



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

3.1. 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

4.1. 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