

STATEMENT OF HARDSHIP

Road Frontage Variance

6820 Holly Springs Road, Clermont, GA

June 26, 2026

Proposed Use: Five single-family residential lots

The requested road frontage variance for proposed Lot 5 is intended to allow for a more practical and desirable subdivision layout. While the property contains sufficient total road frontage to create five lots that meet the 90-foot frontage requirement, doing so would result in all five lots being relatively narrow in width and depth. The proposed subdivision design provides four lots with the required 90 feet of road frontage, each containing over one acre. Allowing Lot 5 to have approximately 50 feet of road frontage enables the overall tract to be divided into wider, more functional lots with improved building envelopes and usability. In addition, Lot 5 will contain approximately 2.5 acres or more, significantly exceeding the minimum lot size requirements. Granting the variance will result in a superior lot layout, reduce the creation of long narrow lots, and promote a subdivision design that is more consistent with the character of the surrounding area. The request is the minimum variance necessary to achieve this improved layout and will not adversely affect neighboring.