NARRATIVE REPORT

Request for Setback Variance

Hall County, Georgia
4234 Belvedere Dr., Gainesville, GA 30506
Parcel ID: 10-079-001-027
September 16, 2026

Amanda Cook (the "Applicant") respectfully submits this Narrative Report in support of an application for a setback variance for the property located at 4234 Belvedere Dr., Gainesville, Georgia. The property is currently zoned AR-1, and the Applicant is requesting a variance from the required 40-foot front-yard setback to a setback of approximately 20 feet.

The property is located within the Belvedere Acres subdivision and consists of approximately 0.6 acres of undeveloped land. The current AR-1 zoning requires a minimum 40-foot front-yard setback, measured between the residence and the road. The property is also subject to a 25-foot rear-yard setback and 15-foot side-yard setbacks.

The property is intended to be used as a single-family residence. The proposed home is a manufactured home measuring approximately 24 feet by 56 feet, with approximately 1,344 square feet of living space. Water service will be provided by the City of Gainesville through an easement, and wastewater will be handled by an on-site sewage management system (septic system).

Due to the size and configuration of the lot, compliance with the existing 40-foot front-yard setback creates a significant constraint on the placement of the residence and septic system. The septic system requires both a primary drain field and a repair field. Under the current site plan and setback requirements, there is insufficient usable space to properly accommodate the required septic repair field without conflicting with the existing drainage ditch and culvert.

Under ordinary circumstances, the 40-foot front-yard setback would not prevent construction of a residence. However, because of the location of the drainage ditch and the space required for the septic system and repair field, maintaining the full 40-foot setback makes development of this particular lot difficult.

All other required setbacks can be met without issue. Granting a variance that allows the residence to be placed closer to the road would provide the additional usable area necessary to accommodate the residence, septic system, and required repair field while maintaining the other applicable setbacks.

The current site plan shows the septic system and repair field separated by the existing culvert and drainage ditch. Shifting the proposed residence and associated site improvements several feet toward the road would allow the necessary components of the site plan to fit more effectively within the usable portion of the property.

For these reasons, the Applicant respectfully requests approval of the proposed front-yard setback variance.

Thank you for your time and consideration.

Sincerely,

Amanda Cook