

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).

When I purchased the lot, the plat of the property showed 200 feet of road frontage. When the property was surveyed this year, it was found that the actual road frontage is 197 feet.

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

I purchased the property with hopes of subdividing the lot. The measurements of the lot as shown on the original plat would have provided enough land to meet lot width and road frontage requirements.

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.

Since the road frontage of the lot is 197 feet, instead of 200 feet as previously recorded, a road frontage variance from 50 feet to 47 feet would allow the lot to be subdivided.

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

The discrepancy of 197 feet of road frontage versus the 200 feet of road frontage on the recorded plat was found by a licensed surveyor. It is not the result of any 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 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.

If granted, the road frontage variance would allow for the subdivision of the property. The lot created would then be used for my daughter to place her home.

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

Applicant Laura Hulsey

Date 6-11-26