CITY OF HAPEVILLE ECONOMIC DEVELOPMENT DEPARTMENT PLANNING COMMISSION APPLICATION

Name of Applicant Andy Steele
Mailing Address: 255 East Lanier Ave. Fayetteville CA 30214
Telephone Mobile # Email parkatlantahomes@gmail.com
Property Owner (s) Brendan and Mindi Dalton
Mailing Address 3429 Rainey Ave Hapeville GA 30354
Telephone Mobile #
Address/Location of Property: 3429 Rainey Ave Hapeville GA 30354
Parcel I.D. # (INFORMATION MUST BE PROVIDED): 14012700030592
Present Zoning Classification: R-SF Size of Tract: 17 acre(s)
Present Land Use: Single Family
Please check the following as it applies to this application
Site Plan ReviewConditional Use PermitTemporary Use Permit Other (Please State)
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. 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 of elony 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: 7-8-19
Sworn to and subscribed before me
This 8th day of July, 20/9. Searce and Shown Notary Public

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WRITTEN SUMMARY

In detail, provide a summary of the proposed project in the space provided below. (Please type or print legibly.)

Our project, 3489 Rainey Ave, Hapeville, will consist
of taking the existing-1 story, 2 bedroom, I bath home and
Our project. 3489 Rainey Ave, Hapeville, will consist of taking the existing-1 story, 2 bedroom, 1 bath home and adding a second floor to make it a 3 bedroom, 2½ bath home.
We will add to the existing foundation for stains and a screen porch on the right side of the house. We will remove the siding and replace siding and windows with New materials
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the siding and neglece siding and windows with New materials
8
The front stoop will be changed to allow for a walkway
The front stoop will be changed to allow for a walkway coming from Rainey Ave to the front perch.
The main floor will get a complete make over with new trim, new cabinets, new appliances and new paint
new trim, new cabinets, new appliances and new paint

CITY OF HAPEVILLE ECONOMIC DEVELOPMENT DEPARTMENT PLANNING COMMISSION APPLICATION

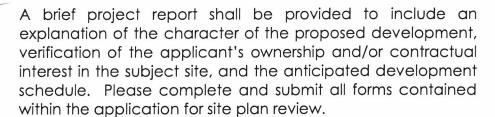
AUTHORIZATION OF PROPERTY OWNER

I CERTIFY THAT I AM THE OWNER OF THE PROPERTY LOCATED AT:
3429 Rainry Ave.
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 THIS APPLICATION FOR PLANNING COMMISSION REVIEW.
Name of Applicant Andy Steele
Address of Applicant 255 East Lonier Ave, Fayetteville CA 30214
Telephone of Applicant Signature of Owner
Welinda Datton Print Name of Owner
Personally Appeared Before Me this 6 day of July 2019. Notary Public Survey Survey
5 PUBLISHED STATES

Site Plan Checklist – Please include with your application.

A site plan is used to determine the practical ability to develop a particular property within the City of Hapeville. Information relating to environmental condition, zoning, development impact, consistency with the Hapeville Comprehensive Plan and relevant town master plans will be considered in the decision process. To be considered, a site plan <u>must</u> contain the following information:

(Please <u>initial</u> each item on the list above certifying the all required information has been included on the site plan)



Site plans shall be submitted indicating project name, applicant's name, adjoining streets, scale, north arrow and date drawn.

The locations, size (sf) and height (ft) of all existing and proposed structures on the site. Height should be assessed from the base of the foundation at grade to the peak of the tallest roofline.

tallest roofline.

Site plans shall include the footprint/outline of existing.

structures on adjoining properties. For detached single-family residential infill development, the front yard setback shall be assessed based on the average setback of existing structures on adjoining lots. Where practical, new construction shall not deviate more than ten (10) feet from the average front yard setback of the primary residential structure on an adjoining lot. Exemption from this requirement due to unnecessary hardship or great practical difficulty can be approved at the discretion of the Planning Commission. To be considered for an exemption, the applicant must submit a "Request for Relief" in writing with their site plan application, including the conditions that necessitate relief (i.e. floodplain, wetland encroachment, excessive slope, unusual lot configuration, legally nonconforming lot size, unconventional sitting of adjoining structures, etc).

The location and general design cross-section characteristics of all driveways, curb cuts and sidewalks including connections to building entrances. A walkway from the primary entrance directly to the public sidewalk is required for all single-family residential development.

The locations, area and number of proposed parking spaces. Please refer to Article 22.1 Chart of Dimensional Requirements to determine the correct number of parking spaces for your particular type of development.



Existing and proposed grades at an interval of five (5) feet or less.



The location and general type of all existing trees over six (6) inch caliper and, in addition, an identification of those to be retained. Requirements for the tree protection plan are available in Code Section 93-2-14(f). Please refer to Sec. 93-2-14(y) to determine the required tree density for your lot(s).



A Landscape Plan: The location and approximate size of all proposed plant material to be used in landscaping, by type such as hardwood deciduous trees, evergreen trees, flowering trees and shrub masses, and types of ground cover (grass, ivies, etc.). Planting in parking areas should be included, as required in Section 93-23-18.

The proposed general use and development of the site, including all recreational and open space areas, plazas and major landscape areas by function, and the general location and description of all proposed, outdoor furniture (seating, lighting, telephones, etc.). Detached single-family residential development may be exempt from this requirement.



The location of all retaining walls, fences (including privacy fences around patios, etc.) and earth berms. Detached single-family residential development may be exempt from this requirement.



The identification and location of all refuse collection facilities, including screening to be provided. Detached single-family residential development may be exempt from this requirement.

and detention related to the proposed development. Location and size of all signs. Detached single-family residential development may be exempt from this requirement. Typical elevations of proposed building provided at a reasonable scale (1/8" = 1'0") and include the identification of proposed exterior building materials. Exterior elevations should show all sides of a proposed building. Site area (square feet and acres). Allocation of site area by building coverage, parking, loading and driveways, and open space areas, including total open space, recreation areas, landscaped areas and others. Total dwelling units and floor area distributed generally by dwelling unit type (one-bedroom, two-bedroom, etc.) where applicable. Floor area in nonresidential use by category. Detached single-family residential development may be exempt from this requirement. Total floor area ratio and/or residential density distribution. Number of parking spaces and area of paved surface for parking and circulation At the discretion of the planning commission, analyses by qualified technical personnel or consultants may be required as to the market and financial feasibility, traffic impact,		
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Date 7-8-19	information with your site required her your applice Applicant Si	has been included on the site plan, sign and submit this form e plan application. Failure to include this form and information rein may result in additional delays for the consideration of ation. Ignature:

Deed Book 39550 Pg 440
Filed and Recorded Mar-08-2005 02:00pn
2005-0104942
Real Estate Transfer Tax \$118.00
Juanita Hicks
Clerk of Superior Court
Fulton County, Georgia

RETURN TO: Morris & Schneider, P.C. 2401 Lake Park Drive, Suite 160 Smyrna, Georgia 30080 Final Documents File #: JON-050200140S

WARRANTY DEED

STATE OF GEORGIA COUNTY OF CLAYTON

THIS INDENTURE made this 24th day of February, 2005, between SAMUEL LOVING AND KRISTIN A. LOVING, as party or parties of the first part, hereinafter called Grantor, and MELINDA S. DALTON, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE CITY OF HAPEVILLE, GEORGIA, BEING LAND LOT 127, 14TH DISTRICT, FULTON COUNTY, GEORGIA, BEING LOT 105 OF THE VIRGINIA PARK SUBDIVISION, BEING MORE PARTICULARLY DESCRIBED AS EQUILOWS.

BEGINNING AT A POINT ON THE WEST SIDE OF RAINEY AVENUE, A DISTANCE OF 100 FEET NORTH OF THE NORTHWEST CORNER OF ORCHARD STREET AND RAINEY AVENUE AT THE NORTHEAST CORNER OF LOT 106; RUNNING THENCE NORTH ALONG THE WEST SID EOF RAINEY AVENUE, A DISTANCE OF 50 FEET TO LOT 104; THENCE WEST OF SOUTH LINE OF SAID LOT, A DISTANCE OF 150 FEET TO LOT 96; THENCE SOUTH ALONG THE EAST LINE OF LOT 96, A DISTANCE OF 50 FEET TO LOT 106; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 150 FEET TO THE POINT OF BEGINNING ON THE WEST SIDE OF RAINEY AVENUE, BEING IMPROVED PROPERTY KNOWN AS 3429 RAINEY AVENUE, HAPEVILLE, GEORGIA 30354 ACCORDING TO THE SYSTEM OF NUMBERING HOUSES IN FULTON COUNTY, GEORGIA AND BEING THE SAME PROPERTY CONVEYED TO KRISTIN R. ANDERSON BY VIRTUE OF WARRANTY DEED DATED ON MARCH 16. 2000 AND RECORDED IN DEED BOOK 28931, PAGE 199; FULTON COUNTY, RECORDS.

Subject to all easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above

Laving (Se

(Seal)

Kristin A. Loving

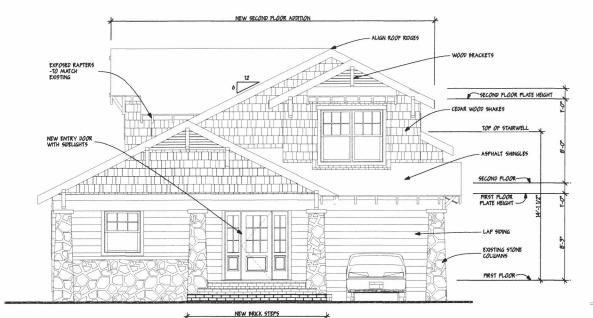
Signed, sealed and delivered in the presence of:

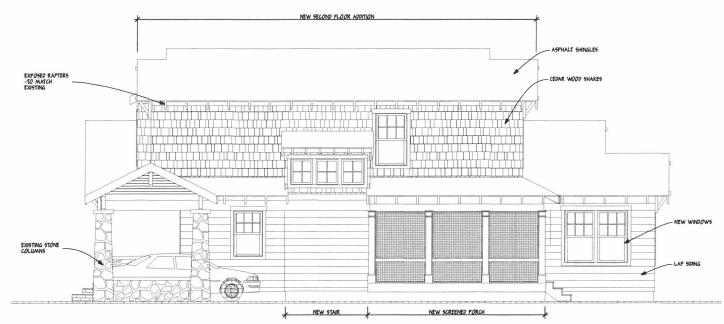
. . . .

Deed_Ga_WarrantyDeed

JON-050200140S

23088			





1 FRONT EL A-2 SCALE: 1/4" = 1'-0"

FRONT ELEVATION

1.0.

(2) (A-2)

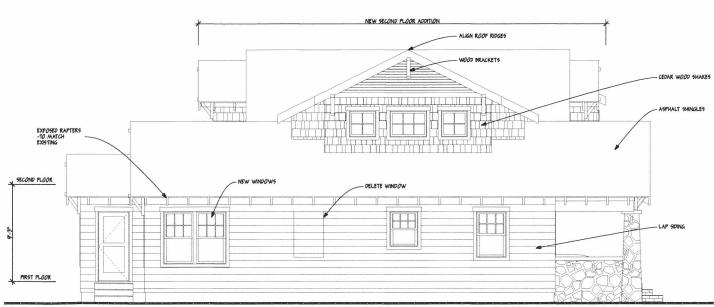
RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

A-2 SCALE: 1/4" = 1'-0"



4 LEFT SIDE ELEVATION

A-2 SCALE: 1/4" = 11-0"

SAM WHEATLEY - ARCHITECT
CORPUS CHRISTY RD., 102 EXECUTIVE CENTERD
POST OFFICE BOX 6505
HILTON HEAD ISLAND, SOUTH CAROLINA, 29938
(843)785-6160

RELINDA AND BRENDAN DALTON
LOT #105 VIRGINIA PARK, 3429 RAINEY AVENUE
HAPEVILLE, GEORGIA

ELEVATIONS

A-2

