



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: *see attached narrative

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 proposed barn is an existing barn. The barn is located 139 feet from property line however the property line is buffered by timber and a creek and house is 1000 ft.

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

We are utilizing existing structures on our property see attached narrative

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.

see attached narrative

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

They are not

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.

see attached narrative

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

Applicant [Signature]

Date 9/2/25

I am requesting a variance from the required 300 foot setback for my barn in support of my agritourism business offering Highland Cow visits and experiences, educational tours, and photo opportunities.

The barn is located 139 feet from the property line, however, the closest neighboring residence is more than 1,000 feet away. In addition, the property line is naturally buffered by dense tree growth and a ravine, which provide both visual and sound barriers. This natural landscape greatly minimizes any potential impact to surrounding properties.

The majority of the visitor activities, including guided tours, cow interactions, photo opportunities, and educational experiences, will take place in the pasture areas which are set back more than 300 feet from the property line. Visitor groups will remain small, ensuring minimal noise and activity levels.

We are proposing to use our existing barn. Relocating or reconstructing the barn would cause an undue hardship, as it is an existing agricultural structure that is integral to the care and management of the livestock. The current placement is essential to the farm's safe and efficient operation.

For these reasons, I respectfully request approval of this variance. The farm will continue to operate in a way that preserves the quiet rural character of the community while providing a unique educational and agritourism benefit to Hall County.