

**VARIANCE APPLICATION**

**Applicant (Name and Mailing Address)**

**Property Owner (Name and Mailing Address)**

C&E REAL ESTATE INC - EDUARDO COGLIANESE  
 6408 LAKEVIEW DR  
 BUFORD, GA 30518

C&E REAL ESTATE INC  
 6408 - LAKEVIEW DR  
 BUFORD, HALL, GA 30518

Phone [REDACTED]

Phone [REDACTED]

Email Address [REDACTED]

Email Address [REDACTED]

Location of Property 4939 OLD ORR RD FLOWERY BRANCH, GA

Present Zoning AR-1 Existing Structures NONE

**Type of Appeal:**

- Setback Variance
- Road Frontage Variance
- Sign Variance
- Hardship Mobile Home
- GCOD Variance
- Other: \_\_\_\_\_

- Front Yard
- Right Side Yard
- Left Side Yard
- Rear Yard
- Road Frontage
- Sign Area
- Sign Height
- Doctor's Letter

- From 40 ft. to 20 ft.
- From 15 ft. to 10 ft.
- From \_\_\_ ft. to \_\_\_ ft.
- From \_\_\_ ft. to \_\_\_ ft.
- From \_\_\_ ft. to \_\_\_ ft.
- From \_\_\_ ft. to \_\_\_ ft.
- From \_\_\_ ft. to \_\_\_ ft.
- \_\_\_ Terms Agreement

Supporting Documents:  Plat of Property  Site Plan  
 Deed of Property  Floor Plans  
 Hardship Statement  Other

**Hardship Mobile Home:**  
 I understand that, if granted, the mobile home must be removed from the property when my hardship ceases to exist.  
 \_\_\_\_\_  
 (Signature)

Fee (Must be paid for application to be complete): \$ \_\_\_\_\_

**I hereby certify that the above information is true & correct to the best of my knowledge.**

Print EDUARDO COGLIANESE

Date 2/3/26

Sign [Signature]

Date 2/3/26

**I hereby withdraw this application.**

Date \_\_\_\_\_

Sign \_\_\_\_\_

**Staff Use Only**

Application Date: \_\_\_\_\_

Taken by: \_\_\_\_\_

Tentative Planning Commission Date: \_\_\_\_\_

If Appealed County Commission Date: \_\_\_\_\_

County Commission District: \_\_\_\_\_



**BUSINESS SEARCH**

BUSINESS INFORMATION

Business Name:	<b>C&amp;E Real Estate Inc</b>	Control Number:	<b>19122267</b>
Business Type:	<b>Domestic Profit Corporation</b>	Business Status:	<b>Active/Owes Current Year AR</b>
NAICS Code:	<b>Real Estate and Rental and Leasing</b>	NAICS Sub Code:	<b>Offices of Real Estate Agents and Brokers</b>
Principal Office Address:	<b>6408 LAKEVIEW DR, BUFORD, GA, 30518, USA</b>	Date of Formation / Registration Date:	<b>9/10/2019</b>
State of Formation:	<b>Georgia</b>	Last Annual Registration Year:	<b>2025</b>

REGISTERED AGENT INFORMATION

Registered Agent Name: **Edward J Coglianese**  
 Physical Address: **6408 LAKEVIEW DR, BUFORD, GA, 30518, USA**  
 County: **Hall**

OFFICER INFORMATION

Name	Title	Business Address
Edward J Coglianese	CEO	6408 Lakeview Dr, Buford, GA, 30518, USA
Edward J Coglianese	CFO	6408 Lakeview Dr, Buford, GA, 30518, USA
Laurie Jean Cooper-Coglianese	Secretary	6408 LAKEVIEW DR, Buford, GA, 30518, USA

[Back](#)      [Filing History](#)      [Name History](#)      [Return to Business Search](#)

PLANNING AND ZONING DEPARTMENT  
2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504  
MAILING ADDRESS: PO BOX 1435, GAINESVILLE, GA 30503  
t. 770-531-6809 | f. 770-531-3902



**AUTHORIZATION OF PROPERTY OWNERS**

Note: If the applicant is the property owner, please disregard this form.

Name of owner(s) C&E REAL ESTATE - EDUARDO COGLIANESE OWNER

Address 6408 LAKEVIEW DR  
BUFORD, GA 30518 - HALL COUNTY

Phone Number [REDACTED]

Name of applicant(s) C&E REAL ESTATE INC - EDUARDO COGLIANESE - OW.

Address 6408 LAKEVIEW DR  
BUFORD, GA 30518

Phone Number [REDACTED]

I swear that I am the owner of the property which is the subject matter of the attached applications as shown in the records of Hall County, Georgia.

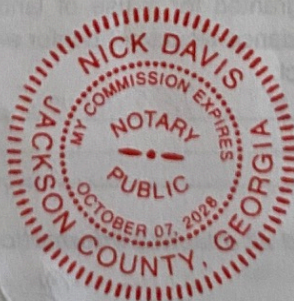
I authorize the person named above to act as applicant in the pursuit of a rezoning, permissive use, or variance of this property.

Signature of Owner(s) [Signature]

Personally appeared before me  
Edward Coglianese

who swears that the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

[Signature]  
Notary Public



2/5/2026  
Date

PLANNING AND ZONING DEPARTMENT  
2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504  
MAILING ADDRESS: PO BOX 1435, GAINESVILLE, GA 30503  
t: 770-531-6809 | f: 770-531-3902



### CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

This form must be completed by the applicant and property owner, or person representing the property owner, for all zoning actions.

OCGA § 36-67A-3[C] Disclosure of campaign contributions:

- (b) When any applicant for zoning action has made, within two years immediately preceding the filing of the applicant's application for the zoning action, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:
  - (3) The name and official position of the local government official to whom the campaign contribution was made; and
  - (4) The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.
- (b) The disclosures required by subsection (a) of this Code section shall be filed within ten days after the application for the zoning action is first filed. (Code 1981, Section OCGA § 36-67A-3[C], enacted by GA L. 1986, page 1269, Section 1, GA L. 1991, page 1365, Section 1).

I hereby certify that I have read the above and that:

I have\*\* \_\_\_\_\_ I have not X

within the two years immediately preceding this date, made any contribution(s) aggregating \$250.00 or more to any local government official involved in the review or consideration of this application.

**\*\*If you have made such contributions, you must provide the data required below within ten (10) days of filing this application.**

Name of Official(s): \_\_\_\_\_ Office: \_\_\_\_\_

Dollar Amount: \_\_\_\_\_ Date of Contribution: \_\_\_\_\_

Applicant's/Owner's Signature: [Signature] Date: 2/3/20

Applicant's/Owner's Name (Printed): EDWARD COLLIANESE  
CAE REAL ESTATE INC