



**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**

<b>Key:</b>	
Compliant:	✓
Not Compliant:	✗
Incomplete:	✋
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.***

- ⊘ The main entry door to enfronting principal buildings shall face, be visible from, and be accessible from the adjacent public sidewalk.
- ⊘ The main entry door to all uses shall be linked to the sidewalk via a pedestrian walkway or wheelchair access.
- ⊘ First-story doors or windows operating on sliders are only permitted when they open directly onto a required sidewalk or supplemental zone.
- ⊘ 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.
- ⊘ Where window lights are utilized they shall be true divided lights, simulated divided lights, or one-over-one lights. Grids between glass are prohibited.
- ⊘ 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.

- ⊙ 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.
- ⊙ 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.

- ⊙ 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.

- NOTES:**
- **No changes are proposed to the enfronting façade.**
  - **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

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**SUBMITTAL DATE:** Sep 11, 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.

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**Applicant:** Reuben Buckareff **Contact Number:** [REDACTED]

**Applicants Address:** 438 Porsche Ave, Hapeville GA 30354

**E-Mail Address:** [REDACTED] **Zoning Classification:** Commercial

**Address of Proposed Work:** 438 Porsche Ave, Hapeville GA 30354

**Parcel ID# (INFORMATION MUST BE PROVIDED):** 14 009600050191

**Property Owner:** TL Hughes LLC. **Contact Number:** [REDACTED]

**Project Description (including occupancy type):** Office renovation - Adding window in side of building. Window had previously been in the exact same area but had been removed and bricked in from the outside.

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**Contractors Name:** Reuben Buckareff **Contact Number:** [REDACTED]

**Contact Person:** Reuben Buckareff **Contact Number:** [REDACTED]

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.

[REDACTED]  
Applicants Signature

Sep. 11, 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

Total Square Footage of proposed New Construction: \_\_\_\_\_

Total Square Footage of existing building: 2,650 \_\_\_\_\_

Estimated Cost of Construction: \$1150 \_\_\_\_\_

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

Cement block  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Steel frame double pane insulated window with tempered glass.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

# 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.

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(Please Print & Initial)

I Reuben Buckareff  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=PTICOOR\\_CH81ARDEST](https://library.municode.com/ga/hapeville/codes/code_of_ordinances?nodeId=PTICOOR_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.**

Reuben Buckaroff  
Printed Name

  
Signature

Sep 11 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.

# 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

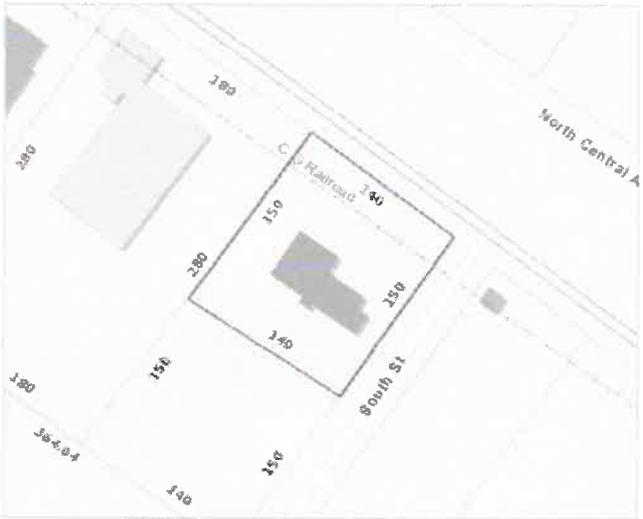
## Other Information

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

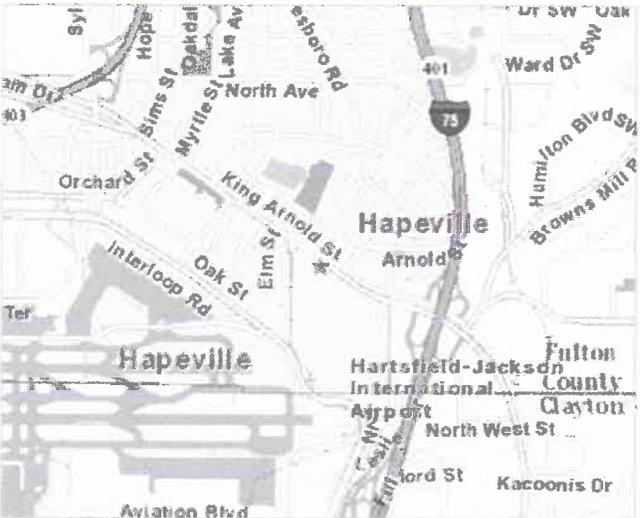
Aerial View



Property Map



Vicinity Map





48"

68"



