



CITY OF DAHLONEGA

Board of Zoning Appeals Agenda

March 17, 2025, 4:00 PM

Gary McCullough Council Chambers, Dahlonega City Hall

In compliance with the Americans with Disabilities Act, those requiring accommodation for Council meetings should notify the City Clerk's Office at least 24 hours prior to the meeting at 706-864-6133.

Vision – Dahlonega will be the most welcoming, thriving, and inspiring community in North Georgia

Mission Statement - Dahlonega, a City of Excellence, will provide quality services through ethical leadership and fiscal stability, in full partnership with the people who choose to live, work, and visit. Through this commitment, we respect and uphold our rural Appalachian setting to honor our thriving community of historical significance, academic excellence, and military renown.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

APPROVAL OF MINUTES

1. Regular Meeting of December 16, 2024
Rhonda Hansard, City Clerk

PUBLIC HEARING

2. BZA-24-8 - Jim Gribben has requested to vary from the Zoning Ordinance as provided below for the property at 277 Hawkins Street - Parcel D07 065:

Relief from Sec. 2001, Minimum setback requirements by zoning district, to reduce the minimum front yard setback from 35 feet to 15 feet and to reduce the minimum left-side yard setback from 15 feet to 12 feet along a non-arterial street in a R-1: single-family residential district. The applicant has requested this relief to construct a residential addition.

OLD BUSINESS

NEW BUSINESS

3. BZA-24-8 - application to vary from the Zoning Ordinance for the property located at 277 Hawkins Street - Parcel D07 065
(This is the action item regarding the application as discussed during Public Hearing 2.)

ADJOURNMENT

Guideline Principles - The City of Dahlonega will be an open, honest, and responsive city that balances preservation and growth and delivers quality services fairly and equitably by being good stewards of its resources. To ensure the vibrancy of our community, Dahlonega commits to Transparency and Honesty, Dedication and Responsibility, Preservation and Sustainability, Safety and Welfare ...for ALL!



CITY OF DAHLONEGA

Board of Zoning Appeals Minutes

December 16, 2024, 4:00 PM

City Hall - Mayor McCullough Council Chamber

In compliance with the Americans with Disabilities Act, those requiring accommodation for Council meetings should notify the City Clerk's Office at least 24 hours prior to the meeting at 706-864-6133.

Vision – Dahlongega will be the most welcoming, thriving, and inspiring community in North Georgia

Mission Statement - Dahlongega, a City of Excellence, will provide quality services through ethical leadership and fiscal stability, in full partnership with the people who choose to live, work, and visit. Through this commitment, we respect and uphold our rural Appalachian setting to honor our thriving community of historical significance, academic excellence, and military renown.

CALL TO ORDER AND WELCOME

Mayor Taylor called the Board of Zoning Appeals meeting to order at 4:00 P.M.

PRESENT

Mayor JoAnne Taylor
Councilmember Roman Gaddis
Councilmember Johnny Ariemma
Councilmember Ross Shirley
Councilmember Lance Bagley
Councilmember Ryan Reagin
Councilmember Daniel Brown

PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

Mayor Taylor moved forward to do the Pledge of Allegiance at the next meeting.

APPROVAL OF MINUTES

Mayor Taylor called for a motion to approve the minutes.

Motion made by Councilmember Gaddis to approve the meeting minutes as written, Seconded by Councilmember Reagin.

Voting Yea: Councilmember Gaddis, Councilmember Ariemma, Councilmember Shirley, Councilmember Bagley, Councilmember Reagin, Councilmember Brown

1. Board of Zoning Appeals Meeting Minutes - September 16, 2024
Sarah Waters, Assistant City Clerk

OLD BUSINESS

NEW BUSINESS

2. (BZA-24-5) Thomas Blackwood has requested three variances from the Zoning Ordinance as provided below for the property at 52 Riley Road (parcel D11 070):
 1. Relief from Sec. 705, One principal building on a lot, to construct one duplex and one single-family dwelling on one lot in a R-3: multiple-family residential district.
 2. Relief from Sec. 2001, Minimum setback requirements by zoning district, to reduce the minimum front yard setback from 35 feet to 15 feet, reduce the

minimum side yard setback from 10 feet to 5 feet, and reduce the minimum rear yard setback from 10 feet to 5 feet along a non-arterial street in a R-3: multiple-family residential district.

3. Relief from Sec. 2002, Minimum lot width, lot size, floor area and density standards, to increase the maximum dwelling units per acre from 8.0 to 9.0, and to reduce the minimum lot area for a duplex from 20,000 square feet to 14,637 square feet, in a R-3: multiple-family residential district.

NOTE: Since public advertising occurred, the applicant has amended his application to request less Code relief as provided in the accompanying materials.

Mayor Taylor turned the meeting over to City Attorney Parks.

City Attorney Parks introduced the matter before the council: Mr. Thomas Blackwood's request for three variances from the Zoning Ordinance regarding the property at 52 Riley Road (parcel D11 070). He invited Mr. Blackwood to present his request.

Mr. Blackwood addressed the council and provided details supporting his request for variances.

The floor was opened for public comments. No audience members expressed a desire to speak on the matter.

City Manager Martin read the Planning Commission's recommendation regarding the request.

Mayor Taylor asked if the parking for the property would be located at the rear of the lot.

Councilmember Shirley thanked Mr. Blackwood for the information and inquired about the specifics of the proposed garage apartment, confirming the variance request for a 15-foot setback. He noted that other homes in the area have similar setbacks and suggested the possibility of shifting the garage closer to the sewer to optimize placement.

Mayor Taylor called for a motion.

Mayor Taylor called for a motion.

Motion made by Councilmember Ariemma to approve as written, Seconded by Councilmember Reagin.

Voting Yea: Councilmember Gaddis, Councilmember Ariemma, Councilmember Shirley, Councilmember Bagley, Councilmember Reagin, Councilmember Brown

Mayor Taylor adjourned the meeting at 4:35 P.M.

Guideline Principles - The City of Dahlonaga will be an open, honest, and responsive city that balances preservation and growth and delivers quality services fairly and equitably by being good stewards of its resources. To ensure the vibrancy of our community, Dahlonaga commits to Transparency and Honesty, Dedication and Responsibility, Preservation and Sustainability, Safety and Welfare ...for ALL!



City Council Agenda Memo

DATE: 3/17/2025
TITLE: BZA-24-8
PRESENTED BY: Allison Martin, Prepared by Doug Parks
PRIORITY Strategic Priority - Communication

AGENDA ITEM DESCRIPTION

(BZA-24-8) Jim Gribben has requested to vary from the Zoning Ordinance as provided below for the property at 277 Hawkins Street (parcel D07 065) to reduce the minimum front yard setback from 35 feet to 15 feet and to reduce the minimum left-side yard setback from 15 feet to 12 feet along a non-arterial street in a R-1: single-family residential district. The applicant has requested this relief to construct a residential addition.

HISTORY/PAST ACTION

The planning commission recommended denial of the front yard setback and approve the left side setback facing the subject property from Hawkins Street.

FINANCIAL IMPACT

None.

RECOMMENDATION

Accept the recommendation of the planning commission.

SUGGESTED MOTIONS

Motion to approve the recommendation of the planning commission.

ATTACHMENTS

Application for BZA-24-8.

November 15, 2024
(updated, 12/23/24)

Dahlonge Planning and Zoning Committee

Robert Conaway, Chairman
James Spivey
James Guy
Noah Steinberg
Michael Feagin
Jane O'Gorman

Thank you for considering our variance request.

My wife and I would like to add to our existing home @ 277 Hawkins Street and it is necessary to request a slight variance to the Front (35' to 15') and Side (15' to 12') set backs.

With small changes to the set backs it would allow us to correct flaws to the home, improve the front appearance and add needed living space. The current living area is 2 bedrooms and 1 bath, we plan to modify to a 3 bedroom and 2 bath area, plus adding much needed storage space that is lacking with many older homes. It would be much better for family living.

The home is located on the dead end portion (extension) of Hawkins Street and there is minimal to no traffic on this dead end section. The only other home (257 Hawkins) on this "extension" of the road is also owned by my wife and I, the 277 home is not visible from the street as it is behind 257 Hawkins Street. This change would not impose any hardship or impact to adjoining neighbors or to the community. There is plenty of parking with the 277 home and even with the change in front set back, there would still be parking for up to 4 cars.

Thank you for your consideration



Jim and JoAnn Gribben
257 Hawkins Street and 277 Hawkins Street
727 698-6900

VARIANCE APPLICATION FORM
CITY OF DAHLONEGA, GEORGIA

Property Owner: Name: JIM + JOANN GRIBBEN
Address: 277 HAWKINS STREET
DAHLONEGA, GA. 30533
Phone: 727 698-6900

Applicant: Name: (APPLEGATE COTTAGE)
(if different from Owner) Address:
Phone:

Agent: Name:
(if applicable) Address:
Phone:

Existing Zoning: RI Proposed Zoning: RI
Existing Use: RESIDENTIAL (NO CHANGE)
Proposed Use: RESIDENTIAL
Acreage of Site: .12 ACRE

Variance Request:
REQUEST FOR ADDITION TO HOME + CHANGE
OF FRONT SETBACK TO 15' & SIDE TO 12'

Location of Property: DEAD END PORTION OF HAWKINS ST.
(Street address) USED ONLY BY HOMEOWNER.

Tax Plat and parcel: ATTACHED

A metes and bounds legal description is required. Also attach a boundary survey of the property if available Please be advised of the following:

- 1) The applicant is bound by the submitted site plan and letter of intent if this application is approved and development must be initiated within twenty-four months or the approved zoning is subject to reversion to its previous zoning by the Governing Body.
- 2) It is the policy (but not a legal requirement) that adjacent property owners and those owners within 150 feet of the subject property are notified by certified mail of the application.
- 3) The following seven questions can be answered within a letter of intent, but failure to answer any one can result in denial of the application.

Complete the following information.

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography that are not applicable to other land or structures in the same district.

TAKING AN OLDER HOME AND IMPROVING APPEARANCE + FUNCTIONALITY. VARIANCE WILL BE TO MAKE SYMMETRICAL WITH CURRENT SCREEN PORCH + FRONT OF HOUSE.

2. A literal interpretation of the provisions of these zoning regulations would create an unnecessary hardship and would deprive the applicant of rights commonly enjoyed by other property owners within the district in which the property is located.

CURRENT 2 BEDROOM, 1 BATH WILL BECOME 3 BEDROOM, 2 BATH AND IMPROVE AS A FAMILY HOME. REQUEST TO GO FROM 35' FRONT TO 15' SETBACK + TO 12' ON SIDE.

3. Granting the variance requested will not confer upon the property of the applicant any special privileges that are denied to other properties of the district in which the applicant's property is located.

YES, CORRECT.

4. Relief, if granted, will be in harmony with the purpose and intent of these regulations and will not be injurious to the neighborhood or general welfare in such a manner as will interfere with or discourage the appropriate development and use of adjacent land and buildings or unreasonably affect their value.

277 HAWKINS STREET IS HIDDEN BY HOME NEXT DOOR + LOCATED ON DEAD END STREET WITH MINIMAL TRAFFIC. NO NEGATIVE IMPACT TO ANY NEIGHBORING PROPERTY.

5. The special circumstances are not the result of the actions of the applicant.

YES, CORRECT.

6. The variance requested is the minimum variance that will make possible the legal use of the land, building or structure.

WE WILL STILL HAVE 12+' ON SIDE + BACK @ 15'
OF HOME, REQUEST FOR FRONT SETBACK ~~20' + 4'~~.
TO 15' + SIDE TO 12'.

7. The variance is not a request to permit a use of land, building or structures which are not permitted by right in the district involved.

YES, CORRECT.

Property Owner's Certification

I hereby request the action contained with this application relative to the property shown on the attached plats and site plan and further request that this item be placed on both the Planning Commission and City Council's agenda(s) for a public hearing.

I understand that the Planning and 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 City council to make an informed determination on my request. I will seek the advice of an attorney if I am not familiar with the zoning and land use requirements.

I understand that my request will be acted upon at the Planning Commission and City Council hearings and that I am required to be present or to be represented by someone able to present all the facts. I understand that failure to appear at the public hearing may result in the postponement or denial of my application. I further understand that it is my responsibility to be aware of relevant public-hearing dates and time regardless of notification from the City of Dahlonega.

I hereby certify that I have read the above and that the above information as well as the attached information is true and accurate.

I certify that I am the owner of the property described in the attached legal description, that all information contained in this application is true and correct to the best of my knowledge, and that the applicant and/or agent listed above is authorized to act as the applicant and/or agent in the pursuit of rezoning of this property.

Signature of Property Owner: 

Printed name of Property Owner: JAMES + JOANN GRIBBEN

Date of Signature: 11/15/24

Signature of Witness:  11-15-24

APPELATE COTTAGE
JIM + JOANN GRIBBEN