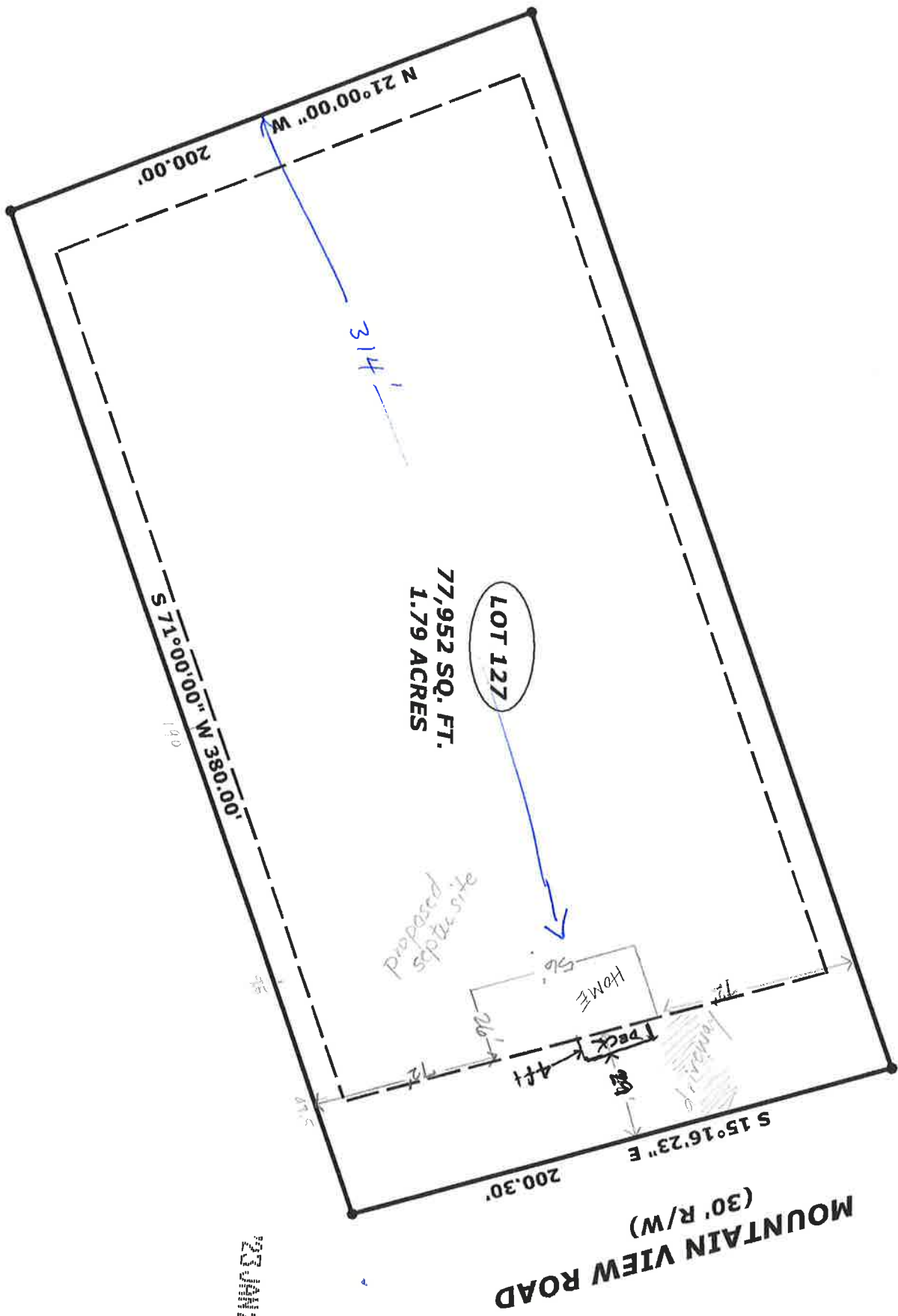
STATE OF GEORGIA
COUNTY OF DAWSON

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I, Justin Power, Clerk of Superior Court in and for said County do hereby certify that the within is a true and correct copy of the original as it appears on file in this office. Witness my official seal and signature of Superior Court this 30 day of August, 2022

DJP Pam Smith
Clerk, Dawson Superior Court

4.



MOUNTAIN VIEW ROAD
 (30' R/W)

234426 212M

LOT # 3

To whom it may concern;

I, Jaclyn Haynes, am requesting a variance on property line setbacks be granted due to a potential financial hardship that would be incurred to move the already placed structure and utilities. The potential costs to move the home and utilities would be in excess of \$20,000.00. The current placement of the home and proposed deck would put the house twenty nine feet from the property line instead of the mandated forty foot front setback. We do not believe the current placement to be a danger or hazard to the public nor a impediment to traffic or adjacent properties. Thank you for your consideration.


1/26/23