



**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).

*see attached Narrative*

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

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.

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

**Applicant** \_\_\_\_\_

**Date** \_\_\_\_\_

**Jensto Equipment LLC Narrative**  
**1780 Candler Road**  
**Gainesville, GA 30506**  
**November 19, 2025**

Jensto Equipment, LLC is a new locally-owned business founded by Hall County residents Taylor Stowe and Zac Jennings. Our mission is to provide high-quality, inspected, and serviced used construction and industrial equipment to contractors, businesses, and residents throughout North Georgia at affordable prices.

We have selected the property at 1780 Candler Road because of its excellent location in an established industrial/commercial corridor surrounded by construction-related businesses, its high visibility, and its direct access to a heavily traveled county roadway. The site is already improved with a commercial building and extensive paved/concrete areas that are ideally suited for the display and storage of equipment and customer parking. The building facade has been updated with new brick and siding.

Due to the existing drop off at the front of the property, a 10 foot landscaping strip is not feasible. We are requesting a variance from this requirement. We are also requesting a variance in the area of transitional buffers. The existing building is in place 30 feet from the property line instead of the width of 50 feet noted in the site development standards. This area is equipped with deciduous shade trees that provide a buffer between our property and the residential property next door.

Jensto intends to operate as a used equipment dealership specializing in skid steers, forklifts, mini-excavators, compact track loaders, small utility vehicles, and equipment trailers. All inventory will be displayed and stored entirely on the existing paved surfaces shown on the submitted site plan; no additional impervious surface or gravel storage areas are proposed.

Equipment will be acquired from local sources and regional auctions, transported to the site, thoroughly cleaned and detailed, mechanically inspected, and have all essential fluids and filters replaced or topped off as needed before being offered for sale. Our hours will be from 8am to 5pm Monday through Friday. This proposed use is compatible with surrounding industrial and commercial properties, will generate significantly less traffic than many permitted uses in the zoning district (estimated 10–20 customer vehicles per day), and will reutilize an existing commercial site that was an auto repair shop. Jensto will be a sales-tax-generating business that supports the local construction industry and keeps more dollars circulating in Hall County.

We respectfully request approval of the Special Use Permit to allow a used equipment dealership at 1780 Candler Road.

This photo shows the drop off at the front of the property that will not allow for a 10 foot landscaping strip.



This photo shows the updated brick and siding work done to the building as well as the trees separating our property from the residential property next door.

