PLANNING AND ZONING DEPARTMENT
2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504
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HALL COUNTY
GEORGIA
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STATEMENT OF HARDSHIP

The Hall County Planning Commission and/or Board of Commissioners has the authority, in specific cases, to grant variances from the terms of the Zoning Regulations when such variances are not contrary to the public interest and when, due to special conditions, strict application of the Zoning Regulations would result in an unnecessary hardship. This authority is exercised to ensure that the intent of the regulations are upheld, that public safety and welfare are protected, and that substantial justice is served. Variances may only be granted when a hardship is clearly demonstrated as required by the Zoning Regulations.

For all residential variance requests, a plat or survey of the property prepared by a registered surveyor, architect, or engineer is required. For all commercial or industrial variance requests, a site plan of the property prepared by a registered surveyor, architect, or engineer is required. Variances may be granted only upon a finding by the Board that:

HARDSHIP EXPLANATION: Describe how each situation below relates to your application:

1. Unusual Physical Features of the Property: Explain how there are extraordinary and exceptional conditions pertaining to the particular lot 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);
Response: The lot in question is under one acre and has an unusual shape.There are a culvert and drainageway that divide the upper and lower portions of the lot. This makes it difficult to fit both a small home and septic system all in or space. The back section of the property behind the ditch also slopes into a substantial hill, reducing the buildable area

2. Hardship Created by Applying Zoning Requirements: Explain how the application of the requirements of this UDC to this particular piece of property would create an unusual hardship.
Response: The current AR-1 setback requires a 40-foot front yard area between the home and road. Due to the limited buildable area, it would be difficult to fit both the home and septic system in the space between the drainage ditch and cul-de-sac. Current zoning requirements would prohibit the proper layout of all the required components.

3. Conditions Unique to This Property: Explain how such conditions are particular to the property involved and are not common to other properties in the neighborhood.
Response: The lot is located on a cul-de-sac, which is unpaved and not in use by the rest of the neighborhood. Due to the road being unpaved and not clearly marked, it's unclear where the cul-de-sac ends and the property begins. This reduces the area that could be used to place a home and septic field.

4. Hardship Not Caused by Property Owner: Confirm that such conditions are not the result of any actions of the property owner.
Response: The existing topography and drainageway layout have been in place long before ownership of the property. This hardship did not result from actions taken by the applicant or the property owner.

5. Impact on the Public and Zoning Intent: Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this UDC; provided, however, that no variance may be granted for a use of land or building or structure that is prohibited by this UDC or for a Conditional Use Permit which has been denied.
Response: Allowing the home location to be shifted closer to the road would not cause any undue hardship or inconveniences for my neighbors. The variance would not encroach or interfere with the existing neighborhood.

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

Applicant Signature: Amanda Cline Date: 9/16/26

Property Address: 4234 Belvedere Dr. Gainesville, GA, 30506