

DEPARTMENT OF PLANNING AND ZONING PLANNER'S REPORT

DATE: November 13, 2019

TO: Tonya Hutson
FROM: Michael Smith

RE: Design Review – 536 College Street Remodel

Not Applicable:

BACKGROUND

The City of Hapeville has received a design review application from James Babcock for the exterior remodel of two apartment buildings at 536 College Street. The remodeling consists of the addition of wooden paneling to the street facing facades of the two buildings, as well as the addition of wooden columns to existing stoops over the entrances to the units. The remodeling has already occurred.

The property is zoned RMU, Residential Mixed-Use, is within the A-D, Arts District overlay, and is subject to the Commercial/Mixed-Use area, Subarea B, of the Architectural Design Standards.

RECOMMENDATIONS

The applicant has not submitted all information required for a full design review. Should the Design Review Committee require any other elements of the site or structure to be brought into compliance with the Architectural Design Standards, the applicant will need to resubmit the application with all required information.

The use of wood siding is permitted in the Commercial/Mixed-Use area if it does not constitute more than 20% of the area of the enfronting façade. However, façade materials shall be combined horizontally, with the heavier below the lighter. The addition of wood siding vertically with brick to either side, rather than above the brick, is not compliant with the Design Standards. However, the Committee has allowed such designs in the past with a design exception.

As the existing stoops do not match any of the permitted supplemental area treatments, the code does not provide guidance for the design of the wooden columns. A design exception will be required for any changes to the stoops.

CITY OF HAPEVILLE DESIGN REVIEW APPLICATION

SUBMITTAL DATE: _	10/15/19		_
NOTE: All apple authorized	lications must be typed	d or neatly printed. Applications do not be determined to personally appear at the Design	
Every at month's supportir	tempt will be made to plating agenda following the song documents; however, the song	neets the third Wednesday of each ace your application for review on submittal of a completed application that may not always be possible.	the next on with
Applicant: James	Babcock	_ Contact Number:	
Applicants Address:			
E-Mail Address: Jame	S Babcock @Elmhurst	Cooks. Com Zoning Classification: 43	-R-5
Address of Proposed Work: 536 College St Hapeville, GA 30354			
Parcel ID# (INFORMATION MUST BE PROVIDED): 11 0096000 20301			
Property Owner:Rola	and Broda	Contact Number:	
Project Description (including occupancy type): Install 6 wide x 23 tall Mixed Cedur 1x4d 1x6 cedur accent wall on front of Multi family buildings. Not Structural, Ecade only.			
Contractors Name:	Towns R. henck	Contact Number:	
		Contact Number:	
property. I do hereby swe accurate, and I understant application and any action reserves that right to enfort further understand that if till. I hereby acknowledge write the English languagy voluntarily completed this	ear or affirm that the information that any inaccuracies may in taken on this application. The any and all ordinances regat is my/our responsibility to contain the contain that all requirements of the Contain and or this document has be application. I understand that	Design Review Committee for the above reion provided here and above is true, combe considered just cause for invalidation I understand that the City of Hapeville, and less of any action or approval on this approval on the substant of City of Hapeville's Ordicity of Hapeville shall be adhered to. I can seen read and explained to me and I have it is a felony to make false statements or was and I may be prosecuted for violation the Date	plete and on of this Georgia, oplication. nances in read and e full and writings to

Mixed-Use Development	
Accessory Structure	
New Single Family Residential Construction	
tion: 138sf per blog 04 sqft per building the existing structure: brick and	
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.

(Please Print & Initial)

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

, 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=PTIICOOR 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.
Jumes Babacack 10/15/19
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.









