



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



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

Board of Appeals Meeting

700 Doug Davis Drive
Hapeville, Georgia 30354
October 28, 2021 6:00 PM

MINUTES

1. Called to Order at 6:10 PM.

2. Roll Call

Michael Simpson, Chairman
John Stalvey, V. Chairman
Rod Mack
Jason Morris - absent
William Slocumb – absent
Melanie Williams

3. Approval of Minutes

3.I. Minutes of September 23, 2021

MOTION ITEM: Melanie Williams made a motion, Rod Mack seconded to approve the minutes of September 23, 2021 as submitted. Motion Carried: 3-0.

4. Public Hearing

4.I. 3400 North Whitney Avenue

Variance Requests

Background:

Arthur Baker of Artistry Properties, LLC requested a variance to reduce the rear yard setback (4') for an accessory structure at 3400 North Whitney Avenue, Parcel Identification Number 14-0098-0017-002-1. The property is zoned R-1, One-Family Detached and is subject to the zoning regulations under Section 93-22.1-1 of the City of Hapeville Zoning Ordinance.

The variance application requests a relief from the 5 foot rear setback requirement for accessory structures as the existing accessory structure is located 4' from the rear property line. The reduced setback would enable the property to be redeveloped. Currently, properties with nonconforming conditions may not expand existing building footprints. This would limit the property's potential for redevelopment.

The Planning Commission approved the subdivision plat on October 12, 2021 contingent upon the variance granted by the Board of Appeals.

Recommendation:

The Planning Commission and staff recommendation is to grant the variance, as requested.

Public Comments: None.

MOTION ITEM: John Stalvey made a motion, Melanie Williams seconded to approve the variance request as submitted. Motion Carried: 3-0.

5. Next Meeting Date – November 18, 2021 at 6 PM

6. Adjourn

MOTION ITEM: John Stalvey made a motion, Rod Mack seconded to adjourn the meeting at 6:20 p.m. Motion Carried: 3-0.

Respectfully submitted by,

Michael Simpson, Chairman

Adrienne Senter, Secretary

21-BDA-11-08

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

Name of Applicant Garrett Coley
Mailing Address PO BOX 957421 DULUTH GA 30095
Telephone [REDACTED] Mobile # [REDACTED] Email coleypermits1@gmail.com
Property Owner (s) DAVEN COOK
Mailing Address 551 WOODROW AVE HAPEVILLE GA 30354
Telephone [REDACTED] Mobile # [REDACTED]
Property Address/Location: 551 WOODROW AVE HAPEVILLE GA 30354
Parcel I.D. # (INFORMATION MUST BE PROVIDED): 14009400020337
Square Foot of Property 6237 Building Size 2016 Zoning R-SF
Present Land Use RESIDENTIAL
Variance Requested SIDEYARD SETBACK REDUCTION
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 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.

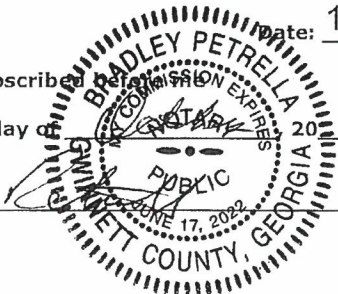
J Coley
Applicant's signature

Date: 10/21/2021

Sworn to and subscribed to

This 21 day of October, 2021.

[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.

THE EXISTING SINGLE FAMILY HOME CURRENTLY IS A NON-CONFORMING LOT. THE FRONT LEFT CORNER OF THE STRUCTURE ENCROACHES INTO THE LEFT SIDE YARD SETBACK. WITHOUT AN APPROVED VARIANCE TO REDUCE THE CURRENCT SETBACK REQUIREMENTS, IT WOULD BE CHALLENGING TO IMPROVE THE PROPERTY TO ITS HIGHEST PROPERTY VALUE POTENTIAL.

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

NON ADDITIONAL HARDSHIP WOULD BE CREATED BY THE APPROVAL OF THIS VARIANCE REQUEST.

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

THE EXISTING STRUCTURE IS NON CONFORMING TO THE CURRENT SETBACK REQUIRMENTS

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

THERE ARE NO KNOWN OR PRESENT FACTS THAT WOULD BE A DETRIMENT TO THE GENERAL PUBLIC IF THE VARIANCE IS 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:

551 Woodrow Ave
Hapeville GA 30354

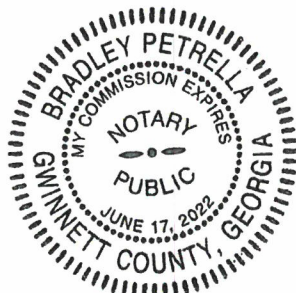
City of Hapeville, County of Fulton, State of Georgia

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
GARRETT COLEY

Address of Applicant
PO BOX 957421 DULUTH GA 30095

Telephone of Applicant
[REDACTED]



[Signature]
Signature of Owner

DAVEN COOK
Print Name of Owner

Personally Appeared Before Me this 21 day of October, 2021.

[Signature]
Notary Public

Project Name:

Cook Residence

Project Address:

551 Woodrow Avenue
Hapeville, GA 30354

Project Description:

RESIDENTIAL RENOVATION / ADDITION

Scope of Work: Rear Addition and Interior Renovations of single family residence. The construction will consist of concrete footings, block foundation walls, wood framing, flooring, and fixtures.

Applicable Codes

THIS HOUSE COMPLIES WITH THE FOLLOWING CODES:	
If building in the state of Georgia: Hapeville, Georgia Building Code	
All contractors must use the following IBC Code for compliance:	
- International Building Code - 2018 Edition w/ 2020 GA Amendments - International Residential Code - 2018 Edition w/ 2020 GA Amendments - International Fire Code - 2018 Edition w/ 2020 GA Amendments - International Plumbing Code - 2018 Edition w/ 2020 GA Amendments - International Mechanical Code - 2018 Edition w/ 2020 GA Amendments	- International Fuel Gas Code - 2018 Edition w/ 2020 GA Amendments - International Electrical Code - 2017 Edition - International Energy Code - 2015 Edition w/ 2020 GA Supplements & Amendments - NFPA101 Life Safety Code - 2018 Edition w/ 2020 GA Amendments

Building Code Analysis

Construction Classification Type	Type V
Use Group:	-
Construction Class	Unprotected
Height and Area Limitation:	35'-0" - 3 Stories Maximum
Garage / House Ceiling / Wall Assembly:	20 Minute Fire-Rated
Interior Stair Protection:	(1) Layer 5⁄8" Gypsum Board To All Surfaces

Design Loads	
Floors	Live - 40 PSF / Dead 10 PSF
Roofs	Live - 30 PSF / Dead -
Roofs	Live - 30 PSF (Habitable)
Decks	Live - 40 PSF / Dead 10 PSF
Stairs	Live - 40 PSF / Dead 10 PSF
Seismic Design Category	B
Design Wind Speed	115
Ground Snow Load	5 PSF
Frost Line Depth	12" Min.
Termite	Very Heavy
Winter Design Temperature	20° F

Index of Drawings

Drawing No	Title	Sheet No:
A 0	COVER SHEET	1 of 12
A 0.1	GENERAL NOTES	2 of 12
A 1	PROPOSED FOUNDATION & MAIN FLOOR PLANS	3 of 12
A 2	PROPOSED ROOF PLAN & FRONT and REAR ELEVATIONS	4 of 12
A 3	PROPOSED LEFT & RIGHT ELEVATIONS and WALL SECTION	5 of 12
A 4	TYPICAL TRIM DETAILS	6 of 12
A 5	PROPOSED FLOOR & CEILING FRAMING PLANS	7 of 12
A 6	PROPOSED ROOF FRAMING & DECK FOUADATION PLAN and DETAILS	8 of 12
A 7	PROPOSED DECK FRAMING PLAN	9 of 12
AB 1	EXISTING FLOOR PLANS	10 of 12
AB 2	EXISTING ROOF & DEMO PLANS	11 of 12
AB 3	EXISTING ELEVATIONS	12 of 12

Owner Information:

Name: Daven Cook
Address: 551 Woodrow Avenue
Phone: 470-656-8646
E-mail: daven.cook@realadvancements.com

Square Footage

Main Level	
Existing:	1,068 S.F.
Finished:	2,016 S.F.
Upper Level	
Finished:	N/A
Terrace Level	
Finished:	N/A
Attic Level	
Finished:	N/A

Builder Information:

Name: TBD
Contact:
Address:
Phone:
E-mail:

General Conditions

All work shall conform to current editions of National, Sate, and Local Codes, and or other regulating agencies which have authority over portions of the work preformed. All Contractors and or Sub-Contractors performing general construction, mechanical, electrical, plumbing, or related work shall comply with applicable sections and or governing codes.

The Contractor shall carefully study and compare the contract documents prior to any construction, and shall at once report any and all errors, inconsistencies, or omissions he should discover. If the contractor performs any work knowing it to be contrary to applicable laws, ordinances, rules, and regulations without prior notice to the designer/owner, he shall assume full responsibility therefore and shall bear costs attributable thereto.

Dimensions:
A) All dimensions shall be field verified.
B) All reference lines of dimensions are from outside face of stud unless noted otherwise.
C) Dimensions and elevations are related to top of concrete, brick, or other hard surface material, not to top of floor covering or roofing.
D) Do not scale drawings.
E) All partition dimensions are to face of stud unless otherwise indicated. All masonry dimensions are to the face of masonry if applicable unless noted otherwise.
F) Expanding a Legally Non Conforming Building.
Per Article 8.1.16 Alteration does not exceed sixty (60) percent of its fair market value prior to expansion. Ninty five thousand, two hundres (95,200) dollars.

Notwithstanding any omissions, it shall be the sole duty and responsibility of the Contractor to determine actual construction duties and fabricate and install said design in accordance with accepted good faith, practice and procedure to the let the Architect/Designer/Owner know at the time of bidding if said drawings or detail are not practical or structurally sound in their content and purpose.

The Architectural plans are not intended to indicate the entire scope of work along with any or all patch work to be performed. This shall be provided by the Contractor as required to complete his obligations.

Structural, Mechanical, Electrical, and Plumbing drawings, if any, supplement the Architectural drawings. Should there be any discrepancy between the Architectural drawings and or the Engineering drawings, such a discrepancy is to be brought to the attention of the Architect/Designer/Owner prior to installation of any said work. Any work installed in conflict with the Architectural drawings shall be corrected by the contractor at his own expense, and at no expense to the Architect/Designer/Owner. The Contractor is responsible for verification that all supplemental drawings, if any, are of sound design, and shall meet National, State, and Local building codes.

The contractor shall be responsible for verification and coordination of all other trades and their work to ensure compliance with the drawings marker "Final for Construction" along with all specifications, also he shall verify sizes and locations of all opening for mechanical, electrical, and plumbing equipment with these sub-contractors, as well as shop drawings as reviewed by the Architect/Designer before proceeding with the related work.

Contractor shall verify all conditions and dimensions at job site before proceeding with any and all work. If any discrepancies are found, the Architect/Designer/Owner shall be notified. All damaged, irregular, or marred surfaces, equipment, and or materials shall be repaired and or replaced or brought up to the required quality of new work.

It is the responsibility of the contractor to supervise any and all cutting or patching to finish any work already installed if made necessary by errors, changes, or other reasons, and all replacement work shall match adjoining surfaces.

The Contractor shall be responsible for continuous clean up of the site of all debris whether created by his work or the failure of his hired sub-contractors to clean up after their work.

Contractor shall provide and install all stiffeners, bracing, backing plates, supporting brackets and or blocking required for the installation of all case work and of all floor mounted or suspended mechanical, electrical, or plumbing equipment.

Larger scale drawings provided by suppliers and or manufacturers will take precedence and liability over smaller detailed drawings.

Ceiling height dimensions are to finish surface of ceiling. Abbreviations throughout the plans are those in common use. Architect/Designer will define intent of any in question.

Unless otherwise indicated, closets, vestibules, columns, partitioned-off portions, projections or recesses in scheduled spaces shall have finishes as scheduled for respective spaces in which they occur.

Offset studs where required so that finished wall surface will be flush.

All shop fabricated items shall not be fabricated from any dimensions other than actual existing field dimensions.

All existing damaged, irregular, or marred surfaces shall be repaired and brought up to the required quality of new work.

Any fireproofing removed from structure will be replaced to maintain fire protection required by State and or Local codes.

Provide barricades around all new and or existing opening where required or necessary for safety purposes.

Wherever existing equipment, piping, ducts, etc. are required to be removed; such removal shall include all anchors, hangers, foundation. After removal, floors, wall, and ceiling shall be finished to match adjoining surfaces.

Mechanical Contractor is to coordinate all concrete pad sizes and locations w/ Architect/Contractor. Pads are to extend past mechanical units 1'-0" on all sides.

Provide 4" thick reinforced concrete padsminimum, or structurally equivalent, for all mechanical units.

Contractor to provide 6" exterior framing materials as indicated throughout entire lower and upper floors.

The Contractor shall be responsible for verification and coordination with all other trades and their work to ensure compliance with the drawings marked "Final for Construction" along with all specifications. Also, he shall verify sizes and locations of all opening for mechanical, electrical, and plumbing equipment with the Sub-Contractors, as well as shop drawings as reviewed by the Architect/Designer, before proceeding with the related work.

All cabinets to be confirmed with final shop drawings. All appliances to be incorporated in final shop drawings and installed per manufacturer's requirements. All fire blocking, if applicable, to meet local and or national codes.

Any work installed in conflict with the Architectural and or Fabricators detail plans shall be corrected by the contractor at his own expense, and at no expense to the Owner/Architect/Designer.

Reference to any detail or drawing is for convenience only and does not limit the application of such drawing and or details.

The contractor shall provide galvanic isolation or other means of isolation between dissimilar metals where applicable. There shall be no exposed pipe, conduit, ducts, vents, etc. in designated finished spaces unless noted to be exposed construction on finish schedule provided by Contractor.

If the contractor performs any work or permits Sub-Contractors and or suppliers to perform their work knowing it to be contrary to applicable laws, ordinances, rules, and or regulations without prior notice to the Architect/Owner, they shall assume full responsibility, therefore and shall bear all cost attributable thereto.

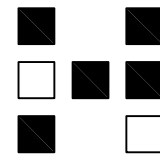
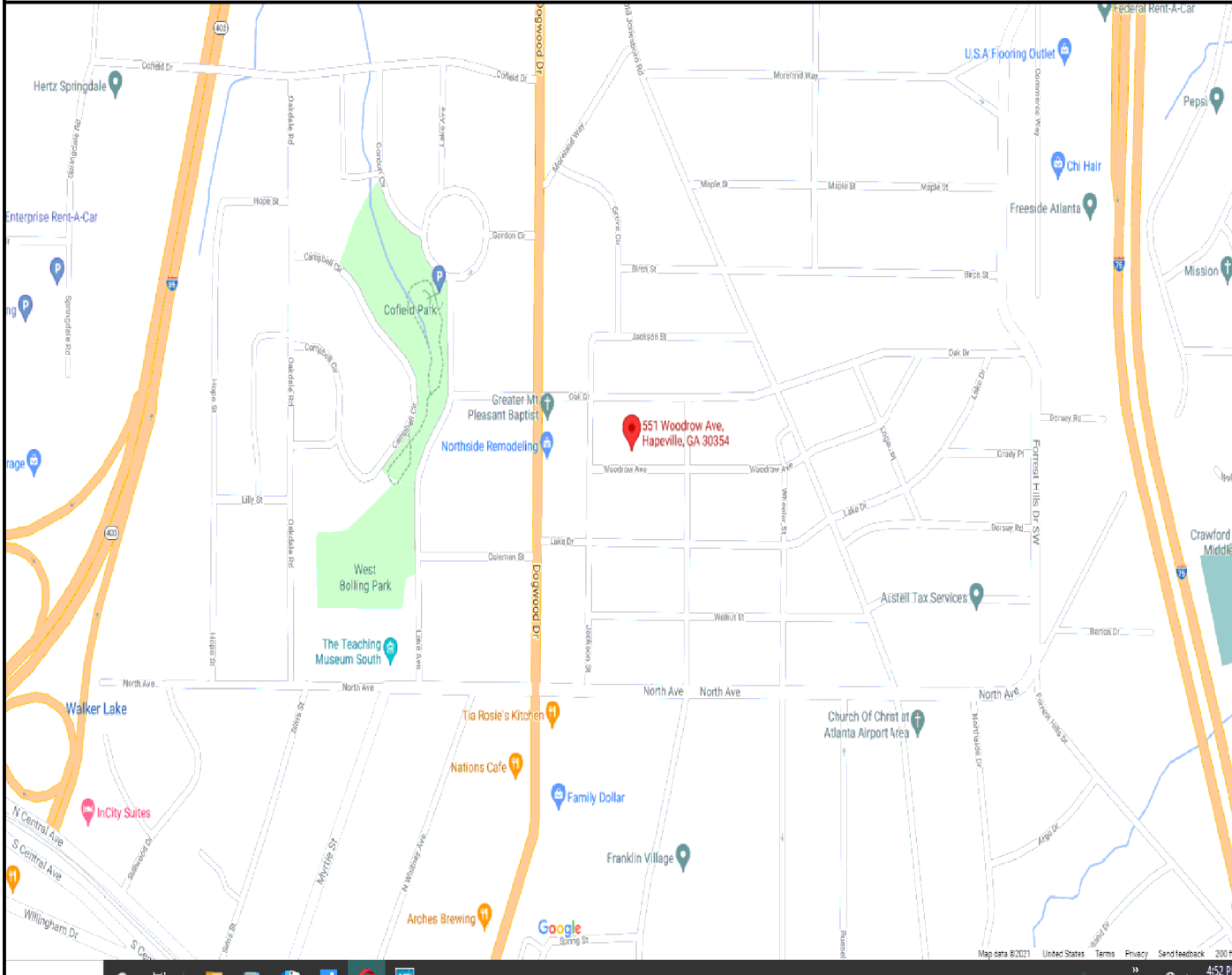
Continue plaster or gypsum board behind all wall cabinets, plumbing fixtures, and electrical panels to maintain any and all applicable fire codes.

All glazing along with its installation will conform to applicable building codes be used.

All sheet metal work shall consist of a minimum 24 gauge galvanized steel unless noted otherwise.



VACINITY MAP:



HERITAGE DESIGN BUILD GROUP

Post Office Box 4053
Atlanta, GA 30302
Telephone: 770.531.8170
Facsimile: 000.000.0000

THE
COOK
RESIDENCE

551 WOODROW AVE
HAPEVILLE, GA 30354

☐ Half-Size Plot

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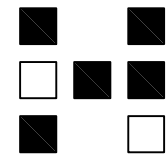
Revisions

Date: 24.AUG.2021
Project #: 2021.15
Drawn By: SJH
Checked By: SJH

COVER
SHEET

A0

☒ Released for Construction
☐ Not Released for Construction



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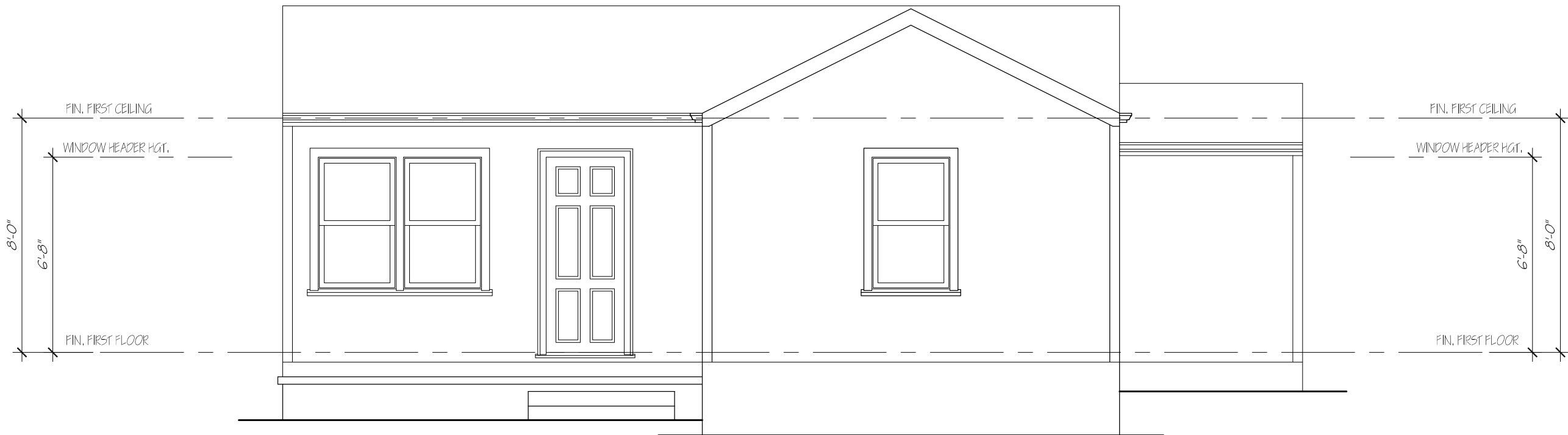
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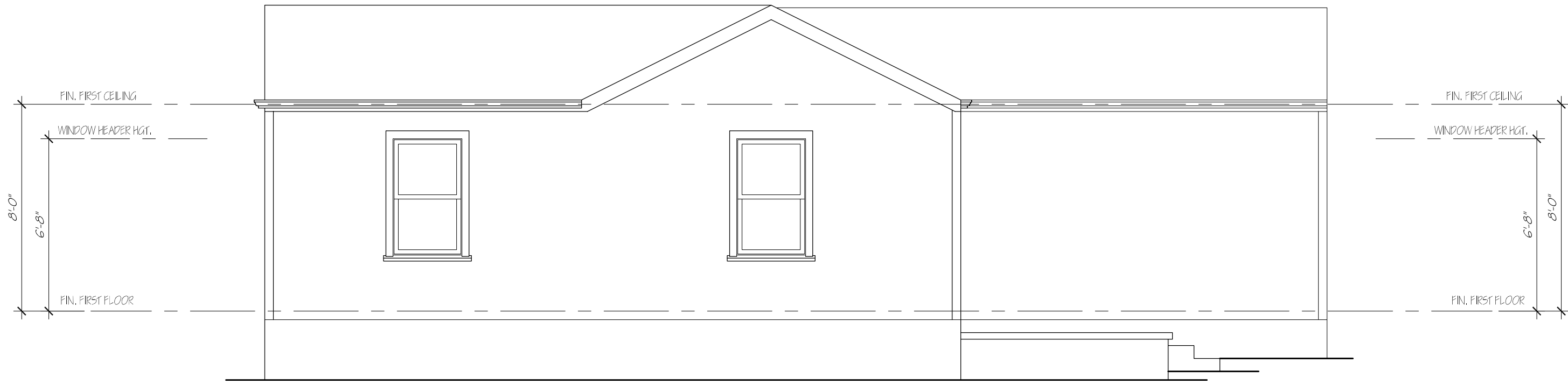
EXISTING
ELEVATIONS

AB3

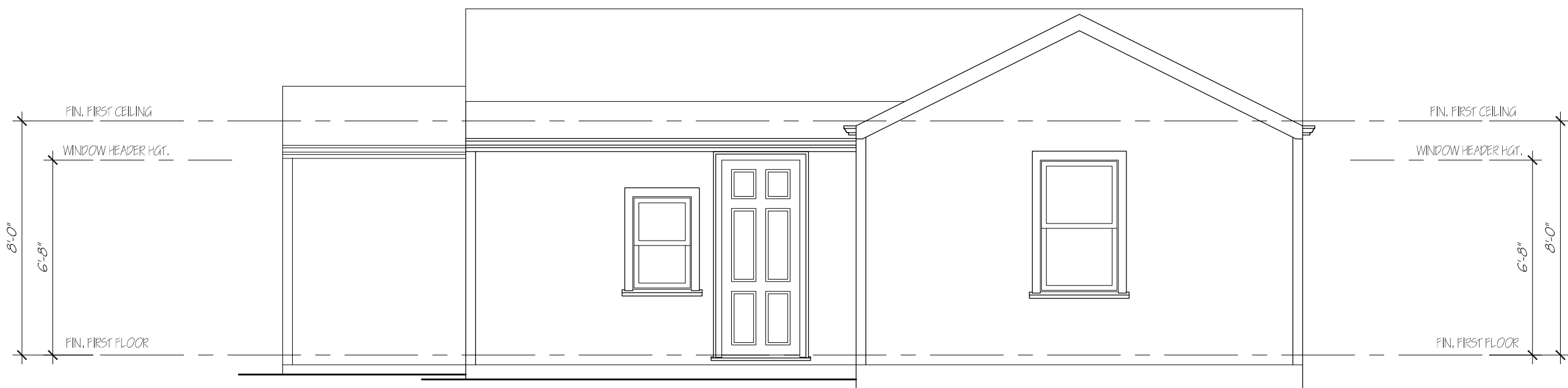
☒ Released for Construction
☐ Not Released for Construction



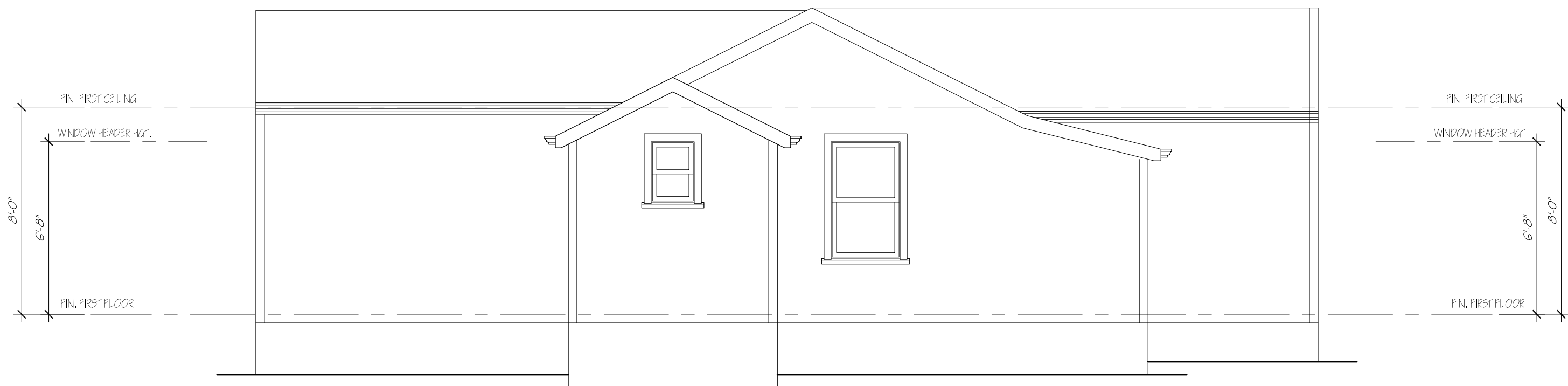
1
AB3
EXISTING FRONT ELEVATION
SCALE: 1/4" = 1'-0"



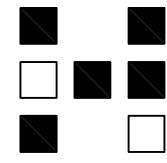
2
AB3
EXISTING LEFT ELEVATION
SCALE: 1/4" = 1'-0"



3
AB3
EXISTING REAR ELEVATION
SCALE: 1/4" = 1'-0"



4
AB3
EXISTING RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



HERITAGE DESIGN BUILD GROUP

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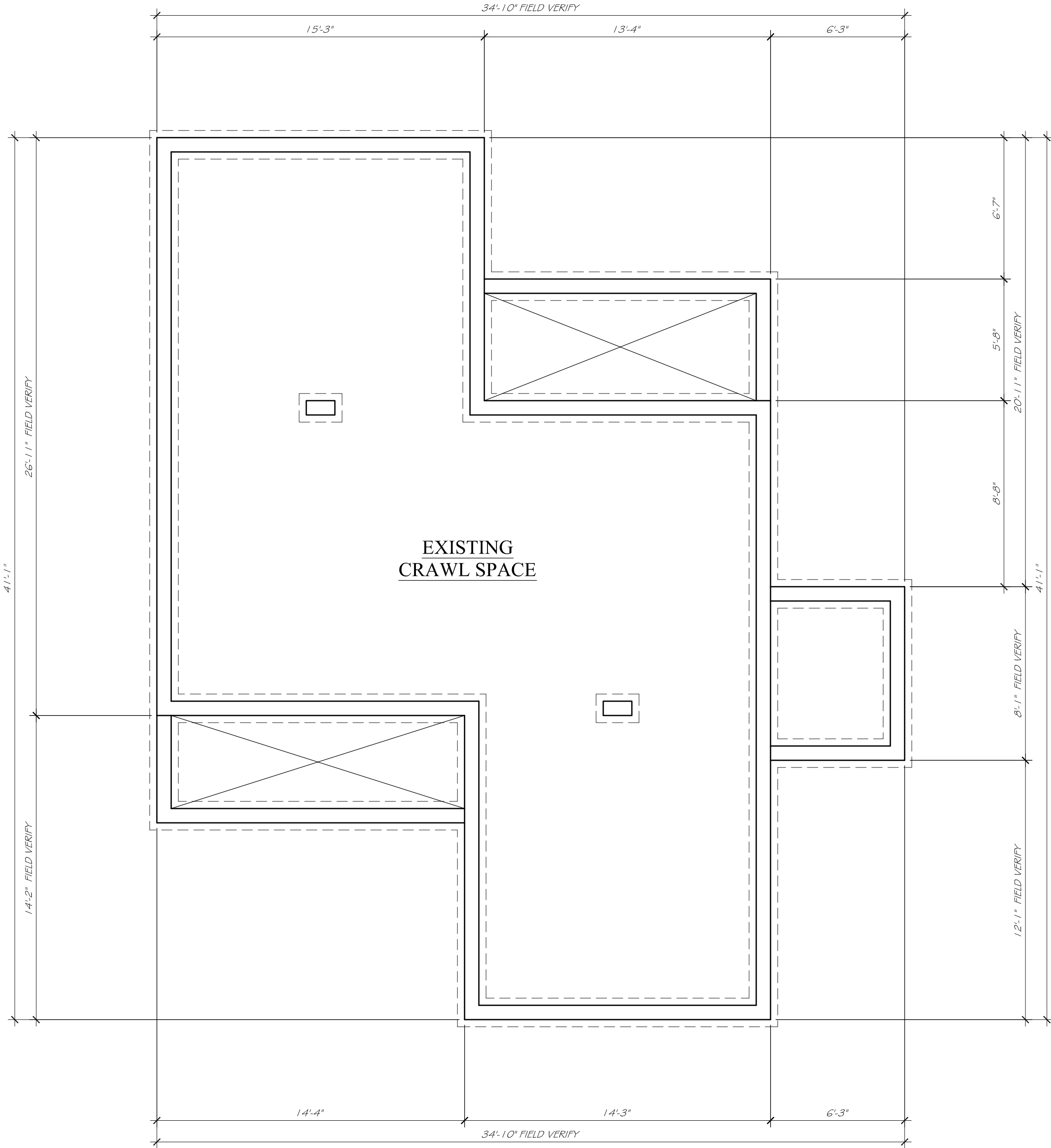
EXISTING
FOUNDATION & MAIN
FLOOR PLANS

AB1

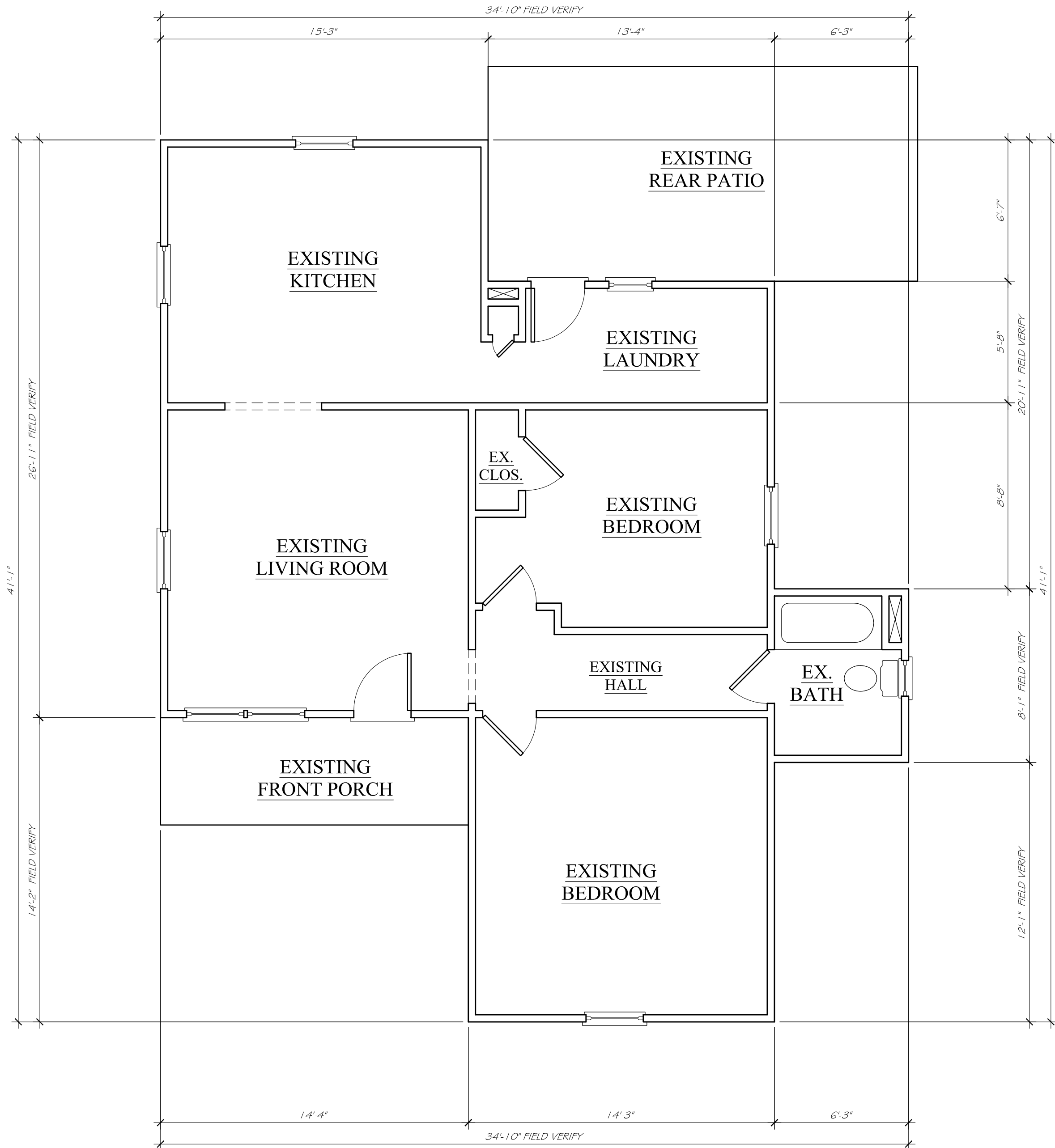
Released for Construction
Not Released for Construction

WALL LEGEND

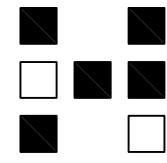
- EXISTING STUD AND / OR CONCRETE BLOCK WALLS
- EXISTING BRICK VENEER
- EXISTING WALLS TO BE REMOVED



1
AB1
EXISTING FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



2
AB1
EXISTING FLOOR PLAN
SCALE: 1/4" = 1'-0"



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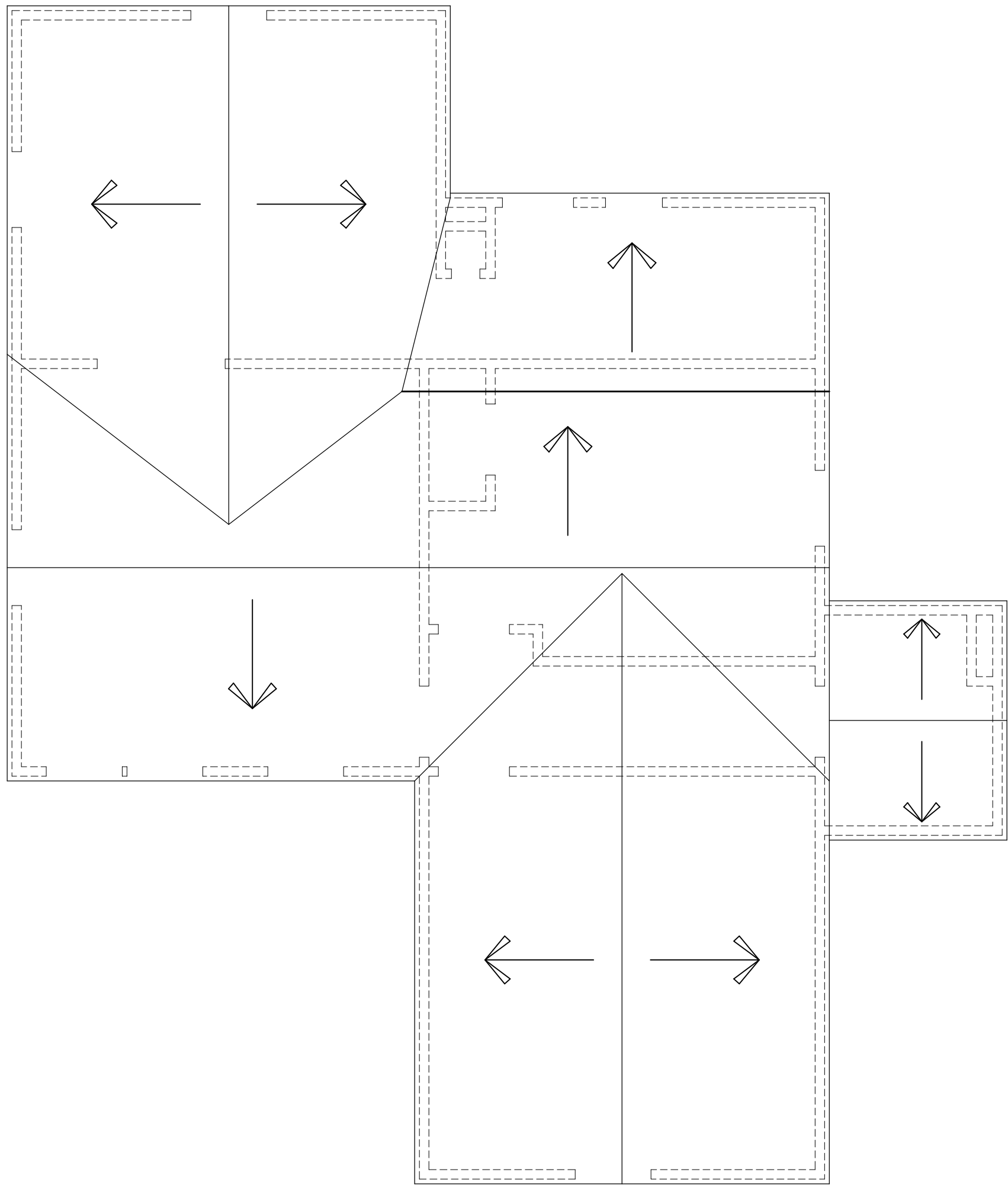
EXISTING
ROOF PLAN &
DEMO PLAN

AB2

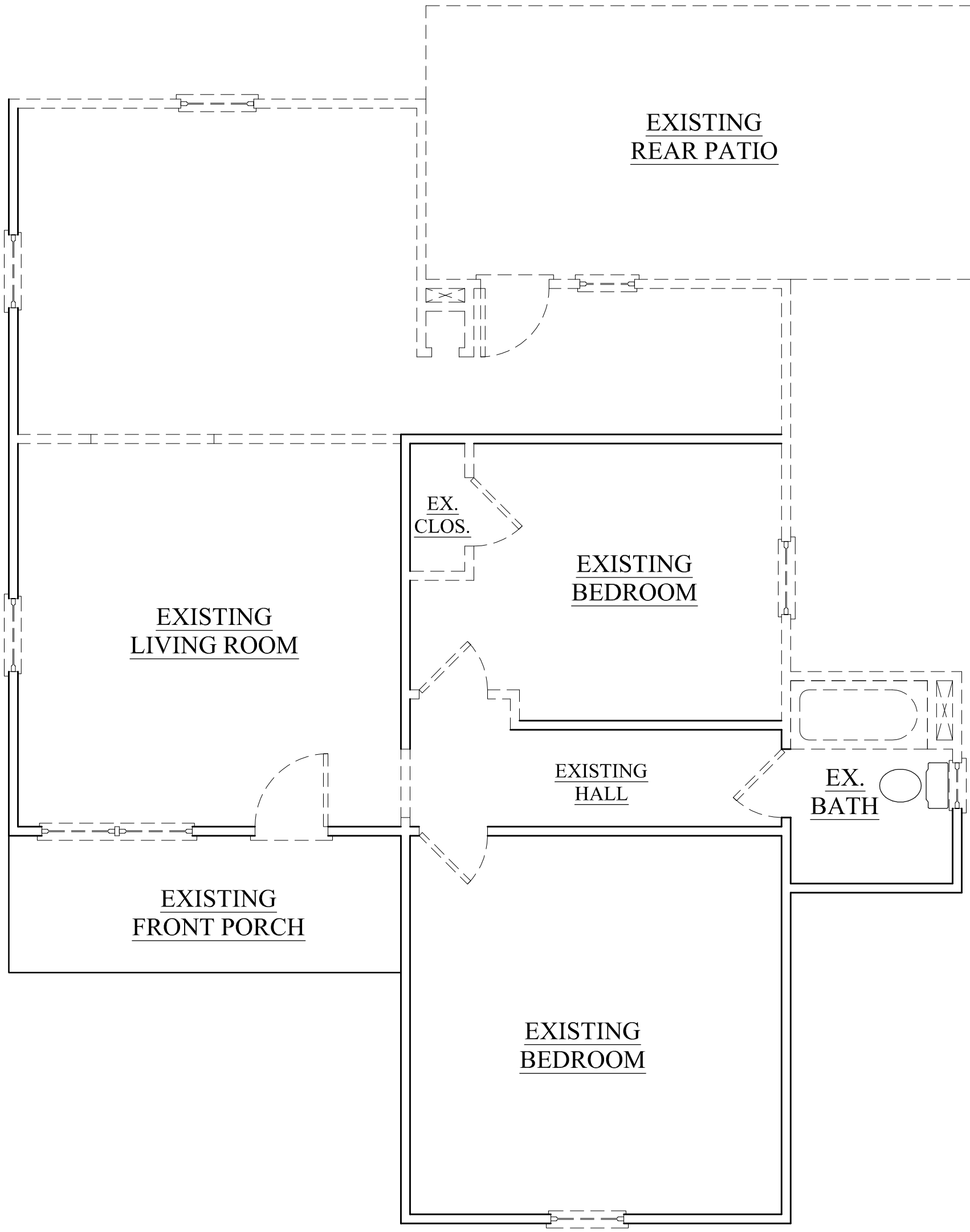
Released for Construction
Not Released for Construction

WALL LEGEND

- EXISTING STUD AND / OR CONCRETE BLOCK WALLS
- EXISTING BRICK VENEER
- EXISTING WALLS TO BE REMOVED



1 EXISTING ROOF PLAN
AB2 SCALE: 1/4" = 1'-0"



2 DEMO FLOOR PLAN
AB2 SCALE: 1/4" = 1'-0"

GENERAL REQUIREMENTS

- Work performed shall comply with the following:
 - These general notes unless otherwise noted on plans or specifications.
 - 2018 IRC Building Code , or latest edition.
 - All applicable local and state codes, ordinances and regulations.
 - In areas where the drawings do not address methodology, the contractor shall be bound to perform in strict compliance with manufacturer's specifications and/or recommendations.
 - On-site verification of all dimensions and conditions shall be the responsibility of the general contractor and his subcontractors. Noted dimensions take precedence over scale.
 - The general notes and typical details apply throughout the job unless otherwise noted or shown.
 - Discrepancies: The contractor shall compare and coordinate all drawings; when in the opinion of the contractor, a discrepancy exists he shall promptly report it to the Drafter for proper adjustment before proceeding with the work.
 - Omissions: In the event certain features of the construction are not fully shown on the drawings, their construction shall be of the same character as for similar conditions that are shown or noted.
 - All work is to be performed in a professional manner and in accordance with standard practice and consistent with manufacturer's and supplier's recommended installation procedures.
 - Dimensions shall be read or calculated and never scaled.

All dimensions are to the rough unless noted otherwise. All drawings are at 1" = 4'-0" (1/4" = 1'-0") unless noted otherwise.

- Before submitting proposals, bidders shall carefully examine the drawings, inspect the site and acquaint themselves with all governing ordinances, laws, etc. and otherwise familiarize themselves with all matters which may affect performance of the work. The act of submitting a proposal shall be considered a meaning that the bidder has so familiarized himself and therefore no concession will be granted because of any claim of misunderstanding or lack of information.

Foundation

- Footing depths are shown on the sections unless otherwise noted, footings shall bear a minimum of 12" into original undisturbed soil and a minimum of 24" below finished grade Where required, step footings to ratio of 2 horizontal to 1 vertical.
- Where conditions develop requiring changes in excavations, such changes shall be made as directed by the Geotechnical Engineer.
- All footing excavations shall be inspected by the building official prior to the placing of any concrete. The building official shall be given notice for this observation.
- Soil investigation and report: All earth work, compaction and supervision shall be done per recommendations of soil investigation report. If no report given, concrete slab and footing calculations are based on local code design for on allowable soil bearing pressure. Contractor to verify before construction. If the site test borings indicate lesser values, notify Engineer so that necessary structural modifications can be made.
- All footings shall extend a min. required depth below grade, ref. paragraph #1 above.
- Use brick pattern forms on all exposed conc. fdn. walls.

Masonry

- Solid masonry walls to have "Dur-o-wall" (or approved equal) truss ties at 16" o.c. vertically above grade and 8" o.c. vertically below grade.
- Brick vencer walls to have non-corrosive metal ties at 16" o.c. vertically and horizontally, and weep holes 24" o.c. at base flashing.
- Provide at least 8" of solid masonry under concentrated loading conditions.
- Mortar to conform to ASTM C270, Type N.

Bolts in Wood Framing

- All bolts in wood framing shall be ASTM A325 machine bolts with standard malleable iron washers or steel plate washers.

- Steel plate washer sizes shall be as follows:
 - 1/2" and 5/8" Diam. bolts - 3" sq. x 5/16".
 - 3/4" Diam. bolts - 4" sq. x 5/16".
- Each bolt hole in wood shall be drilled 1/16" larger than diameter of bolt.
- For sill bolts, see typical details.

Lag Bolts

- Shall be square headed and of structural grade steel.
- Washers shall be placed under the head of lag bolts bearing on wood

Altering Structural Members

- No structural member shall be omitted; notched, cut, blocking out or relocated without prior approval by the Engineer.
- Do not alter sizes of members noted without approval of Engineer.

Bridging and Blocking

- There shall be not less than one line of bridging in every eight feet of span in floor, attic and roof framing. The bridging shall consist of not less than one by six inch lumber double nailed at each end or of equivalent metal bracing of equal rigidity.
- Block solid at all bearing supports where adequate lateral support is not otherwise provided.

Plywood

- All plywood shall be pine or eq. and shall be manufactured and graded in accordance with "Product Standard P-1-66" for soft plywood construction and industrial.
- Each plywood sheet shall bear the "APA" grade trademark.
- All end joints shall be staggered and shall butt along the center lines of framing members.
- The face grain of the plywood shall be laid at right angles to the joists and trusses and parallel to the studs.
- Nails shall be placed 3/8" minimum from the edge of the sheets. The minimum nail penetration into framing members shall be 1-1/2" for 8d nails and 1-3/8" for 10d nails.
- All floors shall be glued & screwed with #12 wd. screws at 6" o.c. on direct edges and at 10" o.c. at intermediate.

Alignment

- All rafters and joists framing from opposite sides shall lap at least six (6) inches and be spiked together.
- When framing end to end joists shall be secured together by metal straps.
- Align studs under all joists and block between floors @ all bearing walls.
- Align studs under all roof trusses.
- Provide additional studs at point load location to match number of studs above - extend to fdn.

Fire Stopping

- Fire stopping shall be provided to cutoff all concealed draft openings (both vertical and horizontal) in the following locations:
 - In all stud walls and partitions including furred spaces at floor and ceiling levels and not more than 10'-0" apart.
 - Between stair stringers at top and bottom and between studs in line with stair run.
- Firestops, when of wood, shall be 2" nominal thickness and may be made of gypsum board, cement asbestos, mineral wool or other noncombustible material.
- Spaces between chimneys and wood framing shall be filled with loose noncombustible material (2" minimum thickness).

Trusses

- Floor trusses: pre-engineered trusses. Floor truss manufacturer to supply shop drawings and erection drawings and must be sealed by a professional engineer registered in the governing jurisdiction. Floor truss mfg. to supply connection and bearing details, bridging and bracing details nominal dimensions, truss configurations, lumber grade and species and magnitudes of force in all members .
- Band Board: 2 x 4 continuous U.N.O.

- Floor Trusses shall accommodate HVAC duct layout as indicated and conventional framing as indicated.
- Floor Trusses shall be designed to limit deflection to L/480 live load or for a dead load of 16 PSF which ever is greater except in rooms consisting of different lengths of which the deflection of the shortest span shall govern.

I-Joists

- "I" Joists: pre-engineered joists. Floor joist manufacturer to supply shop drawings and erection drawings and must be sealed by a Professional Engineer registered in the governing jurisdiction. Floor joist manufacturer to supply connection and bearing details, bridging and bracing details, nominal dimensions and joist layout configurations.
- Band Board: 1 1/4" timberstrand or equal.
- Floor joists shall be designed to limit deflection to L/480 live load except in rooms consisting of different length spans of which the deflection of the shortest span shall govern.
- Provide solid webb fibers on all joists parallel to exterior walls.
- Provide solid band board at all end conditions and 2 x 4 cripples @ all interior bearing conditions.

Flashing

- All flashing to be of the approved corrosion-resistive type and shall be provided where exterior porches, decks or stairs attach to a wall or floor assembly or wood-framed construction. Flash and caulk wood beams and other projections through exterior walls or roof surfaces.
- All flashing, counter flashing, and coping when of metal shall be of not less than no. 26 U.S. gauge approved corrosions - resistant metal.
- Provide metal flashing above all windows, doors & capitals.

Finishes

Gypsum Wallboard

- All gypsum wallboard shall be installed in accordance with the provisions of the 2018 IRC, latest edition, state and local codes.
- Gypsum wallboard shall not be installed until weather protection for the installation is provided.
- All edges and ends of gypsum wallboard shall occur on the framing members except those edges which are perpendicular to the framing members. All edges of gypsum wallboard shall be in moderate contact except in concealed spaces where fire resisting construction is not required.
- The sizes and spacing of fasteners shall comply with 2003 IRC, latest edition, all state and local codes.
- Provide moisture resistant drywall at tubs and showers.

Windows

- All windows shall have insulating glass, or single glass with storm windows or equal.
- Sizes indicated on plans are nominal only. Builder to consult with window manufacturer to determine exact sizes, rough openings, etc.
- Every sleeping room shall have at least one operable window or exterior door approved for emergency egress or rescue. R310
- Where windows are provided as a means of egress or rescue they shall have a sill height of not more than 44 inches above the floor. R310
- All egress or rescue windows from sleeping rooms must have a minimum net clear opening of 5.7 square feet. The minimum net clear opening height dimension shall be 24 inches. The minimum net clear opening width dimension shall be 20 inches. R310

Hazardous Glazing Locations R308:

The following shall be considered specific hazardous locations

for the purposes of glazing:

- Glazing in swinging doors except jalousies.
- Glazing in fixed and sliding panels of sliding door assemblies and panels in sliding and bifold closet door assemblies.
- Glazing in storm doors.
- Glazing in all unframed swinging doors.
- Glazing in doors and enclosures for hot tubs, whirlpools, saunas, steam rooms, bathtubs and showers. Glazing in any part of a building wall enclosing these compartments where the bottom exposed edge of the glazing is less than 60 inches measured vertically above any standing or walking surface.

- Glazing, in an individual fixed or operable panel adjacent to a door where the nearest vertical edge is within a 24-inch arc of the door in a closed position and whose bottom edge is less than 60 inches above the floor or walking surface.
- Glazing in an individual fixed or operable panel, other than those locations described in items 5 and 6 above, that meets all of the followings conditions:
 - Exposed area of an individual pane greater than 9 sq. ft.
 - Bottom edge less than 18 inches above the floor.
 - Top edge greater than 36 inches above the floor.
 - One or more walking surfaces within 36 inches horizontally of the glazing.
- All glazing in railings regardless of an area or height above a walking surface. Included are structural baluster panels and nonstructural in-fill panels.
- Glazing adjacent to stairways, landings and ramps within 36 inches horizontally of a walking surface when the exposed surface of the glass is less than 60 inches above the plane of the adjacent walking surface.
- Glazing adjacent to stairways within 60 inches horizontally of the bottom tread of a stairway in any direction when the exposed surface of the glass is less than 60 inches above the nose of the tread.

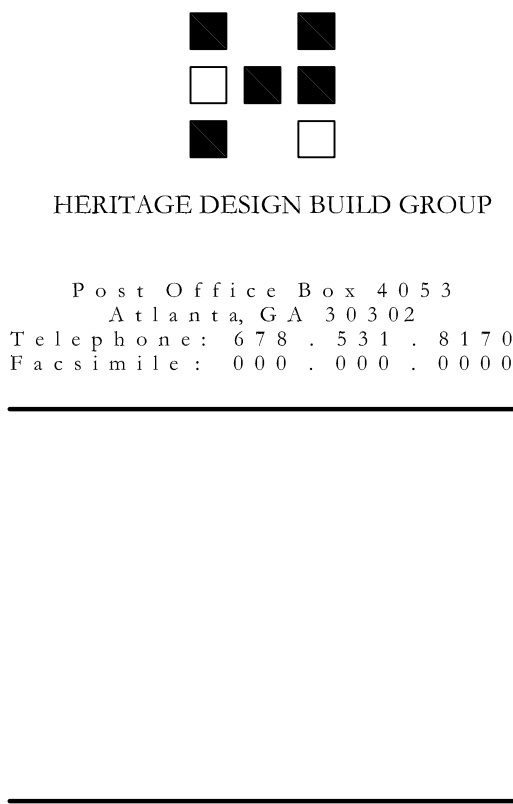
Exceptions: The following products, materials and uses are exempt from the above hazardous locations:

- Openings in doors through which a 3-inch sphere is unable to pass.
- Decorative glass in above Items 1, 6 or 7.
- Glazing in above Item 6, when there is an intervening wall or other permanent barrier between the door and the glazing.
- Glazing in above Item 6, in walls perpendicular to the plane of the door in a closed position or where access through the door is to a closet or storage area 3 feet or less in depth.
- Glazing in above Items 7 and 10, when a protective bar is installed on the accessible side(s) of the glazing 36 inches + 2 inches above the floor. The bar shall be capable of withstanding a horizontal load of 50 lbs. per linear ft. without contacting the glass and be a minimum of 1-1/2 inches in height.
- Outboard panes in insulating glass units and other multiple glazed panels in above Item 7 when the bottom edge of the glass is 25 ft or more above grade, a roof, walking surface, or other horizontal (within 45 degrees of horizontal) surface adjacent to the glass exterior.
- Louvered windows and jalousies complying with the requirements of R308.2.
- Mirrors and other glass panels mounted or hung on a surface that provides a continuous backing support.

- Safety glazing in above Items 10 and 11 is not required where:
 - The side of a stairway, landing or ramp has a guardrail or handrail, including balusters or in-fill panels, complying with the provisions of Sections 1012 and 1607.7 of the IBC.
 - The plane of the glass is greater than 18 inches from the railing.

Attic Ventilation

Enclosed attic truss species and enclosed roof rafters shall have cross ventilation for each separate space with screened ventilating openings protected against the entrance of moisture and rain in accordance with the 2018 IRC, latest edition and all state and local codes.



THE COOK RESIDENCE

551 WOODROW AVE
HAPEVILLE, GA 30354

☐ Half-Size Plot

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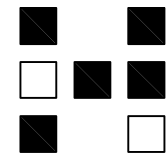
Revisions

Date: 24.AUG.2021
Project #: 2021.15
Drawn By: SJH
Checked By: SJH

GENERAL NOTES

A0.1

☒ Released for Construction
☐ Not Released for Construction



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Revisions

Date: 24 AUG 2021
Project #: 2021.15
Drawn By: SJH
Checked By: SJH

PROPOSED
LEFT & RIGHT
ELEVATIONS &
WALL SECTION

A3

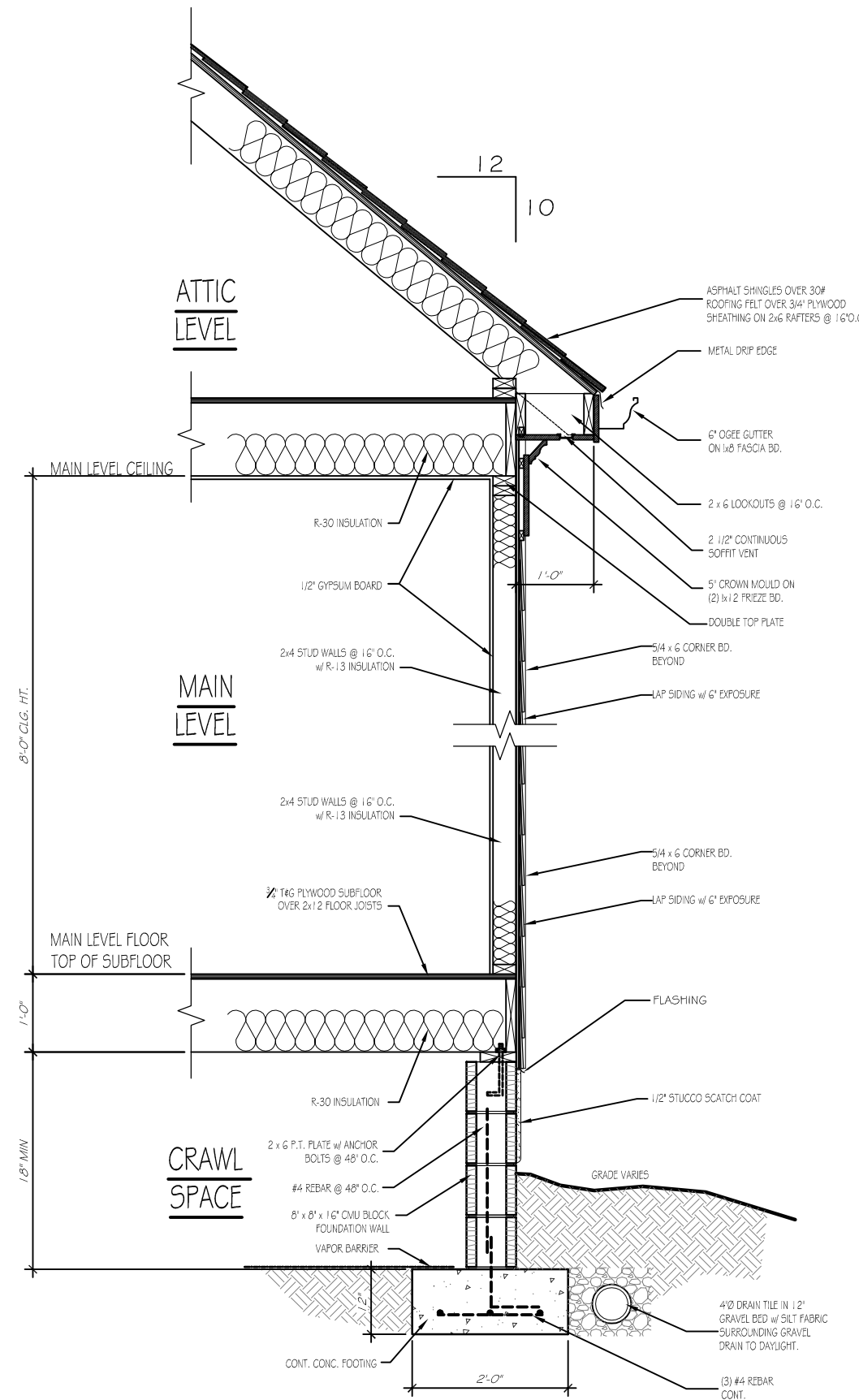
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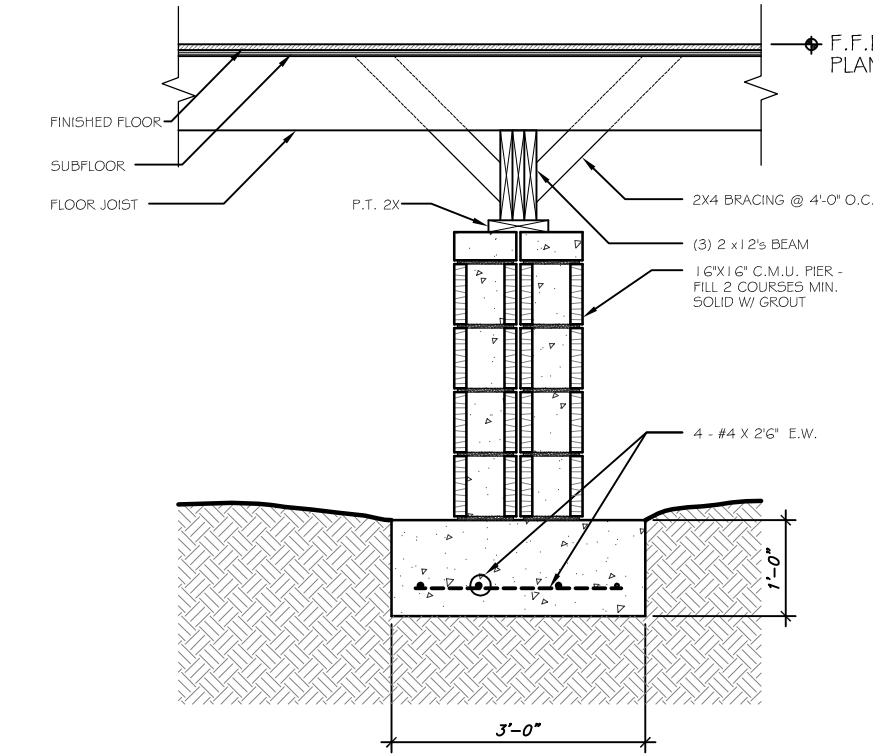
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A3 PROPOSED LEFT ELEVATION
SCALE: 1/4" = 1'-0"



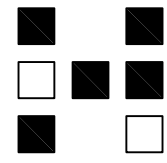
2
A3 PROPOSED RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



3
A3 TYPICAL WALL SECTION
SCALE: 1/2" = 1'-0"



4
A3 TYPICAL PEIR DETAIL
SCALE: 1/2" = 1'-0"



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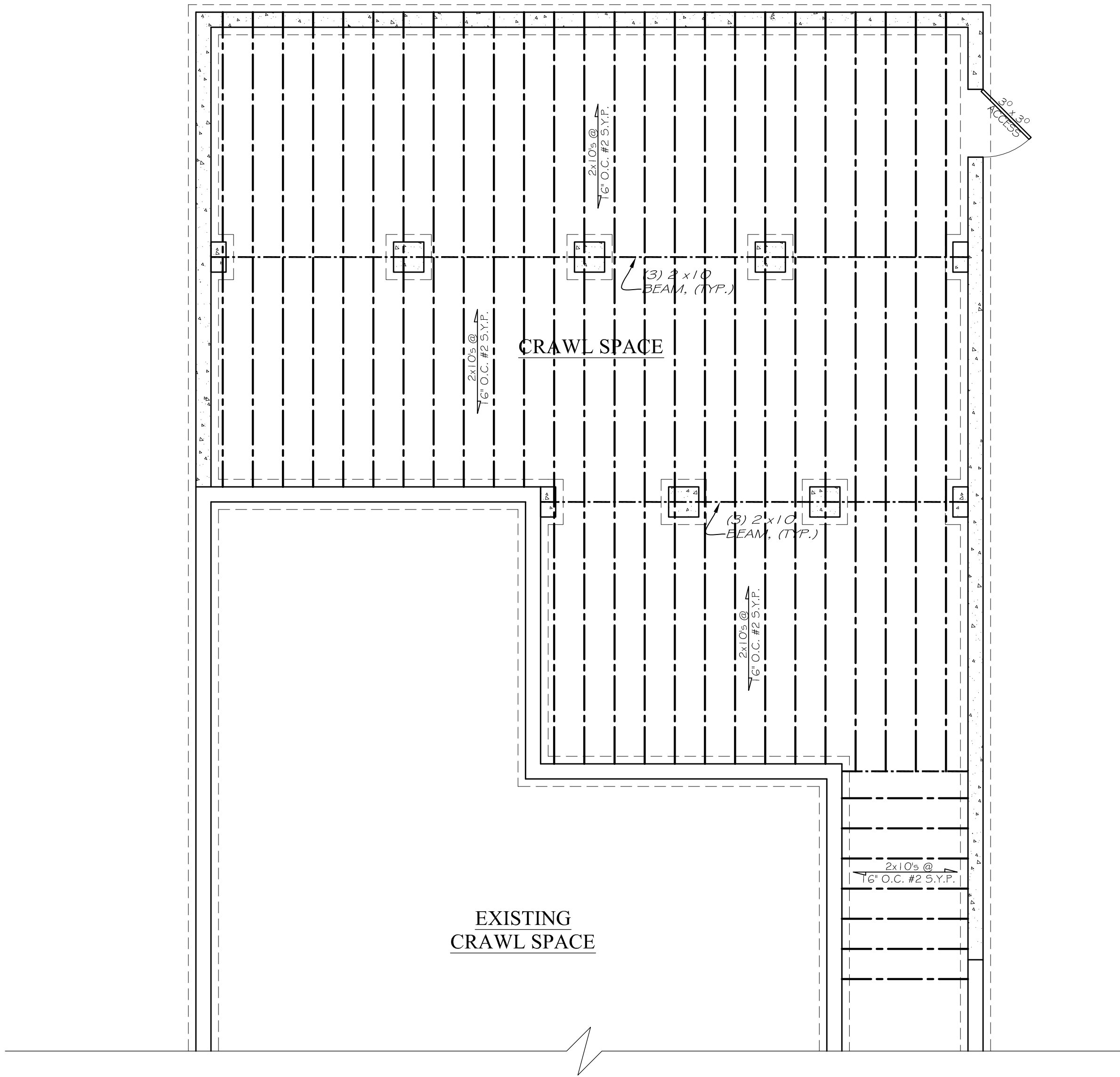
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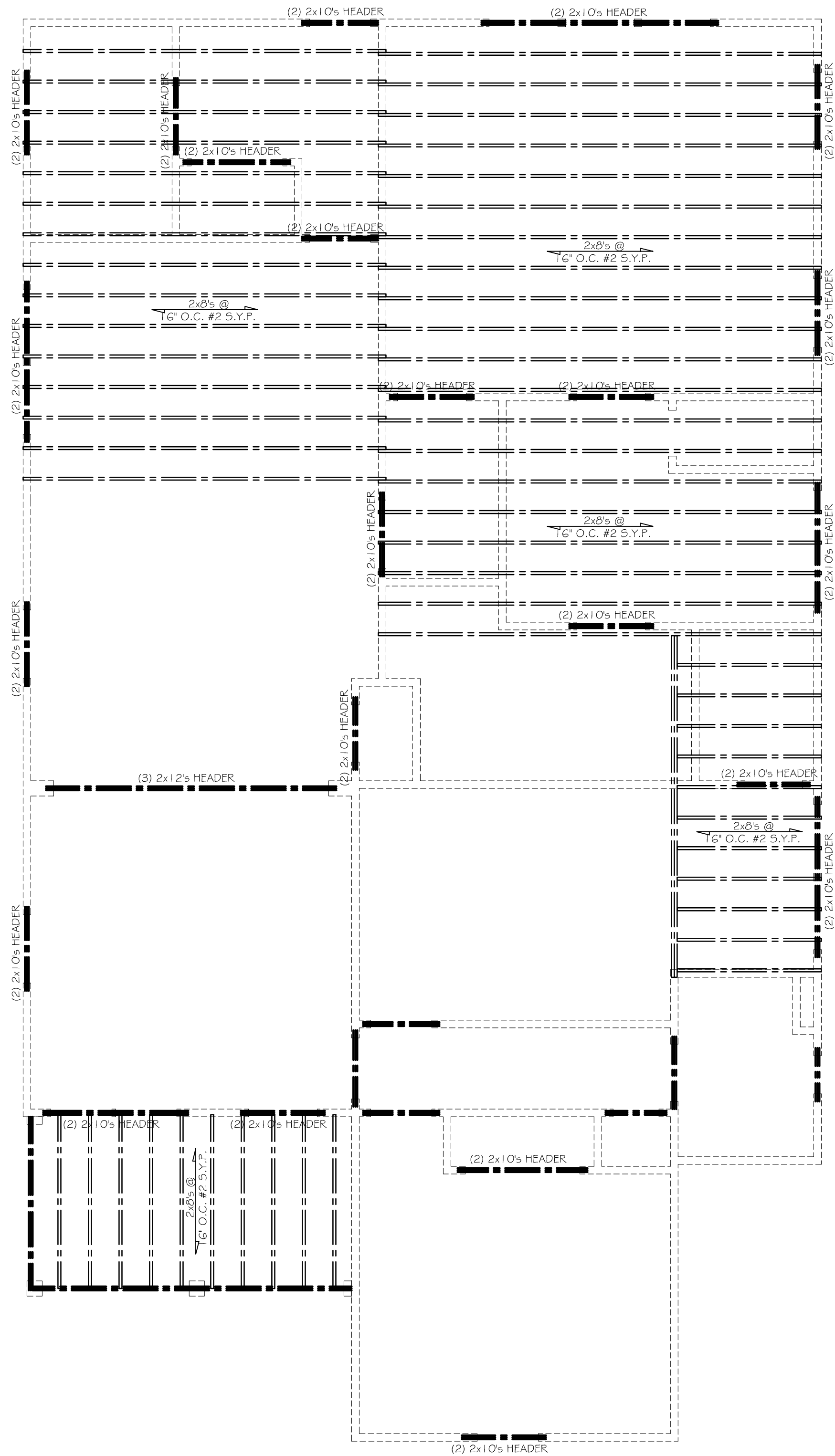
PROPOSED
FLOOR & CEILING
FRAMING PLANS

A5

☒ Released for Construction
☐ Not Released for Construction



1
A5 PROPOSED FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"



2
A5 PROPOSED CEILING FRAMING PLAN
SCALE: 1/4" = 1'-0"

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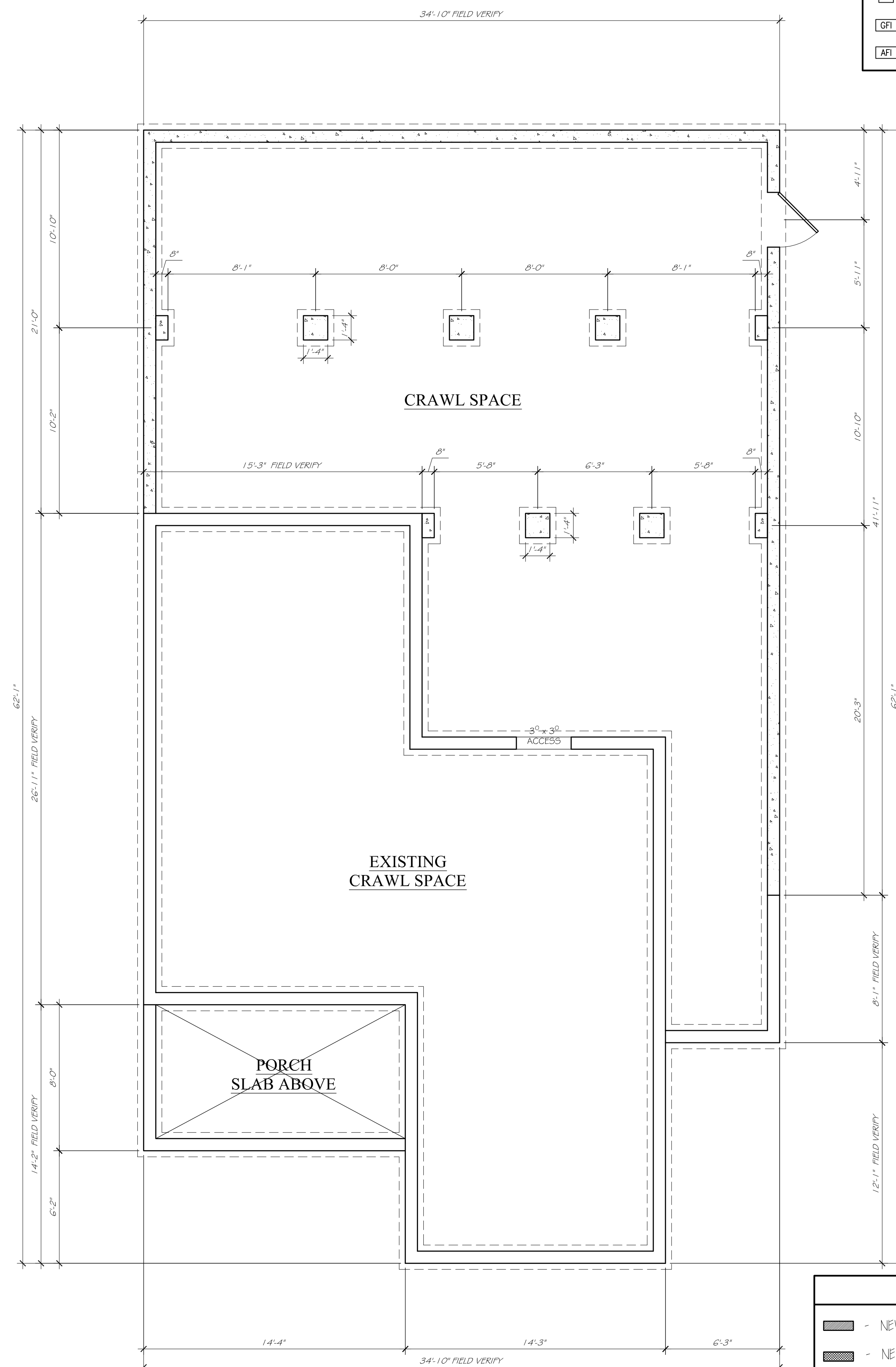
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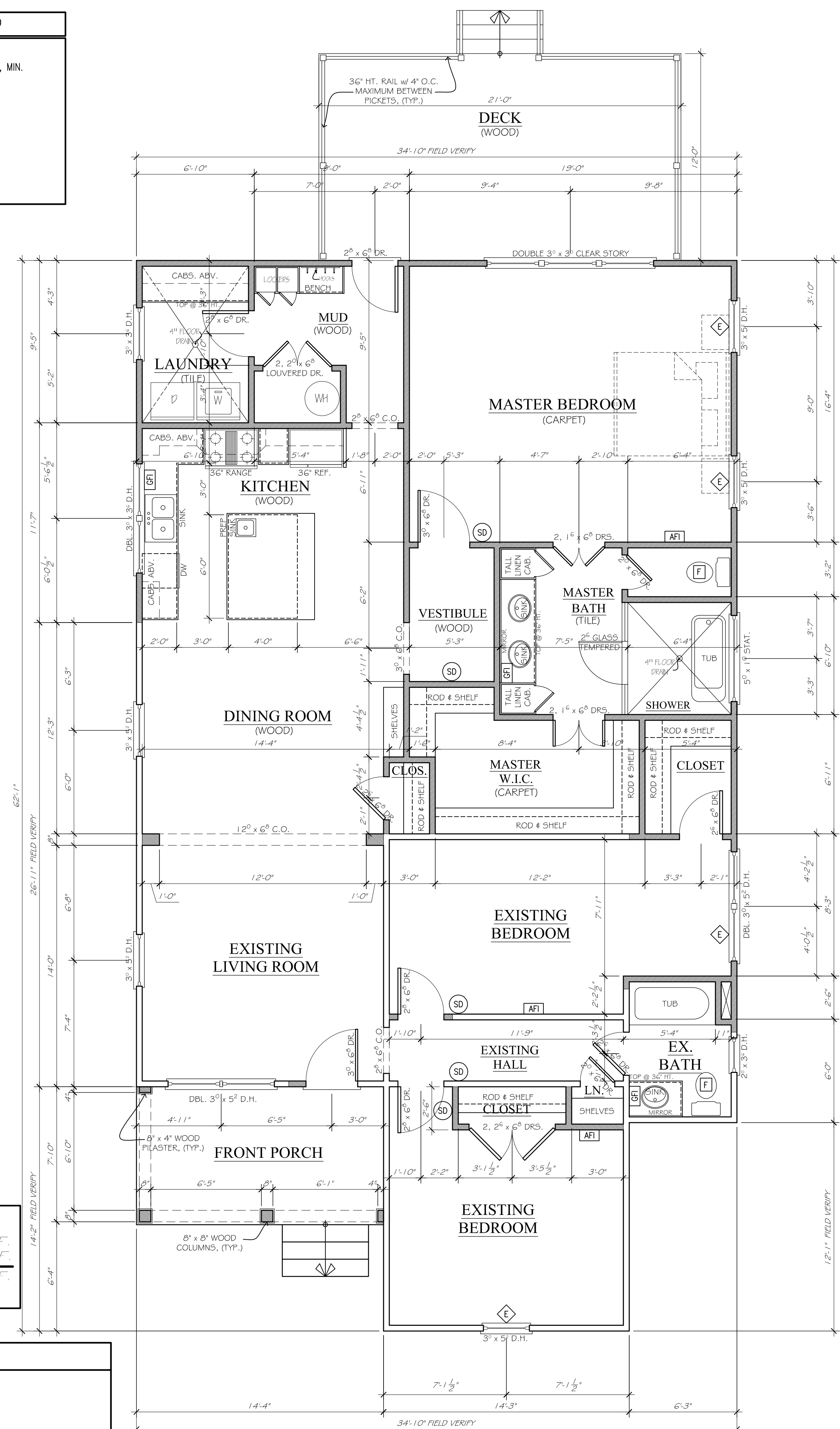
PROPOSED
FOUNDATION & MAIN
FLOOR PLANS

A1

☒ Released for Construction
☐ Not Released for Construction



1 PROPOSED FOUNDATION PLAN
A1 SCALE: 1/4" = 1'-0"



2 PROPOSED MAIN FLOOR PLAN
A1 SCALE: 1/4" = 1'-0"

LIFE SAFETY CODE LEGEND

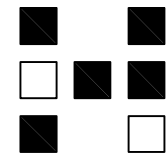
- EGRESS WINDOW –
CLEAR OPENING: MIN. AREA 5.7 SF, MIN HEIGHT 24", MIN.
WIDTH 20". MIN. SILL HEIGHT = 44" A.F.F.
- (SD) SMOKE/CARBON DIOXIDE DETECTOR – HARD WIRED
- (F) EXHAUST FAN REQUIRED
- (GFI) GROUND FAULT INTERRUPT REQUIRED
- (AFI) ARC FAULT INTERRUPT REQUIRED

SQUARE FOOTAGE

EXIST. MAIN LEVEL	1,068 S.F.
ADDITION	948 S.F.
TOTAL	2,016 S.F.

WALL LEGEND

-  - NEW 2x4 STUD WALL
-  - NEW 2x6 STUD WALL
-  - NEW 8" CONCRETE BLOCK WALL EXTEND TO STRUCTURE ABOVE
-  - NEW BRICK VENEER



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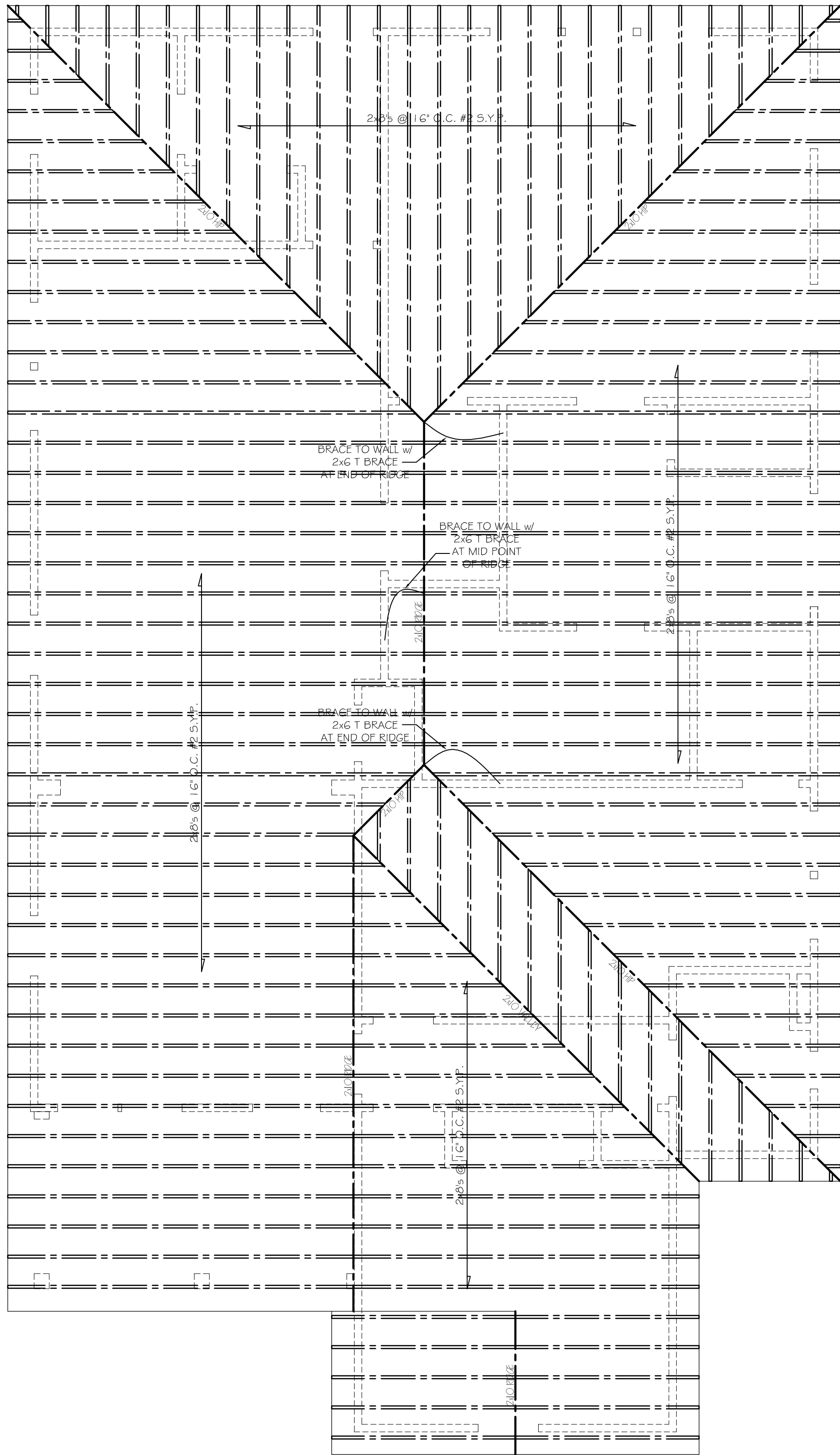
Revisions

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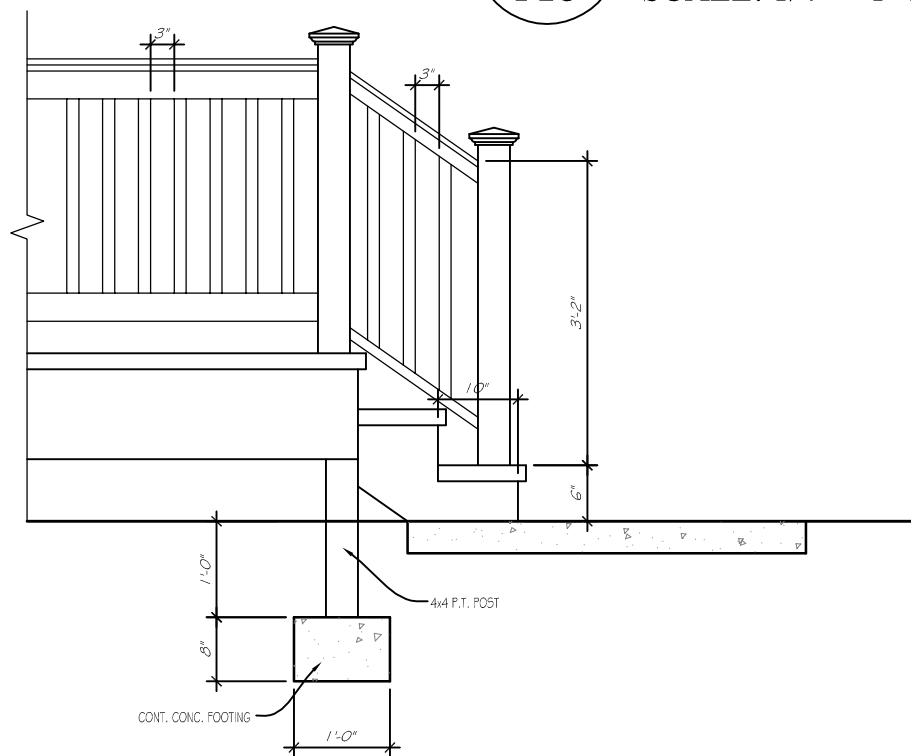
PROPOSED
ROOF FRAMING &
DECK DETAILS

A6

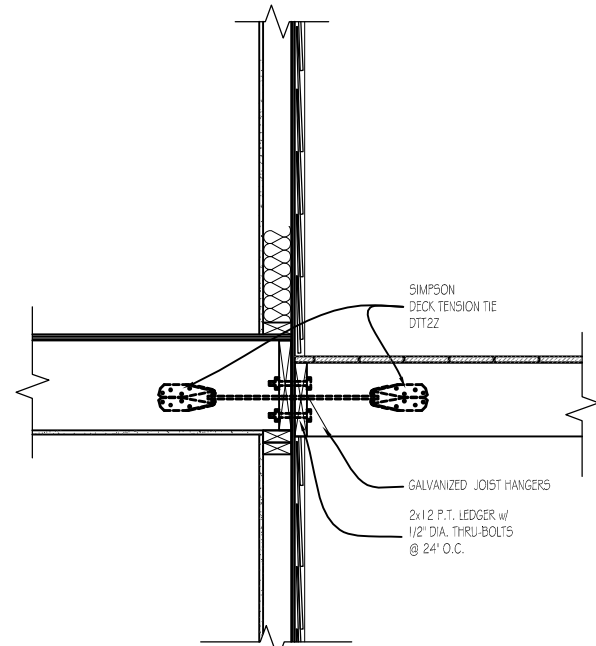
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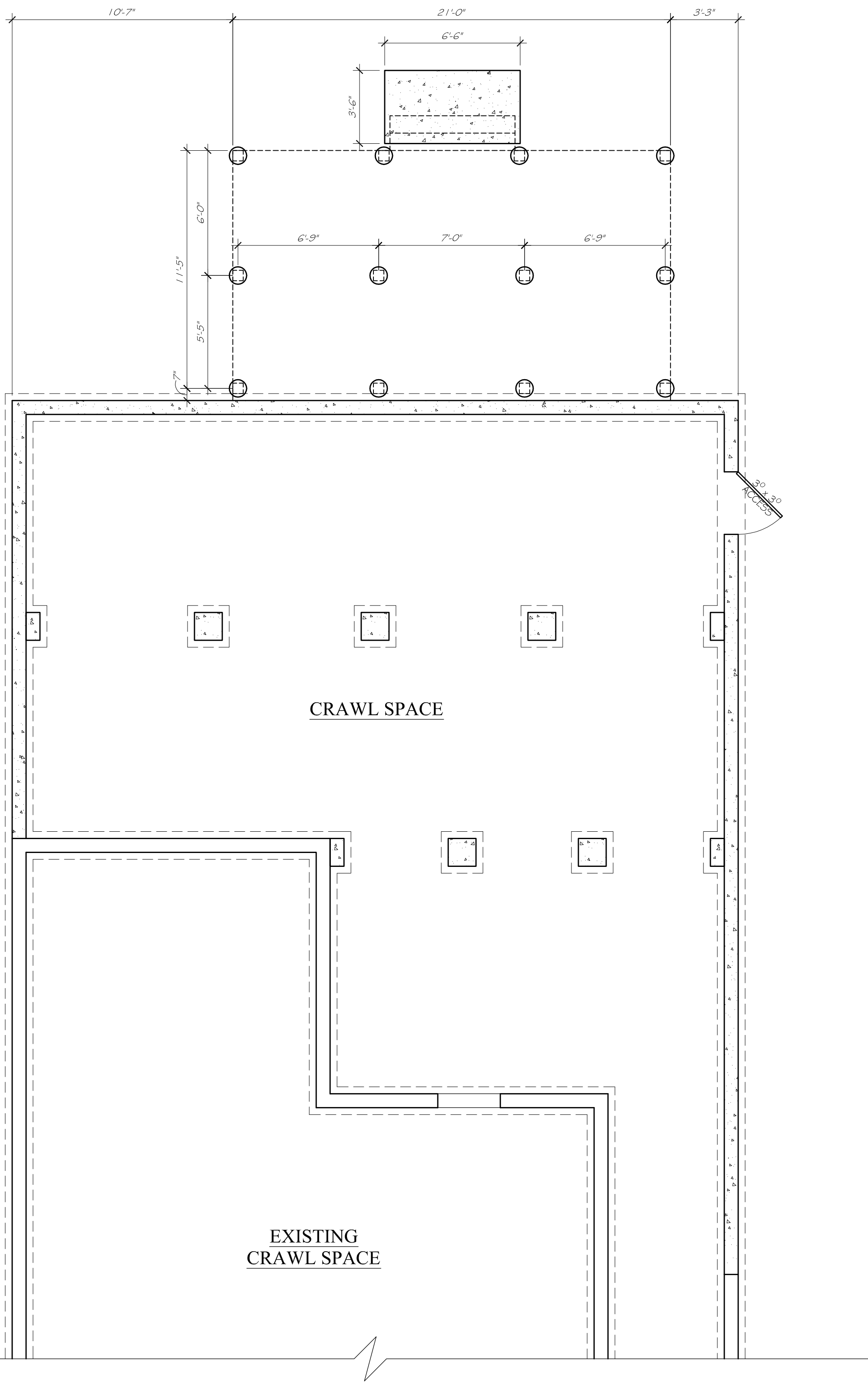
1 PROPOSED ROOF FRAMING PLAN
A6 SCALE: 1/4" = 1'-0"



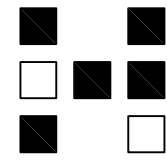
3 TYPICAL DECK STAIR DETAIL
A6 SCALE: 1/2" = 1'-0"



4 DECK CONNECTION DETAIL
A6 SCALE: 1/2" = 1'-0"



2 PROPOSED DECK FOUNDATION PLAN
A6 SCALE: 1/4" = 1'-0"



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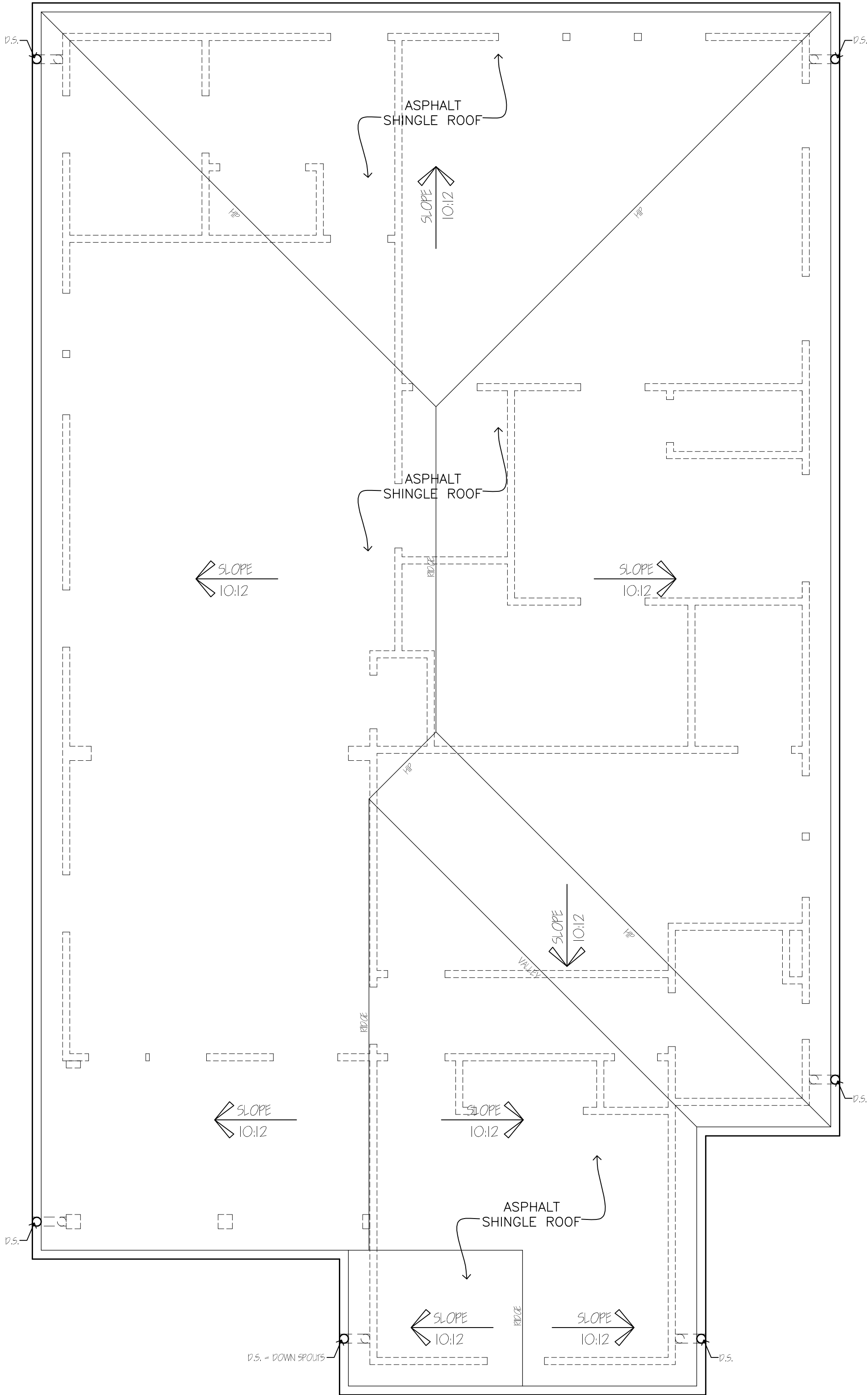
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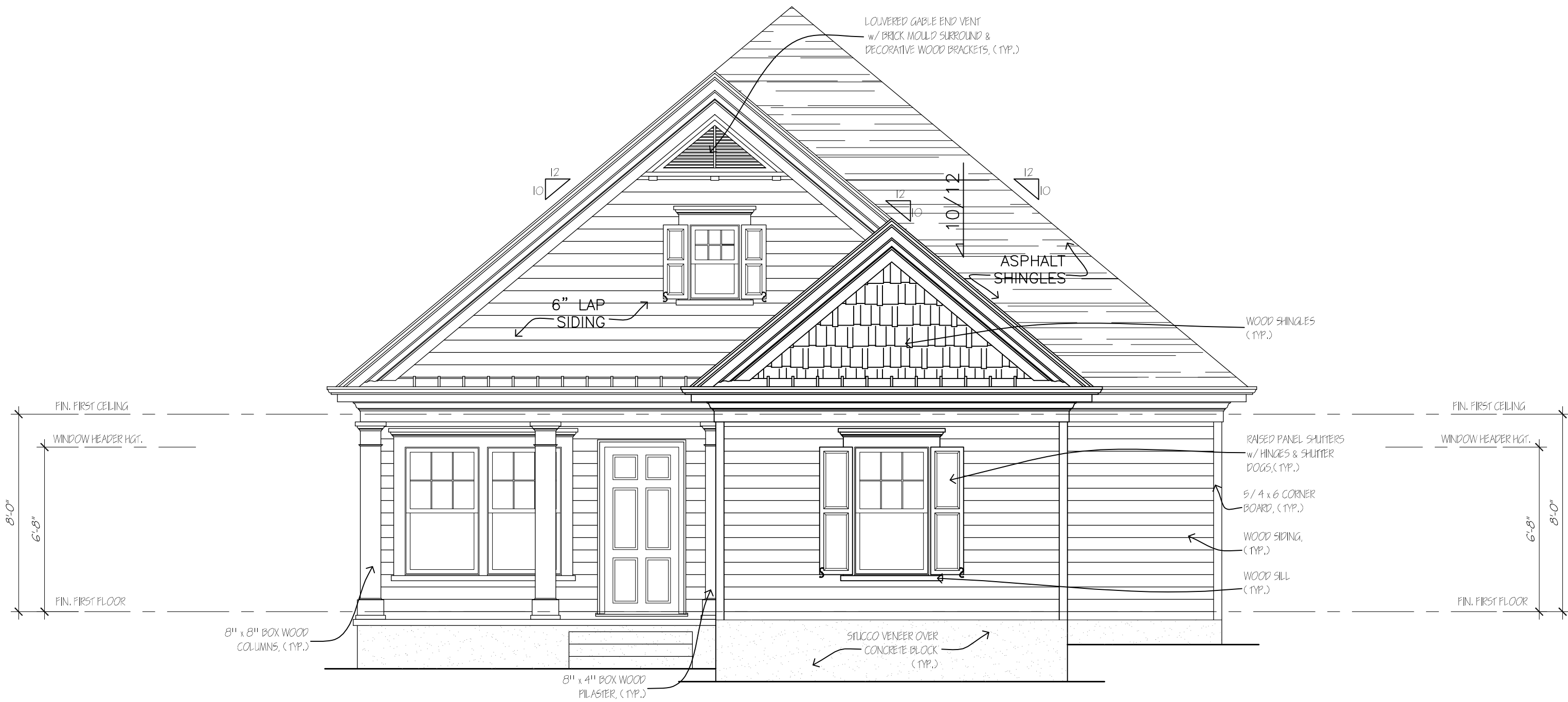
PROPOSED
ROOF PLAN
FRONT & REAR
ELEVATIONS

A2

☒ Released for Construction
☐ Not Released for Construction



1
A2 PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"



2
A2 PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1'-0"



3
A2 PROPOSED REAR ELEVATION
SCALE: 1/4" = 1'-0"



THE
COOK
RESIDENCE

551 WOODROW AVE
HAPEVILLE, GA 30354

☐ Half-Size Plot

All drawings are the property of HERITAGE DESIGN BUILD GROUP, and must be returned at the completion of work. They shall not be reproduced, modified, or revised in any way without the written consent from, and proper compensation to HERITAGE DESIGN BUILD GROUP. HERITAGE DESIGN BUILD GROUP assumes no liability for any building constructed from this plan. It is the responsibility of the purchaser of this plan to perform the following before beginning construction.

- 1.) The contractor shall check and verify ALL DIMENSIONS and report any discrepancies to HERITAGE DESIGN BUILD GROUP prior to proceeding with construction.
- 2.) The contractor shall verify compliance with ALL LOCAL BUILDING CODES in the municipality the building is to be constructed.
- 3.) Plans indicate locations only, engineering aspects should incorporate actual site conditions. Caution must be exercised in making any modifications to this plan. If changes are necessary, contact HERITAGE DESIGN BUILD GROUP.

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Only a qualified architect, designer, contractor or structural engineer should attempt modifications, as even minor changes could lead to major problems.

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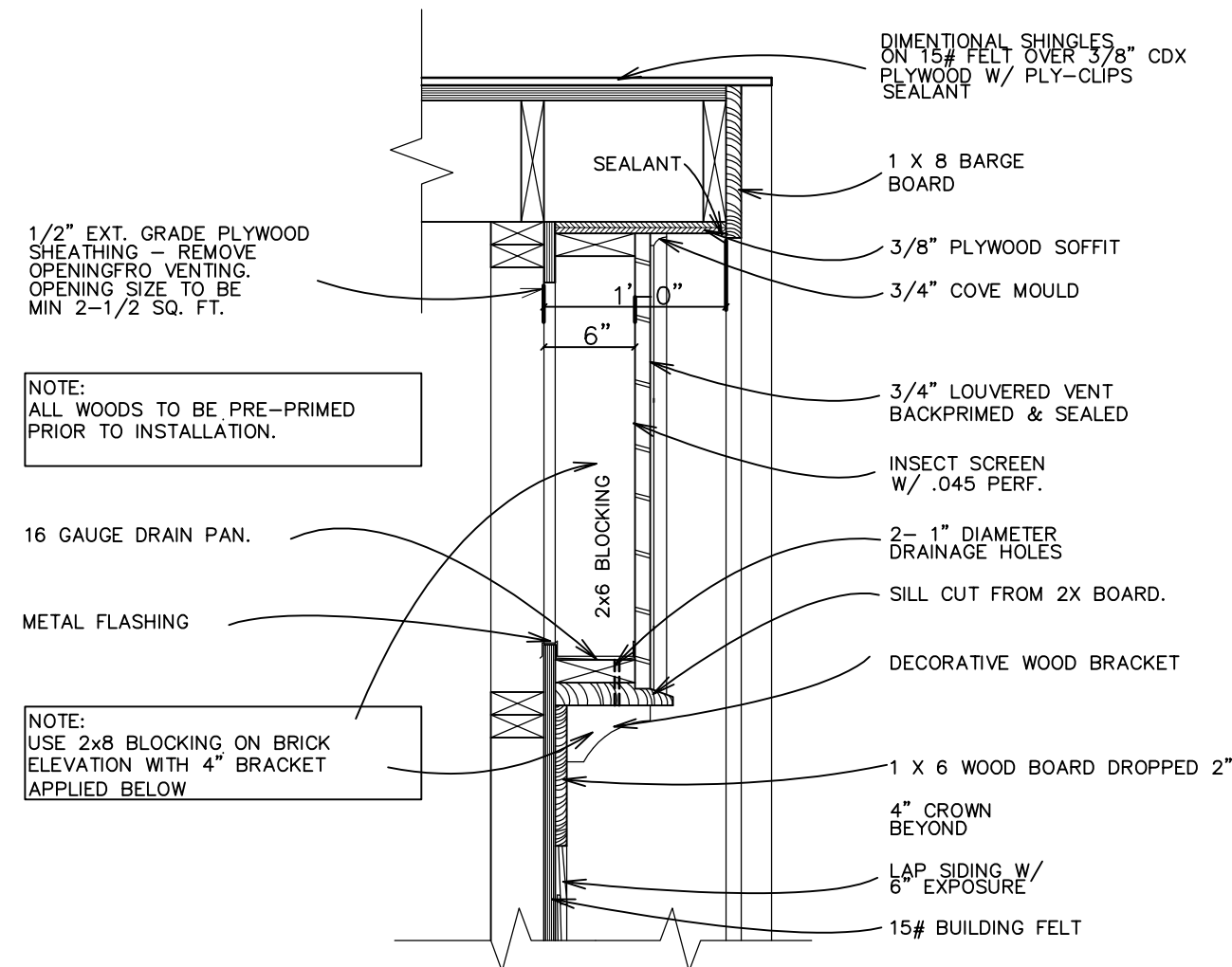
Revisions

Date: 24 AUG 2021
Project #: 2021.15
Drawn By: SJH
Checked By: SJH

PROPOSED TYPICAL DETAILS

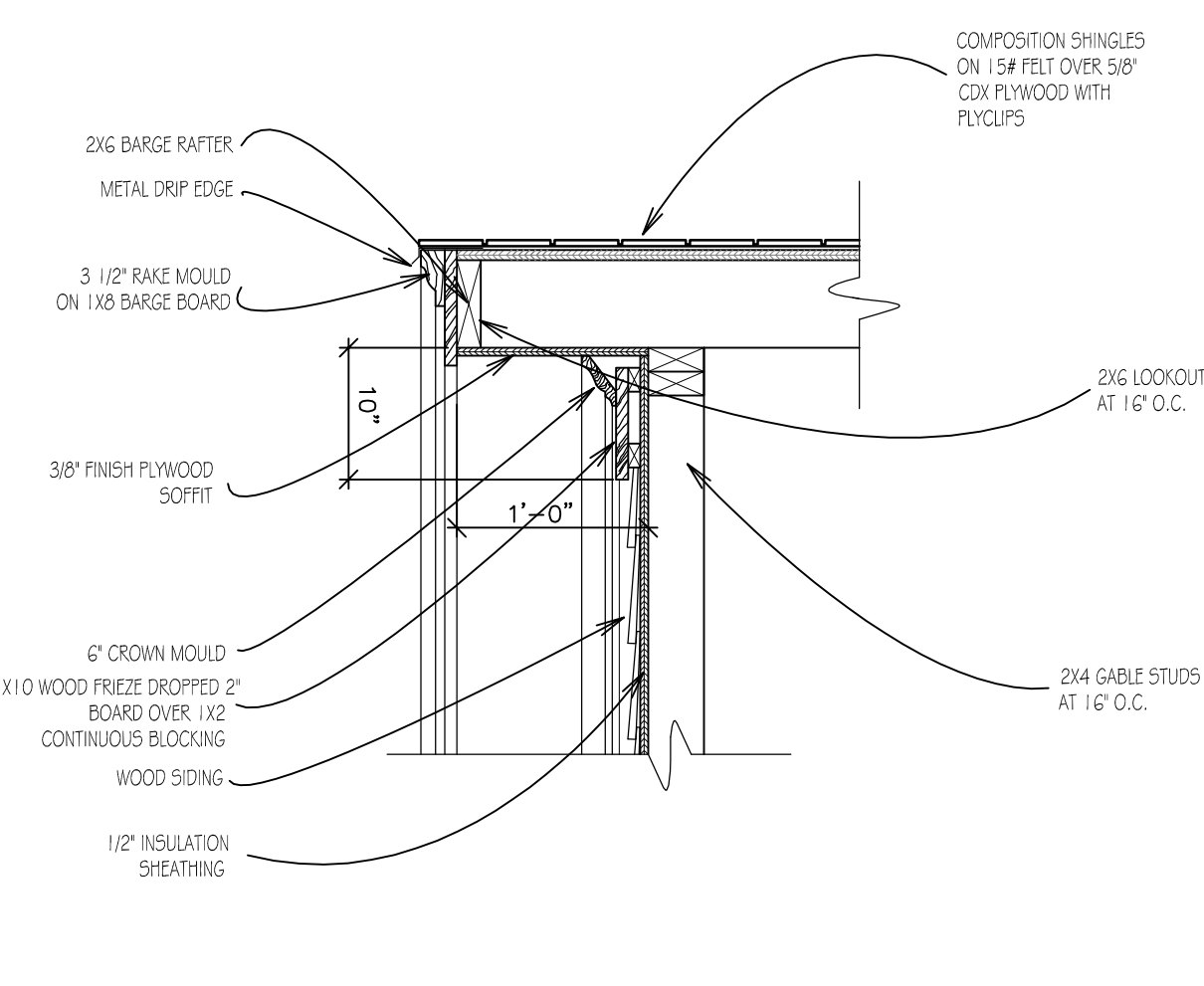
A4

☒ Released for Construction
☐ Not Released for Construction



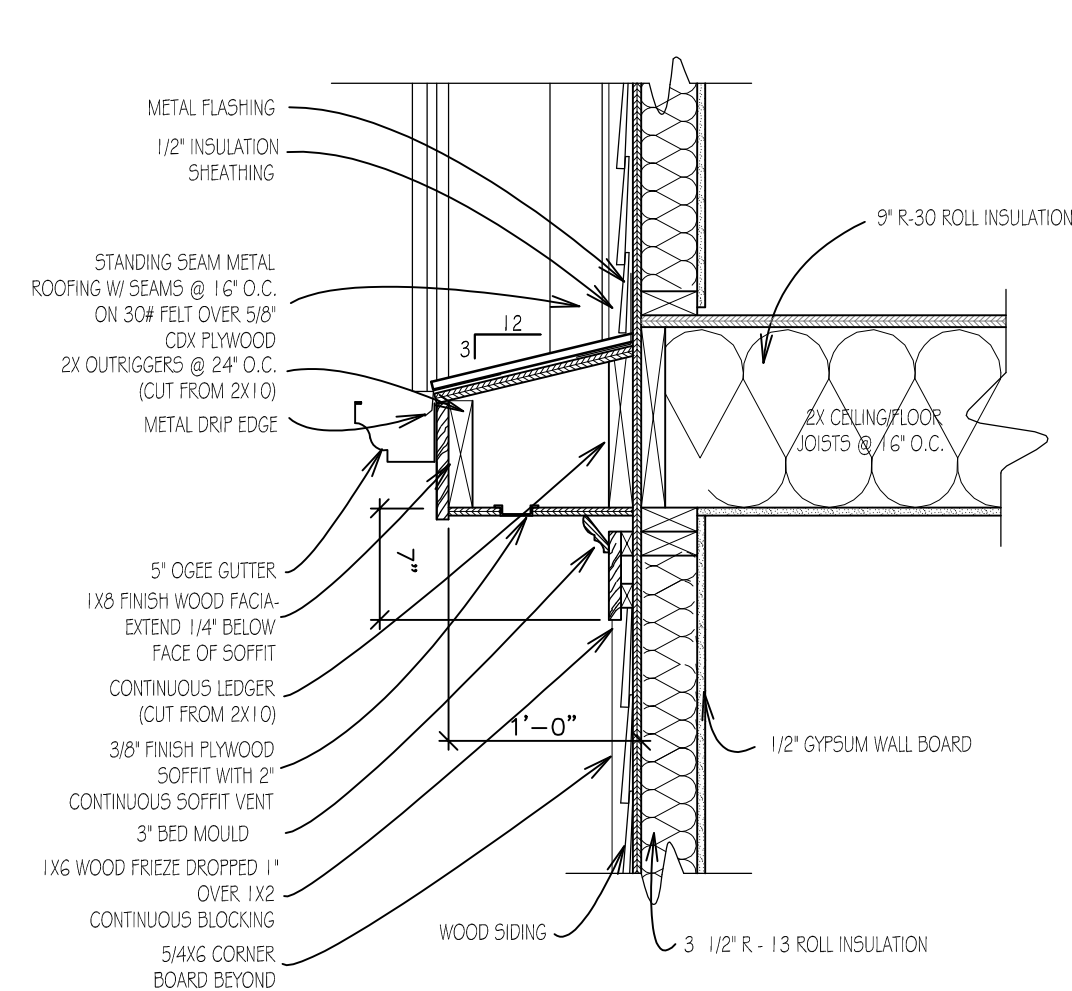
1 GABLE END VENT DET. - SIDING

SCALE: 1" = 1'-0"



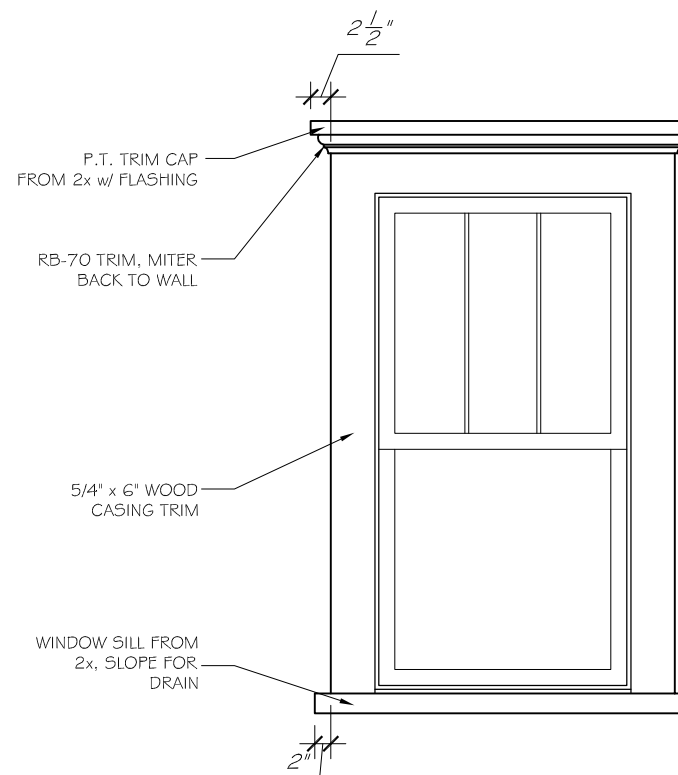
2 RAKE SECTION - SIDING

SCALE: 1" = 1'-0"



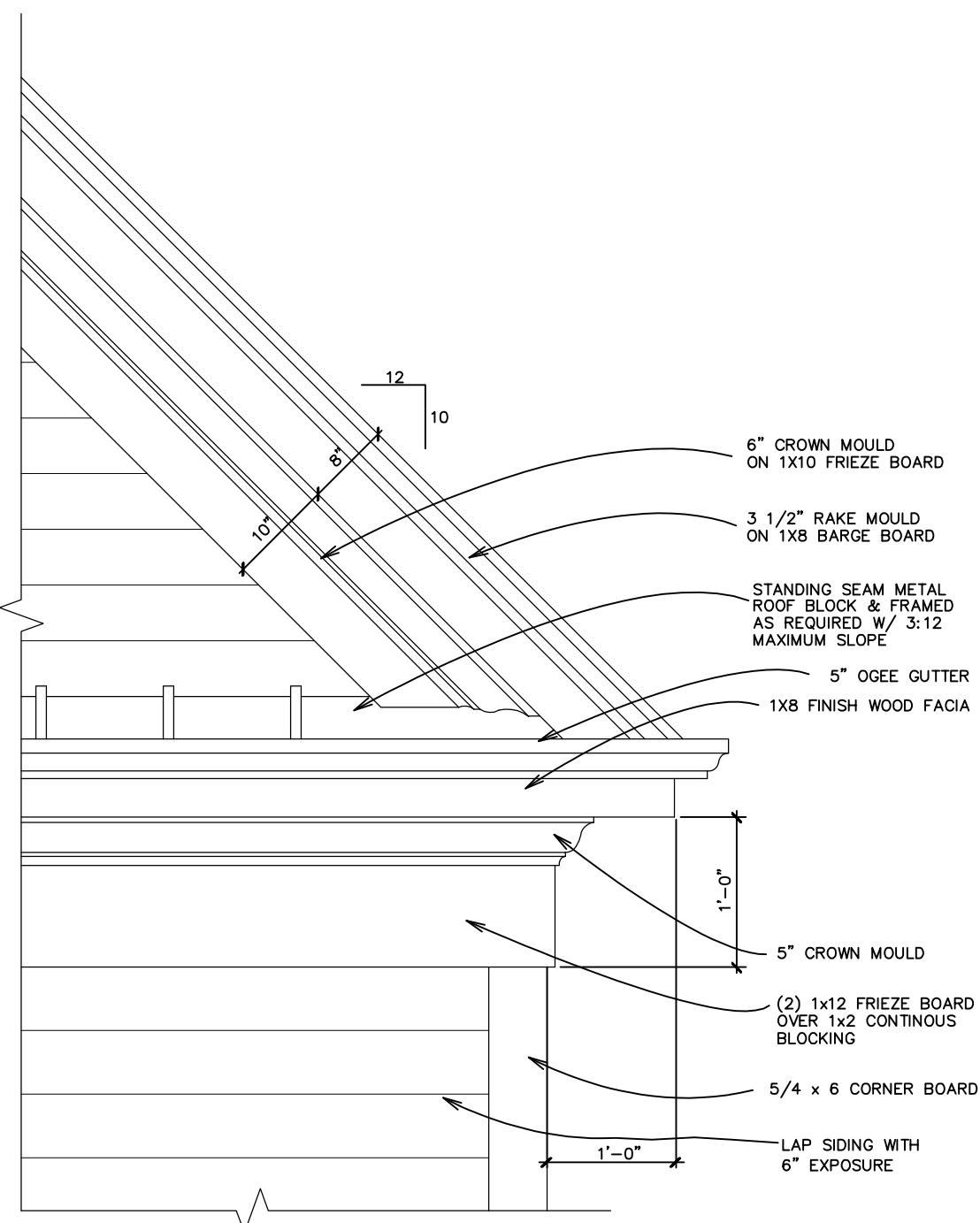
3 CORNICE RETURN SECTION - SIDING

SCALE: 1" = 1'-0"



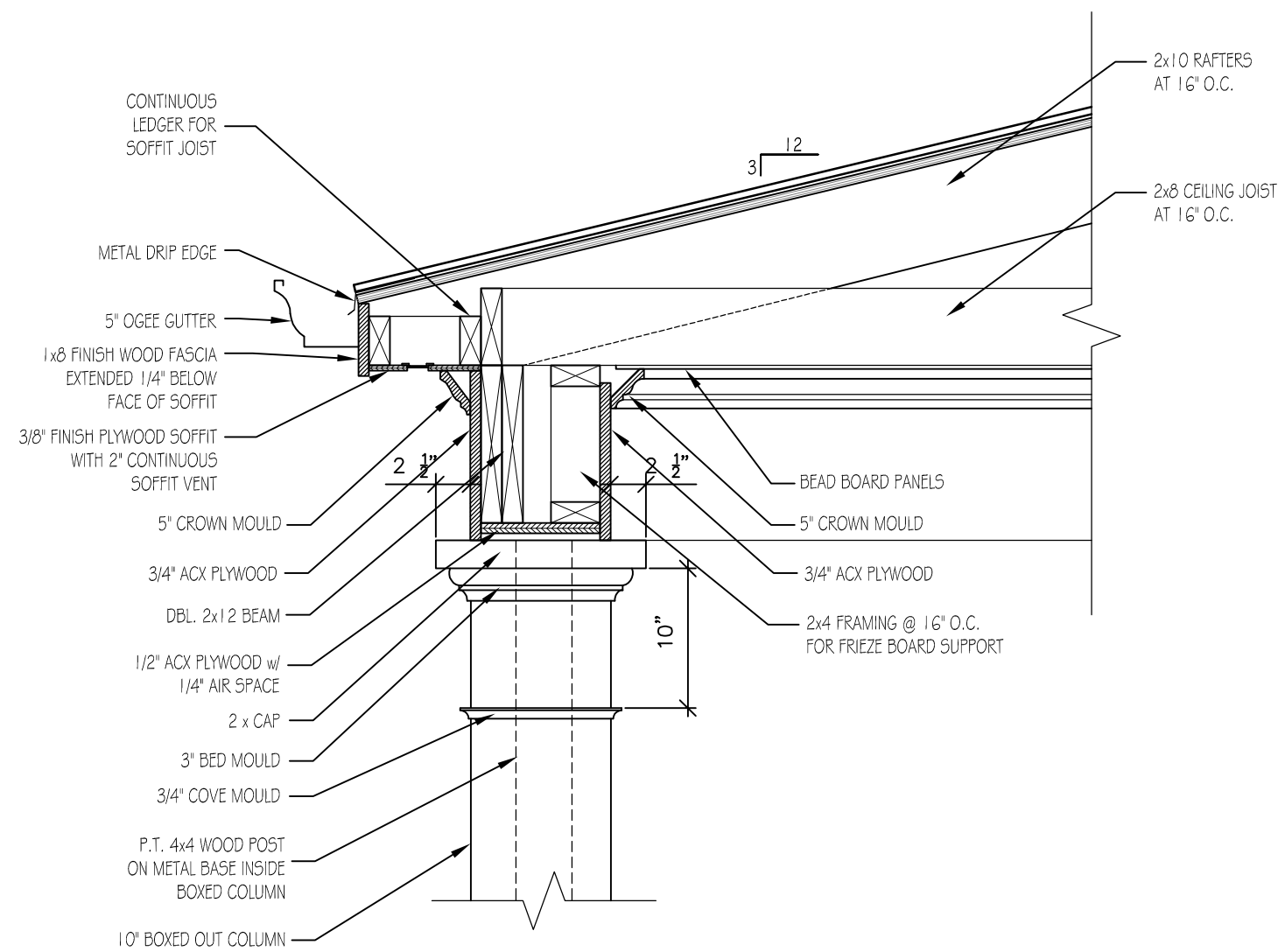
4 TYPICAL WINDOW UNIT

SCALE: 1/2" = 1'-0"



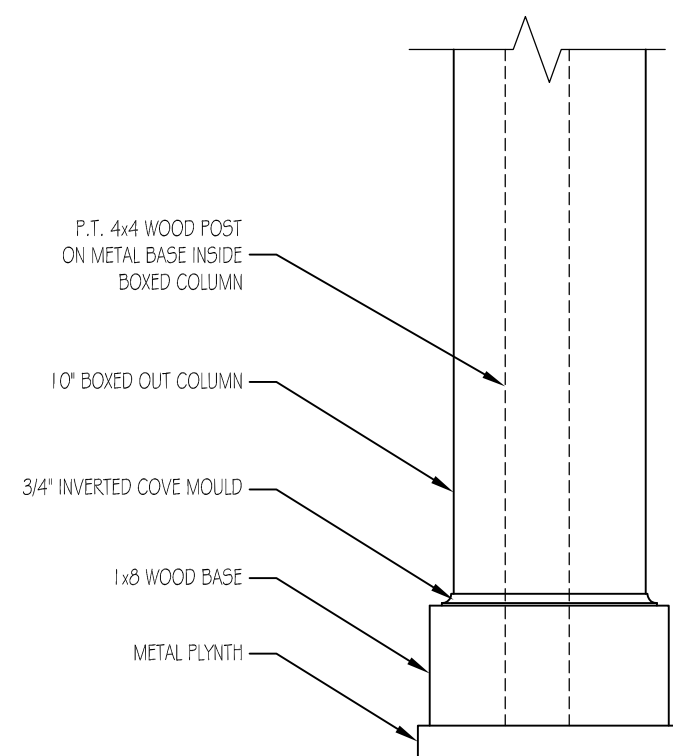
5 CORNICE RETURN DETAIL - SIDING

SCALE: 3/4" = 1'-0"



6 CORNICE SECTION @ FRONT PORCH

SCALE: 1" = 1'-0"



7 COLUMN BASE DETAIL @ PORCH

SCALE: 1" = 1'-0"



Department of Planning & Zoning

PLANNER'S REPORT

DATE: December 9, 2021
TO: Adrienne Senter
FROM: Lynn M. Patterson
RE: Variance Application for 551 Woodrow Ave

BACKGROUND

The City of Hapeville has received a variance application from Garrett Coley on behalf of property owner Daven Cook to allow for a reduction in the minimum west side yard setback from 5' to 3.6' for the property at 551 Woodrow Ave. The proposed project is a renovation and addition to an existing dwelling on-site. The existing dwelling sits in the setback on the west side by approximately 1.4'. The addition will be within the required minimum setback and is otherwise compliant with zoning. However, as no non-conforming use may expand its building footprint in any way, the project cannot proceed without a variance. The property is currently zoned R-SF, Residential Single-Family.

CODE

ARTICLE 11.3. - R-SF ZONE (RESIDENTIAL SINGLE-FAMILY)

Sec. 93-11.3-1. - Intent.

The R-SF zone is established in order to protect residential areas currently developed with one-family detached dwellings, and adjoining areas undeveloped, likely to be developed for residential purposes by allowing single-family homes and prohibiting other uses. The regulations of the R-SF zone are specifically intended to:

- (1) Ensure the best use of the land;
- (2) Ensure and protect the orderly and proper future development of the land according to its best indicated potential use for single-family dwellings;
- (3) Protect and promote a suitable environment for family life;
- (4) Discourage any use which would generate other than usual residential traffic on minor streets;
and
- (5) Discourage any use which, because of its character or size, would create excessive requirements or costs for public service.

Sec. 93-22.1-1 Dimensional Requirements

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

					Minimum Front Yard		Minimum		Maximum			
Lot Frontage (Feet)	Min. Lot Area Sq. Ft.	Lot Area/DU Square Feet	Floor Area/DU Sq. Ft.	Max Lot Coverage	Minor Col.	Maj. Arterial	Side	Rear	Stories	Feet	Min. Parking Spaces	Max. Unit Per Bldg. Lot
40	4,000	4,000	1,000	70	15	15	5	20	2½	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;

There are no extraordinary or exceptional conditions for this property based upon the 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 sits within the side yard setback and therefore is non-conforming. The variance would allow for the renovation and addition for the home, which could not be completed otherwise.

- c. Such conditions are peculiar to the particular piece of property involved; and

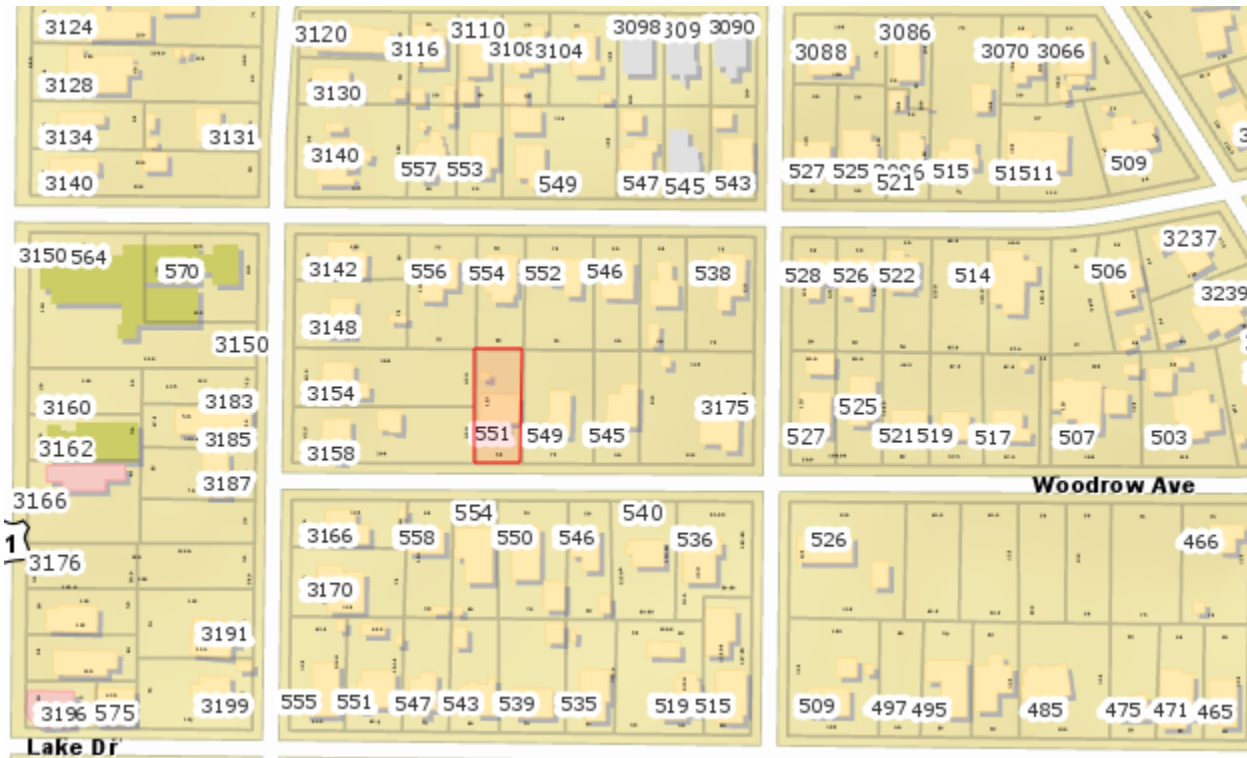
As stated above, the existing dwelling is a non-conforming condition of the developed site.

- d. Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of this chapter.

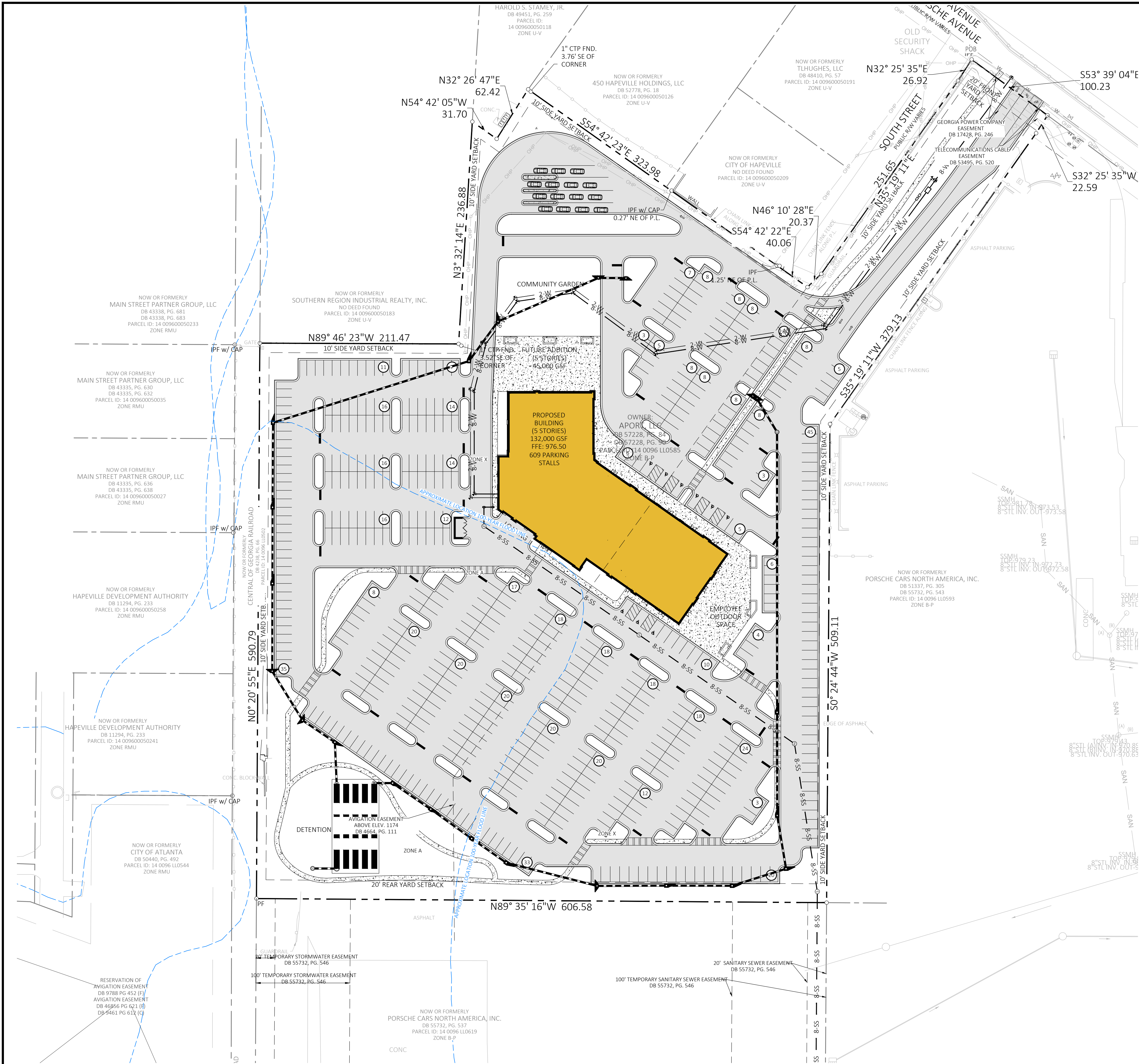
Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of the Code. Rather, it allows for the improvement of an existing single-family dwelling.

RECOMMENDATION

The requested variance will allow for the renovation and expansion of the existing residence. There is no evidence of a detriment to the public good. The proposed variance is recommended for approval.



551 Woodrow Avenue



GENERAL SITE NOTES

- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL INTERIOR CURB RADI TO BE 5' UNLESS OTHERWISE NOTED.
- PARKING LOT AND ROAD STRIPING SHALL BE IN ACCORDANCE WITH GDOT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES LATEST EDITION.
- ACCESSIBLE PARKING, SIGNAGE, WARNING STRIPES AND STRIPING SHALL BE IN ACCORDANCE WITH CURRENT ADA STANDARDS FOR ACCESSIBLE DESIGN.
- ALL LAND DISTURBANCE TO BE STABILIZED WITH VEGETATION UPON COMPLETION OF DEMOLITION.
- ALL TREES SHALL HAVE PROPER PROTECTION DURING CONSTRUCTION UNLESS APPROVED PLANS SPECIFY OTHERWISE.
- TOPOGRAPHIC SURVEY BY LOWE ENGINEERS, DATED 07/25/2021.
- FLOODPLAIN IS PRESENT ON SITE AS DEPICTED BY FEMA FIRM PANEL NUMBER 13121C0369F, DATED 9/17/2013.
- OWNER IS RESPONSIBLE FOR OBTAINING ANY NECESSARY AGREEMENTS FROM ADJACENT PROPERTY OWNERS IN ORDER TO PERFORM THE REQUIRED OFFSITE WORK, INCLUDING STORM DRAINAGE, UTILITY CONNECTIONS, SIDEWALK, CURB AND GUTTER AND PAVEMENT TIE-INS AND GRADING.
- ALL NEW ASPHALT AND OR PAVEMENT SHALL MEET THE GEOTECHNICAL REPORT RECOMMENDATION. REPORT PREPARED BY NOVA DATED 07/02/2021 (NOVA PROJECT #2021068).
- TRAFFIC SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION OF THIS PROJECT. ALL BARRICADES AND SIGNS SHALL BE FURNISHED AND USED BY THE CONTRACTOR IN ACCORDANCE WITH LOCAL/STATE AND CURRENT SPECIFICATIONS.
- CONTRACTOR IS RESPONSIBLE FOR PLACING AND MAINTAINING CONSTRUCTION FENCE, SIGN, TO WARN AND KEEP PEOPLE OFF SITE FOR THE DURATION OF THE PROJECT.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING POSTAL DELIVERY METHOD WITH THE LOCAL JURISDICTION. IF A PHYSICAL MAILBOX IS REQUIRED, GENERAL CONTRACTOR IS RESPONSIBLE FOR THE PURCHASE, LOCATION PLACEMENT, AND INSTALLATION.
- BUILDING DIMENSIONS SHOWN ON THIS PLAN ARE SCHEMATIC IN NATURE. SEE ARCHITECTURAL PLANS FOR ACTUAL DIMENSIONS.
- SITE CONTRACTOR SHALL FURNISH "AS-BUILT" DRAWINGS INDICATING ALL CHANGES AND DEVIATIONS.
- SITE WORK CONTRACTOR IS RESPONSIBLE FOR WORK TO WITHIN 5' OF THE BUILDINGS.
- 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.

SITE LEGEND

- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING SETBACK LINE
- ROW
- PROPOSED RIGHT-OF-WAY
- PROPOSED SETBACK LINE
- 100 YEAR FLOOD PLAIN
- PROPOSED RETAINING WALL
- CROSS WALK
- STOP BAR (PAVEMENT MARKING)
- TRAFFIC FLOW ARROW (PAVEMENT MARKING)
- DIRECTIONAL ARROWS (PAVEMENT MARKING)
- "ONLY" DIRECTIONAL ARROWS (PAVEMENT MARKING)
- HANDICAP STALL
- CONCRETE WHEEL STOP
- A.D.A. STD HANDICAP RAMP
- PARKING SPACE COUNT
- SIGN
- DUMPSTER PAD
- TRANSFORMER PAD
- CONCRETE
- STANDARD DUTY PAVEMENT
- HEAVY DUTY PAVEMENT

KEY NOTES LEGEND

- 24" CURB & GUTTER. SEE SHEET C9.00 FOR DETAIL
- 24" WHITE STOP BAR. SEE SHEET C9.00 FOR DETAIL
- CONCRETE PAVEMENT. SEE SHEET C9.00 FOR PAVEMENT SPECIFICATIONS
- STANDARD DUTY ASPHALT. SEE SHEET C9.00 FOR PAVEMENT SPECIFICATIONS
- HEAVY DUTY ASPHALT. SEE SHEET C9.00 FOR PAVEMENT SPECIFICATIONS
- CONCRETE SIDEWALK. SEE DETAIL SHEET C9.01 FOR DETAIL
- CONCRETE WHEEL STOP. SEE DETAIL SHEET C9.00
- "TYPE A" CURB RAMP. SEE SHEET C9.01 FOR DETAILS
- "TYPE B" CURB RAMP. SEE SHEET C9.01 FOR DETAILS
- "TYPE C" CURB RAMP. SEE SHEET C9.01 FOR DETAILS
- "TYPE D" CURB RAMP. SEE SHEET C9.01 FOR DETAILS
- STOP SIGN (R1-1). SEE DETAIL SHEET C9.01
- LANDSCAPE AREA. SEE SHEET L-1 FOR FURTHER DETAIL
- DIRECTIONAL ARROWS. SEE DETAIL SHEET C9.01
- CROSSWALK. SEE DETAIL SHEET C9.00
- 4" WIDE SINGLE SOLID WHITE LINE (SSWL)
- 4" WIDE DOUBLE SOLID YELLOW LINE (DSYL)
- CONCRETE TRANSFORMER PAD PER UTILITY OWNER REQUIREMENT.
- CONCRETE BOLLARDS. SEE DETAIL SHEET C9.03.
- RETAINING WALL. DESIGN AND PERMITTED BY OTHERS.
- DO NOT ENTER SIGN
- RIGHT TURN ONLY SIGN
- PROPOSED DUMPSTER ENCLOSURE WITH CONCRETE APRON. SEE ARCHITECTURAL PLANS FOR DETAILS
- ADA PARKING AREA SEE DETAIL SHEET C9.01
- ADA PARKING SIGN SEE DETAIL SHEET C9.01

SITE DATA SUMMARY

ADDRESS: 0 PORSCHE AVENUE, HAPEVILLE, GA 30354
TOTAL PROPERTY AREA: 10.54± AC (459122± S.F.)
DISTURBED AREA: TBD± AC (####± S.F.)
IMPERVIOUS AREA: 7.2± AC (313632± S.F.)
PERVIOUS AREA: 3.34± AC (145490± S.F.)

ZONING CLASSIFICATION

ZONING: PROPOSED B-P (EXISTING I2 - HEAVY INDUSTRIAL)
NORTH ADJACENT ZONING: U-V
WEST ADJACENT ZONING: RMU - RESIDENTIAL MIXED USE
EAST ADJACENT ZONING: B-P - BUSINESS PARK
SOUTH ADJACENT ZONING: B-P - BUSINESS PARK
JURISDICTION: FULTON

BUILDING SUMMARY

PROPOSED BUILDING AREA: 132,000 SF
BUILDING AREA LIMIT: N/A
BUILDING HEIGHT LIMIT: 105 FT / 8 STORIES
FRONT SETBACK: 20'
SIDE SETBACK: 10'
REAR SETBACK: 20'

PARKING SUMMARY

PARKING REQUIREMENTS: 4 SPACES PER 1,000 SF
TOTAL PARKING REQUIRED: 540 SPACES
TOTAL PARKING PROVIDED: 611 SPACES

LANDSCAPE REQUIREMENTS

FRONT LANDSCAPE BUFFER: MINIMUM 5'
SIDE LANDSCAPE BUFFER: MINIMUM 5'
REAR LANDSCAPE BUFFER: MINIMUM 5'

24 HOUR CONTACT:

JESSE TREUDEN: 262.896.8737



PREPARED FOR:

THE REDMOND COMPANY

LOWE ENGINEERS

PRELIMINARY
NOT FOR
CONSTRUCTION

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THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT IS PROPERLY SIGNED AND SEALED.

CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE ENGINEERING FIRM NOR ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK OF ANY NEARBY STRUCTURES, OR ANY OTHER PERSON.

SITE PLAN

ATLANTA POSTAL CREDIT UNION
0 PORSCHE AVENUE
HAPEVILLE, GA 30354
ZONING: I2 - HEAVY INDUSTRIAL
TAX DISTRICT: 302
TAX PARCEL ID: 14 0096 LLO585

REVISIONS	NO.	DATE	DESCRIPTION

SCALE: 1" = 50'
DATE: 11/17/2021

DRAWN BY: CQ
CHECKED BY: JGW
PROJECT MANAGER: CLEMENTE QUINONES, PE
PROJECT #: 21-220027

SHEET
C3.00



Know what's below.
Call before you dig.



RESERVED FOR PLAT FILING

CLOSURE STATEMENT

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS AN ANGULAR ERROR OF XX SECONDS PER ANGLE POINT AND A PRECISION RATIO OF 1 IN XXXXX FEET. IT HAS BEEN ADJUSTED USING THE COMPASS RULE.

THE DATA SHOWN ON THIS PLAT HAS A CLOSURE PRECISION OF ONE FOOT IN 233,338 FEET.

GENERAL NOTES

THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS MAP OR PLAT WERE OBTAINED BY USING IN THE FIELD SURVEY A LEICA TS16 ROBOTIC TOTAL STATION, LEICA CS20 FIELD CONTROLLER AND LEICA GS18 GNSS RTK ROVER.

BEARINGS ARE CALCULATED FROM ANGLES TURNED FROM A SINGLE GRID BASELINE.

THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS AND BASED ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY eGPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983 (NAD83), STATE PLANE COORDINATE SYSTEM OF GEORGIA, WEST ZONE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88). ANY DIRECTIONS OR DIMENSIONS SHOWN ARE A RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

INITIAL FIELD WORK COMPLETED 7 FEBRUARY 2017, SUBSEQUENT FIELD WORK BEING COMPLETED ON 22 JULY 2021.

CONTOUR INTERVAL = 2'

BY GRAPHIC PLOTTING ONLY, A PORTION OF THIS SITE IS LOCATED WITHIN SPECIAL FLOOD HAZARD AREA ZONE "A", AS PER THE FLOOD INSURANCE RATE MAP (F.I.R.M.) OF THE CITY OF Hapeville, FULTON COUNTY, GEORGIA, MAP NUMBER 13121C0369F, HAVING AN EFFECTIVE DATE OF 9/18/2013. THE REMAINDER OF THE SITE IS LOCATED WITHIN ZONE "X" (AREA OF MINIMAL FLOOD HAZARD).

ALL IRON PINS SET ARE 1/2" REBAR WITH STAMPED CAP UNLESS OTHERWISE INDICATED.

ABOVE GROUND UTILITY LOCATIONS AS SHOWN HEREON WERE OBTAINED FROM FIELD OBSERVATIONS. UNDERGROUND UTILITIES WERE NOT LOCATED AS A PART OF THIS SURVEY. THE INFORMATION SHOWN ON THIS DRAWING CONCERNING UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE OWNER, ARCHITECT, CONTRACTOR, AND THEIR AGENTS ARE RESPONSIBLE FOR MAKING THEIR OWN DETERMINATIONS AS TO THE ACTUAL SIZE, TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES ON THE PROJECT. THE CONTRACTOR SHALL HIRE AN INDEPENDENT UTILITY LOCATING COMPANY TO LOCATE ALL UTILITIES PRIOR TO THE START OF WORK.

THE SURVEY AND PLAT SHOWN HEREON IS NOT INTENDED FOR USE OR RELIANCE BY ANY PARTIES OR ENTITIES NOT SPECIFICALLY LISTED IN THE TITLE. UNAUTHORIZED THIRD PARTIES SHALL INDEMNIFY AND HOLD LOWE ENGINEERS, LLC HARMLESS AGAINST ANY AND ALL LIABILITY FOR ANY LOSS ARISING OUT OF, OR RELATED TO, RELIANCE BY ANY THIRD PARTY ON ANY WORK PERFORMED THEREUNDER, OR THE CONTENTS OF THE SURVEY.

SITE INCLUDES THE FOLLOWING TAX PARCEL:
14 0096 LL0585
SOUTH CENTRAL AVENUE
HAPEVILLE, GA 30354

REFERENCES

1. A SURVEY PLAT OF AEROTROPOLIS-ATLANTA, PREPARED FOR THE CITY OF ATLANTA, AIRPORT STATION, LLC, FIRST AMERICAN TITLE INSURANCE COMPANY, AND FREEDOM TITLE & ABSTRACT CO., INC., PREPARED BY LOWE ENGINEERS, DATED 09/26/2011.

2. ALTA/ACSM LAND TITLE SURVEY PREPARED FOR PORSCHE CARS NORTH AMERICA, INC., AIRPORT STATION, L.L.C., AND CHICAGO TITLE INSURANCE COMPANY, PREPARED BY LOWE ENGINEERS, DATED DECEMBER 29, 2015.

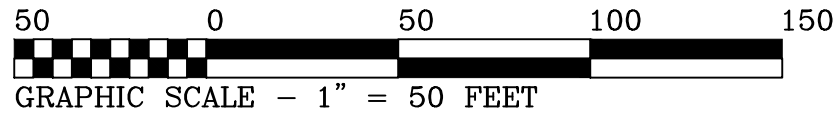
Legal Description

All that tract or parcel of land lying and being in Land Lot 96 of the 14th District, City of Hapeville, Fulton County, Georgia and being more particularly described as follows:

BEGINNING at an iron pin found (1/2" rebar) located at the intersection of the southeasterly right-of-way line of South Street (having a variable width Public right-of-way) with the southwesterly right-of-way line of S Central Avenue a.k.a. Porsche Avenue, f.k.a. Henry Ford II Avenue (having a variable width public right-of-way), said iron pin found being the TRUE POINT OF BEGINNING.

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED, thence run southeasterly along said southwesterly right-of-way line of S Central Avenue a.k.a. Porsche Avenue, f.k.a. Henry Ford II Avenue S53°39'04"E a distance of 100.23 feet to a point; thence leave said southwesterly right-of-way line and run S32°25'35"W a distance of 22.59 feet to a point; thence run S35°19'11"W a distance of 379.13 feet to a point; thence run S00°24'44"W a distance of 509.11 feet to a point; thence run N89°35'16"W a distance of 606.58 feet to an iron pin found (1/2" rebar) located on the easterly right-of-way line of Central of Georgia Railroad (having a variable width right-of-way); thence run northerly along said easterly right-of-way line N00°20'55"E a distance of 590.79 feet to a point; thence leave said easterly right-of-way line and run S89°46'23"E a distance of 211.47 feet to a point; thence run N03°32'14"E a distance of 236.88 feet to a point; thence run S54°42'05"E a distance of 31.70 feet to a point; thence run N32°26'58"E a distance of 62.42 feet to a point; thence run S54°42'22"E a distance of 40.06 feet to a point located on the northwesterly right-of-way line of South Street; thence leave said northwesterly right-of-way line and run S54°42'22"E a distance of 40.06 feet to a point located on the southeasterly right-of-way line of South Street; thence run northeasterly along said southeasterly right-of-way line the following courses and distances: N46°10'28"E a distance of 20.37 feet to a point; N35°19'11"E a distance of 251.65 feet to a point; N32°25'35"E a distance of 26.92 feet to an iron pin found (1/2" rebar) located at the intersection of the southeasterly right-of-way line of South Street with the southwesterly right-of-way line of S Central Avenue a.k.a. Porsche Avenue, f.k.a. Henry Ford II Avenue said iron pin found being the TRUE POINT OF BEGINNING.

Said tract or parcel of land containing 10.546 acres.

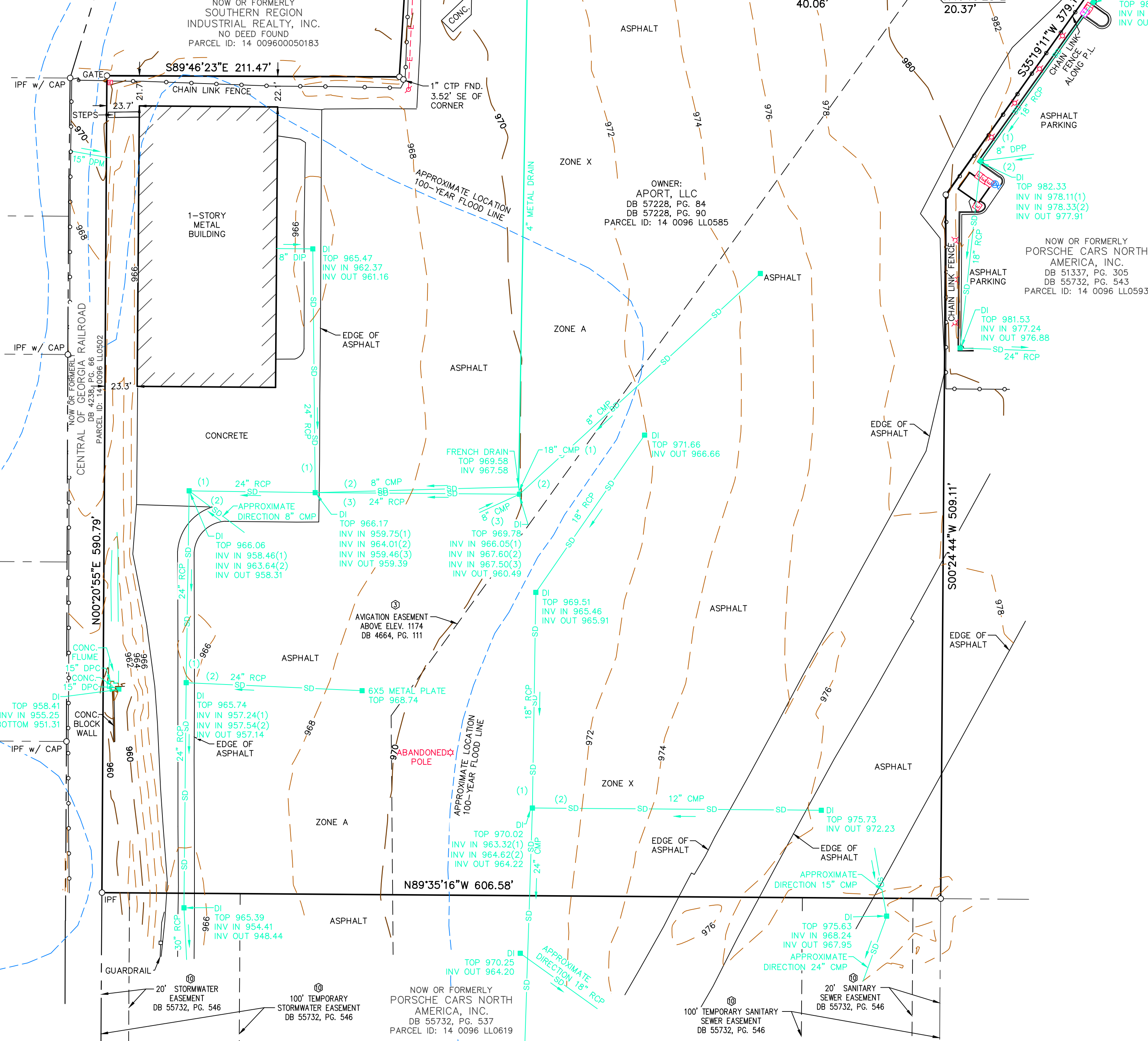


LEGEND - SYMBOLS

- CURB INLET
- STORM DRAINAGE MANHOLE
- SINGLE WING CATCH BASIN
- DOUBLE WING CATCH BASIN
- SANITARY SEWER MANHOLE
- CLEAN OUT
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- GAS METER
- GAS VALVE
- UNDERGROUND NATURAL GAS LINE
- SAN - UNDERGROUND SANITARY SEWER LINE
- COM - UNDERGROUND STORM SEWER LINE
- COMM - UNDERGROUND COMMUNICATION LINE
- W - UNDERGROUND WATER LINE

LEGEND - ABBREVIATIONS

- IPS IRON PIN SET
- IPF IRON PIN FOUND (1/2" REBAR)
- CTP CRIMPED TOP PIPE
- OTP OPEN TOP PIPE
- CMF CONCRETE MONUMENT FOUND
- AIF ANGLE IRON FOUND
- MNF MAGNETIC NAIL FOUND
- PKF PK NAIL FOUND
- REBAR REBAR
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- RW RIGHT OF WAY
- POWER POLE
- DB/PBG DEED BOOK/PAGE
- PB/PBG PLAT BOOK/PAGE
- FND FOUND
- DIST. DISTURBED
- C.L. CENTERLINE
- P.L. PROPERTY LINE
- R.R. RAILROAD
- CURB INLET
- JB JUNCTION BOX
- SWCB SINGLE WING CATCH BASIN
- DWCB DOUBLE WING CATCH BASIN
- HW HEADWALL
- CMP CORRUGATED METAL PIPE
- RCF REINFORCED CONCRETE PIPE
- PVC POLYVINYL CHLORIDE PIPE
- DIP DUCTILE IRON PIPE
- SS SANITARY SEWER
- SSMH SANITARY SEWER MANHOLE
- CO CLEAN OUT
- PH FIRE HYDRANT
- WM WATER METER
- WV WATER VALVE
- GM GAS METER
- GV GAS VALVE
- ELEC. ELECTRIC
- EM ELECTRIC METER
- PP POWER POLE
- LP LIGHT POLE
- GW GUY WIRE
- GP GUY POLE
- TELE. TELEPHONE
- TMH TELEPHONE MANHOLE
- CONC. CONCRETE



AREA = 10.546 ACRES

EXCEPTIONS

THE FOLLOWING ARE EXCEPTIONS AS LISTED IN SCHEDULE B OF ALTA OWNER'S POLICY OF TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, CASE NUMBER 64415.08, WITH A POLICY DATE OF FEBRUARY 28, 2017.

3. Gift of Avigation Easement dated October 13, 1966 from Ford Motor Company to City of Atlanta recorded in Fulton Deed Book 4664, Page 111, aforesaid records. (AFFECTS SUBJECT PROPERTY AS SHOWN HEREON)

4. Georgia Power Easement dated November 10, 1993, from Ford Motor Company recorded in Fulton Deed Book 17428, Page 246, aforesaid records. (AFFECTS SUBJECT PROPERTY AS SHOWN HEREON)

5. Restrictive Covenants and Non-Exclusive Remediation Access Easement as reserved in Limited Warranty Deed dated June 11, 2008, from Ford Motor Company to Airport Station, LLC as recorded June 12, 2008, in Fulton County Deed Book 46856, Page 678, aforesaid records.

6. Conservation Easement and Agreement between Ford Motor Company, Hapeville Development Authority and The City of Hapeville Georgia, dated June 11, 2008, in Fulton County Deed Book 46856, Page 663, aforesaid records, with Assignment and Assumption of Conservation Easement and Agreement from Airport Station, L.L.C. to Aport, LLC dated February 27, 2017, recorded in Deed Book 57228, page 99, aforesaid records. (AFFECTS SUBJECT PROPERTY; NOT A PLOTTABLE EXCEPTION)

7. Easement Agreement by and between Airport Station, L.L.C., a Georgia limited liability company and The City of Atlanta, Georgia, dated September 30, 2011, filed October 5, 2011, recorded in Deed Book 50440, page 499, as amended by Amended and Restated Agreement dated May 11, 2012, filed June 25, 2012, recorded in Deed Book 51337, page 235, aforesaid records and with Assignment and Assumption of Amended and Restated Easement Agreement from Airport Station, L.L.C. to Aport, LLC dated February 27, 2017, filed February 28, 2017, recorded in Deed Book 57228, page 93, aforesaid records. (AFFECTS SUBJECT PROPERTY; NOT A PLOTTABLE EXCEPTION)

8. Easement and Operation Agreement by and between Airport Station, L.L.C., a Georgia limited liability company and Porsche Cars North America, Inc., dated June 21, 2012, filed June 25, 2012, recorded in Deed Book 51337, page 322, aforesaid records, with Assignment and Assumption of Easement and Operation Agreement from Airport Station, L.L.C. to Aport, LLC dated February 23, 2017, filed February 27, 2017, recorded in Deed Book 57228, page 111, aforesaid records. (AFFECTS SUBJECT PROPERTY; DRAINAGE EASEMENT IS BLANKET IN NATURE AND CANNOT BE PLOTTED)

9. Limited access rights contained in Easement Deed by Court Order in Settlement of Landowner Action in Civil Action #3-02-CV-055-WBH, George L. Tedder and Elizabeth C. Tedder, Lena Mae Fabian, Harry L. Bacon, Jr., George Heald, Harold Barrett and Barrett Heald Partnership, individually and on behalf of all other similarly situated vs. Witel Communications, LLC f/k/a Williams Communications, Inc., Sprint Communications Company, L.P. and Qwest Communications Company, L.L.C., dated February 8, 2013, filed January 10, 2014, recorded in Deed Book 53495, page 525, aforesaid records. (AFFECTS SUBJECT PROPERTY AS SHOWN HEREON)

10. Utility Easement Agreement by and between Porsche Cars North America, Inc. and Airport Station, L.L.C., a Georgia limited liability company, dated December 31, 2015, filed January 4, 2016, recorded in Deed Book 55732, page 546, aforesaid records and with Assignment and Assumption of Utility Easement Agreement from Airport Station, L.L.C. to Aport, LLC dated February 27, 2017, filed February 28, 2017, recorded in Deed Book 57228, page 105, aforesaid records. (AFFECTS SUBJECT PROPERTY - UTILITY EASEMENT IS GENERAL IN NATURE AND CANNOT BE PLOTTED; SANITARY SEWER EASEMENT IS SHOWN ON SURVEY; STORMWATER EASEMENT IS SHOWN ON SURVEY)

To: The Redmond Company and XXXX Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 8, 13, 18 and 19 of Table A thereof. The initial fieldwork was completed February 7, 2017, with subsequent fieldwork being completed on 22 July 2021.

Date of Plat or Map: XX July 2021

PRELIMINARY

William J. Daniel, III GA RLS No. 2257

Date

SURVEYOR'S CERTIFICATE (STATE OF GEORGIA)

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

PRELIMINARY

WILLIAM J. DANIEL, III GA RLS No. 2257

DATE

REVISIONS		DATE	PER CLIENT COMMENTS
NO.	1	02/27/2017	UPDATE
2	07/XX/2021		
3			
4			
5			
6			
7			

ALTA/NSPS LAND TITLE SURVEY PREPARED FOR:
THE REDMOND COMPANY AND XXXX TITLE INSURANCE COMPANY
LOCATED IN LAND LOT 96
14th DISTRICT
CITY OF HAPEVILLE
FULTON COUNTY, GEORGIA

DATE: 02.15.2017

COPYRIGHT © 2021 BY LOWE ENGINEERS, LLC. THIS SURVEY IS THE PROPERTY OF LOWE ENGINEERS, LLC AND IS TO BE USED ONLY FOR THE PROJECT SPECIFIED HEREIN. PROJECTIONS OR EXTENSIONS TO THIS PROJECT, IN WHOLE OR IN PART, EXCEPT BY EXPRESSED WRITTEN AGREEMENT, SHALL BE CONSIDERED VOID. THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT IS PROPERLY SIGNED AND SEALED.

PROJECT NO.:
21-100031
DRAWN BY:
CAM
CHECKED BY:
TW

980 HAMMOND DRIVE, SUITE 900
ATLANTA, GEORGIA 30328
TEL: 770-857-8400
FAX: 770-857-8401
www.loweengineers.com
Land Surveyor Firms License No. LSF000656

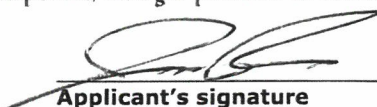
ALTA/NSPS LAND TITLE SURVEY
LOWE ENGINEERS
NOT ISSUED FOR CONSTRUCTION

SHEET
1 OF 1

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

Name of Applicant Jesse Treuden
Mailing Address W228 N745 Westmound Drive, Waukesha, WI 53186
Telephone 262-896-8737 Mobile # [REDACTED] Email jtreuden@theredmondco.com
Property Owner (s) APORT, LLC
Mailing Address 4647 Polo Lane, Atlanta, GA 30339
Telephone _____ Mobile # _____
Property Address/Location: 400 Porsche Avenue
Parcel I.D. # (INFORMATION MUST BE PROVIDED): 14 0096 LL0585
Square Foot of Property 459,399 sf Building Size 132,000 sf Zoning BP
Present Land Use Vacant Lot / Former Ford Plant
Variance Requested Parking Variance
Applicable Code Section Section 93-18-5 (2) b

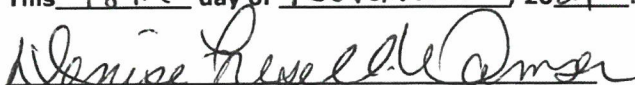
I hereby make application to the City of Hapeville, Georgia for the above referenced property. I do hereby swear or affirm that the information provided here and above is true, complete and accurate, and I understand that any inaccuracies may be considered just cause for invalidation of this application 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.

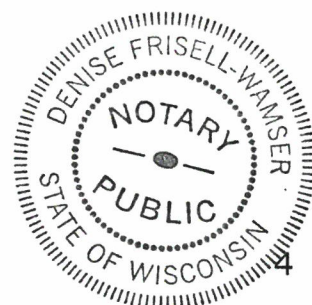

Applicant's signature

Date: 11/18/2021

Sworn to and subscribed before me

This 18th day of November, 2021.


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.

The property at 400 Porsche Avenue has a very unusual shape. While it is 10.546 acres, it only has approximately 100 lineal feet of street frontage along Porsche Ave. The remainder of the property is set back over 300' from the street. Due to the site's unusual shape and the size of the development planned for this site, we are proposing to locate most of the parking and loading areas at the back of the building, and some additional parking at the front of the building (between the building and Porsche Ave). The intended use of this development is a 5 story corporate office for a credit union, and will have a retail branch available on the first floor. All employees will park at the back of the building, while the smaller parking lot at the front of the building will be reserved for members visiting the retail branch. There will also be a drive up available for members and the public on the north end of the property.

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

For this site, if all parking would be required to be at the back of the building, the main entrance would shift to face the parking at the back, there would not be a clear distinction between member parking and employee parking, and incorporating the loading area on the same side of the building would create congestion and confusion at the building entrance. Separating the employee and member/visitor parking alleviates the need for an overly expansive parking lot, it separates loading activities from pedestrian traffic and member/visitor parking, and also allows the main entrance of the building to face Porsche Ave for both pedestrian visitors and those needing to park.

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

This property is a peculiar case in that it has (3) additional properties between Porsche Ave and the developed site. While the 5-story building will be visible from the street, the parking at the front of the building will mostly be shielded from the street by the properties to the northeast of the site.

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

No detriment is anticipated with the granting of this variance.

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

AUTHORIZATION OF PROPERTY OWNER

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

400 Porsche Avenue

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

Jesse Treuden

Address of Applicant

W228 N745 Westmound Drive, Waukesha, WI 53186

Telephone of Applicant

[REDACTED]

A PORT LLC

By Adolphus B. Orthwein, Jr.

Signature of Owner

Adolphus B. Orthwein, Jr

Print Name of Owner

Personally Appeared Before Me this 18th day of Nov, 2021.

Carolyn Henslee

Notary Public





Department of Planning & Zoning
PLANNER'S REPORT

DATE: December 9, 2021
TO: Adrienne Senter
FROM: Lynn Patterson
RE: Variance Application for 400 Porsche Drive

BACKGROUND

The City of Hapeville has received a variance application from Jesse Treuden on behalf of APORT LLC to allow for **parking between the building and the front property line.**

Sec. 93-18-5. - Site development and improvement standards.

In order to establish and maintain the B-P (Business Park) district as a quality area which will preserve the investments of all landowners and developers, as well as the tax base of the city, all construction and development within the B-P district shall comply with the following standards:

- (2) Setbacks for front, rear and side yards
 - b. Only driveways, interior vehicular circulation drives, permitted signs, and landscaped areas shall be allowed between a building and the front property line.

The property is being developed as a commercial and retail financial institution including drive through and customer access to the retail portion of the financial institution. The majority of parking is placed behind the building.

The properties are zoned B-P, Business Park.

CODE

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;

Shape: The property is a "flag lot" with a narrow neck opening to Porsche Drive. The building has been placed approximately 400' from the front property line. There will be a long driveway, landscaping and other properties between the parking and the front property line.

b. The application of this chapter to this particular piece of property would create an unnecessary hardship;

The use of the property includes a retail operation for which the user desires to have customers easily access. The depth of the lot minimizes the visibility of cars parked from the street which is the intent of the ordinance. The prominence of the building, given its scale and location meet the intent. The application of this chapter would not allow for any greater visibility of the building, but would rather create a hardship for retail customers who would experience difficulty identifying and accessing the retail component.

c. Such conditions are peculiar to the particular piece of property involved; and

The conditions requested are particular to this property given its shape and depth from the front property line.

d. Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of this chapter.

Relief would not cause substantial detriment to the public. Staff worked diligently with the Applicant to identify solutions to minimize any negative impacts while accomplishing the intent of the development of the site.

RECOMMENDATION

Planning Commission and staff recommendation is to grant the variance requested above.

21-BOA-11-06

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

Name of Applicant D.R. Horton, Inc.
Mailing Address 1371 Dogwood Drive, Conyers, GA 30012
Telephone _____ Mobile # [REDACTED] Email tdhogan@drhorton.com
Property Owner (s) CML Hapeville LLC
Mailing Address 3715 Northside Pkwy, NW, Bldg. 400-100, Atlanta, GA 30327
Telephone 404-846-4010 Mobile # _____
Property Address/Location: 3602 S. Fulton Ave., 647 Chestnut St., 651 Chestnut St., 3633 Georgia Ave.,
3627 Georgia Ave., 3617 Georgia Ave.
Parcel I.D. # (INFORMATION MUST BE PROVIDED): _____
Square Foot of Property _____ Building Size _____ Zoning RMU
Present Land Use Raw Land
Variance Requested Applicant seeks a variance of 6.2% to reduce the required open space
from 20% to 13.8%
Applicable Code Section Sec. 93-11.5-10 - Greenspace and open space requirements

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 to. 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.

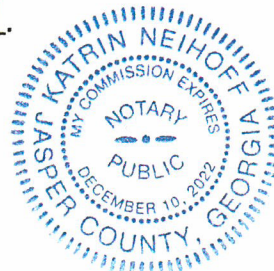
[Signature]
Applicant's signature

Date: 10/12/2021

Sworn to and subscribed before me

This 12 day of October, 2021.

[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.

This site was started as a pre-recession development. At that time, the developer began installation of infrastructure for the project utilizing approved zoning and an approved site development plan. Therefore, applicant seeks to develop the project utilizing the existing infrastructure in order to limit disturbance of area and obtain a similar density for the project as previously approved by the City.

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

Application of the ordinance to this particular piece of property would create an unnecessary hardship because providing a minimum of 20% greenspace/open space would require the applicant to disturb more of the land area and install all new infrastructure. If applicant's variance application is granted, not applying the ordinance will allow for applicant to utilize existing infrastructure and develop the project with similar density as the originally approved zoning plan.

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

The 20% open space requirement is specific to RMU zoned properties. Development of this property began pre-recession by a different developer that began installing infrastructure on this piece of property.

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

There would be no detriment to the public good if the variance is granted. The applicant has made every effort to ensure the units are situated in such a manner that the approximately 6% reduction would not be easily apparent to the public. Engineering will assure proper design to protect erosion and environmental concerns.

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

AUTHORIZATION OF PROPERTY OWNER

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

3602 S Fulton Ave, 651 Chestnut St., 647 Chestnut St.
3633 Georgia Ave, 3627 Georgia Ave, 3617 Georgia Ave

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

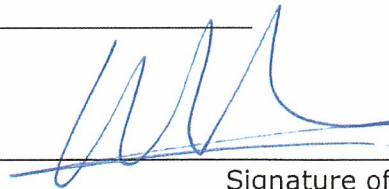
Arewell LLC - Thelonius "Theo" Seare

Address of Applicant

1255 Lakes Pkwy, Bldg 100, Suite 120, Lawrenceville GA 30043

Telephone of Applicant

770-767-6871



Signature of Owner

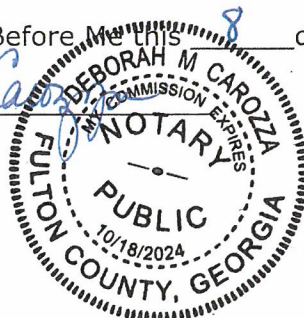
Robert Paul Franzen
Manager of Arewell LLC

Print Name of Owner

Personally Appeared Before Me this 8 day of October, 2021.

Deborah M. Carozza

Notary Public



POD C - Address and Parcel ID

- 3602 South Fulton Ave - 14 009800210488
- 651 Chestnut Street - 14 009800210470
- 647 Chestnut Street - 14 009800210520
- 3633 Georgia Ave - 14 009800210512
- 3627 Georgia Ave - 14 009800210496
- 3617 Georgia Ave - 14 009800210504

All that tract or parcel of land lying and being in Land Lot 96 of the 14th District of Fulton County, Georgia, being a portion of Lots 15 and 16, G.H. Broadnax Property, and being shown on plat prepared for InterCiti Partners, LLC by Steve B. Hennings, RLS #2742 dated June 5, 2007 and being more particularly described as follows:

Beginning at a ½ inch rebar set on the northerly right of way of Chestnut Street (40' R/W) a distance of 145.0 feet from the intersection of said right of way of Chestnut Street with the intersection of Elm Street (40' R/W) as measured along said right of way of Chestnut Street and running thence North 87 degrees 28 minutes 20 seconds West a distance of 55.0 feet to a ½ inch rebar set; running thence North 00 degrees 46 minutes 22 seconds East a distance of 100.0 feet to a ½ inch rebar set; running thence South 87 degrees 28 minutes 20 seconds East a distance of 55.0 feet to a ½ inch rebar set; running thence South 00 degrees 46 minutes 22 seconds West a distance of 100.0 feet to a ½ inch rebar set on the northerly right of way of Chestnut Street which is the point of beginning.

Being property known as 565 Chestnut Street according to the present system of street numbering in Hapeville, Georgia.

All that tract or parcel of land lying and being in Land Lot 96 of the 14th District of Fulton County, Georgia, being a 0.23 acre tract as shown on plat prepared for InterCiti Partners, LLC by Steve B. Hennings, RLS #2742 dated June 5, 2007 and being more particularly described as follows: Beginning at a ½ inch rebar set on the northerly right of way of Chestnut Street (40' R/W) a distance of 200.0 feet westerly from the intersection of the said right of way of Chestnut Street with the right of way of Elm Street (40' R/W) as measured along said right of way of Chestnut Street and running thence North 87 degrees 28 minutes 20 seconds West along said right of way of Chestnut Street a distance of 50.0 feet to a ½ inch rebar set; running thence North 00 degrees 46 minutes 08 seconds East a distance of 199.50 feet to a ½ inch rebar set; running thence South 88 degrees 02 minutes 43 seconds East a distance of 50.0 feet to a ½ inch rebar set; running thence South 00 degrees 46 minutes 22 seconds West a distance of 200.0 feet to a ½ inch rebar set on the northerly right of way of Chestnut Street, which is the point of beginning.

Being property known as 567 Chestnut Street according to the current street numbering system in Hapeville, Georgia.

All that tract or parcel of land lying and being in Land Lot 96 of the 14th District of Fulton County, Georgia, being Lot 13, G.H. Broadnax Subdivision, consisting of 0.23 acres, as shown on plat of survey prepared for InterCiti Development, LLC by Steve B. Hennings, RLS #2742, dated March 25, 2008, and being more particularly described as follows: Beginning at a 1/2 inch rebar found on the northerly right of way of Chestnut Street (40' R/W) a distance of 250.9 feet westerly from the intersection of said right of way of Chestnut Street with the right of way of Elm Street (40' R/W) as measured along said right of way of Chestnut Street; running thence along said right of way of Chestnut Street North 87 degrees 28 minutes 20 seconds West a distance of 50.0 feet to a 1/2 inch rebar set; running thence North 01 degree 06 minutes 06 seconds East a distance of 200.0 feet to a 1/2 inch rebar set; running thence South 87 degrees 28 minutes 20 seconds East a distance of 50.0 feet to a 1/2 inch rebar set; running thence South 01 degree 06 minutes 06 seconds West a distance of 200.0 feet to a 1/2 inch rebar found on the northerly right of way of Chestnut Street, which is the point of beginning.

Said property being known as 569 Chestnut Street, Hapeville, Georgia.

All that tract or parcel of land lying and being in Land Lot 96 of the 14th District of Fulton County, Georgia, being Lot 11, G.H. Broadnax Subdivision, consisting of 0.23 acre, as shown on plat of survey prepared for InterCiti Development, LLC by Steve B. Hennings, RLS #2742, Dated March 25, 2008 and being more particularly described as follows: Beginning at a 1/2 inch rebar set on the northerly right of way of Chestnut Street (40' R/W) a distance of 350.9 feet from the intersection of said right of way of Chestnut Street with the right of way of Elm Street (40' R/W) as measured along said right of way of Chestnut Street; running thence North 87 degrees 28 minutes 20 seconds West along said right of way of Chestnut Street a distance of 50.0 feet to a one inch pipe found; running thence North 01 degree 06 minutes 06 seconds East a distance of 200.0 feet to a one inch pipe found; running thence South 87 degrees 28 minutes 20 seconds East a distance of 50.0 feet to a 1/2 inch rebar set; running thence South 01 degree 06 minutes 06 seconds West a distance of 200.0 feet to a 1/2 inch rebar set on the northerly right of way of Chestnut Street which is the point of beginning.

Said property being known as 573 Chestnut Street, Hapeville, Georgia.

ALL THAT TRACT OR PARCEL OF LAND lying and being in the City of Hapeville and in Land Lot 96 of the 14th District of Fulton County, Georgia, being Lot 12, as shown on a plat designated "Subdivision of G. H. Brodnax's Property", made by W. J. Nalley, Engr., dated June 21, 1922, recorded in Plat Book 9, Page 55, Fulton County Records, and being more particularly described as follows:

BEGINNING at a point on the north side of Chestnut Street, three hundred (300) feet west, along the north side of Chestnut Street, from the northwest corner of Chestnut Street and Elm Street, which point of beginning is also at the southwest corner of Lot 13, as shown on said plat, and running thence west, along the north side of Chestnut Street, fifty (50) feet to the southeast corner of Lot 11, as shown on said plat; thence north, along the east line of said Lot 11, in a direction parallel with the west side of Elm Street, two hundred (200) feet to the northeast corner of said Lot 11; thence east, in a direction parallel with the north side of Chestnut Street, fifty (50) feet to the northwest corner of said Lot 13; thence south, along the west line of said Lot 13, in a direction parallel with the west side of Elm Street, two hundred (200) feet to the southwest corner of said Lot 13, the north side of Chestnut Street and the point of beginning; being improved property known as 571 Chestnut Street, according to the present system of numbering houses in the City of Hapeville, Georgia as shown on a blue print of survey of property of John H. Raley, made by L. H. Fitzpatrick, C. E., dated September, 1956, and being the same property conveyed to John H. Raley by Warranty Deed from Guy R. Waters, dated October 1, 1956 and recorded in Deed Book 3156, Page 540, Fulton County Records.

(511 Chestnut St)

ALL THAT TRACT OR PARCEL OF LAND lying and being in the City of Mapeville, in Land Lot 96 of the 14th District of originally Henry, now Fulton County, Georgia, and being more particularly described as follows:

PARCEL 1:

BEGINNING at a point 135 feet east of the east side of Union Avenue and 50 feet north of the north side of Chestnut Street; thence running north parallel with the east side of Union Avenue 50 feet; thence east parallel with Chestnut Street 65 feet; thence south parallel with Union Avenue 50 feet; thence west parallel with Chestnut Street 65 feet to the POINT OF BEGINNING.

PARCEL 2:

ALL THAT TRACT OR PARCEL OF LAND lying and being in the City of Mapeville, in Land Lot 96 of the 14th District of originally Henry, now Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at a point on the north side of Chestnut Street 191 feet east of the northeast corner of Chestnut Street and Union Avenue; running thence north parallel with Union Avenue 50 feet to Lot 9; thence east parallel with Chestnut Street 9 feet; thence south parallel with Union Avenue 50 feet to the north side of Chestnut Street; thence west along the north side of Chestnut Street 9 feet to the POINT OF BEGINNING.

Said first parcel of land being the east end of Lot 9 of the G. H. Broadnax property, and the second parcel being a strip of land 9 feet wide off the east end of Lot 10, said Broadnax property.

Being the same property acquired by Othel M. Hill under Warranty Deed dated June 5, 1941 from Mrs. N. B. Latham as recorded in Deed Book 1842, Page 114, Clerk's Office, Superior Court of Fulton County; also being the same property conveyed to Grantor herein by Deed of Assent dated December 17, 1982, recorded in Deed Book 8324, Page 197 and 198, Fulton County, Georgia records.

This conveyance is made and accepted by Grantees with the improvements thereon in their "as is" condition; the warranty herein being specifically limited to the title to said property.

(Chestnut Street – 14 09600020202)

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 96, 14TH DISTRICT, FULTON COUNTY, GEORGIA, BEING LOT 7, G. H. BROADNAX PROPERTY, AS PER PLAT RECORDED IN PLAT BOOK 9, PAGE 55, RECORDS OF FULTON COUNTY, GEORGIA, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE.

This Deed is given subject to all easements and restrictions of record, if any.

(3654 Union Avenue)

All that tract or parcel of land lying and being in Land Lot 96 of the 14th District of Fulton County, Georgia, being a 0.23 acre tract as shown on plat prepared for InterCiti Partners, LLC by Steve B. Hennings RLS #2742, dated March 28, 2006 and being more particularly described as follows:

Beginning at a point on the easterly right of way of Union Avenue (40' R/W) a distance of 199.7 feet northerly from a point where the easterly right of way of Union Avenue intersects the right of way of Chestnut Street (40' R/W) as measured along said right of way of Union Avenue; running thence North 01 degree 06 minutes 31 seconds East along said right of way of Union Avenue a distance of 50.0 feet to a one inch pipe found; running thence South 87 degrees 21 minutes 15 seconds East a distance of 200.0 feet to a ½ inch rebar found; running thence South 01 degree 06 minutes 11 seconds West a distance of 49.43 feet to a one inch pipe found; running thence North 87 degrees 30 minutes 58 seconds West a distance of 199.99 feet to a point on the easterly right of way of Union Avenue which is the point of beginning.

(3650 Union Avenue)

All that tract or parcel of land lying and being in Land Lot 96 of the 14th District of Fulton County, Georgia, being Lots 4 and 5, G.H. Brodnax Property, as shown on plat prepared for InterCiti Partners, LLC by Steve B. Hennings, RLS #2742, dated 9/7/05, and being more particularly described as follows:

Beginning at a point on the easterly right of way of Union Avenue (40' R/W) a distance of 249.7 feet northerly as measured along said right of way of Union Avenue from a pipe located at the intersection of said right of way of Union Avenue with the right of way of Chestnut Street (40' R/W); running thence North 00 degrees 33 minutes 18 seconds East along said right of way of Union Avenue a distance of 100.0 feet to a point; running thence South 87 degrees 28 minutes 42 seconds East a distance of 200.0 feet to a ½ inch rebar set; running thence South 00 degrees 33 minutes 18 seconds West a distance of 100.0 feet to a ½ inch rebar set; running thence North 87 degrees 28 minutes 42 seconds West a distance of 200.0 feet to a point on the easterly right of way of Union Avenue which is the point of beginning.

(3644 Union Ave)

All that tract or parcel of land lying and being in the City of Hapeville, in Land Lot 96 of the 14th District of originally Henry, now Fulton County, Georgia, and more particularly described as follows:

BEGINNING at a point on the east side of Union Avenue three hundred (300) feet North of the Northeast Corner of the intersection of Union Avenue and Chestnut Street; running thence North along the East side of Union Avenue fifty (50) feet; thence East two hundred (200) feet; thence South fifty (50) feet to the Northern boundary of Lot 5; thence West two hundred (200) feet along the Northern boundary of Lot 5 to the point of beginning; being Lot 4 of the Subdivision of the G.H. Brodnax property as per plat of W.J. Nalley, C.E., dated June 21, 1922.

(Union Avenue – 14 009600020251)

All that tract or parcel of land lying and being in Land Lot 96 of the 14th District of Fulton County, Georgia, being a 0.23 acre tract as shown on plat of survey prepared for InterCiti Partners, LLC by Steve B. Hennings, RLS #2742, dated March 29, 2006 and being more particularly described as follows:

Beginning at a point on the easterly right of way of Union Avenue (40' R/W) a distance of 349.7 feet northerly from the intersection of the easterly right of way of Union Avenue with the right of way of Chestnut Street (40' R/W) as measured along said easterly right of way of Union Avenue, and running thence North 00 degrees 40 minutes 43 seconds East along said right of way of Union Avenue a distance of 50.0 feet to a point; running thence South 87 degrees 21 minutes 14 seconds East a distance of 200.0 feet to a ½ inch rebar set; running thence South 00 degrees 40 minutes 45 seconds West a distance of 50.0 feet to a ½ inch rebar found; running thence North 87 degrees 21 minutes 14 seconds West a distance of 200.0 feet to a point on the easterly right of way of Union Avenue which is the point of beginning.

(3636 Union Ave)

All that tract or parcel of land lying and being in Land Lot 96 of the 14th District of Fulton County, Georgia, being a 0.06 acre tract as shown on plat prepared for InterCiti Partners, LLC by Steve B. Hennings, RLS #2742 dated June 9, 2005 and being more particularly described as follows: Beginning at a one inch pipe found on the northerly right of way of Chestnut Street (40' R/W) a distance of 135.0 feet easterly from a point where the northerly right of way of Chestnut Street intersects the right of way of Union Street (40' R/W) as measured along said right of way of Chestnut Street and running thence North 01 degree 28 minutes 25 seconds East a distance of 50.0 feet to a point; running thence South 87 degrees 05 minutes 40 seconds East a distance of 56.0 feet to a point; running thence South 01 degree 28 minutes 25 seconds West a distance of 50.0 feet to a point on the northerly right of way of Chestnut Street; running thence North 87 degrees 05 minutes 40 seconds West along said right of way of Chestnut Street a distance of 56.0 feet to a one inch pipe found which is the point of beginning.

Being property known as 579 Chestnut Street according to the present street numbering system in Hapeville, Georgia.

All that tract or parcel of land lying and being in Land Lots 96 and 97 of the 14th District of Fulton County, Georgia, being a 0.27 acre tract as shown on plat prepared for InterCiti Partners, LLC by Steve B. Hennings, RLS #2742, dated 2/27/06, and being more particularly described as follows:

Beginning at a one inch bar found on the northwesterly right of way of Union Avenue (40' R/W) a distance of 186.29 feet southwesterly from the intersection of said right of way of Union Avenue and the right of way of College Street (40' R/W) as measured along said right of way of Union Avenue; running thence South 36 degrees 35 minutes 57 seconds West along said right of way of Union Avenue a distance of 130.71 feet to a one half inch rebar found; running thence North 55 degrees 01 minute 14 seconds West a distance of 90.98 feet to a point; running thence North 39 degrees 07 minutes 42 seconds East a distance of 62.65 feet to a ½ inch rebar found; running thence North 36 degrees 39 minutes 33 seconds East a distance of 68.89 feet to a ½ inch rebar found; running thence South 54 degrees 34 minutes 15 seconds East a distance of 88.12 feet to a one inch bar found on the northwesterly right of way of Union Avenue which is the point of beginning.

(3619 Union Avenue)

All that tract or parcel of land lying and being in Land Lot 97 of the 14th District of Fulton County, Georgia, being a 0.29 acre tract as shown on plat prepared for InterCiti Partners, LLC by Steve B. Hennings, RLS #2742, dated August 11, 2006 and being more particularly described as follows:

Beginning at a ½ inch rebar found on the northeasterly right of way of Chestnut Street (40' R/W) said rebar being located 203.6 feet southeasterly of the intersection of said right of way of Chestnut Street with the right of way of Georgia Avenue (45' R/W) as measured along said right of way of Chestnut Street; running thence North 35 degrees 54 minutes 01 second East a distance of 201.03 feet to a punch hole; running thence South 53 degrees 24 minutes 56 seconds East a distance of 49.22 feet to a punch hole on the westerly right of way of Union Avenue (40' R/W); running thence South 01 degree 49 minutes 34 seconds West along said right of way of Union Avenue a distance of 85.0 feet to a ½ inch rebar found; running thence South 66 degrees 19 minutes 07 seconds West a distance of 151.40 feet to a ½ inch rebar found on the northeasterly right of way of Chestnut Street; running thence North 52 degrees 37 minutes 12 seconds West along said right of way of Chestnut Street a distance of 20.19 feet to a ½ inch rebar found which is the point of beginning.

(3637 Union Avenue)

All that tract or parcel of land lying and being in Land lot 97 of the 14th District of Fulton County, Georgia, being a 0.23 acre tract as shown on plat prepared for InterCiti Partners, LLC by Steve B. Hennings, RLS #2742, dated 6/6/05 and being more particularly described as follows:

Beginning at a 3/8 inch pipe found on the southeasterly right of way of Georgia Avenue (45' R/W) a distance of 148.6 feet from the intersection of the southeasterly right of way of Georgia Avenue with the right of way of Chestnut Street (40' R/W) as measured along the southeasterly right of way of Georgia Avenue and running thence North 36 degrees 59 minutes 34 seconds East along the southeasterly right of way of Georgia Avenue a distance of 50.0 feet to a punch hole in concrete; running thence South 53 degrees 19 minutes 51 seconds East a distance of 200.0 feet to a punch hole in concrete; running thence South 36 degrees 59 minutes 34 seconds West a distance of 50.0 feet to a ½ inch rebar set; running thence North 53 degrees 19 minutes 51 seconds West a distance of 200.0 feet to a 3/8 inch pipe found on the southeasterly right of way of Georgia Avenue which is the point of beginning.

(3622 Georgia Avenue)

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 97 OF THE 14TH DISTRICT, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHEASTERLY SIDE OF GEORGIA AVENUE, SAID POINT LOCATED 200 FEET NORTHEASTERLY FROM THE CORNER FORMED BY THE INTERSECTION OF THE SOUTHEASTERLY SIDE OF GEORGIA AVENUE WITH THE NORTHEASTERLY SIDE OF OAK STREET, AS MEASURED ALONG THE SOUTHEASTERLY SIDE OF GEORGIA AVENUE; RUNNING THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY SIDE OF GEORGIA AVENUE, 50 FEET TO A POINT; THENCE SOUTHEASTERLY, 200 FEET TO A POINT; THENCE SOUTHWESTERLY 50 FEET TO A POINT; THENCE NORTHWESTERLY 200 FEET TO A POINT ON THE SOUTHEASTERLY SIDE OF GEORGIA AVENUE AND THE POINT OF BEGINNING.

(Georgia Avenue – 14 009700080098)

All that tract or parcel of land lying and being in Land Lot 97 of the 14th District of Fulton County, Georgia, being a 0.14 acre tract shown on plat of survey for InterCiti Developers, LLC by Steve B. Hennings, RLS #2742, dated March 26, 2008 and being more particularly described as follows:

Beginning at a one inch pipe found on the southwesterly right of way of Chestnut Street (40' R/W) a distance of 119.5 feet northwesterly from the intersection of said right of way of Chestnut Street with the right of way of Union Avenue (40' R/W) and running thence South 36 degrees 50 minutes 55 seconds West a distance of 99.64 feet to a fence corner found; running thence North 53 degrees 01 second 23 seconds West a distance of 60.0 feet to a ½ inch rebar set; running thence North 36 degrees 50 minutes 55 seconds East a distance of 99.60 feet to a ½ inch rebar set on the southwesterly right of way of Chestnut Street; running thence along said right of way of Chestnut Street South 53 degrees 03 minutes 57 seconds East a distance of 60.0 feet to a one inch pipe found which is the point of beginning.

Said property being known as 608 Chestnut Street, Hapeville, Georgia.

All that tract or parcel of land lying and being in Land Lot 97 of the 14th District of Fulton County, Georgia, being Lot 3, Block 13, Hapeville Land Improvement Company Subdivision, consisting of 0.23 acres, as shown on plat prepared for InterCiti Partneres, LLC by Steve B. Hennings, RLS #2742 dated June 5, 2007, and being more particularly described as follows:

Beginning at a ½ inch rebar found on the southeasterly right of way of Georgia Avenue (40' R/W) a distance of 100.0 feet northeasterly from a point where the southeasterly right of way of Georgia Avenue intersects the right of way of Oak Street (R/W varies) as measured along said right of way of Georgia Avenue and running thence North 37 degrees 03 minutes 05 seconds East a distance of 50.0 feet to a ½ inch rebar set; running thence South 53 degrees 01 minute 20 seconds East a distance of 200.0 feet to a ½ inch pipe found; running thence South 37 degrees 03 minutes 05 seconds West a distance of 50.0 feet to a ½ inch rebar set; running thence North 53 degrees 01 minute 20 seconds West a distance of 200.0 feet to a ½ inch rebar found on the southeasterly right of way of Georgia Avenue which is the point of beginning.

Being property known as 3662 Georgia Avenue according to the present street numbering system in Hapeville, Georgia.

All that tract or parcel of land lying and being in Land Lot 97 of the 14th District of Fulton County, Georgia, being a 0.23 acre tract, as shown on plat of survey prepared for InterCiti Developers, LLC by Steve B. Hennings, RLS #2742, dated March 25, 2008, and being more particularly described as follows:

Beginning at a ½ inch rebar set on the southeasterly right of way of Georgia Avenue (40' R/W) a distance of 150.0 feet northeasterly from the intersection of said right of way of Georgia Avenue with the intersection of Oak Street (R/W varies) as measured along said right of way of Georgia Avenue; running thence North 37 degrees 03 minutes 05 seconds East along said right of way of Georgia Avenue a distance of 50.0 feet to a ½ inch pipe found; running thence South 53 degrees 01 minute 20 seconds East a distance of 200.0 feet to a ½ inch rebar set; running thence South 37 degrees 03 minutes 05 seconds West a distance of 50.0 feet to a ½ inch pipe found; running thence North 53 degrees 01 minute 20 seconds West a distance of 200.0 feet to a ½ inch rebar set on the southeasterly right of way of Georgia Avenue which is the point of beginning.

Said property being known as 3658 Georgia Avenue, Hapeville, Georgia.

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 97 OF THE 14TH DISTRICT, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHEASTERLY SIDE OF GEORGIA AVENUE, SAID POINT LOCATED 200 FEET NORTHEASTERLY FROM THE CORNER FORMED BY THE INTERSECTION OF THE SOUTHEASTERLY SIDE OF GEORGIA AVENUE WITH THE NORTHEASTERLY SIDE OF OAK STREET, AS MEASURED ALONG THE SOUTHEASTERLY SIDE OF GEORGIA AVENUE; RUNNING THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY SIDE OF GEORGIA AVENUE, 50 FEET TO A POINT; THENCE SOUTHEASTERLY, 200 FEET TO A POINT; THENCE SOUTHWESTERLY 50 FEET TO A POINT; THENCE NORTHWESTERLY 200 FEET TO A POINT ON THE SOUTHEASTERLY SIDE OF GEORGIA AVENUE AND THE POINT OF BEGINNING.

(Georgia Avenue – 14 009700080213)

All that tract or parcel of land lying and being in Land Lot 97 of the 14th District of Fulton County, Georgia, being a 0.23 acre tract as shown on plat prepared for InterCiti Partners, LLC by Steve B. Hennings, RLS #2742, dated February 13, 2006 and being more particularly described as follows:

Beginning at a point on the southeasterly right of way of Georgia Avenue (40' R/W) a distance of 250.1 feet northeasterly from a ½ inch rebar found at the right of way of Oak Street (40' R/W) as measured along the southeasterly right of way of Georgia Avenue; running thence North 37 degrees 04 minutes 55 seconds East along said right of way of Georgia Avenue a distance of 50.0 feet to a one inch pipe found; running thence South 53 degrees 01 minute 23 seconds East a distance of 200.0 feet to a fence corner found; running thence South 37 degrees 04 minutes 56 seconds West a distance of 50.0 feet to a one inch pipe found; running thence North 53 degrees 01 minute 23 seconds West a distance of 200.0 feet to a point on the southeasterly right of way of Georgia Avenue which is the point of beginning.

(3650 Georgia Avenue)

All that tract or parcel of land lying and being in Land Lot 97 of the 14th District of Fulton County, Georgia, being a 0.13 acre tract as shown on plat prepared for InterCiti Partners, LLC by Steve B. Hennings, RLS #2742 dated June 5, 2007, and being more particularly described as follows: Beginning at a ½ inch rebar found on the southeasterly right of way of Georgia Avenue (40' R/W) a distance of 53.3 feet southwesterly from a point where the southeasterly right of way of Georgia Avenue intersects the right of way of Chestnut Street (40' R/W) as measured along said right of way of Georgia Avenue and running thence South 53 degrees 01 minute 34 seconds East a distance of 123.0 feet to a ½ inch rebar set; running thence South 37 degrees 04 minutes 56 seconds West a distance of 46.70 feet to a ½ inch rebar set; running thence North 53 degrees 01 minute 33 seconds West a distance of 123.0 feet to a ¾ inch pipe found on the southeasterly right of way of Georgia Avenue; running thence North 37 degrees 04 minutes 56 seconds East along said right of way of Georgia Avenue a distance of 46.70 feet to a ½ inch rebar found which is the point of beginning.

Being property known as 3646 Georgia Avenue according to the present street numbering system in Hapeville, Georgia.

All that tract or parcel of land lying and being in Land Lot 98 of the 14th District of Fulton County, Georgia, being a 0.23 acres tract known as Lot 3, John D. Humphries Property, as shown on plat prepared for InterCiti Partners, LLC by Steve B. Hennings, RLS #2742, dated 3/31/05, and being more particularly described as follows:

Beginning at a one inch pipe found on the northeasterly right of way of College Street (40' R/W) a distance of 301.6 feet from the intersection of the northeasterly right of way of College Street with the right of way of Perkins Street (40' R/W) as measured along the northeasterly right of way of College Street; running thence North 56 degrees 21 minutes 10 seconds West along the northeasterly right of way of College Street a distance of 50.0 feet to a ¾ inch pipe found; running thence North 33 degrees 07 minutes 28 seconds East a distance of 199.6 feet to a point; running thence South 55 degrees 39 minutes 55 seconds East a distance of 50.0 feet to a ½ inch rebar set; running thence South 33 degrees 07 minutes 19 seconds West a distance of 199.0 feet to a one inch pipe found on the northeasterly right of way of College Street which is the point of beginning.

(609 College Street)

All that tract or parcel of land lying and being in Land Lot 98 of the 14th District of Fulton County, Georgia, being a 0.27 acre tract as shown on plat of survey prepared for InterCiti Partners, LLC by Steve B. Hennings, RLS #2742, dated December 8, 2005, and being more particularly described as follows:

Beginning at a ½ inch rebar set on the northeasterly right of way of College Street (40' R/W) a distance of 257.3 feet southwesterly from the intersection of the northeasterly right of way of College Street with the right of way of South Fulton Street (as measured along said right of way of College Street); running thence North 33 degrees 13 minutes 13 seconds East a distance of 200.20 feet to a ½ inch rebar set; running thence South 55 degrees 50 minutes 40 seconds East a distance of 59.73 feet to a point; running thence South 33 degrees 07 minutes 28 seconds West a distance of 199.80 feet to a ¾ inch pipe found on the northeasterly right of way of College Street; running thence North 56 degrees 13 minutes 53 seconds West along said right of way of College Street a distance of 60.06 feet to a ½ inch rebar set which is the point of beginning.

(613 College Street)

All that tract or parcel of land lying and being in Land Lot 98 of the 14th District of Fulton County, Georgia, being a 0.23 acre tract as shown on plat prepared for InterCiti Partners LLC by Steve B. Hennings, RLS #2742, dated 9/7/05, and being more particularly described as follows:

Beginning at a point on the northeasterly right of way of College Street (40' R/W) a distance of 141.0 feet southeasterly (as measured along said right of way of College Street) from the intersection of said right of way of College Street with the right of way of South Fulton Street (40' R/W); running thence North 33 degrees 51 minutes 42 seconds East a distance of 100.85 feet to a ½ inch rebar found; running thence South 56 degrees 08 minutes 18 seconds East a distance of 8.40 feet to a ½ inch rebar set; running thence North 33 minutes 12 minutes 28 seconds East a distance of 100.0 feet to a ½ inch rebar set; running thence South 56 degrees 15 minutes 20 seconds East a distance of 46.80 feet to a point; running thence South 33 degrees 25 minutes 19 seconds West a distance of 200.85 feet to a ½ inch rebar set on the northeasterly right of way of College Street; running thence North 56 degrees 14 minutes 11 seconds West along said right of way of College Street a distance of 55.60 feet to a point, said point being the point of beginning.

(627 College Street)

all that tract or parcel of land lying and being in Land Lot 97 of the 14th District of Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at a point on the Northeast side of Chestnut Street 150 feet Northwest, as measured along the Northeast side of Chestnut Street, from the intersection of the Northeast side of Chestnut Street with the Northwest side of Georgia Avenue; thence running Northeast, parallel to the Northwest side of Georgia Avenue 114 feet to a point; thence running Northwest parallel to the Northeast side of Chestnut Street 46 feet to a point; thence running Southwest parallel to the Northwest side of Georgia Avenue two (2) feet to a point; thence running Northwest parallel to the Northeast side of Chestnut Street four (4) feet to a point; thence running Southwest parallel to the Northwest side of Georgia Avenue 17 feet to a point; thence running Northwest parallel to the Northeast side of Chestnut Street 25 feet to a point; thence running Southwest parallel to the Northwest side of Georgia Avenue one (1) foot to a point; thence running Northwest parallel to the Northeast side of Chestnut Street 23 feet to a point; thence running Southwest parallel to the Northwest side of Georgia Avenue 19 feet to a point; thence running Northwest parallel to the Northeast side of Chestnut Street two (2) feet to a point; thence running Southwest parallel to the Northwest side of Georgia Avenue 75 feet to a point; thence running Southeast parallel to the Northeast side of Chestnut Street 100 feet to a point on the Northeast side of Chestnut Street, said point being the point of beginning; said property being improved property known as No. 651 Chestnut Street, according to the present system of numbering houses in the City of Hapeville, Georgia.

Being the same property described in that certain survey dated January 17, 1989, for J. W. Easley as prepared by Eston Pendley & Associates, Inc., Registered Land Surveyors, attached hereto as Exhibit "A" and by reference made a part hereof.

(651 Chestnut Street)

All that tract or parcel of land lying and being in Land Lot 97 of the 14th District of Fulton County, Georgia, being a 1.18 acre tract as shown on plat prepared for InterCiti Partners LLC by Steve B. Hennings, RLS #2742, dated 6/20/05, and being more particularly described as follows:

Beginning at a ½ inch rebar set at the intersection of the southeasterly right of way of South Fulton Avenue (40' R/W) with the northeasterly right of way of Chestnut Street (40' R/W) and running thence North 18 degrees 19 minutes 00 seconds East along said right of way of South Fulton Avenue a distance of 55.40 feet to a ½ inch rebar set; running thence North 13 degrees 24 minutes 00 seconds East along said right of way of South Fulton Avenue a distance of 167.70 feet to a ½ inch rebar set; running thence North 14 degrees 26 minutes 00 seconds East a distance of 35.55 feet to a ½ inch rebar found; running thence South 53 degrees 19 minutes 00 seconds East a distance of 309.16 feet to a ½ inch rebar set; running thence South 42 degrees 06 minutes 01 second West a distance of 50.22 feet to a ½ inch rebar set; running thence South 53 degrees 19 minutes 00 seconds East a distance of 121.0 feet to a ¾ inch pipe found on the northwesterly right of Georgia Avenue (45' R/W); running thence along said right of way of Georgia Avenue South 37 degrees 00 minutes 00 seconds West a distance of 44.90 feet to a ½ inch rebar found; running thence North 53 degrees 16 minutes 15 seconds West a distance of 125.0 feet to a ½ inch rebar set; running thence South 42 degrees 06 minutes 01 second West a distance of 17.09 feet to a ½ inch rebar set; running thence North 52 degrees 57 minutes 29 seconds West a distance of 23.45 feet to a ½ inch rebar set; running thence North 37 degrees 02 minutes 27 seconds East a distance of 5.0 feet to a ½ inch rebar set; running thence North 52 degrees 57 minutes 00 seconds West a distance of 46.0 feet to a ½ inch rebar set; running thence South 37 degrees 00 minutes 00 seconds West a distance of 2.0 feet to a ½ inch rebar set; running thence North 52 degrees 57 minutes 00 seconds West a distance of 4.0 feet to a ½ inch rebar set; running thence South 37 degrees 00 minutes 00 seconds West a distance of 37.0 feet to a ½ inch rebar set; running thence North 52 degrees 57 minutes 00 seconds West a distance of 25.0 feet to a ½ inch rebar set; running thence South 37 degrees 00 minutes 00 seconds West a distance of 1.0 feet to a ½ inch rebar set; running thence North 52 degrees 57 minutes 00 seconds West a distance of 23.0 feet to a ½ inch rebar set; running thence South 37 degrees 00 minutes 00 seconds West a distance of 19.0 feet to a ½ inch rebar set; running thence North 52 degrees 57 minutes 00 seconds West a distance of 2.0 feet to a ½ inch rebar set; running thence South 37 degrees 00 minutes 00 seconds West a distance of 75.0 feet to a ¾ inch pipe found on the northeasterly right of way of Chestnut Street; running thence North 52 degrees 57 minutes 00 seconds West along said right of way of Chestnut Street a distance of 77.20 feet to a ½ inch rebar set at the intersection of the northwesterly right of way of South Fulton Avenue which is the point of beginning.

(3602 S Fulton Avenue)

All that tract or parcel of land lying and being in Land Lot 97 of the 14th District of Fulton County, Georgia, being a 0.22 acre tract as shown on plat prepared for InterCiti Partners, LLC by Steve B. Hennings, RLS #2742, dated 2/28/06, revised 8/24/06, and being more particularly described as follows:

Beginning at a ½ inch rebar found on the northwesterly right of way of Georgia Avenue (45' R/W) a distance of 80.0 feet northeasterly from the intersection of said right of way of Georgia Avenue with the right of way of Chestnut Street (40' R/W), as measured along said right of way of Georgia Avenue, and running thence North 53 degrees 03 minutes 08 seconds West a distance of 150.0 feet to a ½ inch rebar found; running thence North 36 degrees 56 minutes 22 seconds East a distance of 49.0 feet to a ½ inch rebar found; running thence South 53 degrees 03 minutes 36 seconds East a distance of 23.45 feet to a ½ inch rebar found; running thence North 41 degrees 59 minutes 53 seconds East a distance of 17.09 feet to a ½ inch rebar found; running thence South 53 degrees 22 minutes 23 seconds East a distance of 125.0 feet to a ½ inch rebar found on the northwesterly right of way of Georgia Avenue; running thence South 36 degrees 53 minutes 52 seconds West along said right of way of Georgia Avenue a distance of 66.73 feet to a ½ inch rebar found which is the point of beginning.

(3627 Georgia Ave)

All that tract or parcel of land lying and being in Land Lot 98 of the 14th District of Fulton County, Georgia, being a 0.14 acre tract as shown on plat prepared for InterCiti Partners LLC by Steve B. Hennings, RLS #2742, dated 6/1/05, and being more particularly described as follows:

Beginning at a ¾ inch rebar found on the northwesterly right of way of Georgia Avenue (40' R/W); said point being a distance of 189.6 feet from the intersection of the said right of way of Georgia Avenue with the right of way of Chestnut Street (40' R/W) and running thence North 53 degrees 19 minutes 00 seconds West a distance of 121.00 feet to a ¾ inch rebar found; running thence North 42 degrees 06 minutes 01 second East a distance of 50.22 feet to a ¾ inch rebar found; running thence South 53 degrees 19 minutes 00 seconds East a distance of 116.54 feet to a ¾ inch rebar found on the northwesterly right of way of Georgia Avenue; running thence South 37 degrees 00 minutes 00 seconds West a distance of 50.0 feet to a ¾ inch rebar found at the point of beginning.

(3617 Georgia Avenue)

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 97 of the 14th District, Fulton County, Georgia, being more particularly described as follows:

BEGINNING at a point on the north side of Chestnut Street a distance of 118.00 feet west of the northwest corner of Georgia Avenue and Chestnut Street and running thence westerly along the northside of Chestnut Street a distance of 32.00 feet to a point; thence north a distance of 80.00 feet to a point; thence east a distance of 32.00 feet to a point; thence south a distance of 80.00 feet to the north side of Chestnut Street and the POINT OF BEGINNING, known as No. 647 Chestnut Street, according to the present system of numbering houses in the city of Hapeville, Georgia.

(647 Chestnut Street)

All that tract or parcel of land lying and being in the City of Hapeville, in Land Lot 98 of the 14th Land District of Fulton County, Georgia, being described more particularly as follows:

BEGINNING at an iron pin on the southeastern side of Atlanta Avenue three hundred (300) feet north from the corner formed by intersection of the southeastern side of Atlanta Avenue with the northwestern side of Chestnut Street; thence northeasterly along the southeastern side of Atlanta Avenue one hundred (100) feet to an iron pin; thence southeasterly eighty (80) feet to an iron pin; thence northwesterly eighty and twenty-eight hundredths (80.28) feet to an iron pin on Atlanta Avenue at the point of beginning; same being improved property known as 3560 and 3562 Atlanta Avenue according to the system of numbering houses in the City of Hapeville, as per blue print of survey of C. D. Robert, C. E., dated May, 1944. }

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 97 of the 14th District, Fulton County, Georgia, being more particularly described as follows:

BEGINNING at a point on the northwest corner of Georgia Avenue and Chestnut Street; running thence northerly along the westerly side of Georgia Avenue a distance of 80.00 feet to a point; running thence westerly a distance of 118.00 feet to a point; thence southerly a distance of 80.00 feet to a point; thence easterly along the northerly side of Chestnut Street a distance of 118.00 feet to the northwest corner of Georgia Avenue and Chestnut Street, and the POINT OF BEGINNING, being improved property known as 1633 Georgia Avenue, according to the present system of numbering houses in the city of Hapeville, Georgia.

(3633 Georgia Avenue)

All that tract or parcel of land lying and being in Land Lot 97 of the 14th District of Fulton County, Georgia, being a 0.11 acre tract as shown on plat prepared for InterCiti Partners, LLC by Steve B. Hennings, RLS #2742, dated June 6, 2005 and being more particularly described as follows:

Beginning at a ½ inch rebar set on the northwesterly right of way of Union Avenue (40' R/W) a distance of 317.0 feet from the intersection of said right of way of Union Avenue with the intersection of the right of way of College Street (40' R/W); running thence southwesterly along the northwesterly right of way of Union Avenue an arc distance of 54.97 feet to a punch hole set (said arc being subtended by a chord bearing South 22 degrees 17 minutes 50 seconds West a distance of 54.24 feet); running thence North 53 degrees 19 minutes 45 seconds West a distance of 104.72 feet to a point; running thence North 37 degrees 01 minute 24 seconds East a distance of 50.0 feet to a point; running thence South 54 degrees 56 minutes 01 second East a distance of 90.98 feet to a ½ inch rebar set on the northwesterly right of way of Union Avenue which is the point of beginning.

ALSO:

All that tract or parcel of land lying and being in Land Lot 97 of the 14th District of Fulton County, Georgia, being a 0.21 acre tract as shown on plat prepared for InterCiti Partners, LLC by Steve B. Hennings, RLS #2742, dated June 6, 2005 and being more particularly described as follows:

Beginning at a one inch pipe found on the southeasterly right of way of Georgia Avenue (45' R/W) a distance of 248.6 feet from the intersection of said right of way of Georgia Avenue with the right of way of Chestnut Street (40' R/W); running thence North 36 degrees 59 minutes 16 seconds East along said right of way of Georgia Avenue a distance of 64.07 feet to a ½ inch rebar found; running thence South 52 degrees 45 minutes 12 seconds East a distance of 146.93 feet to a ½ inch rebar found; running thence South 39 degrees 12 minutes 55 seconds West a distance of 62.65 feet to a point; running thence North 53 degrees 19 minutes 54 seconds West a distance of 144.50 feet to a one inch pipe found on the southeasterly right of way of Georgia Avenue which is the point of beginning.

ALSO:

All that tract or parcel of land lying and being in Land Lot 97 of the 14th District of Fulton County, Georgia, being a 0.17 acre tract as shown on plat prepared for InterCiti Partners, LLC by Steve B. Hennings, RLS #2742, dated June 6, 2005 and being more particularly described as follows:

Beginning at a punch hole in concrete on the southeasterly right of way of Georgia Avenue (45' R/W) a distance of 198.6 feet from the intersection of said right of way of Georgia Avenue with the right of way of Chestnut Street (40' R/W); running thence North 37 degrees 01 minute 24 seconds East a distance of 50.0 feet to a one inch pipe found; running thence South 53 degrees 19 minutes 54 seconds East a distance of 144.50 feet to a point; running thence South 37 degrees 01 minute 24 seconds West a distance of 50.0 feet to a point; running thence North 53 degrees 19 minutes 54 seconds West a distance of 144.50 feet to a punch hole in concrete on the southeasterly right of way of Georgia Avenue which is the point of beginning.

(3627 Union Avenue, 3608 Georgia Avenue, 3614 Georgia Avenue)

All that tract or parcel of land lying and being in Land Lot 98 of the 14th District of Fulton County, Georgia, being a 0.28 acre tract as shown on plat prepared for InterCiti Partners, LLC by Steve B. Hennings, RLS #2742, dated 12/8/05 and being more particularly described as follows:

Beginning at a ½ inch rebar found on the northeasterly right of way of College Street (40' R/W) a distance of 196.6 feet southwesterly from the intersection of said right of way of College Street with the right of way of South Fulton Street (40' R/W) as measured along said northeasterly right of way of College Street; running thence North 33 degrees 25 minutes 19 seconds East a distance of 200.85 feet to a one inch pipe found; running thence South 55 degrees 36 minutes 20 seconds East a distance of 60.0 feet to a ½ inch rebar set; running thence South 33 degrees 13 minutes 13 seconds West a distance of 200.20 feet to a ½ inch rebar set on the northeasterly right of way of College Street; running thence North 56 degrees 13 minutes 53 seconds West along said right of way of College Street a distance of 60.70 feet to a ½ inch rebar found which is the point of beginning.

(623 College Street)

The map shows the study area with a black square indicating the site location. A callout box labeled "SITE" points to this location. The map includes major roads like I-95, I-77, and US-101, and labels for various locations such as Glenview Heights, Mt Zion, and the site location marked with a black square and a callout box labeled "SITE".

SITE LEGEND

	EXISTING PROPERTY LINE		PARKING SPACE COUNT
	EXISTING RIGHT-OF-WAY		SIGN
	EXISTING SETBACK LINE		LIGHT POLE
	PROPOSED RIGHT-OF-WAY		GROUP OF FOUR GUARD POSTS *
	PROPOSED SETBACK LINE		DUMPSTER PAD
	100 YEAR FLOOD PLAIN		TRANSFORMER PAD
	18" CURB AND GUTTER		PROPOSED SIGNAL
	24" CURB AND GUTTER		GRATE INLET
	PROPOSED RETAINING WALL		STORM MANHOLE
	CROSS WALK		DOUBLE WING CATCH BASIN
	STOP BAR (PAVEMENT MARKING)		SINGLE WING CATCH BASIN
	TRAFFIC FLOW ARROW (PAVEMENT MARKING)		AREA INLET
	"YIELD" (PAVEMENT MARKING)		OUTLET CONTROL STRUCTURE
	DIRECTIONAL ARROWS (PAVEMENT MARKING)		HEADWALL
	"ONLY" DIRECTIONAL ARROWS (PAVEMENT MARKING)		SANITARY SEWER MANHOLE
	HANDICAP STALL		CONCRETE
	CONCRETE WHEEL STOP		STANDARD DUTY PAVING
	A.D.A. STD HANDICAP RAMP		HEAVY DUTY PAVING
			OVERLAY EXISTING PAVEMENT

POD C	2.076 AC
POD C OPEN SPACE REQU	20% (0.426 AC)
POD C OPEN SPACE PROVIDED	13.8% (0.295 AC) (VARIANCE REQUIRED)
POD C DENSITY:	34 UN (15.9 UN/AC)
PRODUCT TYPE	20'W X 54'D (TOWNHOME)

NOTE:

1. OPEN SPACE INCLUDES UN-DEVELOPED AREA, GREEN SPACE AND TOWNHOME FRONT PLAZA AREAS
2. ALL UNITS WILL UTILIZE ROLL OUT TRASH BINS.
3. PROPOSED DEVELOPMENT WILL HAVE A CENTRAL MAIL KIOSK.

JURISDICTION:	CITY OF HAPEVILLE
ZONING:	RMU (MIXED USE)
ADJACENT ZONING:	RMU (MIXED USE)

FRONT	0' MIN / 15' MAX
SIDE	0'
REAR	0'
MAX BUILDING HT	3-STORIES / 45 FT
PROPOSED BUILDING SIZE	20'W X 54'D (TOWNHOME)

PARKING REQUIREMENTS	1 SP / UN
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1. THE PROJECT IS FOR PROPOSED INFILL DEVELOPMENT OF RESIDENTIAL TOWNHOMES
WITHIN HAPEVILLE. THE DEVELOPER HAS A LETTER OF INTENT TO PURCHASE A TOTAL OF
APPROXIMATELY 8.3 ACRES TO BE BROKEN UP INTO PODS A THROUGH F FOR
DEVELOPMENT. DESIGN FOR THE SUBJECT PROPERTIES WOULD OCCUR LATE 2021 AND
2. START 2022 WITH ANTICIPATED COMPLETION OF CONSTRUCTION AFTER 2023.
EACH UNIT WILL HAVE INDIVIDUAL GARBAGE ASSOCIATED WITH IT
3. STORMWATER MANAGEMENT WILL BE PROVIDED FOR EACH POD IN ACCORDANCE WITH
THE GEORGIA STORMWATER MANUAL GUIDELINES AND WILL BE CONTAINED VIA
UNDERGROUND STORAGE.



Department of Planning & Zoning
PLANNER'S REPORT

DATE: December 9, 2021
TO: Adrienne Senter
FROM: Lynn Patterson
RE: Variance Application for 3602 S. Fulton Avenue, 647 Chestnut Street, 651 Chestnut Street, 3633 Georgia Avenue, 3627 Georgia Avenue and 3617 Georgia Avenue

BACKGROUND

The City of Hapeville has received a variance application from DR Horton Inc to allow for **a reduction in the required greenspace from 20% to 13%**. The property is being developed as a 34 townhome development on a parcel that had been previously platted and infrastructure installed for a combination 30 townhome/8 unit condominium flats development (see attached Olde Towne Plan) which provided 33.7% landscaped/green space.

The applicant wishes to utilize the existing infrastructure from the site plan that was approved and initiated in 2007 to limit disturbance of the area and reduce cost of installing new infrastructure.

The properties are zoned RMU, Residential Mixed Use.

Sec. 93-11.5-10. - Greenspace and open space requirements.

In addition to the requirements of chapter 93, article 29, and section 93-23-18 of this Code, master planned developments in excess of two acres shall be required to provide and maintain a minimum of 20 percent greenspace/open space. Calculations for greenspace/open space shall exclude required sidewalks and landscape strips along streets, but may include the following:

- (1) Parks;
- (2) Playgrounds;
- (3) Trails;
- (4) Gardens;
- (5) Undeveloped space designated or habitat restoration and preservation;
- (6) Plazas improved for pedestrian use shall also be considered greenspace when finished in brick or stone pavers and planted with at least one canopy tree per 2,500 square feet of area, with a minimum of 100 square feet of unpaved planting area around each tree..

CODE

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;

There are no extraordinary or exceptional conditions pertaining to the particular piece of property.

b. The application of this chapter to this particular piece of property would create an unnecessary hardship;

Application of the chapter with the original configuration/footprints was demonstrated to allow for 33.7% landscaped area/green space. The applicant's horizontal configuration of all townhomes reduces the greenspace to 1/3 of the original greenspace with that had been accomplished using the 4 unit condominium flats option and shallower driveways.

c. Such conditions are peculiar to the particular piece of property involved; and

The greenspace requirement is applied to projects of 2 acres or more.

d. Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of this chapter.

Relief would not cause substantial detriment to the public, however, the intent of the project to provide common areas and greenspace would be impacted.

RECOMMENDATION

With a lack of justifications per the above evaluation criteria in the application, Planning Commission and staff do not support granting the variance for the reduced greenspace.

2022 Meeting Schedule Hapeville Board of Appeals 2022

All Board of Appeals meetings are scheduled for 6:00PM at the Municipal Annex located at 700 Doug Davis Drive unless otherwise posted.

	Submittal Deadline	Meeting Date
January	Thursday, December 16, 2021	Thursday, January 27, 2022
February	Thursday, January 27, 2022	Thursday, February 24, 2022
March	Thursday, February 24, 2022	Thursday, March 24, 2022
April	Thursday, March 24, 2022	Thursday, April 28, 2022
May	Thursday, April 28, 2022	Thursday, May 26, 2022
June	Thursday, May 26, 2022	Thursday, June 23, 2022
July	Thursday, June 23, 2022	Thursday, July 28, 2022
August	Thursday, July 28, 2022	Thursday, August 25, 2022
September	Thursday, August 25, 2022	Thursday, September 22, 2022
October	Thursday, September 22, 2022	Thursday, October 27, 2022
November	Thursday, October 27, 2022	Thursday, November 17, 2022
December	Thursday, November 17, 2022	Thursday, December 22, 2022

Submittal of partial or incomplete applications will not be considered for placement on the Board of Appeals agenda until the application is accepted as complete. Meeting dates and deadlines are subject to final review and approval by the Planning & Economic Development Manager.