

PLANNING AND ZONING DEPARTMENT

PLANNER'S REPORT

DATE: April 9, 2019

TO: Tonya Hutson

FROM: Lynn M. Patterson

RE: Design Review - 3168 Oakdale Road

Key:

Compliant: ✓

Incompliant: ✓

Not Compliant: ✓

Not Applicable: ♡

BACKGROUND

The City of Hapeville has received a Design Review Application from Mr. Ashok Avasthi for an exterior remodel of a single family dwelling located at 3168 Oakdale Road. The Applicant has already made several changes to the front facade. These include removing an existing gable over a window of the dwelling and constructed a new one over the front door integrating it into the design of the existing stoop, replacing several front facing windows, removing awnings and shutters from several windows, and adding trim to two of the windows.

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.

(f) Street Facing Facade and Style Standards.

- 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.

✓ 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 facade may replace said siding or construct an addition faced in vinyl siding.

- ✓ Facade materials shall be combined horizontally, with the heavier below the lighter.
- \checkmark 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 facade 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 0 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. Balconies shall have not less than two clear unobstructed open or partially open sides. Partially open is to be constructed as 50 percent open or more. The total combined length of the open or partially open sides shall exceed 50 percent of the total balcony perimeter. 0 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 29 topography is greater. ₹%) Stoops shall provide a minimum top landing of four feet by four feet. Stoop stairs and landings shall be of similar width. Stoops may be covered or uncovered. 0 When provided, porches shall have a minimum clear depth of eight feet from building facade to outside face of column. 0 Front porch widths shall be between 80 percent and 100 percent of the adjacent facade. 0 Side porch widths (including wraparound porches) shall be between 25 percent and 100 percent of the adjacent facade. Enfronting porches may have multistory verandas, living space, or balconies above. 0 0 Porch columns shall be spaced a maximum distance of eight feet on center.
- O Enfronting balconies shall have a minimum clear depth of four feet.

Front porch columns shall have foundation piers extending to grade.

- Enfronting balcony widths shall be between 25 percent and 100 percent of the adjacent facade.
- S Balconies may be covered or uncovered.

All porches shall be covered.

STAFF COMMENT:

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Dimensions of the existing stoop have not been provided.

Scope of construction does not include changes to the landing of the stoop.

(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.

Enfronting balconies are only permitted on attached or detached one-family home facades when porches are not provided on said facades.

- O 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.
- Now 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.
 - Scope of construction does not include changes to the size or location of windows.

Sills shall be of masonry, wood, stone, cast stone, or terra cotta.

STAFF COMMENT: Type of window lighting should be provided to ensure there are no grids between glass used.

RECOMMENDATIONS

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The Applicant should clarify if the window lights on the new windows are grids-between-glass, as GBGs are not permitted. Once this is addressed to the satisfaction of Staff and/or the Design Review Committee, the application is recommended for approval.

CITY OF HAPEVILLE DESIGN REVIEW APPLICATION

SUBMITTAL	DATE: MAR 2 0 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:/	Ashok Avasthi Contact Number:	
Applicants Ad	Idress: 3210 OAKDAGE RO. HAPEVILL GA 30236	
E-Mail Addres	s:Zoning Classification:	
Address of Pro	oposed Work: 3168 OAKDALE RO. HAPEVILLEGH 3035	,
Parcel ID# (INF	FORMATION MUST BE PROVIDED): 14 009900030224	
Property Owne	er: As Hok Avas TH, Contact Number:	
gable c	ription (including occupancy type): <u>hemore existing</u> and relocate over front door. Front elevation	
Contractors N	Name: Contact Number:	
Contact Pers		
property. I do I accurate, and I application and reserves that rig further underst full. I hereby ac write the Englis voluntarily comp	application to the City of Hapeville, to the Design Review Committee for the above referenced hereby swear or affirm that the information provided here and above is true, complete and understand that any inaccuracies may be considered just cause for invalidation of this any action taken on this application. I understand that the City of Hapeville, Georgia, ght to enforce any and all ordinances regardless of any action or approval on this application, stand that it is my/our responsibility to conform with all of City of Hapeville's Ordinances in Exhowledge that all requirements of the City of Hapeville shall be adhered to. I can read and shall language and/or this document has been read and explained to me and I have full and pleted this application. I understand that it is a felony to make false statements or writings to wille, Georgia pursuant to O.C.G.A. 16-10-20 and I may be prosecuted for violation thereof.	
Applicants)S	$\frac{3}{20}$ Date $\frac{3}{20}$	

Project Class (check of	one):			
Residential	Commercial	Mixed-U	Jse Development	
Project Type:				
New Commercial (Construction	Addition to Existing Commercial Building		
Addition to Existing	g Residential Structure	Accessory Structure		
Site Plan, Grading	& LandscapingNe	w Single Family Res	sidential Construction	
Total Square Footage of p Total Square Footage of e Estimated Cost of Constru	roposed New Construction: existing building: 75 action: 500	<u>'75'</u>		
List/Describe Building Mat	erials on the exterior of the e	existing structure:	WOOD	
List/Describe Building Mat	erials <u>proposed</u> for the exte	rior facade of the nev	w structure:	

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 ASHOK AVASTHÍ 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.



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.	
ASHOK AVASTHI A864 Ar5/6 3/20/201	9
Printed Name Signature 6/ 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.





A.K. Avasthi

- > 3168 Oakdale Rd.
- > Hapeville, Ga 30354
- > Is my Proterty
- > I live at 3210 Oakdale Rd.
- > Officer Vanderpool is Harassing me. She wrote on my ticket race I what does that mean?. She started bombarding me with tickets one after other. The 1 ticket she gave me did not say anything about car port which was there for 27 years with Ms. Rawlins. The previous owner, On the back yard, which I own now then a few days later she came by 2nd ticket she says that stop work on that car port, I'm just framing it around it in my backyard, I do not need the approval to cut the grass and move the tin structure around put some blocks I am improving the property. Another ticket she gave me about construction material in the back yard in my garden area, She has no right to come in my back yard, which is wood fenced. With some opening there. She is just Trespassing and snooping, In my yard and my neighbor's yard. This shed has been here last 10 years.
- > I am a taxpayer for all 4 properties I own. Now it's just a request to see in to matter. Need help.
- > I am a Vietnam veteran and 10 Year, resident of Hapeville, Ga, I am 72 years old. Trying to live peacefully as a decent upright citizen. Ms. Vanderpool has just started here and has no right to just harness people she does not look around and see what's happening around. See this filth all over the city, and across me. Photo inclose.
- > My Son is also a resident for 12 years. We have residential and commercial Properties in Hapeville, I am working to Improve The Area. I have paint the whole House and new gutters. I have disposal Dumpster on my yard. I am working on my property with Hapeville Permit displaced on windows on all properties.
- > Sent from my iPhone

Sent from my iPhone



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6'-2 POLES 5" WX 6' POLES #2