



AGENDA ITEM

Public Hearing to amend Hall County's Zoning Map as follows:

REPORT TO: Work Session (06/10/24)

REPORT TO: Voting Meeting (06/13/24)

ITEM NO: 330/2024

SUBJECT: **4199 Perry Drive | Appeal a Planning Commission Decision for a Variance** | 17.240.010. to reduce the left side yard setback | on a 0.26± acre tract located on the south side of Perry Drive, approximately 1,915 feet from its intersection with Mount Vernon Road (GA-283) | Zoned V-C; Tax Parcel 10117 000024 | **Proposed Use: Detached garage** | Commission District 3 | **Nicholas DiQuollo, applicant; George E. Lee, appellant**

Meetings:

Work Session Date: 06/10/24

Voting Meeting Date: 06/13/24

Executive Summary:

Presenter: BG

Recommendation:
Approval, with conditions:

1. The property shall be developed in accordance with the site plan submitted on March 9, 2024, with the left side yard setback being reduced from 10 feet to 5 feet from the property line.
2. All conditions of zoning shall be made part of any plats created for the property.
3. Pursuant to 2.60.060, all applications approved by the board, whether a request for variance from the terms of Title 17, a request for conditional use, a request for the enlargement, change or continuance of a nonconforming use or a request to appeal a decision by an administrative official in the enforcement of Title 17, shall be effective for a period of six months. If no action is taken by the applicant to implement the purpose of the application by obtaining the proper permit and/or license and proceeding with the building, occupancy, or establishment of business within six months from the date of approval by the board, said approval shall become null and void.
4. Foundation to be staked by surveyor prior to issuance of building permit.

Purpose of Request:

4199 Perry Drive | Appeal a Planning Commission Decision for a Variance | 17.240.010. to reduce the left side yard setback | on a 0.26± acre tract located on the south side of Perry Drive, approximately 1,915 feet from its intersection with Mount Vernon Road (GA-283) | Zoned V-C; Tax Parcel 10117 000024 | **Proposed Use: Detached garage** | Commission District 3 | **Nicholas DiQuollo, applicant; George E. Lee, appellant**

History:

Facts and Issues:

Options:

Funding Requested \$ 0.00
Are funds within current budget? No
Source of Funds
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.? No
Has it been reviewed by the County Attorney? Yes
Is there a deadline for this item?

Approvals:

Submit	Approve	Attorney	Administration
AD	JR	JL	JR
Clerk			
JR			

Attachments:

- Board Memo
- Recommendation Report
- Application for Appeal
- Application
- Narrative
- Site Plan
- Aerial View of Property - with proposed variance
- Maps
- Deed
- Environmental Health Comments
- GDOT Comments
- Public Works Comments
- Fire Comments
- Public Comments
- Notice Sign Photo