

Request for Expansion of a Lawful Nonconforming Residential Use and Variance Approval
for an Accessory Dwelling Unit (ADU)

Date:

August 4, 2026

Property Address:

1322 Ralston Street

Gainesville, GA 30501

Existing Zoning: H-B (Highway Business)

Dear Members of the Hall County Board of Commissioners,

I respectfully request approval to expand the existing nonconforming use of my property located at 1322 Ralston Street, Gainesville, Georgia 30501, to include the construction of an Accessory Dwelling Unit (ADU). I also respectfully request the approval of any necessary variance(s) associated with the proposed ADU, including relief related to the property's existing lot size and any applicable dimensional requirements under the Hall County Unified Development Code.

The property contains a single-family residence built in 1945, prior to the current zoning regulations, and it has continued as a lawful nonconforming residential use within the H-B (Highway Business) zoning district. The property's lot size does not meet the minimum requirements for any residential zoning district, making rezoning impractical and leaving expansion of the existing nonconforming residential use as the most reasonable and appropriate option. These conditions are unique to the property and were not created by the current property owner.

The purpose of this request is to preserve and significantly improve this property while enhancing its appearance and long-term value. I am committed to making substantial renovations, including the installation of new siding, energy-efficient windows, a new roof, central heating and air conditioning, and other necessary improvements to modernize the home while maintaining its character.

In addition to renovating the existing residence, I am proposing to construct an ADU using materials and architectural elements that complement the primary home. The ADU will be designed to blend seamlessly with the property and enhance its overall appearance. I am committed to completing this project in compliance with all applicable building, safety, and permitting requirements established by Hall County.

Approving the requested expansion of the lawful nonconforming residential use and the associated variance will allow continued investment in a long-established residential

property without altering its residential character or creating adverse impacts on neighboring properties. The project will eliminate deferred maintenance, improve the property's appearance, and contribute to the continued revitalization of the neighborhood. It will not increase traffic, create excessive noise, or otherwise be detrimental to the public health, safety, or welfare. Instead, it will preserve an aging home, enhance surrounding property values, and support responsible redevelopment consistent with the intent of the Unified Development Code.

Thank you for your time and consideration of this request. I respectfully request your favorable consideration and approval of both the expansion of the property's lawful nonconforming residential use and the requested variance(s) necessary to construct the proposed Accessory Dwelling Unit. I appreciate your commitment to supporting responsible property improvements that strengthen our community while preserving the character of established neighborhoods.

Sincerely,

Sergio Felix