

**Board of Appeals Meeting
700 Doug Davis Drive
Hapeville, Georgia 30354**

March 28, 2019 6:00PM

AGENDA

1. Welcome And Introduction

2. Election Of Officers

- Board of Appeals - Chairman
- Board of Appeals - Vice Chairman

3. Minutes Of December 20, 2019

4. New Business

4.I. 876 Virginia Avenue Variance Request

Philip Jones is requesting a variance to increase the limitations of an awning sign at 876 Virginia Avenue, Parcel Identification Number 14 0098 001 0698. The property is zoned U-V, Urban Village and is subject to the zoning regulations under Section 93-3.3-18 of the City of Hapeville Zoning Ordinance.

- Public Comment

Documents:

[876 VIRGINIA AVENUE - VARIANCE APPLICATION_REDACTED.PDF](#)
[PLANNERS REPORT 876 VIRGINIA AVE BOARD OF APPEALS.PDF](#)

4.II. 525 King Arnold Street Variance Request

Will Bryant is requesting a variance to allow a reduction in the minimum front yard setback from 15' to 2'10" to allow for a projecting canopy at 525 King Arnold Street, Parcel Identification Number 14 0095 LL0131. The property is zoned V, Village and is subject to the zoning regulations under Section 93-11.1-6 of the City of Hapeville Zoning Ordinance.

- Public Comment

Documents:

[525 KING ARNOLD STREET - VARIANCE APPLICATION.PDF](#)
[PLANNERS REPORT 525 KING ARNOLD ST BOARD OF APPEALS.PDF](#)

5. Next Meeting Date - Thursday, April 25, 2019

6. Adjourn

19-BOA-03-01

**CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
VARIANCE APPLICATION**

Name of Applicant Philip Jones
 Mailing Address 1155 Virginia Ave Ste E, Hapeville, GA 30354
 Telephone 404-763-0690 Mobile # [REDACTED] Email [REDACTED]
 Property Owner (s) Philip Jones / Vancor Investments
 Mailing Address 1155 Virginia Ave Ste E, Hapeville, GA 30354
 Telephone [REDACTED] Mobile # [REDACTED]
 Property Address/Location: 876 Virginia Ave, Hapeville, GA 30354
 Parcel I.D. # (INFORMATION MUST BE PROVIDED): 14-0098-0001-069-8
 Square Foot of Property 18,905 sq ft Building Size 2893 sq ft Zoning UV
 Present Land Use Former Pizza Hut / Under Construction
 Variance Requested Add Smoothie King signage To Awnning
 Applicable Code Section SubArea B 93-3.3-18-

Gen. sign Req.

I hereby make application to the City of Hapeville, Georgia 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 the 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 too. 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 a violation thereof.

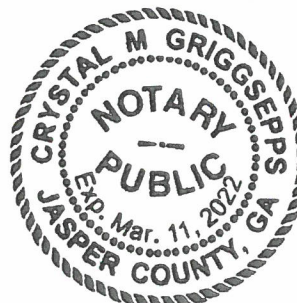
Applicant's signature

Date: 3/1/19

Sworn to and subscribed before me

This 1st day of March, 2019.

[Signature]
 Notary Public



**CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
VARIANCE APPLICATION**

WRITTEN SUMMARY

In detail, explain any extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography that would qualify for a variance.

Due to the existing structure sitting further back off Virginia Ave than desired, the signage, which will be located on the awning is important to the success of the business because it allows a consistent brand image that the customer will be able to recognize

Explain how the application of the ordinance to this particular piece of property would create an unnecessary hardship.

If the logo on the awning is not allowed it will prevent the signage and logo from standing out and being easily and consistently identified by the consumer. This branding is needed to ensure that the location can capture enough customers to ensure the success of the site in the City of Hapeville

Explain how these conditions are peculiar to the particular piece of property involved.

As seen on the marquee Smoothie King standalone design provided a distinct and recognizable branding enables customers to easily and consistently identify a Smoothie King Standalone location.

What, if any, detriment to the public good would the proposed project have if a variance was granted?

The variance will not in any way be in detriment to the public.

**CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
VARIANCE APPLICATION**

AUTHORIZATION OF PROPERTY OWNER

I CERTIFY THAT I AM THE OWNER OF THE PROPERTY LOCATED AT:

876 Virginia Ave, Hapeville, GA 30354

City of Hapeville, County of Fulton, State of Georgia

WHICH IS THE SUBJECT MATTER OF THIS APPLICATION. I AUTHORIZE THE APPLICANT NAMED BELOW TO ACT AS THE APPLICANT IN THE PURSUIT OF A VARIANCE FOR THE PROPERTY.

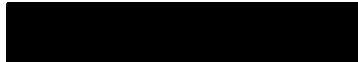
Name of Applicant

Philip Jones

Address of Applicant

1155 Virginia Ave Ste E, Hapeville, GA 30354

Telephone of Applicant



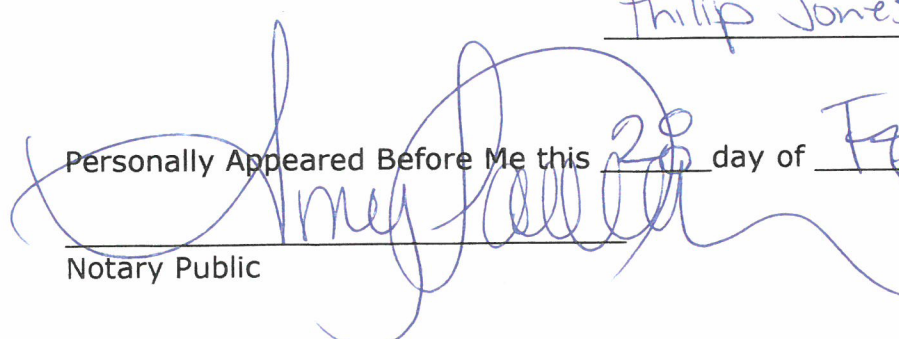


Signature of Owner

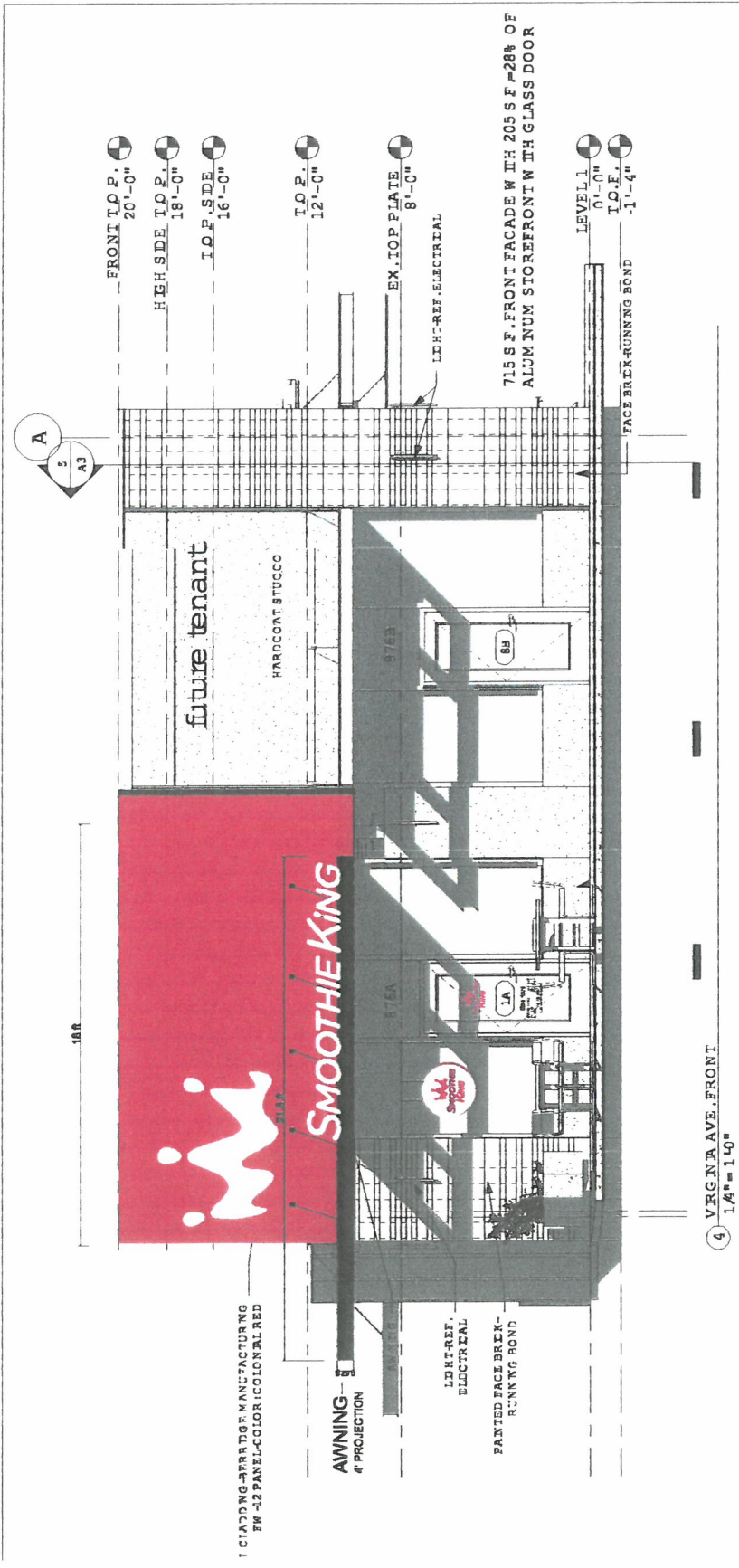
Philip Jones

Print Name of Owner

Personally Appeared Before Me this 28 day of Feb, 2019


Notary Public

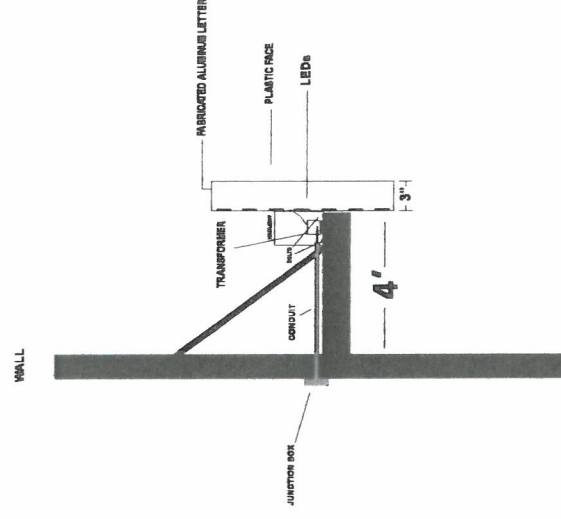
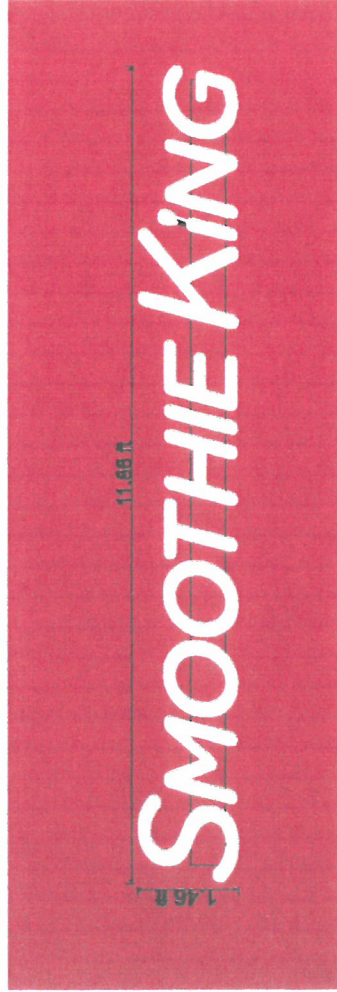




Smoothie King Store # 913 876 Virginia Ave. Hapeville, GA. 30354

CHANNEL LETTER SIGN ON AWNING 17.3sq.ft.

Background color for contrast only





TREY LUCAS
ARCHITECTURE
324 Eastland Drive
Decatur, GA 30030
c: 403.307.0771
trey@treylucas.com

Philip Jones
jones_philip29@hotmail.com
c: 404.915.7458

SMOOTHIE KING #913
876 Virginia Avenue,
Hapeville, GA 30354

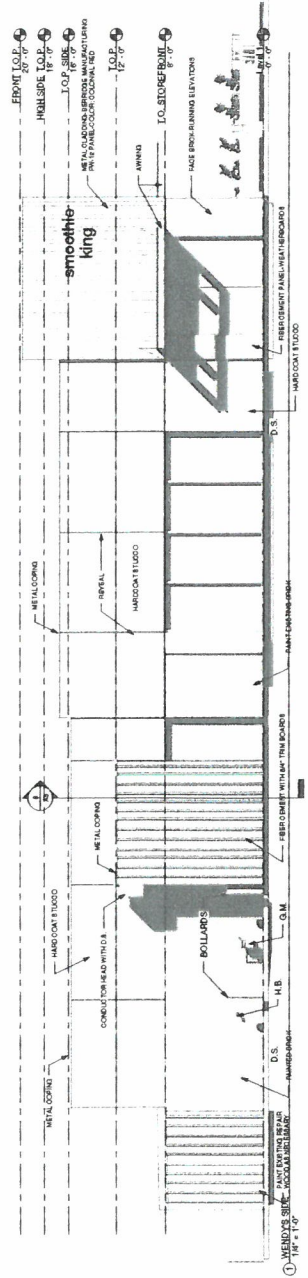
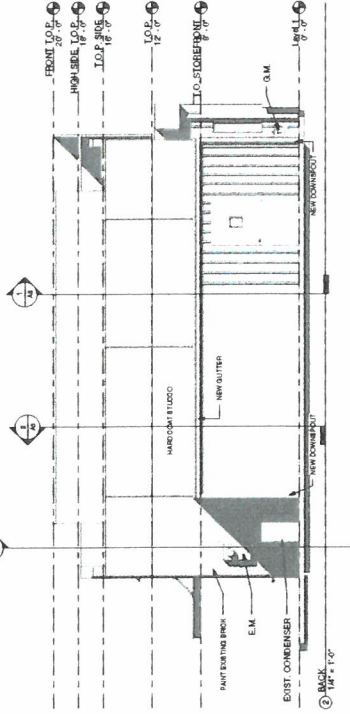
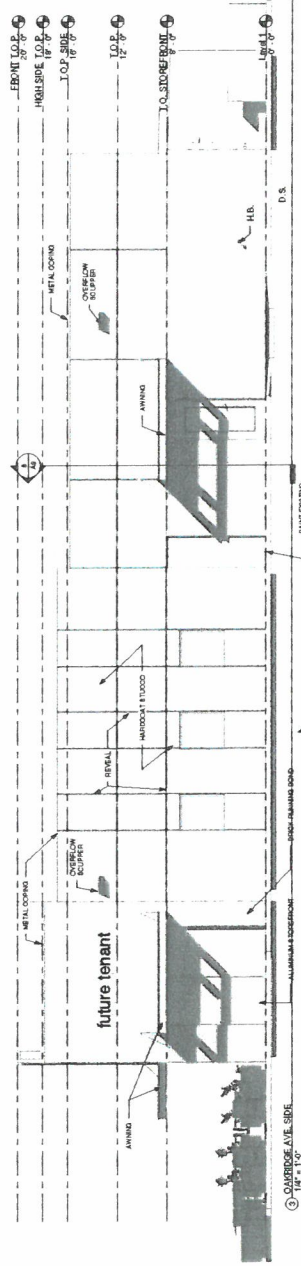
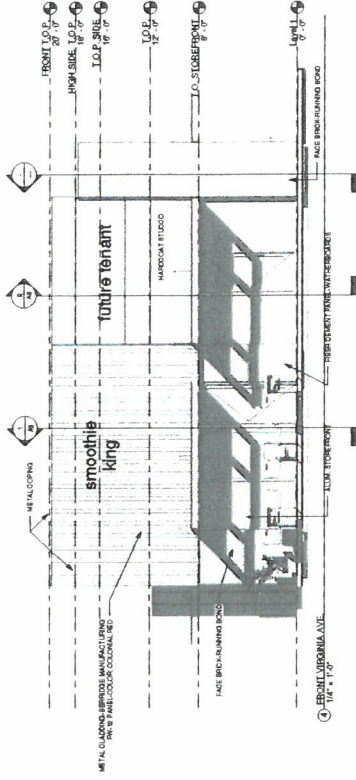
DESIGN DEVELOPMENT

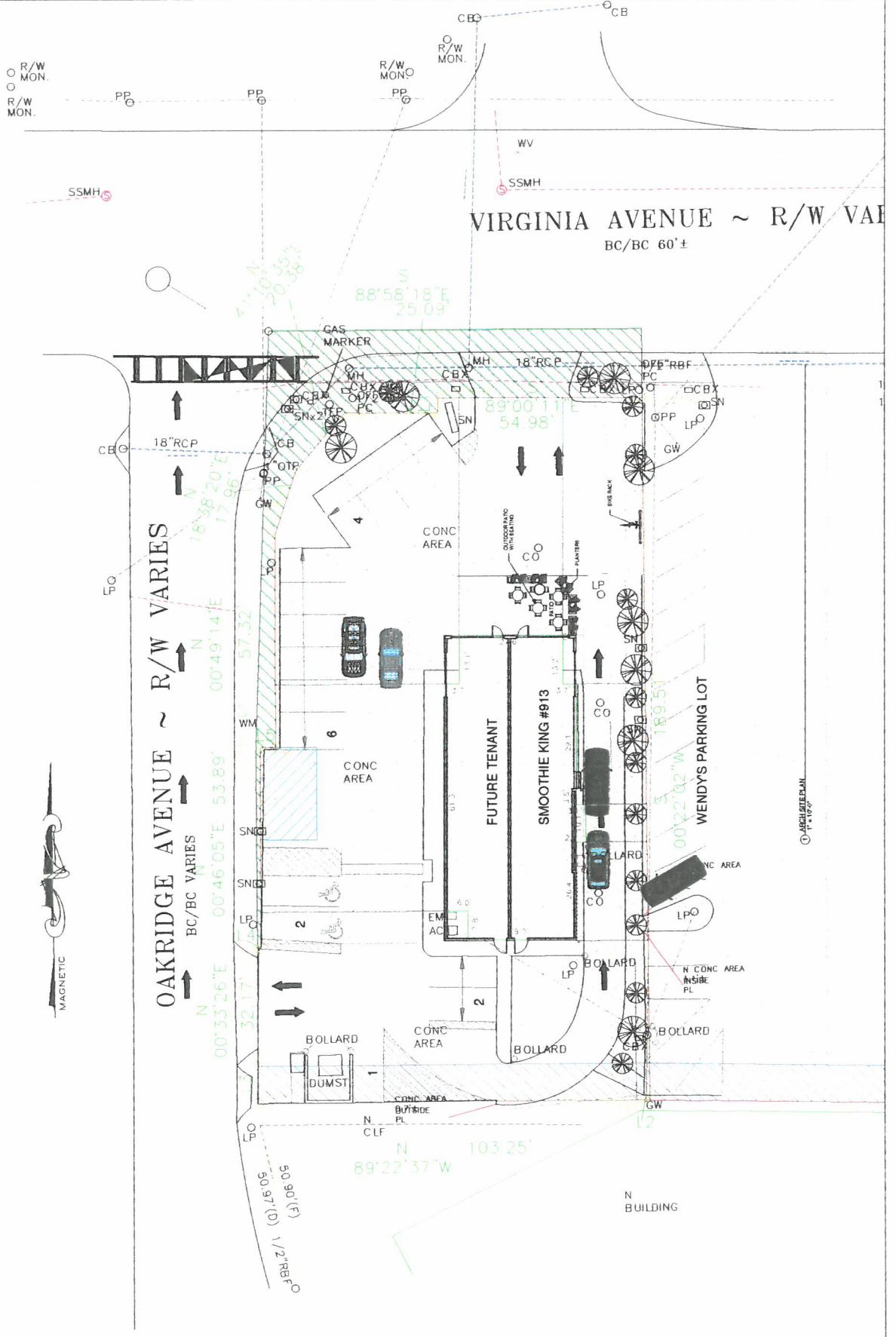
No.	Description	Date

EXTERIOR
ELEVATIONS

Project Number	Project Number
Date	7/28/18
Drawn By	III
Checked By	Checker
Scale	1/4" = 1'-0"

A2





LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 98 of the 14th Land District of Fulton County, Georgia, and being more particularly described as follows:

Beginning at the corner formed by the intersection of the easterly Right of Way line of Oak Ridge Avenue with the southerly Right of Way line of Virginia Avenue, Thence run easterly along the southern Right of Way of Virginia Avenue South 88 Degrees 58 Minutes 18 Seconds East a distance of 25.09 feet to a point,

Thence North 00 Degrees 59 Minutes 49 Seconds East a distance of 4.00 feet to a 0.5" RBF,

Thence run South 89 Degrees 00 Minutes 11 Seconds East a distance of 54.98 feet to a 0.5" RBS, located on the southern R/W of Virginia Avenue,

Thence leaving said Right of Way run South 00 Degrees 22 Minutes 02 Seconds West a distance of 189.51 feet to a point,

Thence run North 88 Degrees 14 Minutes 23 Seconds West a distance of 2.08 feet to a 0.5" RBF,

Thence run North 89 Degrees 22 Minutes 37 Seconds West a distance of 103.25 feet to a Disk, Right of Way Monument, located on the eastern Right of Way line of Oak Ridge Avenue,

Thence run North 02 Degrees 11 Minutes 45 Seconds East a distance of 10.03 feet to a point,

Thence run North 00 Degrees 33 Minutes 26 Seconds East a distance of 32.17 feet to a point,

Thence run South 86 Degrees 20 Minutes 39 Seconds East a distance of 0.93 feet to a point,

Thence run North 00 Degrees 46 Minutes 05 Seconds East a distance of 53.89 feet to a 0.5" RBF,

Thence run North 89 Degrees 36 Minutes 02 Seconds East a distance of 4.08 feet to a point,

Thence run North 00 Degrees 49 Minutes 14 Seconds East a distance of 57.32 feet to a 0.5" RBF,

Thence run North 18 Degrees 38 Minutes 20 Seconds East a distance of 17.96 feet to a point,

Thence run North 41 Degrees 10 Minutes 35 Seconds East a distance of 20.38 feet to a point, said point being the True Point of Beginning.

Land Area = 0.434 AC

The End



Department of Planning & Zoning

PLANNER'S REPORT

TO: Adrienne Senter
FROM: Lynn Patterson
RE: Variance Application for 876 Virginia Avenue
DATE: March 12, 2018

BACKGROUND

The City of Hapeville has received a variance application from Philip Jones of Vancole Investments to allow for the installation of an awning sign as part of the construction of a new Smoothie King at 876 Virginia Avenue. The proposed sign is 1.46' by 11.86', or 17.3 SF in area. The proposed sign would require relief from the requirement that awning signs not exceed 50% of the area of the awning and the total square footage of the sign per district requirements. The property is currently zoned U-V, Urban Village, and is in the General Commercial Sign District.

CODE

ARTICLE 3.3. - SIGNS AND MURALS

Sec. 93-3.3-1. - Statement of purpose and intent.

- (a) This division seeks to create the legal framework necessary to ensure a comprehensive and balanced system of signs within the city. A comprehensive regulation is necessary to ensure that signs installed in the city are compatible with the unique nature and character of the community. The purpose of this division is to preserve the right of free speech and expression, facilitate appropriate communication between people and their environment, promote the public health, safety and welfare, and avoid the visual clutter that is potentially harmful to traffic and pedestrian safety, property values, business opportunities, and community appearance.

With these concepts in mind, the provisions in this division, which regulate signs by such factors as design, size, height, spacing and location, but not on the basis of any message conveyed by such signs, and also regulate the maintenance of signs, are hereby established to achieve the following purposes:

- (1) To protect the health, safety, general welfare and property values of residents and property owners of the city.
- (2) To promote and implement the goals, objectives and policies adopted in the comprehensive plan.
- (3) To effectively balance public and private objectives by allowing adequate signs for the needs of business and developers.
- (4) To regulate the installation and placement of signs in order to provide safe operating conditions for pedestrians and motorists by eliminating unsafe, cluttered, distracting, or illegal signs.

- (5) To promote the use of signs that are aesthetically pleasing, of appropriate scale, integrated with surrounding buildings and landscape, and compatible with the character of the surrounding area.
 - (6) To ensure the protection of free speech rights provided by the United States Constitution and the Georgia Constitution.
- (b) It is the intent of this division to:
- (1) Enable the public to locate and design sign facilities without difficulty or confusion.
 - (2) Provide functional flexibility, encourage variety and relate signing to basic principles of good design.
 - (3) Balance the rights of individuals to convey messages through signs and the right of the public to be protected against the unrestricted proliferation of signs by regulating signs on the basis of such factors as design, height, spacing, and location, but not on the basis of the content of any message conveyed thereby.
 - (4) Provide an enhanced visual environment for residents and visitors and protect existing view sheds in the community.
 - (5) Promote economic development.
 - (6) Ensure the fair and consistent enforcement of sign regulations.

Sec. 93-3.3-17. - Sign standards by sign district.

(e) General commercial. Master planned developments in the general commercial sign district that are proposed or existing developments that propose a sign package may provide a detailed sign plan to planning commission for approval. The commission shall consider the purpose and intent of this division in determining the appropriateness of the sign package.

Permitted sign types and regulations for signs in the general commercial sign district include:

- (7) *Awning signs.*
- (9) ***The sign area for any lot shall not exceed one square foot for every linear foot of lot frontage, regardless of the construction, placement or type of sign or signs.***

General Commercial

	Ground Sign	Projecting Sign	Wall Sign	Temporary Sign	Window Sign	Awning Sign
Maximum Height	15 feet	Not above roofline				
Maximum Width	8 feet	6 feet	50% of façade width	8 feet		
Maximum Area	50 square feet	32 square feet	1 SF/LF of building or tenant façade	32 square feet	50% of window area	50% of awning area
Maximum Number	2	1/primary façade; 1/secondary façade	1/primary façade; 1/secondary façade	2/year	No Maximum	2

Sec. 93-3.3-18. – General sign regulations.

In addition to the limitations set forth in the other sections of this division, the following limitations shall apply to these specific types of signs:

- (3) *Awning signs.*
 - a. An awning sign must be painted or installed directly on the awning.
 - b. **The sign area of any awning sign shall not exceed 50 percent of the surface area of the awning.**
 - c. Awnings must be a maximum of eight feet above the sidewalks and may extend to within one foot of the vertical plane formed by the curb or the public right-of-way line.

FINDINGS

Sec. 93-3.3-22. - Variance for signs in this division.

In any appeal brought under section 93-3.3-4, the board of appeals shall judge a request for a variance from the terms of this division based on the following criteria:

- (1) All signs and structures within the business development are in conformance with this division; and
- (2) The variance, if granted, would not cause substantial detriment to other property owners or tenants, or to the public good, nor would it impair the purpose and intent of this division; and
 - a. The board of appeals may consider factors such as the size of the buildings constructed on the subject lot, the potential to subdivide the lot, and the number of different tenants occupying the buildings.
 - b. Financial loss to the appellant is not sufficient grounds by itself to justify a variance.
 - c. Peculiar conditions or circumstances that are the result of actions of the current or former owner of the property covered by the application cannot be considered as grounds to justify a variance.
 - d. The authority to erect and maintain additional signs as may be permitted under any such variance shall terminate upon the subdivision of the lot for which such variance was granted.

RECOMMENDATION

The restrictions on awning signs as defined in the code presuppose signs made of lettering attached directly to canvas awnings. The lack of acknowledgement of the type of sign proposed by the applicant is a limitation of the code. The installation of a sign made of channel letters attached to a metal awning would not itself run counter to the purpose and intent of this division.

However, the increased size of the sign cannot be justified as it sets a precedent for other businesses in the city. The maximum area of *all* signs on the lot may not exceed one square foot per linear foot of tenant frontage; the proposed Smoothie King logo to be displayed on the wall behind the awning must also be considered in that calculation. The tenant frontage is provided as 18'. While the area of the Smoothie King logo has not been provided, the proposed awning sign alone takes up 17.3 SF of the 18 SF allotment.

The proposed variance for the awning location is recommended for approval by staff. Staff cannot recommend the increased square footage for the total sign area.



876 Virginia Avenue

19-BoA-03-02

**CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
VARIANCE APPLICATION**

Name of Applicant Will Bryant

Mailing Address 434 Marietta Street NW, Atlanta, GA 30313

Telephone 678.251.4602 Mobile # _____ Email wbryant@mcmillanpazdansmith.com

Property Owner (s) Al Collins

Mailing Address 1636 Connally Drive, East Point, GA 30344

Telephone 404-612-8771 Mobile # _____

Property Address/Location: 525 King Arnold Street, Hapeville, GA 30354

Parcel I.D. # **(INFORMATION MUST BE PROVIDED):** 14 0095 LL0131

Square Foot of Property 46487.1 Building Size 5850 Zoning V - Village

Present Land Use Library

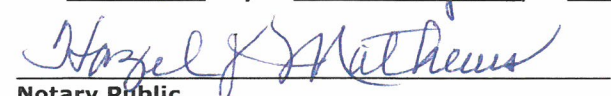
Variance Requested Canopy of roof extends beyond 15' front yard setback line

Applicable Code Section Article 11.1 - V Zone (Village), Sec. 93-11.1-6 - Area, placement, and buffering requirements

I hereby make application to the City of Hapeville, Georgia 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 the 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 too. 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 a violation thereof.


Applicant's signature
Date: 2/27/19 2/27/19

Sworn to and subscribed before me
This 27th day of February, 2019.


Notary Public

Hazel J Mathews
NOTARY PUBLIC
Henry County, GEORGIA
My Commission Expires June 23, 2020

**CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
VARIANCE APPLICATION**

WRITTEN SUMMARY

In detail, explain any extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography that would qualify for a variance.

The new Hapeville Library design includes a large canopy that will act as a functional design element on the Southwest side of the building. The overall building design attempts to invite and encourage pedestrian activity with large amounts of public facing glazing, also by moving the facade of the building to the setback line, and shielding the new parking with the building. The building was located closer to the street to allow for the parking lot which the city of Hapeville has expressed interest in sharing for an adjacent park and building. The back portion of the property has trees and topography that would make locating the building and parking lot to the rear of the property difficult. The front facade of the building faces Southwest due to the orientation of the street. This building has been designed to achieve LEED Silver, as such we are attempting to create passive shading for our glazing on this facade. It will also act as shelter for the plaza that will be created between the street and the building. The brick cladding on exterior wall of the library is at the front yard setback line, which is 15'-0" behind the property line, and the canopy extends 12'-2" into the setback. We believe this design will contribute to the urban streetscape that is the goal of the village zoning classification and will help provide an engaging public structure that will help promote Hapeville for years to come.

Explain how the application of the ordinance to this particular piece of property would create an unnecessary hardship.

The canopy with its built-in solar projection "Hapeville" has been received favorably by Hapeville citizens at public input meetings for all of the reasons outlined above. The removal of the canopy would make the public gathering space less desirable, would remove a passive shading element critical to achieving energy goals, and force a redesign. Relocating the building and parking would negatively impact additional trees (minimized tree impact was requested in public input meetings) and cost of construction on a set budget project.

Explain how these conditions are peculiar to the particular piece of property involved.

The street frontage is facing southwest. This means the solar heat gain, especially during the summer will need to be addressed. With the implementation of this large canopy, this issue can be resolved. We are also trying to encourage more pedestrian activity by placing the building at the setback line line. The topography and large tree cover to the rear of the site make the development of the rear portion of the site more challenging to accommodate additional parking desired by both the county and city.

What, if any, detriment to the public good would the proposed project have if a variance was granted?

We do not see this as having any detriment to the public. The building is a part of a government campus that has unique existing features. Because of its location on the site, the building will shield the parking lot from public view. The building will also become a unique landmark for the city of Hapeville.

**CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
VARIANCE APPLICATION**

BUILDING & FUTURE PROPERTY
AUTHORIZATION OF PROPERTY OWNER

BUILDING & FUTURE PROPERTY
I CERTIFY THAT I AM THE OWNER OF THE ~~PROPERTY~~ LOCATED AT:

525 KING ARNOLD STREET, HAPEVILLE, GA 30354

City of Hapeville, County of Fulton, State of Georgia

WHICH IS THE SUBJECT MATTER OF THIS APPLICATION. I AUTHORIZE THE APPLICANT NAMED BELOW TO ACT AS THE APPLICANT IN THE PURSUIT OF A VARIANCE FOR THE PROPERTY.

Name of Applicant
Will Bryant

Address of Applicant
434 Marietta Street NW, Atlanta, GA 30313

Telephone of Applicant
678.251.4602



Signature of Owner

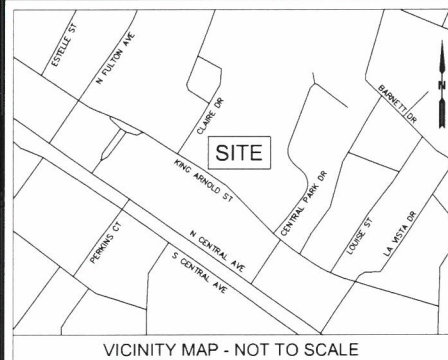
ALFRED COLLINS, ADMINISTRATOR

Print Name of Owner

Personally Appeared Before Me this 27th day of February, 2019.

Hazel J Mathews
Notary Public

Hazel J Mathews
NOTARY PUBLIC
Henry County, GEORGIA
My Commission Expires June 23, 2020



DATUMS

Horizontal: Grid North, NAD83, West Zone (North American Datum of 1983), U.S. Survey Foot, Fulton County, Georgia.
Vertical: NAVD88 (North American Vertical Datum of 1988)
Geoid: Geoid12A Conus

SURVEY NOTES

1. All easements and rights of way of which the surveyor has knowledge are shown herein; others may exist of which the surveyor has no knowledge and of which there is no observable evidence.
2. The property shown herein is subject to all easements and restrictions of record both written and unwritten.
3. According to the Flood Insurance Rate Map (FIRM) for Fulton County, Georgia, (Community-panel number 13121C 0367 F, dated Sept. 18, 2013), the subject property lies within Zone X, defined as "areas determined to be outside the 0.2% annual chance floodplain."
4. The locations of underground utilities shown herein are based on visible structures and maps and/or field located markings provided by the utility companies servicing that utility and are approximate only. The property shown herein may be served by underground utilities which are not shown herein. All Utility Companies should be contacted before beginning any north or construction.
5. North arrow and bearings shown herein are based on GA West Zone – NAD 83 adjusted 2011. Using Global Positional System (GPS) and obtained by RTK observations on 2-12-2018 using the Trimble VRS System. All distances are horizontal ground measurements expressed in U.S. Survey Feet.
6. The field data upon which this plat is based has a closure precision of one foot in 20,080 feet and an angular error of 4 seconds per angle point and was adjusted using the least squares method.
7. Equipment used for measurement:
Angular: Trimble S6 Robotic Total Station
Linear: Trimble S6 Robotic Total Station
GPS: Trimble R6 GPS Receiver
8. This plat was prepared for the exclusive use of the person, persons, or entity named herein. This Plat does not extend to any unnamed person, persons or entity without express written certification by the surveyor naming said person, persons, or entity.
9. State, County, & Local Buffers and Setbacks might exist on the subject property that are not shown herein.
10. Contours and spot elevations shown herein are based on U.S.G.S. datum (NAVD 88). Site Benchmarks are shown herein.
11. This survey is not valid without the Original Signature and Seal of a Georgia Licensed Surveyor.
12. There was no observable evidence of Human Burials or Cemeteries on the Subject Property at the time of the field Survey.
13. Atwell LLC does not warrant the existence or nonexistence of any wetlands or hazardous wastes located on the Subject Property.

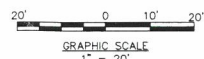
LEGEND

- | | (C)
(R) | |
|------------------------|------------|----------------------------|
| SIGN | | CALCULATED DISTANCE |
| GROUND LIGHT | | RECORD DISTANCE |
| LIGHT POLE | | UNDERGROUND TELEPHONE |
| SPOT ELEVATION | | STORM SEWER LINE |
| WATER VALVE | | SANITARY SEWER |
| FIRE HYDRANT | | WATER LINE |
| WATER METER | | GAS LINE |
| WATER VAULT | | OVERHEAD ELECTRIC |
| STORM SEWER MANHOLE | | UNDERGROUND ELECTRIC |
| SANITARY SEWER MANHOLE | | PROPERTY LINE |
| CLEANOUT | | ADJACENT PROPERTY LINE |
| FLAG POLE | | CHAINLINK FENCE |
| | | WROUGHT IRON FENCE |
| | | WOODEN FENCE |
| UTILITY POLE | CMP | CORRUGATED METAL PIPE |
| GUY WIRE | RCP | REINFORCED CONCRETE PIPE |
| ELECTRIC BOX | CTP | CRUIP TOP PIPE |
| BOLLARD | IRF | IRON ROD FOUND |
| | F F E | FINISHED FLOOR ELEVATION |
| GAS VALVE | F D C | FIRE DEPARTMENT CONNECTION |
| GAS METER | SSMH | SANITARY SEWER MANHOLE |
| PARKING CUNT | | |
| HANDICAP PARKING CUNT | | |
| HARDWOOD TREE | | |
| PINE TREE | | |
| BENCHMARK | | |
| PROPERTY CORNER | | |
| IRON PIN FOUND | | |
| R/W MARKER | | |
| MEASURED DISTANCE | | |

SURVEY CERTIFICATION:

THIS PLAT IS A RETACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION ON THIS PLAT IS THE SAME AS THE RECORDING INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL ORDINANCE, AVAILABILITY OF FINANCING, OR COMPLIANCE WITH ANY REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THE COMPLETION OF THIS PLAT DOES NOT CONSTITUTE A BASIS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION

DAVID L. ANDERSON, GA. R.L.S. #3305



ZONING

THE SUBJECT PROPERTY IS ZONED V PER CITY OF
HAPEVILLE ONLINE ZONING MAP.

THE SETBACKS FOR ZONE "V" VILLAGE ARE:

FRONT: 15 FEET
SIDE: 15 FEET
REAR: 15 FEET
HEIGHT: 35 FEET OR 2.5 STORIES



Know what's **below.**

Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY, AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE
SOLE RESPONSIBILITY OF THE
CONTRACTOR; NEITHER THE OWNER
NOR THE ENGINEER SHALL BE
EXPECTED TO ASSUME ANY
RESPONSIBILITY FOR SAFETY OF
THE WORK, OF PERSONS ENGAGED
IN THE WORK, OF ANY NEARBY
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ATWELL
866.850.4200 www.atwell-group.com
1255 LAKES PARKWAY, SUITE 120
LAWRENCEVILLE, GA 30043
770.423.0807
LSF# 001218

LOCATED IN
LAND LOT 95
14th DISTRICT
FULTON COUNTY, GEORGIA

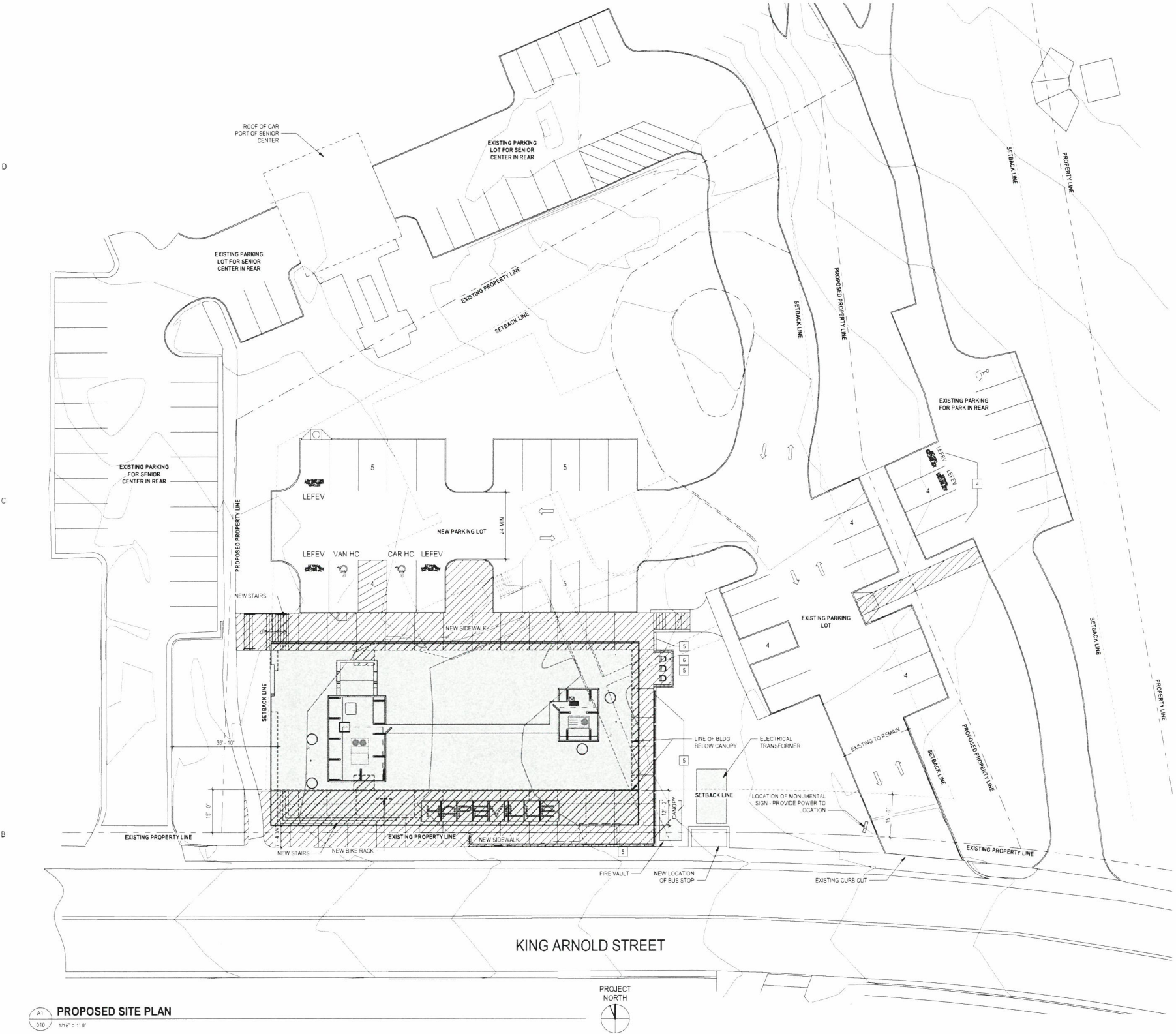
TOPOGRAPHIC SURVEY
HAPEVILLE BRANCH LIBRARY
HAPEVILLE, GEORGIA
FOR
MCMILLAN PAZDAN SMITH ARCHITECTURAL
ATLANTA, GEORGIA

DATE
FEBRUARY 13, 2018

[illegible]

REVISIONS	
SCALE	0 10 20
1" = 20 FEET	
DR.	MGB
CH.	SJ
P.M. D. ANDERSON	
BOOK	--
JOB	17003047
SHEET NO.	
1 OF 1	

ALL DRAWINGS, SPECIFICATIONS, NOTES, ETC. SHALL BE THE PROPERTY OF MCMILLAN PAZDAN SMITH ARCHITECTURE. NO PART OF THIS DOCUMENT SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM MCMILLAN PAZDAN SMITH ARCHITECTURE. ANY VIOLATION OF THIS AGREEMENT SHALL BE SUBJECT TO LEGAL ACTION. THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT OR THE PERFORMANCE OF THE PROJECT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT OR THE PERFORMANCE OF THE PROJECT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT OR THE PERFORMANCE OF THE PROJECT.



PROPOSED SITE PLAN
1/16" = 1'-0"
TOTAL BUILDING AREA: 5850 SF

SHEET KEYNOTES

1. REMILL AND RESTRIPE EXISTING PARKING LOT
2. NEW PARKING LOT LIGHTING TO BE PROVIDED BY OWNER
3. NEW MONUMENTAL SIGN TO REPLACE EXISTING SIGN - BY OTHERS
4. NEW PARKING SPACES ADDED TO EXISTING PARKING LOT
5. NEW SITE WALL, STACKED (CMU) - REFERENCE LANDSCAPING DWGS
6. NEW ENCLOSURE AROUND WASTE RECEPTACLES, REFERENCE LANDSCAPING DWGS

SITE PLAN LEGEND

- EXISTING BUILDING TO BE REMOVED
- EXISTING SITE ELEMENTS TO BE REMOVED
- ===== NEW BUILDING LOCATION
- ===== NEW SIDEWALK, REFERENCE LANDSCAPE DWGS
- HC HANDICAPPED PARKING SPACE
- LEFEV LOW-EMITTING FUEL EFFICIENT VEHICLE PREFERRED PARKING SPACE

SITE PLAN NOTES

1. ALL SITE LIGHTING TO BE PROVIDED BY GEORGIA POWER, UNO

PROJECT INFORMATION

PROJECT NAME: HAPEVILLE LIBRARY
OWNER: FULTON COUNTY LIBRARY SYSTEM
CONTRACTOR: ALBION
ARCHITECT: MCMILLAN PAZDAN SMITH

PROPOSED BUILDING HEIGHT: 22'-5"
PROPOSED BUILDING SIZE: 5850 SF
PROPOSED LOT SIZE: 46470.1 SF
PROPOSED LOT COVERAGE: 28457.7 SF (61.2%)

ZONING CLASSIFICATION: V - VILLAGE

PARKING: 31 SPACES DESIGNATED FOR LIBRARY (19 NEW, 12 EXISTING)
4 NEW SPACES DESIGNATED FOR RECREATIONAL PARK IN REAR

DATE DRAWN: FEBRUARY 2019

ELEVATIONS: REFERENCE SHEETS A300, A301; SEE KEYNOTES FOR BUILDING MATERIALS

mcmillan pazdan smith
ARCHITECTURE
ALBION



FULTON COUNTY LIBRARY SYSTEM
HAPEVILLE LIBRARY
525 KING ARNOLD STREET
HAPEVILLE, GA

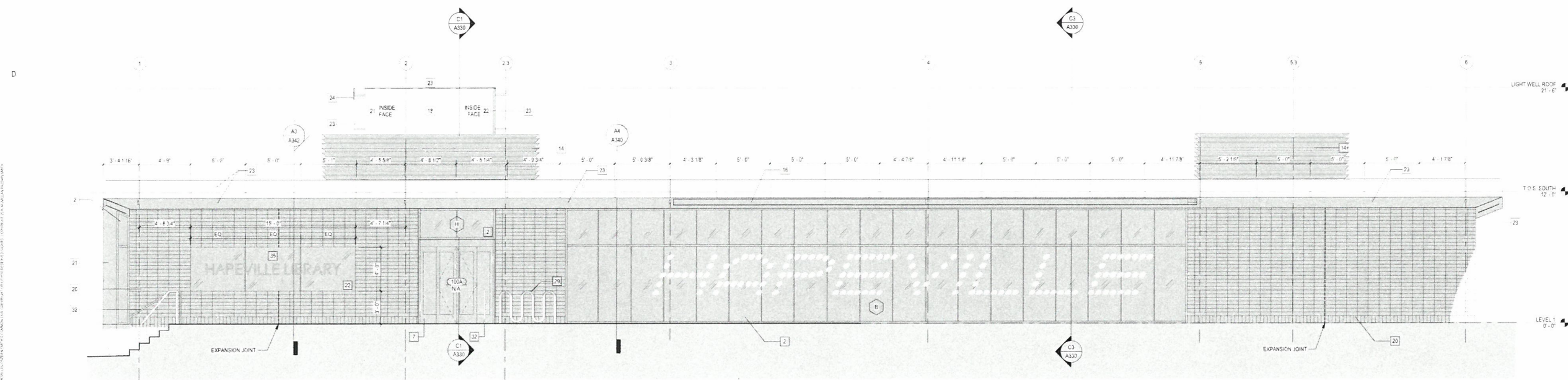
SHEET ISSUE:			
NO	DATE	DESCRIPTION	BY
1	5/21/2018	SCHEMATIC DESIGN	JA
2	11/06/2018	DESIGN DEVELOPMENT	WB
3	12/21/2018	50% CONSTRUCTION DOCUMENTS	AR
4	03/01/2019	100% CONSTRUCTION DOCUMENTS	

PRINCIPAL IN CHARGE: JA
PROJECT ARCHITECT: WB
DRAWN BY: AR
SHEET TITLE: PROPOSED SITE PLAN

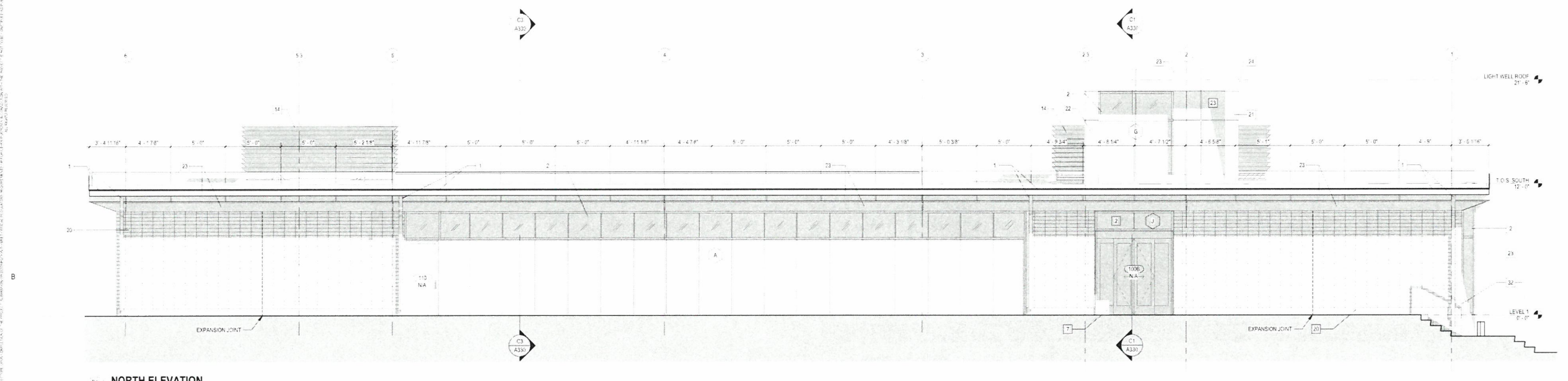
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PROJ. NO: 017506.00



HAPEVILLE LIBRARY
FULTON COUNTY LIBRARY SYSTEM
525 KING ARNOLD STREET
HAPEVILLE, GA
A300
1/4" = 1'-0"



C1 SOUTH ELEVATION
A300 1/4" = 1'-0"



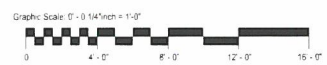
B1 NORTH ELEVATION
A300 1/4" = 1'-0"

SHEET KEYNOTES

- 1" GUTTER WITH GUTTER GUARDS AND DOWNSPOUTS WITH KYNAR FINISH TO MATCH ACM
- STOREFRONT SYSTEM W/ INSULATED GLAZING
- INTERIOR WALL WITH 4'-0" STOREFRONT SYSTEM RIBBON WINDOW - REFERENCE SHEET A200
- INTERIOR STOREFRONT WALL SYSTEM - REFERENCE SHEET A200
- DISPLAY FURNITURE
- BOOK DROP TO BE INSTALLED @ 48"X48" TO OPERABLE HEIGHT
- MOTORIZED SLIDING DOOR
- Rfid SECURITY GATE - REFERENCE TECHNOLOGY AND ELECTRICAL DWGS
- ROOF LADDER
- BOOK CARTS - BY OTHERS
- DRINKING FOUNTAIN W/ BOTTLE FILLER - REFERENCE PLUMBING DWGS
- AV DISPLAY - BY OTHERS - SEE TECHNOLOGY DRAWINGS
- 3'-0" X 3'-0" ROOF HATCH
- ARCHITECTURAL LOUVERS MECHANICAL SCREEN WITH STURDSTRUCT CURB MOUNTED FRAMING AND GATE FOR ACCESS
- MECHANICAL UNITS - REFERENCE MECHANICAL DWGS
- 7'-6" X 3'-0" CNC ROUTED ALUM PANELS WITH 7" DIAMETER CIRCLES FORMING LETTERS TO SPELL "HAPEVILLE"
- WHITE TPO ROOF MEMBRANE
- GREY TPO ROOF MEMBRANE - TO MATCH GREY ACM PANELS
- EXPOSED PAINTED STRUCTURAL DECKING 1/4" / 1/2" SLOPE - REFERENCE STRUCTURAL DWGS
- MEDIUM GREY UTILITY BRICK
- RED ACM PANELS
- WHITE ACM PANELS
- METALLIC GREY ACM PANELS
- 3-DIMENSIONAL BLDG SIGNAGE ON STAND-OFFS - REFERENCE WAYFINDING DWGS - COORDINATE REQ'D BLOCKING W/ SIGNAGE AND ACM MPFS
- PAINTED HOLLOW METAL DOOR
- ALSS STEEL STRUCTURE
- MILLWORK DISPLAY CABINET
- MOTORIZED PROJECTION SCREEN - COORDINATE INSTALL OF SCREEN AND FINISHED CEILING
- DERO ROLLING BIKE RACK 63" - RRJH
- LIGHT SCOPED ROOF
- MECHANICAL VENT - REFERENCE MECHANICAL DWGS
- ALUMINUM HAND RAIL - REFERENCE LANDSCAPE DWGS
- TPO TRAFFIC PAVING
- GATE WITH LOCK TO MATCH PANELS
- BACK-PAINTED GLASS PANEL EDGE-UP ON STAND-OFFS OVER ACM - REFERENCE WAYFINDING DWGS
- SITE WALL - REFERENCE LANDSCAPE DWGS
- CONCRETE STAIN - FSC KTFP - DAPI - FSC M1811 - BASE TO LEAVE FSC NEAR MIPD KINK

EXTERIOR MATERIAL SCHEDULE

MATERIAL	BASIS OF DESIGN - MANUFACTURER - COLOR - STYLE
UTILITY BRICK	BOD - TAYLOR BRICK 322, GRAY, WIRE CUT DEDUCTIVE ALJ STAINED BRICK
SILVER ACM PANEL	BOD - ALUCOBOND SILVER METALLIC
RED ACM PANEL	BOD - ALUCOBOND RED FIRE
WHITE ACM PANEL	BOD - ALUCOBOND ALABASTER
PAINTED STEEL	BOD - SHERWIN WILLIAMS, EXTRA WHITE, EGGSHELL (P-1)
STOREFRONT	BOD - KAWNEER CLEAR ANODIZED
METAL COPING, GUTTERS AND DOWNSPOUTS	BOD - TBD TO MATCH SILVER ACM



FULTON COUNTY LIBRARY SYSTEM

HAPEVILLE LIBRARY

525 KING ARNOLD STREET
HAPEVILLE, GA

SHEET ISSUE			
NO.	DATE	DESCRIPTION	BY
1	4/21/2018	SCHEMATIC DESIGN	JA
2	11/06/2018	DESIGN DEVELOPMENT	WB
3	12/21/2018	50% CONSTRUCTION DOCUMENTS	AR
4	03/01/2019	100% CONSTRUCTION DOCUMENTS	

PRINCIPAL IN CHARGE: JA
PROJECT ARCHITECT: WB
DRAWN BY: AR

SHEET TITLE:
BUILDING ELEVATIONS

SHEET NO.:
PROJ. NO.: 01596.00

A300

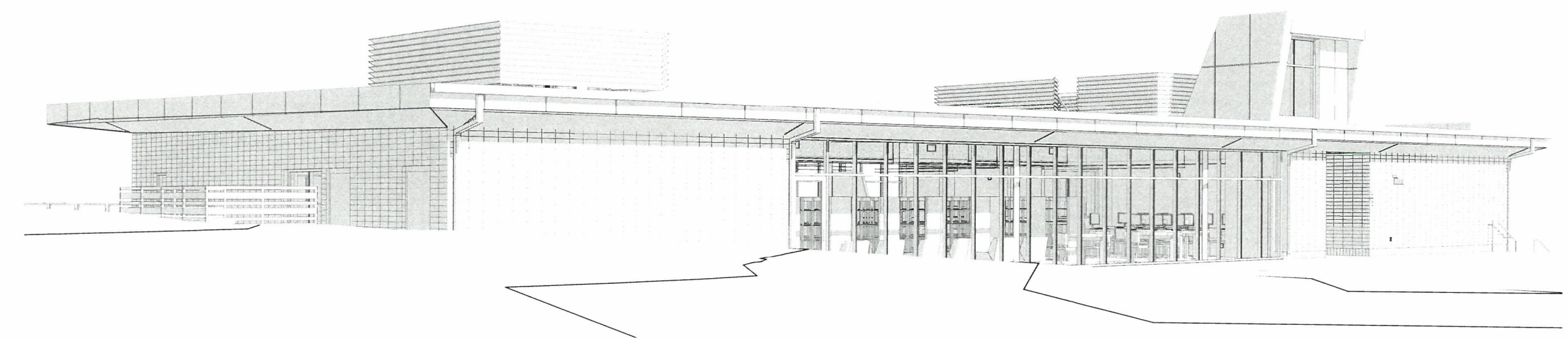
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A

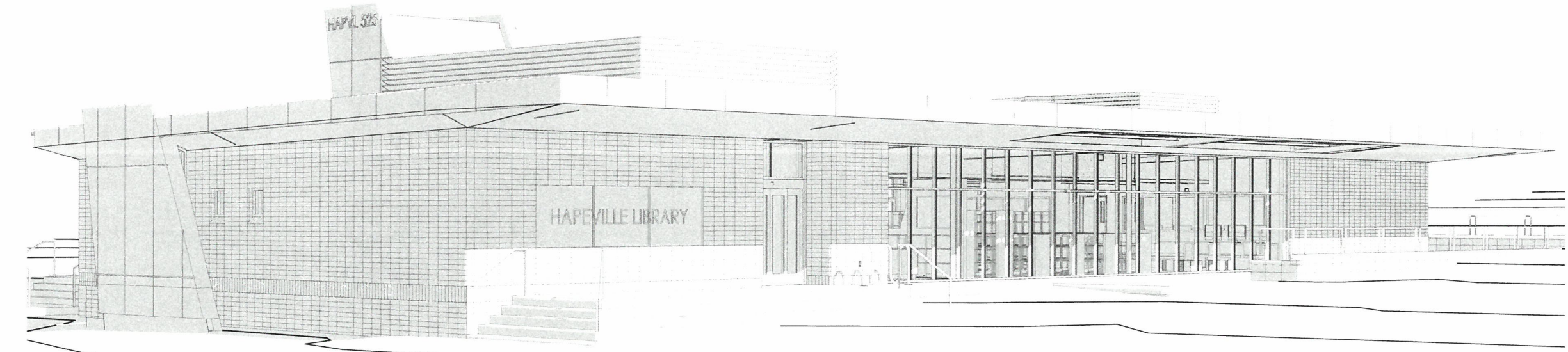
B

C

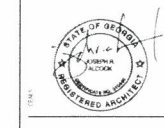
D



D1
012
NORTHEAST EXTERIOR PERSPECTIVE



C1
012
SOUTHWEST EXTERIOR PERSPECTIVE



FULTON COUNTY LIBRARY SYSTEM
HAPEVILLE LIBRARY
525 KING ARNOLD STREET
HAPEVILLE, GA

SHEET ISSUE			
NO	DATE	DESCRIPTION	BY

PRINCIPAL IN CHARGE
PROJECT ARCHITECT
DRAWN BY
SHEET TITLE
ADDITIONAL
EXTERIOR VIEWS

SHEET NO.
PROJ. NO.
017596.00



PLANNER'S REPORT

TO: Adrienne Senter
FROM: Lynn Patterson
RE: Variance Application for 525 King Arnold Street
DATE: March 12, 2019

BACKGROUND

The City of Hapeville has received a variance application from Will Bryant to allow for a reduction in the minimum front yard setback from 15' to 2'10" to allow for a projecting canopy. The building itself would sit at the setback line. The proposed project is a new public library. The property is currently zoned V, Village.

CODE

ARTICLE 11.1. - V ZONE (VILLAGE)

Sec. 93-11.1-1. - Intent.

The V district is established in order to:

- (1) Accommodate a mixed-use, urban fabric that preserves neighborhood scale;
- (2) Accommodate residents in the district with pedestrian access to services and employment typical of a live/work community;
- (3) Promotes neighborhoods established near shopping and employment centers;
- (4) Encourage pedestrian and neighborhood uses in the commercial area;
- (5) Discourage land uses, which are automobile or transportation related;
- (6) Exclude industrial uses such as manufacturing, processing and warehousing;
- (7) Promote retail and related commercial uses such as business offices, florists, card shops antiques, apparel and banks; and
- (8) Encourage mixed use with commercial uses on the first floor and residential living above.

Sec. 93-11.1-6. - Area, placement, and buffering requirements.

All buildings or structures erected, converted or structurally altered shall hereafter comply with the following lot area, yard, and building coverage requirements:

- (2) *Front yard.* All structures located along a street shall be set back, at a minimum, of 15 feet, or greater as may be determined to be necessary and advisable by the city planning commission in the course of its site plan review process. In determining such yard setbacks, the city planning commission shall consider the size and configuration of the proposed buildings, their relationship to the existing and proposed thoroughfares; in order to maximize all vehicular and pedestrian safety.

FINDINGS

Sec. 87-3-3. - Powers and duties.

- (2) Variances. To authorize, upon appeal in specific cases, those variances from the provisions of this chapter as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of this chapter will, in an individual case, result in unnecessary hardship, so

that the spirit of this chapter shall be observed, public safety and welfare secured and substantial justice done. A variance may be granted in any individual cases of practical difficulty or unnecessary hardship only upon a finding by the board of appeals that:

- a. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography;

Providing the space for a new parking lot while still seeking to be pedestrian oriented and preserving the existing tree canopy would make placing the building as designed further back from the setback line difficult.

- b. The application of this chapter to this particular piece of property would create an unnecessary hardship;

Keeping the building on the setback line while removing the canopy would potentially impact the LEED certification of the building and decrease the desirability of the pedestrian oriented plaza, negatively impacting the stated goals of creating a pedestrian friendly environment and striving for energy efficiency.

- c. Such conditions are peculiar to the particular piece of property involved; and

The stated energy efficiency goal is best met by placing a canopy on the southwest side of the building, where the property meets the street as per the current design.

- d. Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of this chapter.

Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of the Code. Rather, it would encourage pedestrian and neighborhood uses near a commercial area, which is a stated objective of the Village zoning.

RECOMMENDATION

The requested variance will allow for the encouragement of a pedestrian friendly environment along King Street, while allowing the library to more easily meet energy efficiency goals. There is no evidence of a detriment to public good. The proposed variance is recommended for approval.



525 King Arnold Street