



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).

Given the constraints of the property the building and entrance are oriented to take advantage of the topography and the shape of the parcel for development purposes. The location of the driveway onto Technology Drive is needed to overcome these constraints. The proposed customer parking is more suitable near the entrance of the building and outside of the work areas of the business.

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

The property is a corner lot thus having frontage along SR 53 and Technology Parkway. This accounts for 750 linear feet of road frontage with parking restriction between the building and roads. The parking lot for this business should be near the building entrance and outside of the working areas of the site to provide for a safer business environment.

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 property is a corner lot and therefore parking is restricted along both road frontages. The customer entrance to the building needs to be visible from the driveway approach, road frontage, and in close proximity to the parking for customers. Parking stalls along SR 53 allows for this configuration.

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

The current conditions are not a result or have been created by the property owner. A 30 foot landscaped buffer will also be provided along SR 53 road frontage which will provide for greater screening of the parking spaces. The GCOD only requires a 10 foot landscape buffer so it is advisable to place the parking stalls along the frontage with the enhanced screening at SR 53.

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.

This development is located in the Raceway Technology Park with similar zoning and uses surrounding the property. Other developments adjacent to this property and in the GCOD have parking spaces along SR 53.

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

Applicant _____

Date 2-5-26