

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:

PLEASE READ THE ATTACHED EXPLANATION LETTER REGARDING THE SITE ISSUES

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 HOUSE WAS BUILT IN 1965 PRIOR TO THE ADOPTION OF 10' SIDE SETBACKS.

THE LOT MEASURES 50' W X ~190 L; SETBACKS ARE 55' FRONT, 10' SIDES, 20' REAR LEAVING A BUILDING AREA OF 30' W X ~115 L.

THE EXISTING STRUCTURE ENCROACHES ~5' INTO THE RIGHT SIDE SETBACK, AND IS ~5' FROM THE LEFT SIDE SETBACK.

A SHARED DRIVEWAY ALSO ENCROACHES.

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

YES, PLEASE READ ATTACHED LETTER

OWNER IS UNABLE TO EXPAND IN ANY OTHER AREA

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.

YES, THERE ARE NO OTHER HOMES THAT SHARE A DRIVEWAY THAT ENCROACHES SO FAR INTO THEIR PROPERTY.

THIS ENCROACHMENT MEANS THAT THE NEIGHBOR SOMETIMES PARKS IN FRONT OF THE EXISTING GARAGE, THUS BLOCKING ACCESS.

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

TRUE

THE RESIDENCE WAS BUILT IN 1965 PRIOR TO THE ADOPTION OF TODAY'S ZONING CODES. PROPOSED ADDITION IS IN LINE WITH THE ORIGINAL STRUCTURE.

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.

TRUE

THERE WOULD BE NO CHANGE IN ACCESS TO ANY SURROUNDING PROPERTIES, THUS NO IMPACT ON THE PUBLIC SAFETY, HEALTH, WELFARE, NOR WOULD IT BE INJURIOUS TO OTHER PROPERTY.

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

Applicant CYNTHIA KAREGEANNES

Date 5 19 2026

Owner: Patricia Davis

Address: 6164 Lake Lanier Heights Road, Hall County

Explanation letter Statement of Hardship:

The owner would like to develop their property to allow for a garage addition to the existing home to extend into the front yard. The existing front right corner of the structure encroaches into the 10-foot right side setback by 4.92 feet. The property line and the existing structure are not parallel.

To keep the line of the addition aligned with the existing structure, the owner would like to request a variance of 5', to reduce the right side setback to 5'.

There would be no change in access to any surrounding properties, thus no impact on the public safety, health, or welfare, nor would it be injurious to other property.

The location of the current garage entry and exit zone are located such that the owner has to back into the adjacent neighbor's driveway in order to turn into and out of the garage (the driveway is shared and is approximately 12' wide).

At times the neighbors will park their vehicles in this shared area, which blocks the driveway making it impossible to move in and out of the owner's garage. The shape of the property limits the available space to create a different parking location that cannot be blocked by the neighbors vehicles.

The proposed front area for the new carport is the best location for the new parking structure.