

**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 topography of my lot would not support construction of a shop/garage without significant backfill and grading. The selected location is flat to allow minimal grade work.

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

To build the shop elsewhere would require an entire new access road, as well as engineered fill, retaining walls, foundations, etc.

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 top of my lot is mostly level where my house and current shop sit. The rest of the property is very sloped.

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

The topography of the land has been the same since prior to my purchase of the land.

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 this would keep both of my buildings close to each other, not easily visible from the road or any surrounding houses.

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

Applicant Cole Brown

Date 12/05/2025