



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

August 28, 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.I. Minutes of July 24, 2025

Documents:

1. Minutes - 07-24-2025_draft

4. Public Hearing

4.I. 651 North Avenue Variance Request

Background:

Abdulsattar Khan is requesting a variance to reduce the required setback at 651 North Avenue, Hapeville, GA 30354, Parcel ID: 14 009900030729. The property is zoned R-1, One Family Residential 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 - 651 North Avenue_Variance_Redacted
2. Plans - 651 North Avenue_Variance
3. Planners Report - 651 North Avenue_Setback Variance

4.II. 3445 Dogwood Drive Off-Site Parking Arrangement

Background:

Maruf Ali is requesting an off-site parking arrangement at 3445 Dogwood Drive, Hapeville, GA 30354, Parcel ID: 14 009800170310. The property is zoned U-V, Urban Village and is subject to the zoning regulations under section 93-23-12 (Location) of the City of Hapeville Zoning Ordinance.

Documents:

1. Application - 3445 Dogwood Drive_Off Site Parking_Redacted
2. Plans - 3445 Dogwood Drive_Off Site Parking

3. Planners Report - 3445 Dogwood Drive_Off Site Parking
4. Fire Marshal Report - 3445 Dogwood Drive_Off Site Parking

5. Next Meeting Date - September 25, 2025 at 6:00 PM

6. Adjourn



Michael Simpson, Chairman
Jason Morris, V. Chairman
James Jordan
Meeghan Murray
Kate Rockett
Chase Stell
Melanie Williams

Board of Appeals Meeting

700 Doug Davis Drive
Hapeville, Georgia 30354

July 24, 2025 6:00 PM

MINUTES

1. Called to Order at 6:01 p.m.

2. Roll Call

Michael Simpson, Chairman
Jason Morris, Vice Chairman
James Jordan (absent)
Meeghan Murray
Kate Rockett
Chase Stell
Melanie Williams (absent)

3. Approval of Minutes

3.1. Minutes of March 27, 2025

MOTION ITEM: Chase Stell made a motion to approve the minutes of March 27, 2025, as submitted. The motion was seconded by Jason Morris. **MOTION CARRIED: 4-0.**

4. Public Hearing

4.1. 3538 South Fulton Avenue

Variance Request

Background:

William Dellinger requested 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.

Findings:

The applicant desires to transition the current bricked parking pad into a formal garden that will serve as an outdoor sanctuary featuring an assortment of potted plants, planters and garden accessories. The property is currently used as a mixed-use commercial and residential property

and the accessory structure, a pergola, would house these items as a showcase. Note – inventory storage is not allowed within the pergola. The applicant has noted that all selling would take place in the existing enclosed showroom. There is landscaping proposed in the 10' setback between the pergola and the adjacent property line.

There is a single-family dwelling located adjacent to this side of the property.

Recommendation:

The subject property is a mixed-use historical structure that has been converted to a combination residential and commercial use. The proposed pergola is intended as part of a garden including a koi pond and landscaping. It will showcase the commercial elements but is not a showroom nor will any commercial transactions take place in the pergola area. Residential applications allow for pergolas in the side yard, however, commercial and mixed-use properties do not. In the future, this property could be used for either commercial, mixed-use, or residential only. As the proposed structure is garden-like, staff recommends approval. Any other type of storage structure, such as a shed or garage would not be recommended.

Public Comment:

Melvin Traynum, a resident of 3550 Atlanta Avenue, spoke in support of the request.

End of Public Comment.

William Dellinger and Tim Thomas explained that with the change of location, an outdoor expansion area is necessary. The proposed area will include a pergola with enhanced landscaping to both beautify the site and provide a buffer for the adjacent property. Additional improvements will feature rear-yard vegetation, a fish pond, and a well-manicured gathering space.

Board Member Kate Rockett inquired about additional lighting. The applicant confirmed that professional lighting will be installed.

MOTION ITEM: Chase Stell made a motion to approve the variance requests to allow placement of an accessory structure within the side yard at 3538 South Fulton Avenue, as requested. The motion was seconded by Kate Rockett. MOTION CARRIED: 4-0.

4.II. 3396 – 3408 North Fulton Avenue Variance Request

Background:

Jorge Vargas requested variances 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.

Findings:

The two subject properties have three (3) single-family dwellings located on each lot. The properties were developed in the early twentieth century and do not conform to current standards. In order to allow for the legal subdivision of the two lots into seven individual lots, variances for lot frontage, minimum dwelling size, and setback encroachments are required. The Planning Commission reviewed the application and conditionally approved the plat subject to approval of the variances by the Board of Appeals.

Variance 1 Sec. 93-22.1-1 Dimensional Requirements

The lot frontage for 3408 (30') and 3406 (30.36') are less than the required 40'.

Variance 2 Sec. 93-22.1-1 Dimensional Requirements

The square footage of the dwellings located at 3408 (799.4 SF) and 3406 (999.4 SF) North Fulton Circle are less than the minimum 1,000 SF.

Variance 3 Sec. 93-22.1-1 Dimensional Requirements

3404 North Fulton Circle, 3400 North Fulton Circle, and 3396 North Fulton Circle encroach in the front setback. 3408 N Fulton encroaches in the rear setback.

Recommendation:

The requested variances with regard to the Dimensional Requirements (Sec 93-22.1-1) are warranted as they are required for any development or clear title / legal sale of the individual properties. Staff recommended approval of the variances.

Public Comment:

Jack Snyder, 3309 North Fulton Avenue, spoke with questions regarding the widening and paving of the existing street, the replacement of parking signs, the reconstruction of a previously removed block wall, and the status of the trees located at the front of the property.

End of Public Comments.

MOTION ITEM: Chase Stell made a motion to approve the variance requests 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, as requested. The motion was seconded by Meeghan Murray. Motion Carried: 4-0.

5. Next Meeting Date – August 28, 2025 at 6:00 p.m.

6. Adjourn

MOTION ITEM: Jason Morris made a motion to adjourn the meeting at 6:32 p.m. The motion was seconded by Kate Rockett. MOTION CARRIED: 4-0.

Respectfully submitted by,

Michael Simpson, Chairman

Adrienne Senter, Secretary

DRAFT

25-BOA-08-04

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

Name of Applicant ABDULSATTAR KHAN

Mailing Address 751 N CENTRAL AVE HAPEVILLE GA 30354

Telephone _____ Mobile # [REDACTED] Email [REDACTED]

Property Owner (s) RK SONS DEVELOPMENT

Mailing Address 751 N CENTRAL AVE HAPEVILLE GA 30354

Telephone _____ Mobile # [REDACTED]

Property Address/Location: 651 N CENTRAL AVE HAPEVILLE GA 30354

Parcel I.D. # (INFORMATION MUST BE PROVIDED): 14-0099-0003-072-9

Square Foot of Property 6000 Building Size 1031 Zoning R-SF

Present Land Use SINGLE FAMILY HOME

Variance Requested 107 SF ADDITION TO REAR OF HOME

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 misstatement may be considered per se 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 the contents of 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 OCGA 28-10-1 and I may be prosecuted for a violation thereof.

[Signature]
Applicant's signature
Date: 06/27/25

Sworn to and subscribed before me
This 27th day of June, 2025.
[Signature]
Notary Public

**Tiffany Fenell
NOTARY PUBLIC
CLAYTON COUNTY, GEORGIA
My Commission Expires 01/15/2029**

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

AUTHORIZATION OF PROPERTY OWNER

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

651 NORTH AVE HAPEVILLE GA 30554

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

ABDUSATTAR KHAN KHAN KHAN

Address of Applicant

[REDACTED]

Telephone of Applicant

[REDACTED]

[Signature]
Signature of Owner

ABDUSATTAR KHAN
Print Name of Owner

**Wilany Ferrell
NOTARY PUBLIC
CLAYTON COUNTY, GEORGIA
My Commission Expires 01/15/2029**

Personally Appeared Before Me this 27th day of June, 2020

[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.

See Attached

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

Attachment

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

Attachment

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

Attachment

Variance Justification - 651 North Avenue, Hapeville, GA

This document provides a comprehensive explanation of why a variance is justified for the property at 651 North Avenue, based on extraordinary and exceptional conditions, the unnecessary hardship imposed by the ordinance, the peculiar nature of these conditions, and the absence of detriment to the public good.

Extraordinary and Exceptional Conditions

The property at 651 North Avenue is uniquely affected by a combination of size, shape, zoning constraints, and environmental factors. The lot is a narrow 60-foot-wide parcel on a corner, measuring 6,000 square feet—just at the minimum allowed in the R-SF zoning district. With required 5-foot side setbacks on both sides, the buildable width is reduced to only 50 feet, significantly limiting usable area.

Additionally, the property fronts both North Avenue and Lake Avenue, resulting in dual frontage requirements and increased setbacks that further compress the buildable area compared to interior lots. The existing structure, built before modern zoning ordinances, is legally non-conforming and slightly encroaches into the setback. These combined physical limitations create an exceptional situation not typical of most residential properties in Hapeville.

Unnecessary Hardship Created by the Ordinance

Strict enforcement of the zoning ordinance would require a complete redesign or relocation of the structure, which is both financially burdensome and practically infeasible. In fact, the homeowner previously pursued a fully compliant solution through demolition and new construction. Permits were obtained and plans were approved; however, during site evaluation, it was determined that critical root zones of neighboring protected trees would be irreparably damaged by the proposed new structure. This environmental constraint, beyond the owner's control, forced the project to be abandoned.

AK

As a result, the only viable option is to renovate the existing home and modestly expand it by 107 square feet at the rear. Without a variance, even this minimal addition cannot move forward-effectively freezing the property in a state of disrepair and preventing reasonable improvement. Over three years have been spent navigating planning, design, permitting, and environmental review processes, resulting in significant financial loss and delay. Denial of the variance would void that entire investment.

Peculiarity of Conditions to the Property

These hardships are specific to 651 North Avenue and are not generally applicable to other properties in the district. Few properties face the same convergence of factors: a minimum-width corner lot, dual street frontages, existing legal non-conformities, and the presence of nearby protected trees with overlapping root zones. These conditions make compliance with the ordinance uniquely difficult for this particular site, and the hardship is not self-created.

Impact on the Public Good

Granting the variance would not result in any detriment to the public good. On the contrary, the project supports the City's goals by preserving a historic structure, avoiding harm to the urban tree canopy, enhancing the character of the neighborhood, and bringing a long-dormant property back into productive residential use. The modest 107-square-foot addition will not negatively affect neighboring properties or alter the scale and character of the area.

The design maintains neighborhood compatibility, complies with environmental regulations, and promotes responsible stewardship of the property—all in line with the City of Hapeville's architectural and conservation standards.

Conclusion

The property at 651 North Avenue is burdened by a unique combination of size, shape, existing conditions, and environmental limitations. The strict application of the zoning ordinance would impose an unnecessary and disproportionate hardship, especially in light of the owner's good-faith

AK

SITE CONSTRUCTION PLANS

651 NORTH AVENUE
HAPEVILLE, GEORGIA 30354

PARCEL ID: 14 009900030729

FULTON COUNTY GEORGIA

RK SONS DEVELOPMENT INC.

GENERAL NOTES:

1. PRIOR TO LAND DISTURBING AND/OR CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE AREA EROSION CONTROL / SITE DEVELOPMENT INSPECTOR.
2. IF THE CONTRACTOR, DURING THE COURSE OF THE WORK, FINDS ANY DISCREPANCIES BETWEEN THE PLANS AND THE PHYSICAL CONDITIONS OF THE LOCALITY, OR ANY ERRORS OR OMISSIONS IN THE PLANS OR IN THE LAYOUT AS GIVEN BY THE ENGINEER, IT SHALL BE HIS DUTY TO IMMEDIATELY INFORM THE ENGINEER, IN WRITING, AND THE ENGINEER WILL PROMPTLY VERIFY THE SAME. ANY WORK DONE AFTER SUCH A DISCOVERY, UNTIL AUTHORIZED, WILL BE AT THE CONTRACTOR'S RISK.
3. THE EXISTING UTILITIES SHOWN ON THE PLANS HAVE BEEN PREPARED FROM THE INFORMATION AVAILABLE TO THE ENGINEER AND MAY NOT BE ACCURATE TO EXTENT OR LOCATIONS. PRIOR TO BEGINNING ANY WORK, THE CONTRACTOR SHALL NOTIFY UTILITIES AND THEN MARK OR REMARK THEIR FACILITIES.
4. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING VEGETATION WHICH DOES NOT UNREASONABLY INTERFERE WITH CONSTRUCTION.
5. THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCH MARKS, REFERENCE POINTS AND STAKES.
6. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND LICENSES FOR EXECUTION OF ALL MATERIALS. THE EXECUTION OF THE WORK SHALL BE IN ACCORDANCE WITH THE STATE AND LOCAL CODES, RULES, AND REGULATIONS.
7. TESTING SHALL BE DONE BY THE CONTRACTOR UNLESS OTHERWISE NOTED.
8. SHORING SHALL BE DONE AS NECESSARY FOR THE PROTECTION OF THE WORK AND FOR THE SAFETY OF PERSONNEL. SHORING SHALL BE IN ACCORDANCE WITH SECTION 7 OF THE MANUAL OF ACCIDENT PROTECTION IN CONSTRUCTION AS PUBLISHED BY THE ASSOCIATED GENERAL CONTRACTORS OF AMERICA, OSHA, AND THE LOCAL REGULATIONS.
9. ANY AND ALL WALLS SHOWN HEREIN ARE FOR LAYOUT PURPOSES ONLY. WALL STRUCTURAL DESIGN, DETAILS, CALCULATIONS, APPROVALS, PERMITS, FEES, INSPECTIONS AND CERTIFICATIONS REQUIRED BY THE GOVERNING AUTHORITY SHALL BE PROVIDED BY OTHERS. CONTRACTOR SHALL INSTALL FALL PROTECTION RAIL SYSTEM(S) FOR ALL WALLS 30 INCHES IN HEIGHT OR GREATER UNLESS OTHERWISE SPECIFIED BY STATE AND/OR LOCAL CODES, RULES, OR REGULATIONS. FALL PROTECTION RAIL SYSTEM(S) SHALL BE IN ACCORDANCE WITH OSHA STANDARD 1926. SUBPART M - FALL PROTECTION.
10. ALL STAIRWAYS HAVING MORE THAN THREE (3) RISERS ABOVE A FLOOR OR GRADE SHALL BE EQUIPPED WITH HANDRAILS LOCATED NOT LESS THAN 34 INCHES (34") NOR MORE THAN 38 INCHES (38") ABOVE THE LEADING EDGES OF A TREAD. EXCEPTION: HANDRAILS THAT FORM PART OF A GUARDRAIL MAY BE 42 INCHES (42") HIGH.
11. ALL WALL TOPS TO BE SIX INCHES (6") ABOVE GRADE UNLESS OTHERWISE NOTED.
12. MAXIMUM CUT OR FILL SLOPE IS 2H:1V UNLESS OTHERWISE SPECIFIED. SLOPES EQUAL TO OR STEEPER THAN 2 H:1V AND WITH A HEIGHT OF 10' OR GREATER SHALL BE STABILIZED WITH APPROPRIATE MATTING OR BLANKETS.

SITE INFORMATION:

1. TOTAL ONSITE AREA: 0.138 ACRES (6,000 SQ. FT.), MORE OR LESS
2. BOUNDARY & TOPOGRAPHIC INFORMATION PROVIDED BY BOUNDARY ZONE INC., DATED 04/18/2022.
3. THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR DEKALB COUNTY, GEORGIA AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER(S) 13121C0366F, EFFECTIVE DATE 09/18/2013 WAS EXAMINED AND NO PORTION OF THE PROPERTY SHOWN HEREIN WAS FOUND TO FALL WITHIN A DESIGNATED FLOOD ZONE "A" (AREAS OF 100-YEAR FLOOD) OR SPECIAL FLOOD HAZARD ZONE (AREAS OF 500-YEAR FLOOD).
4. THERE ARE NO STATE WATERS LOCATED ON OR WITHIN 200 FEET OF THE SITE.
5. THERE ARE NO KNOWN WETLANDS ON THIS SITE
6. THE ORTHOMETRIC HEIGHTS (ELEVATIONS AND CONTOURS) SHOWN HEREON WERE DETERMINED BY A COMBINATION OF FIELD RUN SURVEY BY BOUNDARY ZONE INC., DATED 04/18/2022 AND FULTON COUNTY GIS.

THIS PROJECT HAS BEEN PREPARED USING THE HORIZONTAL GEORGIA COORDINATE SYSTEM OF 1984 (NAD 1983)/94 WEST ZONE, AND THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988.

DEVELOPMENT SERVICES PERMITTING DISCLAIMER

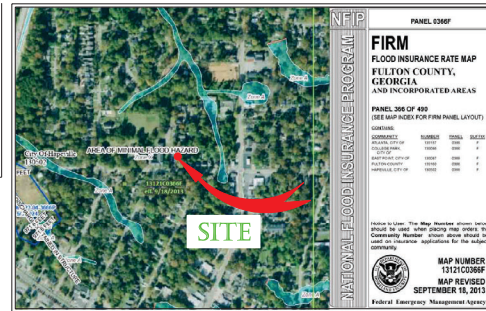
THE APPROVAL OF THESE PLANS AND THE ISSUANCE OF THIS LAND DISTURBANCE PERMIT SHOULD NOT BE CONSTRUED AS AN INDICATION THAT ALL PREREQUISITES FOR LAWFUL OR SUITABLE OPERATIONS RELATED TO THIS PROJECT WHICH MIGHT NECESSITATE SUPPLEMENTARY PERMITS, HAVE BEEN FULFILLED. IT REMAINS THE RESPONSIBILITY OF THE OWNER/DEVELOPER/BUILDER TO ASCERTAIN THE ADDITIONAL PERMITTING OR APPROVALS THAT MIGHT BE OBLIGATORY FOR THE OPERATION FROM THIS JUNCTURE, IN A MANNER CONSISTENT WITH LEGAL AND APPROPRIATE STANDARDS. THE ENDORSEMENT OF PLANS OR THE GRANTING OF PERMITS DOES NOT RELEASE THE APPLICANT FROM THE OBLIGATION TO ADHERE TO ALL PERTINENT LAWS, REGULATIONS, GUIDELINES, OR OTHER REQUISITE PERMITS ESSENTIAL FOR THIS PROJECT.

SITE LOCATION



NOT TO SCALE

FEMA FIRM MAP



FEMA FIRM PANEL NO.: 13121C0366F
NOT TO SCALE

CONTACT INFORMATION:

PLAN DESIGNER: SCOTT C. NORTH, PLS, CFEDS
NORTH SURVEYING AND MAPPING, LLC

ADDRESS: 1071 DEAN DRIVE NW
ATLANTA, GA 30318
404.203.1147

PHONE: 404.203.1147
EMAIL: SCOTT.NORTH@NORTHSM.COM

OWNER: RK SONS DEVELOPMENT INC.
ADDRESS: 651 NORTH AVENUE
HAPEVILLE, GA 30354

SITE DATA:

ADDRESS: 651 NORTH AVENUE
HAPEVILLE, GEORGIA 30354
SITE AREA: 0.138 AC (6,000 SF)

ZONING: R-SINGLE FAMILY
DISTRICT: 14TH
LAND LOT: 99
ZONING JURISDICTION: FULTON COUNTY

COVER SHEET

SHEET NO.: C1
DATE: 06/30/2025
PROJECT#: 2500172

PROJECT OWNED/DEVELOPED BY:
RK SONS DEVELOPMENT INC.
651 NORTH AVENUE
HAPEVILLE, GEORGIA 30354



GSVCC # 0000104692
EXPIRATION: 12/22/2026

1071 DEAN DRIVE NW
ATLANTA GEORGIA 30318
404-203-1147
GEORGIA CO#1: LCF001411

BUILDER/PERMITEE

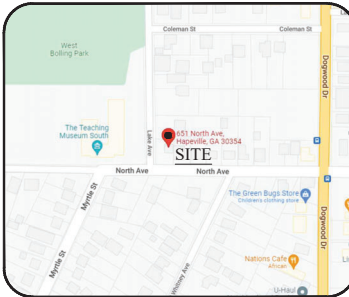
24-HOUR CONTACT:

RK SONS DEVELOPMENT INC.
(404) 391-2064
INFO@RKSONSINC.COM

INDEX SHEET

SHEET NO.	SHEET NAME
C1	COVER SHEET
C2	SITE PLAN
C3	TREE PROTECTION & EROSION CONTROL PLAN
C4	CONSTRUCTION DETAILS





- GENERAL NOTES:**
- PROJECT NDBERTIVE:
 - SITE LOCATION: 651 NORTH AVENUE, HAPEVILLE, GEORGIA 30354
 - SCOPE OF WORK: DEMOLISH EXISTING SINGLE FAMILY HOUSE AND DETACHED GARAGE, CONSTRUCT A SINGLE FAMILY RESIDENCE (SEE ARCHITECTURAL PLANS FOR MORE DETAIL).
 - SANITARY SEWER IS PROVIDED BY PUBLIC SEWER SYSTEM.
 - DRAINAGE STRUCTURES DO NOT EXIST ON THIS PROPERTY.
 - CREEKS OR DRAINAGE WALES DO NOT EXIST ON THIS PROPERTY.
 - NO NEW STORM DRAIN PIPES ARE PROPOSED.
 - THIS PROPERTY DOES NOT LIE WITHIN THE CHATTAHOOCHEE RIVER CORRIDOR.
 - THIS PROPERTY IS NOT ON OR WITHIN 200 FEET OF WATERS OF THE STATE.

SINGLE FAMILY RESIDENCE

651 NORTH AVENUE
HAPEVILLE, GA 30354
PARCEL ID: 14 009900030729



PRE-CONSTRUCTION IMPERVIOUS AREA			
AREA	SQ. FT.	ACRE	% ACRE
LOT AREA	6,000	0.138	
EXIST. HOME / GARAGE	1,285	0.029	
EXIST. DRIVE / STEPS / CONC.	460	0.011	
EXIST. PORCH / DECK	32	0.001	
EXIST. WALLS	4	0.000	
TOTAL IMPERVIOUS COVERAGE	1,781	0.041	29.68%
REMAINING PERVIOUS AREA	4,219	0.097	70.32%

Vicinity Map (NTS)

FIRM Panel Vignette (NTS)

FLOOD HAZARD STATEMENT:
THIS IS TO CERTIFY THAT NO PORTION OF THIS SITE LIES WITHIN A FEDERALLY DESIGNATED 100 YEAR FLOOD HAZARD AREA AS SHOWN ON THE F.I.R.M. MAP OF FULTON COUNTY, GEORGIA PANEL # 13121C0366F, EFFECTIVE ON 09/18/2013.

ZONING: R-SF

SETBACKS

- FRONT: 15 FT
- SIDE: 1 FT
- REAR: 20 FT
- LOT FRONTAGE: 40 FT
- BUILDING HEIGHT: 35 FT
- MIN. LOT AREA: 6,000 SQ. FT.
- MAX. LOT COVERAGE: 70%

THE SURVEYOR IN NO WAY INTENDS TO INTERPRET OR MAKE CONCLUSION REGARDING THE ZONING AND SETBACK DESIGNATION SHOWN HEREON. THIS INFORMATION IS REPORTED FROM PUBLIC INFORMATION OBTAINED FROM CITY OR COUNTY PLANNING AND ZONING DEPARTMENTS.

OWNER / APPLICANT

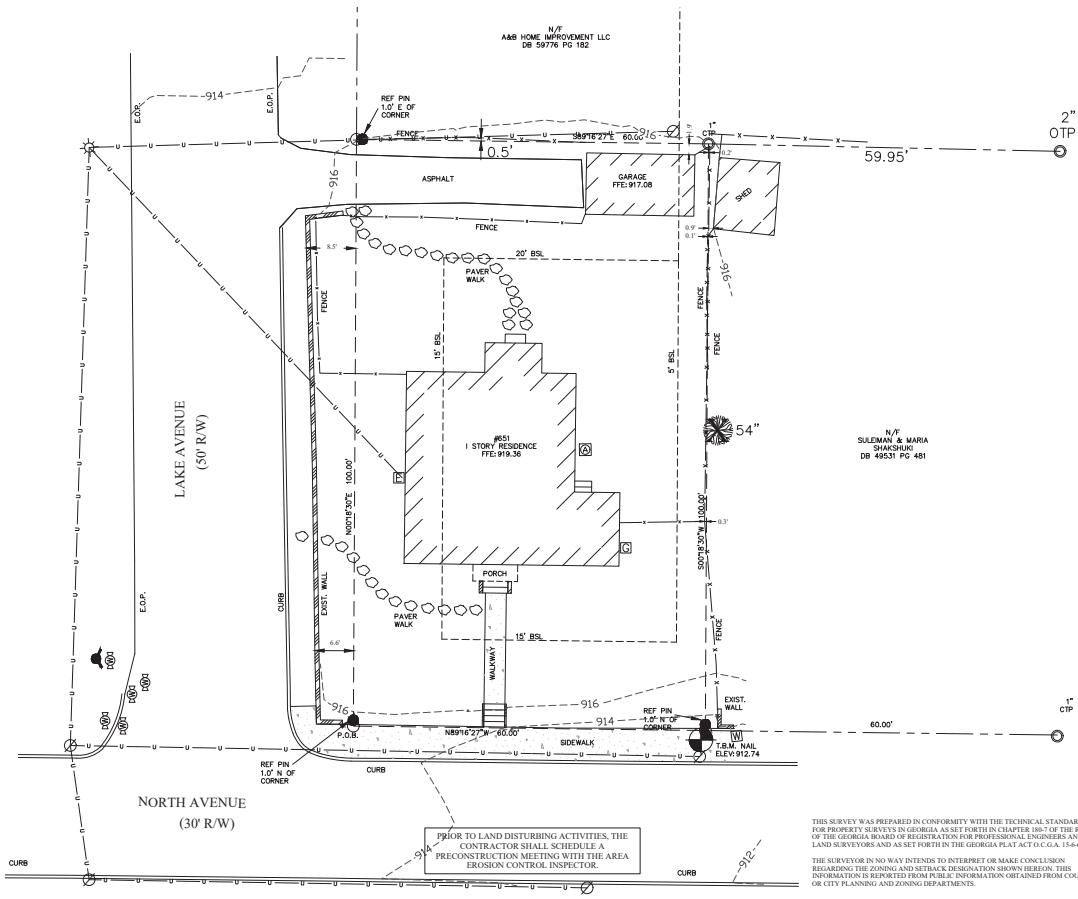
KHAN ABDUL
651 NORTH AVENUE
HAPEVILLE, GEORGIA 30354

**BUILDER / PERMITTEE
24-HR CONTACT**

KHAN ABDUL
651 NORTH AVENUE
HAPEVILLE, GEORGIA 30354
(404) 391-2064
INFO@RKSONSINC.COM

TOTAL AREA:
6,000 SF / 0.138 AC

SHEET NO.	TITLE
1	EXISTING CONDITIONS SURVEY
2	DEMOLITION PLAN
3	SITE PLAN
4	TREE PROTECTION PLAN
5	DETAILS
6	
7	
8	
9	
10	
11	



PRIOR TO LAND DISTURBING ACTIVITIES, THE CONTRACTOR SHALL SCHEDULE A PRECONSTRUCTION MEETING WITH THE AREA EROSION CONTROL INSPECTOR.

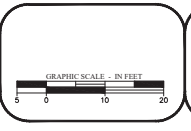
THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 1807 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT (O.C.G.A. 14-6-67). THE SURVEYOR IN NO WAY INTENDS TO INTERPRET OR MAKE CONCLUSION REGARDING THE ZONING AND SETBACK DESIGNATION SHOWN HEREON. THIS INFORMATION IS REPORTED FROM PUBLIC INFORMATION OBTAINED FROM CITY OR COUNTY PLANNING AND ZONING DEPARTMENTS.

EXISTING CONDITIONS SURVEY
PREPARED FOR: KHAN ABDUL
LAND LOT 99, 14TH DISTRICT, FULTON COUNTY
651 NORTH AVENUE
HAPEVILLE, GEORGIA 30354
DATE: 05/02/2022



THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.
THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON AND DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT A RE-CERTIFICATION BY THE SURVEYOR NAWMIA SADD PERSON.
© COPYRIGHT 2021 - BOUNDARY ZONE, INC.
THIS DRAWING AND ITS REPRODUCTIONS ARE THE PROPERTY OF THE SURVEYOR AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THE DESIGN PROFESSIONAL.

TOTAL AREA: 0.138 ACRES/ 6,000 SQUARE FEET
BOUNDARY ZONING: DEED BOOK 4604L PAGE 442; FIELDWORK PERFORMED ON 04/16/2022
THIS SURVEY MEASUREMENTS WERE CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 113,598 FEET.
THIS PLAN HAS BEEN PREPARED USING A TRIMBLE ROBINOZ TOTAL STATION.
THE FIELD DATA UPON WHICH THIS MAP OR PLAN IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 25,000 FEET, AND WAS ADJUSTED USING COMPASS RULE.



- LEGEND:**
- PROPERTY CORNER FOUND (AS NOTED)
 - 1/2" BUSH WITH CAP SET (S#) #53
 - R/W MONUMENT
 - FIRE HYDRANT
 - WATER METER
 - WATER VALVE
 - POWER POLE
 - YARD DRAINS
 - SON
 - POWER METER
 - A/C UNIT
 - WIRE
 - CLEAN OUT
 - GAS METER
 - GAS VALVE
 - CABLE BOX
 - TELEPHONE BOX
 - WATER LINE
 - OVERHEAD UTILITY LINE
 - SEWER LINE
 - GAS LINE
 - CABLE LINE
 - TELEPHONE LINE
 - FENCE LINE
 - SILT FENCE (TYP.)
 - LIMIT OF DISTURBANCE
 - LAND LOT
 - HAY SALES
 - FLOW WELL LINE
 - ROW OR FORMERLY RIGHT-OF-WAY
 - BSL BUILDING SETBACK LINE
 - CANTILEVER
 - C.R.Z. CRITICAL ROOT ZONE
 - STRUCTURAL FOOT PLATE (TYP.)
 - CONCRETE
 - EDGE OF PAVEMENT
 - CONTOUR LINE
 - FINISH FLOOR ELEVATION
 - B.S.F. BASEMENT FLOOR ELEVATION
 - 100% GROUND ELEVATION
 - 100% HEIGHT ELEVATION
 - 10% GROUND ELEVATION
 - 10% HEIGHT ELEVATION
 - 10% TOP OF WALL ELEVATION
 - 10% BOTTOM OF WALL ELEVATION
 - TRIMMED TOP OF FOOTER ELEVATION
 - DRAINAGE ARROW
 - HARDWOOD TREE
 - PINE TREE
 - TO BE REMOVED



BOUNDARY ZONE INC.
SURVEYORS, ENGINEERS AND LAND PLANNERS

NEWARK (770) 271-5772
500 MILLER BLVD. STE. 3000
NEWARK, GEORGIA 30064
ATLANTA (404) 446-5180
1100 PACEDALE ST. SUITE 200
ATLANTA, GEORGIA 30309
KENNESAW (770) 734-0491
121 JOHN PARK DR. SUITE 100
KENNESAW, GEORGIA 30144

PROJECT 24788.02
SHEET 1 OF 5

SITE DATA:

ADDRESS: 651 NORTH AVENUE
 HAPEVILLE, GEORGIA 30354
 SITE AREA: 0.138 AC (6,000 SF)

ZONING:

R - SINGLE FAMILY
 DISTRICT: 14TH
 LAND LOT: 99
 ZONING JURISDICTION: FULTON COUNTY
 MINIMUM LOT FRONTAGE: 40'
 FRONT SETBACK: 15'
 SIDE SETBACK: 5'
 REAR SETBACK: 20'
 MAXIMUM HEIGHT: 35'
 MINIMUM LOT AREA: 4,000 SF
 MAXIMUM LOT COVERAGE: 70%

SITE NOTES:

1. ALL TREES SHOWING HEREIN ARE CURRENT.
2. PROPOSED F.F.E. AND G.F.E. TO BE ESTABLISHED BY CONTRACTOR.
3. ALL WORK AND MATERIALS SHALL COMPLY WITH THE FULTON COUNTY, GEORGIA REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
4. BUILDING DIMENSIONS SHOWN ON THIS PLAN ARE SCHEMATIC IN NATURE. SEE ARCHITECTURAL PLANS FOR ACTUAL DIMENSIONS.
5. SITE WORK CONTRACTOR IS RESPONSIBLE FOR WORK TO WITHIN 5' OF THE BUILDINGS.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATION INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS AND POLES, ETC., GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
7. ALL TEMPORARY AND PERMANENT SIGNS SHALL BE PERMITTED SEPARATELY.
8. OPEN BURNING OR BURY PITS ARE NOT ALLOWED.
9. THERE ARE NO KNOWN WETLANDS ON SITE PER THE NATIONAL WETLANDS INVENTORY MAP.
10. NO DECKS, PATIOS, OR PERMANENT STRUCTURES PERMITTED IN BUFFERS OR EASEMENTS.
11. WASTE MATERIAL SHALL NOT BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY SECTION 404 PERMIT.
12. THE DESIGN PROFESSIONAL WHOSE SIGNED AND DATED SEAL APPEARS HEREON, AFFIRMS THAT THE SITE WAS VISITED PRIOR TO THE PREPARATION OF THIS SITE PLAN BY (HIMSELF/HERSELF) OR (HIS/HER) AUTHORIZED AGENT UNDER SUPERVISION.
13. CONTACT THE DEPARTMENT OF COMMUNITY DEVELOPMENT THROUGH THE PORTAL TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE SITE INSPECTOR PRIOR TO ANY LAND DISTURBANCE.

EROSION & SEDIMENT CONTROL PRACTICES

- DS1** DISTURBED AREA STABILIZATION (WITH MULCH ONLY) ESTABLISH TEMPORARY PROTECTION FOR DISTURBED AREAS WHERE SEEDINGS MAY NOT HAVE A SUITABLE GROWING SEASON TO PRODUCE AN EROSION RETARDING COVER.
- DS2** DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING) ESTABLISH A TEMPORARY VEGETATIVE COVER WITH FAST GROWING SEEDINGS ON DISTURBED AREAS.
- DS3** DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION) ESTABLISH PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES, SOD OR LEGUMES ON DISTURBED AREAS.
- DS4** DISTURBED AREA STABILIZATION (WITH CERTIFIED SOD) ESTABLISH PERMANENT VEGETATIVE COVER WITH SOD CUT TO DESIRED SIZE WITHIN MORE OR LESS 5% AND PLANTED WITHIN 36 HOURS OF DIGGING. SOD TO BE PLANTED ACCORDING TO COUNTY REQUIREMENTS.

SYMBOL LEGEND

- MONUMENT FOUND
- MONUMENT SET
- COMPUTED POINT (NOT MONUMENTED)
- UTILITY POLE
- FIRE HYDRANT
- WATER VALVE
- SANITARY SEWER MANHOLE
- GAS VALVE
- IRRIGATION CONTROL VALVE
- SUBJECT PROPERTY LINE
- LIMITS OF DISTURBANCE
- RIGHT OF WAY LINE
- LAND LOT LINE
- DRAINAGE DITCH
- EXISTING PROPERTY
- PROPOSED IMPROVEMENT
- GRATE STORM INLET
- TELEPHONE MANHOLE
- WATER METER
- AIR CONDITIONER
- GAS METER
- MAIL BOX
- SANITARY CLEAN OUT
- EXISTING SP TREE
- CONCRETE WASHDOWN
- STAGING AREA FOR PUMPSTER, PORTABLE TOILETS, MATERIAL STORAGE AND STOCKPILE AREAS.

ABBREVIATION LEGEND

- A DELTA ANGLE
- CB CHORD BEARING AND DISTANCE
- A ARC LENGTH
- HW HARDWOOD TREE
- LLU LAND LOT LINE
- NF NOW OR FORMERLY
- OFP OPEN TOP PIPE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PL PROPERTY LINE
- R RADIUS
- RB REBAR
- RBC REBAR WITH CAP
- RW RIGHT OF WAY

LOT COVERAGE:

EXISTING IMPERVIOUS:
 HOUSE: 1,295 SF
 DRIVEWAY/STEPS/CONC.: 460 SF
 FRONT PORCH: 32 SF
 CONC. GARAGE: 204 SF
 BLOCK WALLS: 67 SF
 TOTAL EXISTING IMPERVIOUS: 2,048 SF

EXISTING IMPERVIOUS TO BE REMOVED:
 CONC. DRIVEWAY: 452 SF
 BLOCK WALLS: 67 SF

PROPOSED IMPROVEMENT IMPERVIOUS:
 REAR HOUSE/KITCHEN EXTENSION: 89 SF
 NEW SIDE AND REAR STEPS: 10 SF
 NEW CONC. DRIVEWAY: 478 SF

TOTAL SITE IMPERVIOUS AFTER IMPROVEMENT: 2,106 SF
 LOT AREA: 6,000 SF
 RATIO: $\frac{2,106}{6,000} \times 100 = 0.351 \times 100 = 35\% < 70\%$

BUILDING CODES NOTE:

Please ensure that all building and construction of the homes are in alignment with Municode sections 509.04, 509.05, 509.06, 509.11, 509.12 d.e.f., 509.13, 206.02d, 403.03, and Table 4-1 Area Regulations for Lots and Principal Buildings

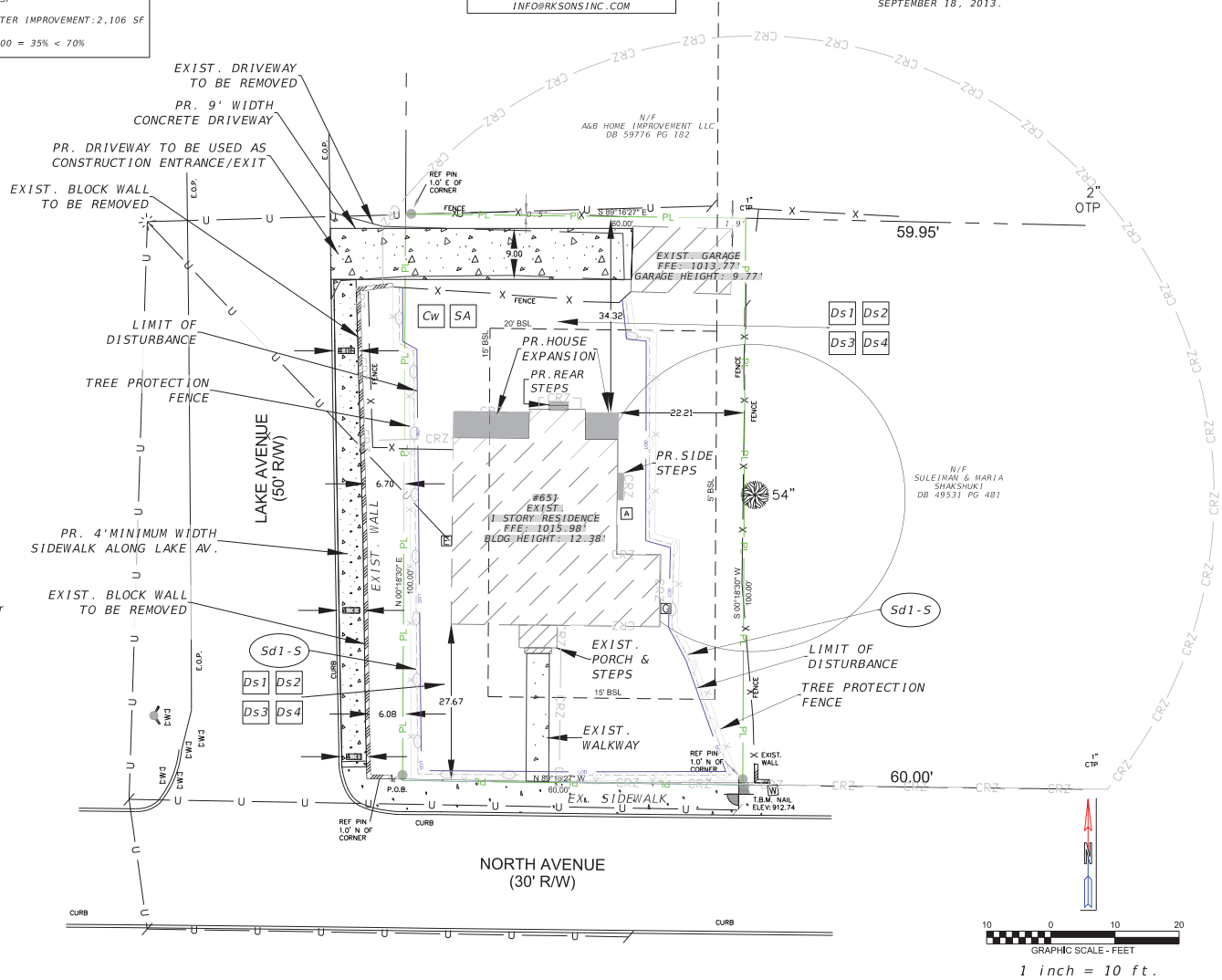
BUILDER/PERMITTEE
24-HOUR CONTACT:
 RK SONS DEVELOPMENT INC.
 (404) 391-2064
 INFO@RKSONSINC.COM

EARTHWORK STATEMENT:

THERE WILL BE NO MAJOR EARTHMOVING ON THE PROJECT. CUBIC YARDS OF DIRT CUT: 0
 CUBIC YARDS OF FILL: 0

THERE WILL BE APPROXIMATELY 0 CUBIC YARDS OF DIRT CUT AND 0 CUBIC YARDS OF FILL. SITE WILL BALANCE. NO GRADED SLOPE SHALL EXCEED 2H:1V.

FLOOD HAZARD STATEMENT:
 THIS PROPERTY IS NOT LOCATED WITHIN AN AREA HAVING A FLOOD ZONE DESIGNATION BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE MAP NUMBER: 13121C0366F WITH AN EFFECTIVE DATE OF SEPTEMBER 18, 2013.



SITE PLAN

PROJECT OWNED/DEVELOPED BY:
RK SONS DEVELOPMENT INC.
 651 NORTH AVENUE
 HAPEVILLE, GEORGIA 30354

DATE: 06/30/2025
 PROJECT#: 2500172

GEORGIA
 PROFESSIONAL SEAL
 SURVEYING & MAPPING

1071 DEAN DRIVE NW
 ATLANTA, GEORGIA 30318
 404-205-1147
 GEORGIA COA: LCF000411

GSNCC # 0000104692
 EXPIRATION: 12/22/2026

NORTH
 SURVEYING & MAPPING

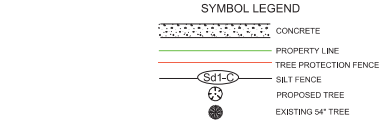
CITY OF HAPEVILLE TREE DENSITY REQUIREMENTS		
REQ. INCHES PER ACRE	SITE (ACRE)	REQ. INCHES
100	0.138	13.8

EXISTING DENSITY TABLE				
TREE QTY	DBH (IN)	TOTAL DBH (IN)	# TREES REMOVED	DBH REMAIN (IN)
0	0	0	0	0
0	0	0	0	0
TOTAL EXIST. DENSITY FACTOR = 0				

PROPOSED DENSITY TABLE				
TREE QTY	DBH (IN)	TOTAL DBH (IN)	# TREES REMOVED	DBH REMAIN (IN)
2	4	8	0	8
3	2	6	0	6
TOTAL PROP. DENSITY FACTOR = 14				

- SITE NOTES:**
1. ALL TREES SHOWING HEREIN ARE CURRENT.
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 7. ALL TEMPORARY AND PERMANENT SIGNS SHALL BE PERMITTED SEPARATELY.
 8. OPEN BURNING OR BURY PITS ARE NOT ALLOWED.
 9. THERE ARE NO KNOWN WETLANDS ON SITE PER THE NATIONAL WETLANDS INVENTORY MAP.
 10. NO DECKS, PATIOS, OR PERMANENT STRUCTURES PERMITTED IN BUFFERS OR EASEMENTS.
 11. WASTE MATERIAL SHALL NOT BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY SECTION 404 PERMIT.
 12. THE DESIGN PROFESSIONAL WHOSE SIGNED AND DATED SEAL APPEARS HEREON, AFFIRMS THAT THE SITE WAS VISITED PRIOR TO THE PREPARATION OF THIS SITE PLAN BY HIMSELF/HERSELF OR HIS/HER AUTHORIZED AGENT UNDER SUPERVISION.
 13. CONTACT THE DEPARTMENT OF COMMUNITY DEVELOPMENT THROUGH THE PORTAL TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE SITE INSPECTOR PRIOR TO ANY LAND DISTURBANCE.

- TREE PROTECTION & EROSION CONTROL NOTES:**
1. ALL SILT FENCE SHALL BE TYPE 501-C. FOR CONSTRUCTION AND INSTALLATION DETAILS, SEE SHEET CA.
 2. SILT FENCE SHALL MEET THE REQUIREMENTS OF SECTION 171 - TEMPORARY SILT FENCE, OF THE GA STANDARD SPECIFICATIONS, 1993 EDITION, AND BE WIRE REINFORCED VENDOR OR MANUFACTURER SHALL PROVIDE WARRANTY STATING MATERIAL MEETS D.O.T. SPECIFICATIONS AND IS ON D.O.T. PRODUCTS LIST #36.
 3. NO HEAVY MACHINERY ALLOWED WITHIN THE C.R.Z.
 4. DO NOT TRENCH IN THE SILT FENCE WITHIN THE DRIP LINE OF ANY TREES (USE STAKED HAYBALES OR SANDBAGS).
 5. ANY DEBRIS REMOVAL WITHIN THE CRITICAL ROOT ZONE OF TREES WILL BE DONE BY HAND.
 6. ALL TREE PROTECTION DEVICES TO BE INSTALLED PRIOR TO LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING.
 7. ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND REPAIRED OR REPLACED AS NEEDED.
 8. PROVISIONS FOR TREE PROTECTION ON THE SITE SHALL BE, AS A MINIMUM, IN CONFORMANCE WITH THE REQUIREMENTS OF THE LATEST EDITION OF THE CITY OF SOUTH FULTON TREE PRESERVATION ORDINANCE, ZONING ORDINANCE AND ADMINISTRATIVE GUIDELINES PERTAINING TO TREE PROTECTION.



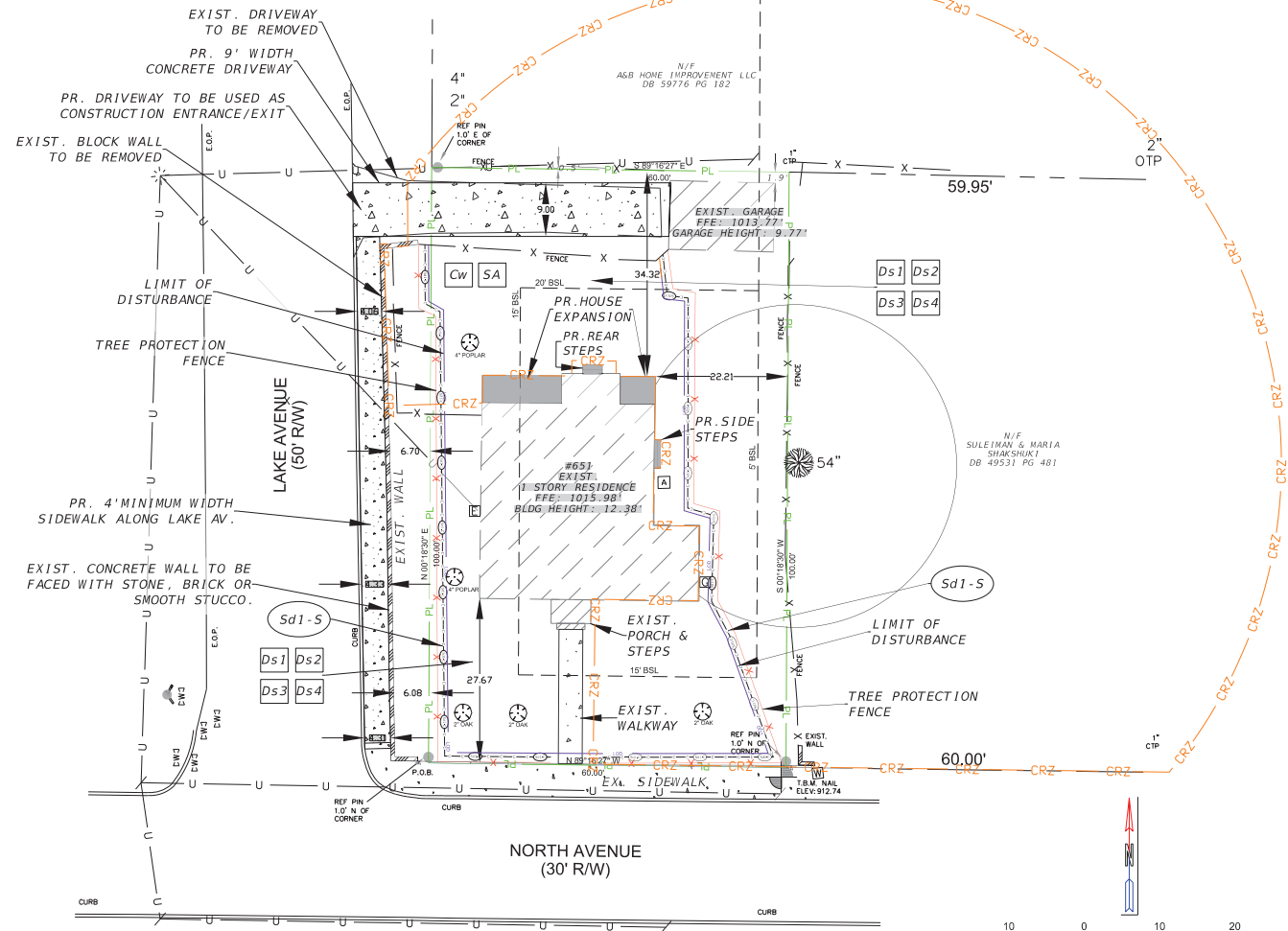
SITE TREE REPLACEMENT SUMMARY

INCHES REQUIRED	13.80
TOTAL EXISTING INCHES	0
REPLACEMENT DENSITY FACTOR	14.00
TOTAL INCHES PROVIDED	14.00
DENSITY SURPLUS	0.2

BUILDER/PERMITTEE
24-HOUR CONTACT:
 RK SONS DEVELOPMENT INC.
 (404) 391-2064
 INFO@RKSONS.COM

TREE REPLACEMENT LIST

TREE QTY	KEY	BOTANICAL NAME	COMMON NAME	ROOT	REMARKS
2	TP	LIRIODENDRON TULIPIFERA	TULIP POPLAR	4'	SINGLE TRUNK
3	WO	QUERCUS ALBA	WHITE OAK	2'	SINGLE TRUNK



- TREE PROTECTION NOTES:**
1. 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.
 2. 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 issued. Contact the City of Hapeville for an inspection.
 3. 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.
 4. 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.
 5. All buffers shall be replanted to buffer standards where sparsely vegetated or where disturbed. Replantings are subject to City of Hapeville approval.
 6. 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.
 7. Label at least one tree of each variety with a securely attached water-proof tag bearing legible designation of Botanical and Common Name.

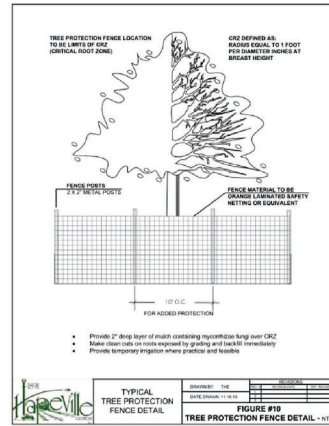
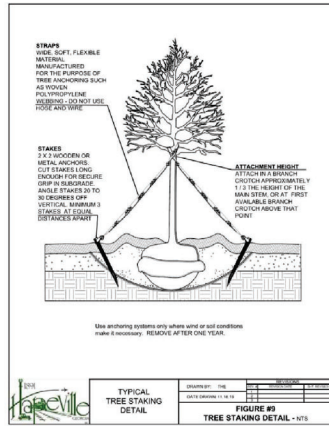
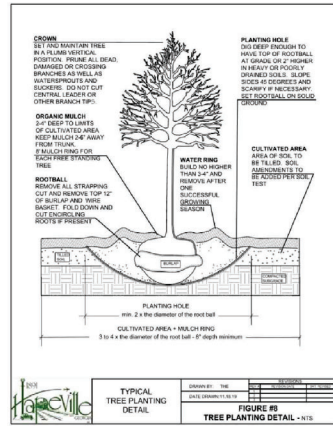
**Tree Protection &
Erosion Control Plan**
 DATE: 06/30/2025
 PROJECT#: 2500172
 SHEET NO.: C3

PROJECT OWNED/DEVELOPED BY:
 RK SONS DEVELOPMENT INC.
 651 NORTH AVENUE
 HAPEVILLE, GEORGIA 30354

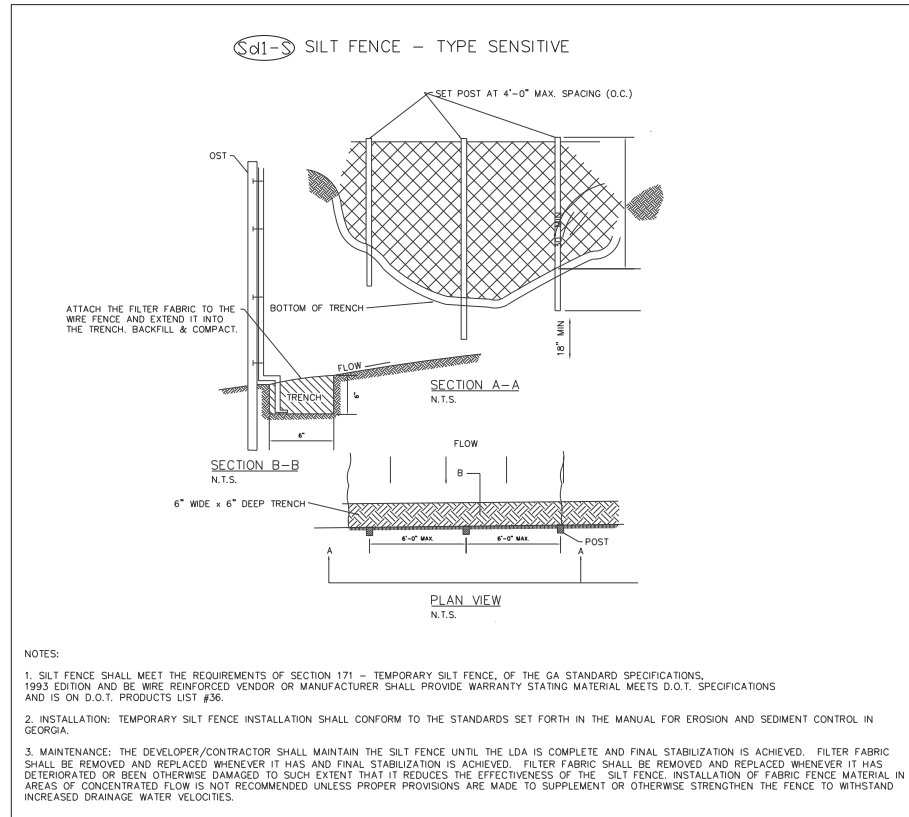


1071 DEAN DRIVE NW
 ATLANTA GEORGIA 30318
 404-205-1147
 GEORGIA COA: LCF001411





BUILDER/PERMITTEE
24-HOUR CONTACT:
RK SONS DEVELOPMENT INC.
(404) 391-2064
INFO@RKSONSINC.COM



DETAILS

PROJECT OWNED/DEVELOPED BY:
RK SONS DEVELOPMENT INC.
651 NORTH AVENUE
HAPEVILLE, GEORGIA 30354

GEORGIA
REGISTERED PROFESSIONAL ENGINEER
PROJECT NO. 121227026
EXPIRATION: 12/22/2026

1071 DEAN DRIVE NW
ATLANTA GEORGIA 30318
404-205-1147
GEORGIA COA: LCF001411

NORTH
SURVEYING & MAPPING

DATE: 06/30/2025
PROJECT#: 2500172
SHEET NO.: **C4**



Department of Planning & Zoning
PLANNER'S REPORT

DATE: August 19, 2025
 TO: Adrienne Senter
 FROM: Lynn M. Patterson
 RE: Variance Application for 651 North Avenue, Parcel ID 14 009900030729

BACKGROUND

The City of Hapeville has received a variance application from Abdulsattar Khan to allow for an expansion to a non-conforming single-family structure located at 651 North Avenue, Hapeville, Ga 30354. The property is zoned R-1, One Family Residential and is subject to the zoning regulations under section 93-22.1-1 (Chart of dimensional requirements) of the City of Hapeville Zoning Ordinance.

The 1200 sf single-family dwelling currently, built in the 1940s, encroaches into the 15' side setback by approximately 7'. The proposed project is a complete renovation and expansion of the existing dwelling. The proposed expansion is along the same plane as the existing dwelling.

CODE

ARTICLE 6. - R-1 ZONE (ONE-FAMILY RESIDENTIAL)

Sec. 93-6-1. - Intent.

By virtue of its location within the comprehensive land development plan for the city, the R-1 zone is established in order to protect residential areas now predominantly developed with one-family detached dwellings and a few adjoining areas likely to be developed for such purposes. Only a few additional and compatible uses are permitted. The regulations of this zone are intended to:

- (1) Protect the present predominantly one-family use of the land.
- (2) Encourage the discontinuance of existing incompatible uses, and insure the ultimate stabilization of the land in one-family usage.
- (3) Protect and promote a suitable environment for family life.
- (4) Discourage any use which would generate other than normal residential traffic on minor streets.
- (5) Discourage any use which, because of its character or size, would create excessive requirements and costs for public services.

Sec. 93-22.1-1 Dimensional Requirements

R-1 Zoning dimensional requirements for single-family detached structures are as follows:

Lot Frontage (Feet)	Min. Lot Area Sq. Ft.	Lot Area/DU Square Feet	Floor Area/DU Sq. Ft.	Max Lot Coverage	Minimum Front Yard		Minimum		Maximum		Min. Parking Spaces	Max. Unit Per Bldg. Lot
					Minor Col.	Maj. Arterial	Side	Rear	Stories	Feet		
50	6,750	6,750	1,000	40	15	15	5	25	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 is a corner lot with a side setback of 15'. The house was built in 1940 prior to the establishment of the City's Zoning Ordinance. The property is unremarkable in terms of 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 (built in 1940) sits within the side yard setback and therefore is non-conforming. The proposed addition follows the existing plane (along the street). The variance would allow for the complete rebuild of the existing dwelling which is in major disrepair. There is no hardship created by the 15' side setback.

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. The proposed expansion does not encroach on the rear or other side setback. Lake Avenue has a 50' right of way.

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 of a vacant single-family dwelling in disrepair, which will not impact the existing encroachment plane. There is no evidence of a detriment to the public good. The proposed variance is recommended for approval.



651 North Avenue

25-BDA-08-05

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

Name of Applicant Maruf Ali

Mailing Address [REDACTED]

Telephone _____ Mobile # [REDACTED] Email [REDACTED]

Property Owner (s) Lauren Murphy

Mailing Address [REDACTED]

Telephone [REDACTED] Mobile # _____

Property Address/Location: 3445 Dogwood Dr, Hapeville GA 30354

Parcel I.D. # (INFORMATION MUST BE PROVIDED): 14009800170310

Square Foot of Property ^{3,200} ~~4,600~~ Building Size 1,600 Zoning UV

Present Land Use Event Venue

Variance Requested offsite parking

Applicable Code Section 93-23-12

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.

Maruf Ali
Applicant's signature

Date: 3/31/2025

Sworn to and subscribed before me
This 31st day of March, 2025

Adrienne Fayson
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.

In need of additional parking when large events take place

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

I would not be able to operate a craft vendors without additional parking

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

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

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

AUTHORIZATION OF PROPERTY OWNER

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

3445 DOGWOOD DRIVE

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

Marc Ali

Address of Applicant

[REDACTED]

Telephone of Applicant

[REDACTED]

Laura Murphy
Signature of Owner

DOGWOOD CENTRAL LLC

LAURA MURPHY
Print Name of Owner

DOGWOOD CENTRAL LLC

Personally Appeared Before Me this 8 day of Apr., 2025.

Krista Hall
Notary Public



[MetroPCS Parking Lot]

3451 Dogwood Dr
Hapeville, GA 30354
June 17th 2025

To Whom It May Concern,

This letter serves to confirm that I, **Akash Rahi**, the owner of the business (MetroPCS) located at **3451 Dogwood Dr, Hapeville, GA 30354** authorize **Maruf Ali**, owner of **House of Belli**, located at **3445 Dogwood Dr, Hapeville, GA 30354**, to utilize the parking lot at the above MetroPCS location.

MetroPCS operates during regular business hours and closes daily at **7:00 PM**. With that in mind, Mr. Ali is permitted to use the parking spaces on the premises after 7:00 PM for the convenience of his customers and staff, as long as the use does not interfere with MetroPCS operations or obstruct access for neighboring businesses.

This agreement is granted in good faith and can be revoked at any time with reasonable notice. Should any concerns arise, Mr. Ali and I will work together to resolve them amicably.

If further verification is needed, please feel free to contact me at [REDACTED] or akash.rahi@celltouch.net.

Sincerely,




Owner, MetroPCS Hapeville

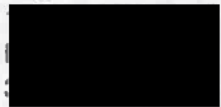
3451 Dogwood Dr
[REDACTED]
[REDACTED]

June 17, 2025

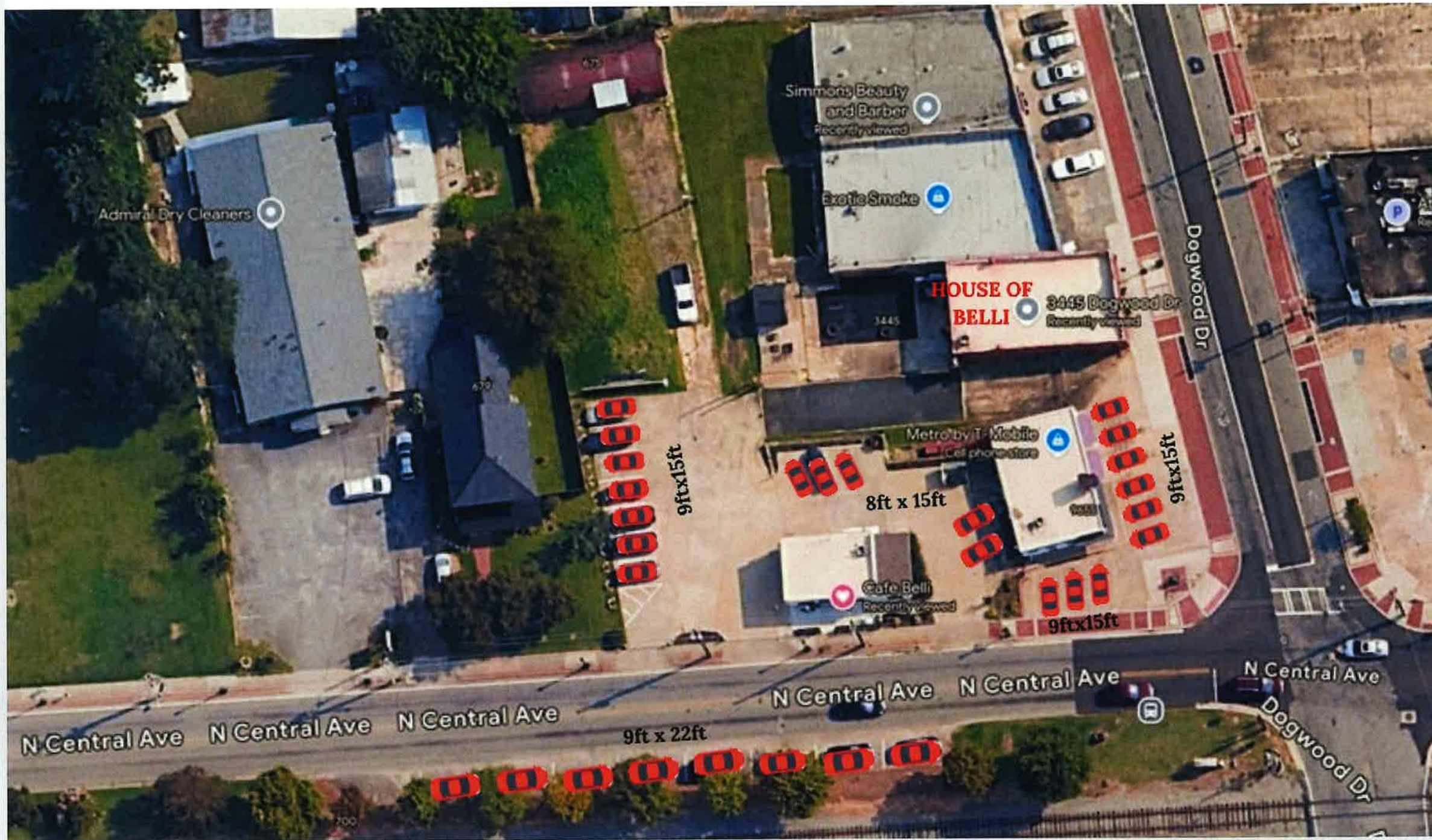
To whom it may concern,
Mario Ali has permission to use any and all available parking on property 675 N. Central Ave. Hapeville
GA 30354 in addition to parking at 3445 Dogwood Dr., and 3451 Dogwood Dr. Hapeville Georgia.
He also has my permission to use any and all parking at 3395 Dogwood Dr.
All stated properties belong to Dogwood Central LLC, of which I am the owner.

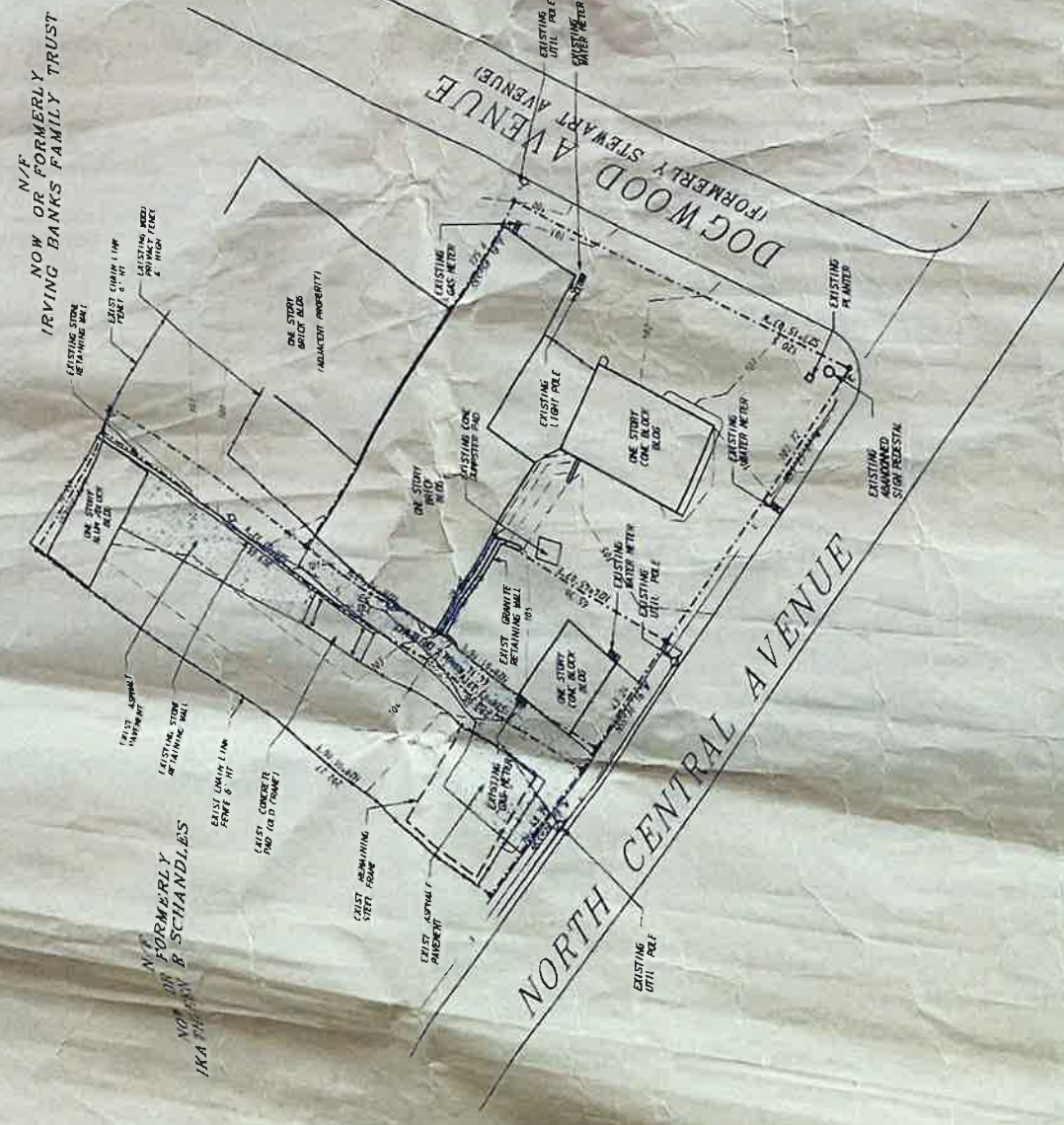
Sincerely,


Laura Murphy representing
Dogwood Central LLC



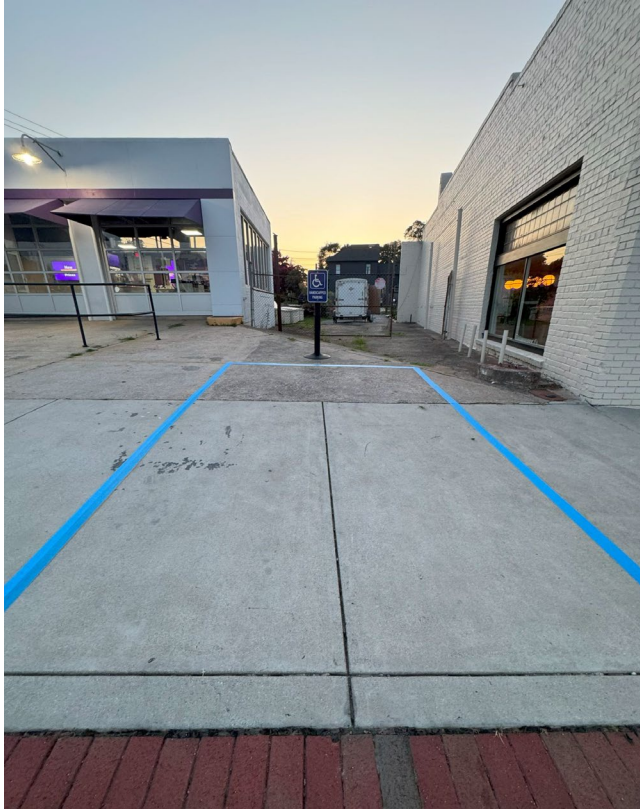
Sent from my iPhone





PLANNING DESIGN GROUP INC.
ENGINEERING ■ PLANNING ■ ENVIRONMENTAL DESIGN
 3 Corporate Square ■ Suite 115 ■ Atlanta, Georgia 30329
 Phone (404) 325-8200 Fax (404) 325-0060

SITE DEVELOPMENT
 DOGWOOD CENTRAL
 CITY OF HAPEVILLE, GEORGIA
 LAND LOT 98, 14TH DISTRICT
 CITY OF HAPEVILLE, FULTON COUNTY, GEORGIA



3445 Dogwood Drive

Driveway width and location of shared ADA space



Hapeville georgia

PLANNER'S REPORT

DATE: August 19, 2025
TO: Adrienne Senter
FROM: Lynn Patterson
RE: Variance Application for 3441 Dogwood Drive, Parking agreement, Parcel ID 14 009800170310

BACKGROUND

The City of Hapeville has received a Board of Appeals application from Maruf Ali to allow for an off-site parking arrangement to accommodate the required parking for an event center to be located at 3445 Dogwood Drive, Hapeville, Georgia 30354. The event center is to be situated in 1,600 square feet of space with an occupancy load of 87 persons (see email from Fire Marshal William Pildner). There is no parking located adjacent to the building. The lot is an L-shaped lot with another established commercial building located on it. Required parking for the event center is 29 parking spaces.

The property is zoned U-V, Urban Village and the A-D Arts District Overlay and is subject to the zoning regulations under section 93-22.1 (Dimensional requirements) and 93-23-12 (Location) of the City of Hapeville Zoning Ordinance.

Per the occupational tax permit application, operating hours are to be determined. Operating hours will have an impact on the availability of parking provided through the shared parking arrangements (see 93-23-13).

Per this application and supporting documents (map 6/18/2025), the following 29 shared parking spaces are proposed:

9 spaces

3451 Dogwood Drive (Metro PCS) – note this is located on the same parcel as 3445 Dogwood (House of Belli)

- There is one accessible space on the parcel located between 3445 Dogwood (House of Belli) and 3451 (Metro PCS); Per the photo provided by the applicant, this space blocks the one-way driveway from the rear of 3445 Dogwood to Dogwood Drive.
- There are nine (9) spaces located in front of Metro PCS. The operating hours for Metro PCS is until 7pm. These spaces would be available after 7pm.

7 spaces

675 North Central Avenue

- There are seven (7) additional spaces on the west side of the property with no restriction of operating hours.

5 spaces

673 North Central Avenue (Café Belli)

- There are 5 spaces shown for Café Belli, however, two (2) of the spaces on the east side encroach on the east driveway entrance (17' wide per applicant) and angled parking spaces are required to be between 8.5' and 9' wide and 15' to 18' long. The two spaces shown cannot be considered. The three spaces on the Café Belli site are required for the occupational tax permit approval for the Café can only be considered after hours. The operating hours are listed below.

Monday-Friday: 7am-2pm, Saturday-Sunday: 9am-3pm,

Tuesday-Thursday: 5pm-11pm, Friday-Saturday: 5pm-12am, Sunday: 5pm-11pm

8 spaces

- There are 8 public parking spaces located along N Central Avenue at the corner of Dogwood and N Central Avenue. These spaces are utilized by all businesses in downtown Hapeville.

Note: not included in this application, there are other public parking spaces available in Hapeville but within a distance of 700 feet along King Arnold (8 spaces) and N Central Avenue (12 spaces). These are shared by all businesses in downtown Hapeville.

CODE

Sec. 93-22.1 Dimensional Requirements

- c. One parking space for every 200 square feet of enclosed commercial floor area. Beauty salons and similar establishments shall have 1.5 parking spaces per station or chair. Event centers require one parking space per every three seats or maximum occupancy per the Fire Marshal.

Sec. 93-23-12. - Location.

If the required off-street parking spaces cannot reasonably be provided on the same lot as the building it serves, the board of appeals may permit that space to be provided on other off-street property. That property shall be within 400 feet of the premises to which it is appurtenant, as measured along the nearest pedestrian walkway. If the property providing the additional parking contains more than ten parking spaces, the parking area of that property shall be brought into compliance with the requirements of section 93-23-18 and chapter 93, article 29.

Sec. 93-23-13. - Joint use of required off-street parking spaces.

No part of an off-street parking area required for any building or use for the purpose of complying with the provisions of this chapter shall be included as a part of an off-street parking area similarly required for another building or use unless the type of structure indicates that the periods of usage of that structure will not be simultaneous with each other, as determined by the board of appeals.

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	Length of Space
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

FINDINGS

CAFÉ BELLI 673 NORTH CENTRAL

3 spaces with severely restricted hours – likely not usable

Three spaces are available between 2 and 5pm and after 11pm Sunday, Tuesday through Thursday and after 12am Friday and Saturday nights. The two spaces shown along the eastern property line encroach in the driveway and cannot be used/counted.

METRO PCS 3451 DOGWOOD

9 spaces restricted hours (after 7pm)

The spaces located on Parcel ID: 14 009800170310 include eight (8) and one (1) ADA spaces in front of the Metro PCS business located at 3451 Dogwood Drive. This business closes at 7pm. The spaces utilized by this business are available only after 7pm.

675 North Central Ave

7 spaces – also used by Café Belli

There are seven spaces that are available for use. They currently serve as informal overflow for 673 North Central (Café Belli).

PUBLIC PARKING

8 spaces within 400 feet

The spaces located along North Central west of Dogwood Drive are shared spaces within other businesses in the downtown area.

20 spaces within 700 feet

The spaces along King Arnold and along North Central east of Dogwood Drive are shared spaces with the latter heavily used by North Central Avenue businesses.

The property, proposed as an event center and as currently developed, cannot accommodate the required parking spaces for an event center (29 required spaces). Seven shared parking spaces (west end of Parcel ID 14 009800170310) are currently unrestricted, however, they are also used by Café Belli.

The applicant should clarify operating hours to the Board of Appeals to determine the feasibility of shared parking.

Nine additional shared parking spaces are available after 7pm (note the shared parking agreement letter states this agreement can be revoked at any time). Shared parking with 673 North Central does not appear to be an option given Café Belli operating hours and required parking. This brings the off-street shared parking total to 16 parking spaces after 7pm.

The Board of Appeals may consider availability of shared public parking for all businesses and the impact of the event center. There are eight (8) public parking spaces within 400 feet available at North Central Avenue west of Dogwood but are not dedicated to this use. As well, another 20 public (non-dedicated) parking spaces are available along King Arnold and along North Central Avenue east of Dogwood.

From: William Pildner <wpildner@hapeville.org>
Sent: Friday, June 13, 2025 12:17 PM
To: Lynn Patterson <lynnpatterson@hapeville.org>
Cc: Nicholas Condrey <ncondrey@hapeville.org>; Brock Robertson
<brobertson@hapeville.org>
Subject: Event center on dogwood

Good afternoon,

After recalculating the occupant load because a bar was constructed. The new occupant load number is 87. Please contact me if I can assist you with anything further. Thank you.

William Pildner, BAS, CFEI
Division Chief/Fire Marshal
3468 N. Fulton Ave
Hapeville, GA. 30354
470-374-1845-cell