



# 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 10<sup>th</sup> of the month prior to the monthly meeting.

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

## VARIANCES

(A brief overview)

A variance request is a request by an individual or business asking that they not be required to follow specific regulations currently in place in the county. This request is made because the individual or business believes that abide by the regulation places a great burden on them.

Most regulations are designed with a provision to request a variance from some of the provisions because they understand that there may be certain circumstances that create a need for a variance. Please remember an inconvenience is not a hardship and the fact that the variance would allow for greater savings or profit is not a valid reason.

Variance Requests are not taken lightly by the Planning Commission. They must weigh the reasons given by the applicant against the public good and the purpose and intent of the ordinance in question. In order to grant a variance, the Planning Commission must determine;

- That the conditions requiring the variance are particular to this piece of property and not common to other properties with similar conditions being used within the regulations.
- That the variance, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the regulations.



# Lumpkin County, Georgia

## Planning Department

25 SHORT STREET, SUITE 10, 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 Use: \_\_\_\_\_

Existing Future Land Use Designation: \_\_\_\_\_

Proposed Use: \_\_\_\_\_

Parcel No.: \_\_\_\_\_ - \_\_\_\_\_

Property Size: \_\_\_\_\_ ac (s)

**FOR MAP AMENDMENTS ONLY:**

Requested Future Land Use Designation: \_\_\_\_\_

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

<b>REQUIRED ATTACHMENTS</b>	
_____	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 – Total \$ _____ (See Fee Schedule)

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)

\_\_\_\_\_  
 (Signature) Notary Public, Commission No. \_\_\_\_\_

\_\_\_\_\_  
 (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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CASE NO.

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# VARIANCE REQUEST FORM

**Requested Action**

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

Code Section(s) variance is being requested for: \_\_\_\_\_

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.