

HALLMAN & WINGATE

LLC

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October 3, 2025

BY ELECTRONIC MAIL ONLY

Ms. Beth Garmon
Director of Planning and Zoning
Hall County Planning and Zoning Department
2875 Browns Bridge Road
Gainesville, GA 30504-5635

Ms. Katie Greenway
Planning and Zoning Administrator
Hall County Planning and Zoning Department
2875 Browns Bridge Road
Gainesville, GA 30504-5635

Re: Lakeview Drive Property LLC
West and Helen Hamryka
Opposition Comments to Variance Application
6382 Lakeview Drive / Variance to Section 4.1
HW File No. 3312-003

Dear Ms. Garmon and Ms. Greenway:

We have the pleasure of representing Lakeview Drive Property LLC and Dr. and Mrs. Donald West Hamryka, the owners of property located at 6384 Lakeview Drive. Our clients' property is located contiguous to the property that is the subject of the variance application filed by Mr. Tyler Young, who does not own the Property subject to this variance request. For the Planning Commission to grant this variance request, the applicant must clearly establish that a hardship exists to justify ignoring the established regulations.

This application is to reduce the setbacks required by Section 4.1 of the Unified Development Code of Hall County. In this case, the variance, *inter alia*, is to reduce the setbacks on one side of the Property to two (2) feet from the property line. If granted, the setback regulation will essentially be null and void and will set a dangerous precedent. For the following reasons, on behalf of our clients, we ask the Hall County Planning Commission to DENY this variance request.

1. The applicant is not the owner of the Property. The Property is currently owned by Ms. Baishan Moreland. As simply a potential purchaser of the Property, the applicant has no standing to pursue this application.

2. The are no extraordinary and/or exceptional conditions pertaining to the Property. As can be seen from the enclosed figure that was attached to the application, the Property is substantially similar to numerous other lots located on Lakeview Drive. The only justification given by the applicant for the variance is:

This lot is a very skinny narrow lot that was originally surveyed and the plat was recorded in March of 1956, decades before the new requirements/restrictions came into effect. This lot presents building challenges due to its small size and narrow shape.

3. The current zoning setback requirements do not create an unusual hardship for the Property. The application states:

Without the requested side variances we will not be able to build a reasonably-sized house. Lake lots are extremely expensive and we need the requested variance to build a house that makes sense on that expensive of a piece of property.

As stated, the claimed hardship is purely an economic interest.

4. There are no conditions that are peculiar to the Property to justify the variance. As you can see from the figure, nearly all the lots on Lakeview Drive are similarly sized and shaped. Furthermore, the application clearly states:

No, such conditions are not peculiar to this piece of property. This lot is like so many small lake lots where variances are required in order to build home on them.

By the applicant's own admission, the Property is not unique and many of the lots on Lakeview Drive have similar or smaller dimensions.

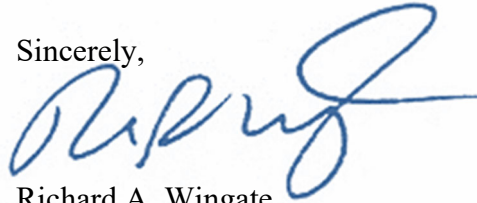
5. The conditions are not the result of any actions of the property owner. This is true because the applicant does not own the Property.
6. Relief, if granted, would cause substantial detriment to the public good and would impair the purposes and intent of the zoning setback regulations. Setback regulations were established to ensure safety, privacy, and aesthetic harmony within communities. If this variance is granted the owners of adjacent parcels will essentially have another house in their yard.

If granted, this variance will result in a massive diminution of value for all of the adjacent properties, particularly our clients'.

Hall County Planning and Zoning Department
October 3, 2025
Page 3

Thank you for your consideration in this matter. Please feel free to contact the undersigned with any questions or concerns.

Sincerely,

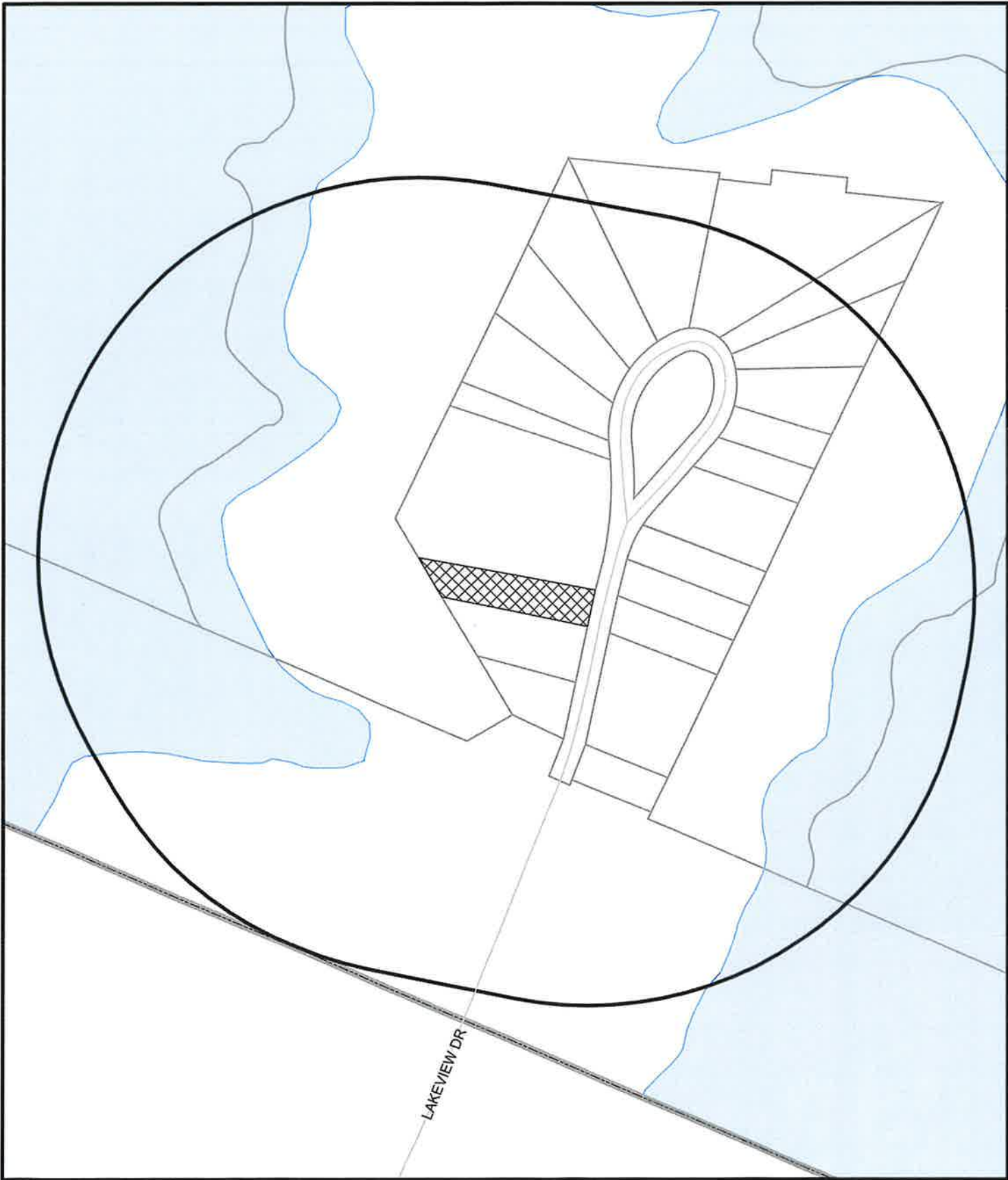


Richard A. Wingate

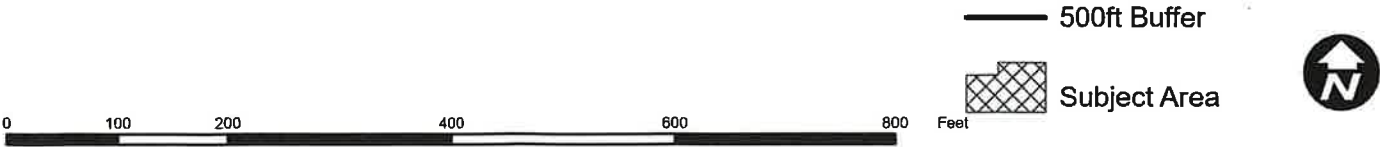
For HALLMAN & WINGATE, LLC

RAW:kps
Enclosure

c: West Hamryka, DVM



Applicant: TYLER YOUNG



6382 LAKEVIEW DR - VARIANCE

From Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

Date Fri 10/3/2025 3:50 PM

To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

From: Art Kohl <ArtKohl@teamonerepair.com>

Sent: Friday, October 3, 2025 3:37 PM

To: KLGREEWAY@HALL-COUNTY.ORG

Cc: Beth Garmon (Planning) <bgarmon@hallcounty.org>; Art Kohl [REDACTED]

Subject: 6382 LAKEVIEW DR - VARIANCE

You don't often get email from artkohl@teamonerepair.com. [Learn why this is important](#)

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Greetings,

I am Arthur Kohl residing at 6375 Lakeview Dr. , Buford, GA 30518 (located in Hall county) and I am aware of the variance on the 6382 Lakeview Drive property and have no objection to the variance.

If you need additional information, please do not hesitate to contact me at

[REDACTED] mobile

Thank You,

Art Kohl
6375 Lakeview Dr
Buford, GA 30518

Beth Garmon (Planning)

From: Ed Coglianese <[REDACTED]>
Sent: Friday, October 3, 2025 3:49 PM
To: Katie L. Greenway (Planning)
Cc: Beth Garmon (Planning)
Subject: 6382 Lakeview Dr

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I am a neighbor of the above mentioned property. I believe the variance would be beneficial to the neighborhood as it would allow the owner to build a house more and keeping with the neighbors. I know Tyler will be a responsible person as a former firefighter and a Christian. He is very much caring about his impact on his fellow man. The location of the house he plans to build is so far in front of the existing home to the right that it will not impact the homeowners view nor property values. As a matter of fact, by allowing Mr. Young to build a slightly bigger home, it will do more to maintain or increase property values around it. I say this, not only as a Neighbor, but as a real estate broker.

Regards,
Ed Coglianese
6408 Lakeview Dr
Buford Ga 30518
[REDACTED]

Sent from my iPhone
Please excuse any typos as I often use voice to text.

6382 Lakeview Drive

From Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

Date Mon 10/6/2025 8:46 AM

To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

From: Chris Joe <[REDACTED]>

Sent: Friday, October 3, 2025 5:05 PM

To: Katie L. Greenway (Planning) <klgreenway@hallcounty.org>; Beth Garmon (Planning) <bgarmon@hallcounty.org>

Subject: 6382 Lakeview Drive

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Katie Greenway,

I own a house at 6395 Lakeview Drive.

I'm aware of the variance application for 6382 Lakeview and have no objection to the variance.

Please let me know if I can provide any additional information.

Regrads,
Chris

Chris Joe
6395 Lakeview Drive
Buford, GA 30518
[REDACTED]

6382 Lakeview Drive Variance to section 4.1

From Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

Date Mon 10/6/2025 8:44 AM

To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

From: Bob Prichard [REDACTED]

Sent: Saturday, October 4, 2025 9:12 AM

To: Katie L. Greenway (Planning) <klgreenway@hallcounty.org>

Cc: Beth Garmon (Planning) <bgarmon@hallcounty.org>

Subject: 6382 Lakeview Drive Variance to section 4.1

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We own and live on the property at 6398 and 6413 Lakeview Drive .

We have no objection to the improvements requested in the subject variance.

Robert & Lynda Prichard

Beth Garmon (Planning)

From: Richard Printup <[REDACTED]>
Sent: Friday, October 3, 2025 4:13 PM
To: Katie L. Greenway (Planning)
Cc: Beth Garmon (Planning)
Subject: 6382 Lakeview Drive

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Katie Greenway,

My name is Richard Printup; I live at 6409 Lakeview Dr., Buford, Ga 30518. I am aware of a variance application that has been submitted by Tyler Young for property located at 6382 Lakeview Dr., Buford, Ga 30518. I have no objection to his application for changing the side setbacks. If I can be of any further assistance regarding this matter please let me know.

Richard Printup
[REDACTED]

Sent from my iPhone

6382 Lakeview Dr Buford ga

From Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

Date Mon 10/6/2025 8:45 AM

To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

From: Harold Trip <[REDACTED]>
Sent: Saturday, October 4, 2025 11:22 AM
To: Katie L. Greenway (Planning) <klgreenway@hallcounty.org>
Cc: Tyler Young <[REDACTED]>; rmckenzie <[REDACTED]>
Subject: 6382 Lakeview Dr Buford ga

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<https://aka.ms/LearnAboutSenderIdentification>]

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Hello my name is Harold Trip I live at 6404 Lakeview Dr. I am a neighbor to this property. I own the largest house on the street and I have no problem with Mr. Young variance request.

Mr. Young will build a nice property.

You can ask Beth Harmon she knows me if I thought Mr. Young was asking for something that would hurt property values or do harm to our way of life I would be against it.

Thank you

Harold A. Trip, Jr.
Tripco Realty Services, LLC
[REDACTED]

6383 Lakeview Dr

From Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

Date Mon 10/6/2025 8:59 AM

To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

From: Harold Trip

Sent:

To: Beth Garmon (Planning)

Cc: Tyler Young; rmckenzie

Subject: Fw: 6383 Lakeview Dr

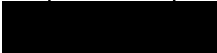
Hello Beth. been a while since I talked to you hope your doing well?

Beth I live next door to this property and Renee and I own the biggest house on the street. Mr Young's variance request will not hurt property values or change our life style. Please push to get it approved.

Talked to Kathy Cooper she told me you pretty much are running the show up there, good for you you deserve it. I guess I will I will get to see you Monday night at the meeting can't wait.

Harold A. Trip, Jr.

Tripco Realty Services, LLC



6382 Lakeview Dr

From Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

Date Mon 10/6/2025 8:48 AM

To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

From: David Twite <[REDACTED]>

Sent: Sunday, October 5, 2025 12:40 PM

To: Katie L. Greenway (Planning) <klgreenway@hallcounty.org>; Beth Garmon (Planning) <bgarmon@hallcounty.org>

Subject: 6382 Lakeview Dr

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To whom it may concern,

My name is David Twite and I am the owner of 6379 Lakeview Drive, Buford, GA 30518 in Hall County. I am aware of the development plans for the lot at 6382 Lakeview Dr and the proposed variance for setbacks. I have no objection to the plans or favorable ruling on the variance request. I know Tyler Young to be a responsible community member and am certain that any project he is involved with will be thoughtful and appropriate.

Sincerely,

David Twite
[REDACTED]

6382 Lakeview Dr

From Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

Date Mon 10/6/2025 8:47 AM

To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

From: Judith Watkins <[REDACTED]>

Sent: Saturday, October 4, 2025 1:38 PM

To: Katie L. Greenway (Planning) <klgreenway@hallcounty.org>; Beth Garmon (Planning) <bgarmon@hallcounty.org>

Cc: Mark Watkins <[REDACTED]>

Subject: 6382 Lakeview Dr

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Good afternoon,

We are aware of Tyler Young's variance application and as a Hall County neighbor (Mark & Judy Watkins - 6399 Lakeview Dr) we have no objections.

Thank you,

Mark & Judy Watkins

Judy Watkins
REALTOR, RE/MAX Legends



Variance 6382 Lakeview Drive, Buford

From Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

Date Mon 10/6/2025 11:40 AM

To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

From: Scott and Cathy Snedecor [REDACTED]

Sent: Monday, October 6, 2025 10:23 AM

To: Katie L. Greenway (Planning) <klgreenway@hallcounty.org>; Beth Garmon (Planning) <bgarmon@hallcounty.org>

Subject: Variance 6382 Lakeview Drive, Buford

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Folks,

My wife and I live at 6377 Lakeview Drive, directly across the street directly across the street from this variance application. We know and respect both adjoining property owners, the Wallaces and Hamrykas, and Tyler Young, the applicant, is also a longtime resident of the neighborhood, and has supervised the construction of several homes on our street. I believe the adjoining neighbors' opinions in these matters really should carry the primary weight, and I told Tyler this when he asked for support, but I do feel I can share my understanding of our immediate area, and also Tyler's abilities through observing his work on our street.

Our street has many 50' lots, and we have one of them. Planning the width of the home, and still allowing access around to the lake is a challenge, especially with normal setback requirements. I think the other homes Tyler has done have been attractive, and made excellent use of the existing grades, trees, etc. He keeps the sites impeccable during construction, and upon completion, the homes blend in nicely.

In speaking to Tyler, it sounds like he's made every effort to position his proposed home as advantageously as possible with respect to the existing neighbors' structures, views, etc., and it seems like this will be an attractive addition to our street.

We do not object to this request.

Sincerely,

Scott Snedecor
6377 Lakeview Drive, Buford



Outlook

6382 lakeview Dr.

From Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>**Date** Wed 11/5/2025 2:03 PM**To** Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>**From:** luba derr [REDACTED]**Date:** November 5, 2025 at 12:38:13 PM EST**To:** "Katie L. Greenway (Planning)" <klgreenway@hallcounty.org>**Cc:** "Beth Garmon (Planning)" <bgarmon@hallcounty.org>**Subject:** 6382 lakeview Dr.

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To whom it may concern,

I am writing this letter to fully support the original decision by the planning commission to approve the variance requested by Tyler Young for the property at 6382 Lakeview Dr. Buford, Ga. I see no reason for an objection. My property is directly across the street from his property and I don't believe that it will diminish my property value at all. Knowing the quality of Tyler Young's construction, I believe that it will enhance the whole neighborhood including the value of my property.

I hope you once again vote to grant this variance on November 13, 2025.

Thank you,

Luba and Richard Derr

6373 Lakeview Dr. Buford Ga.

6382 LAKEVIEW DR - VARIANCE -11-13-25 Revision Meeting

From Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

Date Thu 11/6/2025 2:10 PM

To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

From: Art Kohl <[REDACTED]>

Sent: Thursday, November 6, 2025 1:09:38 PM

To: KLGREEWAY@HALL-COUNTY.ORG <KLGREEWAY@HALL-COUNTY.ORG>

Cc: Beth Garmon (Planning) <bgarmon@hallcounty.org>; Art Kohl <[REDACTED]>

Subject: Re: 6382 LAKEVIEW DR - VARIANCE -11-13-25 Revision Meeting

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Hello,

I'm writing to you again in regards to the second variance request for the above property. I have reviewed the changes and again have no objection with the proposed variance changes. My view is that the construction of the proposed home will only improve the value of homes on the street.

Please consider my email as a vote in favor of the variance and you are welcome to contact me directly at [REDACTED] if you require additional information.

Thank You,

Art Kohl

6375 Lakeview Dr

Buford, GA 30518

Hall County Resident

6382 Lakeview Drive

From Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

Date Wed 11/5/2025 9:18 AM

To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

From: Richard Printup <[REDACTED]>

Sent: Wednesday, November 5, 2025 8:08:23 AM

To: Katie L. Greenway (Planning) <klgreenway@hallcounty.org>

Cc: Beth Garmon (Planning) <bgarmon@hallcounty.org>

Subject: 6382 Lakeview Drive

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Katie Greenway,

My name is Richard Printup; I live at 6409 Lakeview Dr., Buford, Ga 30518. I am aware of a variance application that has been submitted by Tyler Young for property located at 6382 Lakeview Dr., Buford, Ga 30518. I am also aware his application has been appealed. I have no objections to the decision of the Planning & Zoning Commission granting the Variance.

If I can be of any further assistance regarding this matter please let me know.

Richard Printup
[REDACTED]

Sent from my iPhone

Variance for 6382 Lakeview Dr. Buford, GA

From Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

Date Fri 11/7/2025 12:26 PM

To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

From: Kelly Hug <[REDACTED]>
Sent: Friday, November 7, 2025 11:44 AM
To: Katie L. Greenway (Planning) <klgreenway@hallcounty.org>
Subject: Variance for 6382 Lakeview Dr. Buford, GA

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Ms. Greenway,

I am writing this email to ask that the Hall County Commissioners approve the original decision made by the Planning Commission on October 6, 2025, to approve the variance requested by Tyler Young for the property at 6382 Lakeview Dr. Buford, GA. The planning commission made a couple of conditions for this variance and every neighbor I have talked to is happy about the final decision from the Planning Commission. I see no reason for an objection. My property is a few houses down the street from his property, and I don't believe that it will diminish my property value at all. Knowing the quality of Tyler Young's construction, I know that it will enhance the whole neighborhood including the value of my property.

I hope you once again vote to grant this variance on November 13, 2025.

Frank (Ward) Gober
6402 Lakeview Dr
Buford, Ga 30518

6382 Lakeview Drive

From Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

Date Fri 11/7/2025 1:20 PM

To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

From: Chris Joe <chris.r.joe@gmail.com>

Sent: Thursday, November 6, 2025 6:30 PM

To: Katie L. Greenway (Planning) <klgreenway@hallcounty.org>; Beth Garmon (Planning) <bgarmon@hallcounty.org>

Subject: 6382 Lakeview Drive

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Katie Greenway,

I own a house at 6395 Lakeview Drive.

I understand that there has been an appeal on the variance decision related to property at 6382 Lakeview Drive.

I sent a letter for the first hearing at which time I had no objections. I still have no objections to the current decision that was made by the commission granting the variance.

I will not be able to attend the meeting but hope that this letter will provide some support.

Let me know if I can provide any further information.

Regards,
Chris

Chris Joe
6395 Lakeview Drive
Buford, GA 30518
404-735-7170

6383 Lakeview

From Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

Date Fri 11/7/2025 1:21 PM

To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

From: Harold Trip <hondo4@bellsouth.net>

Sent: Thursday, November 6, 2025 5:00 PM

To: Katie L. Greenway (Planning) <klgreenway@hallcounty.org>

Cc: Beth Garmon (Planning) <bgarmon@hallcounty.org>

Subject: 6383 Lakeview

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To whom it may concern,

I am writing this letter to fully support the original decision by the planning commission to approve the variance requested by Tyler Young for the property at 6382 Lakeview Dr. Buford, Ga. There is no reason for an objection to the decision of the Planning Commission. I am a Realtor and own a house four houses down from this property. My house might be the biggest house on the street and I have no fear that Mr. Young's building on this lot, with the approved variance will do anything to hurt the value of our property. Mr Young has agreed not to ever use it as a short term rental (VRBO). This is the lake almost every house on the street has a front or side yard variance

Tyler Young's construction is of a high quality there will be no property value problems

Harold A. Trip, Jr.
Tripco Realty Services, LLC
404/285-3075

6382 Lakeview Drive

From Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

Date Fri 11/7/2025 1:24 PM

To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

From: Mark Watkins <markdw1010@icloud.com>

Sent: Thursday, November 6, 2025 6:10 PM

To: Katie L. Greenway (Planning) <klgreenway@hallcounty.org>

Cc: Beth Garmon (Planning) <bgarmon@hallcounty.org>

Subject: 6382 Lakeview Drive

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Hi Katie and Beth,

This is Mark and Judy Watkins. We reside at 6399 Lakeview Drive. We are aware of the appeal and have no objections to the decision of the Planning & Zoning Commission granting the variance.

Thank you for your time,

Mark and Judy Watkins

Sent from my iPhone

Property at 6382 Lakeview Dr

From Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

Date Fri 11/7/2025 1:25 PM

To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

From: Chuck Button <Chuck.Button@outlook.com>

Sent: Thursday, November 6, 2025 5:19 PM

To: Katie L. Greenway (Planning) <klgreenway@hallcounty.org>

Cc: Beth Garmon (Planning) <bgarmon@hallcounty.org>

Subject: Property at 6382 Lakeview Dr

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Dear Katie Greenway, I would like to support Tyler Young request to build a home at 6382 Lakeview Dr. I have known Tyler for years and I know that he will construct a home that will be an asset to the community. It is my understanding that the Planning Comm approved the plans with some revisions. I live across the street from where he wants to build his new home for his family. His request for a variance from 6 ft on one side and 4 feet on the other side is acceptable to me. Also, his commitment to not use the home for short term rental is also a positive commitment. I hope Tyler will be granted the variance.

Chuck Button
6391 Lakeview Dr.

6382 Lakeview Dr, Buford 30518

From Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

Date Fri 11/7/2025 1:27 PM

To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

From: Bob Prichard <retusnrcdr@gmail.com>

Sent: Thursday, November 6, 2025 7:25 PM

To: Katie L. Greenway (Planning) <klgreenway@hallcounty.org>

Cc: Beth Garmon (Planning) <bgarmon@hallcounty.org>

Subject: 6382 Lakeview Dr, Buford 30518

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As the owners of the property at 6398 & 6413 Lakeview Drive, We want to again voice our support for the variance request of Tyler Young to build on the subject lot.

Robert & Lynda Prichard

Sent from my iPhone