



PLANNING AND DEVELOPMENT DEPARTMENT
2375 BROWNS BRIDGE ROAD, GAINESVILLE, GA 30504
MAILING ADDRESS, PO BOX 1435, GAINESVILLE, GA 30503
770-531-6809 / 770-531-3902

VARIANCE APPLICATION

Applicant (Name and Mailing Address)

Property Owner (Name and Mailing Address)

PHD Developments - LLC (Krat Henderson)
6071 Mount Vernon Rd
Murrayville, GA 30564

PHD Development LLC
6071 Mount Vernon Rd
Murrayville GA 30564

Phone _____

Phone _____

Email Address _____

Email Address _____

Location of Property 5404 Mount Vernon Rd Murrayville GA 30564

Present Zoning R-1 Existing Structures _____

Type of Appeal: X Sidewalk Variance

- | | | |
|---|--|--|
| <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 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

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 11/20/24

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
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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: *Keat Henderson* Date: 10/21/24

Applicant's/Owner's Name (Printed): Keat Henderson Managing Member



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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).

There Are 22 Large Lots and A Sidewalk does not Fit the Rural Area

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

Does not Fit the Rural Area

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.

Other near by neighborhoods in the Area do not have Sidewalks and it does not Fit with the Rural Landscape

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

NO

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.

Not having Sidewalks would in no way be a detriment to the Subdivision
 Not having Sidewalks would better Fit the Rural Rural Area.

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

Applicant

[Signature]

Date

4/2/24



BUSINESS SEARCH

BUSINESS INFORMATION

Business Name: PHD DEVELOPMENTS LLC	Control Number: 18086517
Business Type: Domestic Limited Liability Company	Business Status: Active/Compliance
NAICS Code: Real Estate and Rental and Leasing	NAICS Sub Code: Other Activities Related to Real Estate
Principal Office Address: 6071 Mount Vernon Road, Murrayville, GA, 30564, USA	Date of Formation / Registration Date: 7/9/2018
State of Formation: Georgia	Last Annual Registration Year: 2024

REGISTERED AGENT INFORMATION

Registered Agent Name: KENT HENDERSON
Physical Address: 6071 MOUNT VERNON ROAD, MURRAYVILLE, GA, 30564, USA
County: Hall

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