

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:

(1) There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography.	
Staff:	Yes. The existing property is shaped irregularly and its proposed subdivision into two parcels would carry forward these same irregularities.
(2) The application of all dimensional standards and development requirements to this particular piece of property would render the particular property unusable.	
Staff:	Yes. Full compliance with these standards would trigger major demolition of most of the existing buildings
(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...	
Staff:	Yes.
(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.	
Staff:	No. The requested relief would not cause detriment to the public good, nor impair the purposes and intent of the Hahira Zoning Ordinance. The requested relief would simply bring the "existing buildings" into compliance with current Zoning regulations.

Development Review Comments

Building Plan Review: No comments

Hahira Fire: < No comments received >.

Hahira Utilities: < No comments received >

Hahira Engineering: < No comments received >

Attachments:

- Zoning Location Map
- Aerial Location Map
- Site Plan
- Proposed subdivision