



FOR STAFF USE ONLY  
DATE & TIME STAMP

20 MAR 25 03:54:08

### Zoning Condition Amendment Application for Board Consideration

Applications for zoning condition amendments are necessary when land development is unable to comply with the approved zoning conditions that were adopted by the Board of Commissioners during the approval of a rezoning, conditional use permit or sketch plat application. By requesting Board action regarding zoning conditions, the applicant may be subject to additional conditions given the Board shall review the application in its entirety in determining whether an amendment is warranted.

#### A. APPLICANT INFORMATION (REQUIRED FOR ALL APPLICANTS):

Name: Ross and Adrian Creasy

Address: 1645 Hutton Place, Cumming GA 30041

Phone #: 770-517-1117 (Faye)

E-mail Address:

#### B. REPRESENTATION INFORMATION (IF APPLICABLE):

Preferred Contact: ☐ Attorney ☒ Authorized Agent

Name: Faye Colbert- Aqua Design Pools & Spas, LLC

Address: 6905 Alan Thomas Road, Cumming GA 30028

Phone#: 770-517-1117

E-mail Address: sales@aquadesignpools.com

#### C. PROPERTY INFORMATION

What is the application # for which you are requesting to modify the zoning conditions?  
(e.g. ZAXXXX, SP08XXXX, CP08XXXX, etc.)

(AZ190031) ZA2147

Tax Map & Parcel #(s): (e.g. xxx-xxx-xxx)

Parcel no: 203-138

Current Zoning: CR1—Single Family Residential District

Commission District # 5

Subdivision Name (if applicable): Windermere

Property Acreage: .38

Proposed Use: Inground Gunite pool with Paver deck

Status of Subject Property (e.g. undeveloped, vertical construction started, etc.)

Developed Home on Property

Number of Lots/Units:

1

FOR STAFF USE ONLY  
Application #

AZ200010

**D. REQUESTED MODIFICATIONS TO APPROVED ZONING CONDITIONS** (SEPARATE SHEET REQUIRED FOR EACH REQUESTED MODIFICATION):

1) What is the zoning condition number that is being requested to be modified?

7

2) What is the zoning condition language exactly as it is approved?

Please see attached sheet.

3) What is the proposed zoning condition language?

Please see attached sheet.

4) Describe in sufficient detail why the existing condition cannot be met.

Due to the size of the lot, depth of the lot and position of the home on the property, any pool of usable size or dimension would have to encroach upon the building line.

**#2: What is the zoning condition language exactly as it is approved?**

A variance to the performance standards for Lot #276 in Windermere Subdivision, 6320 Colwyn Court is granted to allow a 27 foot exterior setback, instead of the required 50 feet, for the construction of a private residential swimming pool. A variance to the performance standards for Lot #445 in Windermere Subdivision, 1027 Windermere Crossing is granted to allow a 5 foot rear setback, instead of the required 25 feet, for the construction of a private residential swimming pool. A variance to the performance standards for Lot #542 in Windermere Subdivision, 1604 Heathrow Drive is granted to allow a 10 foot rear setback, instead of the required 25 feet, for the construction of a private residential swimming pool. A variance to the performance standards for Lot #447 in Windermere Subdivision, 1031 Farrington Way is granted to allow a 5 foot rear setback, instead of the required 25 feet, for the construction of a private residential swimming pool. A variance to the performance standards for Lot #735 in Windermere Subdivision, 2059 Windermere Crossing is granted to allow a 10 foot rear setback, instead of the required 25 feet, to allow for the construction of a roof on the existing porch. A variance to the performance standards for Lot #84 in Windermere Subdivision, 8710 Ardsley Trace is granted to allow a 15 foot rear setback, instead of the required 50 feet, for the construction of a private residential swimming pool. A variance to the performance standards for Lot #487 in Windermere Subdivision, 1803 Fenton Manor is granted to allow a 10 foot rear setback, instead of the required 25 feet, for the construction of a private residential swimming pool. A variance to the performance standards for Lot #27 in Windermere Subdivision, 8350 Ainsworth Drive is granted to allow for a 43-foot rear setback, instead of the required 50 feet, for the construction of a screened room. The 50-foot exterior build setback line (BSL), for Lot 466 shall be reduced to twenty-five (25) feet to allow for the construction of a swimming pool. The exterior twenty-five (25) feet, of Lot 466, shall be augmented and maintained as a landscape buffer. Landscaping shall be completed within thirty (30) days of the issuance of the completion of the swimming pool. A variance to the performance standards for Lot #746 in Windermere Subdivision, 2910 Grange Hill Way is granted to allow a 15-foot exterior setback, instead of the required 50 feet, for the construction of a private residential swimming pool. Lot #427, which has a 25-foot building setback shall have a 10-foot exterior building setback in order to build a pool. A variance to the performance standards for Lot #768 in Windermere Subdivision, 2625 Grundhall Court is granted to allow a 14-foot exterior setback, instead of the required 50 feet, for the construction of a private residential swimming pool. A variance to the performance standards for Lot #949 in Windermere Subdivision, 5410 Landsdowne Court is granted to allow a 13-foot rear setback, instead of the required 25 feet, for the construction of a private residential swimming pool. The applicant shall obtain an approved lot grading plan for Lot #949 from the Department of Engineering prior to issuance of a building permit for the pool. Said plan shall address drainage on all sides of the pool.

### #3 : What is the proposed zoning condition language?

A variance to the performance standards for Lot #276 in Windermere Subdivision, 6320 Colwyn Court is granted to allow a 27 foot exterior setback, instead of the required 50 feet, for the construction of a private residential swimming pool. A variance to the performance standards for Lot #445 in Windermere Subdivision, 1027 Windermere Crossing is granted to allow a 5 foot rear setback, instead of the required 25 feet, for the construction of a private residential swimming pool. A variance to the performance standards for Lot #542 in Windermere Subdivision, 1604 Heathrow Drive is granted to allow a 10 foot rear setback, instead of the required 25 feet, for the construction of a private residential swimming pool. A variance to the performance standards for Lot #447 in Windermere Subdivision, 1031 Farrington Way is granted to allow a 5 foot rear setback, instead of the required 25 feet, for the construction of a private residential swimming pool. A variance to the performance standards for Lot #735 in Windermere Subdivision, 2059 Windermere Crossing is granted to allow a 10 foot rear setback, instead of the required 25 feet, to allow for the construction of a roof on the existing porch. A variance to the performance standards for Lot #84 in Windermere Subdivision, 8710 Ardsley Trace is granted to allow a 15 foot rear setback, instead of the required 50 feet, for the construction of a private residential swimming pool. A variance to the performance standards for Lot #487 in Windermere Subdivision, 1803 Fenton Manor is granted to allow a 10 foot rear setback, instead of the required 25 feet, for the construction of a private residential swimming pool. A variance to the performance standards for Lot #27 in Windermere Subdivision, 8350 Ainsworth Drive is granted to allow for a 43-foot rear setback, instead of the required 50 feet, for the construction of a screened room. The 50-foot exterior build setback line (BSL), for Lot 466 shall be reduced to twenty-five (25) feet to allow for the construction of a swimming pool. The exterior twenty-five (25) feet, of Lot 466, shall be augmented and maintained as a landscape buffer. Landscaping shall be completed within thirty (30) days of the issuance of the completion of the swimming pool. A variance to the performance standards for Lot #746 in Windermere Subdivision, 2910 Grange Hill Way is granted to allow a 15-foot exterior setback, instead of the required 50 feet, for the construction of a private residential swimming pool. Lot #427, which has a 25-foot building setback shall have a 10-foot exterior building setback in order to build a pool. A variance to the performance standards for Lot #768 in Windermere Subdivision, 2625 Grundhall Court is granted to allow a 14-foot exterior setback, instead of the required 50 feet, for the construction of a private residential swimming pool. A variance to the performance standards for Lot #949 in Windermere Subdivision, 5410 Landsdowne Court is granted to allow a 13-foot rear setback, instead of the required 25 feet, for the construction of a private residential swimming pool. The applicant shall obtain an approved lot grading plan for Lot #949 from the Department of Engineering prior to issuance of a building permit for the pool. Said plan shall address drainage on all sides of the pool. A variance to the performance standards for LOT# 524 in Windermere Subdivision, 1645 Hutton Place is granted to allow a 11 foot rear setback, instead of the required 25 feet, for the construction of a private residential swimming pool.

**E. REQUESTED ADDITIONAL CONDITIONS** (ATTACH ADDITIONAL SHEETS IF NECESSARY):

1) Please specify any additional zoning conditions that you propose to permanently add to this subject property:



**F. REQUESTED VARIANCE(S) (SEPARATE SHEET REQUIRED FOR EACH REQUESTED VARIANCE):**

- 1) A separate sheet is required for each variance request. The number of this variance request is:
- 2) Please indicate which section of the Unified Development Code (UDC) is requesting to be varied, e.g. Chapter 11, Table 11.2(a).
- 
- 3) Please check the type of variance being requested:
- ☒ A variance of  feet to allow a  setback to be  feet.
- ☐ A variance of  feet to allow  to be  feet.
- ☐ Other:
- 4) Written Justification. Per section 8-6.3 (B), all variance requests must be accompanied by written documentation justifying the variance and explaining why it should be granted. Additional sheets can be found on the Web site at [forsythco.com](http://forsythco.com). The justification must specifically address, for each variance requested, the below criteria:
- a) Describe why the variance would not negate the purpose and intent of the Unified Development Code provision?
- 
- b) Describe why the variance would not cause substantial detriment to the public safety, health, or welfare of the public, or be injurious to other property?
- 
- c) Describe why the conditions of your property are unique only to the property for which relief is sought and are not applicable generally to other property.
- 
- d) Describe how this property's physical surroundings (e.g. shape, size, or topographical conditions) result in an extraordinary hardship or practical difficulty (as distinguished from a mere inconvenience).
- 
- e) Describe why the requested variance is the minimum necessary to accomplish the proposed development or building.
- 
- f) Describe how granting this variance will result in equal or greater protection to adjacent property or natural resources. (Only required if requesting a variance to a buffer or setback)
-

#### E. PUBLIC HEARING:

Requests for postponement or withdrawal must be made in writing; application fees are not refundable.

A legal notice shall be published in the Forsyth County newspaper regarding the variance request. The applicant is responsible for the advertisement fee of \$15 if the request is postponed.

The staff will prepare the public hearing sign and contact the applicant when the sign is ready to post on site. The applicant shall place the yellow public hearing sign(s) on the subject property at least 21 days, but not more than 45 days prior to the public hearing. It is the applicant's responsibility to maintain the sign(s).

A signed affidavit with a dated photo of each sign(s) placing said sign(s) against a verifiable property landmark shall be submitted to the department, prior to the public hearing. Failure to post the sign(s) and or failure to submit the affidavit will result in the postponement of the hearing.

Attendance at the 7:00 p.m. public hearing is encouraged.

The variance, if granted, shall have application only to the specific regulation for which the variance was sought and shall not impact or modify any other encumbrance, restriction, easement or interest on the subject property.

#### F. PROPERTY OWNER AUTHORIZATION:

This application 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 this application at the public hearing.**

Owner's Name

Ross L. + Adrienne D. Crensy

Mailing Address:

1645 Hutton Place  
Cumming, GA 30041

Signature of Owner:

*Adrienne Crensy*  
*Ross L. Crensy*

Date:

3/6/20

Signature of Notary:

*Carli Klink*

Date:

3/6/20

Notary  
Stamp



#### G. APPLICATION REQUIREMENTS:

1. **Application:** A completed application form is required. Please do not provide unlisted telephone numbers.
2. **Fees:** Checks shall be made out to "Forsyth County Board of Commissioners" and shall be processed on the day that an applications is determined complete. Applicant is responsible for re-advertisement fee if postponed. Residential applications are \$250 per Unified Development Code section; Commercial applications are \$350 per UDC section.
3. **Site Plan:** Provide seven (7) copies to scale and one (1) copy reduced to 8.5"x11". The site plan shall clearly delineate and label the requested variance(s). In the case of an amendment to a buffer or setback required by the Unified Development Code, including those specified in Chapter 21, the variance application must delineate how equal or greater protection will be achieved of the adjacent property or natural resource affected by the proposed development, should the variance be granted. The site plan at a minimum must include: layout of streets, lot dimensions, setbacks, streams, flood prone areas, wetlands, proposed structures with square footages, proposed uses for each structure, right-of-way, driveways, accessory equipment (pool pumps, etc.), and the structure address.
4. **Written Evaluation:** All variance applications shall include a written justification explaining why the variance should be granted. Completing this application form in its entirety will meet this requirement.
5. **Legal Description:** Provide a written long form legal description including metes and bounds.
6. **Boundary survey:** One (1) copy of a boundary survey to scale, and One (1) copy reduced to 8.5"x11".
7. **Taxes:** Confirmation of paid county taxes.



**G. PROPERTY OWNER AUTHORIZATION AFFIDAVIT (REQUIRED FOR ALL APPLICANTS): ADD ADDITIONAL SHEETS IF APPLICABLE.**

This application 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 can be found on the website at forsythco.com. Only the owner or authorized agent (i.e. applicant or representing attorney) may speak on behalf of this application at the public hearing.

The undersigned hereby swear that he/she/they is/are the owner(s) of the subject property as identified on this application.

I /We hereby authorize the authorized agent or attorney listed on the front of this application to speak and act on behalf of the owner(s) in pursuit of this condition amendment application. I/We realize that any action granted for this property will be binding on the property regardless of ownership.

Owner Name #1:

Address:

Business Tel.#:

E-mail Address:

Signature of Owner: \_\_\_\_\_ Date: \_\_\_\_\_

Signature of Notary: \_\_\_\_\_ Date: \_\_\_\_\_

Owner Name #2:

Address:

Business E-mail Address:

Signature of Owner: \_\_\_\_\_ Date: \_\_\_\_\_

Signature of Notary: \_\_\_\_\_ Date: \_\_\_\_\_

Owner Name #3:

Address:

Business E-mail Address:

Signature of Owner: \_\_\_\_\_ Date: \_\_\_\_\_

Signature of Notary: \_\_\_\_\_ Date: \_\_\_\_\_

Owner Name #4:

Address:

Business E-mail Address:

Signature of Owner: \_\_\_\_\_ Date: \_\_\_\_\_

Signature of Notary: \_\_\_\_\_ Date: \_\_\_\_\_



**H. CORPORATE/COMPANY DISCLOSURE: ADD ADDITIONAL SHEETS IF APPLICABLE**

If either the applicant or owner are corporations or limited liability companies, provide the names of the corporate stockholders with 10% ownership or greater and officers and directors unless the corporation has stock that is traded on a national stock exchange in which case the corporate name shall be sufficient. Also, identify any parties having a direct financial interest in the zoning application other than the owner and applicant (e.g. developer or anticipated commercial occupant). If such additional parties having a direct financial interest are corporations or companies, then provide the names of officers, directors, company members, stockholders with 10% ownership or greater, unless the corporation has stock that is traded on a national stock exchange in which case the corporate name shall be sufficient.

In the event that public disclosure of the developer or commercial occupant may cause such developer or occupant to withdraw from pursuing a project due to competition, trade secret, or proprietary business concerns, and if the proposed development advances a bona fide economic development purpose, then an affidavit affirmatively declaring such shall be tendered with the application and in that event only the owner and or authorized applicant shall be identified. The affidavit contemplated in this paragraph shall only be valid for its intended purpose if it is also signed by a duly authorized representative of the Forsyth County Development Authority, Cumming/Forsyth County Chamber of Commerce, or the Forsyth County Manager, with such signature certifying that the pertinent individual is aware of the proposed development and confirms that the proposed development advances a bona fide economic development purpose. For purposes of this paragraph, a bona fide economic development purpose means a development that would be eligible for an inducement under section 22-260 of the Forsyth County Economic Development Ordinance.

If there is more than one corporate entity, additional disclosures can be found on the website at [forsythco.com](http://forsythco.com).

I am a duly authorized officer/member of the Aqua Design Pools & Spas, LLC [corporate entity]. The Aqua Design Pools & Spas, LLC [corporate entity] is the applicant or owner of the property seeking zoning condition amendment approval and I am fully vested with authority to act on behalf of the Aqua Design Pools & Spas, LLC [corporate entity] in submitting this application. In making this representation, I acknowledge that any person who knowingly and willfully makes a false, fictitious, or fraudulent statement or representation in any matter within the jurisdiction of any department or agency of state government or of the government of any county, city, or other political subdivision of this state, shall upon conviction thereof, be punished by a fine of not more than \$1,000.00 or by imprisonment for not less than one nor more than five years, or both.

Name of Corporate Entity: Aqua Design Pools & Spas, LLC

Name of Officer(s), Director(s) and/or Stockholder(s)

<u>Jeff Umberger</u>	
<u>Delinda Umberger</u>	

**I. APPLICANT CERTIFICATION (REQUIRED FOR ALL APPLICANTS): PLEASE READ AND INITIAL THE FOLLOWING 6 STATEMENTS.**

- 1) 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 Board of Commissioners agenda for a public hearing.
- 2) I understand that my request will be rejected if all the necessary information and/or requirements are not presented.
- 3) I understand that I have an obligation to present all necessary information required by the Unified Development Code to enable the Board of Commissioners to make an informed determination on my request. I will seek advice of Planning Staff or an attorney if I am not familiar with the zoning and land use requirements.
- 4) I understand that my request will be acted upon at the Board of Commissioners public hearing and that I am required to be present or to be represented by the authorized representative as indicated on this application, so that someone is available to present all facts and answer questions. I understand that failure to appear at a public hearing may result in the postponement or denial of my request. I further understand that it is my responsibility to be aware of relevant public hearing dates and times regardless of notification from Forsyth County.
- 5) The Unified Development Code (UDC) of Forsyth County requires the landowner, applicant, or authorized representative to place the yellow public hearing sign(s) on the subject property at least twenty-one (21), but not more than forty-five (45) days prior to the public hearing. In order to insure that the correct information is included on the public hearing sign(s), the Planning & Development Department will prepare the sign(s) and contact the applicant to pick it/them up and post the sign(s) on the subject property within the specified time frame. It is the applicant's responsibility to maintain the sign(s) until an application is withdrawn or a decision is rendered by the Board of Commissioners. The term "maintain" means that the sign(s) shall remain standing, be readable, and be updated regarding any changes in the date of the public hearing. A signed affidavit with a dated photo of each sign(s) placing said sign(s) against a verifiable property landmark shall be submitted to the Planning & Development Department. Failure to submit the affidavit shall result in the postponement of the public hearing. The applicant shall be responsible for removal of all public notice signs within three (3) days of the final motion or date of withdrawal. Failure to do so will result in a fine of one hundred dollars (\$100) per day until the sign(s) are removed.
- 6) Please list the name(s) and dollar amount of any campaign contribution or gift (for gifts greater than \$100) made to any Forsyth County elected official during the two years immediately preceding the filing of this application.

Please indicate the name of the elected official, date of gift, and dollar amount of any gift or contribution:

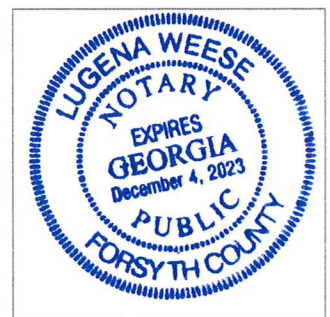
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The undersigned has personally appeared before me, a Notary Public, and states upon oath and by initialling, that he/she has read, understands, and agrees to comply with each of the above six (6) applicant certifications.

Printed Name of Applicant: Faye Colbert - Aqua Design Pools & Spas LLC Date: 3/23/2020

Signature of Applicant: [Signature] Date: 3/24/20

Signature of Notary: [Signature] Date: \_\_\_\_\_



**J. APPLICANT WITHDRAWAL (ONLY SIGN IF OFFICIALLY WITHDRAWING APPLICATION REQUEST):**

Signature of Applicant: \_\_\_\_\_ Date: \_\_\_\_\_

## LEGAL DESCRIPTION

1645 Hutton Place – Tax Parcel Number: 203 138

ALL THAT TRACT OR PARCEL OF LAND CONTAINING 0.38 ACRES (16,553 S.F.) LYING AND BEING IN LAND LOT 651 OF THE 2nd DISTRICT, 1st SECTION, FORSYTH COUNTY GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH REBAR SET ON THE RIGHT OF WAY OF HUTTON PLACE (50' RIGHT OF WAY WIDTH), SAID REBAR BEING 664.45 FEET FROM THE INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY OF HEATHROW DRIVE AND THE NORTHERLY RIGHT OF WAY OF HUTTON PLACE AND BEING THE TRUE POINT OF BEGINNING;

THENCE FROM THE TRUE POINT OF BEGINNING, THUS ESTABLISHED, ALONG THE SOUTHERLY RIGHT OF WAY OF HUTTON PLACE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET AND AN ARC DISTANCE OF 56.16 FEET, SAID ARC BEING SUBTENDED BY A CHORD OF SOUTH 80 DEGREES 25 MINUTES 42 SECONDS EAST A DISTANCE OF 53.25 FEET TO A POINT;

THENCE CONTINUING ALONG SAID RIGHT OF WAY ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 20.00 FEET AND AN ARC DISTANCE OF 17.49 FEET, SAID ARC BEING SUBTENDED BY A CHORD OF SOUTH 87 DEGREES 32 MINUTES 47 SECONDS EAST A DISTANCE OF 16.94 FEET TO A POINT;

THENCE CONTINUING ALONG SAID RIGHT OF WAY ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 207.30 FEET AND AN ARC DISTANCE OF 59.92 FEET, SAID ARC BEING SUBTENDED BY A CHORD OF SOUTH 54 DEGREES 11 MINUTES 32 SECONDS EAST A DISTANCE OF 59.72 FEET TO A 1/2 REBAR FOUND;

THENCE LEAVING SAID RIGHT OF WAY SOUTH 45 DEGREES 11 MINUTES 40 SECONDS WEST A DISTANCE OF 148.97 FEET TO A POINT;

THENCE NORTH 63 DEGREES 48 MINUTES 43 SECONDS WEST A DISTANCE OF 112.75 FEET TO A 1/2 INCH REBAR SET;

THENCE NORTH 41 DEGREES 44 MINUTES 48 SECONDS EAST A DISTANCE OF 133.68 FEET TO A 1/2 INCH REBAR SET ON THE AFORESAID SOUTHERLY RIGHT OF WAY OF HUTTON PLACE, SAID REBAR BEING THE TRUE POINT OF BEGINNING.



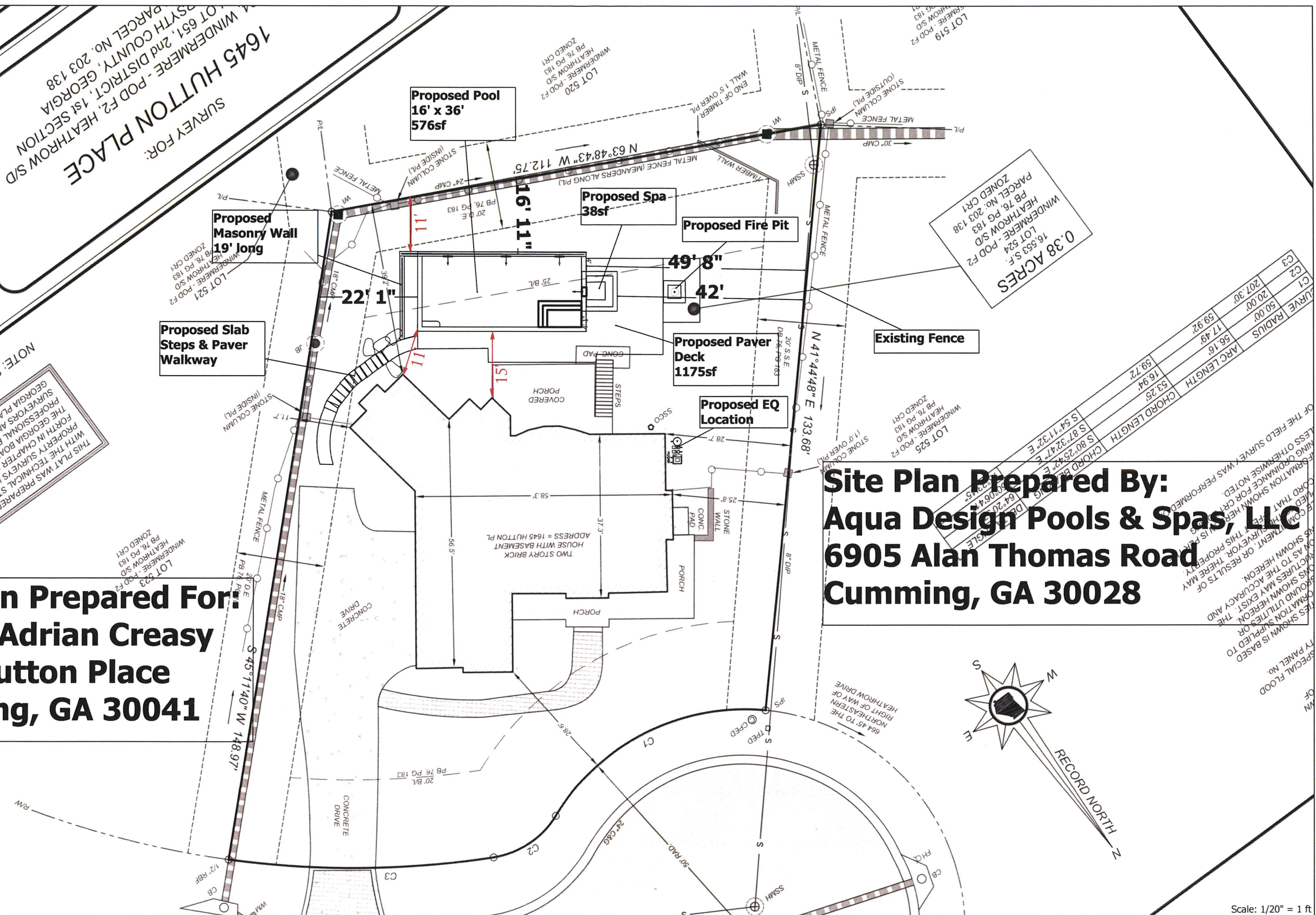
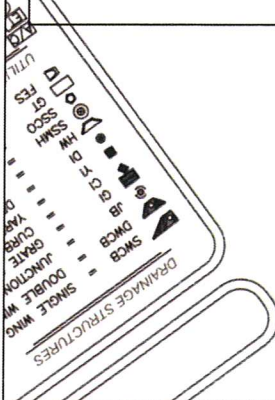
1645 HUTTON PLACE  
SURVEY FOR:  
LOT 521, 2nd DISTRICT, 1st SECTION  
WINDERMERE - POD F2, HEATHROW S/D  
PARCEL No. 203 138



NOTE: SURVEY NOT VALID UNLESS  
SEAL SIGNED AND DATE

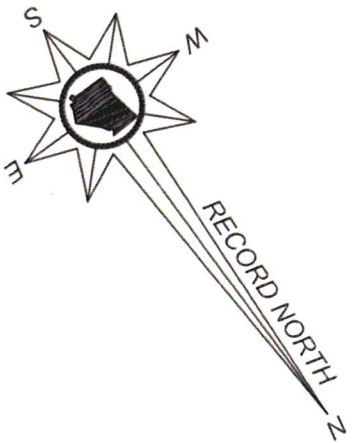
THIS PLAN WAS PREPARED IN CONFORMITY  
WITH THE TECHNICAL STANDARDS FOR  
PROPERTY SURVEYS IN GEORGIA AS SET  
FORTH IN CHAPTER 180-7 OF THE RULES OF  
THE PROFESSIONAL BOARD OF SURVEYORS  
AND AS SET FORTH IN THE  
GEORGIA PLAT ACT O.C.G.A. 15-6-67.

Site Plan Prepared For:  
**Ross & Adrian Creasy**  
**1645 Hutton Place**  
**Cumming, GA 30041**



0.38 ACRES  
16,553 S.F.  
LOT 524  
HEATHROW S/D  
WINDERMERE - POD F2  
PARCEL No. 203 138  
ZONED CR1

Site Plan Prepared By:  
**Aqua Design Pools & Spas, LLC**  
**6905 Alan Thomas Road**  
**Cumming, GA 30028**



Scale: 1/20" = 1 ft



# 2019 Property Tax Statement

Matthew C. Ledbetter  
Forsyth County Tax Commissioner  
1092 Tribble Gap Rd  
Cumming, GA 30040-2236  
tax@forsythco.com

Phone: (770) 781-2110, Fax: (678) 455-1207

CREASY ROSS L &  
CREASY ADRIANNE D  
1645 HUTTON PL  
CUMMING, GA 30041

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2019-218327	11/15/2019	\$0.00	\$7044.40	\$0.00	Paid 10/30/2019
Map: 203 138				Printed: 03/23/2020	
Location: 1645 HUTTON PL					

INTEREST, PENALTIES, AND OTHER FEES WILL APPLY AFTER DUE DATE.

If taxes are paid by your mortgage company, send them the top portion only.

## RETURN THIS PORTION WITH PAYMENT

(Interest will be added per month if not paid by due date)

Matthew C. Ledbetter  
Forsyth County Tax Commissioner  
1092 Tribble Gap Rd  
Cumming, GA 30040-2236  
tax@forsythco.com

Phone: (770) 781-2110, Fax: (678) 455-1207



**Tax Payer:** CREASY ROSS L &  
CREASY ADRIANNE D  
**Map Code:** 203 138 Real  
**Description:** 2-1 651 LT524 POD F-2 WI DERMERE  
HEATH  
**Location:** 1645 HUTTON PL  
**Bill No:** 2019-218327  
**District:** 001

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions
596,260.00	80,000.00	0.3800	\$676,260.00	11/15/2019			S1 L7

Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
COUNTY BOND	\$676,260.00	\$270,504.00	\$0.00	\$270,504.00	0.970000	\$262.39	\$0.00	\$262.39
COUNTY M&O	\$676,260.00	\$270,504.00	\$57,640.00	\$212,864.00	7.472000	\$1,590.52	\$0.00	\$1,590.52
FIRE DISTRICT	\$676,260.00	\$270,504.00	\$57,640.00	\$212,864.00	2.175000	\$462.98	\$0.00	\$462.98
SALES TAX CREDIT	\$676,260.00	\$270,504.00	\$57,640.00	\$212,864.00	-2.681000	\$0.00	-\$570.69	-\$570.69
SCHOOL BOND	\$676,260.00	\$270,504.00	\$0.00	\$270,504.00	2.418000	\$654.08	\$0.00	\$654.08
SCHOOL M&O	\$676,260.00	\$270,504.00	\$2,000.00	\$268,504.00	17.300000	\$4,645.12	\$0.00	\$4,645.12
STATE TAX	\$676,260.00	\$270,504.00	\$2,000.00	\$268,504.00	0.000000	\$0.00	\$0.00	\$0.00
<b>TOTALS</b>					<b>27.654000</b>	<b>\$7,615.09</b>	<b>-\$570.69</b>	<b>\$7,044.40</b>

If receipt is desired, please send a self-addressed, stamped envelope.

\*\*\* If taxes are past due, please call us at 770-781-2110 for current amount as interest and other fees continue to accrue.

<b>Current Due</b>	\$7,044.40
<b>Discount</b>	\$0.00
<b>Penalty</b>	\$0.00
<b>Interest</b>	\$0.00
<b>Other Fees</b>	\$0.00
<b>Previous Payments</b>	\$7,044.40
<b>Back Taxes</b>	\$0.00
<b>Total Due</b>	<b>\$0.00</b>
<b>Paid Date</b>	10/30/2019



### Summary

Parcel Number 203 138  
 Location Address 1645 HUTTON PL  
 CUMMING GA 30041  
 Legal Description 2-1 651 LT524 POD F-2 WIN DERMERE HEATH  
 Property Class R3 - Residential Lots  
 Neighborhood 02054  
 Tax District 0  
 Zoning CR1  
 Acres 0  
 Homestead Y  
 Exemptions S1

[View Map](#)



### Owner

Creasy Ross L &  
 Creasy Adrienne D  
 1645 HUTTON PL  
 CUMMING GA 30041

### Assessment Information

	2019	2018
LUC	0100	0100
Class	R3	R3
+ Land Value	\$80,000	\$80,000
+ Building Value	\$596,260	\$641,130
= Total Value	\$676,260	\$721,130
Assessed Value	\$270,504	\$288,452

### Tax Commissioner

[Tax Commissioner Link](#)

### Assessment Notices 2019

203138

### Land

Description	Land Type	Land Code	Square Feet	Acres	Price
SINGLE FAMILY RESIDENTIAL	U	100	0	0.000	80,000

Total Acres:  
 0.0000

Total Land-Value:  
 80,000

### Residential Improvement Information

Card	1	Heating System	WARM AIR
Stories	2	Heat	CENTRAL AIR
Exterior Wall	FACE BRICK	Total Fixtures	12
Style	Single Family Residence	Masonry Fireplaces	2
Year Built	2004	Heating Fuel Type	GAS
Res Sq Ft	6082	Pre Fab Fireplace	0
Basement		Miscellaneous Feature	
Finished Bsmt Sqft	0	Miscellaneous Feature 2	
Full Bath/Half Bath	4/0	Grade Factor	A-
Bedrooms	5	Cost/Design Factor	0%
Attic		CDU	AV
Additional Fixtures	0		

### Accessory Information

Card 1	Year Built	Area	Grade	Value
Description CON PAVING	2004	1,200	C-AVERAGE	5,300

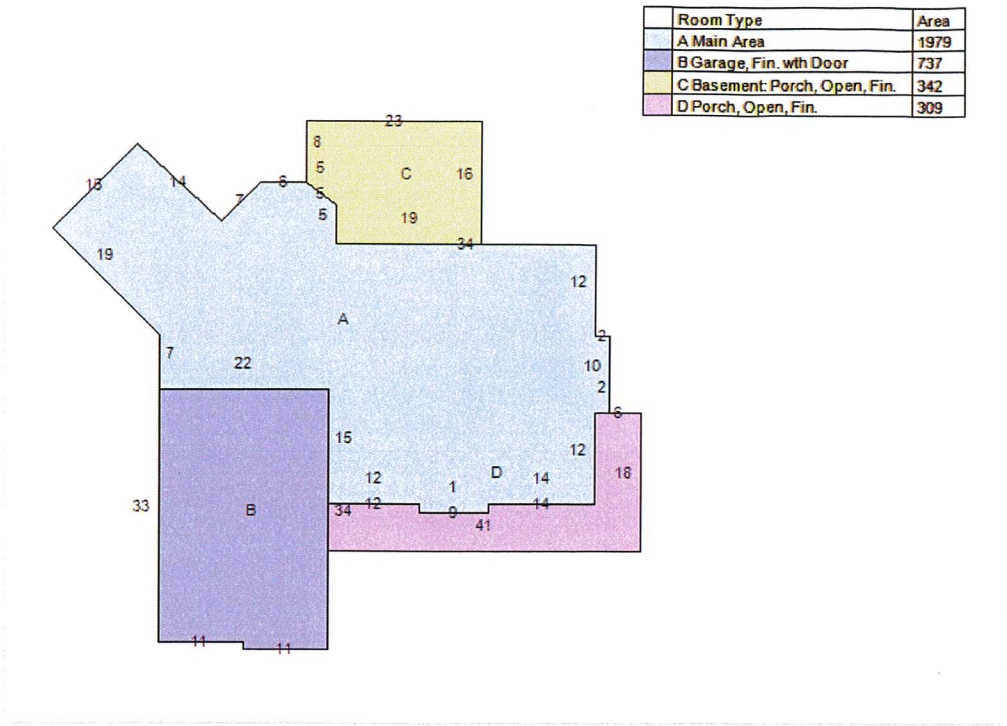
### Sales Information

Sale Date	Sale Price	Instrument	Deed Book	Deed Page	Qualification	Sales Validity	Grantee	Grantor	Recording
6/1/2017	\$760,000	LW	8216	0171	Qualified		CREASY ROSS L &	FUERST JAMES A &	8216 0171
12/1/2004	\$646,400	WD	03622	0539	Qualified				03622 0539
10/1/2003	\$2,720,000	LW	3119	762	Unqualified	Sale Includes more than one parcel	OSLEY BUILDERS INC	WESTBROOK WINDERMERE LLC	3119 762

Photos



Sketches



No data available for the following modules: Additions, Commercial Improvement Information, Interior/Exterior Information, Other Features.

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