

VARIANCE APPLICATION

Applicant (Name and Mailing Address)

Robert Mucillo
535 Dixon Drive
Gainesville, GA 30601
 Phone 770.530.4921
 Email Address rmucillo@ganerton.com
 Location of Property 812 Atlanta Hwy
 Present Zoning HB Existing Structures Home

Property Owner (Name and Mailing Address)

Trio Property and Real Estate Services, LLC
1416 McCalla Ave
Knoxville, TN 37915
 Phone 865.522.7731
 Email Address m.isom@primicobuilding.com

Type of Appeal:

- | | | |
|--|--|--|
| <input checked="" 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 type="checkbox"/> Sign Variance | <input checked="" type="checkbox"/> Left Side Yard (2nd Front) | From ___ ft. to ___ ft. |
| <input type="checkbox"/> Hardship Mobile Home | <input checked="" 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

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

 (Signature)

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

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

Sign [Signature] Date 6/28/23

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: _____

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



AUTHORIZATION OF PROPERTY OWNERS

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

Name of owner(s) Trio Property and Real Estate and Services LLC. Mark T. Isom owner

Address 1416 McCalla Ave Knox
Knoxville, TN 37915

Phone Number 865-522-7731 office Cell 865-414-2533 Mark T. Isom

Name of applicant(s) Robert Murillo & Patty Murillo

Address 535 Dixon Drive
Gainesville, GA 30501

Phone Number 770.530.4921

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)

Mark T. Isom

Personally appeared before me

Mark Isom

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

Deborah L. Hood
Notary Public

6-28-2023
Date



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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: Mark T Isom

Date: _____

Applicant's/Owner's Name (Printed): Mark T Isom

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Office: _____

Dollar Amount: _____

Date of Contribution: _____

Applicant's/Owner's Signature: _____

Date: _____

Applicant's/Owner's Name (Printed): Robert Murillo

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 way the home sits ^{building} ~~mitigates~~ where the current slab foundation sits will allow for proper sewage disposal

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

would hinder being able to run new sewer line to be connected to the city sewer

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.

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

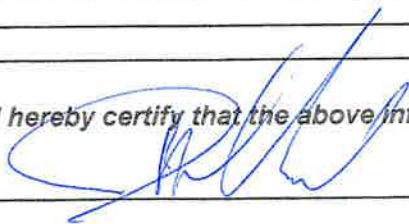
the lot is not big enough for proper septic. the adjacent ^{sewer} ~~lot~~ ~~hardship~~ which the home was built too close to road

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.

this would allow for better sewage disposal

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

Applicant



Date

6/28/23