

DEPARTMENT OF PLANNING AND ZONING PLANNER'S REPORT

DATE: November 13, 2019

TO: Tonya Hutson

FROM: Michael Smith

RE: Design Review – 282 Birch Street

Not Applicable:

Key:

BACKGROUND

The City of Hapeville has received a design review application from Kevin Clark for the addition of a new 241 sq. ft. rear deck and the construction of a new 347 sq. ft. detached garage for an existing single-family dwelling at 282 Birch Street. The new deck will be made of pressure treated wood and the garage will be designed to match the existing dwelling in style.

The property is zoned R-1, One-Family Residential and is subject to the Neighborhood Conservation Area, Subarea E of the Architectural Design Standards.

CODE

SEC. 81-1-7. NEIGHBORHOOD CONSERVATION AREA

Based on goals established in this chapter, the following standards are required in the neighborhood conservation area identified in section 81-1-3. This includes two subareas: subarea D and subarea E. All of the standards contained in this section shall apply to all development in all subareas. Subarea requirements are found within the applicable subsection.

This section shall govern subarea C of the commercial/mixed-use area. It may also govern one-family detached dwellings and two-family dwellings in the commercial/mixed-use area, provided that the section is applied in its entirety.

(a) Site development standards

- Except where indicated, setbacks shall be established by zoning.
- (h) Detached one-family dwellings/ two-family dwellings. In addition to the requirements of subsections (a) through (g), the following shall apply to detached one-family dwellings and two-family dwellings.

Outbuildings. In conventional development, outbuildings are often designed and located as an afterthought. Yet in traditional towns and cities, outbuildings serve to enrich the quality of design through their placement,

design and use. In Hapeville, where outbuildings are provided on many residential lots, their design must be to the same high standards found in the community's neighborhoods.

The following standards shall apply to construction of new outbuildings in residential districts.

- i. On lots with one street frontage, set outbuildings back at least 15 feet behind the front facade of the principal building.
- ii. On corner lots, outbuildings should be setback at least 15 feet behind the front facade of the principal building and with a setback greater than or equal to that of the facade along the side lot line.
- O iii. Outbuilding may be linked to the principal building with covered walks, trellises or enclosed breezeway.
- 🦥 iv. Outbuildings shall be of compatible material and architectural style to the principal building.
- v. Outbuildings shall have a minimum height of 14 feet and a maximum height of that of the principal building or 25 feet, whichever is less.
- vi. Outbuildings shall be set a minimum of ten feet from any other outbuilding on adjoining lots.

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 deck complies with the setback requirements of zoning. The architectural design standards provide no other guidance for rear decks, which can be approved at the discretion of the Design Review Committee.

Upon review of the information provided by the Applicant for the garage, the following items have been found to be missing or deficient and should be addressed by the Applicant and the Design Review Committee:

- 1. The applicant should provide the material for the garage roof and the roof of the primary structure to ensure consistency.
- 2. The applicant should provide the height of the garage from grade, ensuring it is at least 14' high.
- 3. The applicant should ensure there are no outbuildings within 10' of the proposed structure on the adjacent lot.

Once these items are addressed to the satisfaction of staff and the Design Review Committee, the garage can be approved.

CITY OF HAPEVILLE DESIGN REVIEW APPLICATION

SUBMITTAL DA	ATE: 10-9-19
au	Il applications must be typed or neatly printed. Applications or an atthorized representative is required to personally appear at the Design Review eeting to answer questions.
Ev me su	ne Design Review Committee meets the third Wednesday of each month. Very attempt will be made to place your application for review on the next conth's agenda following the submittal of a completed application with apporting documents; however, that may not always be possible. The City serves the right to schedule applications as deemed necessary.
Applicant: <u>K</u> e	Vin Clark Contact Number:
Applicants Addre	ss:
E-Mail Address:	Classification: Residential (A-1
Address of Propo	sed Work: 282 Birch Street Hapeville Ga 30354
	RMATION MUST BE PROVIDED): 14-0094-0010-162-4
Property Owner:	KEVIN Clark KKandC Fryestment Contact Number:
Project Descript	tion (including occupancy type): Add on the deckto
the rea	r of the House and demo shed in
	of the house leaving only the slab
and bu	ilding a one car garage
Contractors Nar	me: Gregory Wynn Contact Number:
Contact Person:	Kevin Clark Contact Number:
property. I do here accurate, and I un application and an reserves that right to further understand full. I hereby acknowite the English la voluntarily complete	ication to the City of Hapeville, to the Design Review Committee for the above referenced by swear or affirm that the information provided here and above is true, complete and derstand that any inaccuracies may be considered just cause for invalidation of this y action taken on this application. I understand that the City of Hapeville, Georgia, to enforce any and all ordinances regardless of any action or approval on this application. It is my/our responsibility to conform with all of City of Hapeville's Ordinances in owledge that all requirements of the City of Hapeville shall be adhered to. I can read and anguage and/or this document has been read and explained to me and I have full and ed this application. I understand that it is a felony to make false statements or writings to e, Georgia pursuant to O.C.G.A. 16-10-20 and I may be prosecuted for violation thereof.
Applicants Sign	Date Date

Project Class (check o	ne):	
Residential	Commercial	Mixed-Use Development
Project Type:		
New Commercial C	Construction _	Addition to Existing Commercial Building
Addition to Existing	Residential Structure	Accessory Structure
Site Plan, Grading	& LandscapingN	New Single Family Residential Construction
Other (DECK	\mathcal{L}	241 sa.ft (Deck)
Total Square Footage of p	roposed New Construction	241 sq.ft (Deck) :174x20'-0' 347 sq. ft(Gar
Total Square Footage of e		
Estimated Cost of Constru	ction: 5,000.00	
shed. New	garage will	existing structure: Wood Siding That is corrently a have same hardie
Deck will be wood the	e built with Garage wi the exterior	terior facade of the new structure: The pressure treated be frammed with will have the the house currently

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 <u>Keyin Clark KC</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.



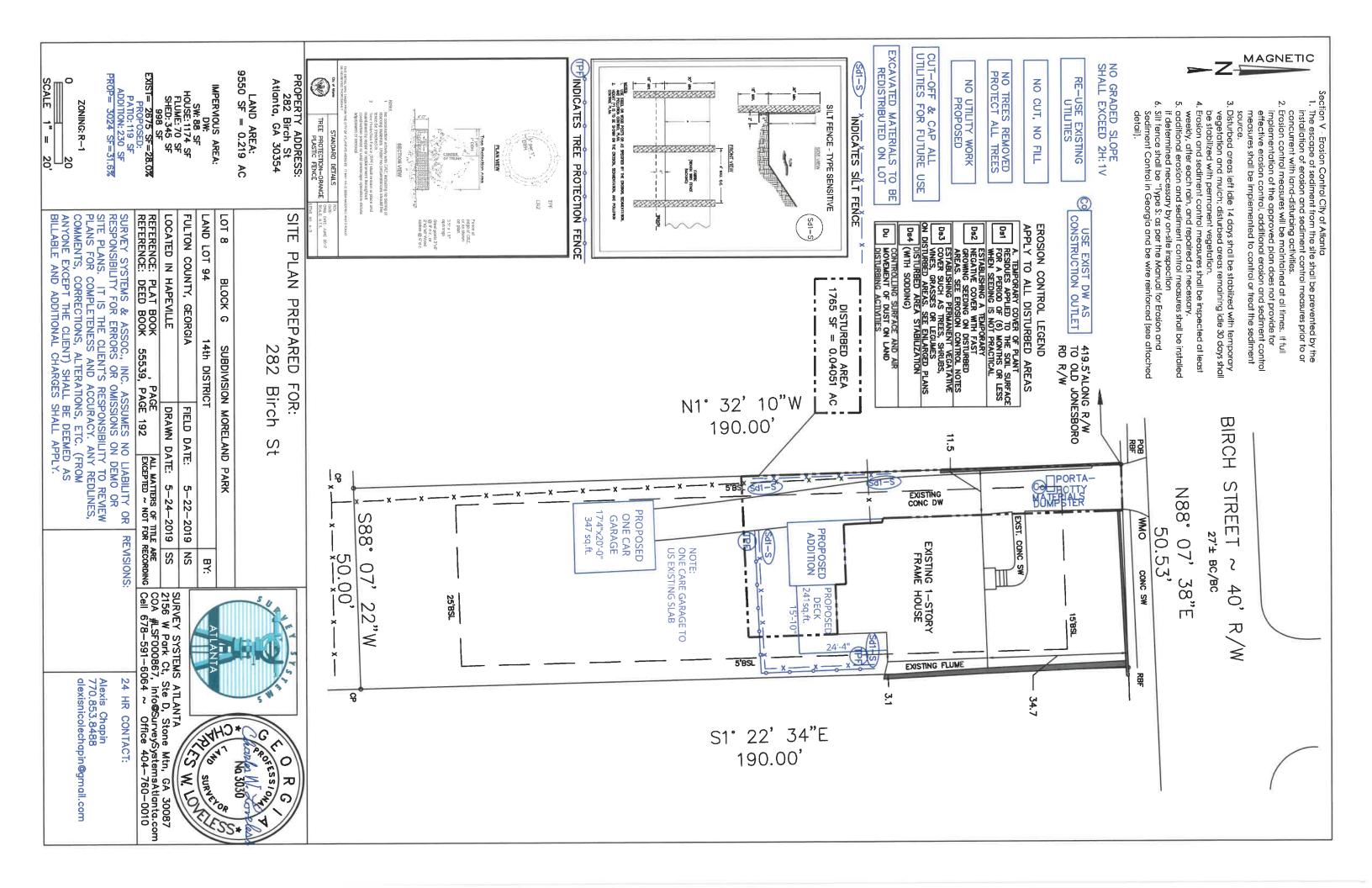
DEPARTMENT OF PLANNING AND ZONING

DESIGN REVIEW APPLICATION INSTRUCTIONS AND ACKNOWLEDGEMENT

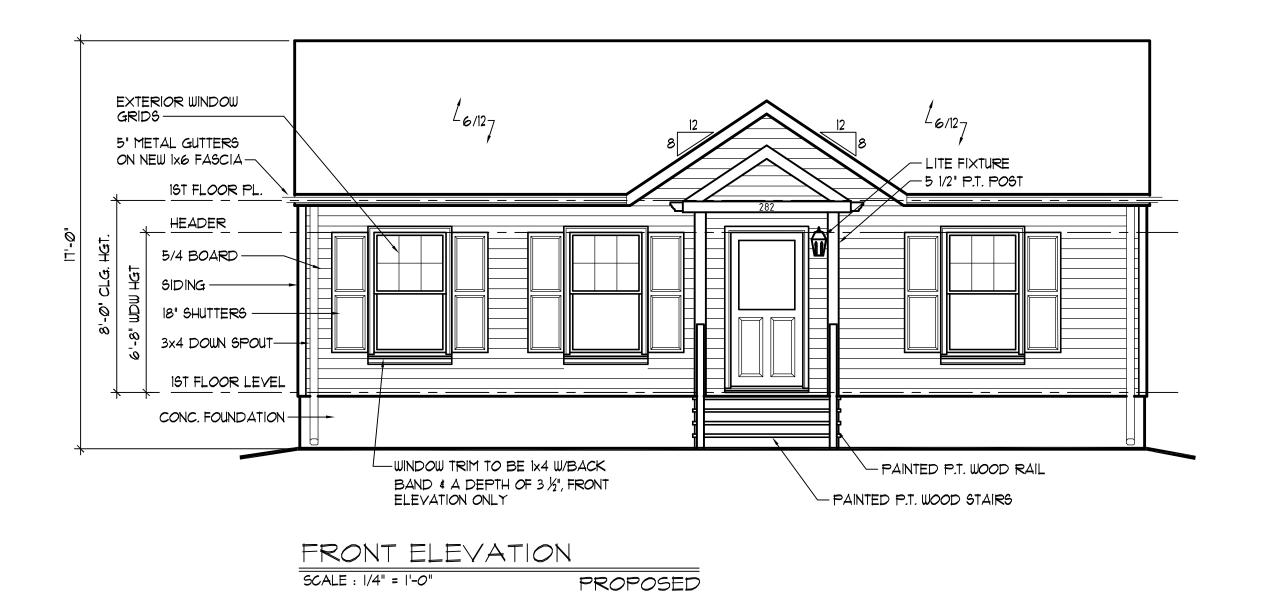
l, the undersigned, agree that with my signature and submission to the City o following:	f Hapeville, I have done the
Read the City of Hapeville's Architectural Design Guidelines and relevan proposed project. The Architectural Design Guidelines may be found here: https://library.municode.com/ga/hapeville/codes/code of ordinances?node	
Ensured that my proposed project meets all of the required criteria per of Ordinances.	the City of Hapeville Code
Submitted my application materials in full by the published deadline for Design Review Committee meeting.	review by Staff prior to the
Identified and explained all deficiencies or components of the proposed with the requirements set forth in the Code. This explanation should be subn document in the application.	
Understood that any deficiencies in the application must be resolved at Design Review Committee meeting or the application may not be presented t	
Submitted architectural drawings and details for all projects unless allow Community Services or Planning & Zoning Department.	ed in writing by the
Agreed to submit any required revisions by the Design Review Committe to the Community Services Department for review prior to requesting any per	
Understood that builder must follow approved plan and that the Certif	ficate of Occupancy will
not be issued until a Design Inspection is performed and Architectural Desig	n Standards are met.
Kern Clark	10-9-19
Printed Name Signature	Data

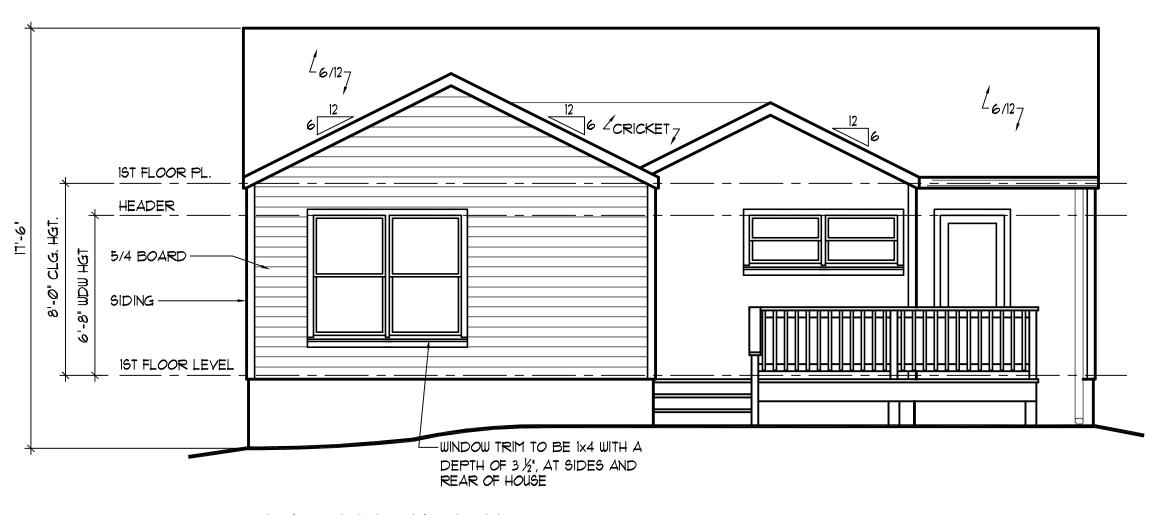
Should you have any questions, please do not hesitate to contact the Community Services Department at 404-669-2120.

Thank you for interest and investment in the City of Hapeville.





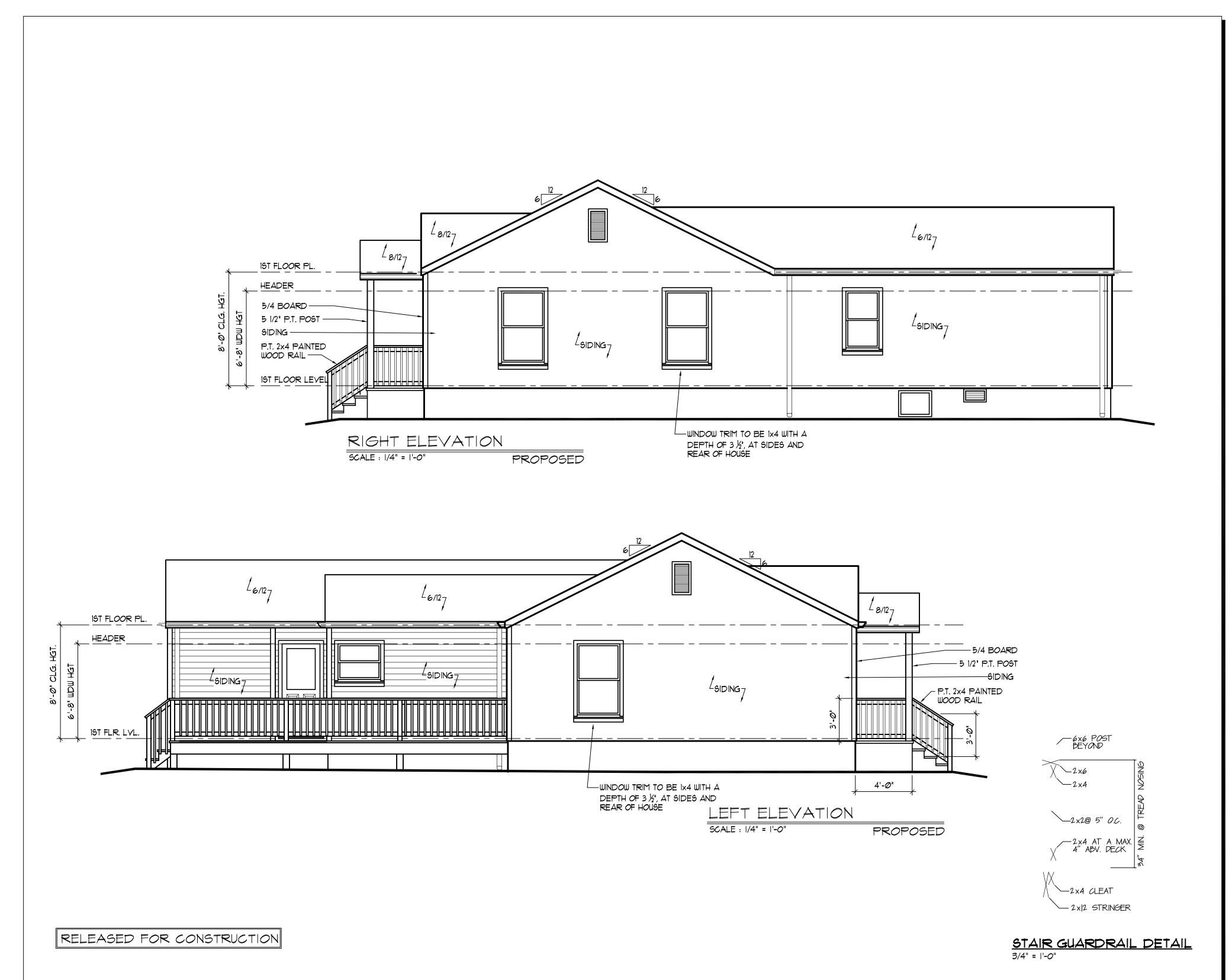




REAR ELEVATION

SCALE: 1/4" = 1'-0" PROPOSED

RELEASED FOR CONSTRUCTION



Cadd Woodstock, Ga. 30 Phone: 678-445-2 Assistance Fax: 678-445-0 Corporation

BIRCH ST. REMODEL

CONSTRUCTION CO. LLC KEVIN CLARK 770-853-8488

COPYRIGHT 2019		
B.B.		
10/04/19		
date		

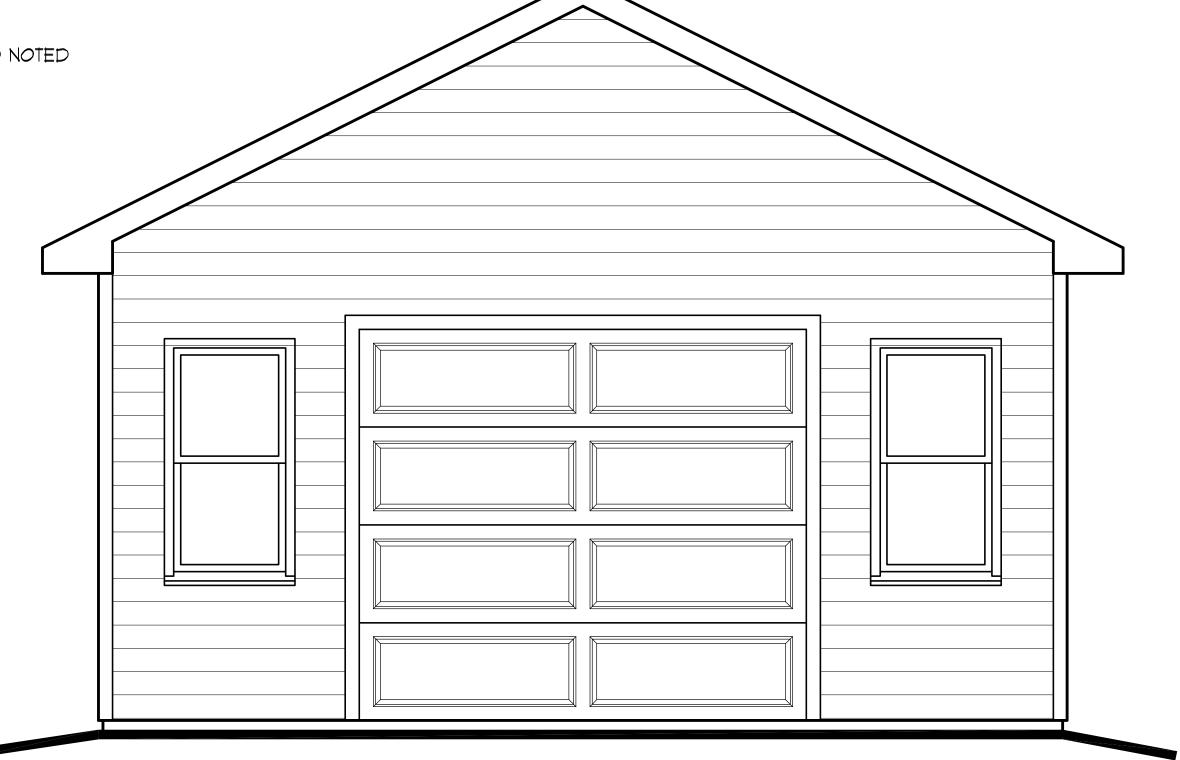
sheet no.

GENERAL NOTES:

- BUILDER TO VERIFY ALL PERTINENT INFORMATION REGARDING DIMENSIONS, CONSTRUCTIONS MAT'LS, METHODS, AND STRUCTURAL SIZING
- SIZE AND LOCATION OF RETAINING WALL(S) ARE TO BE DETERMINED BY CONTRACTOR ACCORDING TO SITE CONDITIONS
- NUMBER OF TREADS AND RISERS AT ALL EXTERIOR STAIRS TO BE DETERMINED BY CONTRACTOR ACCORDING TO SITE CONDITIONS
- ALL DIMENSIONS ARE TO STUD
- ALL ANGLED WALLS ARE TO BE 45° UNLESSED NOTED OTHERWISE

SCOPE OF WORK

- REPLACE EXISTING ONE CAR GARAGE WITH A NEW ONE CAR GARAGE UTILIZING THE EXISTING SLAB PLAN. CURRENT STRUCTURE IS TO BE COMPLETELY REMOVE EXCEPT FOR THE SLAB



GARAGE REMODEL

282 BIRCH ST. Atlanta, Ga. 30354

- International Building Code, 2012 Edition, with Georgia Amendments (2014)(2015)
- International Residential Code, 2012 Edition, with Georgia Amendments (2014)(2015)
- International Fire Code, 2012 Edition, with Georgia Amendments (2014)
- International Plumbing Code, 2012 Edition, with Georgia Amendments (2014)(2015)
- International Mechanical Code, 2012 Edition, with Georgia Amendments (2015)
- International Fuel Gas Code, 2012 Edition, with Georgia Amendments (2014)(2015)
- National Electrical Code, 2017.2 Edition, with no Georgia Amendments
- International Energy Code, 2009 Edition, with Georgia Supplements and Amendments (2011)(2012)
- 2012 NFPA 101 Life Safety Code with State Amendments (2013)

	DRAWING	IND	EX
A-0	COVER SHEET	A-3	PROPOSED ELEVATIONS / PLANS
A-1	EXISTING ELEVATIONS / PLANS	D-1	DETAILS

RELEASED FOR CONSTRUCTION

Corporation

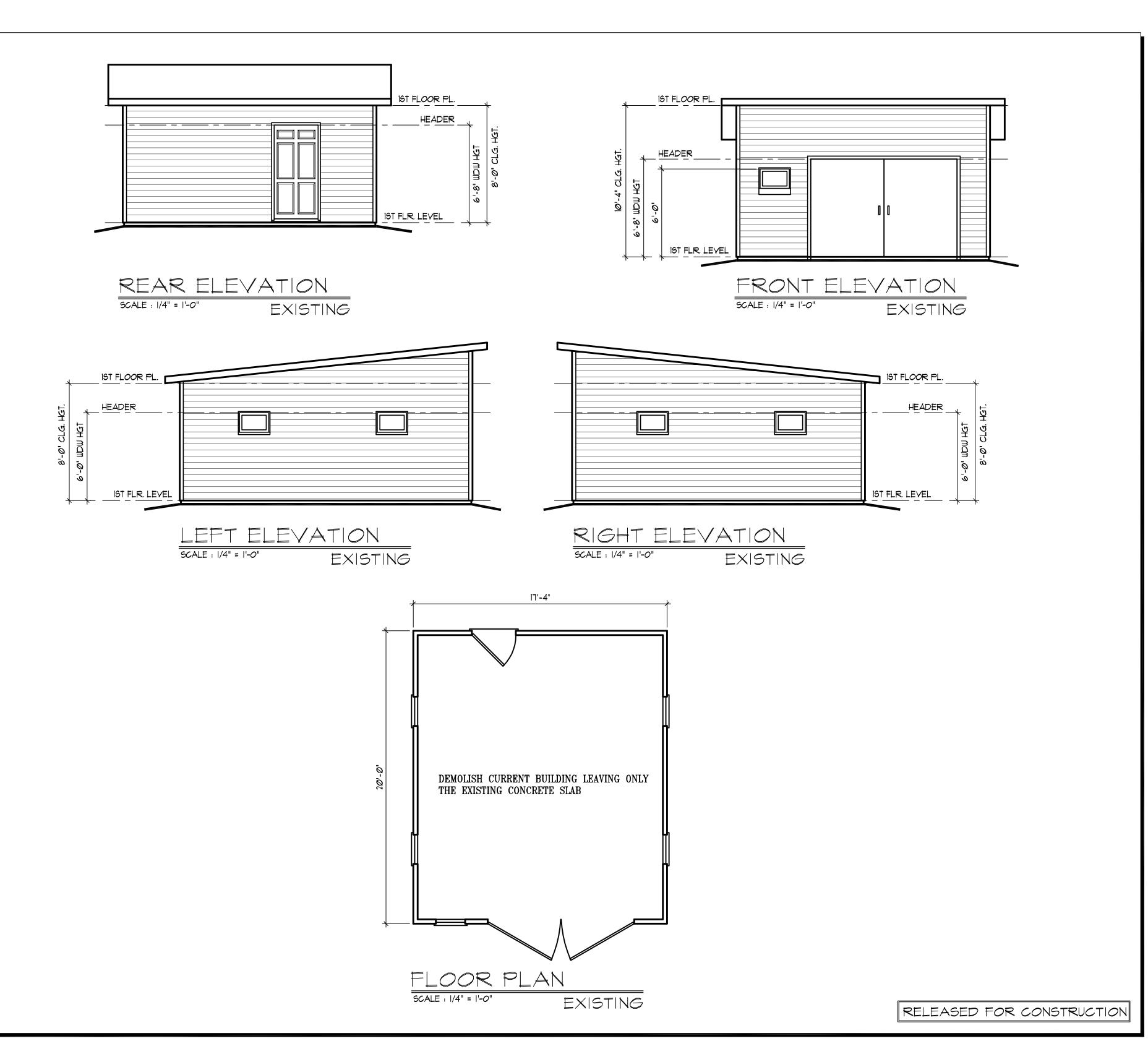
179 COLONIAL
Woodstock, Ga
Phone: 678-445

BIRCH ST. GARAGE REPLACEMENT

CONSTRUCTION CO. LLC
KEVIN CLARK

project no.	
drawn by	B.B.
checked by	
date	10/04/19
revised	
no.	date

A-0



Cadd woodstock, Ga. 30189

Phone: 678-445-2633

COPPORATION

BIRCH ST. GARAGE REPLACEMENT

CONSTRUCTION CO. LLC KEVIN CLARK 770-853-8488

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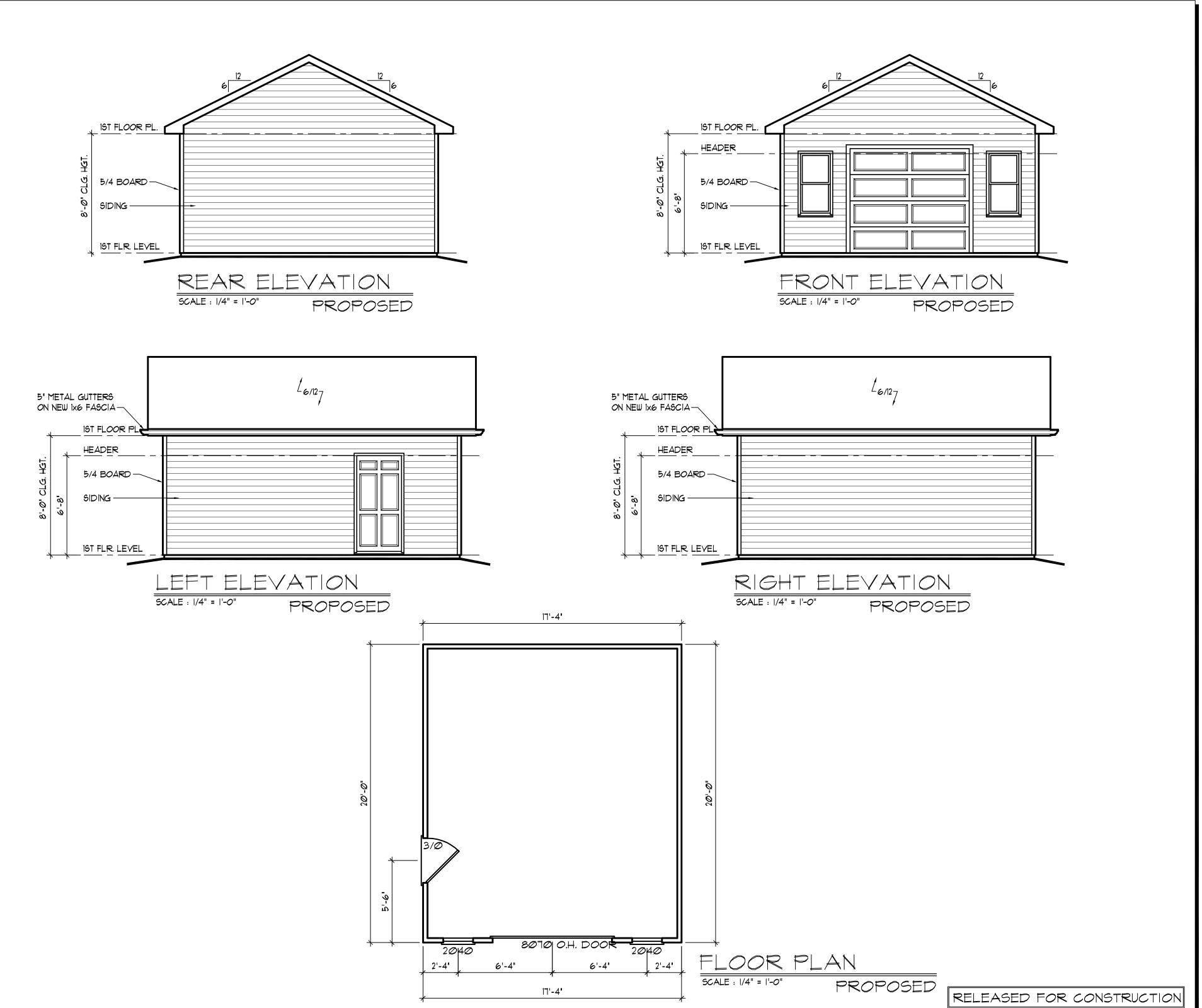
project no.

drawn by B.B.

checked by -
date |0/04/19|

revised |
no. | date |

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Cadd Woodstock, Ga. 30189

Phone: 678-445-2632

COrporation

BIRCH ST. GARAGE REPLACEMENT

CONSTRUCTION CO. LLC. KEVIN CLARK 770-853-8488

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revised				
no.	date			

sheet no.

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