

Request for Variance

Nicholas and Karen DiQuollo
4199 Perry Drive, Gainesville, GA 30506

March 5, 2024

Statement of Hardship Summary

In support of our request for a property left side variance from 10' to 5' to construct a simple two car garage (per plan attached with the variance documentation) we offer the following details below:

Like many other homeowners, we would like to build a simple two car garage to secure our vehicles, protect them from the elements and provide safe entry to our vehicles. We have thoughtfully considered the size and placement of the proposed garage to minimize impacts to our neighbors and county requirements.

Site conditions that include our septic tank and field lines render the back yard area behind our house unusable and inaccessible for a garage. In addition, we need to allow clearance for periodic septic system maintenance and repair. In considering the front yard, the narrow width (75' across) of our lot and nearly all of the subdivision lots, forced us to minimize the garage size while ensuring the ability to safely maneuver vehicles in and out of the garage. The placement of our proposed garage minimizes this variance request to just the left side of the property while maintaining the front setback(s).

In addition, please note that our subdivision (Harold Welchel) includes a small number of homes (approximate 20 +/-) of which two properties have similar approved variances and structures in place. These property addresses are: 4217 Perry Drive and 4223 Perry Drive. Our request is not setting a precedent or impacting current practices. The closest structure to our property left side boundary is approximately 125' away.

Thank you,

Nicholas and Karen DiQuollo