

PLANNING AND DEVELOPMENT DEPARTMENT
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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).

THIS LOT IS A VERY SKINNY, NARROW LOT THAT WAS ORIGINALLY SURVEYED & THE PLAT WAS RECORDED IN MARCH OF 1956, DECADES BEFORE THE NEW REQUIREMENTS/RESTRICTIONS CAME IN TO EFFECT. THIS LOT PRESENTS BUILDING CHALLENGES DUE TO ITS SMALL SIZE & NARROW SHAPE.

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

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 VARIANCES TO BUILD A HOUSE THAT MAKES SENSE ON THAT EXPENSIVE OF A PIECE OF PROPERTY.

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.

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 HOMES ON THEM.

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

CORRECT. THERE ARE NO CONDITIONS THAT ARE 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.

THE REQUESTED VARIANCES WILL NOT CAUSE ANY DETRIMENT TO THE PUBLIC GOOD OR SURROUNDING PROPERTY OWNERS. WE ARE REQUESTING ONLY AN EXTRA 2' (10' TO 8') ON THE LEFT SIDE WHERE THERE IS AN EXISTING HOUSE, & ON THE RIGHT SIDE WE ARE REQUESTING AN EXTRA 8' (10' TO 2') WHERE THERE IS ONLY WOODS ON THAT SIDE. THIS NEW HOUSE WILL BE FAR AWAY FROM THE EXISTING HOUSE ON THE RIGHT SIDE.

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

Applicant *[Signature]*

Date 7/23/25