

PLANNING AND DEVELOPMENT DEPARTMENT
 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504
 MAILING ADDRESS: PO BOX 1435, GAINESVILLE, GA 30503
 t: 770-531-6809 | f: 770-531-3902



CONDITIONAL USE APPLICATION

Applicant (Name & Mailing Address)

Mattaniah S. Jahn P.A. obo VB BTS II, LLC
935 Main St., Safety Harbor, FL 34695

Phone 727-773-2221
 Email Address mjahn@thelawmpowered.com;
mscicchitano@thelawmpowered.com

Proposed Use Construct a 250' AGL self-support tower and support facilities

Contact Person (Name & Mailing Address)

Mattaniah S. Jahn, P.A
935 Main St., Safety Harbor, FL 34695

Phone 727-773-2221
 Email Address mjahn@thelawmpowered.com;mscicchitano@thelawmpowered.com

Tax Parcel Number 15004 000034
 Location Address 6084 Highway 52, Gillsville, GA 30543

I hereby certify that the above information and all attached information are true and correct.

Sign *Mattaniah S. Jahn* Date: 03/17/23

Applicant must complete all information above. Failure to complete this section will result in the refusal of the application. The Planning Department has 15 days to review all applications and will set the dates for each application. If the application is found insufficient, an agenda date will not be set until the required information is submitted. Please note that the Planning Commission and County Commission dates are tentative.

Property Owner (Name & Mailing Address)

Mattaniah S. Jahn, P.A. obo Mary Alice Segars
935 Main St., Safety Harbor, FL 34695

Phone 727-773-2221
 Email Address mjahn@thelawmpowered.com;
mscicchitano@thelawmpowered.com

Status of Applicant Requested Action

- Owner
 - Option to Purchase
 - Area Resident
 - Other
- Permissive Use:
 HCPC HCC
 Fee: \$ _____
 Receipt #: _____
 Check #: _____
- Zoning: AR-IV Acreage 62.5 Ac

Application Withdrawal: I hereby **withdraw** the application.

Sign _____ Date: _____

Staff Use Only

Application Date: _____ Taken by: _____
 Tentative Planning Commission Date: _____ Tentative County Commission Date: _____
 County Commission District: _____

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VARIANCE APPLICATION

Applicant (Name and Mailing Address)

Mattaniah S. Jahn P.A. obo VB BTS II, LLC
935 Main St., Suite C4
Safety Harbor, FL 34695
 Phone 727-773-2221
 Email Address mjahn@thelawmpowered.com;
mscicchitano@thelawmpowered.com

Property Owner (Name and Mailing Address)

Mattaniah S. Jahn, P.A. obo Mary Alice Segars
935 Main St., Suite C4
Safety Harbor, FL 34695
 Phone 727-773-2221
 Email Address mjahn@thelawmpowered.com;
mscicchitano@thelawmpowered.com

Location of Property 6084 Highway 52, Gillsville, GA 30543

Present Zoning AR-IV Existing Structures Chicken House

Type of Appeal:

- | | | |
|---|--|---|
| <input type="checkbox"/> Setback Variance | <input type="checkbox"/> Front Yard | From <input type="text"/> ft. to <input type="text"/> ft. |
| <input type="checkbox"/> Road Frontage Variance | <input type="checkbox"/> Right Side Yard | From <input type="text"/> ft. to <input type="text"/> ft. |
| <input type="checkbox"/> Sign Variance | <input type="checkbox"/> Left Side Yard | From <input type="text"/> ft. to <input type="text"/> ft. |
| <input type="checkbox"/> Hardship Mobile Home | <input type="checkbox"/> Rear Yard | From <input type="text"/> ft. to <input type="text"/> ft. |
| | <input type="checkbox"/> Road Frontage | From <input type="text"/> ft. to <input type="text"/> ft. |
| | <input type="checkbox"/> Sign Area | From <input type="text"/> ft. to <input type="text"/> ft. |
| | <input type="checkbox"/> Sign Height | From <input type="text"/> ft. to <input type="text"/> ft. |
| | <input type="checkbox"/> Doctor's Letter | <input type="checkbox"/> Terms Agreement |

Supporting Documents: Plat of Property Site Plan
 Deed of Property Floor Plans
 Hardship Statement Other

Fee (Must be paid for application to be complete): \$ 350.00

Hardship Mobile Home:
 I understand that, if granted, the mobile home must be removed from the property when my hardship ceases to exist.

 (Signature)

I hereby certify that the above information is true & correct to the best of my knowledge.

Sign Mattaniah S. Jahn Date 03/17/23

I hereby withdraw this application.

Sign _____ Date _____

Staff Use Only

Application Date: _____ Taken by: _____

Tentative Planning Commission Date: _____ If Appealed County Commission Date: _____

County Commission District: _____

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AUTHORIZATION OF PROPERTY OWNERS

Note: If the applicant is the property owner, please disregard this form.

X Name of owner(s) Mary Alice Segars

X Address 6084 Hwy 52

Gillsville, GA, 30543

X Phone Number 770-869-3921

Name of applicant(s) _____

Address _____

Phone Number _____

I swear that I am the owner of the property which is the subject matter of the attached applications as shown in the records of Hall County, Georgia.

I authorize the person named above to act as applicant in the pursuit of a rezoning, permissive use, or variance of this property.

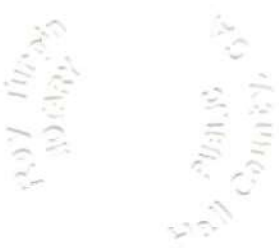
X Signature of Owner(s)
Mary Alice Segars

Personally appeared before me
[Signature]

who swears that the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

Roy Turpin
Notary Public

Date 10/23/2022



Roy Turpin
NOTARY PUBLIC
Hall County, GEORGIA
My Commission Expires 12/20/2025

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CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

This form must be completed by the applicant and property owner, or person representing the property owner, for all zoning actions.

OCGA § 36-67A-3[C] Disclosure of campaign contributions:

(b) When any applicant for zoning action has made, within two years immediately preceding the filing of the applicant's application for the zoning action, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:

- (3) The name and official position of the local government official to whom the campaign contribution was made; and
- (4) The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.

(b) The disclosures required by subsection (a) of this Code section shall be filed within ten days after the application for the zoning action is first filed. (Code 1981, Section OCGA § 36-67A-3[C], enacted by GA L. 1986, page 1269, Section 1, GA L. 1991, page 1365, Section 1).

I hereby certify that I have read the above and that:

I have** _____ I have not _____

within the two years immediately preceding this date, made any contribution(s) aggregating \$250.00 or more to any local government official involved in the review or consideration of this application.

****If you have made such contributions, you must provide the data required below within ten (10) days of filing this application.**

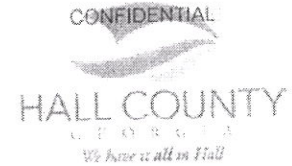
Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: *Mathew S. John* Date: *03/17/23*

Applicant's/Owner's Name (Printed): *Mathew S. John*

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If you have made such contributions, you must provide the data required below within ten (10) days of filing this application.

Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: Mary Alice J. Segars Date: 11-12-2022

Applicant's/Owner's Name (Printed): Mary Alice J. Segars

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STATEMENT OF HARDSHIP

The Hall County Planning Commission has the authority, in specific cases, to grant variances from the terms of the Zoning Regulations when the variance will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the Zoning Regulations will, in specific cases, result in unnecessary hardship and so that the resolution shall be observed, public safety and welfare secured, and substantial justice done. The authority to grant such variances shall be limited to those instances where a hardship is clearly established as required by the Zoning Regulations.

In all cases involving requests for residential variances from the terms of the Zoning Regulations, a plat or survey of the property prepared by a registered surveyor, architect, or engineer shall be required. In all cases involving variances for commercial or industrial uses of land, a site plan of the property prepared by a registered surveyor, architect, or engineer shall be required. Variances may be granted only upon a finding by the board that:

Describe how each situation listed below relates to your application:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography (the hardship must relate to the physical character of the lot and not to a personal or economic hardship).

Please see the enclosed narrative.

2. The application of the requirements of this resolution to this particular property would create an unusual hardship.

Please see the enclosed narrative.

3. Such conditions are peculiar to the particular piece of property involved and not common to other properties in the neighborhood. That is, the application of the regulation would deprive the applicant of the rights commonly enjoyed by others in the neighborhood.

Please see the enclosed narrative.

4. Such conditions are not the result of any actions of the property owner.

Please see the enclosed narrative.

5. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this resolution provided; however, that no variance may be granted for a use of land or building or structure that is prohibited by this resolution. For example, granting the variance would not confer any special privilege that is denied by this regulation to other property in the same zoning district.

Please see the enclosed narrative.

I hereby certify that the above information and all attached information is true and correct.

Applicant

Date

03/17/23