

Conditional Use Request Narrative
5 Ray Street
Gainesville, GA 30504

09/02/25

Purpose: The purpose of this conditional use request application is to seek approval to construct a 24' X 41'5" (966 sq ft) detached accessory dwelling unit adjacent to the primary single-family residence located at 5 Ray Street, Gainesville, GA 30504 to provide temporary lodging for family members visiting from out of the country.

Background: Although zoned Highway Business (H-B), this property has had a single-family residence on it since its original construction in 1950. Currently, there is a 1,172 sq ft single-family home with no garage or carport located on the +/- .69 ac parcel. The owner has no foreseeable plans to sell the property or convert the property to business use.

The property previously had a storage shed located at the rear of the property that was damaged during a storm when a large tree fell onto the structure. This building can be seen in the Google Earth photo provided. The building was not in a condition worth saving and was removed from the property during tree and debris removal. The previous building was approximately the same dimensions as the proposed guest house.

Request: Applicant request recognition of the continued use of this parcel for residential single-family use and the expansion of a conditional use to allow for the construction of a detached 24' X 41'5" (966 sq ft) one-bedroom, one office, two-bathroom ADU at the rear of the property in place of the previous storage shed. This guest house is not for rental purposes and is solely to provide temporary lodging for family members. A proposed floor plan is included in the application and is represented on the site plan.

It is understood that this parcel and historical residence do not meet the standards for Planned Residential Developments, therefore we are requesting an exception to the PRD code and a conditional use to expand the nonconforming residential use of the Highway Business zoned parcel to allow for permitting of the ADU.