



CIVILITY PLEDGE

The way we govern ourselves is often as important as the positions we take. Our collective decisions will be better when differing views have had the opportunity to be fully vetted and considered. All people have the right to be treated with respect, courtesy and openness. We value all input. We commit to conduct ourselves at all times with civility and courtesy to each other.

Michael Simpson, Chairman
Jason Morris, Vice Chairman
Richard Neal
Kelly Singleton
Brittany Williams
Melanie Williams

Board of Appeals Meeting

700 Doug Davis Drive
Hapeville, GA 30354

May 25, 2023 6:00 PM

AGENDA

1. Call to Order

2. Roll Call

Michael Simpson, Chairman
Jason Morris, Vice Chairman
Richard Neal
Kelly Singleton
Brittany Williams
Melanie Williams

3. Approval of Minutes

3.I. Minutes of April 27, 2023

Documents:

1. Minutes - 04-27-2023_draft

4. Public Hearing

4.I. 522 Oak Drive Variance Request

Background:

Beaty Capital Group is requesting a variance to reduce the setback at 522 Oak Drive, Parcel Identification Number 14-0094-0005-011-0. The property is zoned R-SF, Residential Single-Family and is subject to the zoning regulations under Section 93-22.1-1 (Chart of dimensional requirements) of the City of Hapeville Zoning Ordinance.

Documents:

1. Application - 522 Oak Drive_Variance_Redacted
2. Plans - 522 Oak Drive_Variance_V2
3. Planner's Report - 522 Oak Drive_Variance

4.II. 3558 Elm Street Variance Request

Background:

Phil Carson of MCRT Investments, LLC is requesting variances to increase the maximum parking allowance from 110% to 120% of the required parking and reduce the full-size parking stall minimum width from 10' to 9' at 3558-3668 Elm St. (Parcel ID's: 14-0096-0005-002-7, 14-0096-0005-003-5, 14-0096-0005-023-3, 14-0096-0005-002-7, 14-0096-0005-006-8, 14-0096-0005-007-6, 14-0096-0005-017-5, 14-0096-0005-022-5), 522-530 Porsche Ave. (Henry Ford II Ave.), (Parcel ID's: 14-0095-0001-009-7 and 14-0095-0001-028-7), 543-573 College St. (Parcel ID's: 14-0095-0001-031-1, 14-0095-0001-015-4, 14-0095-0001-014-7, 14-0095-0001-013-9, 14-0095-0001-012-1) 3560 and 3572 Perkins St., 0 Perkins St. (Parcel ID's: 14-0095-0001-011-3, 14-0095-0001-018-8, 14-0095-0001-033-4). The properties are zoned RMU, Residential Mixed Use and are subject to the zoning

regulations under Section 93-23-10 (Off-street parking requirements according to district and uses) and 93-23-11 (Size of off-street parking spaces, including parking spaces for compact automobiles, and parking spaces for automobiles of the physically handicapped) of the City of Hapeville Zoning Ordinance.

Documents:

1. Application - 3558 Elm Street_Variance_V2_Redacted
2. Plans - 3558 Elm Street_Variance
3. Planner's Report - 3558 Elm Street_Parking Variances

5. Next Meeting Date - Thursday, June 22, 2023 at 6:00 PM

6. Adjourn



Michael Simpson, Chairman
Jason Morris, V. Chairman
Richard Neal
Kelly Singleton
Brittany Williams
Melanie Williams

Board of Appeals Meeting

**700 Doug Davis Drive
Hapeville, Georgia 30354**

April 27, 2023 6:00 PM

MINUTES

1. Called to Order at 6:02 p.m.

2. Roll Call

Michael Simpson, Chairman
Jason Morris, V. Chairman
Richard Neal
Kelly Singleton
Brittany Williams - Teleconference
Melanie Williams

3. Approval of Minutes

3.I. Minutes of March 23, 2023

MOTION ITEM: Melanie Williams made a motion to approve the minutes of March 23, 2023, as submitted. Kelly Singleton seconded the motion. Motion Carried: 5-0.

4. Public Hearing

4.I. 3400 North Whitney Avenue

Variance Request

Background:

Arthur Baker requested a variance to increase the allowable square footage of an accessory structure at 3400 North Whitney Avenue, Parcel Identification Number 14-0098- 001-7002-1. The property is zoned R-1, One-Family Residential and is subject to the zoning regulations under section 93-2-5 (Accessory uses, accessory buildings, yard requirements of accessory buildings, outbuildings and fences) of the City of Hapeville Zoning Ordinance.

The applicant requested to allow for a covered balcony with an extended gable roofline (90SF) and the replacement of a landing/stairs with an expanded side porch now covered with a shed roof (128SF) to be added to an existing two-story 960 sf accessory structure. The existing accessory building is considered non-conforming as it has been in existence for over 20 years. The lot size is 11.245 SF, the primary dwelling size is 1,989 SF.

The applicant received conditional approval from the Design Review Committee in March 2023.

Recommendation

As this was an existing non-conforming structure, the Design Review Committee recommended the variance be approved for the 960 SF plus balcony and extended side porch accessory structure/ADU.

Public Comment:

None.

MOTION ITEM: Jason Morris made a motion to grant the variance to increase the allowable square footage of an accessory structure at 3400 North Whitney Avenue, as requested. Richard Neal seconded the motion. Motion carried: 5-0.

4.II. 3259 Dogwood Drive Off-Site Parking Arrangement

Lorrene Patterson requested an off-site parking arrangement at 3259 Dogwood Drive, Parcel Identification Number 14-0098-0016-004-8. The property is zoned V, Village and is subject to the zoning regulations under Section 93-23-12 (Location) of the City of Hapeville Zoning Ordinance.

Per the Applicant's occupational tax permit submittal, the square footage of the building is 2,268 SF not including the outdoor dining space. The Tax Assessor's office and a previous occupational tax application list the square footage as 2,868. The required parking for the building is 12 spaces for 2,268 SF or 15 spaces for 2,868 SF.

The plan is showing six parking spaces on-site. The business will have 20 employees. Operating hours are listed as 11 a.m. – 11 p.m. Monday through Friday, 11 a.m. – 1 a.m. Saturday and Sunday 11 a.m. – midnight.

The Applicant is seeking a shared parking arrangement with the adjacent property, 3273 Dogwood Drive, to utilize its seven parking spaces and an undetermined number of parking spaces at 3266 Dogwood and has included two agreements with this application. The hours of operation were not provided for The Green Bug Store, seven parking spaces were indicated in the agreement but no site plan has been provided. An aerial photo shows four parking spaces. Super A Mart business hours are listed as 8am to 10pm. The number of parking spaces has not been listed nor can be determined from the aerial photo.

The agreement submitted from Green Bugs (3273 Dogwood Drive) indicates seven parking spaces, the occupational tax permit application for The Green Bugs indicated five parking spaces, and an aerial photo shows four parking spaces.

Findings:

The Code requires that joint use of parking may not occur during the periods of usage for the granting property. 3273 Dogwood / Green Bugs has not provided operating hours. The building located at 3273 Dogwood is estimated at 1,050 SF and would require 6 parking spaces per

Code. There are no excess spaces during business hours for shared usage. A previous report (January 2023) requested a site plan showing demarcated spaces for 3273 Dogwood and business hours. Neither have been provided. The agreement between the Green Bug Store and the applicant is not compliant with the Code.

The property located at 3266 Dogwood / Super A Mart is approximately 9,170 SF (per Tax Assessor) and requires 46 parking spaces per Code. The number of parking spaces has not been provided. Business hours for Super A Mart are 8am to 10pm. Business hours for Convo Tapas Lounge are 11am to 11pm (1am on Saturday, 12am on Sunday). The applicant should provide the number of total parking spaces at 3266 Dogwood Drive to determine the number available during overlapping business hours. Once this information is provided, the application may be considered for compliance with the Code.

Ms. Patterson indicated that the hours of operation will be Monday – Sunday, 7 a.m. – 2 p.m. and reopen from 5 p.m. – 9 p.m. Ms. Patterson also agreed to have Green Bugs modify the submitted letter to reflect that no parking will be allowed during periods of usage.

Public Comment:

None.

MOTION ITEM: Jason Morris made a motion to approve the off-site parking arrangement request at 3259 Dogwood Drive, provided that the applicant modify the parking agreement with Green Bug Store (3273 Dogwood Drive) to reflect no parking during periods of usage and the applicant must submit documentation of sufficient parking at Super A Mart (3266 Dogwood Drive). Brittany Williams seconded the motion. Motion carried: 5-0.

6. Next Meeting Date – May 25, 2023, at 6:00 p.m.

7. Adjourn

MOTION ITEM: Brittany Williams made a motion to adjourn the meeting at 6:29 p.m. Kelly Singleton seconded the motion. Motion Carried: 5-0.

Respectfully submitted by,

Michael Simpson, Chairman

Adrienne Senter, Secretary

23-BOA-05-05

**CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
VARIANCE APPLICATION**

Name of Applicant Beaty Capital Group
Mailing Address 3245 Peachtree Parkway, D-190
Telephone _____ Mobile # [REDACTED] Email orji@bcgroupga.com
Property Owner (s) Beaty Capital Group
Mailing Address 3245 Peachtree Parkway
Telephone _____ Mobile # [REDACTED]
Property Address/Location: 522 Oak Drive, Hapeville, GA 30354
Parcel I.D. # (INFORMATION MUST BE PROVIDED): 14 009400050110
Square Foot of Property 6,173 Building Size 950 Zoning R-SF
Present Land Use Single Family Residence
Variance Requested Existing structure and addition is in setback
Applicable Code Section 93-22.1-1

I hereby make application to the City of Hapeville, Georgia for the above referenced property. I do hereby swear or affirm that the information provided here and above is true, complete and accurate, and I understand that any inaccuracies may be considered just cause for invalidation of this application and any action taken on this application. I understand that the City of Hapeville, Georgia, reserves the right to enforce any and all ordinances regardless of any action or approval on this application. I further understand that it is my/our responsibility to conform with all of City of Hapeville's Ordinances in full. I hereby acknowledge that all requirements of the City of Hapeville shall be adhered too. I can read and write the English language and/or this document has been read and explained to me and I have full and voluntarily completed this application. I understand that it is a felony to make false statements or writings to the City of Hapeville, Georgia pursuant to O.C.G.A. 16-10-20 and I may be prosecuted for a violation thereof.

[Signature]
Applicant's signature

Date: 4/25/2023

Sworn to and subscribed before me

This 25th day of April, 2023

[Signature]
Notary Public



**CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
VARIANCE APPLICATION**

WRITTEN SUMMARY

In detail, explain any extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography that would qualify for a variance.

The existing house and proposed addition is within the setback.

Explain how the application of the ordinance to this particular piece of property would create an unnecessary hardship.

The current square footage is not suitable for today's average 3 bedroom and 2 bath. Modern floor plans are open to provide ample living space. The builder would need to increase square footage in order to provide usable square footage that fits the current makeup of new builds in the vicinity. The objective is to add square footage without an extensive/complete overhaul of the existing structure.

Explain how these conditions are peculiar to the particular piece of property involved. The current square footage (950~) and home design is not commensurate with today's modern new builds or remodels. We would like to add roughly 350sq to the existing structure.

What, if any, detriment to the public good would the proposed project have if a variance was granted?

This variance would allow the property to be renovated to current living standards. This additional square footage would allow the builder to provide to this neighborhood a quality and well renovated home.

**CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
VARIANCE APPLICATION**

AUTHORIZATION OF PROPERTY OWNER

I CERTIFY THAT I AM THE OWNER OF THE PROPERTY LOCATED AT:

522 Oak Drive

Hapeville, GA 30354

City of Hapeville, County of Fulton, State of Georgia

WHICH IS THE SUBJECT MATTER OF THIS APPLICATION. I AUTHORIZE THE APPLICANT NAMED BELOW TO ACT AS THE APPLICANT IN THE PURSUIT OF A VARIANCE FOR THE PROPERTY.

Name of Applicant

Beaty Capital Group

Address of Applicant

3245 Peachtree Parkway, D-190, Suwanee, GA 30024

Telephone of Applicant

[REDACTED]



Signature of Owner

Orji Beaty

Print Name of Owner

Personally Appeared Before Me this 25th day of April, 2023.


Notary Public



EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 94 OF THE 14TH DISTRICT, FULTON COUNTY, GEORGIA, BEING LOTS 37 & 38, BLOCK 12, FORREST HILL PARK SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 7, PAGES 58-59, FULTON COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.

SINGLE FAMILY HOME RENOVATION
522 OAK DRIVE
HAPEVILLE GA., 30354



WWW.ALEKSEIWHITEDEVELOPMENT.COM

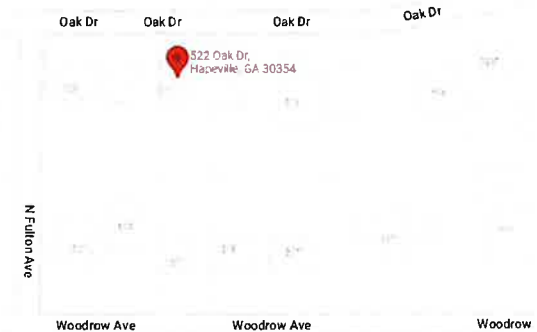
CLIENT:
BEATY CAPITOL GROUP LLC
RESIDENTIAL RENOVATION
522 OAK DRIVE
HAPEVILLE GA., 30354
CONTACT #: (404) 421-0680

DESIGNER:
ALEKSEI WHITE
ALEKSEI WHITE DEVELOPMENT, LLC
INFO@ALEKSEIWHITEDEVELOPMENT.COM
LAWRENCEVILLE GA, 30045
CONTACT#: (678) 671-9844

LIST OF DRAWINGS	
SHEET #	SHEET NAME
A-101	COVER SHEET
A-102	GENERAL NOTES
A-102.1	EXISTING SITE PLAN
A-102.2	PROPOSED SITE PLAN
A-103	LEGEND & NOTES
A-104	EXIST & DEMOLITION PLAN
A-105	DIMENSION & PROPOSED LAYOUT
A-106	ELECT & REFLECT CLNG PLAN
A-107	EXIST & PROP ROOF FRAMING PLAN
A-108	FOUNDATION PLAN
A-109	EXISTING EXTERIOR ELEVATIONS
A-110	PROP FRONT & LEFT ELEVATION
A-111	PROP REAR & RIGHT ELEVATION



SATELLITE VIEW



AERIAL VIEW

THIS PROJECT SHALL COMPLY W/ THE FOLLOWING CODES

- INTERNATIONAL BUILDING CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
- INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
- INTERNATIONAL FIRE CODE, 2018 EDITION (NO GEORGIA AMENDMENTS)
- INTERNATIONAL PLUMBING CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
- INTERNATIONAL MECHANICAL CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
- INTERNATIONAL FUEL GAS CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
- NATIONAL ELECTRICAL CODE, 2020 EDITION (NO GEORGIA AMENDMENTS)
- INTERNATIONAL ENERGY CONSERVATION CODE, 2015 ED, WITH GEORGIA SUPPLEMENTS AND AMENDMENTS (2020)
- INTERNATIONAL SWIMMING POOL AND SPA CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)

SQUARE FOOTAGE BREAKDOWN

EXISTING:
HEATED FT² = 945
UNHEATED FT² = 165

PROPOSED:
HEATED FT²= 350
UNHEATED FT²= 25

TOTAL:
HEATED FT² = 1,295
UNHEATED FT² = 165

SCOPE OF WORK: INTERIOR RENOVATION

REMODELING A EXISTING 945 FT² SINGLE FAMILY HOME. 350 FT² WILL BE ADDED TO THE REAR OF THE HOUSE. THAT WILL BRING THE TOTAL SQUARE FOOTAGE TO 1,295 FT². INFORMATION REQUIRED FOR THIS PERMIT APPILCATION IS LOCATED WITHIN THIS SET. THE DETAILS OF THE REQUEST ARE PRESENTED HERE FOR YOUR REVIEW AND APPROVAL.

DESIGN CRITERIA

CLNG/ROOF: LL 20 PSF / DL 15 PSF
FLOOR: LL 40 PSF / DL 15 PSF
GROUND SNOW LOAD: 5 PSF
BASIC WIND VELOCITY: 115 MPH
WIND EXPOSURE: C
SEISMIC DESIGN CATEGORY : B

SINGLE FAMILY
RENOVATION
COVER SHEET

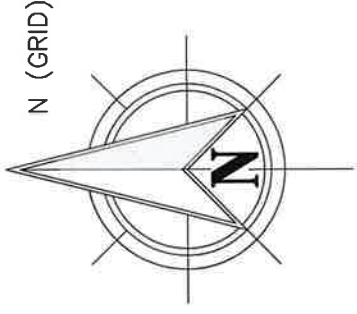
PROJECT NUMBER: OR20BE23
DATE: MARCH 13, 2023
DRAWN BY: AW
REVISION #:

A-101

SCALE:

GENERAL NOTES:

- 1: This Plat has been prepared without the benefit of a current title report. Easements or encumbrances may exist that are not shown on this plat.
- 2: This plat is subject to any restrictions, easements, covenants or restrictions that may exist either written or unwritten.
- 3: Underground utilities not shown hereon may exist. The Surveyor does not take responsibility for absence or presence of any such utilities.
- 4: No Geodetic monuments were found within 500 feet of this site.
- 5: This Plat has been prepared for the exclusive use of the person(s) or entities named hereon.



CITY OF HAPEVILLE

ZONING: R-SF
MINIMUM FRONT SETBACK - 15' MAJOR
ARTERIAL & MINOR COLLECTOR
MINIMUM SIDE SETBACK - 5'
MINIMUM REAR SETBACK - 20'

FIELD DATA:

DATE OF FIELD SURVEY 3-6-23.

THE CALCULATED POSITIONAL
TOLERANCE BASED ON REDUNDANT
LINEAR MEASUREMENTS OF
OBSERVED POSITIONS WAS FOUND
TO BE 0.01 FEET.

EQUIPMENT:
ELECTRONIC TOTAL STATION AND NETWORK GPS
GPS RECEIVER: SP 85
SN: 6129500077
NETWORK: TRIMBLE VRS Now RTK GNSS

TOTAL AREA: 6,173 SQ FT, 0.142 AC

CALCULATED PLAT CLOSURE: 1 FOOT IN 36,505 FEET

SURVEY DATA:

TYPE OF SURVEY: RETRACEMENT
SOURCE OF TITLE DESCRIPTION FOR SUBJECT
PROPERTY: DB 66222 PG 424-425
PROPERTY OWNER AT TIME OF SURVEY:
INGE HOOKS
PARCEL NUMBER: 14 009400050110

REFERENCE: PLAT BOOK 7 PG 58-59
DEED BOOK 66222 PG 424-425

FLOOD HAZARD NOTE: THIS PROPERTY IS
NOT LOCATED IN A FLOOD HAZARD AREA
AS DEFINED BY FIRM MAP OF FULTON
COUNTY, GEORGIA 13121C0367F EFFECTIVE
DATE SEPTEMBER 18, 2013

N/F
JANET MONSOUR
PARCEL ID: 14 009400050276
DB: 60724, PG: 128
PB: 7, PG: 58-59

N/F
HALEY LASTER
PARCEL ID: 14 009400050391
DB: 62542, PG: 12-14
PB: 7, PG: 58-59

N/F
MARNE LYNCH
PARCEL ID: 14 009400050219
DB: 37979, PG: 156
PB: 7, PG: 58-59

N/F
LYNN & MICHAEL BELCHER
PARCEL ID: 14 009400050243
DB: 63408, PG: 507-508
PB: 7, PG: 58-59

0.5' CONC. CURB

OAK DRIVE (40' R/W)

0.5' CONC. CURB

IPF 1" CIP

IPF 1/2" RB

589°30'00"E 49.97'

22.2'

13.7'

978'

13'

976'

13.7'

978'

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LEGEND

- EOP
PP
R/W
IPF
IPS
SW
OHP
FH
CB
MH
WM
WV
GV
GM
LP
CONCRETE PAD
TBX
AC
MB
- EDGE OF PAVEMENT (CURB)
POWER POLE
RIGHT OF WAY
IRON PIN FOUND
1/2" REBAR SET
SIDE WALK
BOLLARD
OVERHEAD POWER
FIRE HYDRANT
CATCH BASIN
MANHOLE
WATER METER
WATER VALVE
GAS VALVE
GAS METER
LIGHT POLE
CONCRETE PAD
TELEPHONE MARKER
AIR CONDITIONER UNIT
MAIL BOX

- TREE SYMBOLS
X = DIAMETER IN INCHES
- OAK
HARDWOOD
SWEETGUM
PINE
MAPLE
POPLAR
MAGNOLIA
DOGWOOD
HICKORY
CREPE MYRTLE
PECAN



This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plat, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set for in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A Section 15-6-67

PATRICK F. CAREY, R.L.S. #3077
FOR
KEYSTONE LAND SURVEYING, INC.
162 EAST CROGAN STREET
SUITE F
LAWRENCEVILLE, GEORGIA 30046
770.545.8700

REVISIONS

Date Description By

BOUNDARY SURVEY FOR

BEATY CAPITAL GROUP

522 OAK DRIVE, HAPEVILLE, GEORGIA 30354

LOT 37 & 38, BLOCK 12, FOREST HILL PARK SUBDIVISION
LAND LOT 94 - 14TH DISTRICT, FULTON COUNTY, GEORGIA

Date: 3-13-2023

Scale: 1" = 20'

Drawn By: JTF

- ALL FRAMING LUMBER TO BE #2 SOUTHERN PINE OR BETTER, UNLESS OTHERWISE NOTED.
- STAIR RISERS: THE MAXIMUM RISER HEIGHT SHALL BE 7 3/4 INCHES. THE RISERS SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF ADJACENT TREADS. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN AN INCH. MINIMUM RUN SHALL BE 10" WITH NOSING NOT TO EXCEED 1 1/4".
- STAIRWAYS SHALL NOT BE LESS THAN 36" IN CLEAR WIDTH. MINIMUM HEAD ROOM TO BE 6'-8".
- HANDRAILS SHALL BE LOCATED IN EACH STAIR SYSTEM WITH MORE THAN THREE RISERS AT A HEIGHT OF 33" MIN. AND 38" MAX. MEASURED VERTICALLY FROM THE NOSING OF THE TREADS.
- STAIR TREADS: THE MINIMUM TREAD DEPTH SHALL BE 10 INCHES. THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST THE SMALLEST BY MORE THAN 3/8 OF AN INCH.
- A WEATHER RESISTANT BARRIER SHALL BE REQUIRED AS AN UNDERLAY BETWEEN ALL EXTERIOR SIDING OR VENEER, ALL EXTERIOR WOOD SURFACES AND FASTENER HOLES SPECIFICATIONS AND STANDARDS FOR THE SPECIFIC APPLICATION.
- ALL NEW WINDOWS AND DOORS SHALL BE INSTALLED WITH FLASHING TO CREATE A DRAIN PLAIN. ALL FLASHING SHALL BE CUT INTO ADJOINING SURFACES WHERE APPLICABLE. FLASHING AND CAULKING SHALL BE INSTALLED AT ALL EXTERIOR SURFACES AND ROOF OR APPURTENANCES THAT ARE CONNECTED TO ANOTHER SURFACE AND SUCH FLASHING AND CAULKING SHALL EXTEND TO ABUTTING STRUCTURE.
- EMERGENCY EGRESS: SLEEPING ROOMS SHALL HAVE AT LEAST ONE OPERABLE WINDOW TO PERMIT EMERGENCY EGRESS OR RESCUE.
- ALL ROOFING SHINGLES SHALL BE INSTALLED AND MAINTAINED DURING THE ENTIRE CONSTRUCTION PER MANUFACTURER'S RECOMMENDATIONS. ROFFING SHALL BE INSTLED AND SLOPED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS USING FLASHING AND WATERPROOFING CAULKING TO PREVENT LEAKAGE AND MOISTURE ACCUMULATION.
- RESIDENTIAL GUTTERS SHALL BE CONTINUOUSLY SLOPED FOR PROPER DRAINAGE AND SHALL NOT CONTAIN DEPRESSIONS OR SWAGS TO COLLECT STANDING WATER. DRAINAGE FROM GUTTER OUTLETS SHALL BE DIRECTED TO A DESIGNATED OR NATURAL DRAINAGE SYSTEM THAT DOES NOT ADVERSELY AFFECT ADJACENT PROPERTY OR BUILDINGS.
- ALL RESIDENTIAL BATHROOM WET FLOOR AREAS SHALL BE COVERED AND PROTECTED BY NON-ABSORBENT FLOOR COVERINGS. ALL SHOWER AND TUB WALLS AND CEILINGS SHALL BE HUNG WITH MOISTURE RESISTANT DRY WALL THAT SHALL EXTEND TO THE CEILING.
- APPLIANCE OUTLETS. APPLIANCE RECEPTACLE OUTLETS INSTALLED FOR SPECIFIC APPLIANCES, SUCH AS LAUNDRY APPLIANCES, SHALL BE INSTALLED WITHIN 6 FEET OF THE INTENDED LOCATION OF THE APPLIANCE.
- LAUNDRY AREAS SHALL HAVE A MINIMUM OF ONE DUPLEX RECEPTACLE OUTLET LOCATED NEAR THE LAUNDRY EQUIPMENT AND INSTALLED ON AN INDEPENDENT CIRCUIT.
- THE TYPE OF LUMINARIES INSTALLED IN CLOTHES CLOSETS SHALL BE LIMITED TO SURFACE-MOUNTED OR RECESSED INCANDESCENT LUMINARIES WITH COMPLETELY ENCLOSED LAMPS AND SURFACE-MOUNTED OR RECESSED FLUORESCENT LUMINARIES.
- RECEPTACLES SHALL BE INSTALLED SO THAT NO POINT MEASURED HORIZONTALLY ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6 FEET FROM A RECEPTACLE OUTLET.
- A RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH WALL COUNTER SPACE 12 INCHES OR WIDER. RECEPTACLES SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL LINE IN ANY WALL SPACE IS MORE THAN 24 INCHES, MEASURED HORIZONTALLY FROM A RECEPTACLE OUTLET IN THAT SPACE.
- AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED IN BATHROOMS AND SUCH OUTLET SHALL BE LOCATED WITHIN 36 INCHES OF THE OUTSIDE EDGE OF EACH LAVATORY BASIN.
- AT LEAST ONE WALL SWITCH-CONTROLLED LIGHTING OUTLET SHALL BE INSTALLED IN EVERY HABITABLE ROOM AND BATHROOM.
- ATTICS, UNDER FLOOR SPACES, UTILITY ROOMS AND BASEMENTS, AT LEAST ONE LIGHTING OUTLET SHALL BE INSTALLED WHERE THESE SPACES ARE USE FOR STORAGE.
- SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
 1. IN EACH SLEEPING ROOM
 2. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
 3. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS.
- WHEN ALTERATIONS, REPAIRS OR ADDITIONS REQUIRING A PERMIT OCCUR, OR WHEN ONE OR MORE SLEEPING ARE ADDED OR CREATED IN EXISTING DWELLINGS, THE INDIVIDUAL DWELLING UNIT SHALL BE EQUIPPED WITH SMOKE ALARMS LOCATED AS REQUIRED FOR NEW DWELLINGS; THE SMOKE ALARMS SHALL BE INTERCONNECTED AND HARD WIRED.

PT- PAINT
WD- WOOD FLOORING
BS- BASEBOARD
CN- CONCRETE
T- TILE

ROOM	WALL FINISH	CEILING FINISH	FLOOR FINISH	TRIM FINISH
DINING ROOM	PT	PT	WD	BS
LIVING ROOM	PT	PT	WD	BS
KITCHEN	PT	PT	T	BS
BEDROOMS	PT	PT	WD	BS
LAUNDRY	PT	PT	T	BS
BATHROOMS	PT	PT	T	BS
CORRIDOR	PT	PT	WD	BS
FOYER	PT	PT	WD	BS

Mark	Width	Height	ROOM NAME
18	3'-0"	6'-8"	FRONT DOOR
23	2'-6"	6'-8"	BTHRM #1
24	2'-6"	6'-8"	BTHRM #1
26	3'-0"	6'-8"	BDRM #2
45	2'-0"	6'-9"	UNUSED
46	2'-6"	6'-8"	MSTR BDRM
52	3'-0"	6'-8"	BACK DOOR
55	3'-0"	6'-8"	BDRM #1
60	2'-6"	6'-8"	CLOSET #1
61	3'-0"	6'-8"	MSTR CLOSET
63	3'-0"	6'-8"	MSTR 3
65	2'-6"	6'-8"	W/D
67	1'-6"	6'-9"	CLOSET #2

Mark	Width	Height
1	3'-0"	5'-0"
2	3'-0"	5'-0"
3	3'-0"	5'-0"
5	3'-0"	5'-0"
6	3'-0"	5'-0"
7	3'-0"	5'-0"
12	3'-0"	5'-0"
13	3'-0"	5'-0"
16	3'-0"	5'-0"
17	3'-0"	5'-0"
19	3'-0"	5'-0"
20	3'-0"	5'-0"
22	2'-6"	3'-10"
24	3'-0"	1'-0"



DESIGNER:
ALEKSEI WHITE
ALEKSEI WHITE DEVELOPMENT, LLC
INFO@ALEKSEIWHITEDEVELOPMENT.COM
LAWRENCEVILLE GA. 30045
CONTACT#: (678) 671-9844

[illegible]

PROJECT NUMBER:	OR20BE23
DATE:	MARCH 13, 2023
DRAWN BY:	AW
REVISION #.	-
A-102	
SCALE:	

RELEASED FOR CONSTRUCTION



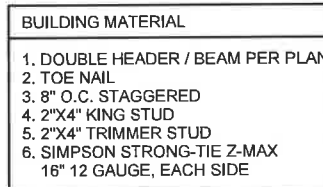
DESIGNER:
ALEKSEI WHITE
ALEKSEI WHITE DEVELOPMENT, LLC
INFO@ALEKSEIWHITEDEVELOPMENT.COM
LAWRENCEVILLE GA. 30045
CONTACT#: (678) 671-9844

SINGLE FAMILY RENOVATION	
EXISTING SITE PLAN	
PROJECT NUMBER:	OR20BE23
DATE:	MARCH 13, 2023
DRAWN BY:	AW
REVISION #:	*
A-102.1	
SCALE:	1" = 10'-0"

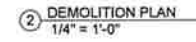
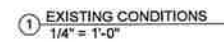
RELEASED FOR CONSTRUCTION

RELEASED FOR CONSTRUCTION





RELEASED FOR CONSTRUCTION

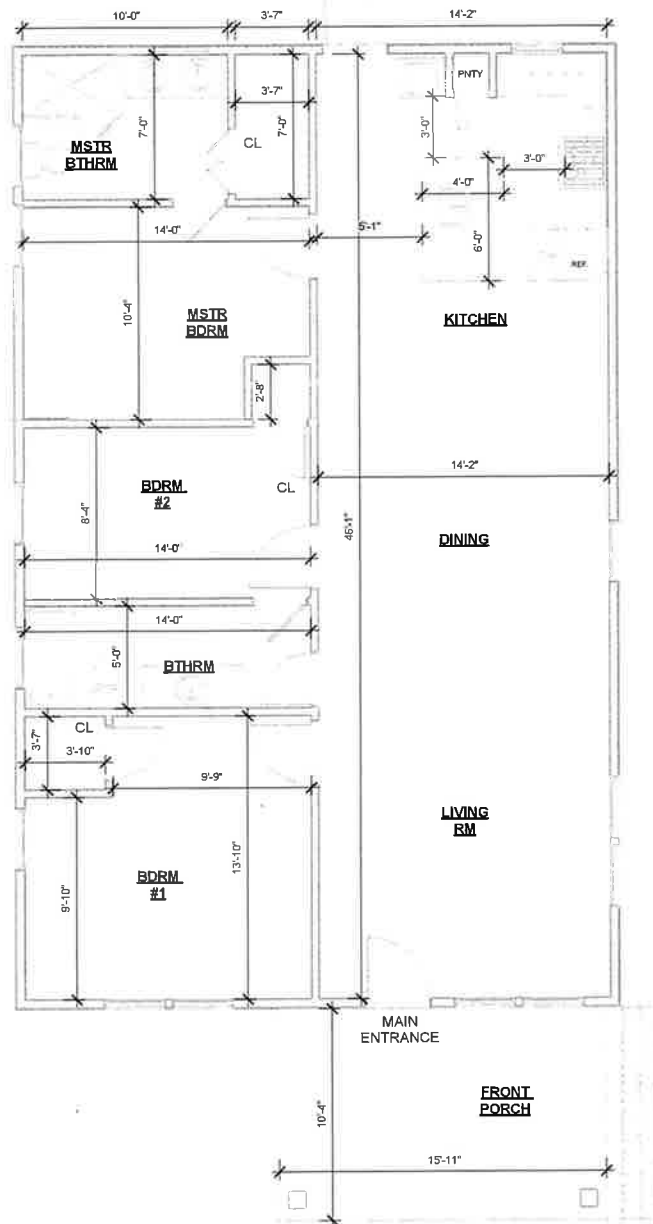


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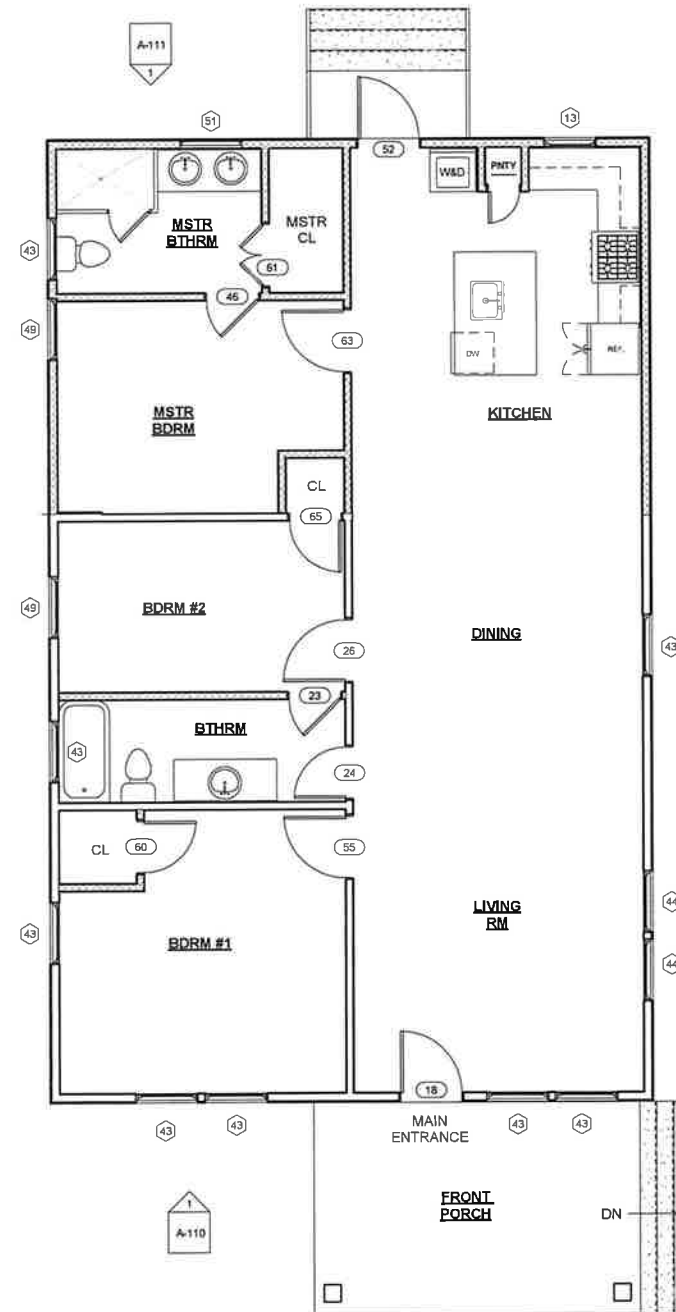


RELEASED FOR CONSTRUCTION

RELEASED FOR CONSTRUCTION



① **DIMENSION PLAN**
1/4" = 1'-0"



② PROPOSED LAYOUT
1/4" = 1'-0"

GRAPHIC SCALE: 1/4" = 1'-0"



A horizontal graphic scale bar with alternating white and black segments. It is marked with vertical lines and labels at 0', 2', 4', 6', and 10'.

ALEKSEI WHITE DEVELOPMENT

WWW.ALEKSEIWHITEDEVELOPMENT.COM

CLIENT:
BEATY CAPITOL GROUP LLC
RESIDENTIAL RENOVATION
522 OAK DRIVE
HAPEVILLE GA, 30354
CONTACT #: (404) 421-0680

DESIGNER:
ALEKSEI WHITE
ALEKSEI WHITE DEVELOPMENT, LLC
INFO@ALEKSEIWHITEDEVELOPMENT.COM
LAWRENCEVILLE GA, 30045
CONTACT#: (678) 671-9844

[illegible]

SINGLE FAMILY RENOVATION DIMENSION & PROPOSED LAYOUT

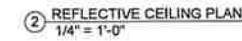
PROJECT NUMBER:	OR20BE23
DATE:	MARCH 13, 2023
DRAWN BY:	AW
REVISION #:	-

A-105

SCALE: $1/4" = 1'-0"$

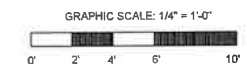
RELEASED FOR CONSTRUCTION

RELEASED FOR CONSTRUCTION

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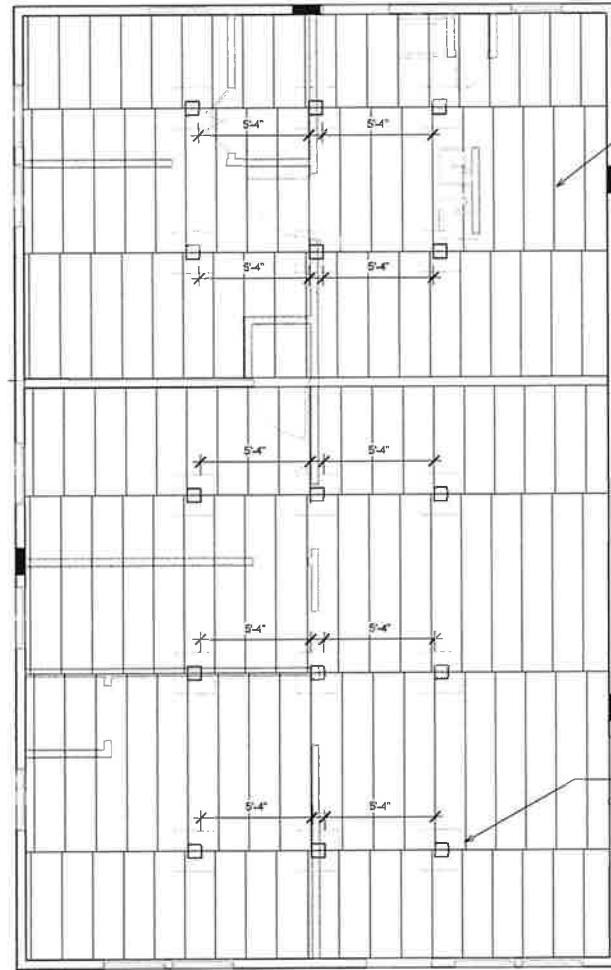
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RELEASED FOR CONSTRUCTION



② PROPOSED ROOF PLAN
1/4" = 1'-0"

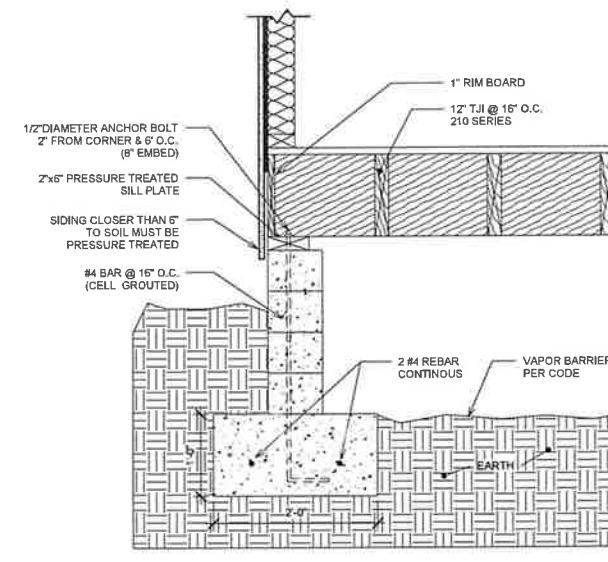
SINGLE FAMILY RENOVATION	
EXIST & PROP ROOF FRAMING PLAN	
PROJECT NUMBER:	OR20BE23
DATE:	MARCH 13, 2023
DRAWN BY:	AW
REVISION #:	*
A-107	
SCALE:	As indicated



16" CMU FOUNDATION
PIER ON 2x2x1 THICK
PAD. FOUNDATION
PIER 6' O.C.

② CRAWL SPACE FOUNDATION DETAIL
1" = 1'-0"

5. ROOF RAFTER EXISTING / NEW FRAMING
2X8, & 2X12 AS REQUIRED (TYP.) SPAN AT 6'
MAX @ 16" O.C.



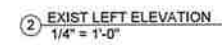
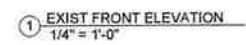
② CRAWL SPACE FOUNDATION DETAIL
1" = 1'-0"

DESIGNER:
ALEKSEI WHITE
ALEKSEI WHITE DEVELOPMENT, LLC
INFO@ALEKSEIWHITEDEVELOPMENT.COM
LAWRENCEVILLE GA. 30045
CONTACT#: (678) 671-9844

[illegible]

SCALE:	As indicated
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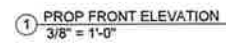
RELEASED FOR CONSTRUCTION



SCALE: $1/4" = 1'-0"$

RELEASED FOR CONSTRUCTION

RELEASED FOR CONSTRUCTION



GRND LVL
-2'-0"



GRND LVL
-2'-0"

SCALE: $3/8" = 1'-0"$

RELEASED FOR CONSTRUCTION

Page 22 of 34

RELEASED FOR CONSTRUCTION



CLIENT:
BEATY CAPITOL GROUP LLC
RESIDENTIAL RENOVATION
522 OAK DRIVE
HAPEVILLE GA., 30354
CONTACT #: (404) 421-0680

DESIGNER:
ALEKSEI WHITE
ALEKSEI WHITE DEVELOPMENT, LLC
INFO@ALEKSEIWHITEDEVELOPMENT.COM
LAWRENCEVILLE GA. 30045
CONTACT #: (678) 671-9844



PROJECT NUMBER:	OR20BE23
DATE:	MARCH 13, 2023
DRAWN BY:	AW
REVISION #:	-

SCALE: $3/8" = 1'-0"$



Page 23 of 34



Department of Planning & Zoning
PLANNER'S REPORT

DATE: May 15, 2023
TO: Adrienne Senter
FROM: Lynn M. Patterson
RE: Variance Application for 522 Oak Drive

BACKGROUND

The City of Hapeville has received a variance application from Beaty Capital Group to allow for an expansion to a non-conforming single-family structure located at 522 Oak Drive, Hapeville, Ga 30354. The property is zoned R-SF, Single Family Residential. According to the provided survey, the single-family dwelling encroaches into the 15' front setback by an indeterminate amount. The site plan (not overlaid onto the survey) shows the structure encroaches into the 5' setback by 1' 4" with further encroachment (dimension not provided) from new construction to a rear addition. The proposed project is a rear addition (shown on the site plan) to accommodate a master bathroom and kitchen. A variance is required as per Code a non-conforming use may not expand its building footprint in any way

CODE

ARTICLE 11.3. - R-SF ZONE (RESIDENTIAL SINGLE-FAMILY)

Sec. 93-11.3-1. - Intent.

The R-SF zone is established in order to protect residential areas currently developed with one-family detached dwellings, and adjoining areas undeveloped, likely to be developed for residential purposes by allowing single-family homes and prohibiting other uses. The regulations of the R-SF zone are specifically intended to:

- (1) Ensure the best use of the land;
- (2) Ensure and protect the orderly and proper future development of the land according to its best indicated potential use for single-family dwellings;
- (3) Protect and promote a suitable environment for family life;
- (4) Discourage any use which would generate other than usual residential traffic on minor streets; and
- (5) Discourage any use which, because of its character or size, would create excessive requirements or costs for public service.

Sec. 93-11.3-2. - Permitted uses.

The following uses are permitted in any R-SF zone:

- (1)One-family dwellings detached;**

Sec. 93-22.1-1 Dimensional Requirements

R-O Zoning dimensional requirements for single-family detached structures are as follows:

					Minimum Front Yard	Minimum	Maximum		
--	--	--	--	--	-----------------------	---------	---------	--	--

Lot Frontage (Feet)	Min. Lot Area Sq. Ft.	Lot Area/DU Square Feet	Floor Area/DU Sq. Ft.	Max Lot Coverage	Minor Col.	Maj. Arterial	Side	Rear	Stories	Feet	Min. Parking Spaces	Max. Unit Per Bldg. Lot
40	4,000	4,000	1,000	70	15	15	5	20	2 ½	35	2 DU	1

FINDINGS

Sec. 87-3-3. - Powers and duties.

(2) Variances. To authorize, upon appeal in specific cases, those variances from the provisions of this chapter as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of this chapter will, in an individual case, result in unnecessary hardship, so that the spirit of this chapter shall be observed, public safety and welfare secured and substantial justice done. A variance may be granted in any individual cases of practical difficulty or unnecessary hardship only upon a finding by the board of appeals that:

a. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography;

The property was developed with the front porch encroachment (date unknown but present for at least 16 years).

b. The application of this chapter to this particular piece of property would create an unnecessary hardship;

The existing dwelling footprint sits within the side yard setback and therefore is non-conforming. The proposed addition follows the existing plane 1' 4" within the the 5" setback. The variance would allow for the construction of a rear addition aligned with the house.

c. Such conditions are peculiar to the particular piece of property involved; and

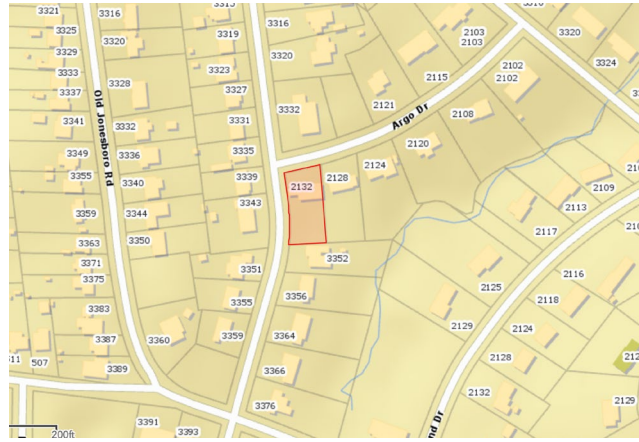
As stated above, the existing dwelling is a non-conforming condition of the developed site.

d. Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of this chapter.

Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of the Code. Rather, it allows for the improvement of an existing single-family dwelling.

RECOMMENDATION

The requested variance will allow for the addition of a rear addition (master bathroom and kitchen) on an existing wall plane. There is no evidence of a detriment to the public good. The proposed variance is recommended for approval.



2132 Argo Drive

23-BNA-15-06

**CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
VARIANCE APPLICATION**

Name of Applicant Phil Carson (MCRT Investments LLC)
Mailing Address 3715 Northside Parkway, Suite 2-440, Atlanta GA 30327
Telephone 404-383-1142 Mobile # [REDACTED] Email pcarson@mcrtrust.com
Property Owner (s) CML Hapeville, LLC
Mailing Address 3715 Northside Parkway, Suite 4-100, Atlanta GA 30327
Telephone 404-864-4010 Mobile # [REDACTED]
Property Address/Location: See Appendix
Parcel I.D. # (INFORMATION MUST BE PROVIDED): See Appendix
Square Foot of Property 8.31 AC Building Size NA Zoning RMU
Present Land Use 3 residences, undeveloped land. Proposed Multifamily development
Variance Requested Increase of maximum parking allowance from 110% of required to 120% of required parking.
Applicable Code Section 93-23-10, 93-23-11

I hereby make application to the City of Hapeville, Georgia for the above referenced property. I do hereby swear or affirm that the information provided here and above is true, complete and accurate, and I understand that any inaccuracies may be considered just cause for invalidation of this application and any action taken on this application. I understand that the City of Hapeville, Georgia, reserves the right to enforce any and all ordinances regardless of any action or approval on this application. I further understand that it is my/our responsibility to conform with all of City of Hapeville's Ordinances in full. I hereby acknowledge that all requirements of the City of Hapeville shall be adhered to. I can read and write the English language and/or this document has been read and explained to me and I have full and voluntarily completed this application. I understand that it is a felony to make false statements or writings to the City of Hapeville, Georgia pursuant to O.C.G.A. 16-10-20 and I may be prosecuted for a violation thereof.

Phil Carson

Applicant's signature

Date: 4 / 24 / 23

Sworn to and subscribed before me

This 24 day of April, 2023.

Angela LaOcharoen
Notary Public



**CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
VARIANCE APPLICATION**

WRITTEN SUMMARY

In detail, explain any extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography that would qualify for a variance.

To support proposed retail/commercial uses, there must be adequate parking for residents and customers. The current requirement for 10-ft wide parking spaces, 1 space/ dwelling unit and the approved maximum of 110% allows for 1.1 spaces per dwelling unit is already inadequate to serve the residences proposed for this project. Further, limiting the project to a maximum of 24 retail/commercial spaces (to be shared by employees and patrons) will limit the viability of businesses who promote community (coffee shops, restaurants, etc) and will instead yield lower-traffic businesses that don't provide common places for community members to gather.

Further, the geometry of the west parcel containing the retail and leasing buildings is already awkward and does not allow for an efficient distribution of parking. If a variance is not granted, the code will require that we place an insufficient number of parking spaces on the site, exacerbating competing parking interests between residents and patrons, forcing both to find parking elsewhere (likely on the street in front of other residences, etc.) or contributing to congestion on local streets.

Explain how the application of the ordinance to this particular piece of property would create an unnecessary hardship.

Adherence to the ordinances would under-park this establishment, resulting in lower utilization of retail/commercial establishments and fewer prospective residents choosing to lease these apartments. These ordinances forces an underutilization of the proposed development, thereby limiting how many businesses can locate their operations within this project and community.

Explain how these conditions are peculiar to the particular piece of property involved.

In addition to what has been stated above, this property already must content with parking distribution challenges on the west parcel given its size. Great effort has been taken to thoughtfully place each proposed building on the west parcel to provide access to amenities and retail, and give each street frontage meaningful engagement with the proposed buildings. This effort has necessitated the placement of parking contemplated in the included site plan.

What, if any, detriment to the public good would the proposed project have if a variance was granted?

There are no detrimental effects to public good regarding these variance requests or the project. The project aims to bring much-needed economic development to this area of town, and with it improved infrastructure (utility, stormwater, etc). The maximum parking requirement significantly imperils the viability of this project, limiting its owners ability to properly utilize the land and thoughtfully invest in its improvement.

**CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
VARIANCE APPLICATION**

AUTHORIZATION OF PROPERTY OWNER

I CERTIFY THAT I AM THE OWNER OF THE PROPERTY LOCATED AT:

See Appendix

City of Hapeville, County of Fulton, State of Georgia

WHICH IS THE SUBJECT MATTER OF THIS APPLICATION. I AUTHORIZE THE APPLICANT NAMED BELOW TO ACT AS THE APPLICANT IN THE PURSUIT OF A VARIANCE FOR THE PROPERTY.

Name of Applicant Phil Carson (MCRT Investments LLC)

Address of Applicant 3715 Northside Pkwy Suite 2-440, Atlanta GA 30327

Telephone of Applicant 404-383-1142



[Signature]

Signature of Owner

Robert Paul Francis

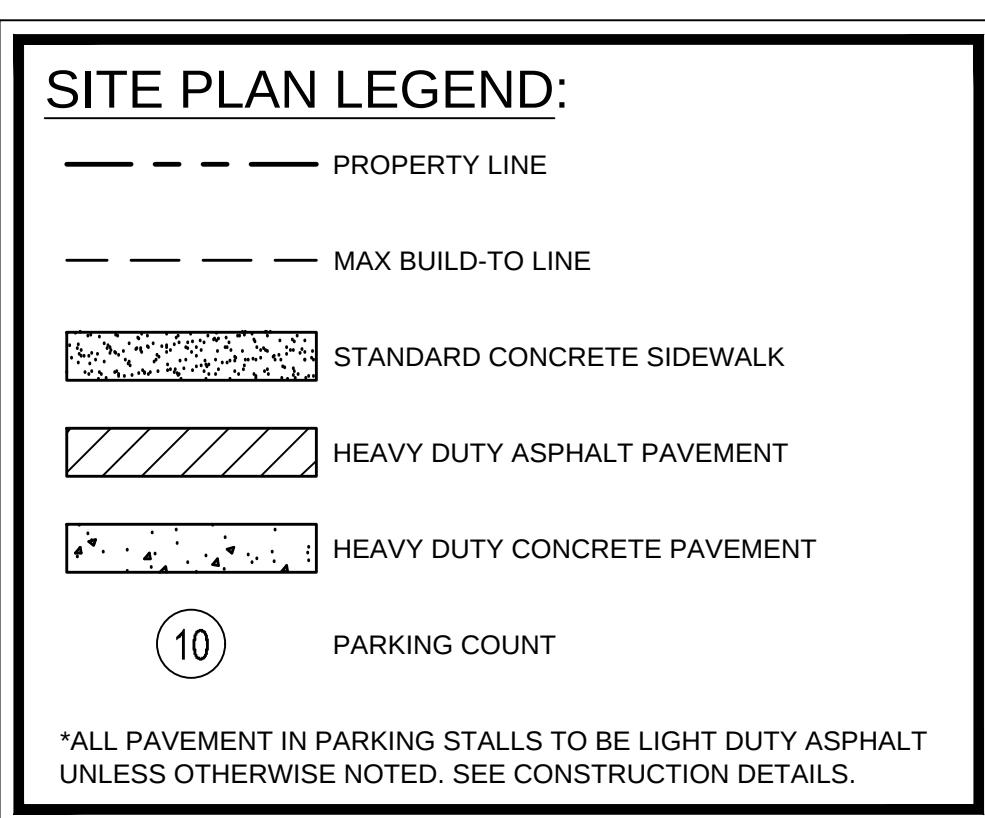
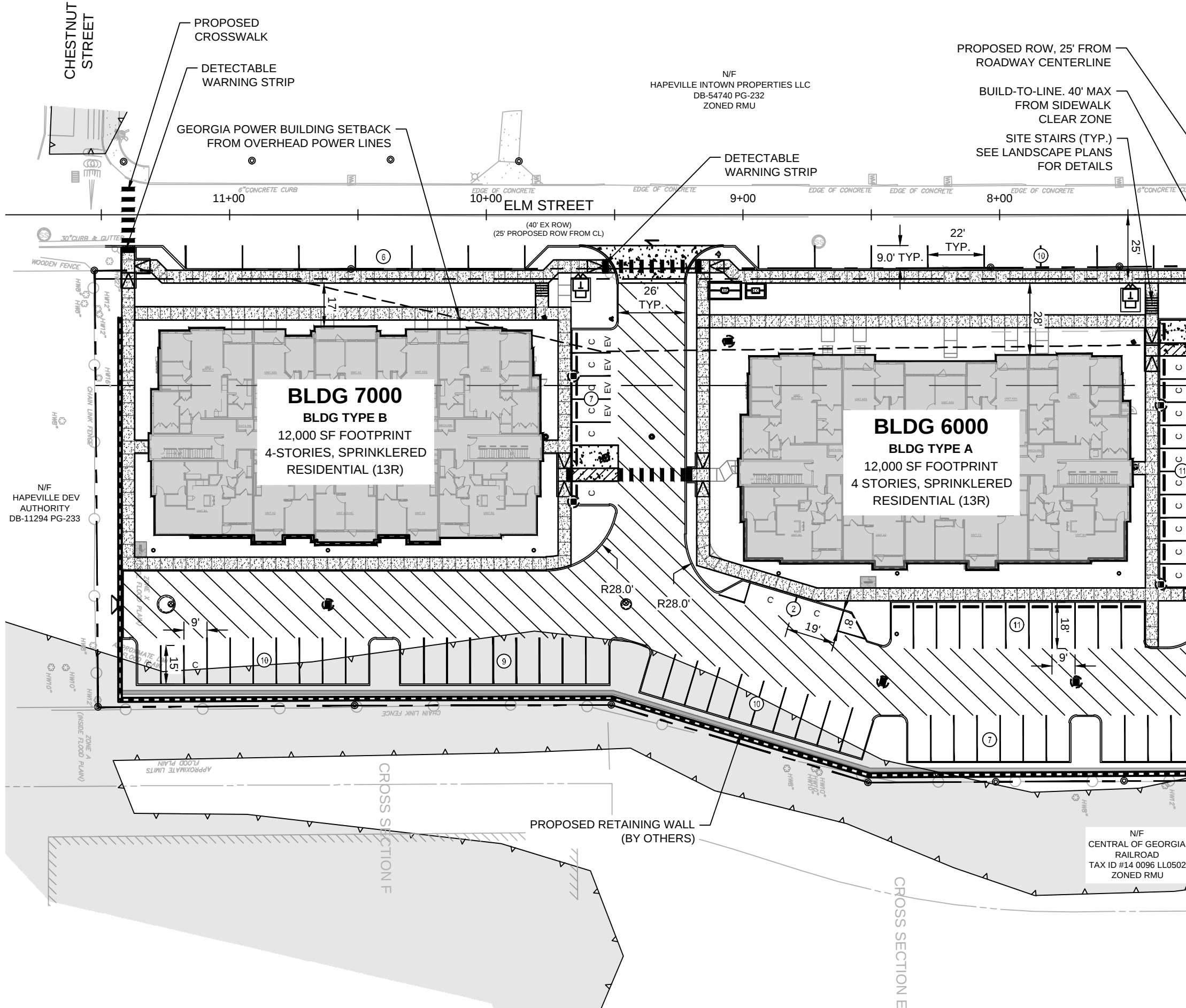
Print Name of Owner

Personally Appeared Before Me this 24th day of April, 2023

[Signature]
Notary Public

MCRT Hapeville - Existing Parcel Appendix

Parcel Number	Parcel ID	Street Address	Acreage	Owner
48	14 009600050027	3668 Elm Street	0.390	CML Hapeville, LLC
47	14 009600050035	3660 Elm Street	0.390	CML Hapeville, LLC
46	14 009600050233	3656 Elm Street	0.652	CML Hapeville, LLC
45	14 009600050068	3652 Elm Street	0.230	CML Hapeville, LLC
44	14 009600050076		0.460	CML Hapeville, LLC
43	14 009600050175	3648 Elm Street	0.369	CML Hapeville, LLC
42	14 009600050225	3562 Elm Street	0.543	CML Hapeville, LLC
41	14 009600050217	3558 Elm Street	1.269	CML Hapeville, LLC
40	14 009500010097	522 Henry Ford II Avenue	0.378	CML Hapeville, LLC
39	14 009500010287	530 Henry Ford II Avenue	0.398	CML Hapeville, LLC
XX	14 009500010113	3572 & 3560 Perkins Street	1.127	City of Hapeville*
	14 009500010188			
33	14 009500010337		0.139	CML Hapeville, LLC
34	14 009500010311	573 College Street	0.732	CML Hapeville, LLC
35	14 009500010154	557 College Street	0.281	CML Hapeville, LLC
36	14 009500010147	555 College Street	0.269	CML Hapeville, LLC
37	14 009500010139	549 College Street	0.278	CML Hapeville, LLC
38	14 009500010121	543 College Street	0.405	CML Hapeville, LLC
			8.310	
Excluding City Parcel			7.183	



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GRAPHIC SCALE IN FEET

0 20 40 80





**DEPARTMENT OF PLANNING & ZONING
PLANNER'S REPORT**

DATE: May 1, 2023
 TO: Adrienne Senter
 FROM: Lynn Patterson
 RE: Variance Application for Additional Parking at 3558-3668 Elm Street, 522-530 Porsche Avenue, 543-573 College Street, 3560-3572 Perkins St, 0 Perkins Street.

BACKGROUND

The City of Hapeville has received a Variance Application from Phil Carson of MCRT Investments, LLC two variances: (1) an increase in the maximum allowed parking and (2) a reduction in the width of the full size parking spaces from 10 to 9 feet.

The proposed project is a mixed-use, multi-family and retail development with 302 apartments and 7,629 SF of retail sited on 8.31 acres along Elm Avenue and Porsche Drive/South Central. There will be six (6) residential buildings and one (1) mixed use building and a clubhouse. The site includes a large pool, and greenspace.

The parcels approved for consolidation are:

Address	Parcel Number	Acres
3668 Elm Street	14 0096000 50027	0.390
3660 Elm Street	14 0096000 50035	0.390
3656 Elm Street	14 0096000 50233	0.652
3652 Elm Street	14 0096000 50027	0.230
No address	14 0096000 50068	0.460
3648 Elm Street	14 0096000 50076	0.369
3562 Elm Street	14 0096000 50175	0.543
3558 Elm Street	14 0096000 50225	1.269
522 Henry Ford II Ave	14 0095000 10097	0.378
530 Henry Ford II Ave	14 0095000 10287	0.398
3572 & 3560 Perkins Street	14 0095000 10113	1.127
No address	14 0095000 10188	
No address	14 0095000 10337	0.139
573 College Street	14 0095000 10311	0.732
557 College Street	14 0095000 10154	0.281
555 College Street	14 0095000 10147	0.269
549 College Street	14 0095000 10139	0.278
543 College Street	14 0095000 10121	0.405
Total		8.310

The parcels are zoned RMU, Residential Mixed Use.

Code requirements are 1 parking space per residential unit and 3 spaces per thousand for commercial/retail space. The provided on-site residential parking totals 338 spaces (332 allowed maximum). This exceeds the allowed 110% maximum by 6 spaces (Sec 93-23-10).

The plan shows the minimum of 30% of parking spaces as compact (9' x 15'). The applicant is also requesting that 70% of the parking spaces be sized 9' x 18' instead of 10' x 18' (full size).

CODE

Sec. 93-23-10. - Off-street parking requirements according to district and uses.

At the time of the erection of any building or structure hereinafter listed, or at the time any such building or structure is enlarged or increased in capacity by adding dwelling units, guestrooms, floor area, seats, beds, members or employees, there shall be provided for such new construction, enlargement or increased capacity only, off-street automobile parking space and off-street loading spaces in accordance with the minimum requirements established for each zone. The maximum number of off-street automobile parking spaces shall be 110 percent of the requirement for uses proposed at the time of development approval.'

Sec. 93-23-11. - Size of off-street parking spaces, including parking spaces for compact automobiles, and parking spaces for automobiles of the physically handicapped.

(a)Of the total number of parking spaces required for any nonresidential use having 20 or more off-street parking spaces, a maximum of 70 percent shall be "full-size" as described in the table below, and a minimum of 30 percent shall be "compact size" as described in the table below:

Minimum Full-Size Space Dimensions

Type of Space	Width of Space	Length of Space
Parallel at curb to angle of 29 degrees	8.5 feet	22 feet
Angle of 30 degrees to 60 degrees	9 feet	18 feet
Angle of 61 degrees to 90 degrees	10 feet	18 feet

Minimum Compact-Size Parking Space Dimensions

Type of Space	Width of Space(feet)	Length of Space (feet)
Parallel at curb to angle of 29 degrees	8	19
Angle of 30 degrees to 60 degrees	8.5	15

Angle of 61 degrees to 90 degrees	9	15
-----------------------------------	---	----

RECOMMENDATION

Variance 1: Additional parking above 110% minimum. Parking in the RMU district is limited to 1 parking space per multi-family dwelling unit. The request is to increase this to 1.2 spaces per unit. While there is shared parking with the retail, the additional 6 spaces (over the 110% maximum) will minimize competition for the residential and retail users. Other communities such as Chamblee (1.5 spaces per unit) and East Point (1.75 spaces per unit) have more generous allowances. The variance is recommended to support the mixed-use concept.

Variance 2: Reduction in width of parking spaces. Parking spaces in East Point and Chamblee minimums measure 120 SF for compact (8' x 15') and 153 SF for Full size (8.5 x 18).

The variances requested are minimal and reflect the complexity of ensuring adequate parking for retail and residential uses while meeting the intent of the zoning code. The Planning Commission and Staff both recommend approval of the variances.