



## AGENDA ITEM

**Public Hearing to amend Hall County's Zoning Map as follows:**

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**REPORT TO:** Work Session (09/11/23)

**REPORT TO:** Voting Meeting (09/14/23)

**ITEM NO:** 484/2023

**SUBJECT:** **6178 Lake Lanier Heights Road | Appeal a Planning Commission Decision for a Variance** | from 17.240.010 to reduce the left side yard setback from 10 feet to 3 feet | on a 0.24± acre tract located on the north side of Lake Lanier Heights Road, approximately 126 feet from its intersection with Lake Lanier Heights Road | Zoned V-C; Tax Parcel 07353 001025 | **Proposed Use: residential addition and bring the existing residence into compliance** | Commission District 2 | **Nave Edelstein, applicant; Holly Neyman/Jane Range, appellant.**

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### Meetings:

**Work Session Date:** 09/11/23

**Voting Meeting Date:** 09/14/23

### Executive Summary:

**Presenter:** RD

**Recommendation:**  
Approval.

Conditions:

1. The property shall be developed in accordance with the site plan submitted as part of this request.
2. Pursuant to [2.60.060](#), all applications approved by the board, whether a request for variance from the terms of [Title 17](#), a request for conditional use, a request for the enlargement, change or continuance of a nonconforming use or a request to appeal a decision by an administrative official in the enforcement of [Title 17](#), shall be effective for a period of six months. If no action is taken by the applicant to implement the purpose of the application by obtaining the proper permit and/or license and proceeding with the building, occupancy or establishment of business within six months from the date of approval by the board, said approval shall become null and void.

**Purpose of Request:**

**History:**

**6178 Lake Lanier Heights Road | Appeal a Planning Commission Decision for a Variance** | from 17.240.010 to reduce the left side yard setback from 10 feet to 3 feet | on a 0.24± acre tract located on the north side of Lake Lanier Heights Road, approximately 126 feet from its intersection with Lake Lanier Heights Road | Zoned V-C; Tax Parcel 07353 001025 | **Proposed Use: residential addition and bring the existing residence into compliance** | Commission District 2 | **Nave Edelstein, applicant; Holly Neyman/Jane Range, appellant.**

**Facts and Issues:**

**Options:**

**Funding Requested** \$ 0.00  
**Are funds within current budget?** No  
**Source of Funds**  
**Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?** No  
**Has it been reviewed by the County Attorney?** Yes  
**Is there a deadline for this item?**

**Approvals:**

Submit	Approve	Attorney	Administration
AD	RD	WLI	CR
<b>Clerk</b>			
JR			

**Attachments:**

- Appeal Withdrawal Letter
- Board Memo
- Recommendation Report
- Application to Appeal
- Application
- Updated Site Plan
- Original Site Plan
- Maps
- Renderings
- Deed
- Environmental Health Comments
- GDOT Comments
- Public Works Comments
- Fire Comments
- Public Comments
- Notice Sign Photos