

## DEPARTMENT OF PLANNING AND ZONING PLANNER'S REPORT

DATE: September 13, 2019
TO: Tonya Hutson
FROM: Lynn Patterson

RE: Design Review – 438 Porsche Avenue – Window Addition

Not Applicable:

### **BACKGROUND**

The City of Hapeville has received a design review application from Reuben Buckareff for the addition of a window to the right-side elevation of an existing structure at 438 Porsche Avenue. The applicant states the window opening was pre-existing but had been bricked in from the outside.

The property is zoned U-V, Urban Village and is subject to the Commercial/Mixed-Use area, Subarea B, of the Architectural Design Standards.

### CODE

### SEC. 81-1-6. COMMERCIAL/MIXED-USE AREA

### (h) Door and window standards.

- O The main entry door to enfronting principal buildings shall face, be visible from, and be accessible from the adjacent public sidewalk.
- O The main entry door to all uses shall be linked to the sidewalk via a pedestrian walkway or wheelchair access.
- Sirst-story doors or windows operating on sliders are only permitted when they open directly onto a required sidewalk or supplemental zone.
- O Building numbers, at least six inches in height, shall be located above or beside the street-facing pedestrian entrance.
- Window panes serving commercial uses shall be recessed a minimum of three inches and a maximum of eight inches from the adjacent facade.
- O Where window lights are utilized they shall be true divided lights, simulated divided lights, or one-over-one lights. Grids between glass are prohibited.
- O Where used, window shutters shall match one-half the width of the window opening.
- ✓ Enfronting windows shall be vertically shaped with a height greater than width, including display windows but not transoms.

- O 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.
- O Painted window or door glass is prohibited.
- All enfronting "storefront and awning" treatments identified in Figure 3, and all enfronting facades along Atlanta Avenue, North Central Avenue, South Central Avenue, Virginia Avenue, Dogwood Drive (except within subarea C), and Sylvan Road shall provide a storefront consisting of:

A nonglass base or knee wall beginning at grade and extending not more than 24 inches above the sidewalk.

A glass display window beginning at the top of the bulkhead or knee wall, to a height not less than ten feet and not more than 12 feet above the adjacent required sidewalk. Such glass shall provide views into display windows having a minimum depth of two and one-half feet and that are accessible from the building interior.

A main entry door remaining unlocked during normal business hours, and having a surface area that is a minimum of 70 percent glass.

A glass transom located above the glass display window having a minimum height of 18 inches and a maximum height of 36 inches.

A minimum of 75 percent of the length of the enfronted portion of the build-to line shall be provided in glass, including glass doors and display windows

No linear distance of more than ten feet without intervening glass display windows or glass doors.

First-story drop ceilings recessed a minimum of 18 inches from the display window opening.

O Awnings projecting from buildings, serving as an entry canopy and/or providing identification to the business, are allowed, provided that:

Awnings shall be at least five feet deep as measured from the building's front facade.

Awnings serving as an entry canopy shall match adjacent business awnings in depth and height.

Valance width and height must align horizontally.

Frame construction on awnings should be square aluminum tubes. Thin, one-and-one-half-inch-diameter round aluminum tube frames are not permitted. It is suggested that Steel Stitch™ brand be used.

Valance on awnings should always be loose as valances should not be rigidly framed.

Approved awnings may be externally lighted with light fixtures in keeping with the style of the building, as approved by the DRC.

Light fixtures in awnings may light the ground surface or storefront below, however, light fixtures may not be visible from the public right-of-way.

Internally, back lit awnings, where the lights actually illuminate the awning fabric, are prohibited.

Signs on awning must meet all requirements of the sign ordinance.

No changes are proposed to the enfronting façade.

NOTES:

• The applicant should provide the depth of the installed windowpane from the adjacent façade.

### **RECOMMENDATIONS**

Windowpanes in the Commercial/Mixed-Use area must be recessed between three and six inches from adjacent facades. The applicant should provide the recession of the installed window. Once this has been provided and the condition has been satisfied, the application can be approved.

# CITY OF HAPEVILLE DESIGN REVIEW APPLICATION

SUBMITTAL	DATE: Sep 11, 2019				
NOTE:	All applications must be typed or neatly printed. Applications or ar authorized representative is required to personally appear at the Design Review Meeting to answer questions.				
	Every attempt will be made to possible month's agenda following the	meets the third Wednesday of each month. lace your application for review on the next submittal of a completed application with that may not always be possible. The City ications as deemed necessary.			
Applicant: Re	euben Buckareff	Contact Number:			
Applicants Address: 438 Porsche Ave, Hapeville GA 30354					
E-Mail Address	s:	Zoning Classification: Commercial			
Address of Proposed Work: 438 Porsche Ave, Hapeville GA 30354					
Parcel ID# (INFORMATION MUST BE PROVIDED): 14 009600050191					
Property Owne	er: TL Hughes LLC.	Contact Number:			
in side of bu		been in the exact same area but had de.			
	Name: Reuben Buckareff on: Reuben Buckareff				
I hereby make a property. I do I accurate, and I application and reserves that rig I further unders full. I hereby acwrite the Englis voluntarily comp	pplication to the City of Hapeville, to the nereby swear or affirm that the informal understand that any inaccuracies may any action taken on this application. In the enforce any and all ordinances registend that it is my/our responsibility to cknowledge that all requirements of the changuage and/or this document has to beted this application. I understand that	Design Review Committee for the above referenced tion provided here and above is true, complete and be considered just cause for invalidation of this I understand that the City of Hapeville, Georgia, ardless of any action or approval on this application. Conform with all of City of Hapeville's Ordinances in City of Hapeville shall be adhered to. I can read and been read and explained to me and I have full and it is a felony to make false statements or writings to 20 and I may be prosecuted for violation thereof.			
Applicants S	Signature	Date			

Residential	Commercial	Mixed-Use Development
Project Type:		
New Commercial	Construction	Addition to Existing Commercial Bui
Addition to Existing	ng Residential Structure	Accessory Structure
Site Plan, Gradin	g & Landscaping	_New Single Family Residential Construc
Other		
Total Square Footage of	proposed New Construction	on:
Total Square Footage of	existing building: 2,650	
Estimated Cost of Constr	ruction: \$1150	
	aterials on the exterior of the	
		ne <b>existing</b> structure:
Cement block		
Cement block  List/Describe Building Ma		exterior facade of the new structure:
Cement block  List/Describe Building Ma	aterials <b>proposed</b> for the e	exterior facade of the new structure:
Cement block  List/Describe Building Ma	aterials <b>proposed</b> for the e	exterior facade of the new structure:
Cement block  List/Describe Building Ma	aterials <b>proposed</b> for the e	exterior facade of the new 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.

I <u>Recber Buckare 1</u> 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.

(Please Print & Initial)



### **DEPARTMENT OF PLANNING AND ZONING**

### **DESIGN REVIEW APPLICATION INSTRUCTIONS AND ACKNOWLEDGEMENT**

I, the undersigned, agree that with my following:	y signature and submission to the City of	Hapeville, I have done the
proposed project. The Architectural D	nitectural Design Guidelines and relevant of Design Guidelines may be found here: eville/codes/code of ordinances?nodelo	
∠ Ensured that my proposed projection of Ordinances.	ect meets all of the required criteria per t	he City of Hapeville Code
Submitted my application materi Design Review Committee meeting.	ials in full by the published deadline for re	eview by Staff prior to the
	iencies or components of the proposed percode. This explanation should be submi	_
<del></del>	s in the application must be resolved at le the application may not be presented to	
Submitted architectural drawings Community Services or Planning & Zon	s and details for all projects unless allowe ning Department.	ed in writing by the
<del></del>	evisions by the Design Review Committee nt for review prior to requesting any perr	-
	ollow approved plan and that the Certificential performed and Architectural Design	
Reuben Buckaroff	Amor	Sea 112019
Printed Name	Signature	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.

### Property Profile for 438 HENRY FORD II AVE

### **Property Tax Information**

Tax Year 2020

 Parcel ID
 14 009600050191

 Property Address
 438 HENRY FORD II AVE

 Owner
 TLHUGHES LLC

Mailing Address 671 STILL BRANCH DR CANTON

GA 30115

Total Appraisal \$226,700 Improvement Appraisal \$116,400 Land Appraisal \$110,300 Assessment \$90,680 Tax District 30Z Land Area 0.4821 ac **Property Class** Commercial Lots Land Use Class Rail/Bus/Air Terminal TAD Hapeville TAD

CID

Zoning

Zoning Class not available

Overlay District

2035 Future Development not available

Political

Municipality Hapeville Commission District 6

Commission Person Emma I. Darnell

Council District LRG

Council Person Travis Horsley, Mark Adams, Chloe

Alexander

Voting Precinct HP01
Poll Location Hoyt Smith Center, 3444 N Fulton

Ave

Congressional District 005 State Senate District 036 State House District 060

School Zones

Elementary School Hapeville
Middle School Paul D West
High School Tri-Cities

Other Information

Zip Code 30354
Census Tract 108
In Less Developed Census Tract No

Aerial View



Property Map

Vicinity Map



Orchard Annold Hapeville

Hapeville Hartsfield-Jackson International County
Airport Clayton
North West St

Aviation 81vd

DE SW TURK





