

July 17, 2026

Statement of Hardship

Hall County Board of Commissioners
2875 Browns Bridge Rd
Gainesville, GA 30504

Dear Commission members,

We are requesting that you grant a variance in the placement of a 12 FT x 16FT storage building. Due to our age, our son, daughter-in-law, and granddaughter have moved into our home with us. As you can imagine, consolidating two households has had some challenges, especially when it comes to storing belongings, lawn equipment, etcetera. Our son had a concrete slab poured for his RV and for a storage building, however, when the storage building contractor applied for the permit, it was rejected because it did not meet the setback requirements from Elrod Rd.

Our property is a corner lot, is on a septic system, and the southern portion of the property has topographical challenges. These challenges leave limited space to place the storage building.

Section 2.1.4 B.4 Yards states "Accessory structures less than 144 square feet in total floor area may be erected no less than 5 feet from side and rear property lines, except when constructed on a permanent foundation or serviced by electricity or plumbing."

Since our son's storage building will be 192 SF and on a slab, it must meet the requirements of 2.1.4 A.5 "Yard, corner lot. On corner lots in residential and agricultural districts, the side yard adjacent to the street must be at least 30 feet from the property line. In all other districts the minimum side yard adjacent to the street must be the same as the front yard setback."

The proposed structure will be 14 FT from the property line but is located 54 feet from the center line of Elrod Rd and 26 feet from the edge of pavement. Any visual impact is lessened by the wood privacy fence which was installed. All items, fence, RV location, and shed were approved by the HOA prior to installation of fence, pouring of concrete, or the original storage building application.

Per section 2.2.1.E of the Unified Development Code (UDC) "The owner or other person interested in the property, may apply for a variance under the procedures provided by this UDC from the standards contained in this section for a single-family or two-family dwelling upon a finding that all of the following standards are met:

1. The materials to be utilized or the architectural style proposed for the dwelling unit will be compatible and harmonious with existing dwellings in the vicinity; and
2. Such variance will provide an adequate balance between the protection of the health, safety and welfare of the general public and the right to unfettered use of private property. "

Based on all lot challenges and section 2.1.2.E, we are requesting that you grant a variance in the required setback for the storage unit because we are limited in the locations that we can place it and it still be practical, it will not be located in such a way that it impedes traffic or poses a detriment to those traveling along Elrod Rd and it will be aesthetically pleasing and in keeping with the existing dwelling and homes on adjacent properties.

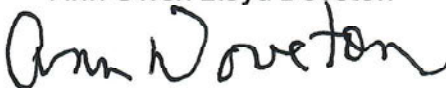
Our hardship is based on the topography of our lot, the configuration of the lot by being corner lot, and the location of our septic system. We need the storage unit in order to merge our households efficiently and without the variance, it cannot be placed. The proposed location is the only location that works with all other constraints.

Respectfully,

Allen B. Doyeton, Jr.



Ann Owen Lloyd Doyeton



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).

The property is a corner lot served by a septic system and has grade changes. The proposed location is the best location given all matters.

The HOA has approved the proposed location.

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

Without the variance, we will be unable to place a storage building which is needed to store some of our belongings and yard equipment. We moved in with our parents to care for them as they age and to allow them to remain at home instead of assisted living. Combining two complete households is challenging so we need the building. The proposed location is most suitable given the location of the house, a corner lot, topography, and septic system.

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 this is a corner lot, the side setback is 30 feet creates a very limited useable area given the topography, location of the existing home, septic system and topography.

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

As with most corner lots, owners assume it has more land to use, however, as we have learned, it imposes greater restrictions. Our parents purchased the property thinking it would be perfect for such time as this because it was large in enough to allow them to have family live with

~~them when they reached an age / health status where it would be needed. They did not realize that the constraints related to setbacks and septic.~~

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.

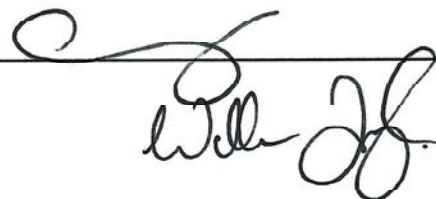
The proposed storage building will be shielded from view by a wood privacy fence, and will be located approximately 26 feet from the edge of pavement.

If the intent of the regulations is safety and aesthetics, granting the variance would not impair the resolution. It will be sited far enough from the lane of travel not to be a hazard or distraction to drivers, will be shielded from public view by the privacy fence, and will be

compatible with the existing dwelling.

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

Applicant



Date

7/17/27