19-BOA-04-03

# CITY OF HAPEVILLE ECONOMIC DEVELOPMENT DEPARTMENT VARIANCE APPLICATION

Name of ApplicantGeorgia Communities, Inc	•
Mailing Address745 Ponce de Leon Terrace	
Telephone 256-490-4866 Mobile # same	Email_phil@geoegiacommunities.org
Property Owner (s) Patricia Murray	
Mailing Address2911 Veazey Road, Greensbo	ro, GA 30642
Telephone Mobile	404-580-3096
Property Address/Location: 369 North Centra	
Parcel I.D. # (INFORMATION MUST BE PROVIDED)	: <u>1400900000125</u> 14009600060125
Square Foot of Property 205 Building Size	e Zoning Urban Village
Present Land UseUndeveloped Land	
Variance Requested	
Applicable Code Section Sec 93-23-12	
I hereby make application to the City of Hapeville, Georgia for the or affirm that the information provided here and above is true, con inaccuracies may be considered just cause for invalidation of the application. I understand that the City of Hapeville, Georgia, reser regardless of any action or approval on this application. I further conform with all of City of Hapeville's Ordinances in full. I hereby of Hapeville shall be adhered too. I can read and write the English and explained to me and I have full and voluntarily completed this make false statements or writings to the City of Hapeville, Georgoposecuted for a violation thereof.	nplete and accurate, and I understand that any his application and any action taken on this ves the right to enforce any and all ordinances understand that it is my/our responsibility to acknowledge that all requirements of the City language and/or this document has been read application. I understand that it is a felony to
Date:	
Sworn to and subscribed before me  This 2012 day of Man , 2019  Notary Public	OSEPH COLLING SON CALLED SON CALL

# 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 tha would qualify for a variance.  The parcel to be developed for senior independent living (325 Sunset Avenue) is not sufficiently sized to		
to accommodate the 74 off-street parking spaces required. The current owner of 325 Sunset Avenue also owns the adjacent parcel (369 N. Central Avenue) and has authorized the development and use of parking on this adjacent parcel, as shown in the attached site plan. Section 93-23-12 of the city's Code of Ordinances allows the following: "If the required off-street parking spaces cannot reasonably be provided on the same lot as the building it serves, the board of appeals may permit that space to be provided on other off-street property. That		
		property shall be within 400 feet of the premises to which it is appurtenant, as measured along the nearest
		pedestrian walkway."
Explain how the application of the ordinance to this particular piece of property would create an unnecessary hardship.  The parcel being developed for senior housing will only accommodate 34 parking spaces to serve 74 units.  Without the city's approval to utilize the Code's adjacent parcel provision, the proposed project will not be able to move forward.		
Explain how these conditions are peculiar to the particular piece of property involved. The proposed parcel is ideal for senior housing, with convenient access to amenities like the Hapeville Senior.  Center as well as on-site access to the MARTA bus route on King Amold Street. The site is slightly undersized, but the unique situation of the adjacent parcel also being owned by the seller allows us to propose a parking solution that meets the city's objectives and will best serve future senior residents.		
Solddorf diat meets die city's objectives and will pest serve rollare serior residents.		
What, if any, detriment to the public good would the proposed project have if a variance was granted?		
We believe approval of this request would only promote the public good, as there is an urgent need for independen		

senior housing in the community. The scale and use of the proposed development is also consistent with the city's

vision for its gateway nodes as established in the Comprehensive Plan Update / LCI Study.

### CITY OF HAPEVILLE ECONOMIC DEVELOPMENT DEPARTMENT VARIANCE APPLICATION

## **AUTHORIZATION OF PROPERTY OWNER**

I CERTIFY THAT I AM THE OWNER OF THE PROPERTY LOCATED AT:
369 North Central Avenue
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 Georgia Communities, Inc.
Address of Applicant 745 Ponce de Leon Terrace , Atlanta, GA 30306
Telephone of Applicant 256-490-4866
COMMONWEALTH OF PENNSYLVANIA  NOTARIAL SEAL  Eileen A. Rosleck, Notary Public City of Pittsburgh, Allegheny County My Commission Expires Oct. 19, 2019  MBER, PENNSYLVANIA ASSOCIATION OF NOTARIES  Tatricia Hurd fna Patricia Mustage  Print Name of Owner
Print Name of Owner
Personally Appeared Before Me this 22 day of March, 2019.  Eileen G. Roscuk  Notary Public

Commonwealth of Pennsylvania
County of Alles heav

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with O.C.G.A. § 44-14-162.2 was sent no later than 30 days before the date of the proposed foreclosure; and

WHEREAS, said sale was made for the purpose of paying the indebtedness due to Lender secured by the Security Deed and the expenses of the sale that were due and payable because of the Borrower's default.

NOW THEREFORE, Lender, as attorney in fact for Borrower, acting under and by virtue of the power of sale contained in the Security Deed, for and in consideration of Three Hundred Eighty Thousand Eight Hundred Twenty Nine and 84/100s (\$380,829.84) Dollars paid for said real property by virtue of the public sale aforesaid, and in consideration of the facts hereinbefore recited, has bargained, sold and conveyed and does hereby bargain, sale and convey unto said Grantee, their heirs and assigns, the following described property, to-wit:

ALL that tract or parcel of land lying and being in Land Lot 96 of the 14th District of Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin found on the Northeasterly side of North Central Avenue, said pin located 579.48 feet Southeasterly from the corner formed by the intersection of the Northeasterly side of North Central Avenue with the East side of LaVista Drive, as measured along the Northeasterly side of North Central Avenue; running thence North 01 degree 14 minutes 08 seconds East, 195.87 feet to an iron pin found; thence South 89 degrees 28 minutes 04 seconds West, 87.05 feet to an iron pin found; thence North 03 degrees 26 minutes 22 seconds East, 240.01 feet to an iron pin set; thence South 86 degrees 49 minutes 50 seconds East, 230.82 feet to an iron pin set; thence South 01 degree 07 minutes 43 seconds West, 475.56 feet to an iron pin found on the Northeasterly side of North Central Avenue; thence Northwesterly along the Northeasterly side of North Central Avenue, 140.17 feet to a point; thence Southwesterly along North Central Avenue, 1.3 feet to a point; thence Northwesterly along the Northeasterly side of North Central Avenue, 21.18 feet to an iron pin found and the point of beginning; being improved property known as 369 North Central Avenue, Hapeville, GA 30354

TO HAVE AND TO HOLD, the said described property unto Grantee, its heirs and assigns in FEE SIMPLE.

It is the purpose and intent of this instrument to convey all of the right, title, equity and interest of the Borrower, their legal representatives, heirs and assigns, and all persons whomsoever claiming under them in and to said real property to Grantee.

[Signature On Next Page]



