

October 15, 2025

Santos Cordoba
1148 Hancock Avenue
Gainesville, GA 30501



To:
Hall County Planning Commission

Subject: Request for Variance – Expansion of Existing Storage Shed

Dear Members of the Planning Commission,

I am writing to formally request a variance to allow the expansion of an existing storage shed on my property, which I intend to convert into a small living space for my son. The request arises due to unique physical characteristics of my property that make strict compliance with the current zoning requirements an undue hardship.

The shed is permanently fixed in its current location and cannot be relocated elsewhere on the lot. Because of the property's layout and existing structures, the only feasible direction for expansion is toward the rear of the lot. This condition is unique to my parcel and not typical of neighboring properties.

Strict enforcement of the zoning setback requirements would prevent us from using the existing structure safely and efficiently. The proposed expansion is modest and will allow for a livable, code-compliant space without altering the residential character of the property or the surrounding neighborhood.

This hardship is not self-created. The position of the shed and the physical limitations of the lot existed prior to my ownership. Granting this variance will not cause any public detriment or impair the intent of the zoning regulations. The improvement will remain consistent with residential use, enhance the property's appearance, and provide a safe, independent space for a family member in need.

Thank you for your consideration of this request. I respectfully ask for your approval of this variance so that we may proceed with the planned improvements while maintaining the integrity of the community and compliance with all applicable safety codes.

Sincerely,

Santos Cordoba