

**HALL COUNTY BOARD OF COMMISSIONERS
STAFF REPORT**

Applicant Cynthia Karegeannes

Request **Variance to Section 4.1** | to reduce the minimum yards

Proposed Use Residential addition

Size 0.21± acres

Zoning Vacation Cottage (V-C)

Location **6164 Lake Lanier Heights Road** | Tax Parcel 07353 001029

Commission District Two

Commission Date July 23, 2026

Staff Recommendation **Denial**, as no hardship exists pursuant to the criteria of 11.1.1.D.11

Record Number HVAR26-0022

Staff recommends DENIAL of the applicant's request.

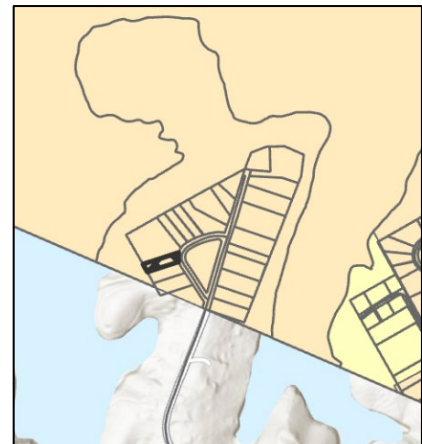
Summary Analysis

The applicant is requesting a variance to Section 4.1 to reduce the side yard setback from 10 feet to 5 feet along the northern property boundary for a residential addition. The subject property is approximately 0.21± acres in size and is zoned Vacation Cottage (V-C).

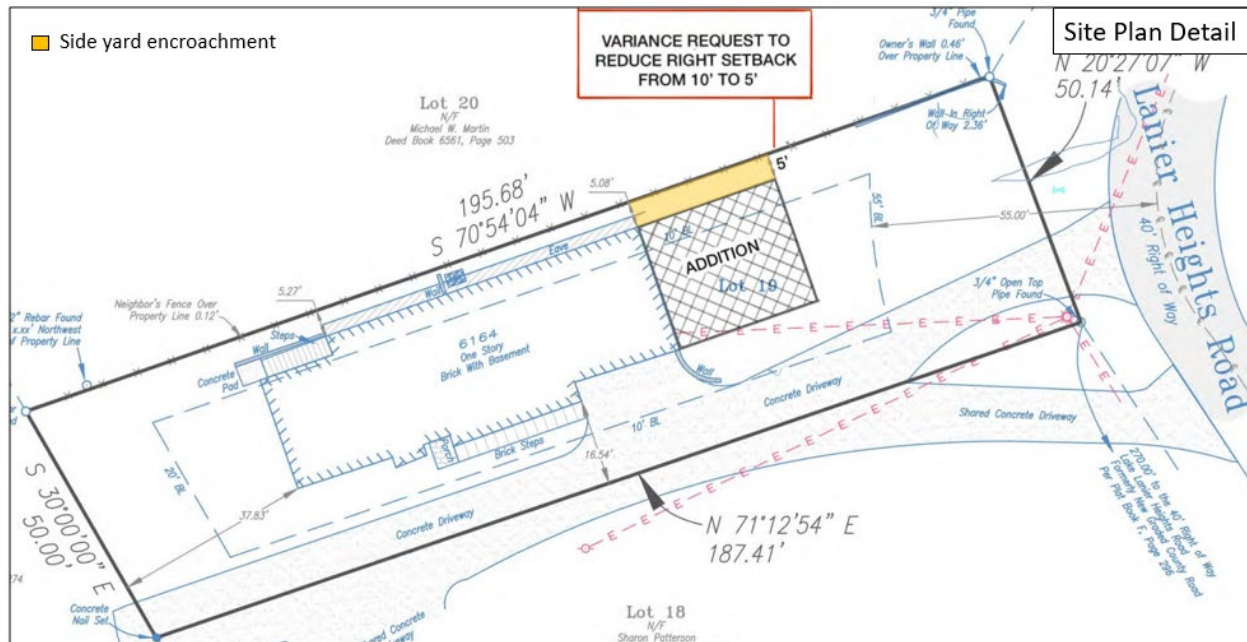
The property is currently developed with a single-family residence, constructed in 1965, according to the Hall County Tax Assessor records. The existing single-family residence was established prior to the adoption of zoning regulations. The applicant is requesting that the proposed residential addition be allowed to align with the existing residence.

The surrounding properties are zoned and developed as outlined below:

North: Vacation Cottage (V-C): Army Corps of Engineers
Lake Lanier



East: Vacation Cottage (V-C): Single-family residence
 South: Vacation Cottage (V-C): Single-family residence
 West: Vacation Cottage (V-C): Army Corps of Engineers Lake Lanier



Per the Statement of Hardship, the property owner requests a variance to allow a carport addition to extend into the front yard. The existing residence encroaches 4.93 feet into the required 10-foot right side setback, and because the structure and property line are not exactly parallel, maintaining alignment for the proposed addition necessitates reducing the setback to 5 feet at the northernmost corner of the addition.

The current shared driveway configuration restricts the owner's ability to maneuver in and out of the existing garage, and the lot's shape limits alternative parking options. The front yard represents the most feasible location for the proposed carport.

One (1) **variance** will be required if the site plan, as presented, is approved.

- Side yard setback requirement of 10 feet from the property line as found in Section 4.1 for the Vacation Cottage (V-C) zoning district.
 - A side yard setback from 10 feet to 5 feet from the property line is proposed for the proposed residential addition.

Zoning Analysis

The Commission may grant variances in individual cases of unnecessary hardship upon a finding of the board that:

1. There are extraordinary and exceptional conditions pertaining to the lot 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 exhibits extraordinary and exceptional conditions due to its unusually small lot size relative to its historical V-C zoning**

designation and the development standards of comparable residential districts. Created in 1965, prior to the adoption of zoning regulations, the lot is approximately 0.21 acres — significantly smaller than the 0.5-acre minimum required in the R-1 district.

2. The application of the requirements of this UDC to this particular piece of property would create an unusual hardship; **No unusual hardship would result from applying the requirements of this UDC to the property. The subject parcel is developed with a single-family residence. The location, and size of the proposed addition could be modified to meet the applicable setbacks for V-C district.**
3. Such conditions are peculiar to the particular piece of property involved and are not common to other properties in the neighborhood; The conditions are not unique to this property. **Other lots within the vicinity are similar in size and shape. The property does not have special features that would justify a variance.**
4. Such conditions are not the result of any actions of the property owner; **The location of the residential addition is the direct action of the property owner.**
5. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this UDC; provided, however, that no variance may be granted for a use of land or building or structure that is prohibited by this UDC or for a Conditional Use Permit which has been denied by the Planning Commission; **Relief, if granted, would not cause substantial detriment to the public good, but granting the variance could undermine the intent of the UDC. The setback standards exist to maintain consistent development patterns with reasonable setbacks.**

Development Support and Constraints

Hall County Environmental Health

In a memorandum dated June 18, 2026, the Hall County Environmental Health Department stated, “All proposed structures must meet all residential permitting requirements and/or required setbacks to existing septic system. An existing system evaluation/site visit will be required for Environmental Health to process required paperwork for the building permit application. Please note that BOC variance approval does not imply approval from other county departments.”

Georgia Department of Transportation

In an email dated June 17, 2026, Christopher Hash, P.E. D1 Traffic Operations Supervisor, stated, “Off system, no impacts expected to the State Route.”

Hall County Public Works and Utilities

In a memorandum dated June 24, 2026, Jorge Gomez, Director of Public Works and Utilities, provided the following comments:

Engineering:

No comment

Traffic:

There are no concerns with traffic impacts from this request.

Utilities:

No comment. Property is located in Buford sewer district.

Hall County Fire Marshal

In a memorandum dated June 3, 2026, the Hall County Fire Marshal's Office stated, "The Hall County Fire Marshal's Office has no comments as proposed."