



Zoning Board of Appeals Findings  
Per Section 8-6.4 of the Unified Development Code

The Zoning Board of Appeals is designated as the board that shall hold a public hearing on all appeals of administrative decisions and all variances; with the exception of variance requests that would simultaneously apply to four (4) or more existing or proposed lots within a single subdivision, or for variance requests that were filed and scheduled to be considered simultaneously and pertaining to the same property with another application.

On 9-1-15, the Forsyth County Zoning Board of Appeals:

- Approved** – based on request being consistent with the checked items.
- Denied** – based on request being inconsistent with the checked items.
  
- 1. The variance shall not have the effect of negating any of the various purposes and intentions of this Code;
- 2. The variance if granted will not be detrimental to the public safety, health, or welfare of the public or injurious to other property;
- 3. The conditions on which the request is based are unique to the property for which the relief is sought and are not applicable generally to other property;
- 4. Because of the particular physical surroundings, shape, size, or topographical conditions of the specific property involved, an extraordinary hardship or practical difficulty would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out;
- 5. The variance requested is the minimum necessary to accomplish the proposed development or building; and
- 6. In the case of an amendment to a buffer or setback required by this Code, including those specified in Chapter Twenty-One, the variance application shows 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.

Motion carried: 5-0

Conditions: \_\_\_\_\_

Change in request: \_\_\_\_\_

A. Bettene Hammel  
Member, Zoning Board of Appeals

9-1-15  
Date



### PUBLIC HEARING SIGN IN SHEET- ZONING BOARD OF APPEALS

Pursuant to the *Forsyth County Unified Development Code* and the *Forsyth County Code of Ethics*, any persons wishing to speak in support (including the applicant and designated spokesperson) or opposition to any application shall provide their name and address on the specified form to county staff prior to speaking at the public hearing. In addition, each person shall be required to disclose any campaign contributions/gifts equal to or greater than \$100 given to any Forsyth County elected official within two (2) years of the public hearing date.

Please Print

Date: 9/1/15

Name: JOHN OGILVIE

Address: 249 PARK VIEW LANE  
1206 NORTH LAKE DR

Date of Public Hearing: 9/1/15

Application Number (Required): VA 150034

Signature of Speaker: John Ogilvie

The name and official position of the local government official to whom the campaign contribution was made: \_\_\_\_\_

The dollar amount and description of each campaign contribution: \_\_\_\_\_



7:39

**PUBLIC HEARING SIGN IN SHEET- ZONING BOARD OF APPEALS**

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Please Print

Date: 01 Sept 15

Name: Case Justice 315 Park View Lane Dawsonville 30534

Address: 390 Michael Rd Tyrone, GA 30290

Date of Public Hearing: 01 Sept 15

Application Number (Required): VA 1500316

Signature of Speaker: Case Justice

The name and official position of the local government official to whom the campaign contribution was made: N/A

The dollar amount and description of each campaign contribution: \_\_\_\_\_

opposition



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Please Print

Date: SEPT. 1, 2015

Name: BEN TRAIL

Address: 3898 WAR HILL PARK ROAD, DAWSONVILLE, GA

Date of Public Hearing: SEPT. 1, 2015

Application Number (Required): VA 150036

Signature of Speaker: [Handwritten Signature]

The name and official position of the local government official to whom the campaign contribution was made: N/A

The dollar amount and description of each campaign contribution: N/A



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Please Print

Date: 9/01/15

Name: PAUL CASTECC

Address: 121 Julian Farm Rd Dawsonville, GA 30534

Date of Public Hearing: 9/1/15

Application Number (Required): VA 150036

Signature of Speaker: [Signature]

The name and official position of the local government official to whom the campaign contribution was made: \_\_\_\_\_

The dollar amount and description of each campaign contribution: \_\_\_\_\_



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Please Print

Date: 09/01/15

Name: Louise & Larry Brooks

Address: 231 Park View Ln

Date of Public Hearing: 09/01/15

Application Number (Required): VA 150086

Signature of Speaker: Larry Brooks

The name and official position of the local government official to whom the campaign contribution was made: N/A

The dollar amount and description of each campaign contribution: \_\_\_\_\_



# ZBA PUBLIC NOTICE SIGN AFFIDAVIT

Forsyth County Planning & Community Development

Application # VA _____	FOR STAFF USE	DATE/TIMESTAMP
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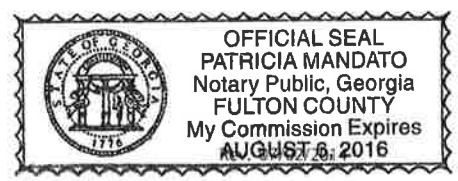
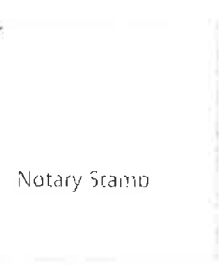
## POSTING REQUIREMENTS for Variance and Administrative Appeals APPLICATIONS:

**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 have 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) until an application is withdrawn or the public hearing occurs. The term "maintain" means that the sign 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 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 of the public hearing. Failure to submit the affidavit shall result in the public public hearing being postponed until until all posting requirements are complete. The applicant shall be responsible for removal of all public notice signs within three (3) days of the final motion or date of withdrawal.

Application #VA	<u>VA150036</u>	Number of Signs Posted:	<u>2</u>
		Date Signs were Posted:	<u>August 10, 2015</u>

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: Mary Jo Morgan Date: 8/27/2015  
 Signature of Applicant: Mary Jo Morgan Date: 8/27/2015  
 Signature of Notary: Patricia Mandato Date: 8/27/2015





Sign # 1  
Sign # 2

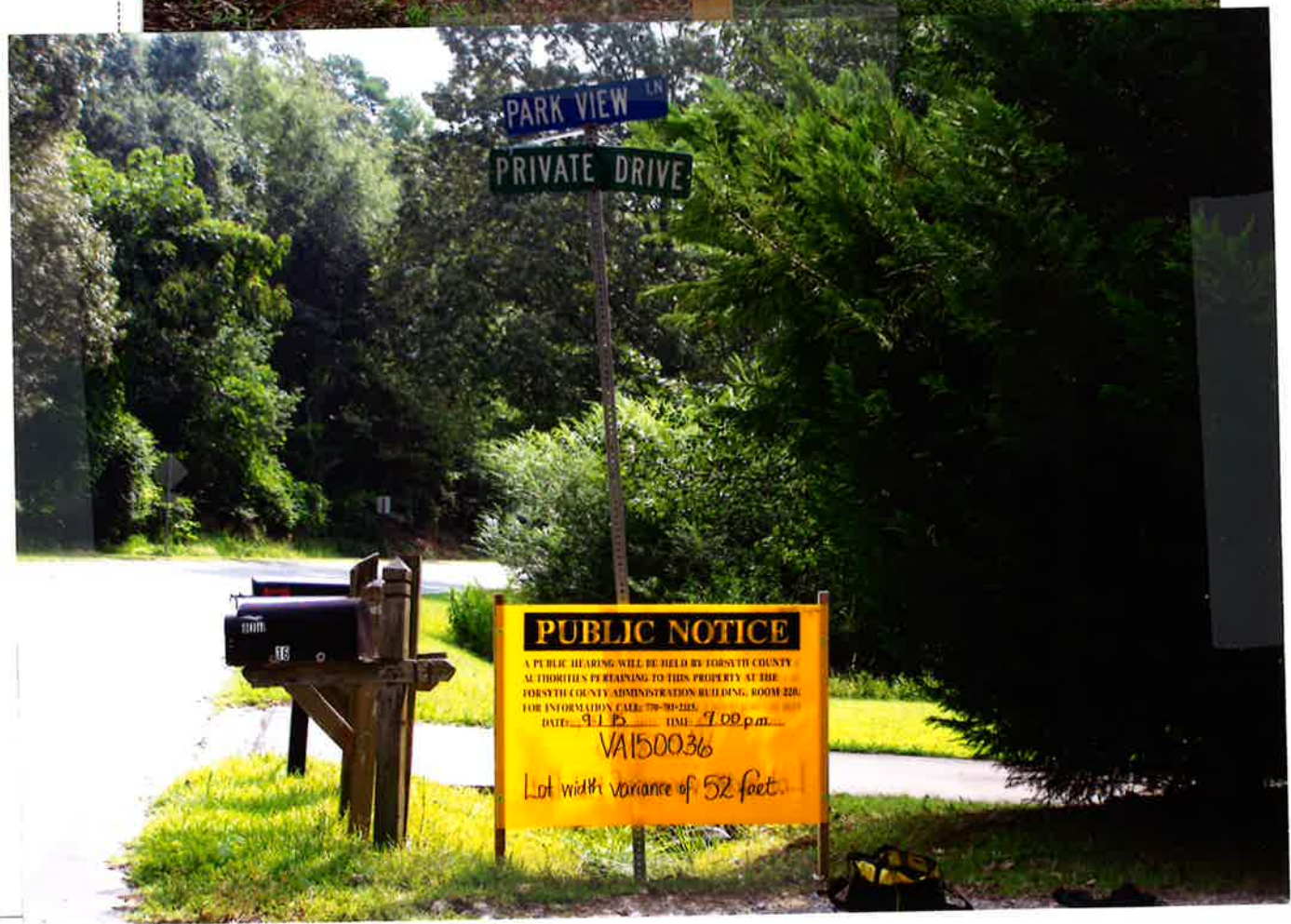
Location of Sign:

#1 Parcel 2 as depicted on site plan  
#2 Park View Lane and War Hill Park Road

# 1



# 2





VA150036

Mary Jo Morgan has filed an appeal with the proper authorities seeking relief from the requirements of the Forsyth County Unified Development Code, Article IV, Section 18-4.5. This request involves a lot width variance of 52 feet to allow a lot to 8 feet in width rather than the required 60 feet. The property is located at 265 Park View Lane and is currently zoned LR - (Lake Residential District). The Zoning Board of Appeals will hold the public hearing on Tuesday, September 1, 2015 at 7:00 p.m. in the Forsyth County Administration Building, Commissioners Meeting Room (#220), Second Floor, Cumming, Georgia.