

PLANNING AND ZONING DEPARTMENT
2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504
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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).

BECAUSE OF THE SIZE, SHAPE & LOCATION OF ONE PROPERTY IT IS NECESSARY TO COMBINE BOTH TO MEET CURRENT STANDARDS. THEY WERE CREATED PRIOR TO CURRENT ZONING REQUIREMENTS & THE CREATION OF A DIVIDED HIGHWAY

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

THE CURRENT REQUIREMENTS WOULD CREATE A HARDSHIP DUE TO THE NARROWNESS OF THE LOT SIZE AND NO POSSIBILITY THAT PROPERTY CAN BE FURTHER DEVELOPED. THE VARIANCE WILL NOT ALTER THE CHARACTER OF THE DISTRICT NOR BE A DANGER TO PUBLIC WELFARE

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.

OUR APPLICATION AND APPROVAL WOULD ALLOW US TO ENJOY THE RIGHTS ENJOYED BY OUR NEIGHBORS AS A LIGHT COMMERCIAL PROPERTY. AS THE TWO PROPERTIES ARE BEING COMBINED THERE WILL BE NO NEED FOR A SEPARATE DRIVEWAY FOR THE SMALLER.

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

PROPERTY. THE PROPERTIES WERE CREATED PRIOR TO THE CURRENT ZONING REGULATIONS WHICH REQUIRE A 500 FOOT ROAD FRONTAGE FOR PROPERTIES FRONTING A DIVIDED HIGHWAY. GAINESVILLE HIGHWAY ONLY RECENTLY BECAME A DIVIDED HIGHWAY.

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 THE VARIANCE WOULD NOT INTERFERE WITH OTHER PROPERTIES OR BUSINESSES IN THIS DISTRICT BUT WOULD BRING US INTO CONFORMITY WITH ZONING COMPLIANCE. OUR BUSINESS PRACTICES NOR USE OF THE PROPERTIES WOULD NOT CHANGE.

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

Applicant

[Signature]

Date

11-11-25