

19-BOA-03-01

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

Name of Applicant Philip Jones
 Mailing Address 1155 Virginia Ave Ste E, Hapeville, GA 30354
 Telephone 404-763-0690 Mobile # [REDACTED] Email [REDACTED]
 Property Owner (s) Philip Jones / Vancor Investments
 Mailing Address 1155 Virginia Ave Ste E, Hapeville, GA 30354
 Telephone [REDACTED] Mobile # [REDACTED]
 Property Address/Location: 876 Virginia Ave, Hapeville, GA 30354
 Parcel I.D. # (INFORMATION MUST BE PROVIDED): 14-0098-0001-069-8
 Square Foot of Property 18,905 sq ft Building Size 2893 sq ft Zoning UV
 Present Land Use Former Pizza Hut / Under Construction
 Variance Requested Add Smoothie King signage To Awnning
 Applicable Code Section SubArea B 93-3.3-18-

Gen. sign Req.

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.

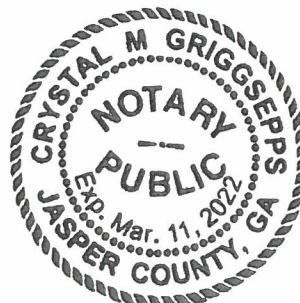
[Signature]
Applicant's signature

Date: 3/1/19

Sworn to and subscribed before me

This 1st day of March, 2019.

[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.

Due to the existing structure sitting further back off Virginia Ave than desired, the signage, which will be located on the awning is important to the success of the business because it allows a consistent brand image that the customer will be able to recognize

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

If the logo on the awning is not allowed it will prevent the signage and logo from standing out and being easily and consistently identified by the consumer. This branding is needed to ensure that the location can capture enough customers to ensure the success of the site in the City of Hapeville

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

As seen on the marquee Smoothie King standalone design provided a distinct and recognizable branding enables customers to easily and consistently identify a Smoothie King Standalone location.

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

The variance will not in any way be in detriment to the public.

**CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
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AUTHORIZATION OF PROPERTY OWNER

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

876 Virginia 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

Philip Jones

Address of Applicant

1155 Virginia Ave Ste E, Hapeville, GA 30354

Telephone of Applicant



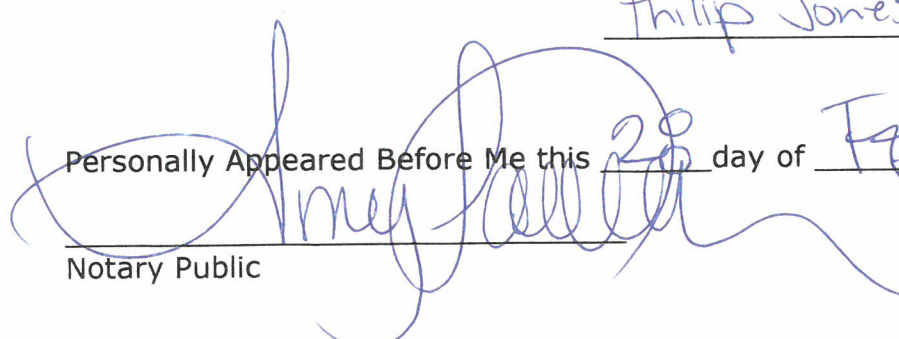


Signature of Owner

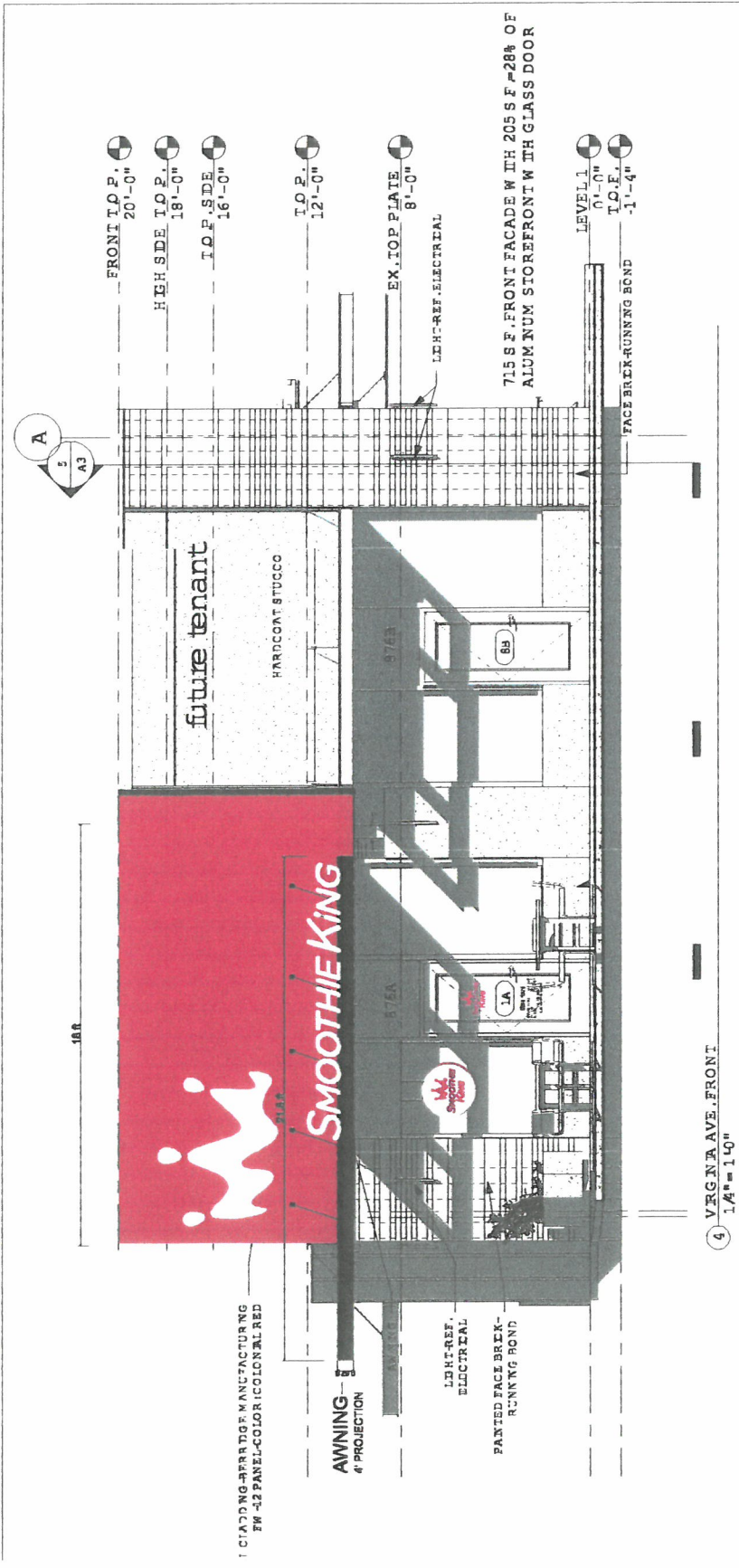
Philip Jones

Print Name of Owner

Personally Appeared Before Me this 28 day of Feb, 2019


Notary Public

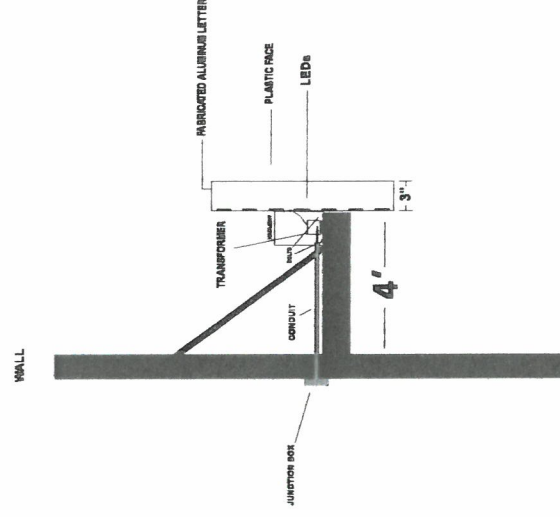
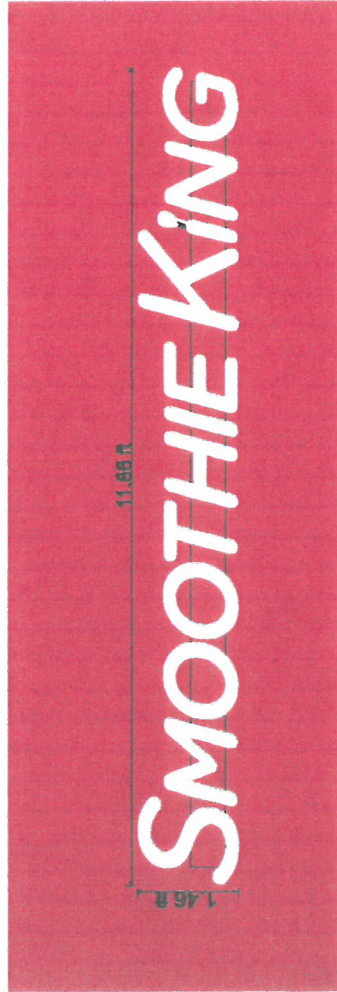




Smoothie King Store # 913 876 Virginia Ave. Hapeville, GA. 30354

CHANNEL LETTER SIGN ON AWNING 17.3sq.ft.

Background color for contrast only





TREY LUCAS
ARCHITECTURE
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Decatur, GA 30030
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trey@treylucas.com

Philip Jones
jones_philip29@hotmail.com
c: 404.915.7458

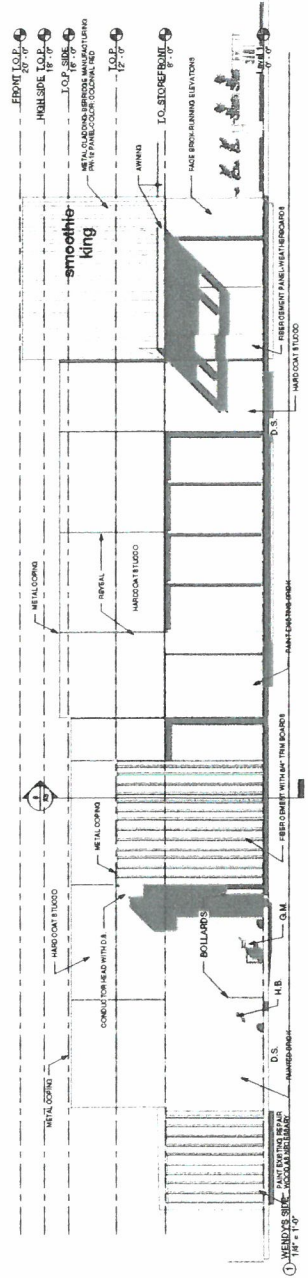
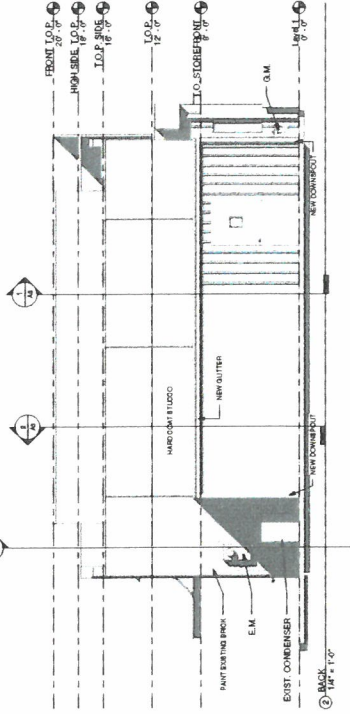
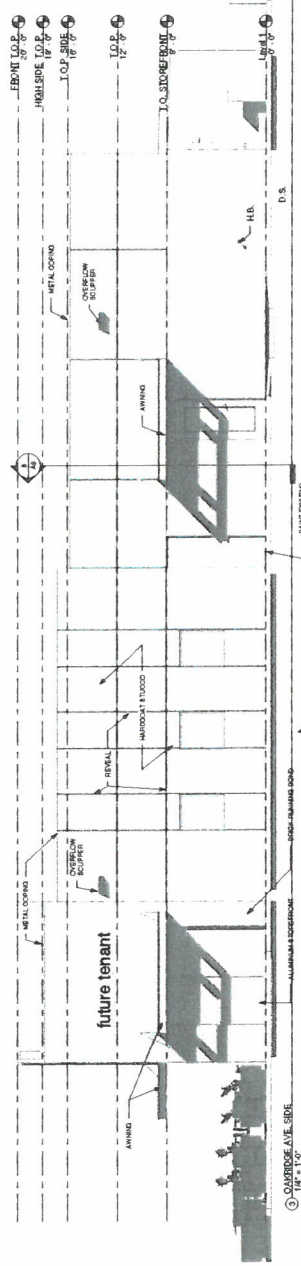
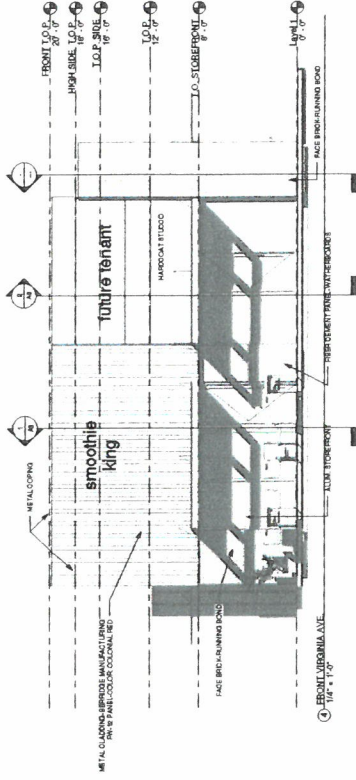
SMOOTHIE KING #913
876 Virginia Avenue,
Hapeville, GA 30354

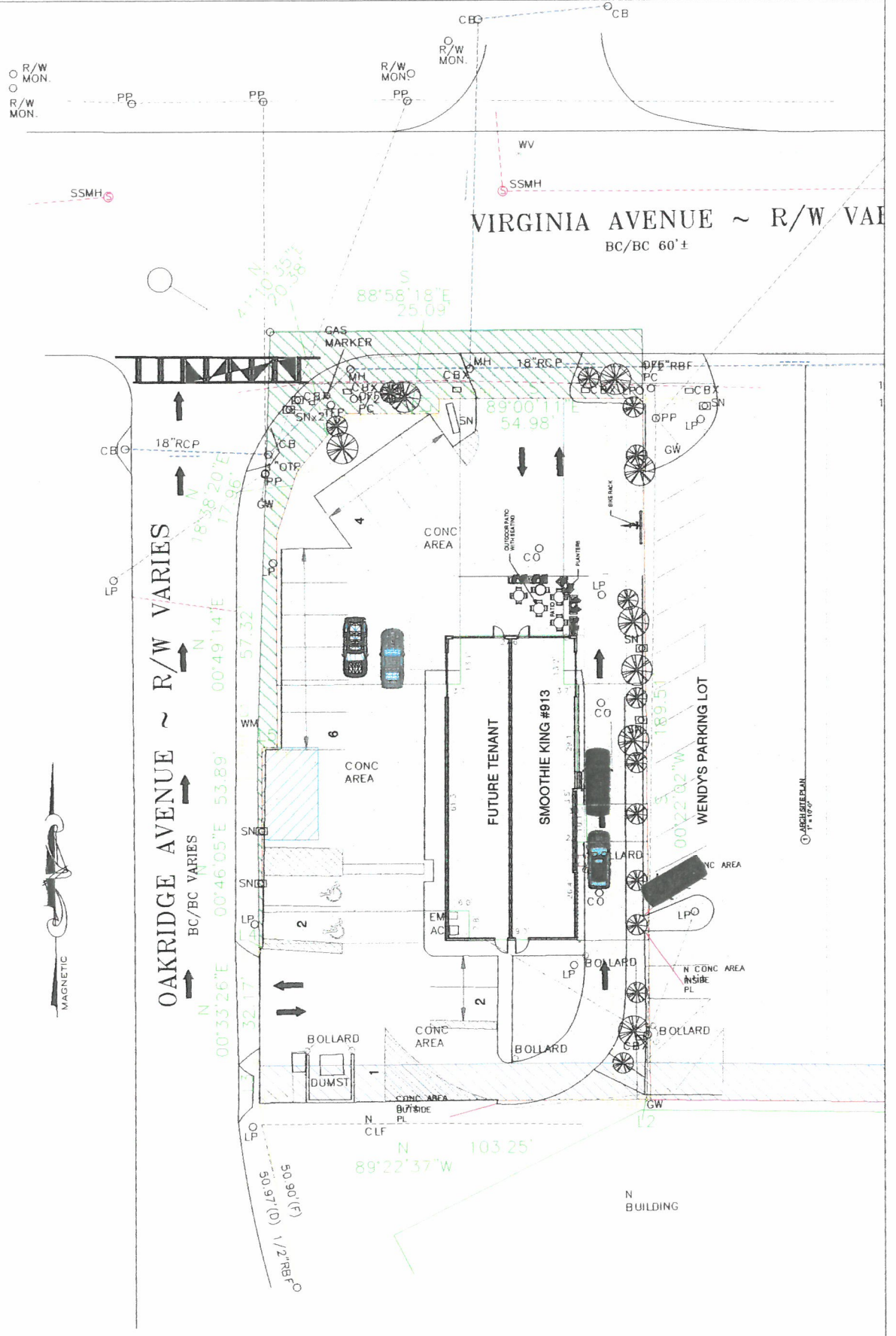
DESIGN DEVELOPMENT

No.	Description	Date

EXTERIOR
ELEVATIONS

Project Number	Project Number
Date	7/28/18
Drawn By	III
Checked By	Checker
Scale	A2
	1/4" = 1'-0"





LEGAL DESCRIPTION

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

Beginning at the corner formed by the intersection of the easterly Right of Way line of Oak Ridge Avenue with the southerly Right of Way line of Virginia Avenue, Thence run easterly along the southern Right of Way of Virginia Avenue South 88 Degrees 58 Minutes 18 Seconds East a distance of 25.09 feet to a point,

Thence North 00 Degrees 59 Minutes 49 Seconds East a distance of 4.00 feet to a 0.5" RBF,

Thence run South 89 Degrees 00 Minutes 11 Seconds East a distance of 54.98 feet to a 0.5" RBS, located on the southern R/W of Virginia Avenue,

Thence leaving said Right of Way run South 00 Degrees 22 Minutes 02 Seconds West a distance of 189.51 feet to a point,

Thence run North 88 Degrees 14 Minutes 23 Seconds West a distance of 2.08 feet to a 0.5" RBF,

Thence run North 89 Degrees 22 Minutes 37 Seconds West a distance of 103.25 feet to a Disk, Right of Way Monument, located on the eastern Right of Way line of Oak Ridge Avenue,

Thence run North 02 Degrees 11 Minutes 45 Seconds East a distance of 10.03 feet to a point,

Thence run North 00 Degrees 33 Minutes 26 Seconds East a distance of 32.17 feet to a point,

Thence run South 86 Degrees 20 Minutes 39 Seconds East a distance of 0.93 feet to a point,

Thence run North 00 Degrees 46 Minutes 05 Seconds East a distance of 53.89 feet to a 0.5" RBF,

Thence run North 89 Degrees 36 Minutes 02 Seconds East a distance of 4.08 feet to a point,

Thence run North 00 Degrees 49 Minutes 14 Seconds East a distance of 57.32 feet to a 0.5" RBF,

Thence run North 18 Degrees 38 Minutes 20 Seconds East a distance of 17.96 feet to a point,

Thence run North 41 Degrees 10 Minutes 35 Seconds East a distance of 20.38 feet to a point, said point being the True Point of Beginning.

Land Area = 0.434 AC

The End

TITLE EXCEPTIONS

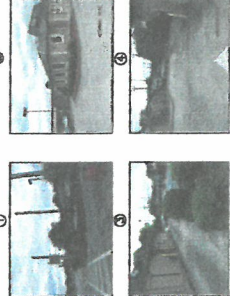
1. The survey was made from a true and correct copy of the title insurance policy.

2. The survey was made from a true and correct copy of the title insurance policy.

LEGAL DESCRIPTION

3. The survey was made from a true and correct copy of the title insurance policy.

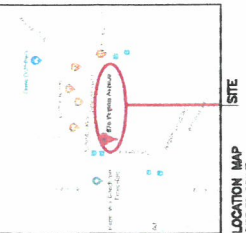
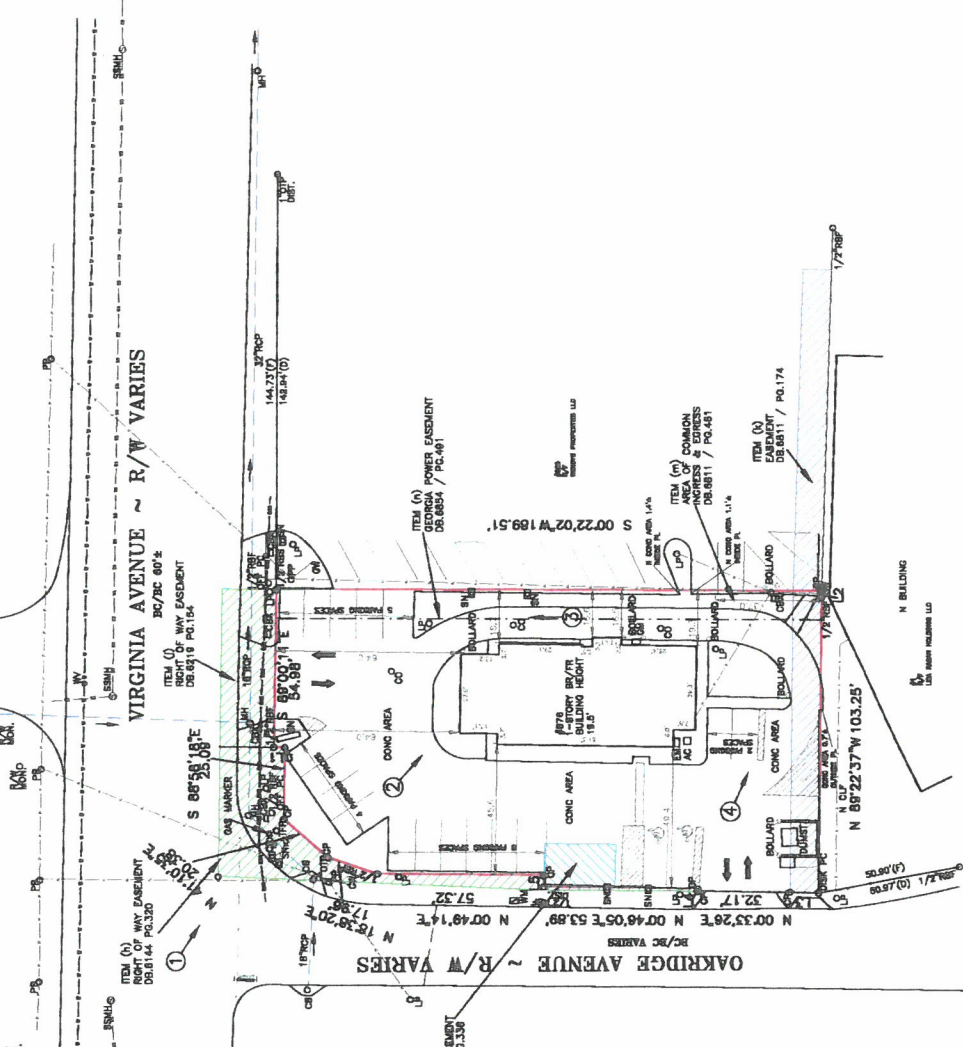
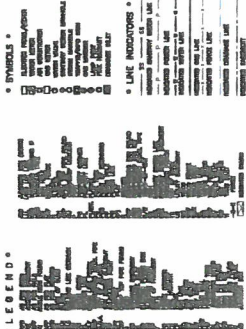
SITE PICTURES



Course	Bearing	Distance
1.1	N 00°02'49" E	4.00'
1.2	N 00°14'32" W	2.00'
1.3	N 00°11'48" E	10.03'
1.4	S 88°20'39" E	0.83'
1.5	N 88°38'02" E	4.00'



Philip Jones
Surveyor
State of Georgia



LOCATION MAP
(NOT TO SCALE)

FLOOD NOTE

NOTES

1. The survey was made from a true and correct copy of the title insurance policy.

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TOTAL LAND AREA
18903.93 SF
0.434 AC

Philip Jones
Surveyor
State of Georgia