

PUBLIC NOTICE REQUIREMENTS

Zoning regulations require that public notice must be given prior to all zoning hearings as follows:

1. The Planning Department shall publish a legal advertisement no less than fifteen (15) days and no more than forty-five (45) days prior to the public hearing.
2. The Planning Department shall send notification by letter of all other property owners within a 500-foot radius of the applicant's property, which is standard administrative policy of the Planning Department.
3. The applicant/property owner shall place the public notice sign in a conspicuous location on the property not less than fifteen (15) days and not more than forty-five (45) days prior to the public hearing.

The Planning Department shall post the legal advertisement and notify property owners within a 500ft radius to the subject property.

The applicant is required to post the public notice sign not less than fifteen (15) days and no more than forty-five (45) days prior to the public hearing. A photo of the sign placed at the location is required and must be sent to the Planning Department.

Multiple sign postings on a site may be required as determined by the Planning Department. The sign must be in a location where it is clearly visible from the roadway. The sign cannot be obstructed in any manner, placed too far from the road, or placed in such manner as would cause it to blend into the landscape.

Should you find the sign missing or vandalized in any manner, contact the Planning Department for a replacement sign. When the proceeding is complete and final Board action has occurred, the sign shall then be removed from the property by the applicant.

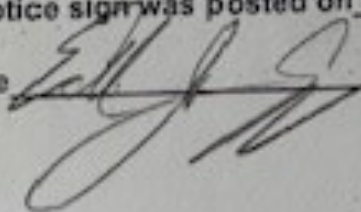
THE ZONING SIGN MUST BE POSTED NO EARLIER THAN March 11, 2026 AND
NO LATER THAN March 18, 2026

THE ORIGINAL SIGNED AFFIDAVIT MUST BE RETURNED TO THE PLANNING DEPARTMENT
NO LATER THAN March 18, 2026 ALONG WITH A MINIMUM OF ONE PHOTO
SHOWING THE SIGN POSTED AT THE SUBJECT PROPERTY.

Failure to comply will result in a delay of the application.

AFFIDAVIT

By my signature, I, EDUARDO COLUANESE, hereby acknowledge that I have
Please Print Name
read and understand the sign posting requirements. I further certify that the required
public notice sign was posted on MARCH 11, 2026 for CYE REAL ESTATE
Date (Name application filed on)

Signature 

(The original document is required)

ZONING NOTICE

AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO
THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY

APPLICANT: C&E REAL ESTATE INC.
40 EDWARD COGLIANESE

REQUEST: REDUCE THE MINIMUM YARDS
FOR A SINGLE-FAMILY RESIDENCE

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION

Date: N/A

Time: N/A

COUNTY COMMISSION

Date: APR 09, 2026

Time: 6:00 P.M.

HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA

FOR MORE INFORMATION CALL: (770) 531-6809

ZONING NOTICE
This property is zoned R-1 (Single-Family Residential).
Any proposed use or development must conform with the zoning regulations.
For more information, contact the Planning Department at 781-326-1234.

LAUREL COURTESY
781-326-1234
1234 Main Street
Boston, MA 02111



ZONING NOTICE
This property is zoned R-1000 (Residential Single-Family, Single-Family Detached).
The following information is provided for your information:
1. The minimum lot area for this zoning is 10,000 square feet.
2. The maximum height for a detached single-family dwelling is 35 feet.
3. The maximum lot coverage for a detached single-family dwelling is 40% of the lot area.
4. The maximum number of detached single-family dwellings per lot is one.
5. The maximum number of detached single-family dwellings per acre is one.
6. The maximum number of detached single-family dwellings per acre is one.
7. The maximum number of detached single-family dwellings per acre is one.
8. The maximum number of detached single-family dwellings per acre is one.
9. The maximum number of detached single-family dwellings per acre is one.
10. The maximum number of detached single-family dwellings per acre is one.

CALL OR TEXT TODAY
VPR
(770) 490-2270
LAURIE COOPER
REAL ESTATE PROFESSIONAL
OFFICE: 770-495-5050

ZONING NOTICE
UNLAWFUL TO BUILD OR
REPLACE THE EXISTING
FOR A SINGLE-FAMILY RESIDENCE
Date: N/A Date: APR 07, 2024
Time: N/A Time: 4:00 PM

FOR
CVR