

VARIANCE APPLICATION

Applicant (Name and Mailing Address)

JANET MARSHALL WELLS
5144 GOLDEN OAK COVE
GAINESVILLE, GA 30504

Phone [REDACTED]

Email Address [REDACTED]

Location of Property 5144 GOLDEN OAK COVE GAINESVILLE GA 30504

Present Zoning R-1 Existing Structures HOUSE

Property Owner (Name and Mailing Address)

JANET LYNN HUGHES MARSHALL WELLS
REVOCABLE LIVING TRUST
5144 GOLDEN OAK COVE
GAINESVILLE, GA 30504

Phone [REDACTED]

Email Address [REDACTED]

Type of Appeal:

- ☒ Setback Variance
☐ Road Frontage Variance
☐ Sign Variance
☐ Hardship Mobile Home
☐ GCOD Variance
☐ Other: _____

- ☐ Front Yard
☐ Right Side Yard
☐ Left Side Yard
☒ Rear Yard
☐ Road Frontage
☐ Sign Area
☐ Sign Height
☐ Doctor's Letter

- From _____ ft. to _____ ft.
From _____ ft. to _____ ft.
From _____ ft. to _____ ft.
From 20 ft. to 125 ft.
From _____ ft. to _____ ft.
From _____ ft. to _____ ft.
From _____ ft. to _____ ft.
____ Terms Agreement

Supporting Documents: ☒ Plat of Property ☒ Site Plan
☐ Deed of Property ☐ Floor Plans
☒ Hardship Statement ☒ Other PHOTOS

Fee (Must be paid for application to be complete): \$ 350

Hardship Mobile Home:

I understand that, if granted, the mobile home must be removed from the property when my hardship ceases to exist.

(Signature)

I hereby certify that the above information is true & correct to the best of my knowledge.

Print JANET LYNN HUGHES MARSHALL WELLS

Date 7-19-2026

Sign JANET LYNN HUGHES MARSHALL WELLS

Date 7-19-2026

I hereby withdraw this application.

Date _____

Sign _____

Staff Use Only

Application Date: _____

Taken by: _____

Tentative Planning Commission Date: _____

If Appealed County Commission Date: _____

County Commission District: _____

PLANNING AND ZONING DEPARTMENT
2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504
MAILING ADDRESS: PO BOX 1435, GAINESVILLE, GA 30503
t: 770-531-6809 | f: 770-531-3902



AUTHORIZATION OF PROPERTY OWNERS

Note: If the applicant is the property owner, please disregard this form.

Name of owner(s) Janet Lynn Hughes Marshall Wells
Revocable Living Trust
Address 5144 Golden Oak Cove
Gainesville, GA 30504
Phone Number [REDACTED]

Name of applicant(s) Janet Wells
Address 5144 Golden Oak Cove
Gainesville, GA 30504
Phone Number [REDACTED]

I swear that I am the owner of the property which is the subject matter of the attached applications as shown in the records of Hall County, Georgia.

I authorize the person named above to act as applicant in the pursuit of a rezoning, permissive use, or variance of this property.

Signature of Owner(s)

Janet Lynn Hughes Marshall Wells

Personally appeared before me

Janet Lynn Hughes Marshall Wells

who swears that the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

Kalyn B. Mast
Notary Public

07-21-2008
Date

Kalyn B. Mast



CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

This form must be completed by the applicant and property owner, or person representing the property owner, for all zoning actions.

OCGA § 36-67A-3[C] Disclosure of campaign contributions:

- (b) When any applicant for zoning action has made, within two years immediately preceding the filing of the applicant's application for the zoning action, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:
- (3) The name and official position of the local government official to whom the campaign contribution was made; and
- (4) The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.
- (b) The disclosures required by subsection (a) of this Code section shall be filed within ten days after the application for the zoning action is first filed. (Code 1981, Section OCGA § 36-67A-3[C], enacted by GA L. 1986, page 1269, Section 1, GA L. 1991, page 1365, Section 1).

I hereby certify that I have read the above and that:

I have** _____ I have not ☒ _____

within the two years immediately preceding this date, made any contribution(s) aggregating \$250.00 or more to any local government official involved in the review or consideration of this application.

****If you have made such contributions, you must provide the data required below within ten (10) days of filing this application.**

Name of Official(s): _____

Office: _____

Dollar Amount: _____

Date of Contribution: _____

Applicant's/Owner's Signature: _____

Date: 7-19-2026

Applicant's/Owner's Name (Printed):

Janet Lynn Hughes Marshall Wells Revocable Trust