

DEPARTMENT OF PLANNING AND ZONING PLANNER'S REPORT

DATE: July 24, 2019
TO: Tonya Hutson
FROM: Michael Smith
VIA: Lynn Patterson

RE: Design Inspection – 491 Walnut Street –

Revised BACKGROUND

Section 93-24-3. - *Certificate of occupancy* of the City of Hapeville Zoning Ordinance prohibits the issuance of a certificate of occupancy to any structure requiring a building permit if the building does not comply with the plan approved by the City, as reprinted below:

"(3) Denial of certificate. A certificate of occupancy shall not be issued unless the proposed use of a building or land conforms to the applicable provisions of this chapter, or unless the building, as finally constructed, complies with the sketch or plan upon which the building permit was issued."

On July 11, 2019, staff visited 491 Walnut Street to verify if a recently constructed single-family dwelling complied with the design plans submitted for the dwelling and approved by the Design Review Committee. The final construction was found to have deviated from the approved plans and the original applicant, Shannon Watkins, was notified that a certificate of occupancy could not be provided until those deviations were addressed.

On July 23, 2019, staff re-visited the property to verify if required changes had been made and to determine the next steps for approval of the design of the final construction. The findings of that visit are detailed below.

FINDINGS

The Applicant addressed several of the deviations from the approved plans noted in the original inspection report. However, a number of deviations remain in place and must be addressed to ensure compliance with the plans approved by the Design Review Committee and the Architectural Design Standards:

1. Multiple windowpanes are flush with or protruding beyond the adjacent façades. The Architectural Design Standards require windows to be recessed a minimum of 2" from the adjacent façade. (The applicant has proposed installing trim several inches thick to meet the 2" recession requirement, pending approval of the Design Review Commission).

Multiple windows are inset per code. For the windows that are not we have provided a picture of what this will look like below. We would like the committee to vote that we are allowed to keep our windows as currently constructed.

2. Window trim is not between 4" and 6" wide and is not wooden or wooden in appearance (*The applicant is waiting to install the necessary trim until it is known if the Design Review Committee will permit the proposed solution to the above window recession requirement*).

Original design plans were approved without 4" to 6" window trim . We have trimmed out a window and provided a picture of what it looks like with trim. We would like the committee to vote that we are allowed to keep our windows as constructed.

3. There are no windowsills constructed of a distinct approved material.

Original design plans were approved without windowsills. We have trimmed out a window with windowsills and provided a picture of what this will look like. We would like the committee to vote that we are allowed to keep our windows as constructed.







Multiple window showing trim, recession, and windowsills above. Trimmed out window per code below.





While not violations of the Architectural Design Standards, the following are observed variations from the approved designs:

4. The number, style, size, and placement of windows are not consistent with the approved plans and are no longer at the same heights.

This is correct, after meeting with the window company and laying everything out, the windows we installed provide more natural light and a beautiful architectural design that go with the Tudor style of this home. These windows cost double the price of standard windows and we've received nothing but compliments from the neighbors and contractors. We would like the committee to vote that we are allowed to keep the windows in the revised plans. (Revised plans and pictures provided)





Left elevation, showing unapproved window, compared to plans.

5. There is a rear entrance not shown on plans.

This is correct, we felt the best way to get from the backyard and the pool to inside the house is through the garage without having to exit the fenced area. This will serve us and the neighbors better as we also have two dogs who will be using the backyard. We would like the committee to vote that we are allowed to keep this door. (Revised plans and pictures provided)

Rear door and alternate style transom.





6. The area of the front façade within the porch is covered in split stone, whereas the approved plans show Hardie board.

This is correct. We thought this looked much better and added an additional \$7,000 in cost to the home. We would like the committee to vote that we are allowed to keep this stone. (Revised plans and picture provided)

7. The height and style of the chimney do not conform to the approved designs (*this change was made to conform with requirements of the fire safety code*).

The chimney was constructed per all necessary the building and safety codes. We would like the committee to vote that we are allowed to keep this as constructed. (Revised plans and picture provided)

8. A gable vent shown on the plans is absent.

The window shown in the plans was not needed as originally designed and would have been a "fake" gable window. Our decision was to remove from the plans to better compliment the Tudor style of the home and overall curb appeal for the neighborhood. We would like for the committee to vote that we are allowed to keep this as constructed. (Revised plans and picture provided)

9. The front door is a different style than what is in the approved designs.

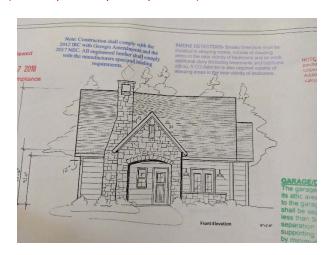
Correct, after meeting with the door/lumber company and laying everything out, we felt this door added beautiful architectural design that goes with the Tudor style of this home. This door cost triple the price of a standard door and again, we've received nothing but compliments from the neighbors and contractors. We would like the committee to vote that we are allowed to keep this door as it is. (Revised plan and picture)



10. The house is now raised, and steps have been added to the porch.

Correct, this keeps us above the flood level and adds a beautiful front elevation, our neighbor at 493 also made this decision with their new home. With 493 being elevated we would have set far below them and would have faced a major run off problem if not elevated. We would like the committee to vote that we are allowed to keep this as it is. (Revised plan and picture provided)

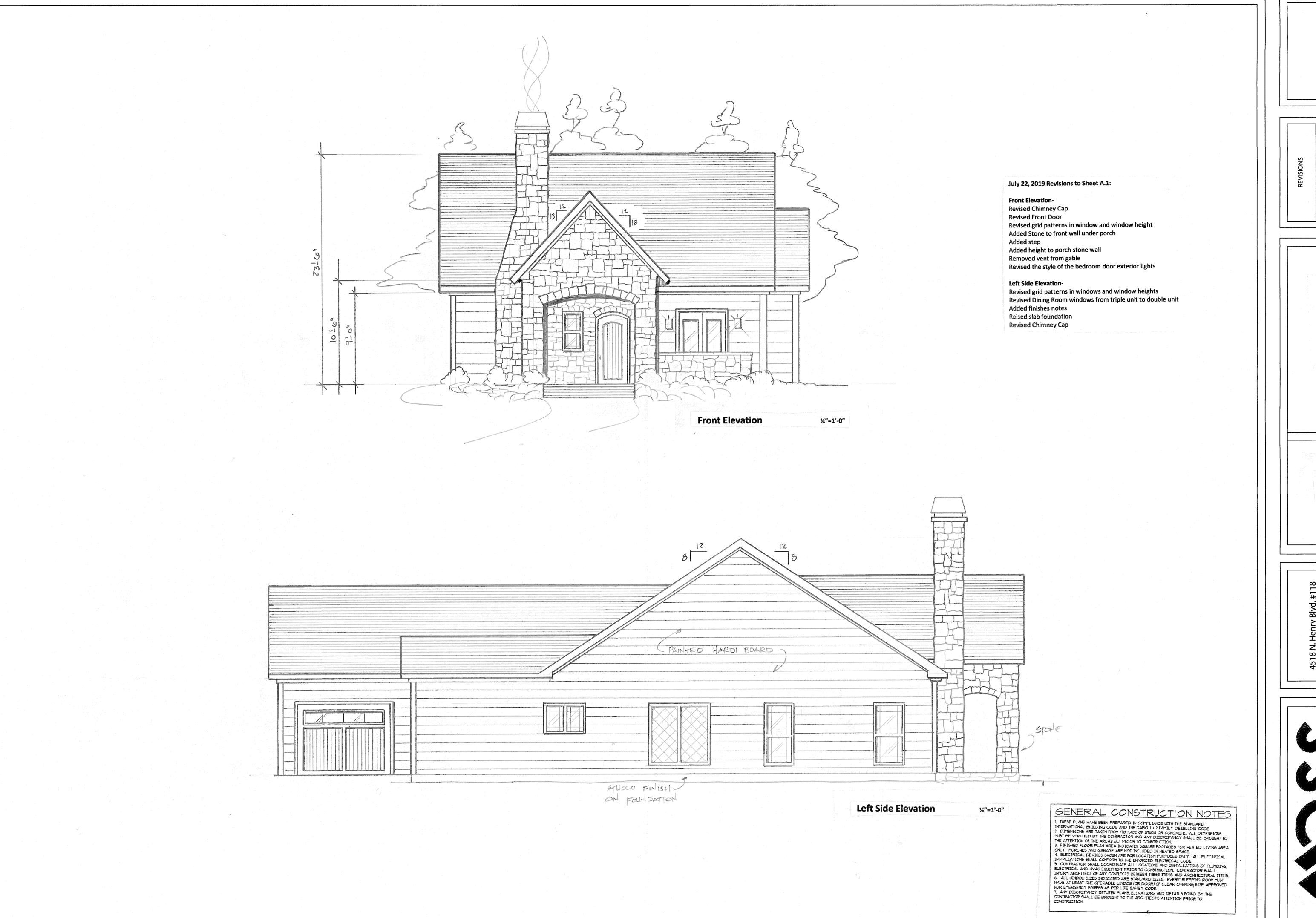




Front façade (taken 7/23; updated with walkway, landscaping, light and street numbers at door)

RECOMMENDATION

The final design of the house as constructed deviates from the approved designs and is not compliant with the Architectural Design Standards. The applicant will need to submit revised plans to the City and present the plans for approval to the Design Review Committee.



REVISIONS

July 22, 2019

Walnut Street eville, Georgia

Α.1

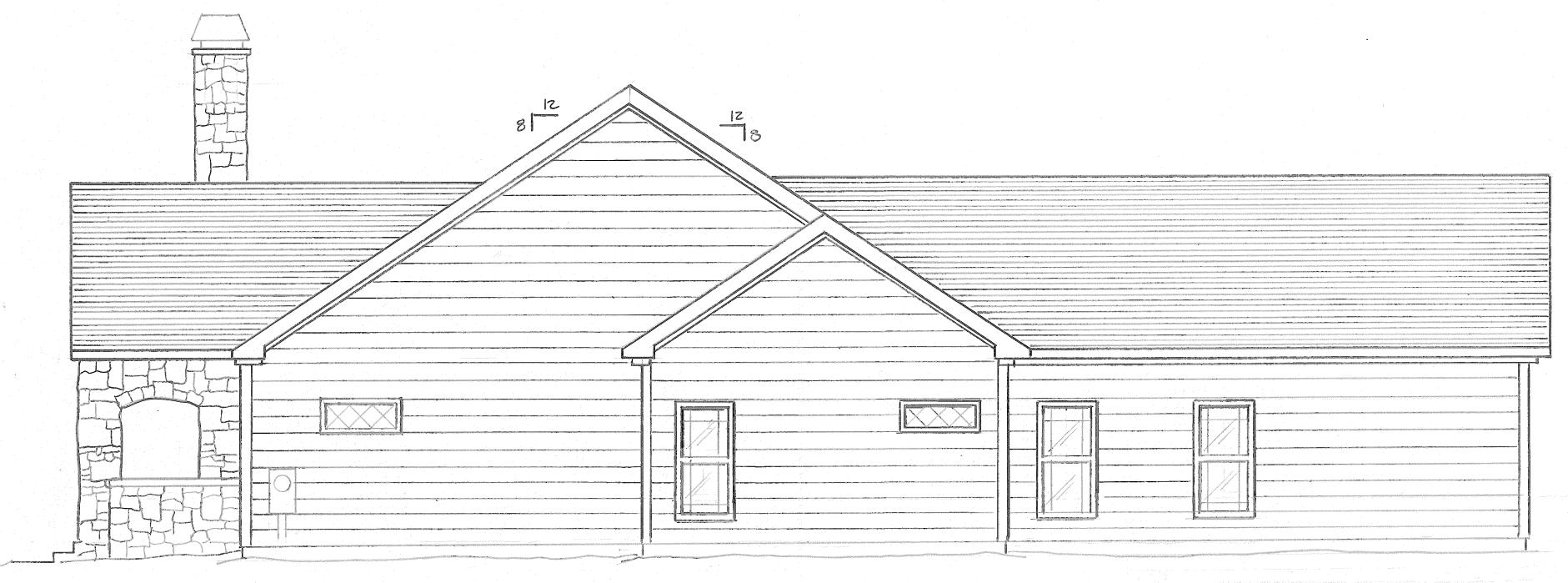




July 22, 2019 Revisions to Sheet A.2

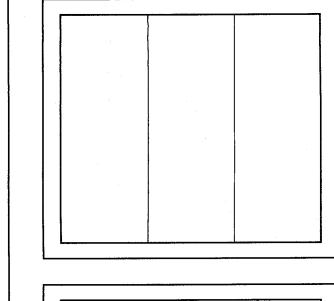
Right Side ElevationRevised Chimney Cap
Raised Height of front porch wall
Added transom window to the front bedroom
Revised grid patterns in windows and window heights
Raised concrete slab foundation

Rear ElevationAdded garage walk thru door
Revised grid in windows and window height
Revised chimney
Raised concrete slab foundation



Right Side Elevation

%"=1'-0"

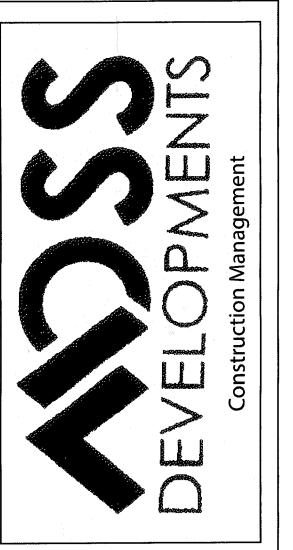


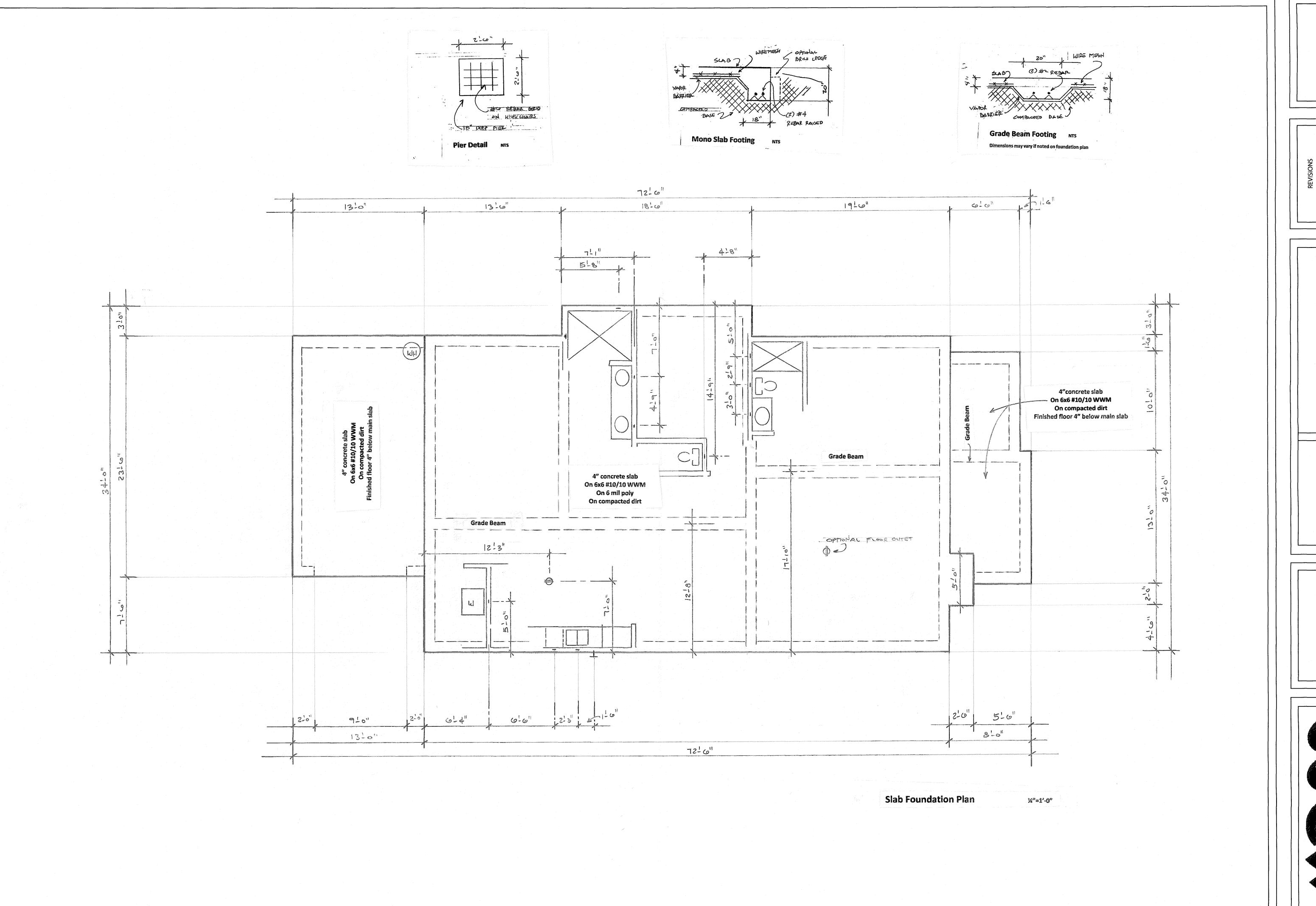
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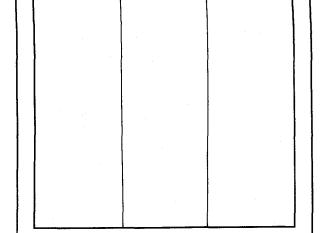
July 22, 2019

491 Walnut Street Hapeville, Georgia

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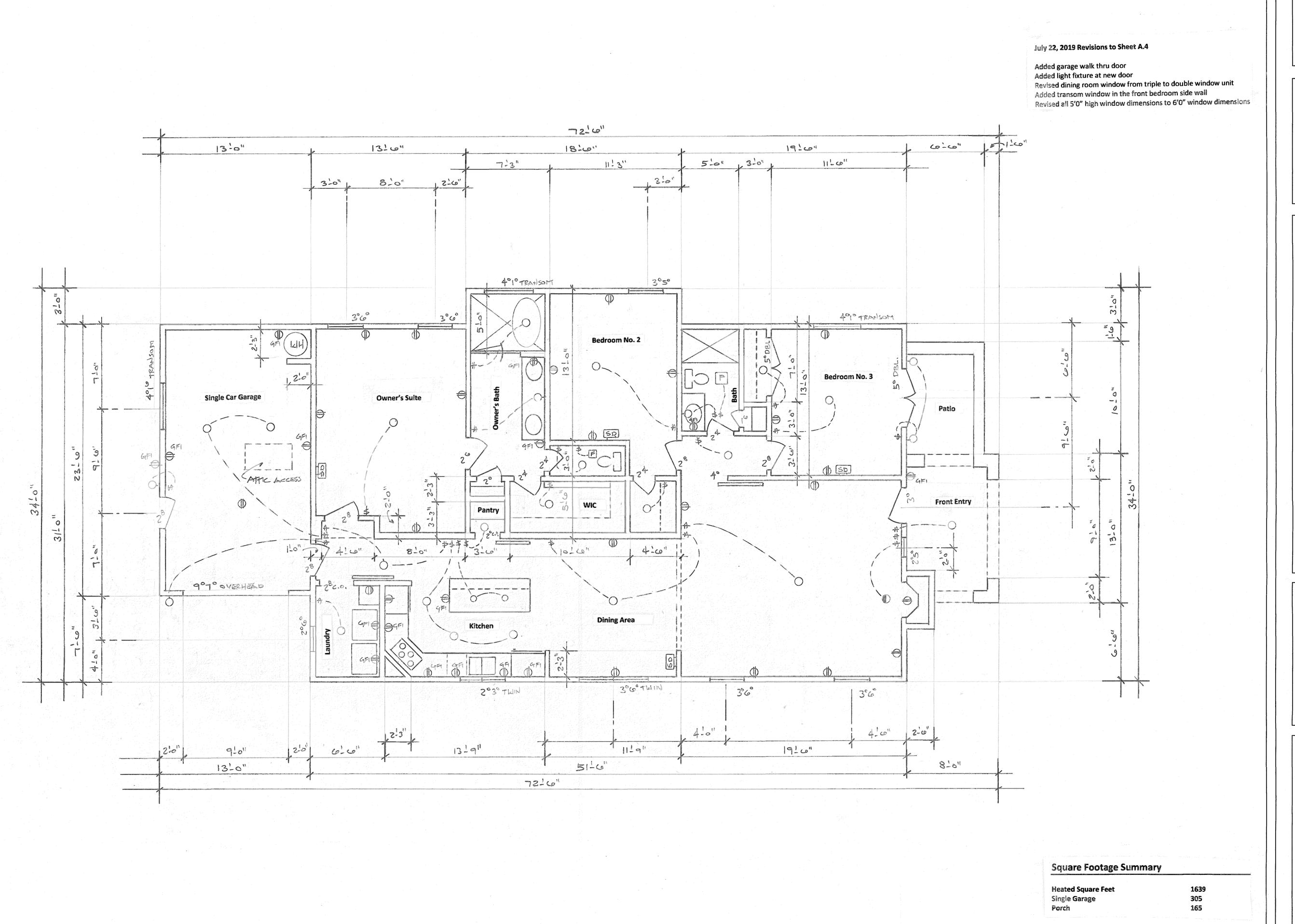


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491 Walnut Street Hapeville, Georgia

A.3





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419 Walnut Street Hapeville, Georgia

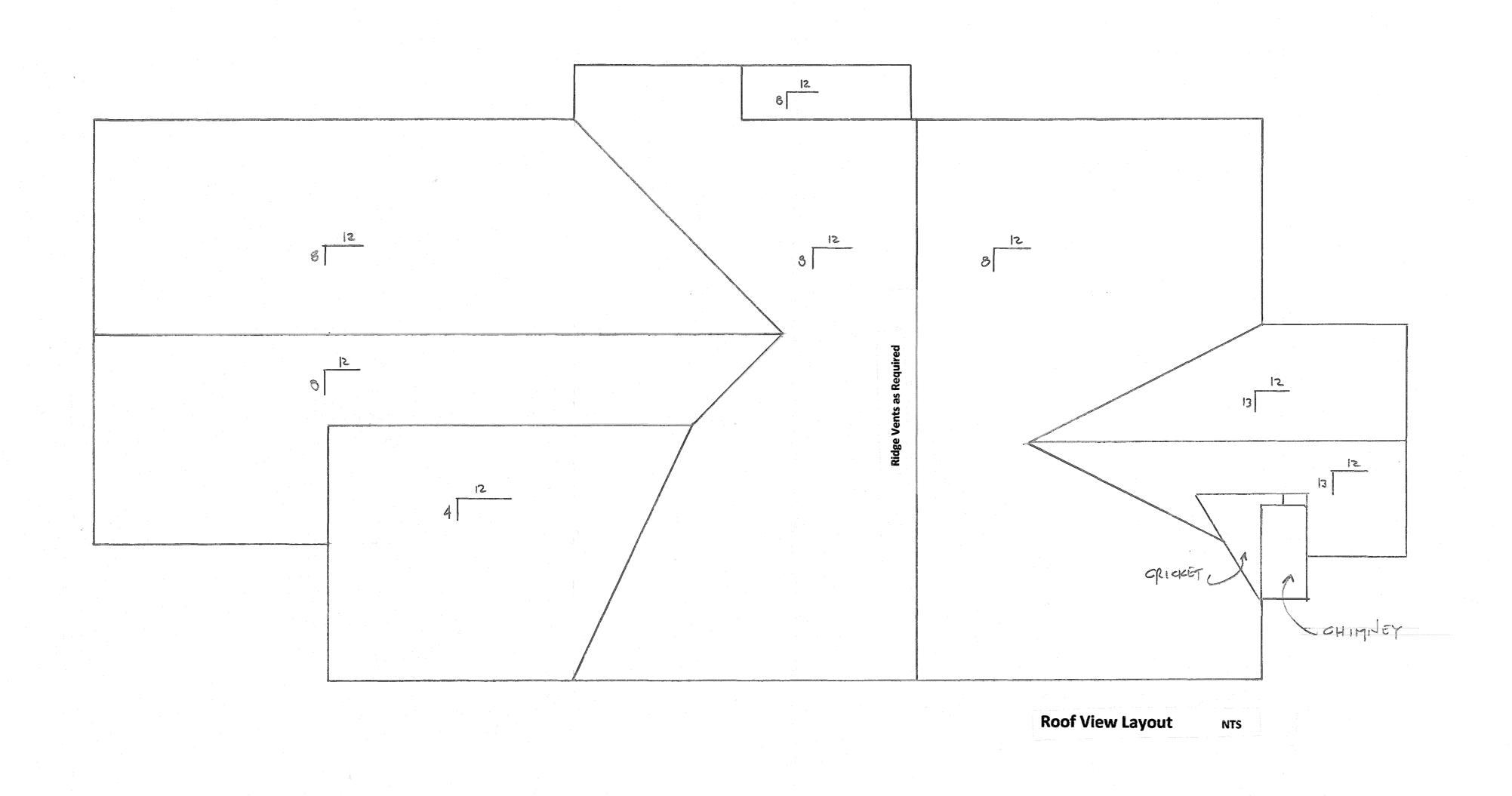
A.4

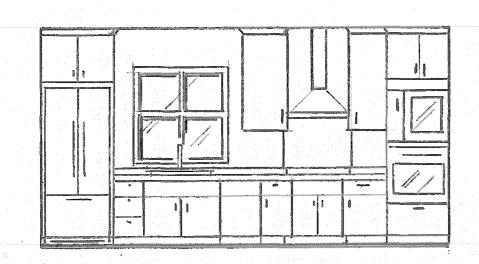
4518 N. Henry Blvd. #118 Stockbridge, GA 30281



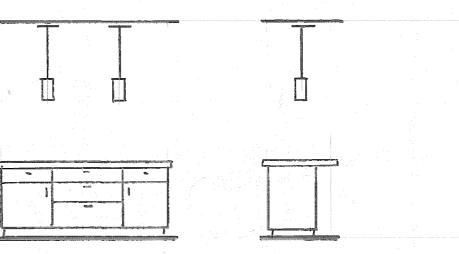
Floor Plan Dimensioned

¼"=1'-0"

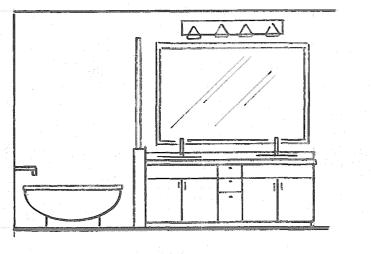


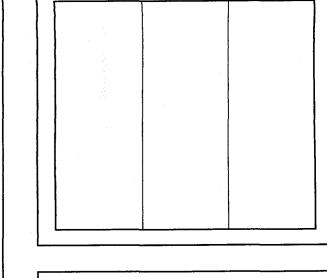


Kitchen Cabinet Elevations



Bath Cabinet Elevations





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