



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 subject property is affected by the conditions that are unique to its physical characteristics of narrow lots with steep grades sloping down to the lake. These conditions are directly related to lots natural features rather than any self imposed hardships

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

The resolution of this particular property of reduced side setbacks would not adversely affect the neighborhood or create any property hardships. In fact it would allow construction of commonly displayed homes The ability to add lot coverage allows for a modern size home

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.

Open records request shows approval of multiple additional properties on the same street for equal or greater reduction of setbacks Current existing homes are at or above requested lot coverage

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

Physical conditions of lot sizes are based on 1960 building standards and do not fit current modern single family homes and economic demands based on property values and sales Additional lot coverage allows

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.

The approval of this application would in fact grant commonly enjoyed property owners increased value and enhanced opportunity

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

Applicant

Date

02-13-26 03.16.26