



PLANNING AND ZONING DEPARTMENT

PLANNER'S REPORT

DATE: May 8, 2019
TO: Tonya Hutson
FROM: Lynn M. Patterson

RE: Design Review - 232 Birch Street

BACKGROUND

The City of Hapeville has received a Design Review Application from Mariano Alvarado for the addition of new railing to the front and side porches of a single-family dwelling located at 232 Birch Street.

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.

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 bottom railing shall measure two [inches] by four inches.

RECOMMENDATIONS

The Applicant should ensure new wooden railings will be painted or stained, and that the top and bottom horizontal members on the new railings are compliant with the above regulations.

The application is recommended for approval.

CITY OF HAPEVILLE DESIGN REVIEW APPLICATION

SUBMITTAL DATE: May 3, 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: Mariano T. Alvarado Contact Number: (4) 454 2488

Applicants Address: 232 Birch ST Hapeville GA, 30354

E-Mail Address: alextopia@tho@gmail.com Zoning Classification: R-1

Address of Proposed Work: 232 Birch ST Hapeville GA, 30354

Parcel ID# (INFORMATION MUST BE PROVIDED): _____

Property Owner: Mariano T., Juana T. Contact Number: (4) 454 2488

Project Description (including occupancy type): Bailing is to be added to the front porch and steps, and also added to the side porch

Contractors Name: _____ Contact Number: _____

Contact Person: _____ Contact Number: _____

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.

Mariano Topia CA
Applicants Signature

5/2/19
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: _____

Total Square Footage of existing building: _____

Estimated Cost of Construction: _____

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

Cement floor and wooden exterior (Front porch)

Cement floor and wooden beams, 2, (Side Porch)

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

Wooden railing to be placed on both porches

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 M.T.A. MARIANO TAPIA 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:

M.T.A. 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

M.T.A. Ensured that my proposed project meets all of the required criteria per the City of Hapeville Code of Ordinances.

M.T.A. Submitted my application materials in full by the published deadline for review by Staff prior to the Design Review Committee meeting.

M.T.A. 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.

M.T.A. 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.

M.T.A. Submitted architectural drawings and details for all projects unless allowed in writing by the Community Services or Planning & Zoning Department.

M.T.A. 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.

MARIANO TAPIA A.

Printed Name

Mariano Tapia A.

Signature

5/2/19

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.

Google Maps 237 Birch St



Image capture: Oct 2018 © 2019 Google

Hapeville, Georgia

Google

Street View - Oct 2018

Ireland Way

Maple St

Birch St

232 Birch

Irow Ave

Logan Pl

Forrest Pl



86"

136"

58"

42"

20"

48"

