



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
James Jordan
Meeghan Murray
Kate Rockett
Chase Stell
Melanie Williams

Board of Appeals Meeting

700 Doug Davis Drive
Hapeville, GA 30354

July 24, 2025 6:00 PM

AGENDA

- 1. Call to Order**
- 2. Roll Call**
Michael Simpson, Chairman
Jason Morris, Vice Chairman
James Jordan
Meeghan Murray
Kate Rockett
Chase Stell
Melanie Williams
- 3. Approval of Minutes**
 - 3.1. Minutes of March 27, 2025
- 4. New Business**
 - 4.1. 3538 South Fulton Avenue Variance Request

Background:

William Dellinger is requesting a variance to allow the placement of an accessory structure within the side yard at 3538 South Fulton Avenue, Hapeville, GA 30354 (Parcel ID: 14 0098 0020 041 4). The property is zoned U-V (Urban Village) and is subject to the zoning regulations under section 93-2-5 (Accessory uses, accessory structures, yard requirements of accessory structures, or outbuildings and fences) of the City of Hapeville Zoning Ordinance.

Documents:

1. Application - 3538 South Fulton Avenue_Variance_Redacted
2. Plans - 3538 South Fulton Avenue_Variance
3. Planner's Report - 3538 South Fulton Avenue_Variance

4.II. 3396 - 3408 North Fulton Circle Variance Request

Background:

Jorge Vargas is requesting a variance to reduce the minimum street frontage for Lots 2 and 3, allow a reduction in the front setbacks for Lots 4, 5, and 6 and the rear setback for Lot 2 and allow a reduction in the minimum floor area for the properties located at 3396, 3400, 3404, 3406, and 3408 North Fulton Circle, Hapeville, Georgia 30354 (Parcel ID's: 14-0095-0009-012-3, 14-0095-0009-008-1, 14-0095-0009-014-9, 14-0095-0009-015-6, 14-0095-0009-016-4, 14-0095-0009-020-6, 14-0095-0009-017-2, 14-0095-0009-018-0, and 14-0095-0009-019-8). The properties are zoned R-SF (Residential Single Family) and are 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 - North Fulton Circle_Variences_Redacted
2. Plans - North Fulton Circle_Plat_Variences
3. Planner's Report - N Fulton Circle_Sudivision_Variences

5. **Next Meeting Date - August 28, 2025 at 6:00 PM**

6. **Adjourn**