

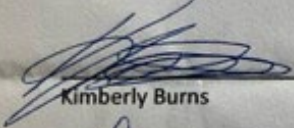
# DiQuollo Variance: Support Letters

## Letter of Support

**DiQuollo Variance Request**  
4199 Perry Drive  
Gainesville, GA 30506

This letter is to confirm our support of the DiQuollo's left side variance request from 10' to 5' to facilitate improvements to their home that will also enhance our neighborhood.

Our address is: 4237 Perry Drive, Gainesville, GA 30506

  
\_\_\_\_\_

Kimberly Burns

4/10/24  
Date

  
\_\_\_\_\_

Paul Adler

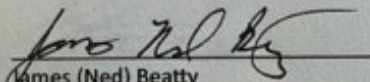
4/10/2024  
Date

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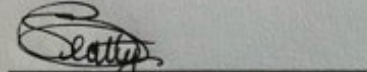
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4199 Perry Drive  
Gainesville, GA 30506

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Our address is: 4223 Perry Drive, Gainesville, GA 30506

  
James (Ned) Beatty

4/10/24  
Date

  
Shelley Beatty

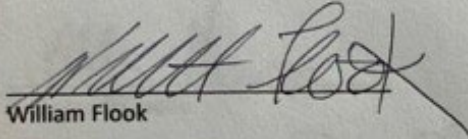
4/10/24  
Date

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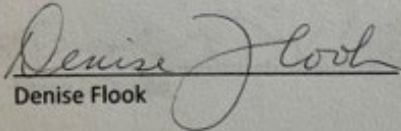
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4199 Perry Drive  
Gainesville, GA 30506

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Our address is: 4221 Perry Drive, Gainesville, GA 30506

  
William Flook

April 10, 2024  
Date

  
Denise Flook

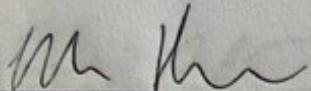
April 10, 2024  
Date

## Letter of Support

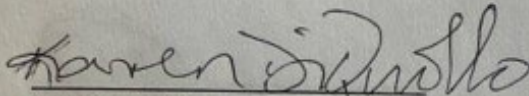
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4199 Perry Drive  
Gainesville, GA 30506

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Our address is: 4199 Perry Drive, Gainesville, GA 30506

  
\_\_\_\_\_  
Nicholas DiQuollo

4/17/24  
Date

  
\_\_\_\_\_  
Karen DiQuollo

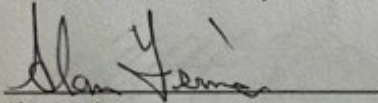
4/17/24  
Date

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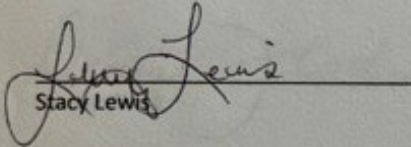
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4199 Perry Drive  
Gainesville, GA 30506

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Our address is: 4167 Perry Drive, Gainesville, GA 30506

  
Alan Lewis

4/13/24 2024  
Date

  
Stacy Lewis

4/15/24 2024  
Date

**Letter of Support**

**DiQuollo Variance Request**  
4199 Perry Drive  
Gainesville, GA 30506

This letter is to confirm our support of the DiQuollo's left side variance request from 10' to 5' to facilitate improvements to their home that will also enhance our neighborhood.

Our address is: 4203 Perry Drive, Gainesville, GA 30506

Rafia Salehbhai  
Rafia Salehbhai

4/26/24  
Date

Sam Salehbhai  
Sam Salehbhai

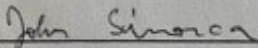
4/26/24  
Date

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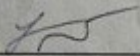
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4199 Perry Drive  
Gainesville, GA 30506

This letter is to confirm our support of the DiQuollo's left side variance request from 10' to 5' to facilitate improvements to their home that will also enhance our neighborhood.

Our address is: 4249 Perry Drive, Gainesville, GA 30506

  
\_\_\_\_\_  
John Simonca

4/10/24  
Date

  
\_\_\_\_\_  
Lordina Simonca

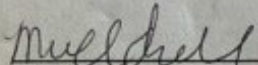
4/10/24  
Date

**Letter of Support**

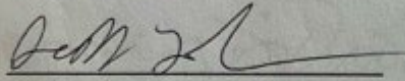
**DiQuollo Variance Request**  
4199 Perry Drive  
Gainesville, GA 30506

This letter is to confirm our support of the DiQuollo's left side variance request from 10' to 5' to facilitate improvements to their home that will also enhance our neighborhood.

Our address is: 4205 Perry Drive, Gainesville, GA 30506

  
\_\_\_\_\_  
Michelle Weidner

4/20/24  
Date

  
\_\_\_\_\_  
Geoffrey Weidner

4/20/24  
Date

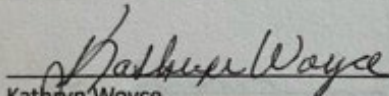


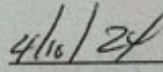
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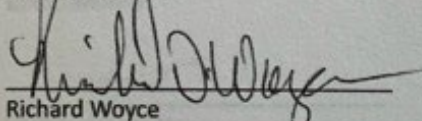
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4199 Perry Drive  
Gainesville, GA 30506

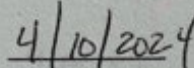
This letter is to confirm our support of the DiQuollo's left side variance request from 10' to 5' to facilitate improvements to their home that will also enhance our neighborhood.

Our address is: 4201 Perry Drive, Gainesville, GA 30506

  
Kathryn Woyce

  
Date

  
Richard Woyce

  
Date

Jason A Kim  
Samuel R. Bagwell  
Joseph W. Sherman

Phone: 770-538-5160  
Fax: 770-538-5155

Hall County Planning Commission  
Via email

RE: HVAR24-0011 – DiQuollo – Variance Application – 4199 Perry Drive

Ladies and Gentlemen:

I represent Mr. George Lee, an adjacent property owner to the lot for which a variance is being sought. Mr. Lee strongly objects to the proposed variance. In support of his objection, we are attaching the following to this letter:

1. A letter from an experienced lake-property realtor, Lolah Figueredo, noting the impact of the proposed variance to the value of the lot adjacent to the proposed structure.
2. A letter from Mary Thompson, certified appraiser, objecting to the proposed variance, and distinguishing other comparable variances from the one proposed.
3. A Letter from a license loan officer regarding potential change in value to Mr. Lee's parcel if his development rights are impacted.
4. Photographs showing that, despite this application not yet being approved, the applicant's construction is already eroding and damaging Mr. Lee's property, as well as concrete construction far closer to the property line than even the variance would allow.

Additionally, the applicant's reliance on the distance to the closest residence (owned by Mr. Lee) is misplaced, as Mr. Lee has the right to build on the lot immediately adjacent to the applicant's lot (within current zoning and dimensional requirements), and that right, along with the value of any residence built, would be impacted if a variance is granted.

The applicant has owned his property for 24 years, with his residence having been in place for approximately 18 of those years. The property is (and has been) suitable for its intended use that entire time.

This property simply does not call for a deviation from the established guidelines for its zoning, and the Applicant's representations are simply incorrect.

- A. There are no "extraordinary and exceptional" conditions. Most lots in this area are either undeveloped, or do not have the type of structure the Applicant is seeking to build. Despite the applicant's contentions, there is no trapezoid shape to the lot. It is the same width at the front as it is at the back. The shape of his lot is entirely consistent with the other lots in the community. There is nothing extraordinary or exceptional about the lot's size or shape. The applicant is not "forced to build" in his front yard, because he is not "forced" to build an additional structure at all. He is seeking an additional, unnecessary structure. While the desire for such structure is

- understandable, it is not necessary for the functioning of the property as a residential or VC lot, as evidenced by the fact that it has been serving that purpose for the last 18 years
- B. There is no “unusual hardship,” in that the vast majority of homes in this neighborhood do not have a garage like the one proposed by the Applicant. While the applicant may be “unable to experience the benefit of parking our cars protected from the elements,” that is not a basis for deviating from the zoning dimensional requirements. This is not unusual for this neighborhood, nor is this inability depriving the applicant of any right “commonly” enjoyed by others in the neighborhood.
  - C. There are no “conditions peculiar to the particular piece of property and not common to other properties in the neighborhood.” Out of the approximately 20+ lots in this neighborhood, the Applicant only found two with variances allowing for a similar structure, and those (as noted by the appraiser) are distinct in their configuration from the structure proposed by the Applicant.
  - D. Contrary to the Applicant’s statement, the variance, if granted, will cause substantial detriment, and would impair the purposes of the current zoning ordinance and dimensional requirements. These setbacks and guidelines are in place to protect and enhance the property value to the property owners and for the tax base of Hall County. The Applicant’s value, including the residence thereon, will remain the same if the variance is denied. George Lee’s property value would be impacted in that any structure erected on his lot in the future would necessarily have to be configured to account for the applicant’s encroachment into the setback. The existence of any structure as depicted in the Applicant’s application would limit, even beyond the limitations of the zoning and dimensional requirements, Mr. Lee’s use of his property. Additionally, the Applicant *would* be receiving a special privilege related to the other properties in the neighborhood, who do not enjoy the exception that the Applicant is seeking.

Thank you for your fair consideration and diligent application of the standards for whether an exemption or deviation from the dimensional requirements is warranted. In this case, the application should be denied.

Samuel R. Bagwell  
Attorney for George Lee



To: Hall County Planning Commission

Date: 4/28/2024

From: Mary Thompson-Certified Residential Appraiser –  
Acting in a Consulting Capacity to Mr. George Lee

Based upon information provided by Mr. George Lee regarding the neighbor's request to reduce the setback of his lot next door to Mr Lee's LAKEFRONT property, this is concerning as it could negatively impact the value of the lot that Mr. Lee owns next door.

Mr. Lee owns 3 lots one of which is small and the same size as his neighbor's lot. With reduced setback in place any structure built along this property line would not leave much room for any decent size residence without it appearing to be set right "on top" of the existing concrete wall and proposed garage. This situation would have a negative impact on the value of Mr Lee's lake lot.

The setback rules are in place for a reason. No structure should be able to be placed right on or closer to the property line than is already set by the County. If there was a fire involved with the garage, it could impact any structure on the other side of this garage and existing concrete wall which could impact Mr. Lee's property.

Mr. Lee is entitled to his entire property use and enjoyment with the setbacks which are already in place.

There is nothing about this application for a setback variance that would fall under extenuating circumstances. If you allow this variance then you open yourself up for more variance requests (with no good reason) to occur and your decisions could jeopardize owners property values. The lake homes on Perry Drive are already quite close together and having more structures up to or closer to the property line makes matters worse for the neighbors trying to sell next door to these properties with variances in place. Just because some neighbors have variances, does not mean everyone should now be entitled to a similar variance.

His neighbor notes there are 2 other variances in place on this street. The home at 4223 has an open 2 car carport which was added to the property, however based upon the courthouse records and plat, this structure is not as close to the line like the applicant proposes for his garage. The carport at 4223 only has 1 rear point of the carport closer to the line, which appears to be the reason for the variance, but the remainder of the carport is well off the setback due to its angle.

It appears that if the neighbor wants to build this garage, he could move it over further in front of his existing home just like the 4223 Perry Drive carport and then the setback variance would not be required. If this is not possible due to his existing concrete turn out on his driveway, he should consider an open carport which would easily allow him to move the proposed structure to comply with the setback. A carport will also protect vehicles as the applicant wants.

The applicant states that the closest structure on the left side is 125 feet away. That is because that structure is on 1 of the 3 lots owned by Mr. Lee. He also has the right to build on the lot up next to the applicants lot. With a garage structure and concrete wall so close to the line, as noted earlier, it impacts what can be built on Mr. Lee's lot. Anytime you are limited by what you can place on a lot, it impacts value in a negative way.

It is felt that the applicant can make changes to the plan to keep it within the setback required by the County.

To: Hall County Planning Commission

From: Roxanne Jambor

Date: 05/01/2024

RE: Objection to Variance Request for Property at 4199 Perry Drive, Gainesville, GA

I am a licensed loan officer and have been closing loans in the State of Georgia for 32 years. I have personally visited 4183 Perry Drive, Gainesville, Georgia, and I am familiar with Mr. Lee's home, as well as the views of the lake, and the (3) lots Mr. Lee also owns next door.

I refinanced an existing loan secured by 4183 Perry Drive in 2021. At that time, Mr. Lee discussed with me his plans to obtain a new construction loan as well. We discussed his plans to build a second Lake House on his adjoining vacant lots, which will be "income producing" for him, and later, left to his Estate for his children and grandchildren and their heirs to benefit from.

By granting an additional five feet variance, it will adversely affect him financially:

- A) If he cannot build a home on his vacant lots period, thereby preventing him from having an income-producing property; and/or
- B) Having to reduce the square footage of the home he does build will lower the amount of rent he can collect; and
- C) Reduce the amount of rent he can collect if the new home he builds has less attractive views and is near other structures and offers less privacy due to the closer proximity to other homes.

Granting this variance will negatively impact Mr. Lee and his Estate financially for decades long after he is deceased. It is impossible to calculate a dollar amount.



**Roxanne 'Rox' Jambor**  
**Loan Officer, Amp Mortgage**

📞 678.631.9709 📱 404.449.1746

🌐 [ampmortgage.com](http://ampmortgage.com) ✉️ [rox@ampmortgage.com](mailto:rox@ampmortgage.com)

📍 1393 Prestige Valley drive Marietta, GA 30062

📌 [MortgagesbyRox](#)

📷 [MortgagesbyRox](#)

📌 [MortgagesbyRox](#)



Lolah Figueredo, Realtor  
Coldwell Banker Realty  
5192 Avalon Blvd  
Alpharetta, GA 30009  
Lolah.figueredo@cbrealty.com  
678-249-8779

May 1, 2023

Subject: Objection to Variance Request for Property at 4199 Perry Drive, Gainesville, GA 30506

Dear Hall County Officials:

I am writing to express my strong objection to the variance request for the property located at 4199 Perry Drive, Gainesville, GA 30506. As a licensed Realtor with 21 years of experience in Georgia, specializing in various real estate sectors including land, lakefront properties, investor real estate, new home construction, and resale real estate, I have a deep understanding of the local real estate market and its dynamics.

Having personally visited the property at 4183 Perry Drive, Gainesville, GA 30506 that neighbors the property, 4199 Perry Drive, Gainesville, GA and considering its lakefront location, I firmly believe that any modification to the variance setback distance between homeowners, particularly reducing it from 10 feet to 5 feet, would have a detrimental impact on the property's value and the quality of life for its occupants. Lakefront properties, such as the ones in question, rely heavily on privacy and a sense of space to maintain their appeal and market value.

The existing setback regulations, including the 10-foot distance between neighboring properties, are in place for valid reasons. These regulations serve to protect homeowners and preserve the integrity of the neighborhood by ensuring adequate space and privacy between properties. Altering these setback requirements solely

based on a neighbor's desire to construct a new structure fails to consider the broader implications and potential repercussions on property values and community standards.

It is crucial to recognize that the value of lakefront properties is inherently tied to their surroundings and the level of privacy they afford to homeowners. Any deviation from established setback regulations threatens to diminish the desirability and marketability of such properties, ultimately impacting property values for all homeowners in the vicinity.

Therefore, I urge the county officials/board members to carefully consider the long-term implications and uphold the existing setback regulations to safeguard the interests of homeowners and maintain the quality of life within the community.

Thank you for your attention to this matter. Should you require any further information or clarification, please do not hesitate to contact me.

Sincerely,

Authentic  
 05/01/24

Lolah Figueredo, Realtor









