

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)

Sophie Le Tily (Big Mouth Signs)

40 Rockbrige Rd Suite 200

Lilburn GA 30047

Phone 770-381-9300 (678) 860-2760

Email Address sophie@bigmouthsigns.com

Location of Property 4336 Cornelia Hwy.

Present Zoning PCD Existing Structures will be taken down

Property Owner (Name and Mailing Address)

Howard Brothers

4336 Cornelia Hwy.

Lula, GA 30554

Phone 678-469-4005

Email Address andy@howardbrothers.com

Type of Appeal:

- | | | |
|---|--|--|
| <input type="checkbox"/> Setback Variance | <input type="checkbox"/> Front Yard | From ___ ft. to ___ ft. |
| <input type="checkbox"/> Road Frontage Variance | <input type="checkbox"/> Right Side Yard | From ___ ft. to ___ ft. |
| <input checked="" type="checkbox"/> Sign Variance | <input type="checkbox"/> Left Side Yard | From ___ ft. to ___ ft. |
| <input type="checkbox"/> Hardship Mobile Home | <input type="checkbox"/> Rear Yard | From ___ ft. to ___ ft. |
| | <input type="checkbox"/> Road Frontage | From ___ ft. to ___ ft. |
| | <input type="checkbox"/> Sign Area | From ___ ft. to ___ ft. |
| | <input type="checkbox"/> Sign Height | From ___ ft. to ___ ft. |
| | <input type="checkbox"/> Doctor's Letter | <input type="checkbox"/> 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 Sophie Le Tily Date 8/21/22

I hereby withdraw this application.

Sign _____ Date _____

Staff Use Only

Application Date: _____ Taken by: _____
 Tentative Planning Commission Date: 11/21/22 If Appealed County Commission Date: 1/12/23
 County Commission District: 3

OC; RCPT # 859048

VAR2022-00029

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AUTHORIZATION OF PROPERTY OWNERS

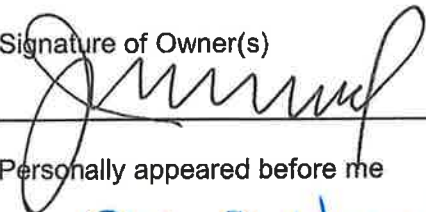
Note: If the applicant is the property owner, please disregard this form.


Name of owner(s) John J Howard
Address PO Box 5044
3616 Buford Hwy Duluth GA 30096
Phone Number 770 476 3006

Name of applicant(s) Sophie Le Tily
Address 40 Rockbrige Rd Suite 200 Lilburn GA 30047
Phone Number 770-381-9300

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)  8-24-22

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.


Notary Public

8/24/22
Date





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): _____

Office: _____

Dollar Amount: _____

Date of Contribution: _____

Applicant's/Owner's Signature: John Howard

Date: 8-9-22

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

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Date of Contribution: _____

Applicant's/Owner's Signature: John Howard

Date: 8/9/22

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

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Name of Official(s): _____

Office: _____

Dollar Amount: _____

Date of Contribution: _____

Applicant's/ Owner's Signature: Sophie Le Tily

Date: 10/13/22

Applicant's/ Owner's Name (Printed): Sophie Le Tily



SIGN PERMIT APPLICATION

Hall County Planning Department
2875 Browns Bridge Road, 3rd Floor, Gainesville, GA 30504
Phone 770-531-6809 Fax 770-531-3902

The following documentation must accompany your application:

- **Freestanding signs - a survey or engineered site plan of the property showing the proposed sign, any existing freestanding signs, and existing buildings and other improvements.**
- **Wall signs - a drawing to scale showing the proposed sign and all other wall signs, with dimensions, on the subject facade.**
- **A sealed engineering drawing of the sign design for all freestanding signs and electrical wall signs, and a sealed engineering drawing of the sign footing for freestanding signs.**

All signs must be designed and constructed to withstand 90 mile per hour winds.

Proposed Sign and Location

Business Name Howard Brothers

Address 4336 Cornelia Hwy.

Tax Parcel _____ Zoning _____

Total square foot of commercial buildings on site _____ or Number of residential units in project _____

Sign Type: Freestanding Size 168 sq. ft. Height 12.73 ft.
 Wall or Projecting sign ...Size _____ sq. ft. Area of this façade _____ sq. ft.
 Area of other signs this facade _____ sq. ft.

Applicant Information

Name Sophie Le Tily (Big Mouth Signs)

Address 40 Rockbrige Rd Suite 200 Lilburn GA 30047

Phone 770-381-9300 Fax _____ Email sophie@bigmouthsigns.com

Applicant is: Property Owner Owner's Agent Lessee Sign Company

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

Applicant's Signature Sophie Le Tily Date 8/18/22

Staff Comments/Conditions: _____

Issued By _____ Date _____

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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).

As it currently exists, the current sign does not meet the zoning for hall county... we just want to update it. We took over the business in 2021 and have made many exterior painting/cleaning improvements. This sign will identify us better and will look nicer. The monument is what is zoned now for the area. Due to the size and multiple tenants in the property, we feel the size required is as requests.

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

This is a common sense variance request. What is there does not look nice, and is no longer relevant. The requirements are meant for a much smaller parcel of land and much smaller business. We're trying to clean up the property and show our branding like it is at other stores.

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 does not apply. We're trying to meet requirements. The variance is mostly in the size. We're replacing a larger sign with a smaller one, but at the same time cleaning it up. The road frontage and size of this property and multiple tenants warrants a variance.

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

As stated, we took over and bought this property. The existing sign is no longer applicable to our business. We need to change it. We're trying to replace it with a monument which will look nicer and more permanent than the junky looking pole sign that is up there now.

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 public good on this request. The public would welcome a cleaner road frontage sign.

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

Applicant Sophie Le Tily

Date 10/5/22