

PLANNER'S REPORT

TO: Tonya Hutson FROM: Lynn Patterson

RE: Design Review for 3290 North Whitney Avenue

DATE: 1/10/2019

BACKGROUND

The City received a design review application from Samuel Kirkland requesting new construction of a two-story, 2880 sf, 4 bed, 3 bath single family residence with a 400 sf 2 car detached garage at the rear of the dwelling at 3290 North Whitney Avenue, Hapeville. The property is zoned R-1, One-Family Detached and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

The exterior will be cement fiber siding with brick column bases and will have a concrete driveway.

CODE

Sec. 81-1-7. - Neighborhood conservation area.

- (a) Site development standards.
 - ✓ Except where indicated, setbacks shall be established by zoning.
 - On corner lots the principal building shall be located adjacent to the street intersection, subject to setback or build-to line requirements of zoning.
 - ✓ Minimum building heights shall be established by zoning.

Within subareas D and E maximum building heights shall be as established by zoning, except that:

- Where this chapter provides a more-stringent standard as compared to the zoning code, the more-stringent standard shall prevail. The only exception to this shall be a use grandfathered under the zoning code.
- Portions of buildings equal to or less than five feet from a side or rear lot line shall be limited in height to the greater of 16 feet.
- Portions of buildings between five and ten feet of a side or rear lot line shall be limited in height to the greater of 25 feet.
- Portions of buildings ten) feet or greater from a side or rear lot line shall be limited in height to 35 feet.
- 5. Outside of subareas D and E maximum building heights shall be as established by zoning.
- ✓ All buildings shall provide first-story occupiable space, for the first ten feet of building depth along the enfronting facade.
- ✓ Sidewalks shall be located along all public and private streets. Sidewalks shall consist of two areas: a landscape area and a clear area.
- ✓ Developments less than one acre shall provide a minimum one-foot landscape zone and a minimum four-foot clear zone.

- (b) Supplemental area and fence standards.
 - ✓ Developments shall locate landscape supplemental areas adjacent to first-story residential uses and place a minimum of one tree every 50 feet in the supplemental area. See list of allowed trees in section 93-2-14.
 - ✓ Chain link fencing is not permitted in areas visible from a public right-of-way.
 - On all lots a fence, wall, curb or hedge between six and 48 inches in height is
 encouraged at the back of the required sidewalk, except at openings to access steps,
 drives or pedestrian walkways.

Note: Neighbor's fence encroaches 4' into property.

(c) Utility standards.

- ✓ Mechanical features shall not be located in the supplemental area or front yard and shall be screened from view from any park or along any public right-of-way with planting, walls or fences of equal or greater height. Acceptable materials for screening shall include those materials found in subsection (f)1., provided they are compatible with the principal structure.
- When located on rooftops, mechanical features shall be incorporated in the design of the building and screened with materials similar to the building.
- All developments shall provide a light at the front door. Lighting designed to illuminate the path to the front door is allowed. Spotlighting may be provided as long as it is properly shielded and does not become an annoyance to adjacent property owners or the public. General area illumination with oversized flood lights is prohibited. Specifically, lighting shall be shielded so that the source of light is not visible from adjacent properties or the public right-of-way.
- ✓ Trees shall not be planted directly above storm drains.

Front light should be shown.

- (d) Parking and traffic standards.
 - 1. One-family detached dwellings and two-family dwellings shall meet the following requirements:
 - Driveways shall have a minimum width of nine feet and a maximum width of 15 feet.
 A grass strip in the middle of driveways is encouraged.
 - ✓ On-site parking shall be prohibited in the supplemental areas. This shall not be interpreted as restricting on-street parking located along a public street.
 - ✓ Garage access on single-family lots shall be prohibited in the front yard of the home.

Driveway dimensions not provided.

(e)Roof and chimney standards.

- ✓ Principal building roofs for one-family detached dwellings shall have a minimum usable life of thirty (30) years, per manufacturer's warranty. 50-year architectural shingles.
- ✓ Roof shingles shall be slate, cedar, or asphalt.
- o Gutters shall be copper, aluminum or galvanized steel.
- Downspouts shall match gutters in material and finish.
- ✓ Roof forms shall be based on architectural style.
- ✓ All roofs, excluding dormers, shall overhang a minimum of 12 inches beyond the facade.
- ✓ Dormers are permitted on all style homes (unless specified), but shall not be taller than the main roof to which they are attached.

Gutter materials should be shown.

- (f) Street facing facade and style standards.
 - 1. Exterior facade materials shall be limited to:

✓ Full-depth brick;

Natural or cast stone;

✓ Smooth natural-wood siding and/or cement-based siding; Shake siding;

Painted fish-scale style shingles, but only when used in front gables;

True, smooth hard-coat stucco, provided that its use is limited to gables of Tudor revival-style buildings.

2. Exterior building materials shall not be:

Simulated brick veneer, such as Z-Brick;

Exterior insulation and finish systems (EIFS);

Exposed concrete block;

Metal siding or other metal exterior treatment;

Glass curtain walls;

Liquid vinyl;

T-1-11 siding;

Vinyl siding, except that existing one-family detached homes with vinyl siding covering more than 70 percent of the exterior façade may replace said siding or construct an addition faced in vinyl siding.

- ✓ Facade materials shall be combined horizontally, with the heavier below the lighter.
- ✓ Blank, windowless walls are prohibited along all facades. See subsection 81-1-7(g)11.
- ✓ Foundations shall be constructed as a distinct building element that contrasts with façade materials. Foundations that are exposed above the ground, must be parged with cement, stuccoed over or be faced in brick, natural stone, or cast stone.
- ✓ All exterior stair risers visible from a street shall be enclosed.
- ✓ Porches, stoops, and balconies may be located in the front or side yard.
- ✓ Porches, stoops, and balconies along front and side building facades shall not be enclosed with screens, plastics, or other materials that hinder visibility and/or natural air flow.
- Porches, stoops, and balconies shall be made of painted or stained wood, stone, brick, or ornamental metal, subject to the additional restrictions below.
- Wooden porches, stoops, and balconies shall provide top and bottom horizontal members on railings. The top railing shall consist of two elements. The upper element shall measure two [inches] by six inches and the lower element shall measure two [inches] by four inches. The bottom railing shall measure two [inches] by four inches.
- ✓ Front porches and front stoops of principal buildings shall face and be parallel to the front lot line or build-to line.
- ✓ Porch and stoop foundations shall be enclosed.
- Front and side porches and stoops shall not have unpainted, unstained or otherwise untreated or exposed pressure treated lumber along the building line that abuts a public right-of-way.
- ✓ Stoops and porch[es] shall be a minimum of two feet and a maximum of four feet from grade to the top of the stairs, unless existing topography is greater.
- ✓ When provided, porches shall have a minimum clear depth of eight feet from building facade to outside face of column.
- ✓ Front porch widths shall be between 80 percent and 100 percent of the adjacent facade.
- Enfronting porches may have multistory verandas, living space, or balconies above.
- ✓ Porch columns shall be spaced a maximum distance of eight feet on center.

- ✓ Front porch columns shall have foundation piers extending to grade.
- ✓ All porches shall be covered.

Porch materials should be provided.

Railing dimensions should be provided.

Porch finishes should be provided.

- (g) Door and window standards.
 - ✓ The main entry door to enfronting principal buildings shall face, be visible from, and be accessible from the adjacent public sidewalk.
 - The main entry door to all uses shall be linked to the sidewalk via a pedestrian walkway or wheelchair access.
 - Building numbers at least six inches in height shall be located above or beside the street-facing pedestrian entrance, or above or beside the stairs accessing a front porch.
 - ✓ Doors that operate as sliders are prohibited along enfronting facades.
 - ✓ Window panes shall be recessed a minimum of three inches and a maximum of eight inches from the adjacent facade, except on frame houses, on which panes shall be recessed a minimum of two inches.
 - Where windows lights are utilized they shall be true divided lights, simulated divided lights, or one-over-one lights. Grids-between-glass (GBGs) are prohibited.
 - ✓ Window trim shall not be flush with the exterior facade and shall provide a minimum relief of one-quarter inch or greater.
 - ✓ Where used, window shutters shall match one-half the width of the window opening.
 - ✓ Painted window or door glass is prohibited.
 - ✓ Enfronting windows and door glass (except on churches and fire stations) shall utilize clear glass or tinted glass. Tinted glass shall have a transmittance factor of 50 percent or greater and shall have a visible light reflectance factor of ten or less.
 - ✓ Windows shall be provided for a minimum of thirty (30) percent and a maximum of 50 percent of the total street-facing facade of the principal building, with each facade and story calculated independently.
 - ✓ Street-facing window units shall not exceed 28 square feet with minimum height of three feet, with the exception of transoms and fan lights.
 - ✓ Wood trim between four and six inches wide shall surround windows of wood frame structures. Windows grouped together shall have center mullions two inches wider than the side trim.
 - ✓ Sills shall be of masonry, wood, stone, cast stone, or terra cotta.

Walkway should be included in the plan.

Building numbers should be provided.

Ensure there are no GBGs.

- (h) Detached one-family dwellings/two-family dwellings. In addition to the requirements of subsections (a) through (g), the following shall apply to detached one-family dwellings and two-family dwellings.
 - ✓ First stories. First stories shall be elevated above the grade between two and four feet, unless existing topography is greater or unless wheelchair access is desired and cannot be provided from the side or rear.
 - Window sills. Enfronting first story window sills should be no less than two and onehalf feet and no more than three and one-half feet above finished floor elevation.

Window sill heights should be provided.

4. Architectural style. Architecture is one of the most critical components of place, and nowhere is this more evident than on building facades. The design and character of street-facing facades is a reflection of both buildings and their users, and must be carefully considered for its impact on the overall sense of place.

New homes in the neighborhood conservation area should be designed to reflect the principal traditional styles found in the community. These include national folk, Queen Anne, ranch, Tudor revival, craftsman, and minimal traditional styles.

These styles, however, do not reflect the only styles historically found in Hapeville, which also includes a few occurrences of neocolonial revival. Where an applicant desires to utilize a style historically found in Hapeville, but not reflected in the six principal styles identified in subsections (4)a. through (4)e., they shall provide the design review committee with photo documentation of the relevant style in Hapeville, a description of the key features of such style, and written justification of such style's appropriateness for the community.

c. Craftsman.

Craftsman homes may include:

- ✓ A rectangular building footprint, with the short end facing a street. Gabled roofs having gables with a minimum pitch of 20 and a maximum pitch of 40 degrees from horizontal and with roof lines running parallel or perpendicular to the street.
 - Decorative beams, brackets or braces under gables. Exposed roof rafters where roofs overhang.
- ✓ Optional dormers.
- ✓ Windows that are taller than they are wide.
- ✓ Equal height windows along a single floor.
- ✓ Symmetrical or asymmetrical front facade.
- ✓ A front porch extending the entire width of the building or with a width of one-half of the building. Said porch shall include square columns that taper from bottom to top, but are not less than eight inches thick. Said columns shall be set atop stone or masonry bases extended to the ground. They may include optional square or rectangular balusters and handrails.

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.

- ✓ On lots with one street frontage, set outbuildings back at least 15 feet behind the front facade of the principal building.
- On corner lots, outbuildings should be setback at least 15 feet behind the front façade of the principal building and with a setback greater than or equal to that of the façade along the side lot line.
 - Outbuilding may be linked to the principal building with covered walks, trellises or enclosed breezeway.

- Outbuildings shall be of compatible material and architectural style to the principal building.
- 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.
- Outbuildings shall be set a minimum of ten feet from any other outbuilding on adjoining lots.

Applicant should provide plans for outbuilding.

Applicate should verify if outbuilding is at least ten feet from the adjoining lot.

RECOMMENDATIONS

The site plan is being reviewed through the Planning Commission on 1/16. The planner's report indicated all setbacks and height requirements have been met.

Items marked checked mean they are included in the application and compliant. Items marked with an open circle mean items have not been included or are not clearly illustrated. Underlined areas indicate potential or actual lack of compliance. Items marked with a closed circle mean they are not applicable. The builder is responsible to adhere to all architectural design standards as defined.

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

- Front light should be shown.
- Driveway dimensions not provided.
- Gutter materials should be shown.
- Porch materials should be provided.
- Railing dimensions should be provided.
- Porch finishes should be provided.
- Walkway should be included in the plan.
- Building numbers should be provided.
- Ensure there are no GBGs.
- Window sill heights should be provided.
- Applicant should provide plans for outbuilding.
- Applicate should verify if outbuilding is at least ten feet from the adjoining lot.

Once these items are addressed to the satisfaction of Staff/The Design Review Committee, the application can be approved.

CITY OF HAPEVILLE DESIGN REVIEW APPLICATION

SUBMITTAL DATE: 12/19/18				
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: SAMUELH- KIRKLAND Contact Number:				
Applicants Address: 260 GMILY DRING LILBURN, GA 31047				
E-M Zoning Classification: RSF				
Address of Proposed Work: 3290 NORTH WHITNEY AVENUE				
Parcel ID# (INFORMATION MUST BE PROVIDED):				
Property Owner: JANN LEVESQUE Contact Number:				
Project Description (including occupancy type): BUILD NEW SINGLE FAMILY HOME WITH DETACHED GARAGE. H BEDRUOMS, 3 BATHROOMS				
Contractors Name: SAM KIRKLAND Contact Number:				
Contractors Name: AM KIRKLAND Contact Number: Contact Person: SAM KIRKLAND Contact Number:				
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. Funderstand that it is a felony to make false statements or writings to the City of Hapeville, Georgia pursuant to O.C.G.A. 18-10-20 and I may be prosecuted for violation thereof.				
Applicants Signature 12/18/18 Date				

Construction	Addition to Existing Commercial Buil
ng Residential Structure	Accessory Structure
ng & LandscapingNe	w Single Family Residential Construct
proposed New Construction: _	2887
existing building:	
ruction: 244,125	
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	5
- FOUNDATION.	ior facade of the new structure: CEMENT FIBER E WOOD WINDOW:
	ng Residential Structure g & LandscapingNe proposed New Construction: existing building: ruction:

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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?nodeId=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.
rinted Name Signature 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.

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.

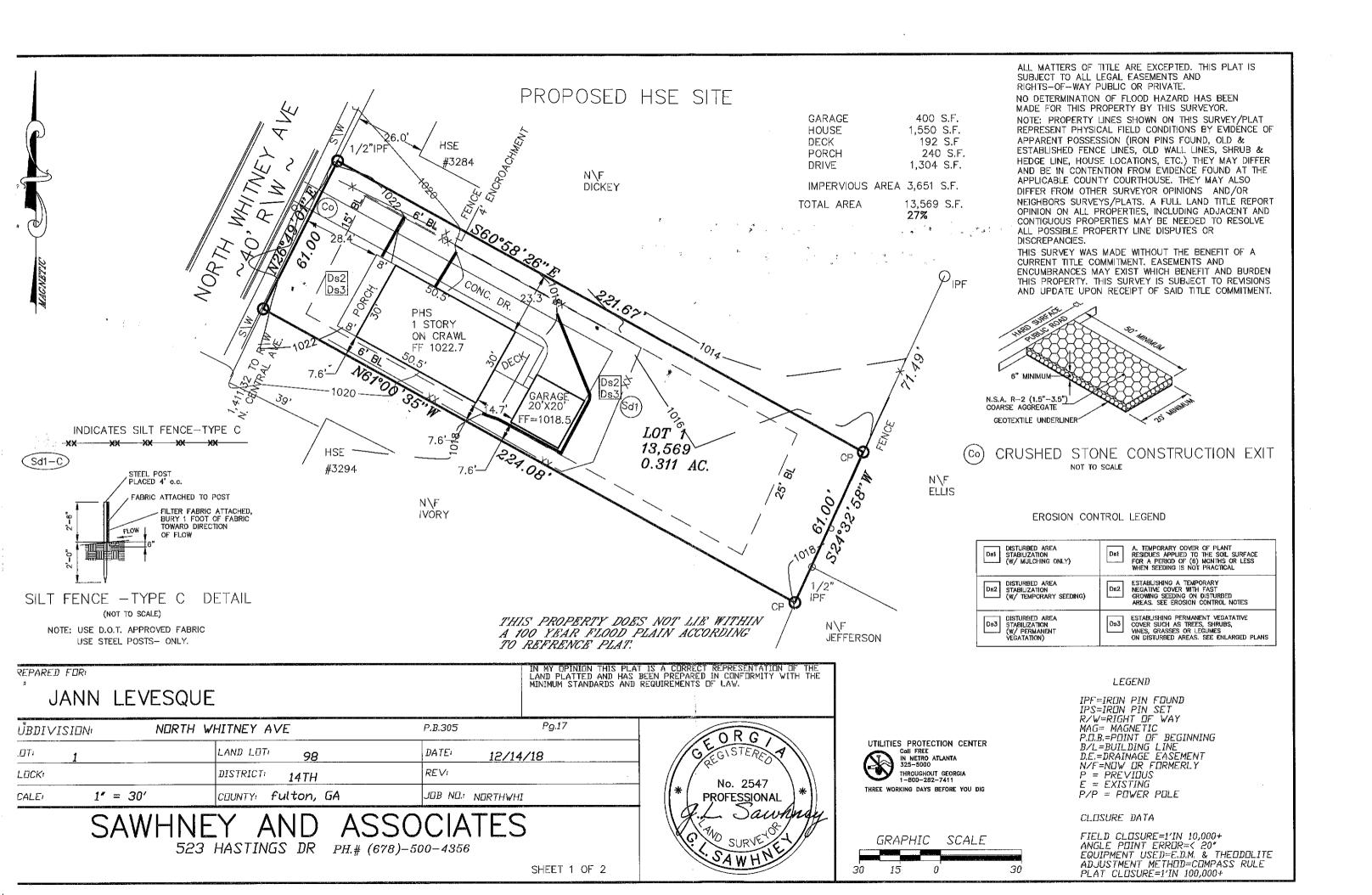
I understand that it is a felony to make false statements or writings to the City of Hapeville, Georgia pursuant to O.C.G.A. 16-10-20 and I may be prosecuted for a violation thereof.

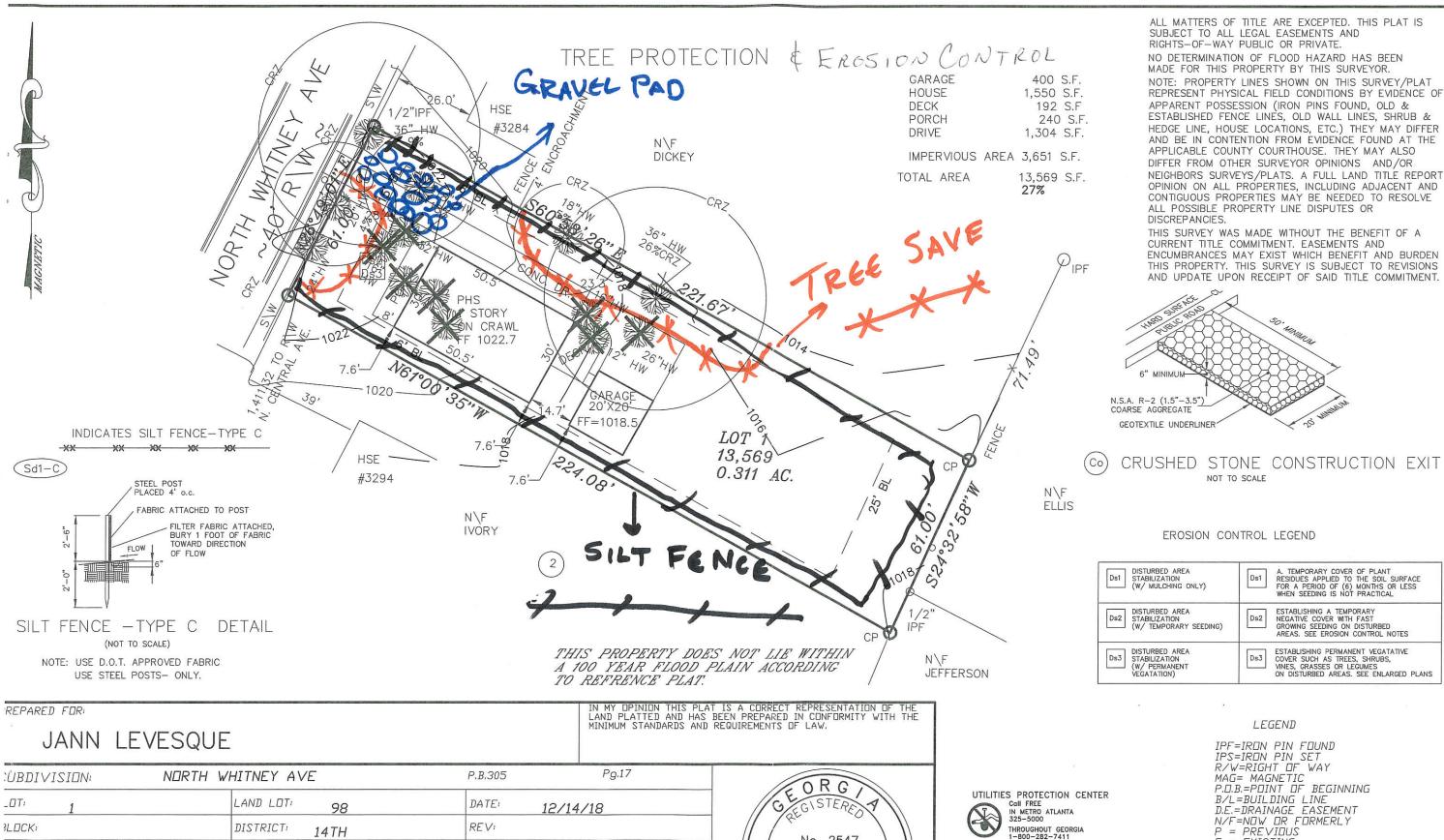
(Please Print & Initial)

I Samure H. KIRKLAND, 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.

LEGAL DESCRIPTION OF PROPERTY

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 98 OF THE 14TH DISTRICT OF FULTON COUNTY, CITY OF HAPEVILLE, GEORGIA, BEING LOT 1, AS PER SURVEY PREPARED FOR RACHEL TRAMMELL, RECORDED IN PLAT BOOK 305, PAGE 17, FULTON COUNTY, GEORGIA RECORDS, SAID PLAT IS INCORPORATED HEREIN BY REFERENCE THERETO.





IPF=IRON PIN FOUND MAG= MAGNETIC P.O.B.=POINT OF BEGINNING D.E.=DRAINAGE EASEMENT N/F=NOW OR FORMERLY P = PREVIOUS E = EXISTINGP/P = PDWER PDLE

CLOSURE DATA

FIELD CLOSURE=1'IN 10,000+ ANGLE POINT ERROR=< 20" EQUIPMENT USED=E.D.M. & THEODOLITE ADJUSTMENT METHOD=COMPASS RULE PLAT CLUSURE=1'IN 100,000+

COUNTY: fulton, GA

'CALE:

1'' = 30'

523 HASTINGS DR PH.# (678)-500-4356

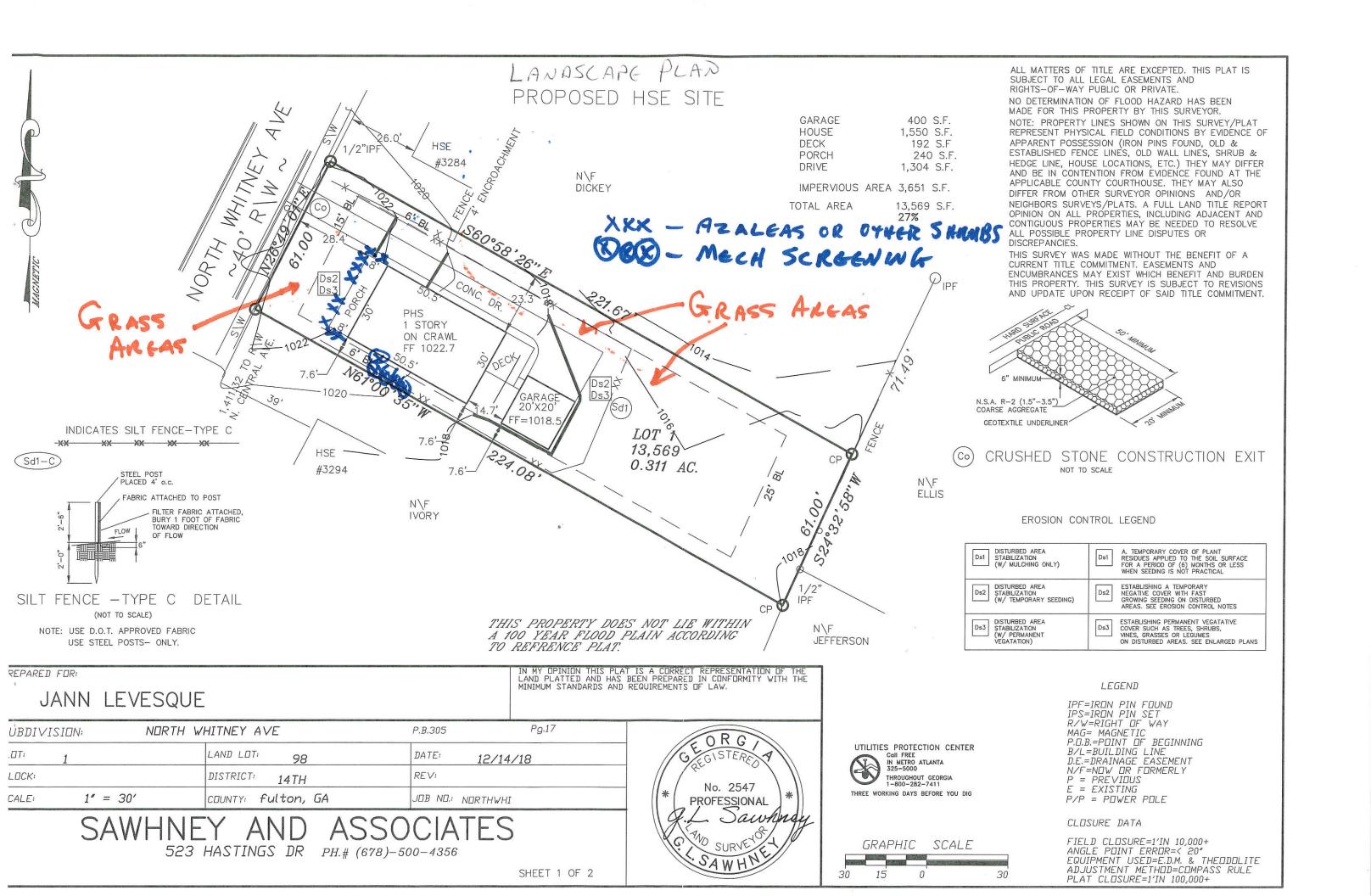
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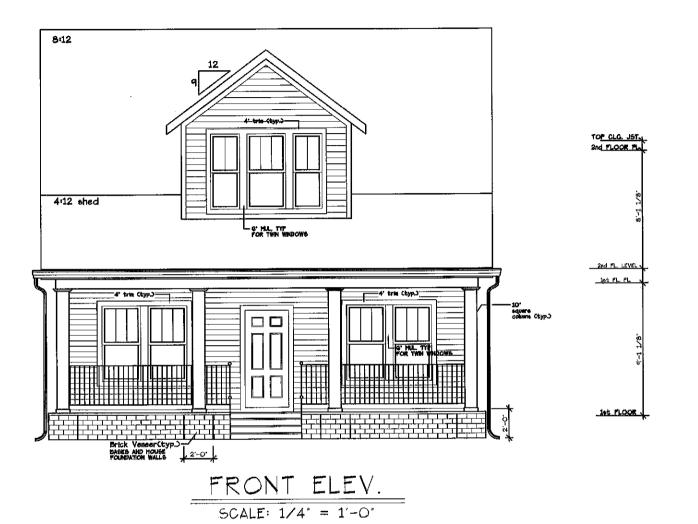
JOB NO.: NORTHWHI

No. 2547 **PROFESSIONAL**

GRAPHIC SCALE

THREE WORKING DAYS BEFORE YOU DIG





GENERAL NOTES

- All work shall be performed in accordance with applicable codes and regulations.
- All span's should be in accordance with all applicable codes and regulations.
- All footings to rest on undisturbed soil.
- Sill plate, ext. deck anchorage, footing depth. foundation wall thickness, roof ventilation to be per local code
- All dimensions shall be read or calculated. NEVER SCALED.
- All rough openings on windows and doors to be by builder.
- All room's with water heaters + HVAC to be vented by code.
- Designer or drafter will not be responsible for any errors in plans or construction.
- Gontractor to be responsible for accuracy of all dimensions + construction.

Southern Flair	Residential & Commercial R Drawings & Models	Gary L. Bailey 6620 Lake Run Dr.	Flowery Branch, Ga. 30542 (770) 967-3679			
	SAM KIRKLAND					
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