

Print

Board of Commissioners Work Session Comments - August 10, 2026 - Submission #146942

Date Submitted: 7/23/2026

Comments completed in the form below will be submitted into the record for the August 10, 2026 Work Session of the Hall County Board of Commissioners.

First Name*

Margaret

Last Name*

Hoskins

Address1*

4359 Benefield Road

Address2

City*

Braselton

State*

Ga

Zip*

30517

Your Comments*

Statement Opposing the Variance Request

Good evening, Chairman and members of the Board.

My name is Margaret Hoskins, although I am unable to attend the meeting this evening, I appreciate the opportunity to speak regarding the variance request for 4383 Benefield Road.

I respectfully ask the Board to deny this variance because I do not believe the applicant has demonstrated that the legal standards for granting a variance have been met.

A variance is intended to address a hardship created by the unique physical characteristics of a property—not to accommodate a preferred building location or design. This property consists of approximately 2 acres, and I have not seen evidence that its size, shape, topography, or other physical conditions prevent the owner from complying with the zoning ordinance.

The proposed accessory structure is approximately 1,750 square feet and would be located within the required front yard. Front-yard setbacks exist to preserve the character of the neighborhood, maintain consistent development patterns, and prevent large accessory buildings from becoming prominent features along the roadway. Granting a variance for a building of this size in the front yard would be inconsistent with those purposes.

I also ask the Board to consider whether reasonable alternatives exist. Has the applicant demonstrated that the building cannot be relocated elsewhere on the property, reduced in size, or redesigned to comply with the ordinance? If reasonable alternatives are available, then a variance is not the minimum relief necessary.

Finally, I am concerned about the precedent this approval could create. If a variance is granted without a genuine hardship unique to the property, it becomes more difficult to apply the ordinance consistently to future applicants.

I respectfully ask the Board to base its decision on the established variance criteria and to deny this request because the evidence does not demonstrate the exceptional circumstances that justify relief from the zoning ordinance.

Thank you for your time and consideration.

Please write your comments in the box above.

File Upload

No file chosen

If you have files, such as photos, videos or text documents to include with your comments, upload them in the box above.

Follow-up Communication

Would you like a Hall County staff member to follow up with you? If so, please leave your email address or phone number in the box above. Otherwise, leave this box blank.