

APPLICATION TO AMEND THE  
OFFICIAL ZONING MAP OF  
THE CITY OF SENOIA



City of Senoia  
P.O. Box 310  
Senoia, GA 30276  
770.599.3679

Name of Applicant Patrice Frady Phone No. 770-461-0478 c, 404.281.3467

Mailing Address 270 N. Jeff Davis, Fayetteville, GA 30214

Name of Property Owner Beer Store, LLC Phone  
No. 770.461.0478 (Attach additional page if there is more than one owner)

Address of

Property 3980 Highway 85, Senoia, Georgia

Zoning Classification: Present R-40C Requested R-25

Use of Property: Present undeveloped Requested residential

If the requested change is to extend an existing adjacent zoning district to include this property, explain below why the proposed change should be made.

If the requested change is not to extend an adjacent zoning district, explain below why this property should be placed in a different zoning district than all adjoining property. (How does it differ from adjoining property, and why should it be subject to different restrictions than those applying to adjoining property?)

This property will allow for the development of smaller homes, creating opportunities for more affordable quality housing, while preserving green space. With the property being adjacent to Ivy Ridge, it presents the opportunity to tie in a multi-use path, to add to the exiting inventory of sidewalks and encourage network connectivity. By applying for the R-25 zoning, this project will help diversity the current housing stock within the city of Senoia.

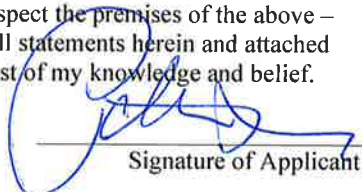
1. Written legal description of the property (copy of deed) – full metes and bounds description rather than plat reference.
2. Plat showing property lines and lengths and bearings, adjoining streets, locations of existing buildings, north arrow and scale. Submit 3 copies if the plat and a PDF of the plat.
3. List of adjacent property owners
4. Disclosure of Campaign Contributions and Gifts Form.
5. If Property Owner and Applicant are not the same, Authorization by Property Owner Form or Authorization of Attorney Form.
6. Filing fee (\$450) payable to the City of Senoia.
7. Letter of Intent, conceptual plan

I hereby authorize the staff of City of Senoia to inspect the premises of the above – described property. I hereby depose and say that all statements herein and attached statements submitted are true and correct to the best of my knowledge and belief.

Sworn to subscribed before me

This 6<sup>th</sup> day of May, 2022.

  
Notary Public

  
Signature of Applicant

