



TOWN OF BRASELTON
MODIFICATION OF OVERLAY DISTRICT STANDARDS
S.R. 211 Corridor Overlay District – Building Height Limitation
APPLICATION CHECKLIST

1. GENERAL INFORMATION

An applicant seeking a Modification of Overlay Standards for the Building Height limitation set forth in the Town of Braselton Development Code Article XIII must complete this application and appear before the Braselton Zoning Board of Appeals. The Zoning Board of Appeals will hold a public hearing and render a decision on the request from thirty (30) to sixty (60) days after the Town's receipt of such application. The applicant must be present at the hearing.

2. APPLICATION FORM

Complete all sections of the application form. The application **MUST** contain a notarized signature by both the applicant and the owner.

3. APPLICATIONS FEES

The application fee is \$400.00. Please make checks payable to **TOWN OF BRASELTON**. The application fee is non-refundable.

4. LEGAL DESCRIPTION

A legal description is required on an 8 ½" x 11" sheet.

5. SITE PLAN AND BOUNDARY SURVEY

An 11x17 reduction is required in addition to the full size plan showing the site plan with all applicable information.

6. ARCHITECTURAL ELEVATIONS OF THE BUILDING

7. DOCUMENTATION

Any information related to the application which you believe may be helpful to the Board of Appeals to render a decision should be submitted along with the application.

8. No Application will be accepted for processing unless the application is complete and all necessary plans are included with the application.



MODIFICATION OF OVERLAY STANDARDS
S.R. 211 Corridor Overlay District – Building Height Limitation
APPLICATION FORM

Please complete this application and submit with all necessary attachments (please type or print):

1. APPLICANT INFORMATION

Name: _____

Address: _____

City: _____

State: _____

Phone: _____

Fax: _____

2. OWNER INFORMATION

Name: _____

Address: _____

City: _____

State: _____

Phone: _____

Fax: _____

3. CONTACT PERSON

Name: _____

Phone: _____

Fax: _____

E-mail: _____

4. ADDRESS OF PROPERTY: _____

5. TAX MAP PARCEL ID (available through the applicable County): _____

6. SUBDIVISION OR PROJECT NAME (IF APPLICABLE): _____

7. ZONING: _____

8. SITE AREA (in Acres):

9. PROPOSED BUILDING(S) HEIGHT (in both stories and feet):

10. STANDARDS AND FACTORS GOVERNING THE GRANT OF A MODIFICATION OF OVERLAY STANDARDS FOR BUILDING HEIGHT IN THE SR. 211 CORRIDOR OVERLAY DISTRICT

PURSUANT TO PER ARTICLE XIII, SECTION 13.5, PARAGRAPH L, SUB-PARAGRAPH 2 OF THE TOWN OF BRASELTON DEVELOPMENT CODE, THE ZONING BOARD OF APPEALS FINDS THAT THE FOLLOWING FACTORS ARE RELEVANT IN BALANCING THE INTEREST IN PROMOTING THE PUBLIC HEALTH, SAFETY, MORALITY OR GENERAL WELFARE AGAINST THE RIGHT TO THE UNRESTRICTED USE OF PROPERTY AND SHALL GOVERN THE GRANT OF A MODIFICATION OF OVERLAY STANDARDS FOR HEIGHT RESTRICTIONS IN ADDITION TO THOSE FACTORS LISTED IN SECTION 18.13.8.

Please respond to the following standards in the space provided or use an attachment as necessary:

A) What is the proximity and relationship of the proposed building to other buildings that are more than three stories or 35 feet in height?

B) What is the impact of the proposed building on the single-family residences on nearby tracts?

C) What is the topography and vegetation that will screen the view of the proposed building?

D) Will there be on-site screening and/or landscaped buffers?

E) Is there a provision of public open space in exchange for increased building height?

F) What is the effect of additional building height on traffic congestion?

G) Is there access of the site to major arteries?

H) What are the economic development opportunities for the Town of Braselton?

I) What is the necessity of greater building height to the function of the proposed use?

J) Is the quality of the architectural design compatible with its surroundings?

PER ARTICLE XIII, SECTION 13.5, PARAGRAPH L, SUB-PARAGRAPH 2 OF THE TOWN OF BRASELTON DEVELOPMENT CODE, THE PLANNING DIRECTOR AND ZONING BOARD OF APPEALS SHALL ALSO CONSIDER THE FOLLOWING FACTORS FOUND IN SECTION 18.13.8 OF THE DEVELOPMENT CODE IN ADDITION TO THE FACTORS IDENTIFIED ABOVE IN ITEM 10- A-J FOR A MODIFICATION OF OVERLAY STANDARDS IN HEIGHT RESTRICTIONS.

K) There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography: _____

L) The application of this ordinance to the particular piece of property would create an unnecessary hardship: _____

M) Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of this ordinance: _____

N) Such conditions are peculiar to the particular piece of property involved: _____

O) The special circumstances surrounding the request for a variance are not the result of acts by the applicant: _____

P) The variance is not a request to permit a use of land, buildings, or structures that is not permitted by right or by conditional use permit in the district involved: _____

11. CONFLICT OF INTEREST CERTIFICATION

THE UNDERSIGNED BELOW, MAKING AN APPLICATION FOR A MODIFICATION OF OVERLAY STANDARDS, HAS COMPLIED WITH THE OFFICIAL CODE OF GEORGIA, SECTION 36-67A-1, ET SEQ., CONFLICT OF INTEREST IN ZONING ACTIONS, AND HAS SUBMITTED OR ATTACHED THE REQUIRED INFORMATION ON THE FORMS PROVIDED.

Signature of Applicant

Date

Type or print name and title

Signature of Applicant's
Attorney or Representative

Date

Type or print name and title

Signature of Notary Public

Date

Notary Seal

12. DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to any official of the Town of Braselton?

Yes No

_____ YOUR NAME

If the answer is yes, please complete the following section:

NAME AND OFFICIAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or more)	DATE CONTRIBUTION WAS MADE (Within last 2 years)
_____	_____	_____
_____	_____	_____
_____	_____	_____

Attach additional sheets if necessary to disclose or describe all contributions.

13. APPLICANT CERTIFICATION

The undersigned below is authorized to make this application.

Signature of Applicant

Date

Typed or Printed Name and Title

Signature of Notary Public

Date

Notary Seal

14. PROPERTY OWNER CERTIFICATION

The undersigned below is the current owner of record for the property considered in this application.

Signature of Property Owner

Date

Typed or Printed Name and Title

Signature of Notary Public

Date

Notary Seal

TOWN OF BRASELTON USE ONLY	
Case Number: _____	
Receipt Number: _____	Amount of Fee: _____