



**PLANNING AND ZONING DEPARTMENT**

**PLANNER'S REPORT**

DATE: April 11, 2019  
TO: Tonya Hutson  
FROM: Lynn M. Patterson  
  
RE: **Design Review - 3121 Hope Street**

<b>Key:</b>	
Compliant:	✓
Not Compliant:	✗
Incomplete:	✋
Not Applicable:	⊖

**BACKGROUND**

The City of Hapeville has received a Design Review Application from Mr. Jason Shubert for an expansion to the driveway for a single family dwelling located at 3121 Hope Street. The Applicant desires to extend the existing driveway around the side of the dwelling in preparation for a future garage in the back yard. It will be constructed of concrete, replacing existing gravel. The new driveway will be 20.5' at its widest point and will require a design exception.

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.

**(d) *Parking and Traffic Standards***

- ✗ 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.
  - Circular drives are permitted.
  - A grass strip in the middle of driveways is encouraged.
- ⊖ All other buildings shall meet the following requirements:
  - Parcels are permitted a maximum of one driveway curb cut per street. In cases where a property abuts multiple streets the total number of curb cuts or portions thereof may be allocated to a single street.
  - Driveways shall have a maximum width of 12 feet for one-way and 24 feet for two-way.
  - Two curb cuts serving two one-way driveways shall be counted as one curb cut.
  - Public or private alleys, or driveway providing vehicular access to two or more parcels shall not constitute a curb cut.
  - New public streets shall not count as curb cuts.
  - Parcels are permitted a maximum of one driveway curb cut per street frontage. In cases where a property abuts multiple streets the total number of curb cuts or portions thereof may be allocated to a single street.
- ✗ Carports are only permitted subject to the following requirements:
  - Carports shall be located in the rear or side yard, but shall not be visible from a public right-of-way.
  - Carport roofs shall be supported by columns with a minimum width and depth of eight inches.
  - The base of carport columns shall be faced in stacked brick or stacked stone to a minimum height of three feet above grade.

- ⊙ 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.

**STAFF COMMENT:**        **The proposed driveway will be 20.5' at its widest point, which will require a design exception.  
Scope of construction does not include modifications to the existing carport.**

**RECOMMENDATIONS**

The intent of the expanded driveway is to allow for the eventual construction of a garage in the back yard. The extra width is necessary to allow passage around the existing carport. The driveway is not 20.5' wide for its entirety, and is only 8.5' wide at either end. Staff recommendation is to approve the design exception.

# CITY OF HAPEVILLE DESIGN REVIEW APPLICATION

SUBMITTAL DATE: APR 02 2019

**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: JASON SHUBERT Contact Number: [REDACTED]

Applicants Address: 3121 HOPE ST HAPEVILLE GA 30354

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

Address of Proposed Work: 3121 HOPE ST HAPEVILLE GA 30354

Parcel ID# (INFORMATION MUST BE PROVIDED): \_\_\_\_\_

Property Owner: Mary Eva King / JASON SHUBERT Contact Number: [REDACTED]

Project Description (including occupancy type): front driveway

Contractors Name: Southbound Custom Concrete Contact Number: [REDACTED]

Contact Person: RYAN HARRIS 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.

[Signature]  
Applicants Signature

4/2/19  
Date

**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: 682

Total Square Footage of existing building: \_\_\_\_\_

Estimated Cost of Construction: \$ 5,000 .<sup>00</sup>%xx

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

ROCK  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

CONCRETE  
NO REBAR  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

# 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 JASON SHUBERT JS 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.

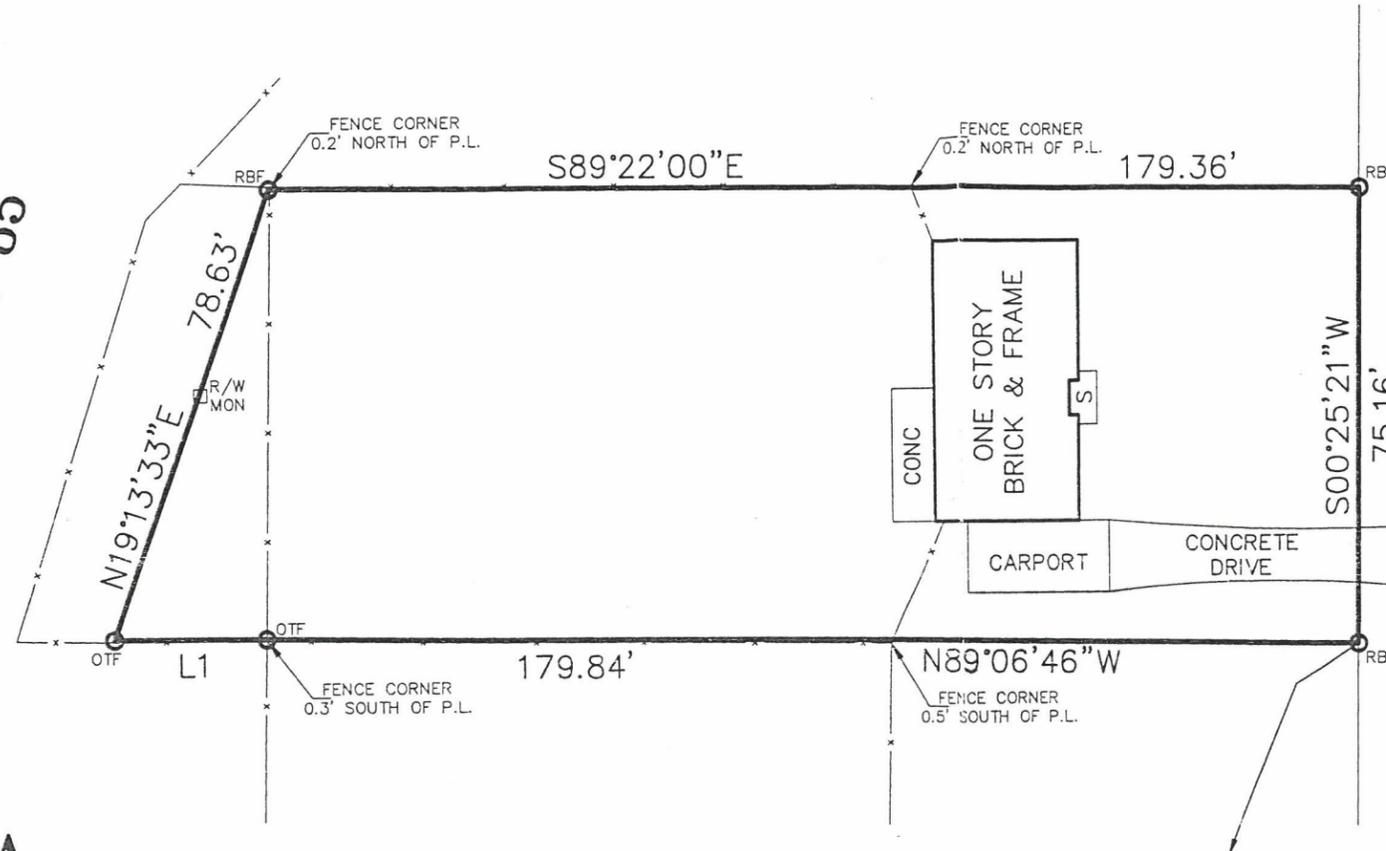


**LEGEND**

- CMP CORRUGATED METAL PIPE
- DE DRAINAGE EASEMENT
- SSE SANITARY SEWER EASEMENT
- BSL BUILDING SETBACK LINE
- RBF REBAR FOUND
- IPF IRON PIN FOUND
- CB CATCH BASIN
- JB JUNCTION BOX
- HW HEAD WALL
- POB POINT OF BEGINNING
- MH MAN HOLE
- R/W RIGHT-OF-WAY
- PP POWER POLE
- OT OPEN TOP
- CT CRIMP TOP
- RB REBAR
- LL LAND LOT

LINE TABLE		
LINE	LENGTH	BEARING
L1	24.87	N89°44'12"W

**INTERSTATE 85**



**HOPE STREET  
40' RIGHT-OF-WAY**

MAGNETIC

**AREA**  
**14,352 sq.ft.**  
**0.33 acres**

GRAPHIC SCALE



( IN FEET )  
1 inch = 30 ft.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 10,000 FEET, AN ANGULAR ERROR OF 03 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000 FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

NOTE:  
ALL EASEMENTS DEPICTED ARE PER PUBLIC RECORD, UNLESS OTHERWISE NOTED.

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW OF THE STATE OF GEORGIA.

PLAT CERTIFICATION NOTICE

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 RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY.

DATE	09-11-99	SCALE	1" = 30'
OWNER / PURCHASER		SCOTT BAKER	
LAND LOT	99	SECTION	14th DISTRICT
LOT		BLOCK	
SUBDIVISION		UNIT	
ABOVE THE GROUND AS BUILT SURVEY PREPARED FOR:		GANEK, WRIGHT & DOBKIN	
FULTON COUNTY, GEORGIA			
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED		SOLAR LAND SURVEYING COMPANY	
		P.O. BOX 723993 ATLANTA, GEORGIA 31139-0993	
		TELEPHONE (770) 794-9055 FAX (770)794-9052	



JOB NUMBER: 9909397

PLAT PREPARED BY:

PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

DEED BOOK 10641, PAGE 343

3121 HOPE ST  
 (FRONT) DRIVEWAY PROJECT (PHASE 1)

