



THE KILBY GROUP

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05/15/2026

RE: Mr. and Mrs. Moreland, Tax Parcel 15028_000139A, 4383 Benefield Road, Variance of front Set Back

Background

Mr. and Mrs. Moreland are the current owners ⁽¹⁾ of a 2.01-acre tract identified as Tax Parcel 15028_000139A in the Hall County GIS addressing system. They are currently constructing ⁽²⁾ a 2,864-square-foot heated single-family residence on the property and have proposed a 35' x 50' garage on the northern side of the residence. The purpose of the proposed garage is to provide storage and house their RV camper.

Proposal

Due to the terrain, shape of the parcel, and access constraints associated with the proposed garage, Mr. and Mrs. Moreland are requesting a variance to the front setback requirement for the proposed garage only, reducing the setback from 40 feet to 20 feet. Moving the proposed garage forward by 20 feet will provide improved access for their RV camper.

Please see the enclosed files:

- Narrative 4383 Benefield Rd 05-16-2026.pdf: Project narrative;
- CONCEPTUAL_26030301.pdf: Conceptual drawing showing the location of the proposed garage;
- Deed Book 9841 Pages 600-602.pdf: Vesting deed in favor of Mr. and Mrs. Moreland;
- 15028_000139A.pdf: GIS property card;
- Signed Forms 05-13-2026.pdf: Signed County forms; and
- HRNEW26-0668.pdf: Building permit for the residence.

(1) Deed Book 9841, Pages 600-602: Vesting deed in favor of John Michael Moreland and Patricia Ann Moreland.

(2) Record #HRNEW26-0668: Building permit for the single-family residence.