

Ruth Ann Estenssorro
6645 Dogwood Rd.
678-800-3204

RECEIVED

JAN 03 2020

Forsyth County Department of
Planning & Community Development

Application Number: ZA3961

January 3, 2020

Dear Neighbors,

We would like to inform interested property owners that a Rezoning and Conditional Use Permit (CUP) application has been submitted to Forsyth County regarding property located at 6645 Dogwood Road, Gainesville, GA 30506. We are proposing to rezone from Lake Residential District (LR) to Agricultural District (A1) with a CUP to operate a short term rental.

We are requesting the following variance:

1. A variance to reduce the front setback from 50 ft. to 25 ft. for the existing structure only (UDC Table 15.2)

A public participation meeting will be held on January 13, 2020 at 6:00 PM at 6645 Dogwood Rd. Gainesville, GA 30506. This meeting is not the public hearing. Its purpose is to provide neighbors and interested parties the opportunity to meet with the applicant, ask questions and voice concerns regarding this application.

Enclosed is a copy of the conceptual site plan depicting the subject property and the proposed project. Additional information about this application may be obtained at <http://estatus.forsythco.com>.

If you have any questions, comments or concerns, please contact me at 678-800-3204.

Sincerely,
Ruth Ann Estenssorro

Enclosure



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Forsyth County Department of
Planning & Community Development

Public Notice Sign Affidavit

Application # _____	FOR STAFF USE ONLY Received By: _____	DATE/TIMESTAMP _____
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This transmittal shall be used to submit all sign affidavits for all applications that require the posting of either an orange public participation sign or a yellow public hearing sign. Those applications include: rezonings (ZA), conditional use permits (CP), home occupation permits (HP), sketch plats (SP), variances (VA), appeals of administrative decisions (AP), appeals of zoning board of appeals decisions (AV), and zoning condition amendments (AZ).

POSTING REQUIREMENTS FOR ZA, CP, HP, & SP APPLICATIONS:

A. Orange Public Participation Signs:

The Unified Development Code (UDC) of Forsyth County requires the landowner, applicant, or authorized representative to place an orange public participation sign(s) on the subject property. In order to insure that the correct information is included on the public participation sign, the Planning & Community Development Department will prepare the sign(s) and present it to the applicant at the Zoning Review Meeting. It is the applicant's responsibility to place the sign(s) on the subject property at least ten (10) days prior to the date of the public participation meeting and to maintain the sign(s), where the term "maintain" means that any and all meetings and/or application changes shall be updated on the sign. A signed affidavit with a dated photo of the sign(s) placing said sign(s) against a verifiable property landmark shall be submitted to the Planning & Community Development Department within two (2) business days after the Zoning Review Meeting. Failure to submit the affidavit shall result in the Board Consideration submittal being incomplete until all posting requirements are met.

B. Yellow Public Hearing Signs:

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, the Planning & Community Development Department will prepare the sign(s) and present it to the applicant once county staff has determined that all other submittal requirements are verified complete. It is the applicant's responsibility to place the sign(s) on the subject property and to maintain the sign(s) through the public hearing date. The term "maintain" means that the sign shall remain standing, be readable, and be updated regarding any changes to the date of the public hearing. A signed affidavit with a dated photo of the sign(s) placing said sign(s) against a verifiable property landmark shall be submitted to the Planning & Community Development Department by the deadline as communicated by staff. Failure to submit the affidavit shall require an additional Zoning Review meeting. The applicant shall be responsible for removal of all public notice signs, which is to occur no later than three (3) days after 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.

Application #

2A3961

Number of Signs Posted:

1

Date Signs were Posted:

1-3-2020

The undersigned has personally appeared before me, a Notary Public, and states upon oath that he/she understands the above requirements and has posted each of the required public notification signs in compliance with the requirements set forth in the Unified Development Code (UDC).

Printed Name of Applicant:

Beth Ann Estenson Date: 1-2-2020

Signature of Applicant:

Beth Ann Estenson Date: 1-2-2020

Signature of Notary:

Helen Marie Lloyd

Date: 1/2/20



PUBLIC PARTICIPATION MEETING

ZA3961

DATE: Jan 13 2020

TIME: 6 P.M.

LOCATION: 6645 Dogwood

Rezone from LR
to A1 with a CUP to
operate a short-term
rental for 4 overnight
guests with variance

1.931

ACRES

OF LOTS /
UNITS

1,120

NON-RES
SQ FT

FOR INFORMATION CONTACT THE APPLICANT OR VISIT
www.forsythco.com

**PUBLIC PARTICIPATION
MEETING**

ZA3961

DATE: Jan. 13 2020

TIME: 6:00

LOCATION: 6645 Dogwood Rd

Rezone from LR to
A1 with a CUP to
operate a short-term
rental for 4 overnight
guests with variance

1.331

ACRES

OF LOTS /
UNITS

1,120

SQ. FT.

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