



DAWSON COUNTY VARIANCE APPLICATION

25 Justice Way, Dawsonville, Georgia 30534

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Roberla L. Hastreiter-Heady TTEE, Hastreiter Family GST Exempt Trust, and Dale E. Heady

Address: _____

Contact Email: _____ Telephone # _____

Status: ☒ Owner ☐ Authorized Agent ☐ Lessee

PROPERTY INFORMATION

Street Address of Property:

322 Overlook Circle, Dawsonville, GA 30534

Land Lot(s): 325 District: South Half 13th District Section: 1st Section

Subdivision/Lot: Overlook Subdivision / 26

Building Permit #: _____ (if applicable)

REQUESTED ACTION

A Variance is requested from the requirements of Article # III Section # 121-67 of the Land Use Resolution/Sign Ordinance/Subdivision Regulations/Other.

☐ Front Yard setback ☒ Side Yard setback ☐ Rear Yard setback variance of _____ feet to allow the structure to: ☒ be constructed; ☐ remain a distance of 7.4 feet from the ☒ property line, or ☐ other : _____ instead of the required distance of 15 feet as required by the regulations.

☐ Other (explain request): _____

If there are other variance requests for this site in past, please list case # and nature of variance:



DAWSON COUNTY VARIANCE APPLICATION

25 Justice Way, Dawsonville, Georgia 30534

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:

Please see the extra sheets attached for a detailed

answer to this question (page 1-2). The situation is complicated.

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

Please see the extra sheets attached for a detailed answer to this question (page 1-2).

The situation is complicated.

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:

This request is for a 7.6' variance on the south side of the proposed addition,

and is for the lowest portion of an outside staircase.

(The highest portion of the outside staircase is attached to an upper (2nd floor) outside deck.)

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

It is only the lowest portion of an outside staircase (attached to an outside deck) that is at issue in this variance request,

which would not deter a use of the property, or of the adjacent property, by others. In contrast,

such staircase would make the property far more safe (as a fire escape from the 2nd floor of the proposed addition).

Add extra sheets if necessary.



DAWSON COUNTY VARIANCE APPLICATION

25 Justice Way, Dawsonville, Georgia 30534

List of Adjacent Property Owners

It is the responsibility of the Applicant to provide a list of adjacent property owners. This list must include the name and address of anyone who has property touching your property or who has property directly across the street from your property. Please note this information should be obtained using the Tax Map and Parcel Number listing of any parcel(s) adjoining or adjacent to parcel where variance or zoning is being requested. Please add additional sheets if necessary.

	Name	Address
TMP ^{L10} - 080	1.	Mitchell and Diane Domit, 11 View Point Dr., Dawsonville, GA 30534
TMP ^{L10} - 078	2.	Aimee and Michael Farrell, 340 Overlook Circle, Dawsonville, GA 30534
TMP ^{L10} - 108	3.	Frederick Bickford, 321 Overlook Circle, Dawsonville, GA 30534
TMP -	4.	
TMP -	5.	
TMP -	6.	
TMP -	7.	
TMP -	8.	
TMP -	9.	

APPLICANT CERTIFICATION

I hereby request the action contained within this application relative to the property shown on the attached plats and site plan and further request that this item be placed on the Planning Commission agenda for a public hearing.

I understand that the Planning & 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 to make an informed determination on my request. I may seek the advice of a land use professional if I am not familiar with the zoning and land use requirements.

Additional Sheets – Dawson County Variance Application – June 21, 2024

(322 Overlook Circle, Dawsonville, GA 30534)

(Owner: Hastreiter Family GST Exempt Trust; Roberta L. Hastreiter-Heady, Trustee)

Introduction:

We have been consistently working on a very large and expensive proposed addition to our above-identified property, which we purchased on **July 9, 2002 (22 years ago)** from J. Clint Hood. There have been some very complex issues that we have had to overcome (discussed hereinbelow), which have caused a series of separate setbacks, and many delays. We have selected a builder, and we are ready to have the proposed addition commenced in the next several months.

This “Dawson County Variance Application” is for the **south side** of our proposed addition (at the **south side** of the property, and at the **left side** of the property when facing the street, Overlook Circle), and is for **the lowest portion of an outside staircase (ground level)**. The most upper portion of such staircase is to be attached to a 2nd-floor outdoor deck at the rear of the property (facing Lake Lanier).

Answers to Questions 1. and 2. of the “Dawson County Variance Application”

1. Describe why a strict and literal enforcement of the standards would result in a practical difficulty or unnecessary hardship:

Our architect finalized our architectural plans for a large addition to this property in **December of 2021**, which was long prior to the **April of 2023** change in the Dawson County side yard setback requirements (10' to 15'). We would be unable to construct an outside staircase (attached to an outside 2nd-floor deck) that functions as a fire escape, and a ground access, from the 2nd floor of the property on the south side of the proposed addition. Also, see the section below.

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

The prior owner of this property, J. Clint Hood, **never** disclosed to us, or to our closing attorney, or to our title insurance company, a deed showing that he had sold 0.05 acres of the property (on the south side of our house) to the direct next-door neighbor, Jerome Pulman (now deceased), even though he clearly **knew** very well about such deed (he executed it, and he did so only about one year prior to our purchasing the property from him). Very unfortunately, this deed was **never** discovered by any of several different professionals that we had hired, and paid for: (1) our closing attorney, Russell Hippee Esq., that we hired in **2002**; (2) our title insurance company, Chicago Title Insurance Company, that we hired in **2002**; **or** (3) a survey company that we hired in **2015**, Trail & Son, Inc., and paid, to prepare and record a Plat of Survey of the property with

the Dawson County Planning and Development Department. As a result of the forgoing, such survey, and the acreage that is stated in our deed to the property, are **both incorrect**. (We had a **new** (2nd) Plat of Survey, which is now **correct**, prepared, and recorded with the Dawson County Planning and Development Department on **April 16, 2024**.) We learned about the foregoing sale and deed from our next-door neighbor (at the south side of our house), Mitchell Domit, on or about **May 9, 2023** (***about 21 YEARS AFTER we had purchased the property from J. Clint Hood, and about 1.5 YEARS AFTER the architectural plans for our proposed addition had been completed***). We then had to pay to have a **2nd** Plat of Survey for the property prepared and recorded (very expensive), and there were two related matters, which resulted in many months of delays. (See the more detailed discussion hereinbelow.)

Professionals Hired / Work Performed by them:

We have spent the following funds to date hiring various professionals to help us with a variety of aspects of our proposed addition.

- \$5,500.00 - **Architectural Plans**, Completed by Homes of Atlanta Unlimited Inc., Architect Ron Carter, <https://www.homesofatlanta.com>, ron@homesofatlanta.com, (678) 393-9985); Paid: (1) \$2,000.00 **September 12, 2021** via Bank of America Check #8661; (2) \$2,000.00 **November 12, 2021** via Bank of America Check #8669; and (3) \$1,500.00 **December 15, 2021** via Bank of America Check #8676)
- \$3,500.00 – **Structural Engineering Analysis and Report**
(Koblasz & Kennison Engineering, PC (Invoice #G6583) (support@kk-eng.com) (333 Creekstone Ridge, Woodstock, GA 30188) ((404) 860-2600)
(Paid **December 28, 2022** – Bank of America Direct Draft)
- \$650.00 - **Soil Testing in Back Yard (for Septic System Analysis)**
Temmel Homebuilder / John Temmel (275 Wood Shoals Court, Alpharetta, GA 30022; Cell: (770) 833-3911; john@temmelhomes.com (Paid **May 31, 2023**; Bank of America On Line Bill Pay)
- \$5,289.40 - **Septic Engineering Field Work and Design (for a NEW Septic System)**
Thomas Martin (Monarch Engineering and Consulting, Inc.) ((404) 408-1955) (PO Box 2083, Cumming, GA 30028) ((1) \$2,500.00 Paid **February 8, 2024** Bank of America Zelle, Initial Retainer; (2) \$2,789.40 Paid **June 2, 2024** via Bank of America Zelle, Invoice #3364) *

* **This NEW septic system plan has been approved by Dawson County.**

- \$4,017.50 - **Preparation of a new (2nd) Plat of Survey**, which was recorded with the Dawson County Planning and Development Department on **April 16, 2024** (DB 90 PG 99) (Surveyor: Trail & Son, Inc.; (706) 216-8980; 3898 War Hill Park Road, Dawsonville, GA 30534; btrail@windstream.net; Paid: (1) \$1,760.00 on **March 25, 2024** via Bank of America Check #8867; and (2)

\$2,257.50 on **April 22, 2024** via Bank of America On Line Bill Pay) *

* **NOTE:** We had paid Trail & Son, Inc. \$770.00 to prepare an original (1st) **Plat of Survey** on or about **January 13, 2016** (Invoice #1593, Paid via Bank of America Check #1287), which it filed with the Dawson County Planning & Development Department on **January 7, 2016** (Plat Book 82, Page 11).

2nd Plat of Survey for the Property (Requirement for, and Related Issues)

Around **May of 2023**, the next-door neighbor of our property (at its south side), Mitchell Domit (11 View Point Dr., Dawsonville, GA 30534), saw one or more of the professionals that we had hired in relation to our proposed addition performing work in the back yard of our property. Mitchell subsequently informed us (in a nice neighborly manner) that the survey markers that were present in the backyard of our property were not correctly positioned. We asked him why he thought the foregoing, and he informed us that J. Clint Hood, the former owner of our property (who sold our property to us), had sold 0.05 acres of land at the south side of our property (in Lot 26) to Jerome Pulman (now deceased), the former owner of Mitchell Domit's property, and that the positions of the survey markers were not consistent with such sale. We informed Mitchell that we were not aware of such sale, and we asked him if he had any documentation showing the same. Mitchell subsequently provided us with a copy of the deed of sale.

As a result of the above-described deed, ***which we first learned about from Mitchell Domit, and reviewed, on or about May 9, 2023 (21 years after we had purchased the property from J. Clint Hood)***, we subsequently traveled to the Dawson County Recorder of Deeds Office, and we worked with its personnel to determine whether or not such deed had been recorded in the deed books in that office. After many hours of research at that office, we were able to locate such deed, which is for a sale of 0.05 acres of the land present in our Lot 26 (at its south side) by J. Clint Hood to Jerome Pulman **on July 31, 2001 (about one year prior to the sale by J. Clint Hood of our property to us)** (see Deed Book 00393, Pages 0443-0445). We then knew that the above-described **original (1st) Plat of Survey** of our property that we had paid for in **2016 was likely not correct**, and that we would need to have a **new (2nd) Plat of Survey** prepared and recorded with the Dawson County Planning and Development Department, which was done on **April 16, 2024**.

There were two significant issues, which were **not in our control**, in regard to our procuring the **new (2nd) Plat of Survey** for our property, ***which caused almost a year of delay***. First, and very unfortunately, after we hired Ben Trail (a solo surveyor), of Trail & Son, Inc., to prepare, and record with the Dawson County Planning and Development Department, the new (2nd) Plat of Survey, Ben had a heart attack, and required a pacemaker. As a result, and of course, Ben was unavailable to work for many months. Second, when Ben eventually did prepare the new (2nd) Plat of Survey of our property, he was **not** aware that the Dawson County side yard setback requirements had changed from 10' to 15'. As a result, he provided us with a new (2nd) survey showing a 10' setback, which was **not correct**. We subsequently informed Ben about the change

in the side yard setback, and he had to significantly revised the new (2nd) Plat of Survey that he had prepared for us, thereby causing additional delay.

Further, even though J. Clint Hood clearly knew about the above-described deed (he executed it and apparently received money for the 0.05 acres of land present in Lot 26 from Jerome Pulman), he never disclosed such deed to us, to our closing attorney, Russell H. Hippe, Esq. (of Russell H. Hippe & Associates, P.C., Suite 620, 5605 Glenridge Drive, Atlanta, GA), OR to our title insurance company (Chicago Title Insurance Company (Policy #72106-337331), now Fidelity National Financial), ever at any time. Further, none of the numerous professionals that we hired, and paid for (closing attorney, title insurance company, survey company) ever discovered such deed. None of us would ever have known about such deed if Mitchell Domit had not informed us about it, and provided a copy of it to us, 21 years after we purchased the property from J. Clint Hood.

It appears to us from a review of the deed of sale of our property from J. Clint Hood to us that he sold, and collected money for, the same 0.05 acres of land to both Jerome Pulman and us (i.e., it appears to us that we both paid for such 0.05 acres of land). Our deed (page 2), which is executed by J. Clint Hood, discusses “**0.41 ACRES**” of Land, which clearly is not correct, as can be seen from the new (2nd) Plat of Survey that we had prepared and recorded.

The above situation has created an unimaginable amount of work and expense for us, which should never have been necessary, and has also interfered with our architectural plans for our proposed addition (which had been finalized, and paid for, about a year and a half before we learned from Mitchell Domit about the sale and deed of 0.05 acres of land in our Lot 26 from J. Clint Hood to Jerome Pulman).

Change of Side Yard Setback by Dawson County (from 10' to 15') (April of 2023)

*About 16 months after the architectural plans for the proposed addition to our property had been finalized (in **December 2021**), but during the period of time that we have been addressing the numerous, and very complicated, issues that are described hereinabove, the Dawson County side yard setback requirements changed in **April of 2023** from 10' to 15', thereby putting our proposed addition in a far more complicated position, and requiring that this present variance request be for 5 additional feet more than would have been previously required (for 7.4' as opposed to 2.4'). We had no idea that this change was going to occur, and apparently nor did Ben Trail, of Trail & Son, Inc.*

Health Issues of Trustee

In addition to all of the numerous, and very complicated, property issues that are discussed hereinabove, Roberta L. Hastreiter-Heady, trustee, has had some *totally unexpected*, and *very serious*, health issues, which have required her to focus upon her health.

On **May 19, 2023**, Roberta was violently rear-ended on 85 South in Atlanta by an SUV driven by a 21-year old distracted driver. Roberta's Chevrolet Suburban (a huge sturdy SUV) was hit so forcefully that it was "totaled," and her right knee was badly insured, requiring her to spend the next year plus seeing a wide variety of orthopedic surgeons, physical therapists, chiropractors, and others for treatment. Roberta's right knee not having improved after months of such treatment, she had surgery on it on **October 17, 2023**, having months of subsequent recovery, and follow-up orthopedic surgeon, physical therapy, and chiropractic treatment (still occurring).

Roberta had two additional, unrelated, surgeries in **May of 2024**, and in **June of 2024**, respectively.



DAWSON COUNTY VARIANCE APPLICATION

25 Justice Way, Dawsonville, Georgia 30534

I understand that my request will be acted upon at the Planning Commission I am required to be present or to be represented by someone able to present all facts. I understand that failure to appear at a public hearing may result in the postponement or denial of my special use or rezoning application. I further understand that it is my responsibility to be aware of relevant public hearing dates and times regardless of notification from Dawson County.

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

Signature of Applicant or Agent: Roberta L. Hartsreiter-Heady, TTEE

Date: June 21, 2024

Withdrawals of any application may be accommodated within the Planning & Development office if requested before the Planning Commission agenda is set. Therefore, withdrawals may not be made after ten (10) days prior to the scheduled Planning Commission meeting hearing, unless accompanied by written request stating specific reasons for withdrawal. This withdrawal request is to be published in the legal organ prior to the meeting. Following that written request and publication the Commission will vote to remove the item from the agenda at the scheduled hearing. Please note that should the withdrawal be denied, the item will receive deliberation and public hearing with a decision by the Commission. Further the applicant is encouraged to be present at the hearing to substantiate reasons for withdrawal.

THIS SECTION TO BE COMPLETED BY STAFF.

VR 24- 10 Tax Map & Parcel# LD 079
Zoning: VOL Commission District #: 3
Submittal Date: 7-1-24 Time: am/pm Received by: mpe (staff initials)
Fee Paid: \$350 Planning Commission Meeting Date: 9/17 / 2024

Dawson County Department of Planning & Development

Variances

Property Owner Authorization Form

This form must be signed by the owner(s) as listed on the deed of record for the subject property. If there is more than one property owner, additional affidavits must be provided. **Only an owner or an authorized agent may speak on behalf of the variance at the public hearing.**

Owner's Name: Roberta L. Hastreiter Heady, Hastreiter Family GST Exempt Trust
TTEE

Mailing Address:

Signature of Owner: Roberta L. Hastreiter Date: June 21, 2024
Heady TTEE

Signature of Notary: Sarika Gupta Date: 21st June 2024
Notary Stamp



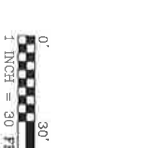
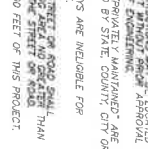
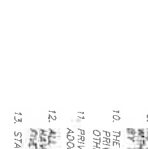
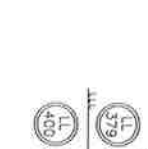
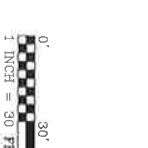
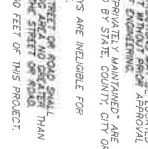
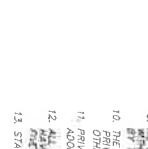
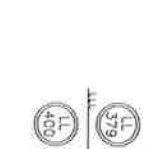
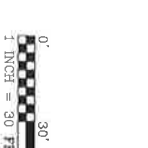
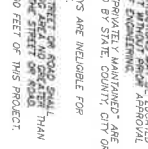
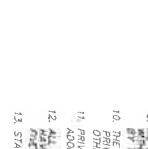
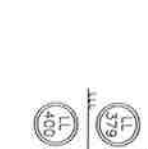
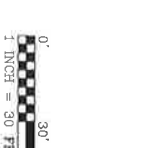
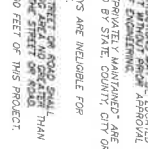
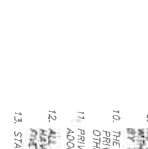
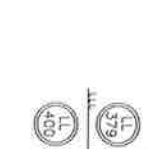
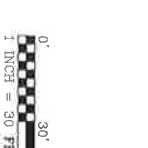
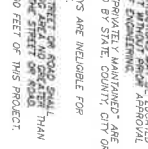
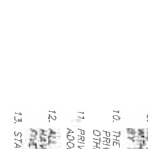
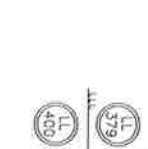
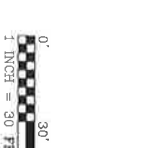
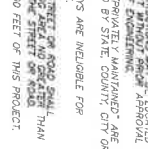
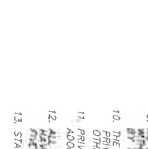
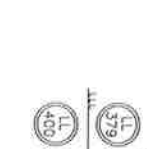
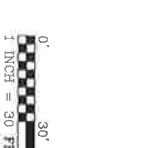
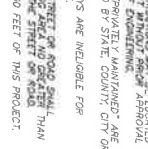
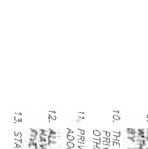
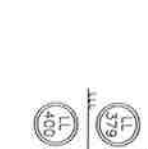
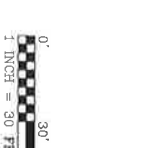
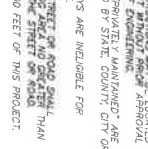
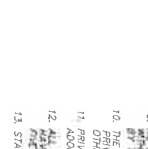
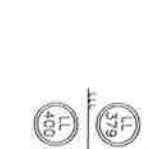
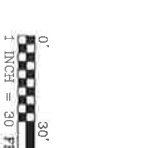
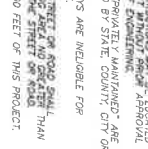
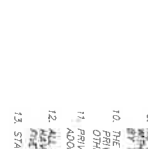
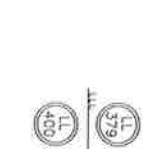
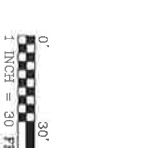
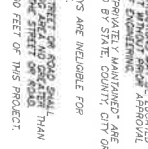
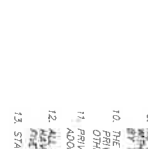
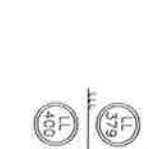
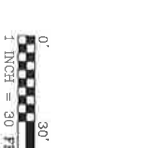
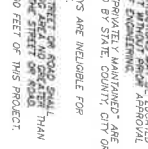
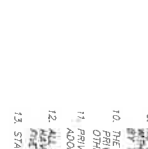
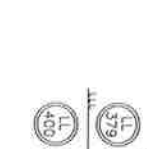
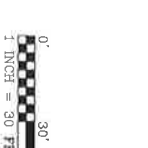
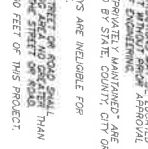
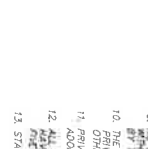
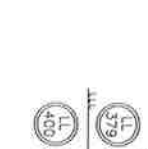
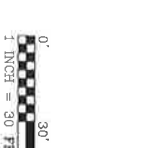
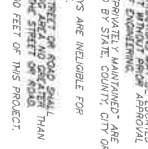
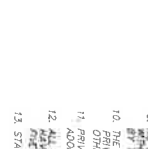
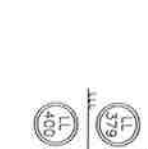
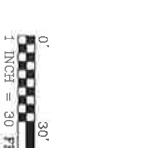
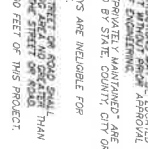
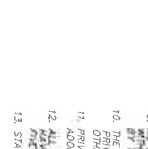
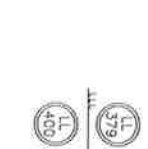
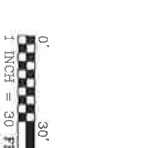
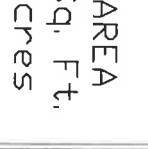
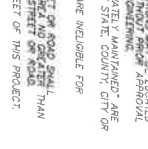
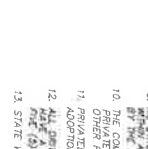
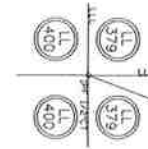


SURVEYOR'S CERTIFICATION

THIS PLAT IS A REPRESENTATION OF AN EXISTING SURVEY OR PARTS THEREOF, AND THE SURVEYOR HAS NOT CONDUCTED A FIELD SURVEY OF THE SAME. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE SURVEY AND HAS FOUND THAT THE SAME ARE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SURVEYING ACT OF 1909, AS AMENDED, AND THE SURVEYOR HAS NOTED ANY DISCREPANCIES THEREIN. THE SURVEYOR HAS NOTED ANY DISCREPANCIES THEREIN. THE SURVEYOR HAS NOTED ANY DISCREPANCIES THEREIN.

OVERLOOK CIRCLE
40' R/W
(18' ASPHALT PAVEMENT)

OVERLOOK CIRCLE
40' R/W



19°35'21"E 200.70'

#322
TWO STORY
DCK & FRAME
RESIDENCE

PROPOSED
HOUSE
ADDITION

PROPOSED COVERED
SCREEN PORCH

PROPOSED
BASEMENT PATIO
WITH PAVERS

PROPOSED
OPEN PATIO

UNDERGROUND
LP TANK

200.48'

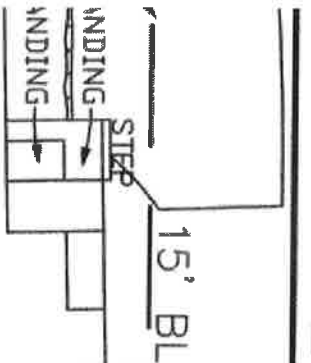
0.046 ACRES-1,998 SQ. FT, LOT 25-A
DEED BOOK 393 PAGE 443-445

89°35'21"W 198.80'

80.00'
S 00°24'39"W

IPS
IPF 3/4
0.75' E.

IPS
IPF 1/2
0.25' E.
IPS



15' BL

12.18'

11.75'

13.02'

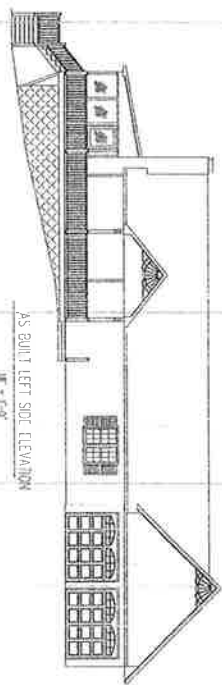
30.90'

15' BL

7.40'

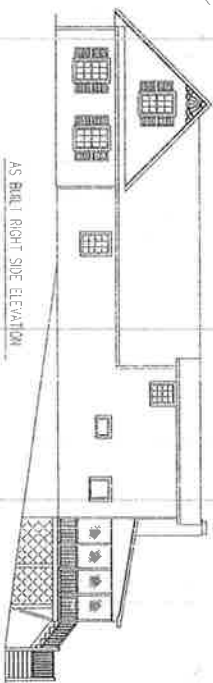
8.17'

29.42'



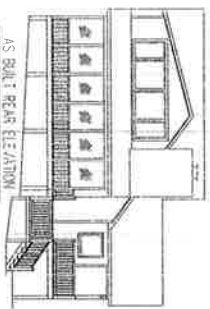
AS BUILT LEFT SIDE ELEVATION

1/8" = 1'-0"



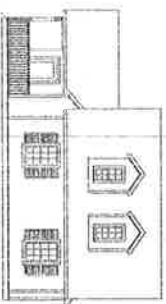
AS BUILT RIGHT SIDE ELEVATION

1/8" = 1'-0"



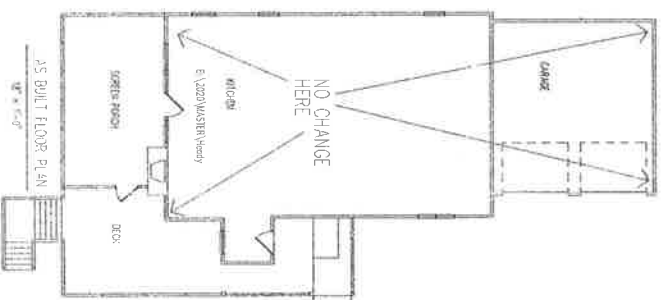
AS BUILT REAR ELEVATION

1/8" = 1'-0"



AS BUILT FRONT ELEVATION

1/8" = 1'-0"



AS BUILT FLOOR PLAN

1/8" = 1'-0"

NOTE TO CONTRACTOR:
FIELD-VERRY ALL MEASUREMENTS
BEFORE STARTING DEMOLITION OR
CONSTRUCTION. ALL BEAMS, JOISTS,
FOOTINGS, COLUMNS, ETC., TO BE SIZED
OR VERIFIED BY STRUCTURAL ENGINEER.

NO CHANGE
HERE

E:\2020\MASTER\Heady

PLANS BY:

HOUSES OF ATLANTA

2020 LANDINGS CT

ATLANTA, GA 30334

TEL: 404-528-1444

WWW.HOUSESOFATLANTA.COM

REVISIONS

DATE

BY

DATE

BY

DATE

BY

DATE

BY

DATE

BY

DATE

BY

DATE

BY

DATE

BY

DATE

BY

DATE

RELEASED FOR CONSTRUCTION

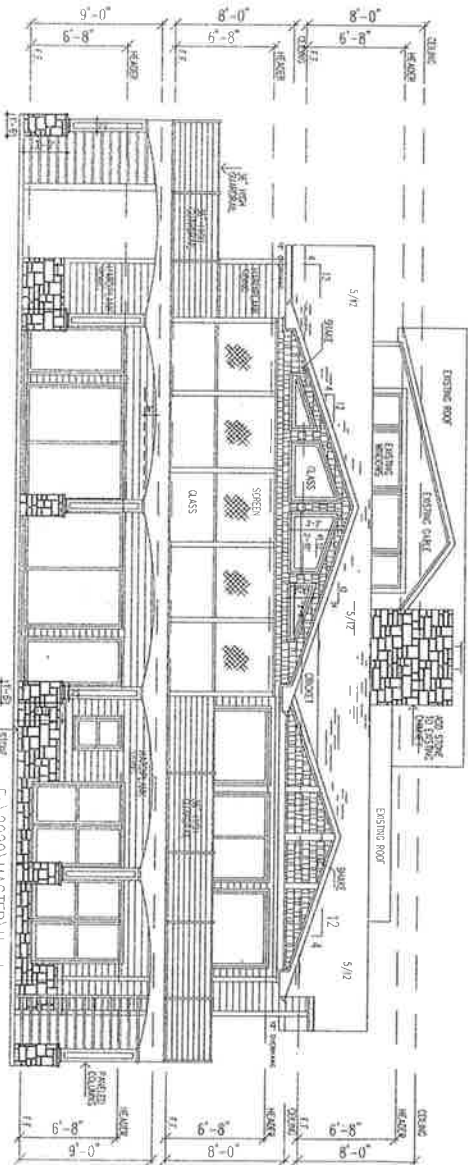
RENOVATION PLANS FOR:
DALE & ROBERTA HEADY
322 OVERLOOK CIRCLE
DAWSONVILLE, GA 30534

E:\2020\MASTER\Heady
COPYRIGHT © 2023 HOMES OF ATLANTA



FRONT ELEVATION

1/4" = 1'-0"



REAR ELEVATION

1/4" = 1'-0"

E:\2020\MASTER\Heady

RELEASED FOR CONSTRUCTION

A-2

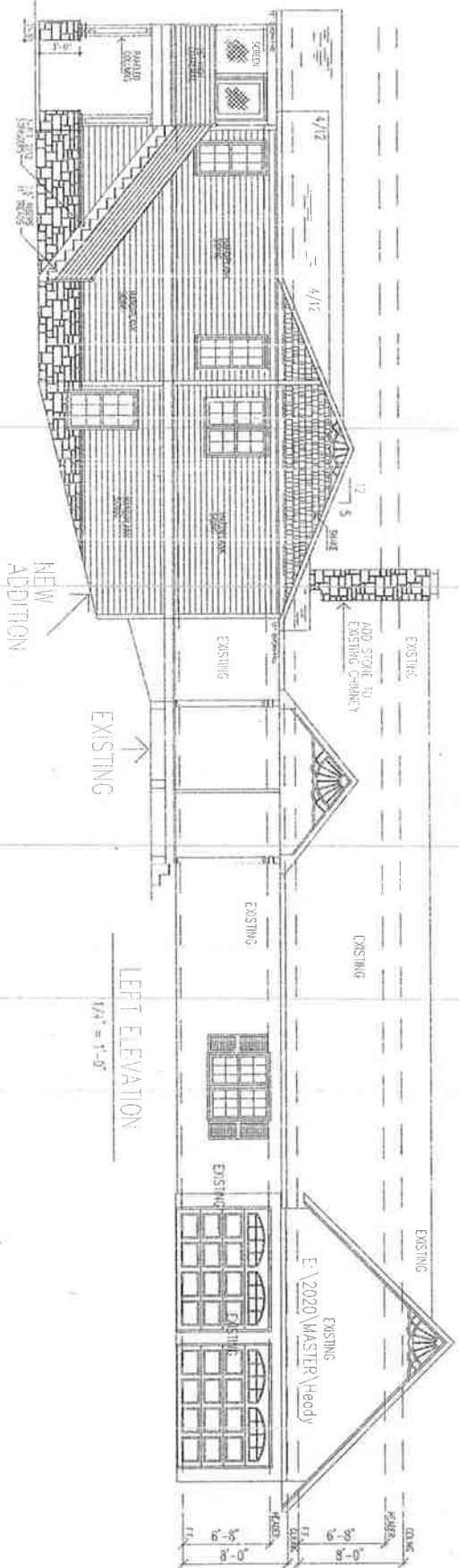
DATE: 07-20-23

PROJECT: HOMES OF ATLANTA
1005 LANDING CT.
ALPHARETTA, GA 30534
TEL: 404-333-2100 FAX:
404-333-2100
WWW.HOMESOFATLANTA.COM
RON CARTER

RENOVATION PLANS FOR:
DALE & ROBERTA HEADY
322 OVERLOOK CIRCLE
DAWSONVILLE, GA 30534

E:\2020\MASTER\Heady

COPYRIGHT © 2023 HOMES OF ATLANTA

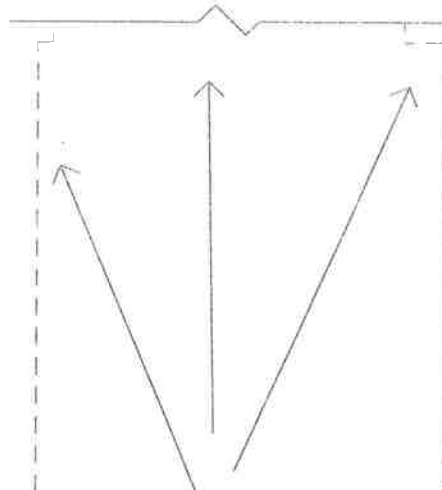


101

PLANS BY:
HOMES OF ATLANTA
UNITED INC
100 LANDINGS CT
ALBUQUERQUE, NM 87104
416-313-1985
416-313-2445 FAX
416 / 414-2650
GREEN BY:
RON CARTER

RENOVATION PLANS FOR:
DALE & ROBERTA HEADY
322 OVERLOOK CIRCLE
DAWSONVILLE, GA. 30534
E:\2020\MASTER\Heady
COPYRIGHT © 2023 HOMES OF

E:\2020\MASTER\Heady
COPYRIGHT © 2023 HOMES OF ATLANTA



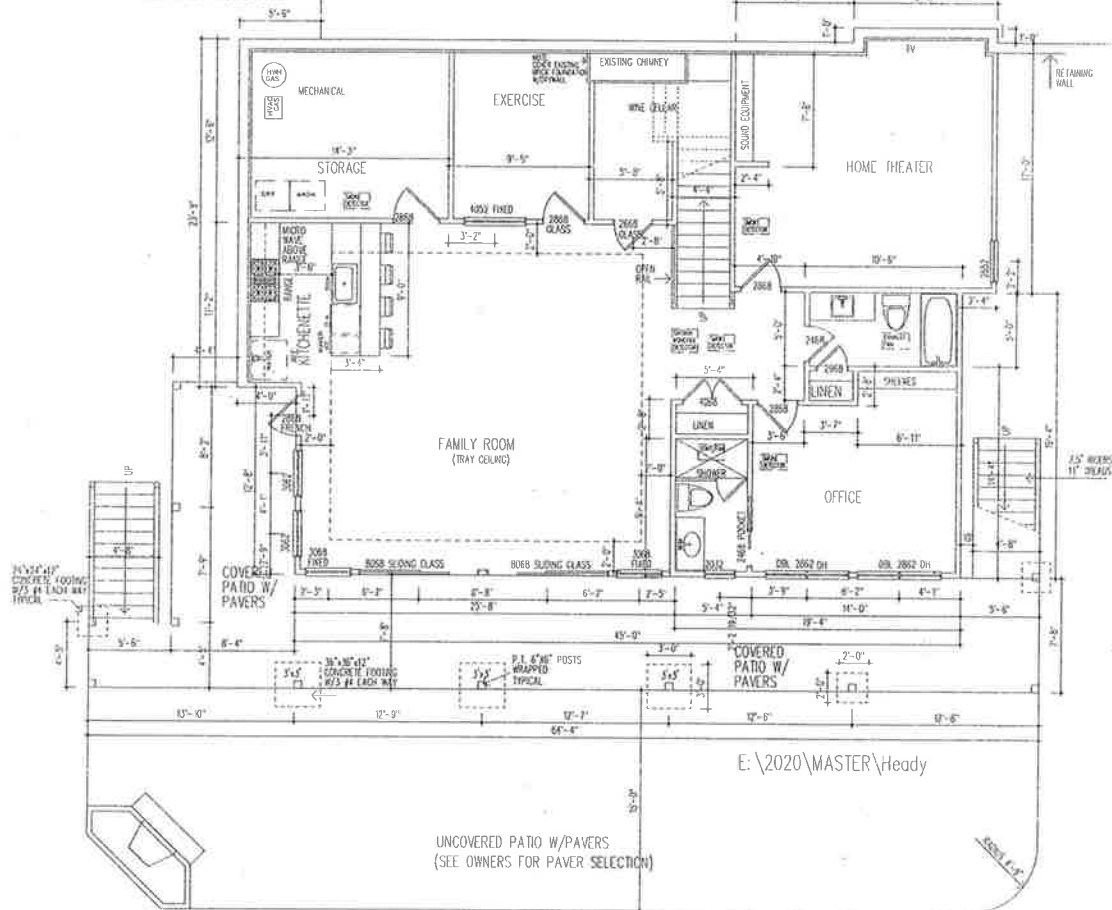
EXISTING HOUSE

NOTE:
WHERE NEW FOOTING MEETS OLD FOOTING
DALL THREE HOLES 6" INTO EXISTING
FOUNDATION AT EACH LOCATION
AND INSERT 3/4" STEEL
DOWEL AND SEAL W/POXY. DOWELS
TO EXTEND 12" INTO NEW CONCRETE
FOOTING AND 6" INTO OLD FOOTING.

NOTE:
ANY ROOM USED AS A
BEDROOM MUST HAVE
INGRESS AND EGRESS
THROUGH A WINDOW OR
A DOOR DIRECTLY TO
THE OUTSIDE

NOTE TO CONTRACTOR:
FIELD-VERIFY ALL MEASUREMENTS
BEFORE STARTING DEMOLITION OR
CONSTRUCTION. ALL BEAMS, JOISTS,
FOOTINGS, COLUMNS, ETC., TO BE SIZED
OR VERIFIED BY STRUCTURAL ENGINEER.

NOTE:
WHERE NEW FOOTING MEETS OLD FOOTING
DALL THREE HOLES 6" INTO EXISTING
FOUNDATION AT EACH LOCATION
AND INSERT 3/4" STEEL
DOWELS AND SEAL W/POXY. DOWELS
TO EXTEND 12" INTO NEW CONCRETE
FOOTING AND 6" INTO OLD FOOTING.



E:\2020\MASTER\Heady

UNCOVERED PATIO W/PAVERS
(SEE OWNERS FOR PAVES SELECTION)

SEE STRUCTURAL PLAN
FOR FOUNDATION DETAILS.

BASEMENT PLAN

1/4" = 1'-0"

1779 50 FT

RELEASED FOR CONSTRUCTION

A-4

SHEET

D.T.E. : 04/2023

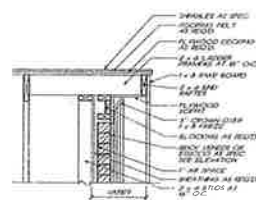
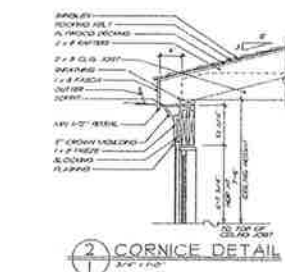
PLANS BY:
HOMES OF ATLANTA
1008 LINDEN CT
ALPHARETTA, GA
404-583-3888 FAX
http://www.homesofatlanta.com
RON CAPRERA

RENOVATION PLANS FOR:
DALE & ROBERTA HEADY
322 OVERLOOK CIRCLE
DAWSONVILLE, GA 30534

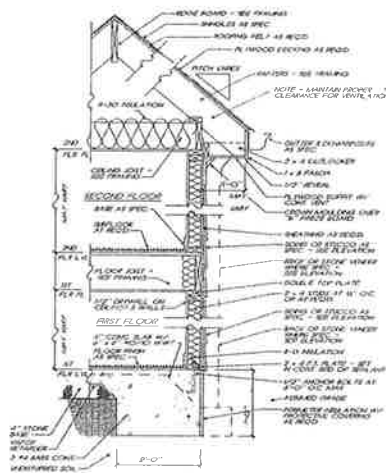
E:\2020\MASTER\Heady

COPYRIGHT © 2023 HOMES OF ATLANTA

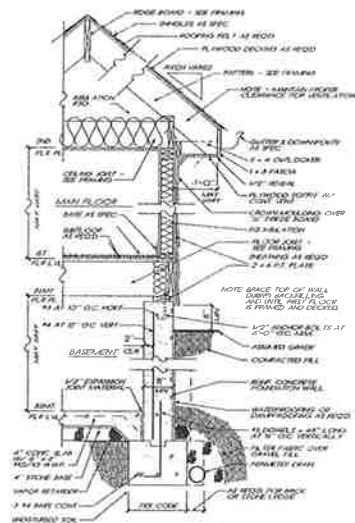
COPYRIGHT © 2023 HOMES OF ATLANTA



RAKE DETAIL
3/4" = 1'-0"



TYP. WALL SECTION
3/4" = 1'-0" TWO STORY ON SLAB



TYP. WALL SECTION
3/4" = 1'-0" ONE STORY ON BASEMENT

RELEASED FOR CONSTRUCTION

OF SHEETS

A-6

SHEET

DATE 04.02.23

BLANKS BY

HOMES OF ATLANTA

DESIGNING CT

ALPHABETICALLY

118-118-118

118-118-118

118-118-118

118-118-118

118-118-118

118-118-118

118-118-118

118-118-118

118-118-118

118-118-118

118-118-118

118-118-118

118-118-118

118-118-118

118-118-118

118-118-118

118-118-118

118-118-118

118-118-118

118-118-118

118-118-118

118-118-118

118-118-118

118-118-118

118-118-118

118-118-118

118-118-118

118-118-118

118-118-118

118-118-118

118-118-118

118-118-118

118-118-118

118-118-118

118-118-118

118-118-118

118-118-118

118-118-118

118-118-118

118-118-118

118-118-118

118-118-118

118-118-118

118-118-118

118-118-118

118-118-118

118-118-118

118-118-118

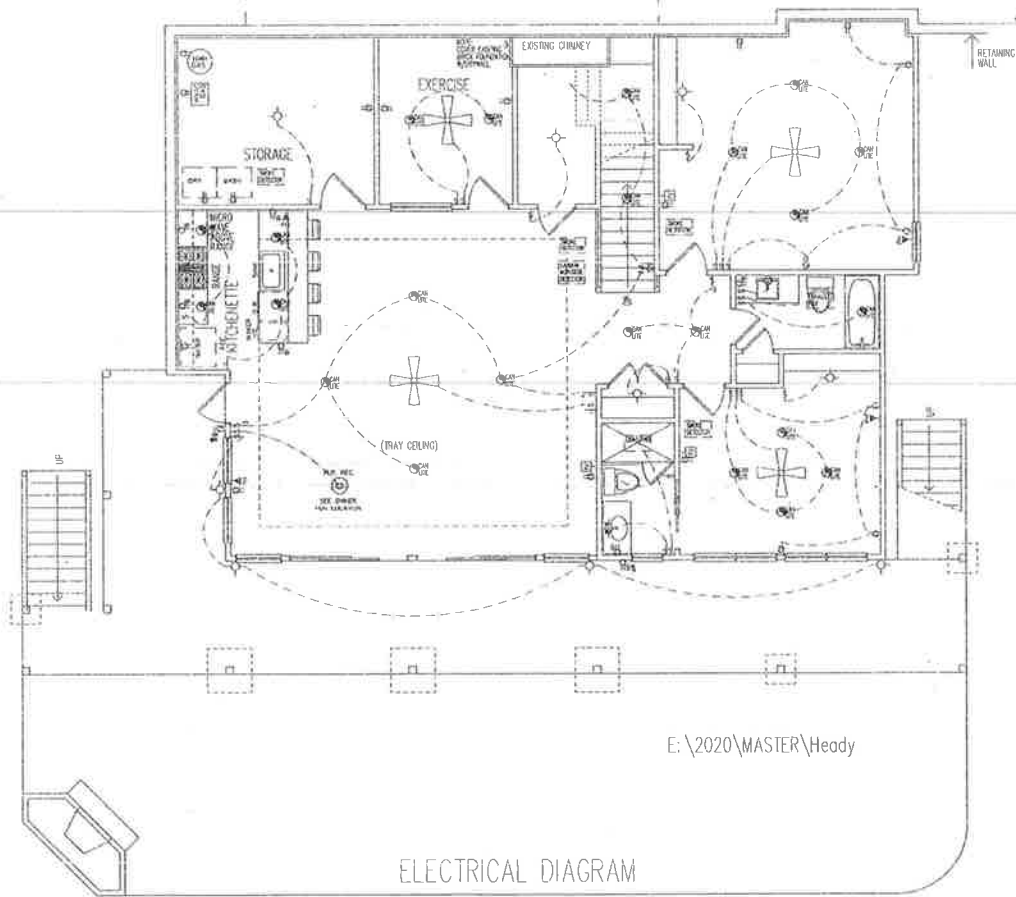
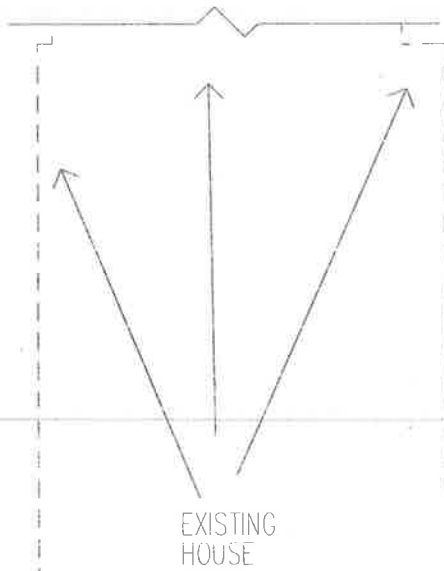
118-118-118

118-118-118

RENOVATION PLANS FOR:
DALE & ROBERTA HEADY
322 OVERLOOK CIRCLE
DAWSONVILLE, GA 30534

E:\2020\MASTER\Heady

COPYRIGHT © 2023 HOMES OF ATLANTA



SEE STRUCTURAL PLAN
FOR FOUNDATION DETAILS.

BASEMENT PLAN

1/4" = 1'-0"

1779 SQ FT.

RELEASED FOR CONSTRUCTION

E-1

SHEET 1 OF 2

DATE: 07-25-23

DESIGN BY

CONTRACTOR

PROJECT

CLIENT

LOCATION

DATE

BY

FOR

REVISION

DESCRIPTION

DATE

BY

FOR

REVISION

DESCRIPTION

DATE

BY

FOR

REVISION

DESCRIPTION

DATE

BY

FOR

REVISION

DESCRIPTION

DATE

BY

FOR

REVISION

DESCRIPTION

DATE

BY

FOR

REVISION

DESCRIPTION

DATE

BY

FOR

REVISION

DESCRIPTION

DATE

BY

FOR

REVISION

DESCRIPTION

DATE

BY

FOR

REVISION

DESCRIPTION

DATE

BY

FOR

REVISION

DESCRIPTION

DATE

BY

FOR

REVISION

DESCRIPTION

DATE

BY

FOR

REVISION

DESCRIPTION

DATE

BY

FOR

REVISION

DESCRIPTION

DATE

BY

FOR

REVISION

DESCRIPTION

DATE

BY

FOR

REVISION

DESCRIPTION

RENOVATION PLANS FOR:
DALE & ROBERTA HEADY
322 OVERLOOK CIRCLE
DAWSONVILLE, GA 30534

E: \2020\MASTER\Heady

COPYRIGHT © 2023 HOMES OF ATLANTA

Dawson County Board of Assessors
Property Evaluation Office
25 Justice Way Suite 1201
Phone: 706-344-3590
Dawsonville GA 30534
(706)344-3590

PT-306 (revised May 2018)

Official Tax Matter - 2024 Tax Year

This correspondence constitutes an official notice of ad valorem assessment for the tax year shown above.

Annual Assessment Notice Date: 5/21/2024

Last date to file a written appeal: 7/5/2024

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at: qpublic.schneider.ga/

FORWARDING SERVICE REQUESTED
LEAR-HASTREITER LOUISE &

The amount of your ad valorem tax bill for the year shown above will be based on the Appraised (100%) and Assessed (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at Property Evaluation Office 25 Justice Way Suite 1201 Phone: 706-344-3590 Dawsonville, GA 30534 and which may be contacted by telephone at: (706) 344-3590. **Your staff contacts are Kelly McCormick and Elaine Garrett Chief Appraiser.**

Additional information on the appeal process may be obtained at <http://dor.georgia.gov/property-tax-real-and-personal-property>

Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
908	L10 079		0.35	01		None
Property Description	LOT 26 OVERLOOK LL 325 LD 13-S					
Property Address	322 OVERLOOK CIR					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value		Current Year Other Value	
100% <u>Appraised</u> Value	0	940,990	810,690		0	
40% <u>Assessed</u> Value	0	376,396	324,276		0	
Reasons for Assessment Notice						

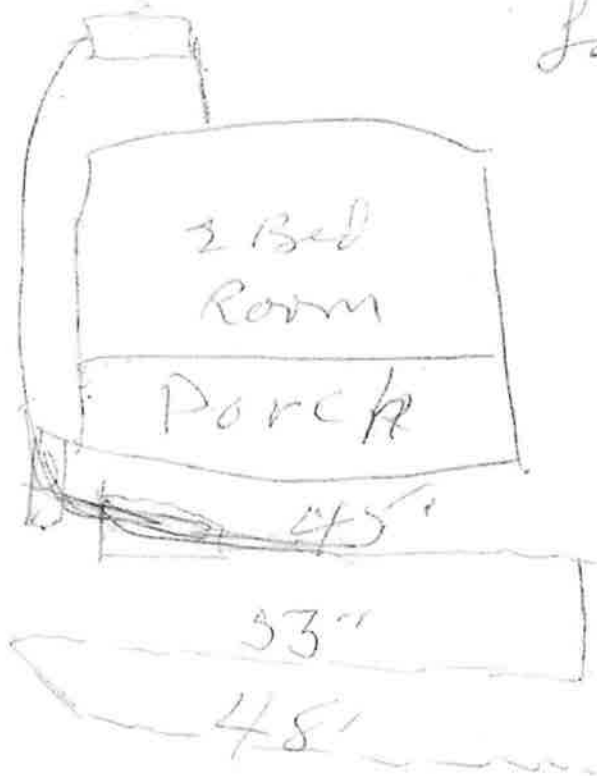
Land/Structure Tables Updated To Reflect Market;

The estimate of your ad valorem tax bill for the current year is based on the previous or most applicable year's millage rate and the fair market value contained in this notice. The actual tax bill you receive may be more or less than this estimate. This estimate may not include all eligible exemptions.

Taxing Authority	Other Exempt	Homestead Exempt	Net Taxable	Millage	Estimated Tax
County M & O	0	0	324,276	5.634000	1,826.97
School M & O CW	0	0	324,276	10.800000	3,502.18
School Bond	0	0	0	0.000000	0.00
			Total Estimated Tax	\$5329.15	

Georgia Department of Human Resources
APPLICATION FOR CONSTRUCTION PERMIT AND SITE APPROVAL
FOR INDIVIDUAL SEWAGE DISPOSAL SYSTEM

Subdivision, Street or Road <i>Proctor</i>		Health District <i>15</i>	County <i>Wayne</i>
Property Location (Address, Block, Lot, Directions to Property) <i>Lot 26</i>			
I hereby apply for a construction permit to install or construct an individual sewage disposal system and agree that the system will be installed to conform to the requirements of the rules of the former Georgia Department of Public Health, Chapter 270-5-25 now assigned to the Division of Physical Health. I understand that final inspection is required and will notify the local or State Department upon completion of construction and before applying final cover.			
Signature (Owner or Applicant) <i>K H Long</i>		Date <i>10-5-79</i>	
Property Owner's Name <i>James Gordon Bunker</i>		Phone No.	
Owner's Address			
Permit Applicant's Name <i>K H Long</i>		Phone No.	
Applicant's Address			
Financial Assistance <input type="checkbox"/> FHA, <input type="checkbox"/> VA, <input type="checkbox"/> Farmers Home, <input type="checkbox"/> Conventional, Case Number _____			
Type Facility (Residence, Church, Motel, Restaurant, Etc.)			No. of Bedrooms or No. of Gallons Per Day <i>2</i>
Water Supply <input type="checkbox"/> Public, <input type="checkbox"/> Community, <input type="checkbox"/> Individual		Located Required Distances From Possible Pollution Source <input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No	
Lot Size Front _____ Ft., Rear _____ Ft., Right Side _____ Ft., Left Side _____ Ft., Square Ft./Acro _____			
House Design <input checked="" type="checkbox"/> Ground Level, <input type="checkbox"/> Split Level, <input type="checkbox"/> With Basement		Level of Plumbing Outlet <input checked="" type="checkbox"/> Ground Level, <input type="checkbox"/> Split Level, <input type="checkbox"/> Basement	
Soil Conditions (Nitrification Field) Percolation Rate _____ Min./in.; Water Table Depth _____ Feet; Soil Type (Rock, Etc.) _____			
Sewage Disposal <input checked="" type="checkbox"/> Septic Tank, <input type="checkbox"/> Construction Privy, <input type="checkbox"/> Pit Privy		Total Capacity Septic Tank <i>500</i> Gals., Dosing Tank _____ Gals., Grease Trap _____ Gals.	
Field Layout Method <input type="checkbox"/> Distribution Box, <input type="checkbox"/> Level Field, <input checked="" type="checkbox"/> Serial Distribution		Nitrification Field Area Total Sq. Ft. <i>504</i> ; Total Linear Ft. <i>102</i> ; Trench Width In. <i>36</i>	
If Distribution Box Is Used No. of Lines _____; Length Each Line, Ft. _____			
Site Approved <input type="checkbox"/> Yes <input type="checkbox"/> No			
Special Conditions (Explain)			
PERMIT A Permit is hereby granted to install or construct the individual sewage disposal system described above. This Permit is not valid unless properly signed below, and expires twelve (12) months from date of issue.			
Construction Permit Number <i>042-703</i>		Date of Issue <i>10-5-79</i>	
Approved by (Health Department Representative) <i>[Signature]</i>		Title <i>Sanitation</i>	



Lot 26
800 gal tank

158 X 36

Seif for
overlook

Repair Permit N/A
DAWSON COUNTY
INDIVIDUAL SEWAGE DISPOSAL SYSTEM PERMIT APPLICATION AND INSPECTION REPORT

PERMIT # 0223 DATE PERMIT ISSUED 5-5-88 DATE SYSTEM INSP. _____

RECEIPT # _____ PROPERTY OWNER & ADDRESS _____

PROPERTY LOCATION

Overlook S/D LOT 26

Mark Byrd

TELEPHONE _____

SEWAGE CONTRACTOR *Craig Brown*

I hereby apply for a permit to install or construct an individual sewage disposal system and agree that the system will be installed to conform to the requirements of the former Georgia Department of Public Health, Chapter 270-5-25.

I understand that final inspection is required and hereby promise to notify the Dawson County Health Department upon its completion and before applying final cover at 265-2611 or 265-3223.

I further realize and understand that neither this permit nor the final inspection in any way guarantees the proper operations of the sewage system nor in any way confers any guarantee or warranty of any kind.

Craig Brown
Owner or applicant's signature

Date

1. Type water supply:
1. individual 2. community 3 public
2. 1. New system 2 Repair 3. Existing
3. Perc rate _____
4. Type facility *Harding*
5. No of bedrooms or gallons _____
6. Subdivision: yes/ no
7. Lot size _____
8. Building line _____
9. Septic tank capacity min. *EXISTING TANK*
10. As installed _____
11. Dosing tank capacity _____

12. Distance S. T. from well _____
13. Min. amount of field line:
Ft. sq. _____ Linear ft. _____
14. Field line as installed
Ft. sq. _____ Linear ft. _____
15. Width of trench _____
16. Distance between trenches _____
17. Trench depth, avg. _____
18. Distance from foundation _____
19. Nearest property line
front, rear, side _____
20. Distance from well _____

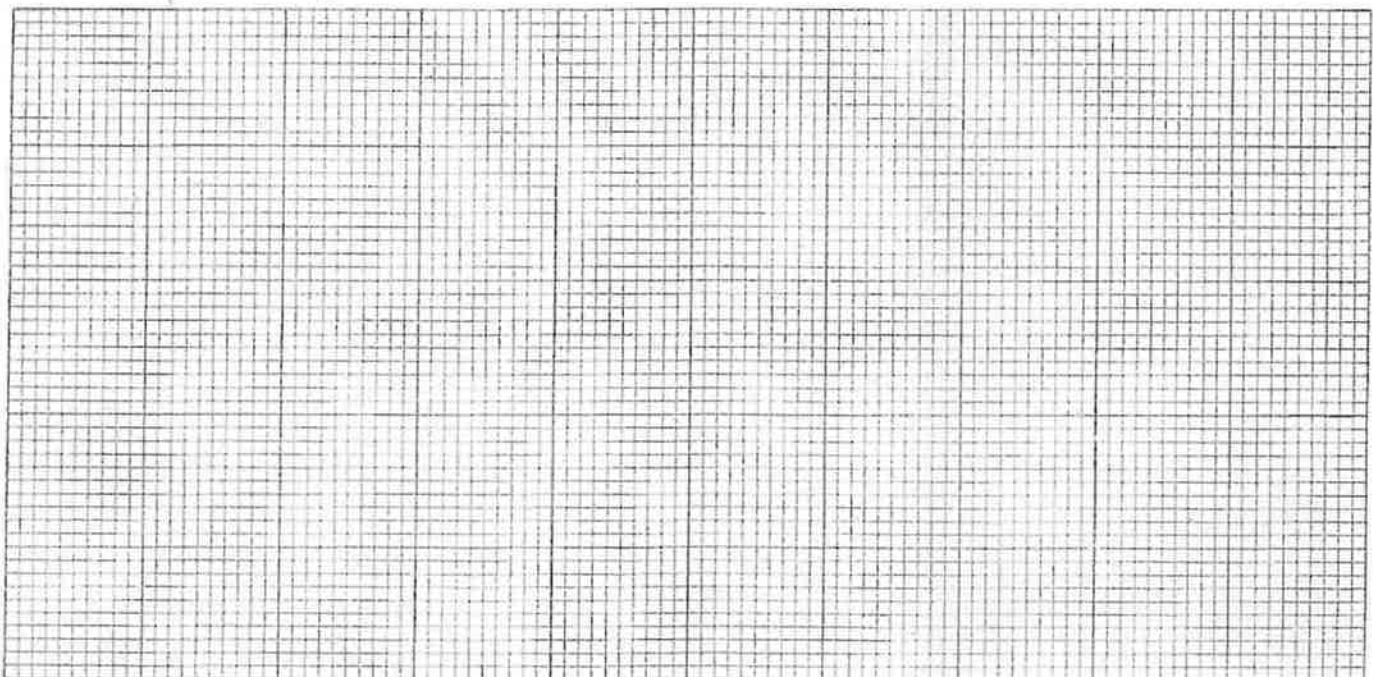
Site: Approved; Approved conditionally; Rejected
System: Approved; Approved conditionally; Rejected
Are there any wells or springs within 100 feet or
streams within 50 feet (____ Yes) (X No).

REMARKS:

Craig Brown

Inspector: *Allen Henry*

Inspector:
DAWSON COUNTY HEALTH DEPARTMENT
P.O. BOX 245
DAWSONVILLE, GEORGIA 30534



DAWSON COUNTY
INDIVIDUAL SEWAGE DISPOSAL SYSTEM PERMIT APPLICATION AND INSPECTION REPORT

PERMIT # 022 DATE PERMIT ISSUED _____ DATE SYSTEM INSP. _____

RECEIPT # _____ PROPERTY OWNER & ADDRESS _____

PROPERTY LOCATION

TELEPHONE _____

SEWAGE CONTRACTOR _____

I hereby apply for a permit to install or construct an individual sewage disposal system and agree that the system will be installed to conform to the requirements of the former Georgia Department of Public Health, Chapter 270-5-25.

I understand that final inspection is required and hereby promise to notify the Dawson County Health Department upon its completion and before applying final cover at 265-2611 or 265-3223.

I further realize and understand that neither this permit nor the final inspection in any way guarantee the proper operations of the sewage system nor in any way confers any guarantee or warranty of any kind.

Owner or applicant's signature _____

Date _____

1. Type water supply:
 1. individual 2. community 3. public
2. 1. New system 2. Repair 3. Existing
3. Perc rate _____
4. Type facility _____
5. No of bedrooms or gallons _____
6. Subdivision: yes / no _____
7. Lot size _____
8. Building line _____
9. Septic tank capacity min. _____
10. As installed _____
11. Dosing tank capacity _____

12. Distance S. T. from well _____
13. Min. amount of field line:
 Ft. sq. _____ Linear ft. _____
14. Field line as installed
 Ft. sq. _____ Linear ft. _____
15. Width of trench _____
16. Distance between trenches _____
17. Trench depth, avg. _____
18. Distance from foundation _____
19. Nearest property line
 front, rear, side _____
20. Distance from well _____

Site: Approved; Approved conditionally; Rejected

System: Approved; Approved conditionally; Rejected

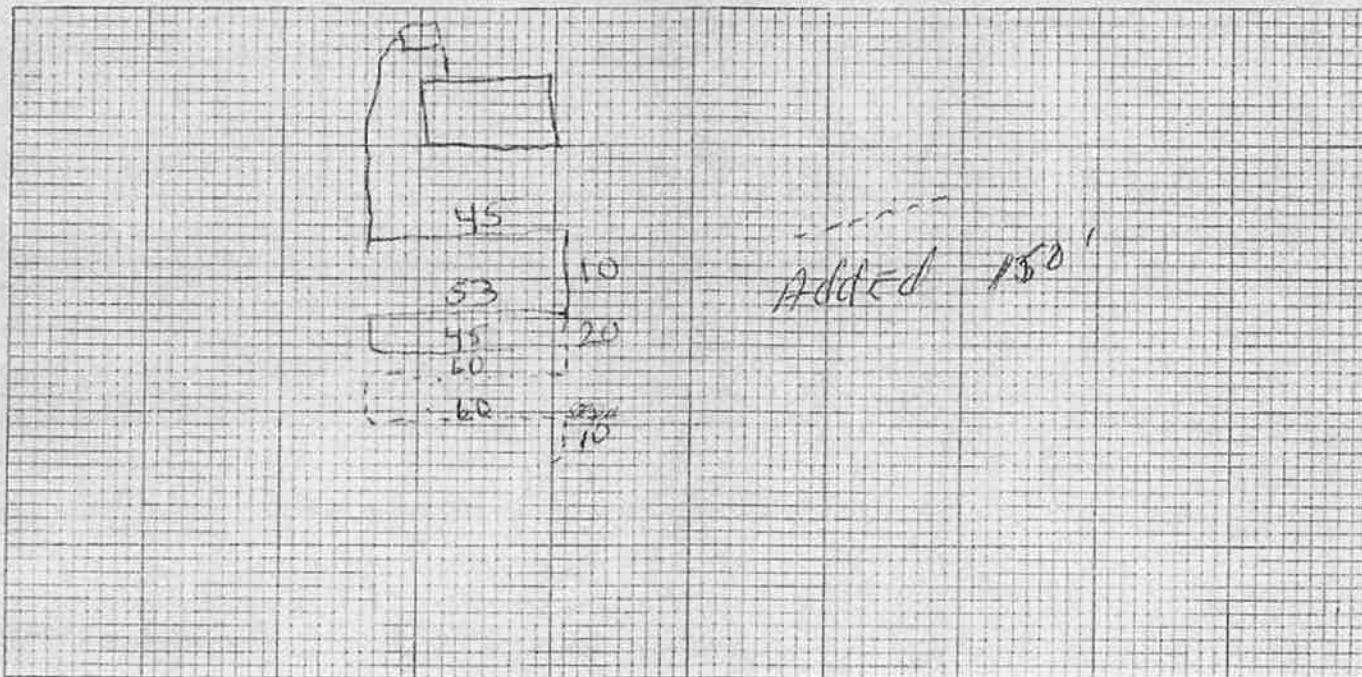
Are there any wells or springs within 100 feet or streams within 50 feet (____Yes) (____No).

Inspector: _____

Inspector: _____

DAWSON COUNTY HEALTH DEPARTMENT
 P.O. BOX 245
 DAWSONVILLE, GEORGIA 30534

REMARKS:





DAWSON COUNTY HEALTH DEPARTMENT

June 7, 2000

**Environmental Health Section
P.O. Box 245
54 Highway 53-East
Dawsonville, Georgia 30534
Phone: 706-265-2930
Fax: 706-265-1636**

Clint Hood
322 Overlook Circle
Overlook Subdivision, Lot #26
Dawson County
Dawsonville, Georgia 30534

TO WHOM IT MAY CONCERN:

Regarding the property located at 322 Overlook Circle, Overlook Subdivision, Lot #26, Dawsonville, Georgia, a request has been made for this office to conduct a visual evaluation of the aforementioned property and septic system. At the time of the evaluation, the system appeared to be functioning properly and no malfunctions were noted.

A permit was issued for this location on October 5, 1979 (#042-703) and upgraded on May 5, 1988 (#0223). The system is designed for a three (3) bedroom home.

If this office can be of further assistance, please contact us at 706-265-2930.

Sincerely,

Carl A. Bollinger
Environmental Health Specialist III
Dawson County Health Department

CAB/hjw

cc: file



Roberta Hastreiter-Heady

Overlook, Lot 26

1 message

Ringle, Bill <Bill.Ringle@dph.ga.gov>
To:

Fri, Jun 10, 2022 at 4:34 PM

Please see the attached septic system records for the subject location. It appears that in 2000 it was determined that the septic system was approved for three bedrooms.

Do not hesitate to contact me if you have any questions.

Thank you,
Bill

George W. "Bill" Ringle

Environmental Health Manager

Dawson County Environmental Health

189 Hwy 53 West

Suite 102

Dawsonville, GA 30534

phone 706-265-2930

fax 706-265-7529

 **Overlook, Lot 26 Septic System Records.pdf**
1182K

Dawson County, GA

Summary

Parcel Number L10 079
 Location Address 322 OVERLOOK CIR
 Legal Description LOT 26 OVERLOOK LL 325 LD 13-S
 (Note: Not to be used on legal documents)
 Class R3-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Tax District UNINCORPORATED (District 01)
 Millage Rate 16.434
 Acres 0.35
 Neighborhood UL - Lake Lanier - Water Front (Dockable) (289901)
 Homestead Exemption No (50)
 Landlot/District 325 /

[View Map](#)


Owner

LEAR-HASTREITER LOUISE &
 ROBERTA L HASTREITER-HEADY, CO-TRUSTEES
 HASTREITER FAMILY GST EXEMPT TRUST

Assessment Notices

[2024 Assessment Notice \(PDF\)](#)

Online Appeal

Would you like to submit an appeal to the Board of Assessors? [Click Here](#) for more information.

[Appeal to Board of Assessors](#)

Land

Type	Description	Calculation Method	Frontage	Depth	Acres	Lots
Residential	Res-Lake-Open Water (250)	Front Feet	77	197	0.35	1

Residential Improvement Information

Style One Family (Detached)
 Heated Square Feet 2496
 Interior Walls Sheetrock
 Exterior Walls Masonry & Wood/Stone
 Foundation Masonry/Crawl
 Attic Square Feet 0
 Basement Square Feet 0
 Year Built 1978
 Roof Type Architectural Shingles
 Flooring Type Carpet/Hrdwd/Tile
 Heating Type Central Heat/AC
 Number Of Rooms 5
 Number Of Bedrooms 3
 Number Of Full Bathrooms 2
 Number Of Half Bathrooms 0
 Number Of Plumbing Extras 3
 Value \$334,300
 Condition Average
 Fireplaces\Appliances Const 1 sty 1 Box 1
 House Address 322 OVERLOOK CIR

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Boat Hoist/Lift	1990	0x0 / 1	0	\$2,500
Paving: Concrete	1978	10x80 / 0	1	\$890
Homesite Imp: 3 Avg	1978	0x0 / 1	1	\$5,000
Dock: Steel-Part Covered-3 AV	1978	16x32 / 0	1	\$2,900

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
7/8/2002	450 279	8 64	\$455,000	Fair Market Sale (Improved)	HOOD CLINT J	LEAR-HASTREITER LOUISE &
6/12/2000	345 326	8 64	\$269,000	Fair Market Sale (Improved)	LUCZYNSKI T E & BREN	HOOD CLINT J
7/6/1993	170 147		\$150,000	Fair Market Sale (Improved)	HARRIS DE & BERNICE	LUCZYNSKI T E & BREN
1/18/1989	117 114		\$103,000	Fair Market Sale (Improved)	BYRD MARCUS JR	HARRIS DE & BERNICE
10/22/1979	49 792	8 64	\$12,000	Fair Market Sale (Improved)		BYRD MARCUS JR

Valuation

'Current Value' listed below reflects value at time of Assessment
 'Previous Value' listed below reflects changes made after Assessment due to Appeal

	2024	2023	2022	2021	2020
Previous Value	\$940,990	\$548,740	\$464,840	\$456,840	\$446,340
Land Value	\$465,100	\$549,100	\$274,500	\$228,800	\$228,800
+ Improvement Value	\$334,300	\$380,600	\$264,000	\$225,800	\$217,800
+ Accessory Value	\$11,290	\$11,290	\$10,240	\$10,240	\$10,240
Current Value	\$810,690	\$940,990	\$548,740	\$464,840	\$456,840

Photos



Contact Us

Developed by
 **Schneider**
GEOSPATIAL



Dawson County
Georgia

Search

Planning

Planning & Development

Our Mission

"Employing the highest ethical standards, the Planning and Development department shapes the built environment of Dawson County through innovative planning & managed growth, continuing the County's town lifestyle and rural traditions."

To accommodate the many challenges of change in Dawson County, our leaders have taken the lead role in promoting a high quality Planning and Development department. This department is the proactive vehicle for directing growth within the county. Beginning with the establishment of zoning and land use regulations in 1985, planning and development has been actively involved in pursuing a common vision for the county.

The department is divided into separate divisions which work together to form a unique tool to both promote and control growth and economic development. These divisions are Planning and Zoning, Building Permitting and Inspections. Coupled with our valued administrative personnel we provide an excellent team of experience and customer service to the county. We look forward to working together for a better community.

Department Contact Phone Numbers:

Business Licenses: 706-344-3651
Code Enforcement: (Marshals Office) 706-344-3232
Commercial Permitting: 706-344-3500 x 42252
Driveway & Encroachment Permits: (Public Works) 706-265-2774
GIS: 706-344-3500 x42263
Impact Fees: 706-344-3500 x 42255
Inspections: 706-344-3608
Plat Copies: (Clerk of Courts) 706-344-3510
Plat Review: 706-344-3500 x 42252
Residential Permitting: 706-344-3604
Septic Tank Permits: (Environmental Health) 706-265-2930
Sign Permits: 706-344-3500 x 42251
Short-Term Rental: (Marshals Office)706-344-3232
Storm Water Management: (Public Works) 706-265-2774
Timber Harvesting: 706-344-3500 x 42251
Variances/Zonings: 706-344-3500 x 42336

Timber harvest notifications must be submitted here. For questions concerning timber harvesting in Dawson County, please email: timberharvest@dawsoncounty.org or call 706-344-3500 x 42251.