



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, V. Chairman
Kelly Esti
Richard Neal
Chase Stell
Brittany Williams
Melanie Williams

Board of Appeals Meeting

700 Doug Davis Drive
Hapeville, GA 30354

November 21, 2024 6:00 PM

AGENDA

1. Call to Order

2. Roll Call

Michael Simpson, Chairman
Jason Morris, V. Chairman
Kelly Esti
Richard Neal
Chase Stell
Brittany Williams
Melanie Williams

3. Approval of Minutes

3.I. Minutes of July 25, 2024

Documents:

1. Minutes - July 25, 2024_draft

4. New Business

4.I. 613 Spring Street Variance Request

Background:

Joshua Crook is requesting a variance to reduce the side setback at 613 Spring Street, Parcel Identification Number 14-0095-0005-006-9. 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 - 631 Spring Street_Variance_Redacted
2. Plans - 613 Spring Street_Site Plan_V2
3. Planners Report 613 Spring Street_Variance

4.II. 2025 Board of Appeals Meeting Schedule

Background:

Consideration and action to approve the 2025 Board of Appeals meeting schedule.

Documents:

1. 2025 Board of Appeals Meeting Schedule_draft

5. Next Meeting Date - December 19, 2025 at 6:00 PM

6. Adjourn



Michael Simpson, Chairman
Jason Morris, V. Chairman
Kelly Esti
Richard Neal
Chase Stell
Brittany Williams
Melanie Williams

Board of Appeals Meeting

700 Doug Davis Drive
Hapeville, Georgia 30354

July 25, 2024 6:00 PM

MINUTES

1. Called to Order at 6:00 p.m.

2. Roll Call

Michael Simpson, Chairman
Jason Morris, Vice Chairman
Kelly Esti
Richard Neal
Chase Stell
Brittany Williams
Melanie Williams

3. Approval of Minutes

3.I. Minutes of May 23, 2024

MOTION ITEM: Jason Morris made a motion to approve the minutes of May 23, 2024, as submitted. The motion was seconded by Melanie Williams. **MOTION CARRIED: 6-0.**

5. Public Hearing

5.I. 3400 Dogwood Drive

Variance Request

Background:

Antoine Carmichael requested an off-site parking arrangement be allowed at 3400 Dogwood Drive, Parcel Identification Number 14-0098-0018-013-7. The property is zoned U-V, Urban Village, and is subject to the zoning regulations under Sections 93-11.2 (U-V Zone) and 93-23-12 (Location) of the City of Hapeville Zoning Ordinance.

Mr. Carmichael stated that the business is a co-creative visual arts studio that includes creative writing and audio/visual services.

Findings:

The subject tract is located within the U-V Urban Village Zoning District and the A-D Arts District Overlay. The business will be open Monday through Saturday from 9am to 7pm. The applicant

states there are 3 parking spaces available on-site. This business will involve customers visiting the site.

The applicant has included a parking agreement with Ray Waters, 3418 Dogwood Drive, for the use of 3 spaces.

Recommendation:

The property, as currently developed, cannot accommodate the required parking spaces. The business will be open Monday through Saturday from 9 a.m. to 7 p.m., which is complementary to the Village Church's hours. There is sufficient parking to accommodate the applicant's dedication of the 3 spaces. The application is recommended for approval.

Vice Chairman Jason Morris asked whether the parking agreement is transferable. Dr. Patterson confirmed that it is, but noted that the agreement must be revised or updated if the property changes ownership.

Public Comment:

Carol Cahill, 3532 S. Fulton Avenue. Ms. Cahill stated she is the realtor for the property and expressed her support for both the off-site parking agreement and the business.

End of Public Comments.

MOTION ITEM: Brittany Williams made a motion to approve the variance requests to allow an off-site parking arrangement at 3400 Dogwood Drive, as requested. The motion was seconded by Chase Stell. MOTION CARRIED: 6-0.

5. Next Meeting Date – Thursday, August 22, 2024 at 6:00 p.m.

6. Adjourn

MOTION ITEM: Richard Neal made a motion to adjourn the meeting at 6:14 p.m. The motion was seconded by Melanie Williams. MOTION CARRIED: 6-0.

Respectfully submitted by,

Michael Simpson, Chairman

Adrienne Senter, Secretary

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

Name of Applicant Joshua Crook
Mailing Address 613 Spring Street, Hapeville, GA 30354
Telephone Mobile # Email
Property Owner (s) Joshua Crook, Erica Jong
Mailing Address 613 Spring Street, Hapeville, GA, 30354
Telephone Mobile #
Property Address/Location: 613 Spring Street, Hapeville, GA 30354
Parcel I.D. # (INFORMATION MUST BE PROVIDED): 14 009500050069
Square Foot of Property 10,291 Building Size Proposed 1742 sqft Zoning R-SF
Present Land Use Single Family Home
Variance Requested Expansion of non-confirming setback
Applicable Code Section Sec. 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.

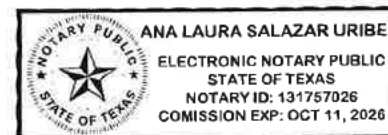

Applicant's signature

Date: 10/8/2024

State of Texas, County of Harris
Sworn to and subscribed before me

This 08 day of October, 2024


Notary Public



Document Notarized using a Live Audio-Video Connection



**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.

I am requesting an expansion of the left side set back. The Hapeville ordinance has a setback requirement of 5ft from the left side boundary. The left side of the existing house measures 3'3" from the left side property boundary, which encroaches the required 5ft.

Note: Existing structure is 850 sqft. I am proposing an addition to the existing struture that will increase the floor square footage to 1742 sqft.

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

The existing house was built in 1946, possibly prior to the creation of the ordinance. When it was built, the left side was constructed 3'3" from the property boundary. To satisfy the 5 feet set back would require moving the existing foundation and walls. This would cost a substantial amount of money to rectify.

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

The subject condition has been present since the property was built in 1946. The existing structure was built 3'3" from the property boundary.

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

No detriment to the public would occur.



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

AUTHORIZATION OF PROPERTY OWNER

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

613 Spring Street, 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

Joshua Crook

Address of Applicant

613 Spring Street, Hapeville, GA 30354

Telephone of Applicant

[REDACTED]

[REDACTED]

Signature of Owner

Joshua Crook

Print Name of Owner

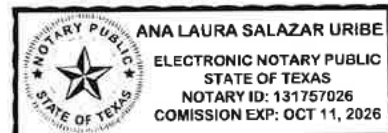
State of Texas, County of Harris

Personally Appeared Before Me this 08 day of October, 2024.

Ana Laura Salazar Uribe

Notary Public

Document Notarized using a Live Audio-Video Connection



Deed Book 67452 Page 605
Filed and Recorded 12/20/2023 11:26:00 PM
2023-0271480
Real Estate Transfer Tax \$240.00
CHE ALEXANDER
Clerk of Superior Court
Fulton County, GA
Participant IDs: 7006579064
7067927936

Return To:
GANEK PC
Mehmush Saadat
1100 Peachtree Street NE, Suite 425
Atlanta, GA 30309
Phone: (404) 892-7300 Fax: (404) 892-7246
File No. MT231238

Tax Parcel ID: 14 -0095-0005-006-9

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF FULTON

THIS INDENTURE, made the 15 day of December, 2023 between **BRADLEY C. ADAMS**, as party or parties of the first part, hereinafter called Grantor, and **ERICA JONG AND JOSHUA DOUGLAS CROOK, TRUSTEES OF THE JONG CROOK REVOCABLE TRUST, DATED NOVEMBER 20, 2023, as joint tenants with rights of survivorship and not as tenants in common**, as party or parties of the second part, hereinafter called Grantee (the words, "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of **TEN AND NO/100 AND OTHER GOOD AND VALUABLE CONSIDERATION** ---- (\$10.00) DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land lying and being in Land Lot 95 of the 14th District, Fulton County, Georgia, Being Lot 5, Sims Property Subdivision, as per plat recorded in Plat Book 24, Page 47, Fulton County, Georgia Records. Said plat being incorporated herein and made a part hereof by reference

Which currently has the address of: **813 Spring Street, Hapeville, GA 30354**

This conveyance is made subject to the following:

1. Ad Valorem real property taxes and assessments for 2024 not yet due and payable and subsequent years.
2. All easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK. SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Grantor will, subject to the exceptions, warrant and forever defend the right and title to the premises unto the Grantee against the claims of all persons claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

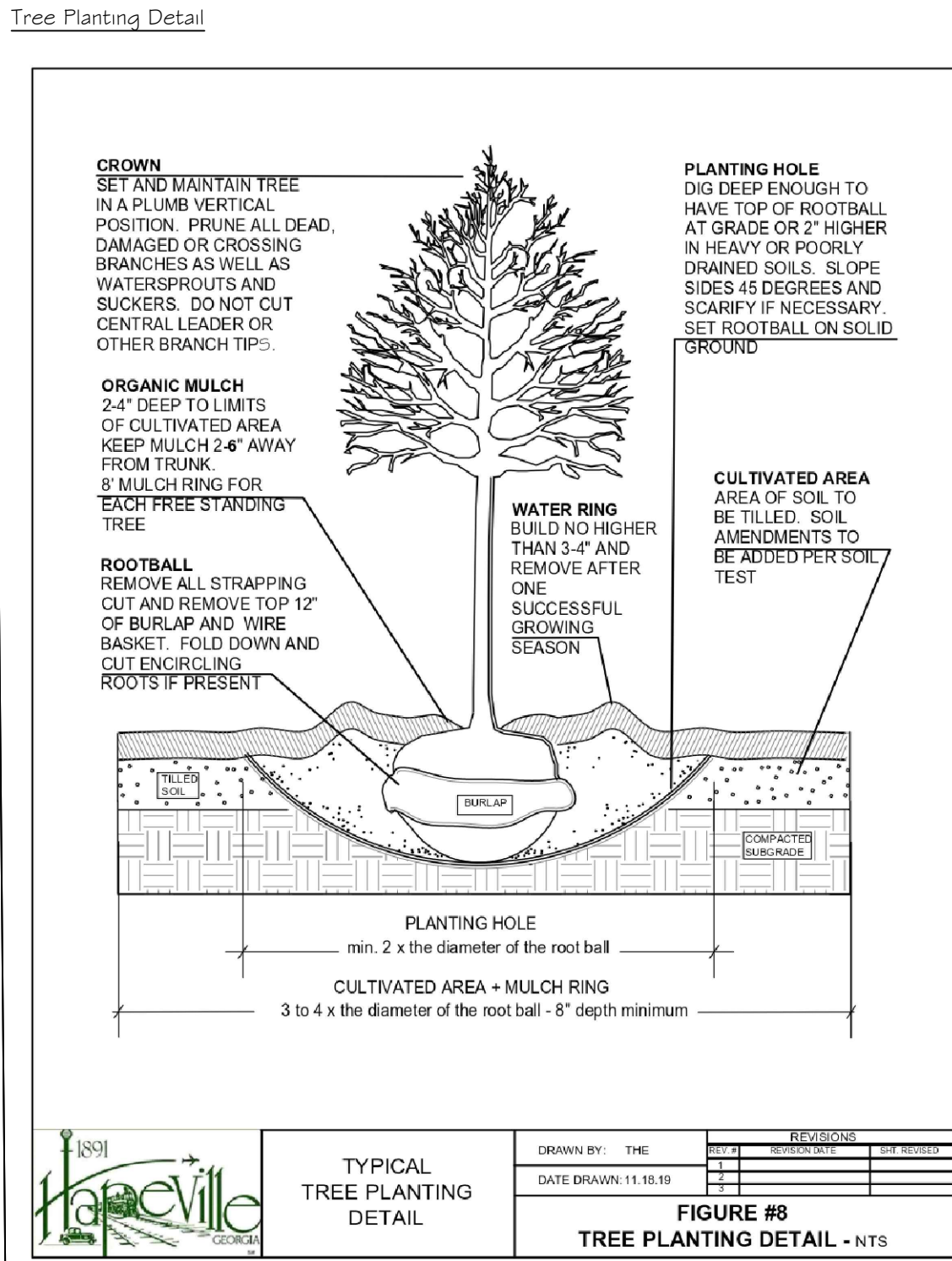
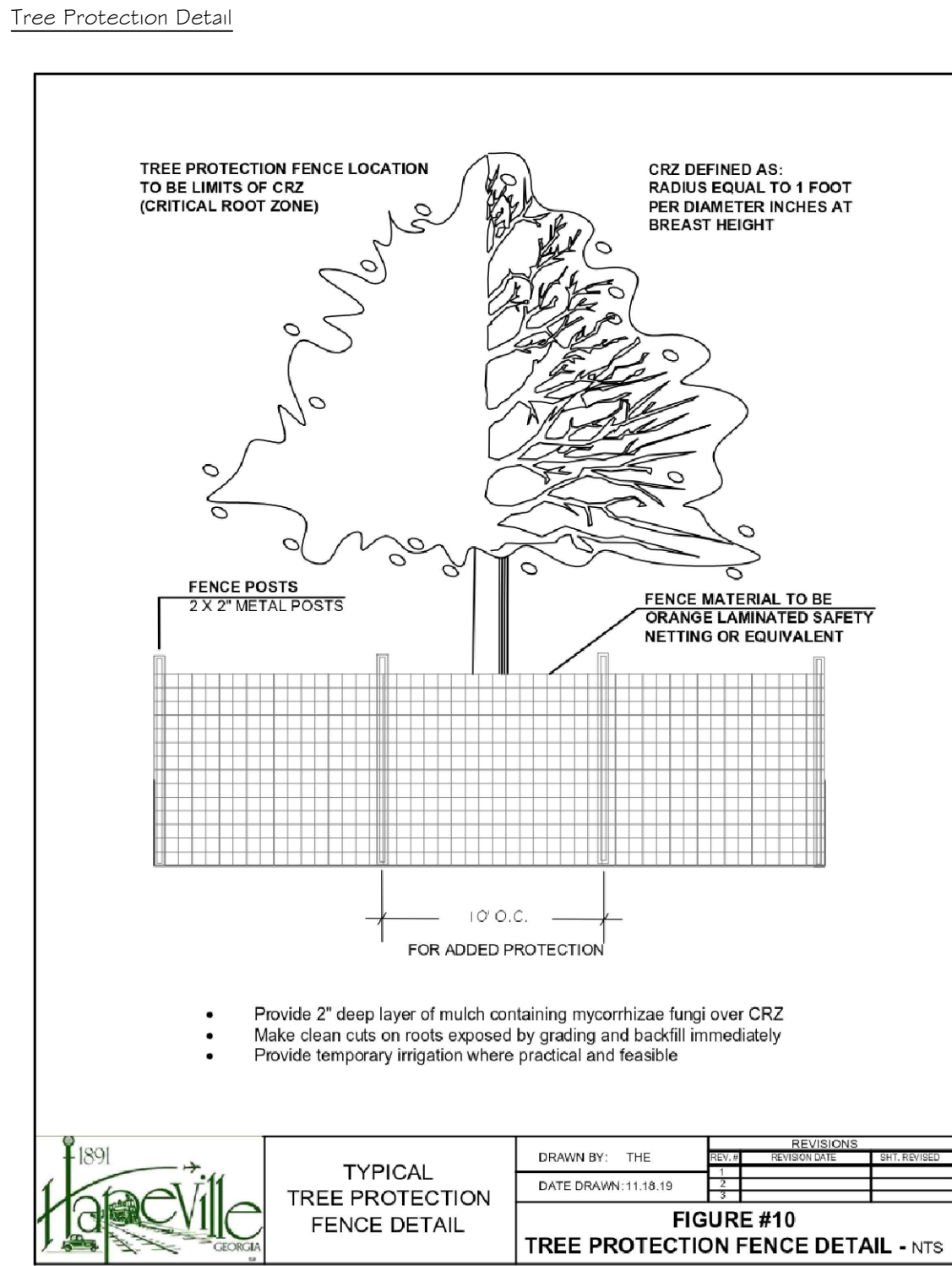
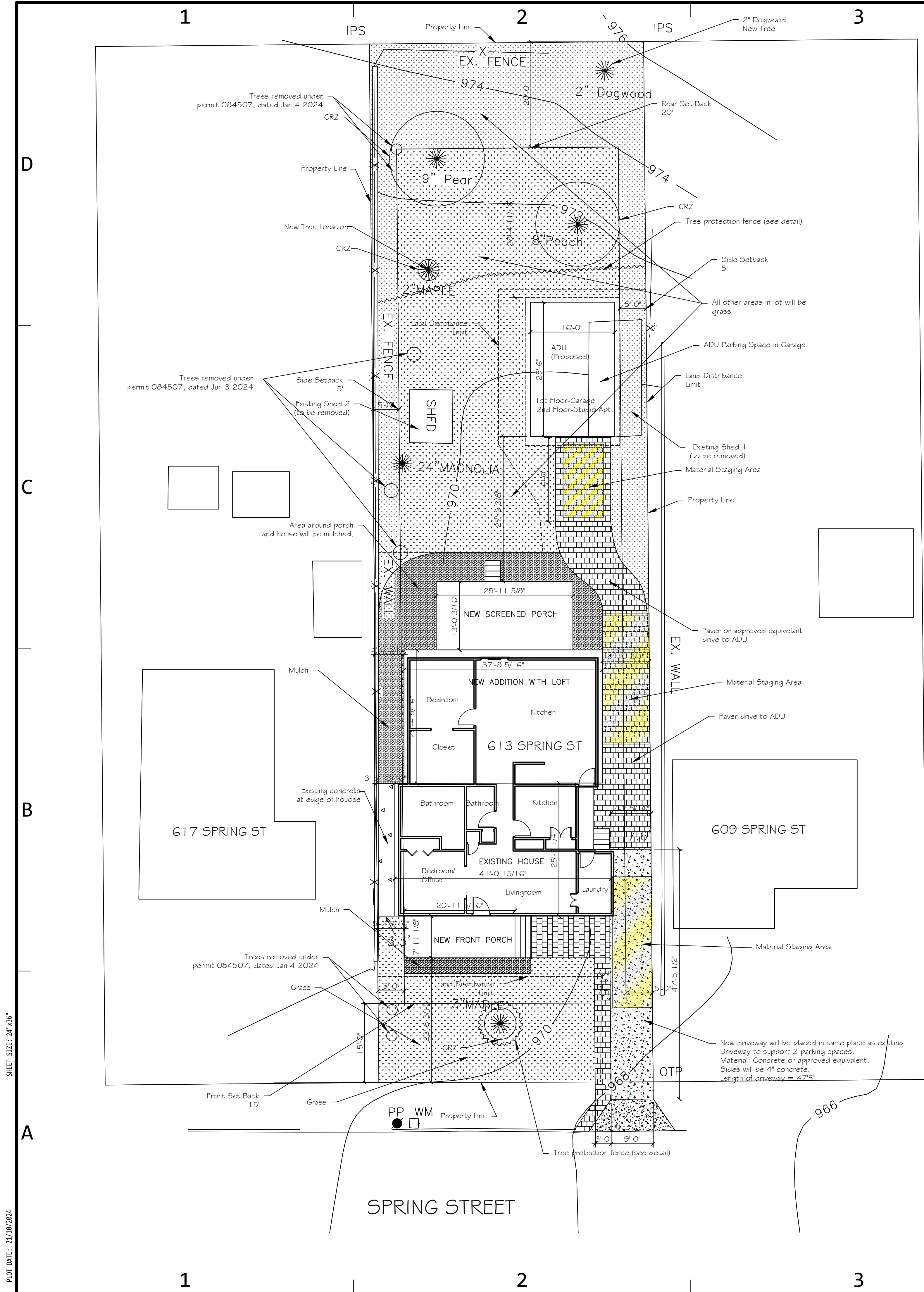
Signed, sealed and delivered this 15
day of December, 2023 in the presence of:

Witness 

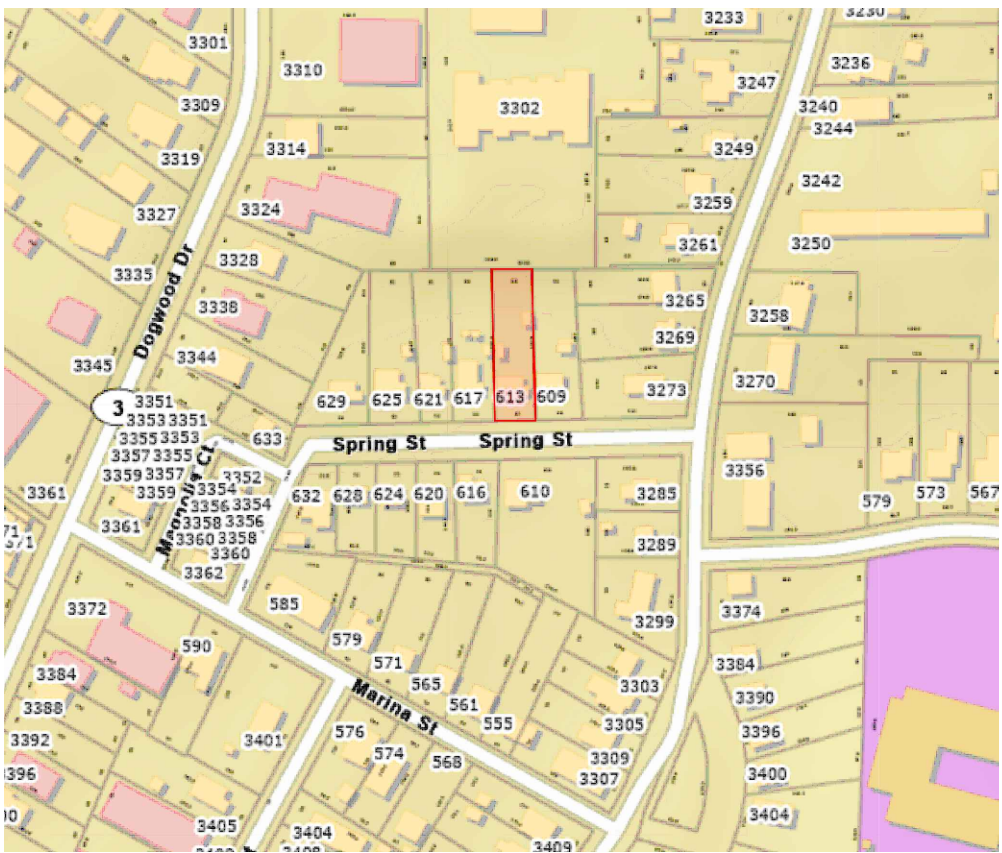
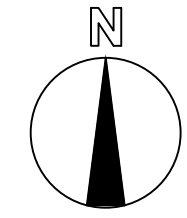

Notary Public
My Commission Expires:
(Notary Seal)



 (Seal)
Bradley C. Adams



Material Staging Area



Location Map

PROJECT SUMMARY:
613 Spring Street was purchased in December 2023 as our primary residence and is a single family residence with an open living room and kitchen, 2 bedrooms and 1 full bathroom. The property is recorded to be 850 square feet. There is an enclosed side porch that was turned into a laundry room by a previous owner, which we will maintain for this purpose. The proposed project includes construction of an addition to the back of the home and ADU in the rear portion of the lot. The first floor will include a primary bedroom suite and closet, kitchen and pantry area, and stairs. The second floor will include a loft/recreation space, and attic storage. The front of the house will include the addition of a front porch. To improve the aesthetics of the front of the house, the door and windows will be moved. The rear of the house will include a covered back deck, the interior of the existing home will include renovations - replacing the trim, updating the bathroom, adding a primary bathroom, and converting the existing kitchen to a bedroom/office space. The ADU will have an unheated garage/workshop on the first floor. The second floor will be a 1 BR/1 BA unit, with a kitchenette. There are currently 2 sheds on the property that will be removed to accommodate the addition of the new ADU structure.

DEVELOPMENT SCHEDULE:
1/23/24: Foundation/Framing
01/31/24: Interior completion, Exterior completion
02/28/25: Site landscaping completion
03/15/25: Final Inspection/COO

THE APPLICANT IS THE OWNER OF THE PROPERTY.

SITE AREA INFORMATION:

A. Site Area	10,291 (0.236 acres)
B. Coverages for Proposed Project (Sqft)	
B.1. Building Total	
• Proposed Home	2491
• Proposed ADU	408
B.2. Impervious Surfaces	
• Paver Area	1041
• Concrete (driveway)	188
B.3. Open Space (Landscaped)	
• Grass	5483
• Mulch	561
B.4. Other Concrete	119
C. Floor Area Ratio	0.278

TREE PLAN:
No landmark trees on property
Acres: 0.236
Acreage of disturbed area: 0.086 acres
Limits of proposed land disturbance show in site plan -----
Tree Density Factor = 0.236 acres * 100 in = 23.6 inches required.
Trees counted to density factory:
- 8.7" Peach - existing
- 9.4" Pear - existing
- 2.2" Maple - existing (moved to new location)
- 3.4" Maple - existing
- 2" Dogwood - New
Total Tree Diameter of existing trees: 23.7 inches
Note: Existing trees meet required tree density factor
Total Tree Diameter of existing and new trees: 25.7"

5 Trees have been removed from the property.
Reference Hapeville Permit: 084507, dated Jan 4 2024 and Jun 3 2024.

TREE CONSERVATION PLAN NOTES:
The inches per acre shown on the Tree Preservation and/or Replacement Plan(s) must be verified prior to the issuance of the Certificate of Occupancy. Contact the City of Hapeville at 404-669-2120 to arrange a Site Inspection.

All Tree Protection Devices must be installed and inspected prior to start of any Land Disturbing activity and shall be maintained until final landscaping is installed and Certificate of Occupancy is Contact the City of Hapeville for an inspection.

The site contractor shall coordinate service routing of all gas, telephone, and electrical lines with the appropriate utility company. All construction must comply with each utility's standards and specifications and not interfere with tree planting sites or existing trees to be preserved.

Tree protection and replacement shall be enforced according to the City of Hapeville standards. Any field adjustments to tree protection device types or locations or substitutions of plant materials shown on the approved plans are subject to the review and approval of the City.

All buffers shall be replanted to buffer standards where sparsely vegetated or where disturbed. Replantings are subject to City of Hapeville approval.

A Maintenance Inspection of Trees will be performed after one (1) full Growing Season from the date of the Final Construction Inspection. Project Owners at the time of the Maintenance Inspection are responsible for Ordinance Compliance.

Label at least one tree of each variety with a securely attached water-proof tag bearing legible designation of Botanical and Common Name.

613 Spring Street Proposed Addition and ADU

Partial ID: 14 009500050069
Land Lot: 95
District 14

Owner
JOSHUA CROOK/ERICA JONG
613 Spring Street
Hapeville, GA 30354
Tel: 678-622-9232
Email: joshcrook@gmail.com

ARCHITECT/CONSULTANT

SURVEYOR

ENGINEER

Engineer: ----
Email: ----
Tel: ----
Website: ----

PROJECT

Rear Addition and ADU
613 Spring Street
Hapeville, GA 30354

Notes

The site plan is a created from the survey prepared by Alpha Land Services, revision dated 08/07/24.

MARK	DATE	DESCRIPTION
	10/20/2024	Original
PROJECT NO: 613 SPRING STREET		
CAD DWG FILE: 613 SPRING STREET-TP01 TREE PRESERVATION AND REPLACEMENT PLAN.DWG		
DRAWN BY: Joshua Crook		
CHK'D BY: -		
COPYRIGHT:		

TREE PRESERVATION AND REPLACEMENT PLAN

TP01

SHEET - OF 28

SHEET SIZE: 24"x36"

PLOT DATE: 21/10/2024

The field data upon which this plat is based has a closure precision of one foot in 15,000 feet and an angular error of 03" seconds per angle point and was adjusted using the Compass Rule. This plat has been calculated for closure and is found to be accurate within one foot in 100,000 feet.

Equipment used: Topcon GTS-213 Total Station.

FLOOD HAZARD STATEMENT

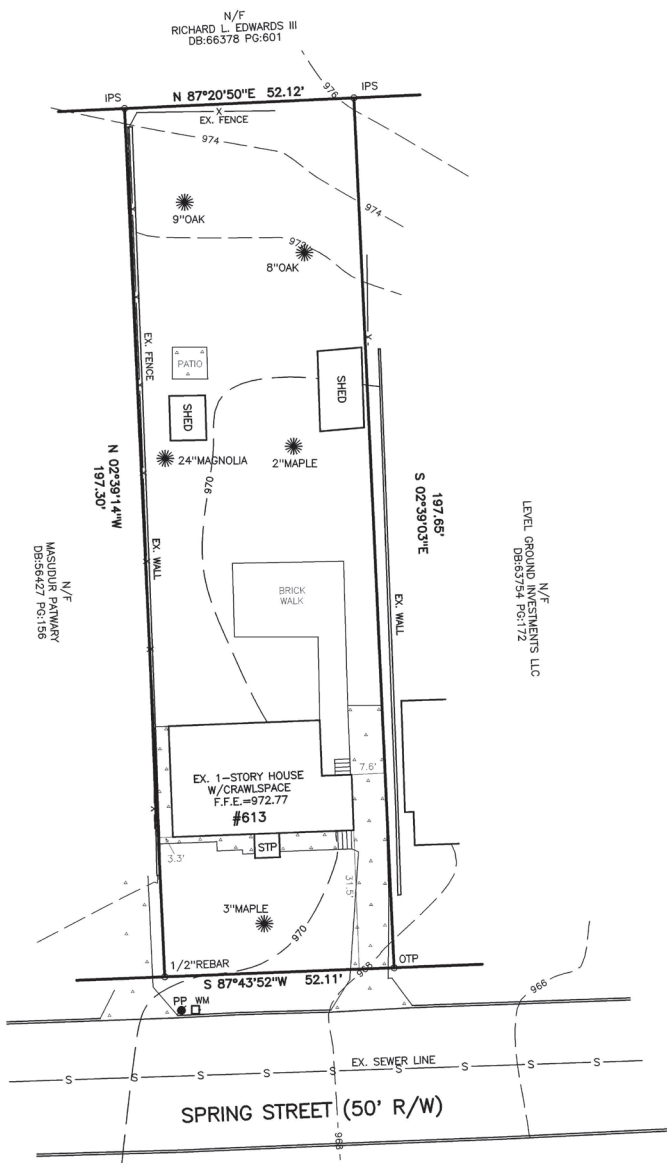
THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA AS PER THE FIRM FLOOD HAZARD MAP OF FULTON COUNTY, GEORGIA, COMMUNITY PANEL NUMBER 13121C 0366F, DATED 09/05/07

LOT AREA:

10,291 sf.

0.236 ACRES

LOT ZONED: R-SF



LEGEND

IPF = 1/2" REBAR FOUND
 IPS = 1/2" REBAR PIN SET
 L.L. = LAND LOT
 L.L.L. = LAND LOT LINE
 P.L. = PROPERTY LINE
 CL = CENTERLINE
 B.L. = BUILDING LINE
 R/W = RIGHT-OF-WAY
 S.S.E. = SANITARY SEWER EASEMENT
 D.E. = DRAINAGE EASEMENT
 MH = MANHOLE
 C.B. = CATCH BASIN
 J.B. = JUNCTION BOX
 HW = HEADWALL
 D.I. = DROP INLET
 PP = POWER/UTILITY POLE
 F.H. = FIRE HYDRANT
 I.E. = INVERT ELEVATION
 F.F.E. = FINISHED FLOOR ELEVATION
 F.F.B. = FINISHED FLOOR BASEMENT
 F.F.G. = FINISHED FLOOR GARAGE
 BOC = BACK OF CURB
 EP = EDGE OF PAVEMENT
 N/F = NOW OR FORMERLY
 P.O.B. = POINT OF BEGINNING
 SS = SANITARY SEWER LINE/PIPE
 X-X = FENCE LINE
 FZL = FLOOD HAZARD ZONE LINE
 SSWL = STORM SEWER LINE/PIPE
 W = WATER LINE
 G = GAS LINE
 CM = CONCRETE MONUMENT
 C.E. = CONSTRUCTION EASEMENT
 C&G = CURB AND GUTTER
 LS = LIGHT STANDARD
 OTP = OPEN TOP PIPE FOUND
 CTP = CRIMP TOP PIPE FOUND

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH 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.

Robert W. Richardson

ROBERT W. RICHARDSON, GA RLS #3419

08/07/24

DATE

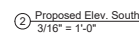
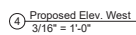
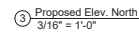
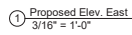


20 10 0 20
 GRAPHIC SCALE - 1" = 20'

ALPHA LAND SERVICES
 P.O. BOX 1651
 LOGANVILLE, GA 30052
 ENGINEERING • LAND SURVEYING
 OFF: 770.696.4054 EMAIL: ROBERT@ALPHALANDSURVEYOR.COM
 REVISION: 08/07/24

SURVEY FOR:
613 SPRING STREET
 TAX PARCEL: 14 0045 0005 006 9

LAND LOT: 95	LOT: 5	BLOCK:
DISTRICT: 14TH	SUB: SIMS PROPERTY	
FULTON COUNTY		
GEORGIA		
FIELD DATE: 05/03/24	AREA: 0.236 ACRES	
PLAT DATE: 05/07/24	JOB No. 24-04-194	
REF. PLAT: PB. 24	P. 47.	



Proposed building Materials:

1. Siding: 5.5" exposed, smooth surface hardie.
2. Windows: No gnds, trimmed out with 1x4
3. Front porch: 1x6 treated decking, columns wrapped in 1x6.
4. Roof: Architectural style shingles with 1x6 fascia and soffits.

pla
Potts Lang Architects

ARCHITECT

Heather Potts Lang, AIA, WELL AP, LEED AP ND + Homes
Potts Lang Architects
455 Moreland Ave NE #5346
Atlanta, Georgia 30307
404 913 1166
heather@pottslang.com

OWNER

Name
Address
Address
XXX XXX XXXX
email

CONTRACTOR

Name
Company
Address
Address
XXX XXX XXXX
email

CONSULTANT

Name
Company
Address
Address
XXX XXX XXXX
email

CONSULTANT

Name
Company
Address
Address
XXX XXX XXXX
email

[illegible]

Jong-Crook Residence
Proposed Elevations

Project number	073-2024
Date	09/11/2024
Drawn by	Author
Checked by	Checker
A4.3	
Scale	3/16" = 1'-0"



CONSULTANT
Name
Company
Address
Address
XXX XXX XXXX
email

[illegible]

Project number	073-2024
Date	09/11/2024
Drawn by	HPL
Checked by	HPL
A1.1	
Scale	1/4" = 1'-0"



Department of Planning & Zoning

PLANNER'S REPORT

DATE: November 14, 2024
TO: Adrienne Senter
FROM: Lynn M. Patterson
RE: Variance Application for 613 Spring Street

BACKGROUND

The City of Hapeville has received a variance application from Joshua Crook to allow for a reduction in the minimum west side yard setback from 5' to 3.3' for the property at 613 Spring Street. There is a proposed project for an addition to the existing dwelling which encroaches in the setback by 1.7' (3.3' from the property line). The addition will not be built within the required minimum setback and is otherwise compliant with zoning. However, as no non-conforming use may expand its building footprint in any way, the project cannot proceed without a variance. The property is currently zoned R-SF, Residential Single-Family.

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. 93-22.1-1 Dimensional Requirements

R-SF 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	2½	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;

There are no extraordinary or exceptional conditions for this property based upon the size, shape or topography.

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 variance would allow for the renovation and addition to the home, which could not be completed otherwise.

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

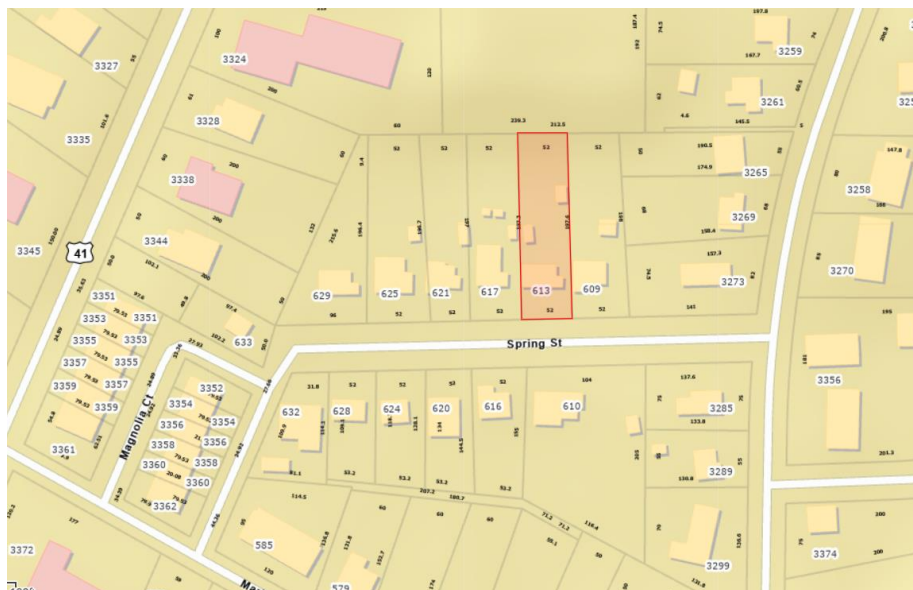
As stated above, the existing dwelling is a non-conforming condition of the developed site.

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 renovation and expansion of the existing residence. There is no evidence of a detriment to the public good. The proposed variance is recommended for approval.



613 Spring Street



City of Hapeville 2025 Meeting Schedule

Hapeville Board of Appeals 2025

All Board of Appeals meetings are scheduled for 6:00 PM at the Municipal Annex located at 700 Doug Davis Drive unless otherwise posted.

	Submittal Deadline	Meeting Date
January	December 2, 2024	Thursday, January 23, 2025
February	January 2, 2025	Thursday, February 27, 2025
March	February 3, 2025	Thursday, March 27, 2025
April	March 3, 2025	Thursday, April 24, 2025
May	April 1, 2025	Thursday, May 22, 2025
June	May 1, 2025	Thursday, June 26, 2025
July	June 2, 2025	Thursday, July 24, 2025
August	July 1, 2025	Thursday, August 28, 2025
September	August 1, 2025	Thursday, September 25, 2025
October	September 2, 2025	Thursday, October 23, 2025
November	October 1, 2025	Thursday, November 20, 2025
December	November 3, 2025	Thursday, December 18, 2025

Submittal of partial or incomplete applications will not be considered for placement on the Board of Appeals agenda until the application is accepted as complete. Meeting dates and deadlines are subject to final review and approval by the Planning & Economic Development Manager.