



TOWN OF BRASELTON
MODIFICATION OF OVERLAY DISTRICT STANDARDS
S.R. 211 Corridor Overlay District - Ground Floor Area Limitation
APPLICATION CHECKLIST

1. GENERAL INFORMATION

An applicant seeking a Modification of Overlay Standards for the ground floor area limitation set forth in the Town of Braselton Development Code Article XIII – Section 13.5 – paragraph B. 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 - Ground Floor Area 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: _____

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) GROUND FLOOR AREA:

**10. STANDARDS AND FACTORS GOVERNING THE GRANT OF A
MODIFICATION OF OVERLAY STANDARDS FOR GROUND FLOOR AREA
IN THE SR. 211 CORRIDOR OVERLAY DISTRICT**

PURSUANT TO ARTICLE XIII 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 GROUND FLOOR AREA.

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

A) Does the use of the building principally sell goods and services such as groceries, pharmaceuticals, cosmetics and convenience goods that satisfy daily needs of residents of the neighborhoods that are along, or adjacent to the SR 211?

B) Does the use not contemplate the processing, distribution or sale of large commodities or wholesale items or involve the outdoor storage of goods or involve large on-premise repair facilities?

C) Is the proposed building and its parking lot is well screened from existing residential neighborhoods?

D) Does the site have safe, immediate access to SR 211?

E) Has the applicant has prepared a traffic study that demonstrates that the additional building size will not result in traffic congestion that reduces the level of service of SR 211 or the adjacent street system beyond Level of Service D?

F) Does the building site provide convenient inter-connections with adjacent uses and properties that serve both pedestrians and automobiles?

G) Is the floor area of the proposed building the smallest feasible to serve the function of the proposed use?

H) Is the architectural design of the building reduce the perceived size of the building by appropriate articulations and variations in the massing, façade, roofline, materials, colors, and textures of the building exterior?

I) Does the building and site meet or exceed all other standards set forth in this Ordinance and by the Town of Braselton Development Code?

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: _____

