



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

VARIANCE APPLICATION

Applicant (Name and Mailing Address)

Ridgeline Land Planning, Inc.
196 Belaire Court
Winder, GA 30680
Phone 678-618-2037

Email Address holt@ridgelineplanning.com

Location of Property 6599 River Station Drive, Lula, GA 30554 (lot 35)

Present Zoning PRD Existing Structures None

Property Owner (Name and Mailing Address)

Lula Capital, LLC
PO Box 1109
Lula, GA 30554
Phone 706-499-0871

Email Address ryanchitwood@cmlcs.com

Type of Appeal:

Setback Variance
 Road Frontage Variance
 Sign Variance
 Hardship Mobile Home

Front Yard From 30 ft. to 15 ft.
 Right Side Yard From ____ ft. to ____ ft.
 Left Side Yard From ____ ft. to ____ ft.
 Rear Yard From ____ ft. to ____ ft.
 Road Frontage From ____ ft. to ____ ft.
 Sign Area From ____ ft. to ____ ft.
 Sign Height From ____ ft. to ____ ft.
 Doctor's Letter _____
 Terms Agreement

Supporting Documents: Plat of Property

Site Plan

Deed of Property

Floor Plans

Hardship Statement

Other

Fee (Must be paid for application to be complete): \$ 400.00

Hardship Mobile Home:

I understand that, if granted, the mobile home must be removed from the property when my hardship ceases to exist.

(Signature)

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

Sign

Date 8/15/2022

I hereby withdraw this application.

Sign

Date _____

Staff Use Only

Application Date: _____ Taken by: _____

Tentative Planning Commission Date: _____ If Appealed County Commission Date: _____

County Commission District: _____

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AUTHORIZATION OF PROPERTY OWNERS

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

Name of owner(s) LUCIA CAPITAL, INC. / Ryan C. Townsend

Address Po. Box 1109

LUCIA, GA 30554

Phone Number 706-499-0871

Name of applicant(s) RIDGEGRINK CANDY PLANNING, INC.

Address 196 BELMONT CT

WINSTON, GA 30680

Phone Number 678-618-2037 / Matt Parsons

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)

Personally appeared before me

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

Date

8-4-2022

Notary Public



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

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): John Persinger

Office: _____

Dollar Amount: \$0

Date of Contribution: _____

Applicant's/Owner's Signature: John Persinger

Date: 8/4/2022

Applicant's/Owner's Name (Printed): John Persinger

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Name of Official(s): Shelly Echols Office: State Senate
Dollar Amount: \$2,800.00 Date of Contribution: 8/3/2021
Applicant's/Owner's Signature: R. Echols Date: 8/4/2022
Applicant's/Owner's Name (Printed): Ryan Ch. Echols

STATEMENT OF HARDSHIP

The Hall County Planning Commission has the authority, in specific cases, to grant variances from the terms of the Zoning Regulations when the variance will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the Zoning Regulations will, in specific cases, result in unnecessary hardship and so that the resolution shall be observed, public safety and welfare secured, and substantial justice done. The authority to grant such variances shall be limited to those instances where a hardship is clearly established as required by the Zoning Regulations.

In all cases involving requests for residential variances from the terms of the Zoning Regulations, a plat or survey of the property prepared by a registered surveyor, architect, or engineer shall be required. In all cases involving variances for commercial or industrial uses of land, a site plan of the property prepared by a registered surveyor, architect, or engineer shall be required. Variances may be granted only upon a finding by the board that:

Describe how each situation listed below relates to your application:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography (the hardship must relate to the physical character of the lot and not to a personal or economic hardship).

An error in topography created grading issues the impacted the depth of the building pad.

2. The application of the requirements of this resolution to this particular property would create an unusual hardship.

Maintaining a 30 ft front setback would cause the lots to be unbuildable.

3. Such conditions are peculiar to the particular piece of property involved and not common to other properties in the neighborhood. That is, the application of the regulation would deprive the applicant of the rights commonly enjoyed by others in the neighborhood.

This lot is impacted by slope that does not exist on the remaining lots.

4. Such conditions are not the result of any actions of the property owner.

The site conditions are results created from previous owners

5. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this resolution provided; however, that no variance may be granted for a use of land or building or structure that is prohibited by this resolution. For example, granting the variance would not confer any special privilege that is denied by this regulation to other property in the same zoning district.

There would be no detriment to the public.

The proposed houses are side entry so that adequate parking is still provided.

I hereby certify that the above information and all attached information is true and correct.

Applicant



Date 8/15/2022