



AGENDA ITEM

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

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

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

ITEM NO: 485/2023

SUBJECT: **6178 Lake Lanier Heights Road | Appeal a Planning Commission Decision for a Variance** | from 17.240.010 to reduce the right side yard setback from 10 feet to 4 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.**

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 right side yard setback from 10 feet to 4 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
Clerk			
JR			

Attachments:

- Appeal Withdrawal Letter
- Board Memo
- Recommendation Report
- Application for 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