



FORSYTH COUNTY DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

110 E. Main Street, Suite 100

Cumming, GA 30040

<http://www.forsythco.com>

(770) 781-2115

Forsyth County is committed to providing all persons with equal access to its services, programs, activities, education and employment regardless of race, color, national origin, religion, sex, familial status, disability or age. Persons with special needs relating to handicapped accessibility or foreign language may contact the Title V1 Coordinator at 770- 781-2101 a minimum of 48 hours prior to the meeting date/time. The Title V1 Coordinator is located at 110 East Main Street, Suite 255, Cumming, Georgia between the hours of 8:30 AM and 5 PM, Monday through Friday, except holidays. Persons with hearing disabilities can contact us using the Georgia Relay Service, at (TDD) 1-800-255-0056 or (Voice) 1-800-255-0135 and asking to connect to 770-781-2101.

**FORSYTH COUNTY ZONING BOARD OF APPEALS (ZBA)
WORK SESSION AGENDA**

**Tuesday, February 3, 2026 at 6:30 P.M. in the Commissioners Meeting Room 110 E. Main Street,
Suite 220, Cumming, GA 30040**

- I. Call Work Session to Order
- II. Review Regular Meeting Agenda Appeals of Administrative Decisions, Appeals of Water Fines, Variance applications.
- III. Adjournment

**FORSYTH ZONING BOARD OF APPEALS (ZBA)
REGULAR MEETING AGENDA**

**Tuesday, February 3, 2026 AT 7:00 P.M. Commissioners Meeting Room
110 E. Main Street, Suite 220, Cumming, GA 30040**

- I. Call Meeting to Order
- PLEDGE OF ALLEGIANCE
- II. Adoption of Agenda
- III. Adopt or amend minutes of the prior meeting(s).
- IV. Announcements
- V. Old Business
- None.
- VI. New Business

VARIANCES

1. VA250075

Posada Construction Inc. - Al Posada has filed an appeal with the proper authorities seeking relief from the requirements of the Forsyth County Unified Development Code, Chapter 11, Table 11.2(a). This request involves: A side setback variance of 7 feet to allow a setback to be 3 feet rather than the required 10 feet.

The property is located in Chestatee Heights subdivision, Lot #24, 4645 Enota Ct, Gainesville, GA 30506 and is currently zoned LR - Lake Residential District. This property is in Board of Commissioners District 4.

2. VA250081

Boundary Zone, Inc. - Rajesh Patel has filed an appeal with the proper authorities seeking relief from the requirements of the Forsyth County Unified Development Code, Chapter 11, Table 11.2(a). This request involves: A front setback variance of 7 feet to allow a setback to be 23 feet rather than the required 30 feet.

The property is located in Pebblebrook Shores subdivision, Lot #182-183, 6095 Mountain Trail Ct, Gainesville, GA 30506 and is currently zoned R2R - Single Family Residential Restricted District. This property is in Board of Commissioners District 4.

3. VA250083

Underwood Scoggins, LLC - J. Ethan Underwood has filed an appeal with the proper authorities seeking relief from the requirements of the Forsyth County Unified Development Code, Chapter 11, Table 11.2(a). This request involves: A side setback variance of 2 feet to allow a setback to be 8 feet rather than the required 10 feet. A side setback variance of 6 feet to allow a setback to be 4 feet rather than the required 10 feet.

The property is located in W. M. Cain Subdivision, Lot #21, 9500 Cain Cir, Gainesville, GA 30506 and is currently zoned LR - Lake Residential District. This property is in Board of Commissioners District 4.

VI. Adjournment

For more information please call 770-781-2115