



DEPARTMENT OF PLANNING AND ZONING PLANNER'S REPORT

DATE: October 11, 2019
TO: Tonya Hutson
FROM: Michael Smith
RE: **Design Review – 3275-3277 Russell Street – Wheelchair Ramp**

BACKGROUND

The City of Hapeville has received a design review application from Steve Lamb and Wilbur Lamb to convert a concrete walkway from the sidewalk to the front door into a wooden wheelchair-accessible ramp for an existing single-story single-family dwelling at 3275/3277 Russell Street.

The property is zoned R-2 – Two-Family Residential, and is subject to the Neighborhood Conservation Area, Subarea E of the Architectural Design Standards.

RECOMMENDATION

The Architectural Design Standards do not provide guidance for the installation of wheelchair ramps. As wheelchair ramps are not directly allowed by the code, a Design Exception would be required. If approved, staff recommends requiring the ramp to be painted or stained in accordance with the front porch requirements of the Standards.

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: 09/16/2019

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: Steve Lamb / WILBUR S. LAMB Contact Number: _____

Applicants Address: _____

E-Mail Address: _____ Zoning Classification: Residential B-0

Address of Proposed Work: 3277/3275 Russell Street Hapeville GA 30354

Parcel ID# (INFORMATION MUST BE PROVIDED): 14009500100757

Property Owner: Joseph Lamb, Jr. Contact Number: _____

Project Description (including occupancy type): Replace unlevel concrete walkway with a wooden handicap accessible ramp.

Contractors Name: Self performed 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.

Applicants Signature

09/16/2019

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 Handicap ramp at front entrance of residential structure

Total Square Footage of proposed New Construction: 21' long x 54" wide

Total Square Footage of existing building: _____

Estimated Cost of Construction: approx \$900 in materials

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

Existing railings are windsor railing with twisted spindle steel spindles. Manufacturer specifies

this type of railing is not intended for installation more than 30-in off the ground.

(See Lowes Home Improvement Item # 14252 Model #574)

Existing walkway is poured concrete (approx 3" thick)

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

New ramp, railing, and spindles are to be pressure treated lumber

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 _____ 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=PTIIICOOOR_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.

☒ Understood that builder must follow approved plan and that the Certificate of Occupancy will not be issued until a Design Inspection is performed and Architectural Design Standards are met.

WILBUR S. LAMB
Printed Name


Signature

09/16/2019
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.











