



BOARD OF APPEALS

700 Doug Davis Drive
Hapeville, GA 30354

December 16, 2021 6:00 PM

AGENDA

1. Call to Order

2. Roll Call

Michael Simpson, Chairman
John Stalvey, Vice Chairman
Rod Mack
Jason Morris
William Slocumb
Melanie Williams

3. Minutes of October 28, 2021

- 3.I. Approval of Minutes
1. Minutes - 10-28-2021_draft

4. Public Hearing

4.I. 551 Woodrow Avenue Variance Request

Background:

Garrett Coley is requesting a variance to reduce the side yard setback at 551 Woodrow Avenue, Parcel Identification Number 14-0094-0002-033-7. 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.

Staff Comments:

Applicant Comments:

Public Comments:

Documents:

1. Application - 551 Woodrow Avenue_Front Yard Setback_Redacted
2. Plans - 551 Woodrow Avenue_V1
3. Planner's Report - 551 Woodrow Avenue_Variance Request

4.II. 400 Porsche Avenue Variance Request

Background:

Jesse Treuden on behalf of APORT, LLC is requesting a variance to allow parking between the building and the front property line at 400 Porsche Avenue, Parcel Identification Number 14 0096 LL0585. The property is zoned B-P, Business Park and is subject to the

zoning regulations under Section 93-18-5 (2) b of the City of Hapeville Zoning Ordinance.

Staff Comments:

Applicant Comments:

Public Comments:

Documents:

1. Plans - 400 Porsche Avenue_Variance
 2. Application - 400 Porsche Avenue_Variance_Redacted
 3. Planner's Report - 400 Porsche Avenue_Variance Request
- 4.III. 3602 S. Fulton Ave., 647-651 Chestnut St., 3617-3633 Georgia Ave. Variance Request
Background:
D.R. Horton, Inc. is requesting a variance to reduce the required open space from 20 percent to 13.8 percent at 3602 S. Fulton Avenue, 647 Chestnut Street, 651 Chestnut Street, 3633 Georgia Avenue, 3627 Georgia Avenue and 3617 Georgia Avenue, Parcel Identification Numbers 14-0098-0021-048-8, 14-0098-0021-047-0, 14-0098-0021-052-0, 14-0098-0021-051-2, 14-0098-0021-049-6, 14-0098-0021-050-4. The properties are zoned RMU, Residential Mixed Use and are subject to the zoning regulations under Section 93-11.5-10 of the City of Hapeville Zoning Ordinance.

Staff Comments:

Applicant Comments:

Public Comments:

Documents:

1. Application - Asbury Park Townhome Development_Redacted
2. Plans - Asbury Park_Townhomes
3. Planner's Report - DR Horton Greenspace Reduction

5. New Business

- 5.I. 2022 Board of Appeals Meeting Schedule

6. Next Meeting Date - January 27, 2022 at 6PM

7. Adjourn