



Michael Simpson, Chairman
Jan Bolien, Vice Chairman
Gabriel Cojocarescu
Rod Mack
Larry Martin
Billy Slocumb
John Stalvey

**Board of Appeals Meeting
700 Doug Davis Drive Hapeville, GA 30354
February 27, 2020 at 6:00 PM**

MINUTES

1. Welcome and Introduction

Chairman Michael Simpson called the meeting to order at 6:00 p.m. in the City of Hapeville Municipal Annex located at 700 Doug Davis Drive, Hapeville, Georgia 30354. Members in attendance included Vice Chairman Jan Bolien, Gabriel Cojocarescu, Rod Mack, Larry Martin and John Stalvey. City Planner Michael Smith and Secretary Adrienne Senter were also present.

Board of Appeals member Billy Slocumb was unable to attend the meeting.

2. Approval of Minutes

2.I. Approval of Minutes - January 23, 2020

MOTION ITEM: Jan Bolien made a motion, Gabriel Cojocarescu seconded to approve the minutes of January 23, 2020 as submitted. Motion Carried: 5-0.

Board of Appeals member Gabriel Cojocarescu recused himself from the following item as he is the adjacent property owner.

3. Old Business

3.I. 3240 Lake Avenue

Variance Request

Background

Beatriz Arroyo is requesting to reduce the south side setback from 5' to 0.84' for Tract 1 of the proposed subdivision of 3240 Lake Avenue, Parcel Identification Number 14-0099-0003-073-7. The property is zoned R-SF, Residential Single Family, and is subject to the zoning regulations under Section 93-22.1-1 of the City of Hapeville Zoning Ordinance.

This item was tabled at the January 23, 2020 Board of Appeals meeting to allow staff time to obtain additional information regarding the existing structure.

Staff Comment:

Staff reported that the existing property is vacant with the exception of a 1,200-sf, 2-unit apartment. Currently the structure is a nonconforming use and multifamily structures are not allowed under the R-SF zoning district.

The suitability of the building for use as an accessory structure depends on the existence of a primary use, and without any existing or proposed separate primary use, there are no applicable specific restrictions from which the applicant is seeking relief. Staff does not recommend granting the variance.

Applicant Comment:

The applicant stated that the request remains the same and she would like to move forward with subdividing the lot for the construction of two new homes.

Chairman Simpson asked if the existing structure remained on would she agree to make modifications to bring it into conformity. Ms. Arroyo stated that she could modify the building but not demolish it.

Public Comment: None.

There being no further discussion, the following action was taken:

MOTION ITEM:

Jan Bolien made a motion, Larry Martin seconded to grant the variance request to reduce the side yard setback at 3240 Lake Avenue. Motion Carried: 3-1-1: John Stalvey opposed; Gabriel Cojocarescu abstained.

4. Next Meeting Date – March 26, 2020 at 6:00 p.m.

5. Adjourn

MOTION ITEM: John Stalvey made a motion, Gabriel Cojocarescu seconded to adjourn the meeting at 6:18 p.m. Motion Carried: 6-0.

Respectfully submitted by,

Michael Simpson, Chairman

Adrienne Senter, Secretary