



Hapeville
georgia

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
James Jordan
Meeghan Murray
Kate Rockett
Chase Stell
Melanie Williams

Board of Appeals Meeting

700 Doug Davis Drive
Hapeville, GA 30354

November 20, 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 October 23, 2025

Documents:

1. Minutes - 10-23-2025_draft

4. Public Hearing

4.I. 3384 North Whitney Avenue Variance Request

Background:

Bonnie Ochoa is requesting a variance to decrease the required setback at 3384 North Whitney Avenue, Parcel Identification Number 14-0098-0017-035-1. The property is zoned R-1 (One-family residential) and is subject to the zoning regulations under Article 22.1 (Dimensional requirements, Section 93-22.1-1 (Chart of dimensional requirements) of the City of Hapeville Zoning Ordinance.

Applicant Comments
Staff Comments
Public Comments

Documents:

1. Application - 3384 North Whitney Avenue_Variences_Redacted
2. Plans - 3384 North Whitney Avenue_Variance
3. Planners Report - 3384 North Whitney Avenue_Variance

4.II. 3388 North Whitney Avenue Variance Request

Background:

Bonnie Ochoa is requesting a variance to decrease the required setback at 3388 North Whitney Avenue, Parcel Identification Number 14-0098-0017-036-9. The property is zoned R-1 (One-family residential) and is subject to the zoning regulations under Article 22.1 (Dimensional requirements, Section 93-22.1-1 (Chart of dimensional requirements) of the

City of Hapeville Zoning Ordinance.

Applicant Comments
Staff Comments
Public Comments

Documents:

1. Application - 3388 North Whitney Avenue_Variiances_Redacted
2. Plans - 3388 North Whitney Avenue_Variance
3. Planners Report - 3388 North Whitney Avenue_Variance

4.III. 438 Porsche Avenue Variance Request

Background:

Nishant Suthar is requesting a variance to increase the maximum number of off-street parking spaces from 110 percent to 225 percent, increase the build to line from 15' to 63', decrease the minimum building height from 24'to 21'4", relief from the distance between two driveways, off-street maneuvering areas, and relief from the off-street parking and loading requirements at 438 Porsche Avenue, Parcel Identification Number 14-0096-0005-019-1. The property is zoned U-V (Urban Village) and is subject to the zoning regulations under Article 11.2. – U-V Zone (Urban Village), Article 23 (Off-street parking and loading), Section 93-23-2(c) (Entrance and exit points), Section 93-11.2-10 (5) (Parking and curb cut requirements), 93-11.2-7(3) (Area, placement, and buffering requirements), and Section 93-11.2-7(7) (Area, placement, and buffering requirements) of the City of Hapeville Zoning Ordinance.

Applicant Comments
Staff Comments
Public Comments

Documents:

1. Application - 438 Porsche Avenue_Variiances_Redacted
2. Plans - 438 Porsche Avenue_Variiances
3. Planners Report - 438 Porsche Avenue_Variiances

4.IV. 3266 Dogwood Drive Variance Request

Background:

David Hewitt is requesting variances to increase the maximum number of off-street parking spaces, relief from tree conservation and replacement plan, reduce the side yard setback from 15' to 4'11", increase the maximum lot coverage from 70 percent to 91 percent, and relief from the tree replacement standards at 3266 Dogwood Drive, Parcel Identification Number 14-0095-0006-049-8. The property is zoned V (Village) and is subject to the zoning regulations under Article 23 (Off-Street parking and loading), Section 93-23-10 (Off - street parking requirements according to district and uses), Division 2 (Requirements), Section 93-29-4 (General Plan Requirements), Section 93-29-4 (3) (General Plan Requirements), Section 93-29-4(4) (General plan requirements), Section 93-29-9 (1)(1/2) (Tree replacement standards), Article 22 (Exceptions and Modifications), Section 93-22-1 (Lot of record), Section 93-23-2 (Entrance and exist points), 93-23-3 (Setbacks from property lines), Section 93-23-11 (Size of off-street parking spaces, including parking spaces for compact automobiles, and parking spaces for automobiles of the physically handicapped), and 93-23-18 (Landscape requirements for vehicular use areas) of the City of Hapeville Zoning Ordinance.

Applicant Comments
Staff Comments
Public Comments

Documents:

1. Application - 3266 Dogwood Drive_Variiances_Redacted

2. Plans - 3266 Dogwood Drive_Variances
3. Planners Report - 3266 Dogwood Drive_Variances

5. Next Meeting Date - Thursday, December 18, 2025 at 6:00PM

6. Adjourn