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5411

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)

Steven and Holly Cromley

8730 Forrester Rd.

Lula, Ga 30554

Phone 678.316.4519

Email Address cromleyholly@bellsouth.net

Location of Property 8730 Forrester Rd

Present Zoning AR-IV Existing Structures House and Commercial Kennels (ZON 2007-0013)
ZON 2007-0013

Property Owner (Name and Mailing Address)

Steven and Holly Cromley

8730 Forrester Rd

Lula, Ga 30554

Phone 678.316.4519

Email Address cromleyholly@bellsouth.net

Type of Appeal:

- Setback Variance
- Road Frontage Variance
- Sign Variance
- Hardship Mobile Home

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

- From ___ ft. to ___ ft.
- From ___ ft. to ___ ft.
- From ___ ft. to ___ ft.
- From ___ ft. to ___ ft.
- From 50 ft. to 0 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

Fee (Must be paid for application to be complete): \$ 350⁰⁰
Rec. 859107 check 5411

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 Holly Cromley Date 3/17/23

I hereby withdraw this application
 Sign _____ Date _____

Staff Use Only

Application Date: 3-17-2023 Taken by: JRD
 Tentative Planning Commission Date: 4-17-23 If Appealed County Commission Date: 4-25-23
 County Commission District: 3

AUTHORIZATION OF PROPERTY OWNERS

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

Name of owner(s) Steve and Holly Crowley

Address 8730 Forrester Rd

Lula, Ga 30554

Phone Number 678.316.4519

Name of applicant(s) Holly Crowley

Address 8730 Forrester Rd.

Lula, Ga 30554

Phone Number 678.316.4519

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)
Holly V. Crowley

Personally appeared before me
[Signature]

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

Anael Dominguez
Notary Public

3-17-2023
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: Holly D. Cromley

Date: 3/17/23

Applicant's/Owner's Name (Printed): Holly D. Cromley

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****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): Holly V. Cromley Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: Holly V. Cromley Date: 3/17/23

Applicant's/Owner's Name (Printed): Holly V. Cromley

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).

The current house, residential accessory bldg and commercial kennel is located on a .949 ac parcel w/ no frontage on public ROW. The property is accessible via permanent perpetual non-exclusive 50FT easement. The easement is the flag pole portion of the Parcel 1228, 0000000000, also known as 8730 Forester Rd. The prop. was created by deed in early 1990's and has continued to be a house, accessory bldg, and commercial kennel were obtained between 1999, 2000s. We have a buyer for both house and kennel.

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

The parcel currently exists as a non-conforming parcel which was created by deed in early 1990's. Permits to construct house and kennel

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.

All lots served by the flag pole prescriptive easement have the same access issue. This property is being sold to 1 owner but must be separated to meet the lending criteria for the bank and SBA

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

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.

Granting variance will not create an issue related to safety and access since nothing is changing except that an existing parcel w/ an existing residential use and commercial use is sold to one buyer w/ separate lien holders

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

Applicant *Thelma Brown*

Date *3/17/23*