

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 subject property has unique topographical features and road curvature at the entrance that limit visibility from either direction of travel.

The slope of the land and the angle at which the entrance meets with Poplar Springs Road create a visual obstruction, for a single monument sign to be effectively seen by vehicles approaching from both directions. This condition is directly tied to the physical layout and elevation of the property and entrance area.

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

Requiring only one entrance sign at this location would result in inadequate visibility for residents and visitors traveling from one direction, thereby undermining the primary purpose of an entrance monument sign. This restriction would prevent the community from having proper visibility which creates a functional and aesthetic hardship due to the site's physical limitations.

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 curvature of the road and the positioning of the neighborhood entrance are unique to this specific location.

Other properties in the area may not face similar visibility challenges due to their property topography or entrance position.

Denying the variance would effectively prevent this community from enjoying the same visibility available to other communities.

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

The current topographical layout and road curvature are natural and preexisting features of the land and roadway design.

The developer/property owner has not altered the site in a way that created these conditions.

They are inherent to the location and must be worked around.

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.

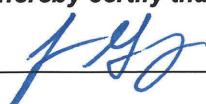
Allowing a second monument sign would not negatively affect the surrounding area, nor would it pose a hazard or diminish nearby properties.

The additional signage would enhance the visual appeal of the entrance and improve navigational visibility for the public.

This request does not seek any special privilege, but rather aims to ensure fair visibility for this community which is consistent to other neighborhood within the same zoning district.

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

Applicant



Date 8/7/25