

19-BoA-03-02

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

Name of Applicant Will Bryant

Mailing Address 434 Marietta Street NW, Atlanta, GA 30313

Telephone 678.251.4602 Mobile # _____ Email wbryant@mcmillanpazdansmith.com

Property Owner (s) Al Collins

Mailing Address 1636 Connally Drive, East Point, GA 30344

Telephone 404-612-8771 Mobile # _____

Property Address/Location: 525 King Arnold Street, Hapeville, GA 30354

Parcel I.D. # **(INFORMATION MUST BE PROVIDED):** 14 0095 LL0131

Square Foot of Property 46487.1 Building Size 5850 Zoning V - Village

Present Land Use Library

Variance Requested Canopy of roof extends beyond 15' front yard setback line

Applicable Code Section Article 11.1 - V Zone (Village), Sec. 93-11.1-6 - Area, placement, and buffering requirements

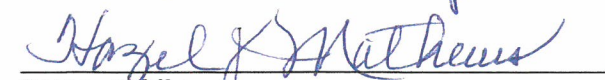
I hereby make application to the City of Hapeville, Georgia for the above referenced property. I do hereby swear or affirm that the information provided here and above is true, complete and accurate, and I understand that any inaccuracies may be considered just cause for invalidation of this application 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 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: 2/27/19 2/27/19

Sworn to and subscribed before me

This 27th day of February, 2019.


Notary Public

Hazel J Mathews
NOTARY PUBLIC
Henry County, GEORGIA
My Commission Expires June 23, 2020

**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 new Hapeville Library design includes a large canopy that will act as a functional design element on the Southwest side of the building. The overall building design attempts to invite and encourage pedestrian activity with large amounts of public facing glazing, also by moving the facade of the building to the setback line, and shielding the new parking with the building. The building was located closer to the street to allow for the parking lot which the city of Hapeville has expressed interest in sharing for an adjacent park and building. The back portion of the property has trees and topography that would make locating the building and parking lot to the rear of the property difficult. The front facade of the building faces Southwest due to the orientation of the street. This building has been designed to achieve LEED Silver, as such we are attempting to create passive shading for our glazing on this facade. It will also act as shelter for the plaza that will be created between the street and the building. The brick cladding on exterior wall of the library is at the front yard setback line, which is 15'-0" behind the property line, and the canopy extends 12'-2" into the setback. We believe this design will contribute to the urban streetscape that is the goal of the village zoning classification and will help provide an engaging public structure that will help promote Hapeville for years to come.

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

The canopy with its built-in solar projection "Hapeville" has been received favorably by Hapeville citizens at public input meetings for all of the reasons outlined above. The removal of the canopy would make the public gathering space less desirable, would remove a passive shading element critical to achieving energy goals, and force a redesign. Relocating the building and parking would negatively impact additional trees (minimized tree impact was requested in public input meetings) and cost of construction on a set budget project.

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

The street frontage is facing southwest. This means the solar heat gain, especially during the summer will need to be addressed. With the implementation of this large canopy, this issue can be resolved. We are also trying to encourage more pedestrian activity by placing the building at the setback line line. The topography and large tree cover to the rear of the site make the development of the rear portion of the site more challenging to accommodate additional parking desired by both the county and city.

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

We do not see this as having any detriment to the public. The building is a part of a government campus that has unique existing features. Because of its location on the site, the building will shield the parking lot from public view. The building will also become a unique landmark for the city of Hapeville.

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

BUILDING & FUTURE PROPERTY
AUTHORIZATION OF PROPERTY OWNER

BUILDING & FUTURE PROPERTY
I CERTIFY THAT I AM THE OWNER OF THE ~~PROPERTY~~ LOCATED AT:

525 KING ARNOLD STREET, 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
Will Bryant

Address of Applicant
434 Marietta Street NW, Atlanta, GA 30313

Telephone of Applicant
678.251.4602



Signature of Owner

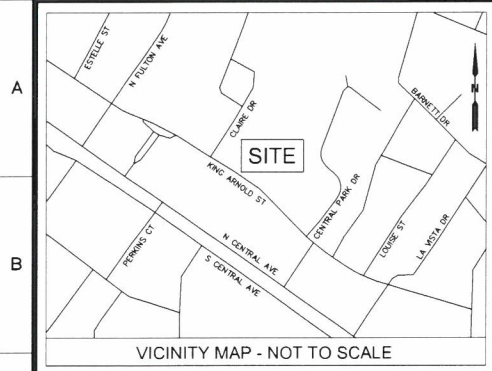
ALFRED COLLINS, ADMINISTRATOR

Print Name of Owner

Personally Appeared Before Me this 27th day of February, 2019.

Hazel J Mathews
Notary Public

Hazel J Mathews
NOTARY PUBLIC
Henry County, GEORGIA
My Commission Expires June 23, 2020



DATUMS

Horizontal: Grid North, NAD83, West Zone (North American Datum of 1983), U.S. Survey Foot, Fulton County, Georgia.

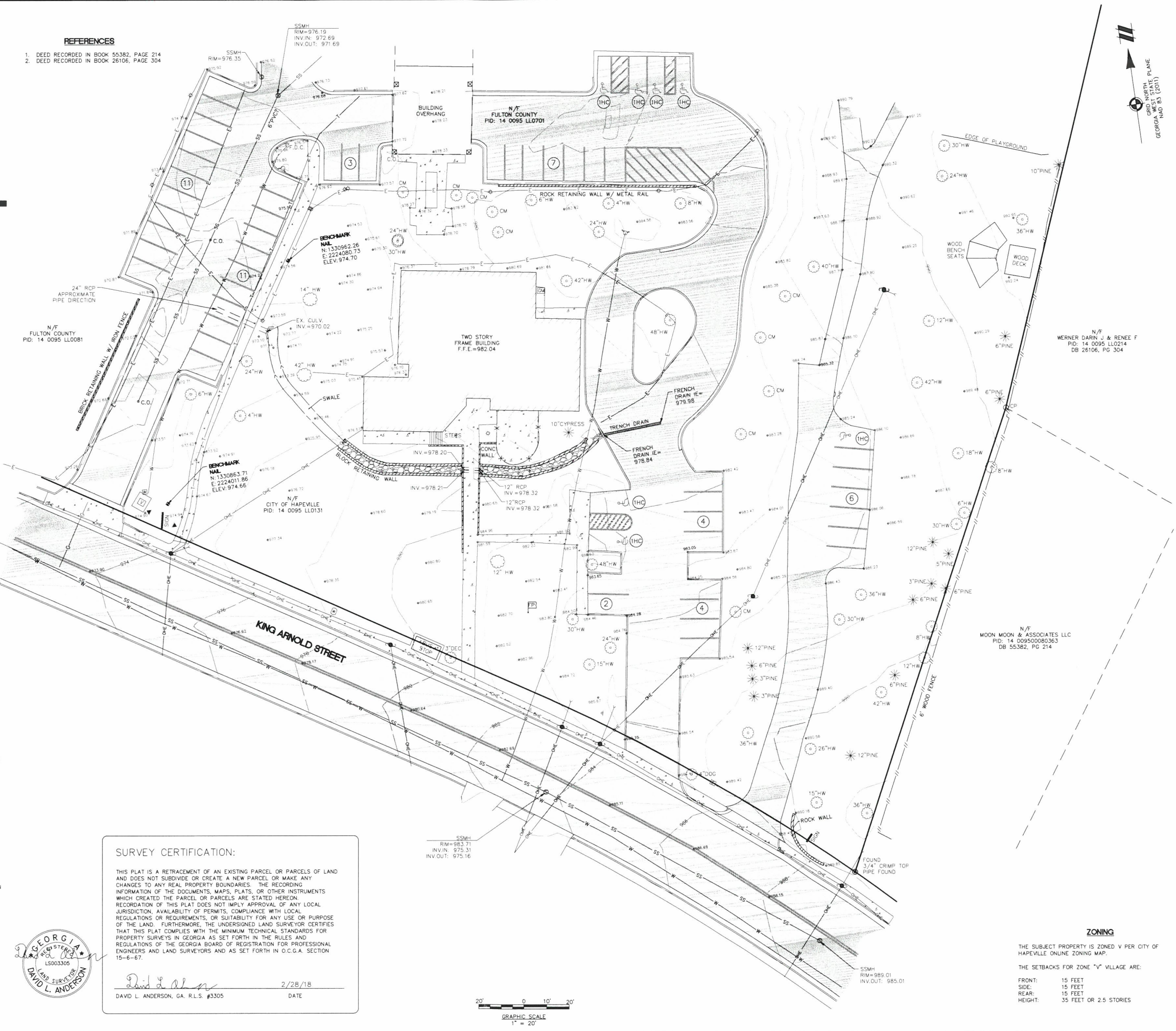
Vertical: NAVD88 (North American Vertical Datum of 1988)

Geoid: Geoid12A Conus

- SURVEY NOTES**
- All easements and rights of way of which the surveyor has knowledge are shown hereon; others may exist of which the surveyor has no knowledge and of which there is no observable evidence.
 - The property shown hereon is subject to all easements and restrictions of record both written and unwritten.
 - According to the Flood Insurance Rate Map (FIRM) for Fulton County, Georgia, (Community-panel number 13121C 0367 F, dated Sept. 18, 2013), the subject property lies within Zone X, defined as "areas determined to be outside the 0.2% annual chance floodplain."
 - The locations of underground utilities shown hereon are based on visible structures and maps and/or field located markings provided by the utility companies servicing that utility and are approximate only. The property shown hereon may be served by underground utilities which are not shown hereon. All Utility Companies should be contacted before beginning any design or construction.
 - North arrow and bearings shown hereon are based on GA West Zone - NAD 83 adjusted 2011. Using Global Positional System (GPS) and obtained by RTK observations on 2-12-2018 using the Trimble VRS System. All distances are horizontal ground measurements expressed in U.S. Survey Feet.
 - The field data upon which this plat is based has a closure precision of one foot in 20,080 feet and an angular error of 4 seconds per angle point and was adjusted using the least squares method.
 - Equipment used for measurement:
Angular: Trimble S6 Robotic Total Station
Linear: Trimble S6 Robotic Total Station
GPS: Trimble R6 GPS Receiver
 - This plat was prepared for the exclusive use of the person, persons, or entity named hereon. This Plat does not extend to any unnamed person, persons or entity without express written certification by the surveyor naming said person, persons, or entity.
 - State, County, & Local Buffers and Setbacks might exist on the subject property that are not shown hereon.
 - Contours and spot elevations shown hereon are based on U.S.G.S. datum (NAVD 88). Site Benchmarks are shown hereon.
 - This survey is not valid without the Original Signature and Seal of a Georgia Licensed Surveyor.
 - There was no observable evidence of Human Burials or Cemeteries on the Subject Property at the time of the field Survey.
 - Atwell LLC does not warrant the existence or nonexistence of any wetlands or hazardous wastes located on the Subject Property.

LEGEND

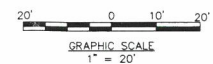
SIGN	(C)	CALCULATED DISTANCE
GROUND LIGHT	(R)	RECORD DISTANCE
LIGHT POLE		UNDERGROUND TELEPHONE
SPOT ELEVATION		STORM SEWER LINE
WATER VALVE		SANITARY SEWER
FIRE HYDRANT		WATER LINE
WATER METER		GAS LINE
WATER VAULT		OVERHEAD ELECTRIC
STORM SEWER MANHOLE		UNDERGROUND ELECTRIC
SANITARY SEWER MANHOLE		PROPERTY LINE
CLEANOUT		ADJACENT PROPERTY LINE
FLAG POLE		CHAIN LINK FENCE
		WROUGHT IRON FENCE
		WOODEN FENCE
UTILITY POLE	CMP	CORRUGATED METAL PIPE
GUY WIRE	RCP	REINFORCED CONCRETE PIPE
ELECTRIC BOX	CTP	CRIMP TOP PIPE
BOLLARD	IRF	IRON ROD FOUND
	F.F.E.	FINISHED FLOOR ELEVATION
GAS VALVE	F.D.C.	FIRE DEPARTMENT CONNECTION
GAS METER	SSMH	SANITARY SEWER MANHOLE
PARKING COUNT		
HANDICAP PARKING COUNT		
HARDWOOD TREE		
PINE TREE		
BENCHMARK		
PROPERTY CORNER		
IRON PIN FOUND		
R/W MARKER		
MEASURED DISTANCE		



SURVEY CERTIFICATION:

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.

David L. Anderson 2/28/18
DAVID L. ANDERSON, GA. R.L.S. #3305 DATE



ZONING

THE SUBJECT PROPERTY IS ZONED V PER CITY OF Hapeville ONLINE ZONING MAP.

THE SETBACKS FOR ZONE "V" VILLAGE ARE:

FRONT: 15 FEET
SIDE: 15 FEET
REAR: 15 FEET
HEIGHT: 35 FEET OR 2.5 STORIES

811
Know what's below.
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE 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 PERSONS.

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ATWELL
866.850.4200 www.atwell-group.com
1225 LANES PARKWAY, SUITE 120
LAKEVIEW, GA 30043
770.423.0807
LSF# 001218

LOCATED IN
LAND LOT 95
14th DISTRICT
FULTON COUNTY, GEORGIA

TOPOGRAPHIC SURVEY
HAPEVILLE BRANCH LIBRARY
HAPEVILLE, GEORGIA
FOR
MCMILLAN PAZDAN SMITH ARCHITECTURE
ATLANTA, GEORGIA

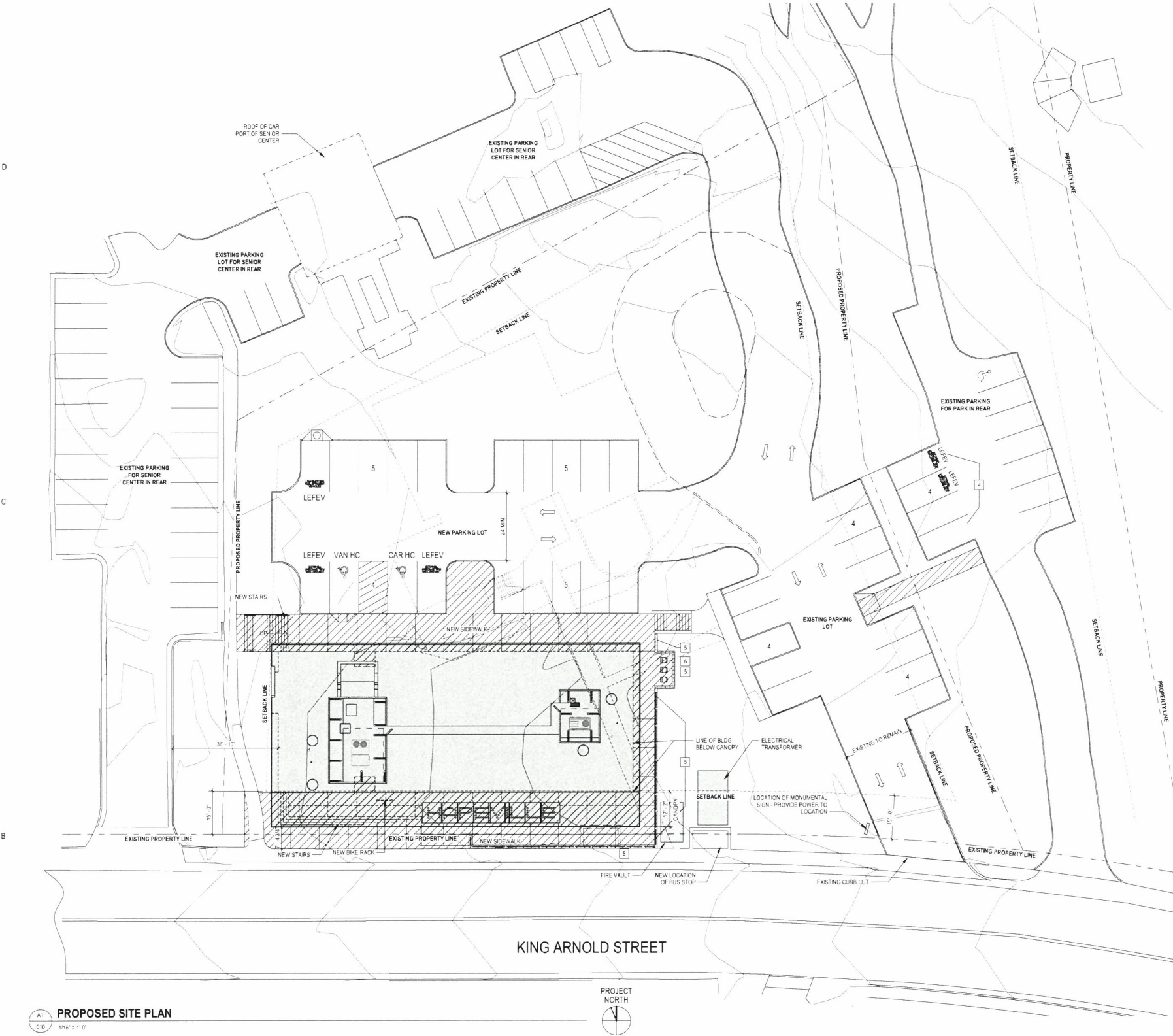
DATE
FEBRUARY 13, 2018

REVISIONS

SCALE	0 10 20
1" =	20 FEET
DR.	MGB CH SJ
P.M.	D. ANDERSON
BOOK	--
JOB	17003047
SHEET NO.	1 OF 1

CAD FILE: 17003047-HAPEVILLE.DWG

ALL DRAWINGS PREPARED BY THE ARCHITECT OR ARCHITECTS ASSOCIATES, INC. (AIA) FOR THE PROJECT OF HAPEVILLE LIBRARY. THE ARCHITECT OR ARCHITECTS ASSOCIATES, INC. (AIA) IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS. THE ARCHITECT OR ARCHITECTS ASSOCIATES, INC. (AIA) IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS. THE ARCHITECT OR ARCHITECTS ASSOCIATES, INC. (AIA) IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS.



PROPOSED SITE PLAN
1/16" = 1'-0"
TOTAL BUILDING AREA: 5850 SF

SHEET KEYNOTES

1. REMILL AND RESTRIPE EXISTING PARKING LOT
2. NEW PARKING LOT LIGHTING TO BE PROVIDED BY OWNER
3. NEW MONUMENTAL SIGN TO REPLACE EXISTING SIGN - BY OTHERS
4. NEW PARKING SPACES ADDED TO EXISTING PARKING LOT
5. NEW SITE WALL, STACKED (CMU) - REFERENCE LANDSCAPING DWGS
6. NEW ENCLOSURE AROUND WASTE RECEPTACLES - REFERENCE LANDSCAPING DWGS

SITE PLAN LEGEND

- EXISTING BUILDING TO BE REMOVED
- EXISTING SITE ELEMENTS TO BE REMOVED
- NEW BUILDING LOCATION
- NEW SIDEWALK, REFERENCE LANDSCAPE DWGS
- HC HANDICAPPED PARKING SPACE
- LEFEV LOW-EMISSION FUEL EFFICIENT VEHICLE PREFERRED PARKING SPACE

SITE PLAN NOTES

1. ALL SITE LIGHTING TO BE PROVIDED BY GEORGIA POWER. UNO

PROJECT INFORMATION

PROJECT NAME: HAPEVILLE LIBRARY
OWNER: FULTON COUNTY LIBRARY SYSTEM
CONTRACTOR: ALBION
ARCHITECT: MCMILLAN PAZDAN SMITH

PROPOSED BUILDING HEIGHT: 22'-5"
PROPOSED BUILDING SIZE: 5850 SF
PROPOSED LOT SIZE: 46470.1 SF
PROPOSED LOT COVERAGE: 28457.7 SF (61.2%)

ZONING CLASSIFICATION: V - VILLAGE

PARKING: 31 SPACES DESIGNATED FOR LIBRARY (19 NEW, 12 EXISTING)
4 NEW SPACES DESIGNATED FOR RECREATIONAL PARK IN REAR

DATE DRAWN: FEBRUARY 2019

ELEVATIONS: REFERENCE SHEETS A300, A301; SEE KEYNOTES FOR BUILDING MATERIALS

mcmillan pazdan smith
ARCHITECTURE
ALBION

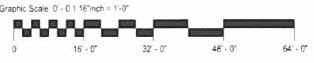


FULTON COUNTY LIBRARY SYSTEM
HAPEVILLE LIBRARY
525 KING ARNOLD STREET
HAPEVILLE, GA

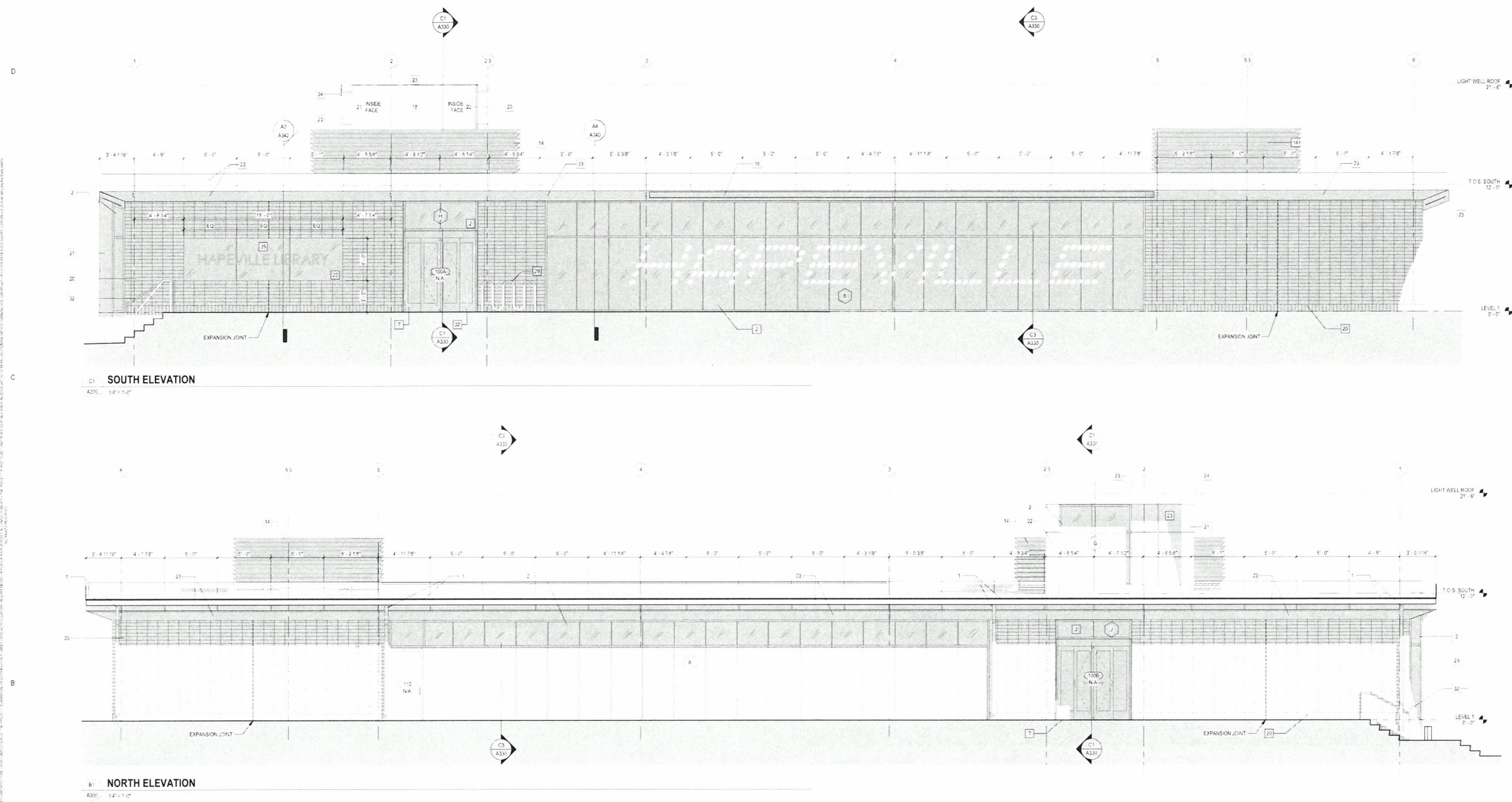
SHEET ISSUE:		
NO	DATE	DESCRIPTION
1	5/21/2018	SCHEMATIC DESIGN
2	11/06/2018	DESIGN DEVELOPMENT
3	12/21/2018	50% CONSTRUCTION DOCUMENTS
4	03/01/2019	100% CONSTRUCTION DOCUMENTS

PRINCIPAL IN CHARGE: JA
PROJECT ARCHITECT: WB
DRAWN BY: AR
SHEET TITLE: PROPOSED SITE PLAN

SHEET NO: 010
PROJ. NO: 017506.00

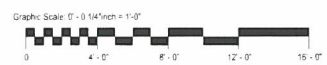


HAPEVILLE LIBRARY, 525 KING ARNOLD STREET, HAPEVILLE, GA 30143. PROJECT NO. A300. SHEET NO. A300. SCALE: 1/4" = 1'-0". DATE: 11/06/2018. DRAWN BY: JA. CHECKED BY: AR. PROJECT ARCHITECT: mcmillan pazdan smith ARCHITECTURE. 110 N. W. 10TH AVE., SUITE 200, MIAMI, FL 33136. TEL: 305.371.1234. FAX: 305.371.1235. WWW.MCMILLANPAZDANSMITH.COM. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM MCMILLAN PAZDAN SMITH ARCHITECTURE.



- ### SHEET KEYNOTES
- 6" GUTTER WITH GUTTER GUARDS AND DOWNSPOUTS WITH KYNAR FINISH TO MATCH ACM
 - STOREFRONT SYSTEM W/ INSULATED GLAZING
 - INTERIOR WALL WITH 4'-0" STOREFRONT SYSTEM RIBBON WINDOW - REFERENCE SHEET A200
 - INTERIOR STOREFRONT WALL SYSTEM - REFERENCE SHEET A200
 - DISPLAY FURNITURE
 - BOOK DROP TO BE INSTALLED @ 48"X48" TO OPERABLE HEIGHT
 - MOTORIZED SLIDING DOOR
 - Rfid SECURITY GATE - REFERENCE TECHNOLOGY AND ELECTRICAL DWGS
 - ROOF LADDER
 - BOOK CARTS - BY OTHERS
 - DRINKING FOUNTAIN W/ BOTTLE FILLER - REFERENCE PLUMBING DWGS
 - AV DISPLAY - BY OTHERS - SEE TECHNOLOGY DRAWINGS
 - 3'-0" X 3'-0" ROOF HATCH
 - ARCHITECTURAL LOUVERS MECHANICAL SCREEN WITH STURDSTRUCT CURB MOUNTED FRAMING AND GATE FOR ACCESS
 - MECHANICAL UNITS - REFERENCE MECHANICAL DWGS
 - 7'-6" X 3'-0" CNC ROUTED ALUM PANELS WITH 7" DIAMETER CIRCLES FORMING LETTERS TO SPELL "HAPEVILLE"
 - WHITE TPO ROOF MEMBRANE
 - GREY TPO ROOF MEMBRANE - TO MATCH GREY ACM PANELS
 - EXPOSED PAINTED STRUCTURAL DECKING 1/4" / 12" SLOPE - REFERENCE STRUCTURAL DWGS
 - MEDIUM GREY UTILITY BRICK
 - RED ACM PANELS
 - WHITE ACM PANELS
 - METALLIC GREY ACM PANELS
 - 3-DIMENSIONAL BLDG SIGNAGE ON STAND-OFFS - REFERENCE WAYFINDING DWGS - COORDINATE REQ'D BLOCKING W/ SIGNAGE AND ACM MPFS
 - PAINTED HOLLOW METAL DOOR
 - ALSS STEEL STRUCTURE
 - MILLWORK DISPLAY CABINET
 - MOTORIZED PROJECTION SCREEN - COORDINATE INSTALL OF SCREEN AND FINISHED CEILING
 - DERO ROLLING BIKE RACK 63" - RRJH
 - LIGHT SCOOP ROOF
 - MECHANICAL VENT - REFERENCE MECHANICAL DWGS
 - ALUMINUM HAND RAIL - REFERENCE LANDSCAPE DWGS
 - TPO TRAFFIC PAVING
 - GATE WITH LOCK TO MATCH PANELS
 - BACK-PAINTED GLASS PANEL EDGE-UP ON STAND-OFFS OVER ACM - REFERENCE WAYFINDING DWGS
 - SITE WALL - REFERENCE LANDSCAPING DWGS
 - CONCRETE STAIN - EGG YELT - DAPI - FIRM 10/11 BASE TO LIFT A.F.F. NEAR MPD CURB

EXTERIOR MATERIAL SCHEDULE	
MATERIAL	BASIS OF DESIGN - MANUFACTURER - COLOR - STYLE
UTILITY BRICK	BOD - TAYLOR BRICK, 322, GRAY, WIRE CUT DEDUCTIVE ALJ STAINED BRICK
SILVER ACM PANEL	BOD - ALUCOBOND, SILVER METALLIC
RED ACM PANEL	BOD - ALUCOBOND, RED FIRE
WHITE ACM PANEL	BOD - ALUCOBOND, ALABASTER
PAINTED STEEL	BOD - SHERWIN WILLIAMS, EXTRA WHITE, EGGSHELL (P-1)
STOREFRONT	BOD - KAWNEER, CLEAR ANODIZED
METAL COPING, GUTTERS AND DOWNSPOUTS	BOD - TBD TO MATCH SILVER ACM



mcmillan pazdan smith
ARCHITECTURE

HAPEVILLE LIBRARY
525 KING ARNOLD STREET
HAPEVILLE, GA

FULTON COUNTY LIBRARY SYSTEM

HAPEVILLE LIBRARY

525 KING ARNOLD STREET
HAPEVILLE, GA

NOT FOR CONSTRUCTION

PRINCIPAL IN CHARGE: JA
PROJECT ARCHITECT: VB
DRAWN BY: AR

SHEET TITLE:
BUILDING
ELEVATIONS

SHEET NO.:
A300

PROJ. NO.:
01596.00

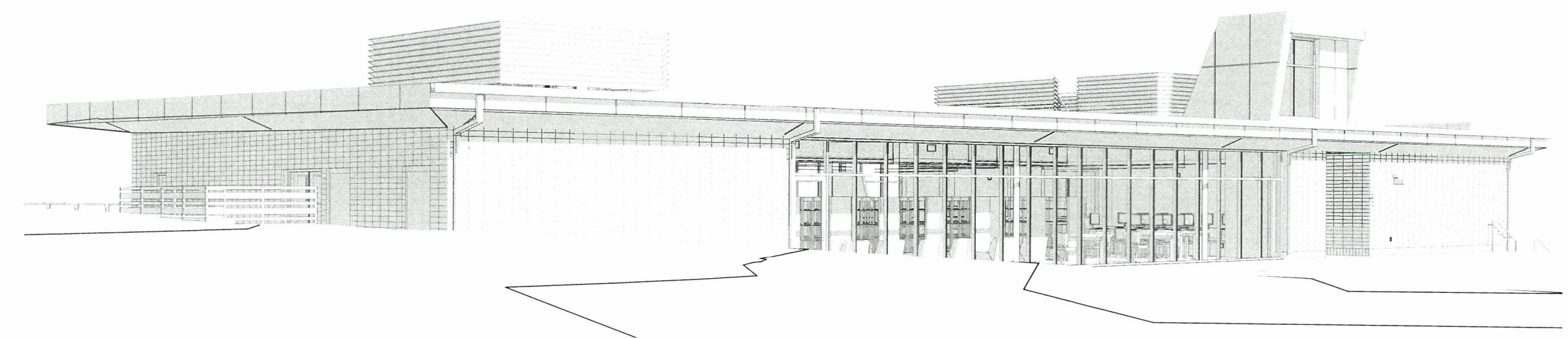
HAPEVILLE LIBRARY SYSTEM
525 KING ARNOLD STREET
HAPEVILLE, GA 31429
FULTON COUNTY LIBRARY SYSTEM
1000 N. GUNN STREET
ALBUQUERQUE, NM 87102
ARCHITECT
MCMILLAN PAZDAN SMITH ARCHITECTURE
1111 AVENUE OF THE ARTS
SUITE 200
ALBUQUERQUE, NM 87102
TEL: 505.263.1234
WWW.MPSA.COM

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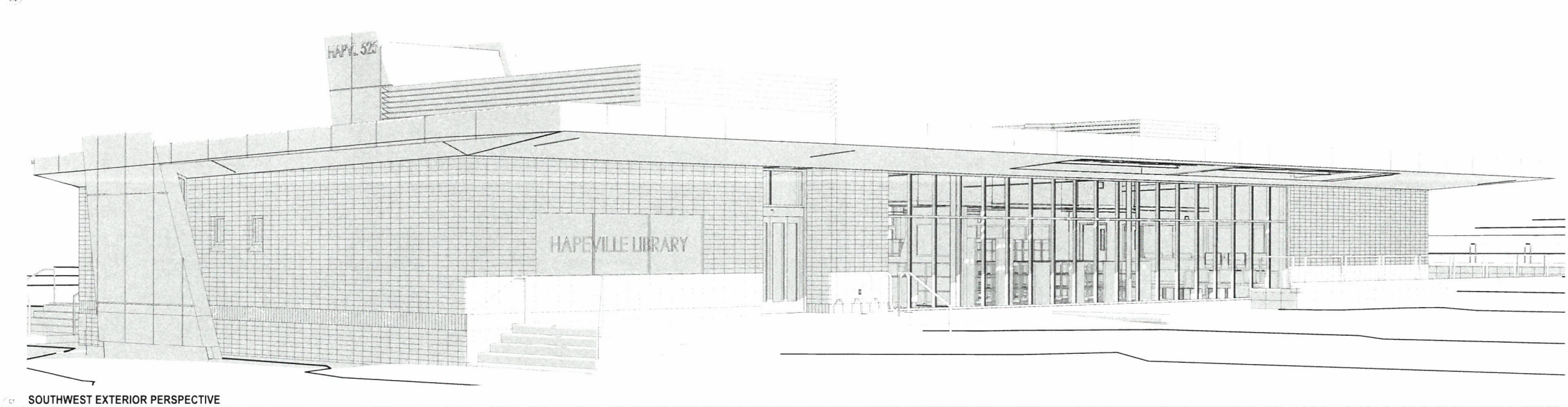
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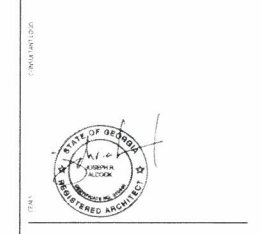
D



D1
012
NORTHEAST EXTERIOR PERSPECTIVE



C1
012
SOUTHWEST EXTERIOR PERSPECTIVE



FULTON COUNTY LIBRARY SYSTEM
HAPEVILLE LIBRARY
525 KING ARNOLD STREET
HAPEVILLE, GA

SHEET ISSUE			
NO	DATE	DESCRIPTION	BY

PRINCIPAL IN CHARGE
PROJECT ARCHITECT
DRAWN BY
SHEET TITLE
ADDITIONAL
EXTERIOR VIEWS

SHEET NO.
PROJ. NO.
017596.00

