

PLANNING AND ZONING DEPARTMENT

2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504
MAILING ADDRESS: PO BOX 1435, GAINESVILLE, GA 30503
t: 770-531-6809 | f: 770-531-3902



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).

N/A

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

NO FAMILY NEARBY FOR HELP WHEN NEEDED

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.

GRANTING THIS VARIANCE WOULD ALLOW MY DAUGHTER TO LIVE NEAR ME AND HELP ME. I HAVE TRIED TO DO THINGS MYSELF, BUT I HAVE FALLEN OFF THE LADDER 3 TIMES AND THE ROOF ONCE. ON FIXED INCOME CANNOT AFFORD TO HIRE HELP.

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

Applicant Nedra Riddle

Date 5/22/2025

Appeal for variance on 7365 Bill Wilson Road, Lula, Georgia by Nedra Riddle owner

Section 7.8.3 Accessory dwelling unit

Justification:

This unit was site built elsewhere and moved to this location. The interior was built on site using licensed tradesmen and put on a solid foundation as a site build would be.

An instance of an older home that was site built elsewhere and was moved from a property (being developed), to another property has been done. I am confused about the difference. Also a new construction brings in trusses that are built elsewhere, does this mean the house is or is not site built?

Sub sections B. 6 Does not state a minimum side restriction in feet only minimum and maximum square feet. This unit is 336 square feet and exceeds the minimum of 300 square feet.

Reason:

I am a 75 year old divorcee and live alone. The ADU is needed due to personal hardships. In regard to health, there are mobility problems [REDACTED]

[REDACTED] If another pandemic occurs, family is nearby during quarantine to assist with problems and to pick up a grocery order or medicine, since it is difficult for me to walk. My daughter living next door is important to my safety and well being.

I am trying to prepare for all possibilities in the future in regard to safety. I have started the preparations with a walk-in shower and moving washer and dryer from basement to up stairs. I need my family nearby so that I do not climb on the ladder and fall off, which I have already done 3 times. All of this is so I can age-in place and still retain as much independence as possible while having family close by.

The strict application of the provisions of the ADU Ordinance would result in practical difficulties and unnecessary hardship inconsistent with the general purpose and intent of the Ordinance. Please do not deny me the peace of mind and feelings of security with family nearby.

Statement of Hardship of Nedra Riddle at 7365 Bill Wilson Road, Lula

December 1, 2025

1. Due to the terrain and shape of my property, it did not allow for the building to be placed further back from the road nor behind my house. Expanding the building would just put it closer to the road. The terrain is steep sloped with gullies. The building was placed at the most practical and economical location.
2. The requirements of the resolution create an economic hardship due to my limited retirement income which would not allow me to expand the building. Also the requirements deny me the security of having a family member nearby for assistance with any of my medical problems when needed.
3. Other properties in the neighborhood do not have similar terrain as mine. Those properties have relatively useful terrain without gullies.
4. The only alteration to the property was the removal of trees for the placement of the building and grading a driveway.
5. Granting this variance would not cause harm to the neighborhood and give me relief from the pressures of living without family nearby. It is not an eye sore or surrounded by junk and trash. It is a nice tiny house of 336 square feet that is over the minimum square footage of an ADU. One neighbor has at least 2 or more out buildings on his property. Another neighbor has put a business in his storage shed and has a metal cargo container on his property. Another neighbor has an RV bus in their front yard. So how can this tiny house be a detriment to the public?

