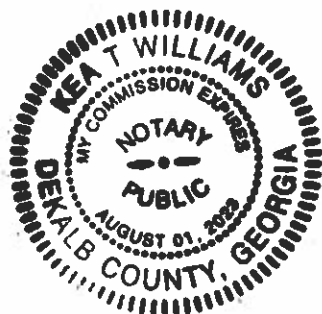


VARIANCE APPLICATION

Type of Request:	<input checked="" type="checkbox"/> Zoning/Special Exception	<input type="checkbox"/> Administrative	<input type="checkbox"/> Sign	<input type="checkbox"/> Stream Buffer	<input type="checkbox"/> Other
Applicable Zoning/Sign Code Section: 17.90.020 (C)(8)					
Nature of Request:	Required	Proposed	Minimum Setback Requirements	Proposed Setback Requirements	
<input type="checkbox"/> Setback					
<input type="checkbox"/> Sign					
<input type="checkbox"/> # Parking Spaces					
<input type="checkbox"/> Other					
Name of Project/Subdivision: Group Home			Present Zoning: R-100		
Property Address/Location: 24 Autry Rd, Auburn, GA			Tax Parcel ID: AU11 013		
Briefly describe variance request: The Subject Property is zoned R-100 and is improved with an existing home, which has been operated as a group home for the past approximately 17 years. The Applicant, Georgia MENTOR, is a leading home- and community-based human services provider, offering services and innovative programs to youth and adults with intellectual and developmental disabilities and other complex challenges, as well as youth with emotional, behavioral and medical challenges. The Applicant seeks to continue operating the Subject Property as a group home.					
Owner Name: Scioto Properties, LLC					
Address: 4245 Powell Road, Powell, Ohio 43065					
Phone:			Email:		
Applicant Name (if different from above): National Mentor Healthcare, LLC dba Georgia MENTOR					
Address: 185 Ben Burton Circle, Bogart, GA 30622					
Phone: 706-425-1814			Email:		
<i>To the best of my knowledge, this variance application form is correct and complete. If additional materials are determined to be necessary, I understand that I am responsible for filing additional materials as specified by the City of Auburn Zoning Ordinance. I understand that failure to supply all required information (per the relevant Applicant Checklists and Requirements of the Auburn Zoning Ordinance) will result in the rejection of this application. I have read the provisions of the Georgia Code Section 36-67A-3 as required regarding Campaign Disclosures. My Signed Campaign Disclosure Statement is included.</i>					
Owner/Applicant Signature: <i>Joey Trade</i>			Date: 4/14/2021		
Sworn to and subscribed before me this <i>14th</i> day of <i>April</i> , 20 <i>21</i> .					
Notary Public: <i>Keat Williams</i>			Date: 4/14/2021		
Application Received by:			Case Number:		
Application Fee: <input type="checkbox"/> \$450					
ZBOA Public Hearing Date:					



CERTIFICATIONS

In the event an owner's agent or contract purchaser is filing this application, the certifications below must be completed. If the owner is filing the application, only the owner's certification must be completed.

AGENT'S CERTIFICATION

The undersigned below, or as attached, is hereby authorized to make this application by the property owner for the property listed below and located at

24 Autry Road, Auburn, Georgia

as shown in the records of Barrow or Gwinnett County, GA.

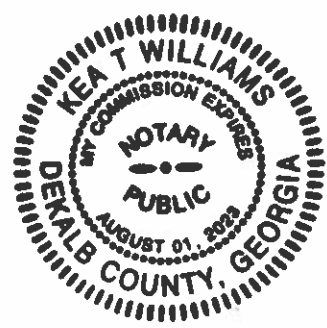
[Handwritten Signature]
Signature

4/14/2021
Date

Appeared before me personally this 14th day of April, 20 21.

[Handwritten Signature]
Signature of Notary Public

4/14/2021
Date



CONFLICT OF INTEREST DISCLOSURE

The undersigned below, making application for Rezoning, Special Exception, Special Use Permit, Variance, etc., has complied with the Official Code of Georgia Section 36-67A-1, et. sec., Conflict of Interest in Zoning Actions, and has submitted or attached the required information on the forms provided.

[Signature]
Signature of Applicant
4/14/2021
Date

Signature of Owner

Date

Appeared before me personally this
14th day of April, 2021.
[Signature]
Notary Public

Appeared before me personally this
_____ day of _____, 20____.

Notary Public

My Commission Expires: 08/01/2023

My Commission Expires: _____

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of this application, made contributions aggregating \$250.00 or more to a member of the City Council, Planning Commission, Zoning Board of Appeals, or any other government officials who may consider this application?

(Check one) YES NO Your Name: _____

Name and position of government official(s):

Date and amount (which aggregated \$250 or more) of the contribution(s):

Signature of Applicant
Date: _____

Signature of Applicant's Attorney/Representative
Date: _____



WEISSMAN
ATTORNEYS AT LAW

One Alliance Center, 4th Floor
3500 Lenox Rd
Atlanta, Georgia 30326
Telephone: (404) 926-4500
Fax: (404) 926-4600
www.weissman.law

Kasey A. Sturm
Direct: (404) 926-4630
Email: kaseys@weissman.law

April 14, 2021

VIA EMAIL

JAY MILLER
Community Development Director
City of Auburn, GA
cityplanner@cityofauburn-ga.org

LETTER OF INTENT

Applicant:	National Mentor Healthcare, LLC dba Georgia MENTOR (in partnership with Scioto Properties, LLC)
Subject Property:	24 Autry Road, Auburn, Georgia 30011
Current Zoning:	R-100
Use:	Personal Care Home (Less than 6)
Application:	Special Exception for Operation of Personal Care Home

This statement is intended to comply with application procedures established by the City of Auburn, Georgia, and is intended to serve as the Letter of Intent on behalf of the Applicant, Georgia MENTOR, for the Subject Property. The Subject Property is zoned R-100 and is improved with an existing home. Based on information and belief, the Subject Property has been operated as a personal care home for the past 17 years, approximately. Applicant, at the urging of the State, is taking over operation of the personal care home from the last service provider and seeks to continue operation of the Subject Property as a personal care home.

The Applicant, Georgia MENTOR, is a leading home- and community-based human services provider, offering services and innovative programs to youth and adults with intellectual and developmental disabilities and other complex challenges, as well as youth with emotional, behavioral and medical challenges. The home will serve four residents with full-time provider care. The Applicant is a licensed provider with the State of Georgia.

As with the prior service provider, the Applicant is the partner lessee of the Subject Property, working with its real estate partner, Scioto Properties, LLC, owner of the Subject Property, to provide necessary care and services. Scioto Properties, LLC and Georgia MENTOR work in partnership to provide necessary care and services with Georgia MENTOR serving as the on the ground care provider. Applicant is not developing the Subject Property.

The Applicant has provided all required information and has submitted the appropriate application fees. The requested Application meets all judicial and statutory requirements for approval.

If you have any questions or require further clarification or information, please do not hesitate to contact the undersigned counsel via telephone at 404.926.4630 or via email at kaseys@weissman.law.

Very truly yours,

WEISSMAN PC

/s/ Kasey Sturm

Kasey A. Sturm



GEORGIA DEPARTMENT OF
COMMUNITY HEALTH

STATE OF GEORGIA
COMMUNITY LIVING ARRANGEMENT PERMIT

This is to certify that a permit is hereby granted to

NATIONAL MENTOR HEALTHCARE, LLC

(Name of Governing Body)

to maintain and operate a

Community Living Arrangement named as

GEORGIA MENTOR AUTRY DRIVE GROUP HOME

(Name of Residence)

for

4

residents.

(number served)

Said residence and premises are located at

24 AUTRY DRIVE

(Street)

in

AUBURN

(City or Town)

30011

(Zip Code)

County of

BARROW

, Georgia.

Permit effective date is

Tuesday, December 15, 2020

and remains in effect unless revoked or suspended.

"This permit is granted pursuant to the authority vested in the Department of Community Health pursuant to O.C.G.A. Secs. 31-7-1 and 37-1-22 and signifies that its facilities and operations comply with the Rules and Regulations of the Department of Community Health on the date this permit was issued."

THIS PERMIT IS NOT TRANSFERABLE

PERMIT NO.

CLA002180

In Witness Whereof, we have hereunto set our hand this 12TH day of

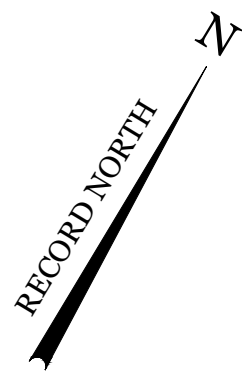
JANUARY

2021

GEORGIA DEPARTMENT OF COMMUNITY HEALTH

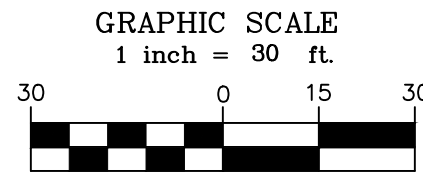
HEALTHCARE FACILITY REGULATION DIVISION

Melanie Simon, Division Chief



LEGEND		
R/W	RIGHT-OF-WAY	CMF/☒ CONCRETE MONUMENT FOUND
P/L	PROPERTY LINE	⊕ CENTER LINE
B/L	BUILDING LINE	DB DEED BOOK
CTP	CRIMPED TOP PIPE	PB PLAT BOOK
OTP	OPEN TOP PIPE	FFE FINISHED FLOOR ELEVATION
IPF/⊙	IRON PIN FOUND	EOP EDGE OF PAVEMENT
IPS/⊙	IRON PIN SET	BC BACK OF CURB
○	COMPUTED CORNER	RB REBAR

RESERVED FOR COURT CLERK USE



SURVEY NOTES:

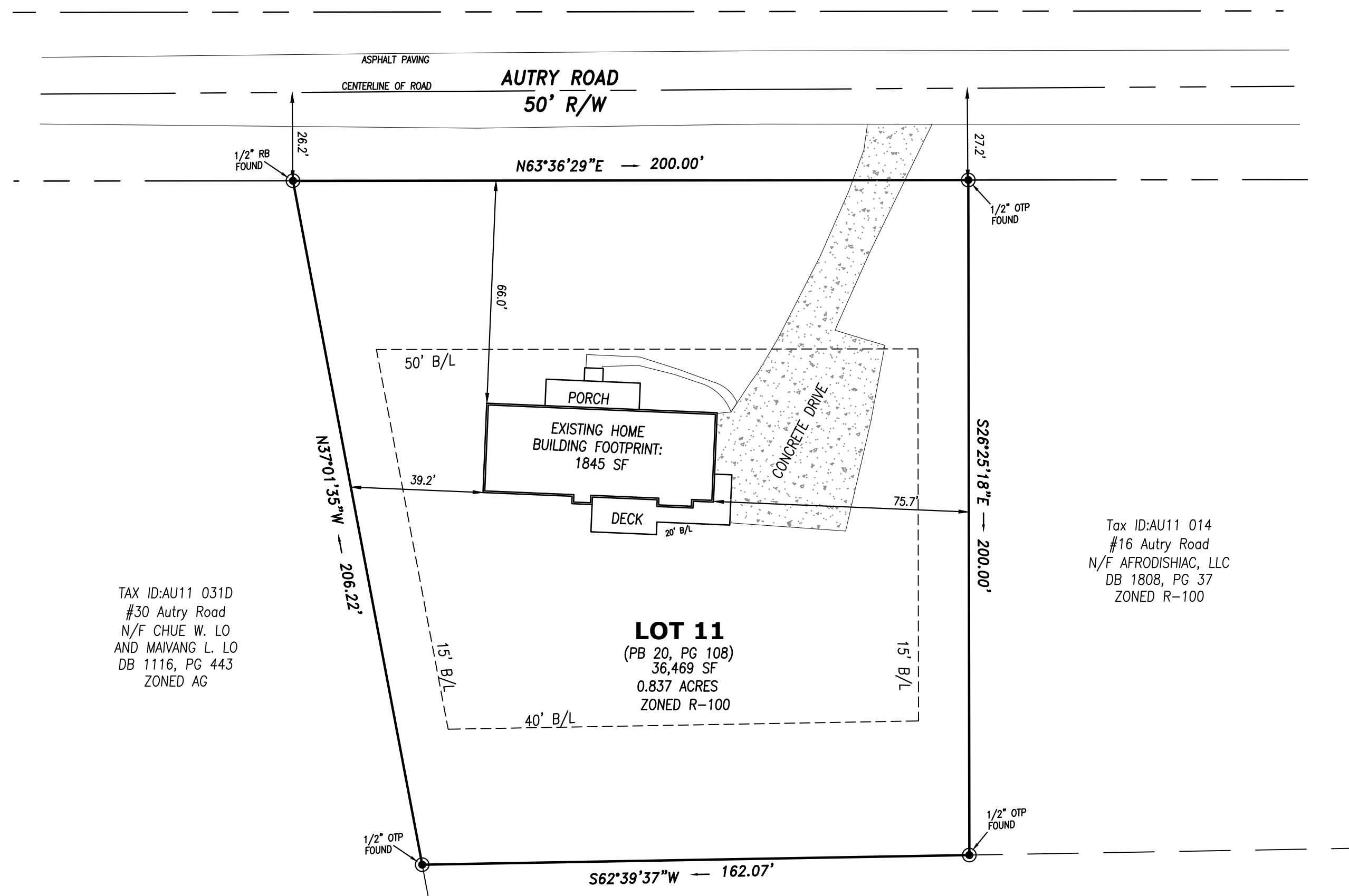
1. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN 10,000 FEET AND WAS NOT ADJUSTED.
2. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO HAVE AN ACCURACY OF 1 FOOT IN 100,000 FEET.
3. LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED WITH A TRIMBLE S5 ROBOTIC TOTAL STATION.
4. ALL IRON PINS SET ARE 1/2" REBARS UNLESS NOTED OTHERWISE.
5. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CERTIFIED TITLE PACKAGE. ALL MATTERS OF TITLE ARE EXCEPTED.
6. IT IS HEREBY CERTIFIED THAT ALL MONUMENTS AND IMPROVEMENTS SHOWN HEREON ACTUALLY EXIST EXCEPT AS OTHERWISE NOTED, AND THE THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN.

ZONING NOTES:

THIS PROPERTY IS ZONED R100
BUILDING SETBACKS FOR THIS ZONING ARE AS FOLLOWS:
FRONT: 50' SIDE: 15' REAR: 40'

DEED AND PLAT REFERENCES:

1. WARRANTY DEED FOR NESBITT PROPERTIES MANAGEMENT, LLC RECORDED IN DEED BOOK 2025, PG 41 OF BARROW COUNTY, GEORGIA LAND RECORDS.
2. PLAT FOR GEORGIA DOWNS, RECORDED IN PLAT BOOK 20, PAGE 108 OF BARROW COUNTY, GEORGIA LAND RECORDS.



TAX ID:AU11 031D
#30 Autry Road
N/F CHUE W. LO
AND MAIWANG L. LO
DB 1116, PG 443
ZONED AG

Tax ID:AU11 014
#16 Autry Road
N/F AFRODISHIAC, LLC
DB 1808, PG 37
ZONED R-100

LOT 11
(PB 20, PG 108)
36,469 SF
0.837 ACRES
ZONED R-100

TAX ID:AU11 015
#12 Autry Road
N/F MMW Management, Inc.
DB 1898, PG 256
ZONED C-1

SURVEYORS CERTIFICATION (iii):

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THIS LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Zachary R. Garrett 10/08/2020
ZACHARY R. GARRETT
GEORGIA REGISTERED LAND SURVEYOR #3169 DATE



GARRETT LAND SURVEYING, LLC
604 WARREN WAY
WINDER, GA 30680
770-883-2609
garrettlandsurvey@gmail.com

STATE: GEORGIA	REVISION INDEX:
COUNTY: BARROW	GMD: 1740
CITY: N/A	TAX ID: AU11 013
	DRAFTED BY: ZRG
DATE OF FIELD WORK : 10/07/2020	

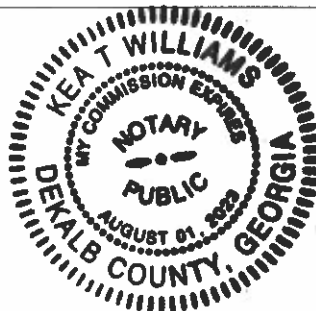
OWNERS NAME: NESBITT PROPERTIES MANAGEMENT, LLC
RETRACEMENT SURVEY FOR:
24 AUTRY ROAD, AUBURN, GA 30011

OWNERS NAME: **NESBITT PROPERTIES MANAGEMENT, LLC**
RETRACEMENT SURVEY FOR:
24 AUTRY ROAD, AUBURN, GA 30011

SHEET#
1 of 1

VARIANCE APPLICATION

Type of Request:	<input checked="" type="checkbox"/> Zoning/Special Exception	<input type="checkbox"/> Administrative	<input type="checkbox"/> Sign	<input type="checkbox"/> Stream Buffer	<input type="checkbox"/> Other
Applicable Zoning/Sign Code Section: 17.90.020 (C)(8)					
Nature of Request:	Required	Proposed	Minimum Setback Requirements	Proposed Setback Requirements	
<input type="checkbox"/> Setback					
<input type="checkbox"/> Sign					
<input type="checkbox"/> # Parking Spaces					
<input type="checkbox"/> Other					
Name of Project/Subdivision: Group Home			Present Zoning: R-100		
Property Address/Location: 33 2nd Ave, Auburn, GA			Tax Parcel ID: AU11 092		
Briefly describe variance request: The Subject Property is zoned R-100 and is improved with an existing home, which has been operated as a group home for the past approximately 17 years. The Applicant, Georgia MENTOR, is a leading home- and community-based human services provider, offering services and innovative programs to youth and adults with intellectual and developmental disabilities and other complex challenges, as well as youth with emotional, behavioral and medical challenges. The Applicant seeks to continue operating the Subject Property as a group home.					
Owner Name: Scioto Properties, LLC					
Address: 4245 Powell Road, Powell, Ohio 43065					
Phone:			Email:		
Applicant Name (if different from above): National Mentor Healthcare, LLC dba Georgia MENTOR					
Address: 185 Ben Burton Circle, Bogart, Georgia 30622					
Phone: 706.425.1814			Email:		
<i>To the best of my knowledge, this variance application form is correct and complete. If additional materials are determined to be necessary, I understand that I am responsible for filing additional materials as specified by the City of Auburn Zoning Ordinance. I understand that failure to supply all required information (per the relevant Applicant Checklists and Requirements of the Auburn Zoning Ordinance) will result in the rejection of this application. I have read the provisions of the Georgia Code Section 36-67A-3 as required regarding Campaign Disclosures. My Signed Campaign Disclosure Statement is included.</i>					
Owner/Applicant Signature: <i>Joe Trebbe</i>			Date: 4/14/2021		
Sworn to and subscribed before me this <u>14th</u> day of <u>April</u> , 20 <u>21</u> .					
Notary Public: <i>Keat Williams</i>			Date: 4/14/2021		
Application Received by:			Case Number:		
Application Fee: <input type="checkbox"/> \$450					
ZBOA Public Hearing Date:					



City of Auburn Community Development Department
1369 4th Ave · Auburn, GA 30011
770-963-4002 · www.cityofauburn-ga.org

CONFLICT OF INTEREST DISCLOSURE

The undersigned below, making application for Rezoning, Special Exception, Special Use Permit, Variance, etc., has complied with the Official Code of Georgia Section 36-67A-1, et. sec., Conflict of Interest in Zoning Actions, and has submitted or attached the required information on the forms provided.

[Handwritten Signature]
Signature of Applicant

Signature of Owner

4/14/2021
Date

Date

Appeared before me personally this
14th day of April, 20 21

Appeared before me personally this
_____ day of _____, 20 _____

[Handwritten Signature]
Notary Public

Notary Public

My Commission Expires: 08/01/2023

My Commission Expires: _____

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of this application, made contributions aggregating \$250.00 or more to a member of the City Council, Planning Commission, Zoning Board of Appeals, or any other government officials who may consider this application?

(Check one) YES NO Your Name: _____

Name and position of government official(s):

Date and amount (which aggregated \$250 or more) of the contribution(s):

Signature of Applicant

Signature of Applicant's Attorney/Representative

Date: _____

Date: _____



WEISSMAN
ATTORNEYS AT LAW

One Alliance Center, 4th Floor
3500 Lenox Rd
Atlanta, Georgia 30326
Telephone: (404) 926-4500
Fax: (404) 926-4600
www.weissman.law

Kasey A. Sturm
Direct: (404) 926-4630
Email: kaseys@weissman.law

April 14, 2021

VIA EMAIL

JAY MILLER
Community Development Director
City of Auburn, GA
cityplanner@cityofauburn-ga.org

LETTER OF INTENT

Applicant:	National Mentor Healthcare, LLC dba Georgia MENTOR (in partnership with Scioto Properties, LLC)
Subject Property:	33 2nd Avenue, Auburn, Georgia 30011
Current Zoning:	R-100
Use:	Personal Care Home (Less than 6)
Application:	Special Exception for Operation of Personal Care Home

This statement is intended to comply with application procedures established by the City of Auburn, Georgia, and is intended to serve as the Letter of Intent on behalf of the Applicant, Georgia MENTOR, for the Subject Property. The Subject Property is zoned R-100 and is improved with an existing home. Based on information and belief, the Subject Property has been operated as a personal care home for the past 17 years, approximately. Applicant, at the urging of the State, is taking over operation of the personal care home from the last service provider and seeks to continue operation of the Subject Property as a personal care home.

The Applicant, Georgia MENTOR, is a leading home- and community-based human services provider, offering services and innovative programs to youth and adults with intellectual and developmental disabilities and other complex challenges, as well as youth with emotional, behavioral and medical challenges. The home will serve four residents with full-time provider care. The Applicant is a licensed provider with the State of Georgia.

As with the prior service provider, the Applicant is the partner lessee of the Subject Property, working with its real estate partner, Scioto Properties, LLC, owner of the Subject Property, to provide necessary care and services. Scioto Properties, LLC and Georgia MENTOR work in partnership to provide necessary care and services with Georgia MENTOR serving as the on the ground care provider. Applicant is not developing the Subject Property.

The Applicant has provided all required information and has submitted the appropriate application fees. The requested Application meets all judicial and statutory requirements for approval.

If you have any questions or require further clarification or information, please do not hesitate to contact the undersigned counsel via telephone at 404.926.4630 or via email at kaseys@weissman.law.

Very truly yours,

WEISSMAN PC

/s/ Kasey Sturm

Kasey A. Sturm



GEORGIA DEPARTMENT OF
COMMUNITY HEALTH

STATE OF GEORGIA
COMMUNITY LIVING ARRANGEMENT PERMIT

This is to certify that a permit is hereby granted to

NATIONAL MENTOR HEALTHCARE, LLC

(Name of Governing Body)

to maintain and operate a

Community Living Arrangement named as

GEORGIA MENTOR 33 2ND GROUP HOME

(Name of Residence)

for

3

residents.

(number served)

Said residence and premises are located at

33 2ND AVE

(Street)

in

AUBURN

(City or Town)

30011

(Zip Code)

County of

BARROW

, Georgia.

Permit effective date is

Tuesday, December 15, 2020

and remains in effect unless revoked or suspended.

"This permit is granted pursuant to the authority vested in the Department of Community Health pursuant to O.C.G.A. Secs. 31-7-1 and 37-1-22 and signifies that its facilities and operations comply with the Rules and Regulations of the Department of Community Health on the date this permit was issued."

THIS PERMIT IS NOT TRANSFERABLE

PERMIT NO.

CLA002181

In Witness Whereof, we have hereunto set our hand this 12TH day of

JANUARY

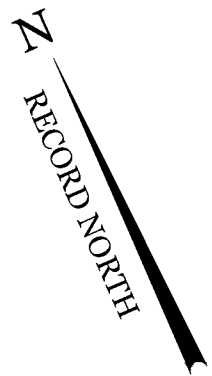
2021

GEORGIA DEPARTMENT OF COMMUNITY HEALTH

HEALTHCARE FACILITY REGULATION DIVISION

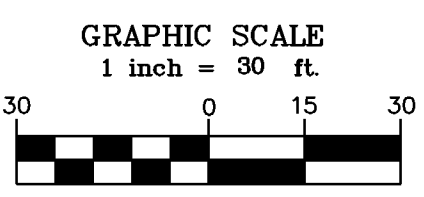
Melanie Simon, Division Chief

eFiled & eRecorded
 DATE: 10/14/2020
 TIME: 9:44 AM
 PLAT BOOK: 00065
 PAGE: 00012
 RECORDING FEES: \$10.00
 PARTICIPANT ID: 5393572803
 CLERK: Regina B. McIntyre
 Barrow County, GA



LEGEND		
R/W	RIGHT-OF-WAY	CMF/☒ CONCRETE MONUMENT FOUND
P/L	PROPERTY LINE	⊙ CENTER LINE
B/L	BUILDING LINE	DB DEED BOOK
CTP	CRIMPED TOP PIPE	PB PLAT BOOK
OTP	OPEN TOP PIPE	FFE FINISHED FLOOR ELEVATION
IPF/⊙	IRON PIN FOUND	EOP EDGE OF PAVEMENT
IPS/⊙	IRON PIN SET	BC BACK OF CURB
○	COMPUTED CORNER	RB REBAR

RESERVED FOR COURT CLERK USE



SURVEY NOTES:

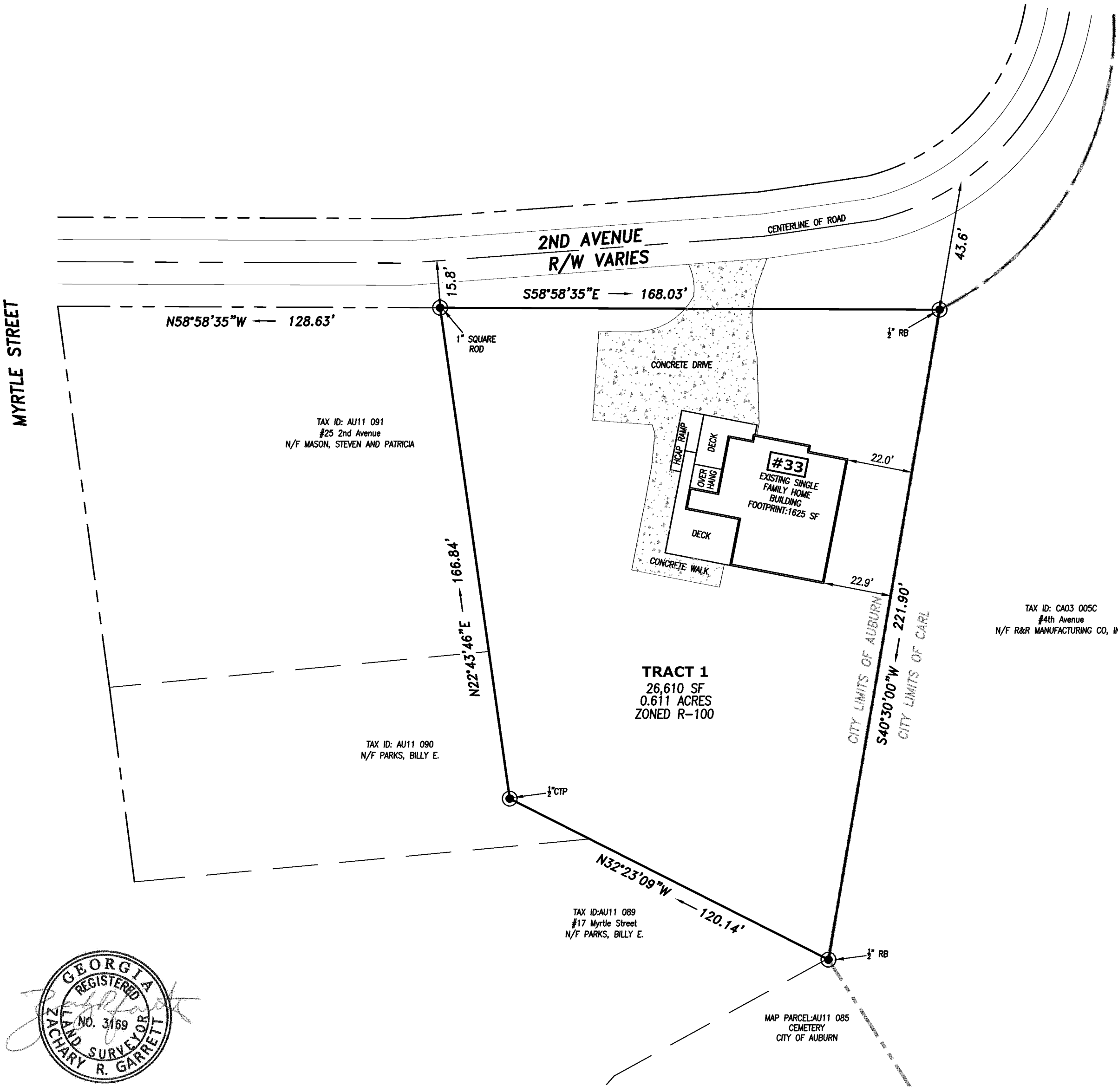
1. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN 10,000 FEET AND WAS NOT ADJUSTED.
2. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO HAVE AN ACCURACY OF 1 FOOT IN 100,000 FEET.
3. LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED WITH A TRIMBLE S5 ROBOTIC TOTAL STATION.
4. ALL IRON PINS SET ARE 1/2" REBARS UNLESS NOTED OTHERWISE.
5. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CERTIFIED TITLE PACKAGE. ALL MATTERS OF TITLE ARE EXCEPTED.
6. IT IS HEREBY CERTIFIED THAT ALL MONUMENTS AND IMPROVEMENTS SHOWN HEREON ACTUALLY EXIST EXCEPT AS OTHERWISE NOTED, AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN.

ZONING NOTES:

THIS PROPERTY IS ZONED R100
 BUILDING SETBACKS FOR THIS ZONING ARE AS FOLLOWS:
 FRONT: 50' SIDE: 15' REAR: 40'

DEED AND PLAT REFERENCES:

1. WARRANTY DEED FOR NESBITT PROPERTIES MANAGEMENT, LLC RECORDED IN DEED BOOK 2025, PG 40 OF BARROW COUNTY, GEORGIA LAND RECORDS.
2. PLAT FOR ROBERT REYNOLDS, DATED MAY 22, 1960, PREPARED BY H.L. DUNAHOO, RECORDED IN PLAT BOOK 4, PAGE 14 OF BARROW COUNTY, GEORGIA LAND RECORDS.



SURVEYORS CERTIFICATION (iii):

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THIS LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A Section 15-6-67.

Zachary R. Garrett
 ZACHARY R. GARRETT
 GEORGIA REGISTERED LAND SURVEYOR #3169
 10/07/2020
 DATE



GARRETT LAND SURVEYING, LLC
 604 WARREN WAY
 WINDER, GA 30680
 770-883-2609
 garrettlandsurvey@gmail.com

STATE: GEORGIA		REVISION INDEX:
COUNTY: BARROW	GMD: 1740	
CITY: AUBURN	TAX ID: AU11 092	
	DRAFTED BY: ZRG	
DATE OF FIELD WORK : 10/07/2020		

RETRACEMENT SURVEY FOR:
OWNERS NAME: NESBITT PROPERTIES MANAGEMENT, LLC
 33 2ND AVENUE, AUBURN, GA 30011

SHEET#
1 of 1