

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). See attached narrative

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

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.

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.

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

Applicant Tim W. G. [Signature]

Date 7/24/25

Narrative

Friendship LUXE Development

GCOD Parking Variance

The proposed zoning will be to allow H-B uses for the property. Two examples are shown on the accompanying site plan. One is a single-story building and the other is a multi-story building. This request is to allow similar developments that are along Friendship Road within the vicinity of this site. Almost every office/retail development within 2 miles of here has parking in the front of the building.

This variance is from Sec. 6.2.5.C.2.e which states the parking must be located in the rear or side of the building. The proposed site plan only has a single row of parking in front of the buildings. Landscaping will be provided in accordance with the rest of requirement in this section which provides numerous landscape islands with trees and shrubs in the parking area. In addition, between the street and this parking area will be an extensive landscape strip that provides trees and shrubs. This will provide an additional breakup of the visual from the street making it aesthetically pleasing, which is the intent of the GCOD.