



PLANNING AND ZONING DEPARTMENT

PLANNER'S REPORT

DATE: April 9, 2019
 TO: Tonya Hutson
 FROM: Lynn M. Patterson
 RE: **Design Review - 3341 North Whitney Avenue**

Key:	
Compliant:	✓
Not Compliant:	✗
Incomplete:	✎
Not Applicable:	⊖

BACKGROUND

The City of Hapeville has received a Design Review Application from Mr. Roger Fisher for the construction of a new 108 square foot outbuilding for a single family dwelling located at 3341 North Whitney Avenue. The new outbuilding will include a low height deck.

The property is within the R-1, One-Family Detached Zoning District and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

CODE

SEC. 81-1-7. NEIGHBORHOOD CONSERVATION AREA

Based on goals established in this chapter, the following standards are required in the neighborhood conservation area identified in section 81-1-3. This includes two subareas: subarea D and subarea E. All of the standards contained in this section shall apply to all development in all subareas. Subarea requirements are found within the applicable subsection.

This section shall govern subarea C of the commercial/mixed-use area. It may also govern one-family detached dwellings and two-family dwellings in the commercial/mixed-use area, provided that the section is applied in its entirety.

✓ **Outbuildings.** In conventional development, outbuildings are often designed and located as an afterthought. Yet in traditional towns and cities, outbuildings serve to enrich the quality of design through their placement, design and use. In Hapeville, where outbuildings are provided on many residential lots, their design must be to the same high standards found in the community's neighborhoods.

The following standards shall apply to construction of new outbuildings in residential districts.

- ✓ i. On lots with one street frontage, set outbuildings back at least 15 feet behind the front facade of the principal building.
- ⊖ ii. On corner lots, outbuildings should be setback at least 15 feet behind the front facade of the principal building and with a setback greater than or equal to that of the facade along the side lot line.
- ⊖ iii. Outbuilding may be linked to the principal building with covered walks, trellises or enclosed breezeway.
- ✗ iv. Outbuildings shall be of compatible material and architectural style to the principal building.
- v. Outbuildings shall have a minimum height of 14 feet and a maximum height of that of the principal building or 25 feet, whichever is less.
- ✎ vi. Outbuildings shall be set a minimum of ten feet from any other outbuilding on adjoining lots.

STAFF COMMENT: The metal standing seam roof is not compatible in material or architectural style with the principal building.
 The Applicant should clarify the total height of the outbuilding from grade. Outbuildings must be at least 14' high.
 The Applicant should clarify if there are any outbuildings on the adjacent lot within 10' of the proposed outbuilding.

RECOMMENDATIONS

Upon review of the information provided by the Applicant, the following items have been found to be missing or deficient and should be addressed prior to formalizing a recommendation:

The metal standing seam roof is not compatible in material or architectural style with the principal building.
The Applicant should clarify the total height of the outbuilding from grade. Outbuildings must be at least 14' high.
The Applicant should clarify if there are any outbuildings on the adjacent lot within 10' of the proposed outbuilding.

Once these items are addressed to the satisfaction of Staff and/ or the Design Review Committee, the application is recommended for approval.

CITY OF HAPEVILLE DESIGN REVIEW APPLICATION

SUBMITTAL DATE: 4/9/19

NOTE: All applications must be typed or neatly printed. Applications or an authorized representative is required to personally appear at the Design Review Meeting to answer questions.

The Design Review Committee meets the third Wednesday of each month. Every attempt will be made to place your application for review on the next month's agenda following the submittal of a completed application with supporting documents; however, that may not always be possible. The City reserves the right to schedule applications as deemed necessary.

Applicant: ROGER FISHER Contact Number: [REDACTED]

Applicants Address: 54 SAWGRASS MANOR DR

E-Mail Address: [REDACTED] Zoning Classification: B-1

Address of Proposed Work: 3341 N. WHITNEY

Parcel ID# (INFORMATION MUST BE PROVIDED): 14 009800150122

Property Owner: MARCUS FELLINGHAM Contact Number: [REDACTED]

Project Description (including occupancy type): RELOCATION OF OUT BLDG

Contractors Name: REKAST LLC Contact Number: [REDACTED]

Contact Person: ROGER FISHER Contact Number: [REDACTED]

I hereby make application to the City of Hapeville, to the Design Review Committee 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 that 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 violation thereof.

Applicants Signature

Date

4/9/19

Project Class (check one):

Residential Commercial Mixed-Use Development

Project Type:

New Commercial Construction Addition to Existing Commercial Building
 Addition to Existing Residential Structure Accessory Structure
 Site Plan, Grading & Landscaping New Single Family Residential Construction
 Other

Total Square Footage of proposed New Construction: 108

Total Square Footage of existing building: _____

Estimated Cost of Construction: \$8000

List/Describe Building Materials on the exterior of the **existing** structure: _____

METAL ROOF ACCENTS + FIBERGLASS ROOF SHINGLES
HARDIE (PAINTED) ~~XXXXXXXXXXXXXXXXXXXX~~
AND BRICK

List/Describe Building Materials **proposed** for the exterior facade of the new structure: _____

METAL ROOF
HARDIE PLANK (PAINTED TO MATCH HOUSE)

NOTICE

Please be advised that the Community Service Department is here to assist all applicants regarding application procedures, meeting schedules and necessary deadlines. The Community Service Department does **NOT** make any final decisions for the Design Review Committee, Sign Committee, Planning Commission, Board of Appeals or rezoning request to Mayor and Council.

A complete application must be submitted before the Community Service Department will accept an application and forward the same to the appropriate entity.

Building inspections issued by the City of Hapeville are contracted out to State of Georgia Certified Inspectors. These inspectors make the final decisions regarding building, electrical, plumbing and HVAC work completed in the City of Hapeville. The Hapeville Fire Marshal conducts inspections issued through the Community Services Department as needed. Both the Certified Inspectors and Fire Marshal make the final decisions before Certificates of Occupancy's are issued.

Please be advised that the Community Service Department shall not be responsible for your purchasing materials, equipment, items, signs, etc... before you receive final approval by any entity whose approval is required.

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.

(Please Print & Initial)

I ROGER FISHER RAF swear or affirm that before receipt of an application, I have received this notice and I read and write the English language or I have had someone read and explain this document to me.



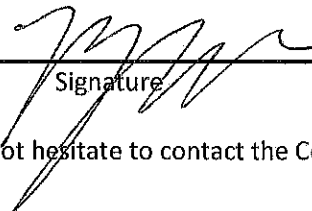
DEPARTMENT OF PLANNING AND ZONING

DESIGN REVIEW APPLICATION INSTRUCTIONS AND ACKNOWLEDGEMENT

I, the undersigned, agree that with my signature and submission to the City of Hapeville, I have done the following:

- Read the City of Hapeville's Architectural Design Guidelines and relevant Code sections for my proposed project. The Architectural Design Guidelines may be found here:
https://library.municode.com/ga/hapeville/codes/code_of_ordinances?nodet=PTIICOOR_CH81ARDEST
- Ensured that my proposed project meets all of the required criteria per the City of Hapeville Code of Ordinances.
- Submitted my application materials in full by the published deadline for review by Staff prior to the Design Review Committee meeting.
- Identified and explained all deficiencies or components of the proposed project that do not meet with the requirements set forth in the Code. This explanation should be submitted as a separate document in the application.
- Understood that any deficiencies in the application must be resolved at least 10 days prior to the Design Review Committee meeting or the application may not be presented to the DRC for review.
- Submitted architectural drawings and details for all projects unless allowed in writing by the Community Services or Planning & Zoning Department.
- Agreed to submit any required revisions by the Design Review Committee with updated drawings to the Community Services Department for review prior to requesting any permits.

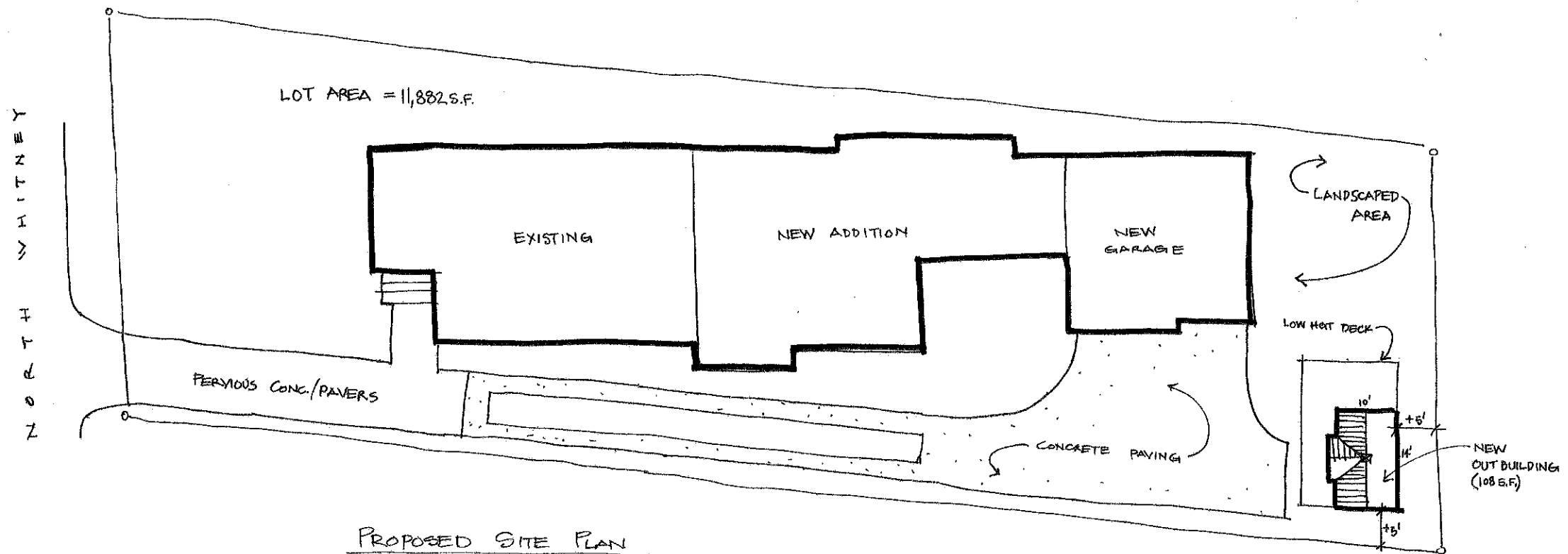
ROBERT FISHER
Printed Name


Signature

4/9/14
Date

Should you have any questions, please do not hesitate to contact the Community Services Department at 404-669-2120.

Thank you for interest and investment in the City of Hapeville.

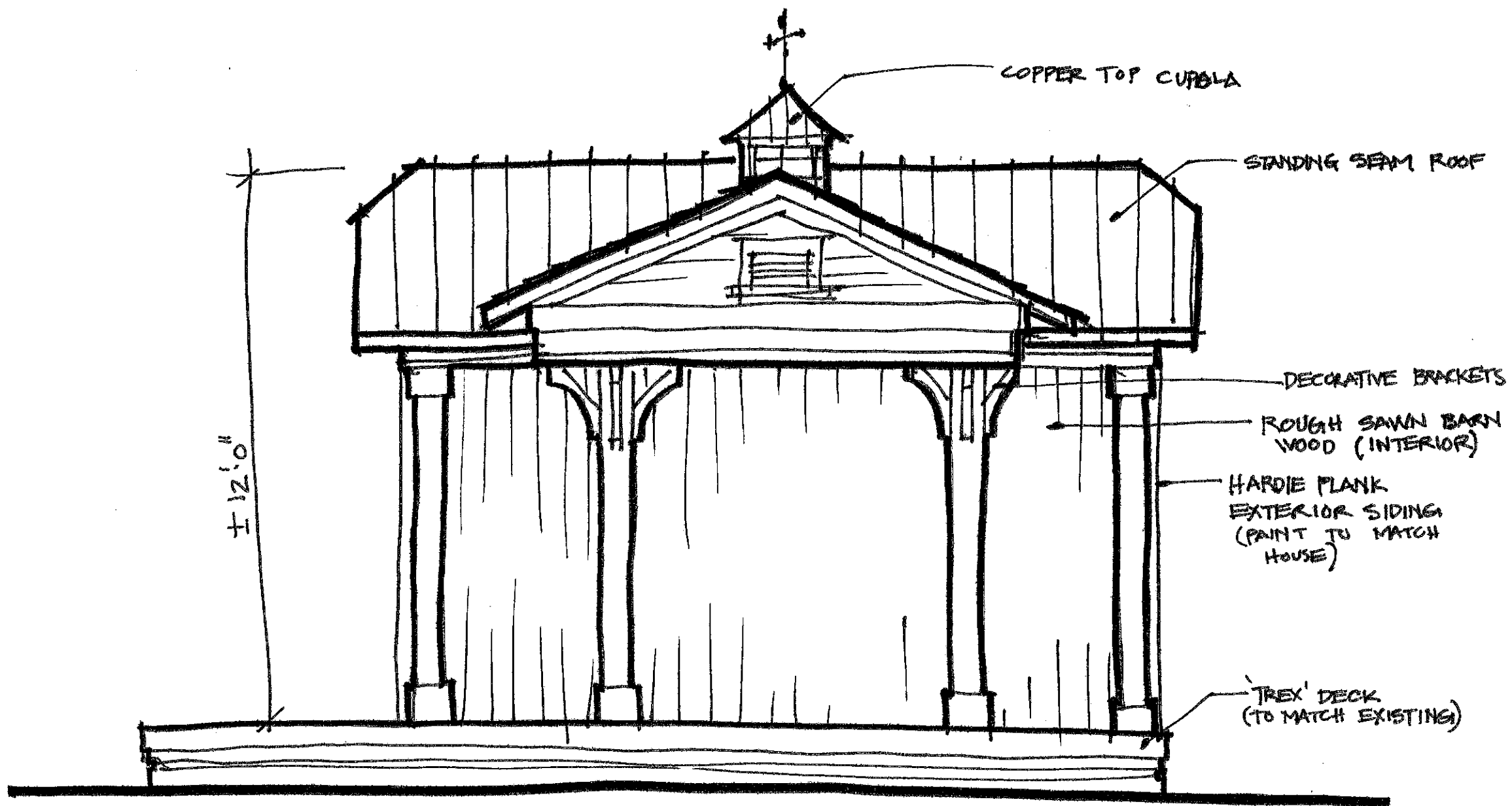


PROPOSED SITE PLAN
1" = 20'

HOUSE + OUTBLDG.	3500
NON PERVIOUS CONC.	1194
	4694
LOT COVERAGE	39%

Rekast LLC

3341 N. WHITNEY AVE
HAPEVILLE, GA 30354



PROPOSED ELEVATION

$\frac{1}{4}'' = 1'-0''$