

June 16, 2026

To:
The Hall County Board of Commissioners
and the Hall County Planning & Zoning Department
Gainesville, Georgia

Re: Request for Consideration of Rezoning – 2109 Microwave Tower Road, Gainesville, GA 30504

Dear Members of the Board and Planning & Zoning Department,

I respectfully submit this letter in support of my request for the rezoning of my property located at **2109 Microwave Tower Road, Gainesville, Georgia 30504**.

After meeting with and receiving guidance from the Hall County Planning & Zoning Department, I have taken the time to better understand the current zoning classification of my property, which is designated as **AR-1**, as well as the available options for bringing the property into compliance with county regulations.

During these discussions, three potential paths were presented:

1. **Acquiring additional adjoining property** to satisfy the acreage requirements for two dwelling units. While I appreciate this option, it is unfortunately not feasible due to the financial burden and the practical challenges associated with acquiring neighboring land.
2. **Subdividing the existing property into two separate lots.** However, because of the unique geotechnical characteristics and layout of the land, it would be extremely difficult, if not impossible, to create two appropriately sized lots with practical and compliant property boundaries.
3. **Rezoning the property to an R-TF classification.** After carefully considering all available alternatives, I sincerely believe that this option is the most reasonable and appropriate solution. I understand that an R-TF zoning designation carries its own requirements and responsibilities, and I am fully committed to complying with all applicable ordinances, standards, and regulations associated with that classification.

I would also like to respectfully acknowledge the circumstances that brought us to this point. My family and I genuinely believed that because we owned the property, we had the ability to make certain improvements and decisions regarding its use. We now understand that property ownership carries with it the responsibility to comply with local zoning ordinances and development regulations. Our misunderstanding was never intended to disregard the law or the authority of the County, but rather stemmed from a lack of knowledge and experience with the zoning process.

I humbly ask for your understanding and compassion as you consider this request. This matter is deeply important to my family, and we are not seeking special treatment, but rather the opportunity to correct our mistake and move forward in a way that is consistent with the County's regulations and planning goals. We are committed to being responsible property owners and good members of the community.

On behalf of my family, I respectfully request that the Board and the Planning & Zoning Department give favorable consideration to the rezoning of our property to **R-TF**. We are sincerely grateful for the time, guidance, and consideration you have already provided, and we appreciate the opportunity to work with Hall County toward a compliant and appropriate resolution.

Thank you for your time, understanding, and thoughtful consideration of this request.

Respectfully submitted,

Hermelinda Ajanel Sica and Norma Ajanel
Property Owner
2109 Microwave Tower Road
Gainesville, GA 30504

HALL COUNTY - STATEMENT OF HARDSHIP

Property: 2109 Microwave Tower Road, Gainesville, Georgia

Variance Request: Front and Side Yard Setback Variances - Existing Residence and Accessory Structures

1. Extraordinary and exceptional conditions pertaining to the particular property because of its size, shape, or topography.

The subject property has a unique physical layout and topography, including substantial slopes, changes in elevation, and natural runoff conditions. The existing primary dwelling and accessory structures were established within the limited portions of the property that can reasonably accommodate improvements while working with the land's natural grade. These physical conditions restrict the practical locations available for structures and contribute to the existing front and side yard setback conditions.

2. Application of the requirements to this particular property would create an unusual hardship.

Strict application of the front and side yard setback requirements to the existing improvements would require substantial relocation, alteration, or removal of established structures. Because of the property's sloped terrain and runoff conditions, relocating improvements could also require additional grading, drainage work, or retaining measures and would create greater disturbance to the property than allowing the existing conditions to remain.

3. The conditions are peculiar to this particular property and are not common to other properties in the neighborhood.

The requested relief is tied to the specific physical characteristics and existing configuration of this parcel. The property's steep terrain, elevation changes, runoff patterns, and limited manageable areas affect where improvements can reasonably be located. The variance is requested to address these existing conditions on this particular property rather than to create a broader development privilege.

4. The conditions are not the result of actions of the property owner.

The steep terrain, changes in elevation, and natural runoff conditions are existing physical characteristics of the land and were not created by the property owner. The applicant is working in good faith with Hall County to address the existing setback conditions and bring the property through the appropriate zoning, variance, permitting, and inspection processes.

5. Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of the zoning regulations.

Granting the requested front and side yard setback relief would allow the existing residential use and accessory structures to remain without substantial additional disturbance to the sloped property. The request does not propose a commercial use or an increase in intensity and is not intended to negatively affect neighboring properties, public safety, or the character of the surrounding area. Approval would allow the applicant to continue working with Hall County toward compliance

HALL COUNTY - STATEMENT OF HARDSHIP

Property: 2109 Microwave Tower Road, Gainesville, Georgia

Variance Request: Reduction of 100-Foot Setback for Keeping of Livestock - Existing Chicken and Turkey Coops

1. Extraordinary and exceptional conditions pertaining to the particular property because of its size, shape, or topography.

The property has unusually steep and varied topography, with significant slopes and natural stormwater runoff. There are limited areas that provide reasonably level and stable ground suitable for safely keeping the chickens and turkeys. The existing coop area is within one of the manageable portions of the property where the natural grade could be minimally adjusted. Approximately 8 inches of soil is retained within the coop area to provide the animals with a reasonably flat and stable surface rather than placing them on sloping ground.

2. Application of the requirements to this particular property would create an unusual hardship.

Strict application of the 100-foot livestock setback would require relocating the coops to other portions of the property that are significantly sloped and affected by runoff. Establishing another safe, level location could require substantial grading, drainage improvements, or retaining measures, potentially involving additional permits and greater disturbance to the natural terrain. The existing location allows the coops to function on stable ground with comparatively minimal alteration of the property.

3. The conditions are peculiar to this particular property and are not common to other properties in the neighborhood.

The hardship is directly related to the unique topography of this parcel. Significant changes in elevation, sloped terrain, and runoff conditions limit the areas where a reasonably flat and stable animal enclosure can be maintained. The existing location utilizes one of the limited manageable areas of the property and avoids unnecessary grading or alteration of the surrounding slopes.

4. The conditions are not the result of actions of the property owner.

The steep terrain, changes in elevation, and natural runoff conditions are existing physical characteristics of the property and were not created by the property owner. The

current coop location was selected to work with those natural conditions and to minimize substantial grading, retaining walls, drainage alterations, and disturbance of the surrounding terrain.

5. Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of the zoning regulations.

Granting the requested reduction of the 100-foot livestock setback would allow the existing small, personal-use chicken and turkey coops to remain in an established, reasonably level area without requiring substantial alteration of the surrounding terrain. The animals are kept for personal household use and not as a commercial operation. Maintaining the existing location would minimize additional grading and disturbance of runoff patterns and natural surroundings and would not change the residential character or intensity of use of the property