



Lumpkin County

Request to the
Planning Commission
for a Variance
to specific regulations

This application must be completed and returned to the Planning Department
no later than the 10th of the month prior to the monthly meeting.

THE APPLICATION IS CONSIDERED PROPERLY SUBMITTED ONLY WHEN COMPLETE
INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

VARIANCES

Chapter. 26, Section 26-353-355; Chapter. 27, Section 27-71

The purpose of a variance is to provide relief when a strict application of the Land Use and Development Codes would impose unusual practical difficulties or unnecessary physical hardships on the applicant.

Unusual practical difficulties and physical hardships may result from:

1. Size shape and dimension of a site.
2. The location of an existing structure.
3. Geographic, topographic, or other conditions that exist at the site.

No variance may be granted from a self-imposed hardship.

The Planning Commission is responsible for considering and making decisions on requests for variances.

Reasonable conditions may be imposed in connection with a variance as deemed necessary to protect the best interest of the surrounding property or neighborhood, and otherwise secure the purpose and requirements of the Land Use and Development Codes.



Lumpkin County, Georgia

Planning Department

342 COURTHOUSE HILL, SUITE A, DAHLONEGA, GEORGIA 30533 (706) 864-6894 FAX: (706) 867-7272

CASE NO.
<input type="checkbox"/> -APPROVED <input type="checkbox"/> -DENIED
<input type="checkbox"/> -MAP AMENDMENT
DATE: _____

REQUIRED INFORMATION FOR ALL APPLICATIONS

Property Owners Name: _____

If applicant is "not" property owner, then Property Owner Authorization Form is required

Applicant's Name: _____

Address: _____

City: _____ State: _____ Zip Code: _____ - _____

Phone: _____

Description of Request:

Existing Land Use: _____

Proposed Land Use: _____

Character Area: _____

Parcel No.: _____ - _____

Property Size: _____ ac (s)

FOR MAP AMENDMENTS ONLY:

Requested amendment to Character Area Map
Designation of property: _____

Office Use Only	
<u>Land Use of Surrounding Properties:</u>	
North: _____	South: _____
West: _____	East: _____

REQUIRED ATTACHMENTS

- _____ Proof of Ownership (Deed)
- _____ Notarized authorization of owner, if not the applicant
- _____ Survey or Map of the property (11" x 17" maximum size)
- _____ Legal Description of the Property
- _____ *Processing and review fee (receipt)*

CASE NO.

I, _____, BY SUBMITTAL OF THIS APPLICATION
 (print name)

hereby request an amendment to the land use plan and / or the future land use map or a variance to specific provisions of the land use code and / or a variance from certain requirements of the subdivision regulations or from specific provisions of other Lumpkin County regulations as described within this application. By signature below I attest that all information provided within and submitted with this application is true and correct to the best of my knowledge.

Signature: _____ Date: _____

**STATE OF GEORGIA
 COUNTY OF LUMPKIN**

The foregoing instrument was acknowledged before me this _____ by
 (date)

_____, who is personally known to me or who has produced
 (Name of Person Acknowledging)

_____ as identification and did (did not) take an oath.
 (Type of Identification)

_____ Notary Public, Commission No. _____
 (Signature)

 (Name of Notary typed, printed or stamped)

NOTE:

The Planning Commission and/or Board of Commissioners, as appropriate, shall consider the following standards in considering any proposal that would result in a special land use approval, variance to character area standards or changes to the Future Land Use Map, giving due weight or priority to those factors that are appropriate to the circumstances of each proposal. Additional and specific standards are also listed under each individual procedure.

- Is the proposed request consistent with the purpose and intent of the character area, village or corridor in which it is located or proposed to be located?
- Is the proposed request consistent with the purpose and intent of this Land Use Code?
- Will the proposed request cause a burden on County infrastructure?
- Is the proposed request compatible with surrounding land uses within the Character Area and adjacent properties?
- Is the proposed request consistent with goals, strategies and policies of the Comprehensive Plan?
- Is the proposed request required to adequately address new or changing conditions or to properly implement the Comprehensive Plan?
- Does the proposed request reasonably promote the public health, safety, morality or general welfare?



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VARIANCE REQUEST FORM

Requested Action

- | | |
|--|---|
| <input type="checkbox"/> Front Setback Variance of _____ feet. | <input type="checkbox"/> Rear Setback Variance of _____ feet. |
| <input type="checkbox"/> Side Setback Variance of _____ feet. | <input type="checkbox"/> Lot Size Variance of _____ acres. |
| <input type="checkbox"/> Mobile Home Variance | <input type="checkbox"/> Appeal of a Administrative Decision |
| <input type="checkbox"/> Other | |

description: _____

Land Use/Development Regulation: _____

Please attach any maps, drawings, letters or any other information concerning this matter.
The Planning Board will make their decision based on the information you provide.

Failure to provide adequate information will result in the application being rejected.

1) What exceptional conditions apply to this particular piece of property requiring the need for a variance from the established standards?

- Size: _____
- Shape: _____
- Topography (if slope a factor, a topographic map must be included) _____
- Other: _____

2) Describe why granting this request would not be a detriment to the public good: _____

3) Describe why the variance would not oppose the intent of the Ordinance: _____

Please submit any other information you believe should be considered with this application and attach as many sheets as necessary

LUMPKIN COUNTY PROPERTY OWNER AUTHORIZATION

This page must be completed when the Applicant for the Variance is
Someone other than the Owner of Record of the Property.

I hereby swear that I am the owner of the property located at (address and /or map and parcel #)

as shown in the deed records of Lumpkin County, Georgia, which will be affected by this
variance request.

By signature below, I hereby authorize the person named below to act as the applicant or agent in
pursuit of the variance requested on this property. I realize that any variance granted, and/or
conditions placed on the property will be binding upon the property regardless of ownership.

Name of Applicant or Agent: _____
(print name)

Address: _____

City, State, Zip Code: _____

Daytime Telephone Number: _____ no pager numbers

Name of Owner: _____ Date: _____
(print name)

Signature of Owner: _____

Notary Public: _____ My Commission Expires: _____

Request for a Hardship Variance

This form must be included in the application when a Variance is requested because of a hardship.

Applicant Name; _____

What is requested; _____

Requested at (give location, address, or tax map and parcel) _____

What is the Hardship; _____

(Be specific on the nature of the hardship, include additional sheets if necessary)

Data to support the hardship must be attached, and must include but is not limited to;

- Letter or letters from Doctors specifying the need for the request.
- Letter or letters from State or County citizen help agencies.
- Tax information and/or financial statements.
- Property information, plats, deeds and / or photographs.
- Any additional information you want considered in the determination of this case.