



Chairman, Michael Simpson
Vice Chairman, John Stalvey
Gabriel Cojocarescu
Rod Mack
Larry Martin
Martha Revelo
William Slocumb

**Board of Appeals Meeting
700 Doug Davis Drive
Hapeville, Georgia 30354**

November 19, 2020 6:00 PM

MINUTES

1. Call to Order

The meeting was called to order at 6:00 p.m.

2. Roll Call

Michael Simpson, Chairman
John Stalvey, V. Chairman - absent
Gabriel Cojocarescu
Rod Mack
Larry Martin
Martha Revelo
William Slocumb

3. Approval of Minutes

4.I. Minutes of October 22, 2020

MOTION ITEM: William Slocumb made a motion, Rod Mack seconded to approve the minutes of October 22, 2020 as submitted. Motion Carried: 5-0.

4. Public Hearing

4.I. 560 Lake Drive Variance Request

Background:

Asha Pittman, representative of Gregory Evans of GDK Investments, LLC, requested a variance to reduce the side setback requirement from 15' to 11' to construct a two-story single-family dwelling at 560 Lake Drive, Parcel Identification Number 14 009400010635. The property is zoned RSF, Residential-Single Family and is subject to the zoning regulations under Section 9322.11 of the City of Hapeville Zoning Ordinance.

Staff Recommendation:

GDK Investments, LLC sought relief from the 15' side setback on corner lots requirement. The applicant proposed an 11' setback along Jackson Street.

The applicant is developing the property for a single-family home on Lake Drive and is

proposing to orient the front of the house onto Lake Drive to continue the character of the street. The lot dimensions are 64.36' x 75.01 (4,792 sf) which, while meets the minimum requirements for the R-SF zoning is further limited by the side setback corner lot requirement. Interior lots allow for a 5' side setback. On corner lots, the City Code requires a 15' side setback. The house plan proposed provides a two-sided façade which works well on the corner lot. The position on the lot also places the rear of the house well within the build line, so as not to overwhelm the neighboring property on Jackson Street.

The applicant received conditional approval for the Site Plan from the Planning Commission on November 10, 2020 and a recommendation to grant relief from the required setback.

Public Comments: None.

MOTION ITEM: Rod Mack made a motion, Martha Revelo seconded to grant the variance request to reduce the required setback to 11' along Jackson Street at 560 Lake Drive as requested. Motion Carried: 5-0.

4.II. 461 North Central Avenue

Variance Request

Background:

Joseph Latimer of Dwarf House Group is requesting variances to increase the sign size and height, increase the maximum parking requirement, allow an offsite parking arrangement and increase the building sign quantity at 461 North Central Avenue, Parcel Identification Number(s) 14009500030301, 14-0095-0003-040-0, 14-0096-0003-027-6, 14-0096-0003-026-8, 14-0096-0003-021-9, 140096-0003-012-8, 14-0096-0003-025-0, 14-0096-0003-024-3. The properties are zoned UV, Urban Village and are subject to the zoning regulations under Sections 93-3.317, 93-23-10, 93-23-12 and 93-22.11 of the City of Hapeville Zoning Ordinance.

Staff Recommendation

The requested variance would allow for the following conditions:

1. Maximum Parking County Requirement. The Applicant wishes to utilize a neighboring property as additional parking in excess of 110%
2. Allow for off-site parking The Applicant wishes to utilize a neighboring property (leased to the applicant) as additional parking in excess of 110%
3. Monument Sign Size and Height. The Applicant wishes to reuse the current historic sign on a monument to a 6' monument sign with a sign face of 32 sf (4' x 8') exceeding the current code requirement of 20 SF (4' wide limitation).
4. Number of signs. The Applicant wishes to increase the allowable number of wall signs to 4 along the primary entry.

The applicant is developing the property as a rebuild and expanded Dwarf House/Chick Fil A restaurant. As this is the site of the original Dwarf House, the proposed project incorporates historic elements, “a museum within a restaurant”. The project also includes community space for gatherings. The project is anticipated to draw customers beyond a typical restaurant and is therefore planning for additional parking needs.

The applicant received conditional approval for the Site Plan from the Planning Commission on November 10, 2020 and a recommendation to grant the requested variances.

Member Martha Revelo asked where the applicant intended to utilize the off-site parking. City Planner, Dr. Patterson, explained the applicant will utilize the individually leased parcels that are located immediately adjacent to the development for off-site parking.

Member Rod Mack inquired regarding the proposed museum and how it impacts the current arts overlay district. Dr. Patterson stated the museum is capable with the intent of the arts district overlay. Mr. Mack inquired regarding the impact of granting the sign variances. Dr. Patterson stated this project is unique in nature and size and given the historic nature of the property, the sign variances should be allowed.

Member Martha Revelo asked the applicant to explain the use of the proposed community gathering area and how that would effectively impact the community. Mr. Latimer explained the area is intended for a space where kids can play, musicians can play live music and provides an area for large gatherings for special events.

Public Comments

Charlotte Rentz supported the project.

MOTION ITEM: Larry Martin made a motion, Gabriel Cojocarescu seconded to grant the requested variances as submitted. Motion Carried: 5-0.

5. New Business

5.I. 2021 Board of Appeals Meeting Schedule

Background:

Consideration and action to approve the 2021 Board of Appeals meeting schedule.

MOTION ITEM: Williams Slocumb made a motion, Rod Mack seconded to approve the 2021 Board of Appeals meeting schedule as submitted. Motion Carried: 5-0.

6. Next Meeting Date - Thursday, December 17, 2020 at 6PM

7. Adjourn

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

MOTION ITEM: Larry Martin made a motion, Martha Revelo seconded to adjourn the meeting at 6:45 p.m. Motion Carried: 5-0.

Respectfully submitted,

Michael Simpson, Chairman

Adrienne Senter, Secretary