

**Variance Review Criteria**

The following criteria shall be applied in evaluating and deciding any application for a Variance. The Planning Commission may recommend to Hahira City Council in specific cases such Variance from the dimensional standards and development requirements of the Hahira Zoning Ordinance, as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of provisions of the Ordinance will, in an individual case, result in unnecessary hardship, so that the spirit of the Ordinance shall be observed, public safety and welfare secured, and substantial justice done. Variances may be granted by the Hahira City Council in an individual case upon overall finding by the Planning Commission that the following hardships exist:

**Recommended findings by staff:**

<b>(1) There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography.</b>	
<b>Staff:</b>	No. There are no existing conditions of this property relating to its physical features or attributed which necessitate the need for a Variance.
<b>(2) The application of all dimensional standards and development requirements to this particular piece of property would render the particular property unusable.</b>	
<b>Staff:</b>	No, it would not.
<b>(3) Such conditions are peculiar to the particular piece of property involved, or, in the alternative, that such conditions are due to the location of existing utilities, etc...</b>	
<b>Staff:</b>	No. There are no peculiar conditions related to this property or its history.
<b>(4) Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this ordinance; requests for rezoning, the authority for such rezoning of property being solely reserved for the Hahira City Council.</b>	
<b>Staff:</b>	No. The proposed relief would not cause any substantial detriments, but it is simply not based on any defensible hardships and it is simply not necessary to allow the proposed scope of development for this property.

**Relevant excerpts from the Hahira Subdivision Regulations, and Zoning Ordinance**

Hahira Subdivision Regulations

**Section 5-6.1 Access.** Every lot of every subdivision shall abut a public street a minimum of sixty feet which is or shall be maintained by the appropriate governing body. Where the subdivision does not immediately adjoin a public street, the subdivider shall provide a public street from the subdivision to a public street. In special situations, private roadways will be allowed per Section 5-6.15. Driveways connecting the public road with adjoining property is the responsibility of the property owner. Prior to installation, approval of any needed drainage pipe, under the driveway, must be received from the City Engineer.

**Section 5-6.15 Requirements for Private Streets.** Private streets may be approved for development only when they are eligible for categorization as a local street. Said street shall be designed so as to prohibit through traffic. To allow for installation of utilities, there will be a 60-foot easement indicated on the plat. Any private street shall be developed to present city standards.

Hahira Zoning Ordinance

**Section 2 Definitions.**

**Lot Width.** The width of a lot measured along the minimum required front yard building setback line as established by this ordinance, with said distance being measured parallel to the street right-of-way line. In the case of a curvilinear street, said distance is measured parallel to the chord of the arc between the intersection of the side lot lines and the street right-of-way line.