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Planning & Zoning Department

Chair and members of the Planning & Zoning Commission,  
We respectfully submit this narrative in support of our proposed duplex and accessory dwelling unit (ADU) at 13 Liberty St, Gainesville, GA 30501.

**Project summary**

- We have an active building permit that was issued prior to receiving notification from Zoning that a procedural error had been identified on their end. Inspections have been completed through the "ready for pour" stage for the foundation.
- The proposed primary structure is a duplex totaling approximately 2,560 sq ft of living space (roughly 1,280 sq ft per unit). Each unit will contain three bedrooms.
- An ADU is included on the site plan, approximately 1,000 sq ft with two bedrooms.

**Zoning / procedural note**

- During permit processing, Planning staff initially concluded the property did not require Commission review for duplex zoning; that determination was later identified as a mistake. We secured our building permit and advanced inspections before Zoning notified us of the error. Once identified, we worked with Planning to bring the project forward to the Commission for the appropriate review and approval. We regret any confusion and appreciate the Commission's time to consider the record.

**Design intent and neighborhood compatibility**

- The design intent is to maintain and reinforce the existing neighborhood character. There are many duplexes in the surrounding area, and historically a duplex occupied this lot. Reintroducing a duplex here is consistent with local development patterns.
- The new duplex will be uniform in appearance and compatible with nearby duplexes in scale, massing, roofline, setback and orientation. Exterior materials will match or exceed the quality of adjacent buildings. Landscaping, driveways, and screening will be coordinated to reflect the block's established pattern.
- The ADU is likewise designed to align with local property characteristics in size, massing and materials so it reads as a secondary, subordinate structure appropriate to the site and street.

**Community objectives**

- Our goal is to preserve the integrity and visual continuity of the neighborhood while providing attainable, alternative rentals in this area. The proposed units are sized and planned to serve families and long-term renters, contributing to neighborhood stability.

**Coordination with Planning & Zoning**

- We have met multiple times with Planning staff and have worked collaboratively to address concerns and align the project with applicable standards. We remain committed to continued coordination with the Commission and staff on any conditions the Commission wishes to impose.

**Requested action**

- We respectfully request the Commission's review and approval of the duplex and ADU as presented, recognizing the project's consistency with neighborhood form, its replacement of a historically similar use, and the prior permit activity and inspections already completed.

Thank you for your consideration. We are available to answer questions and provide any additional documentation the Commission may require.