

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).

The property abuts US Corp of Engineers in the rear yard and right side yard is used for septic fill lines. The only buildable room on the lot is front yard and left side yard.

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

We are seeking to make this our permanent, full-time residence and retirement home. We need space for an at-home office, exercise room, and art studio. We also need to expand bathrooms, hallways, and doors to accommodate wheelchair access.

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.

The current setbacks prevent the type of remodeling that will allow our home to be the equivalent of those on our street that have been similarly remodeled or rebuilt.

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


This plat was created 3-08-1956 (PB 20, PG 33) by previous property owners

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.

We have the support of our neighbors on our street in seeking this variance. It will not interfere with use of adjoining properties or the use of public property or roads.

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

Applicant

V. Beddington


Date

08/19/25
8/19/25