

Board of Appeals
700 Doug Davis Drive
Hapeville, Georgia 30354

November 14, 2019 6:00PM

AGENDA

1. Welcome And Introduction

2. New Business

2.I. 3409 Estelle Street Variance Request

Jake Rothschild is seeking approval of an off-site parking arrangement at 3409 Estelle Street, Parcel Identification 14 009800180061. The property is zoned U-V, Urban Village, and is subject to the zoning regulations under Section 93-23-12 of the City of Hapeville Zoning Ordinance.

- Public Comment

Documents:

[APPLICATION - 3409 ESTELLE STREET_REDACTED.PDF](#)
[PLANNERS REPORT 3409 ESTELLE ST BOA PARKING.PDF](#)

2.II. 218 Maple Street Variance Request

Anthony Uwechue is requesting a variance to reduce the west side setback from 5' to 4.6' at 218 Maple Street, Parcel Identification Number 14 009400090959. The property is zoned R-1, One Family Detached, and is subject to the zoning regulation under Section 93-22.1-1 of the City of Hapeville Zoning Ordinance.

- Public Comment

Documents:

[218 MAPLE STREET_APPLICATION_REDACTED.PDF](#)
[PLANNERS REPORT 218 MAPLE ST BOA.PDF](#)

2.III. 0 Porsche Avenue Variance Request

Steven Ellis of PRO Building Systems, Inc. and authorized representative of Porsche Cars North America is requesting a variance to increase the maximum width of 30' allowed for curb breaks to 36'; request to increase the maximum parking requirement of 110% to 180%; request to reduce the required percentage of compact spaces from 30% to 13% for the property located at 0 Porsche Avenue, Parcel Identification Number 14 0096LL0593. The property is zoned B-P, Business Park, and is subject to the zoning regulations under Sections, 93-23-2, 93-23-10 and 93-23-11 of the City of Hapeville Zoning Ordinance.

- Public Comment

Documents:

[0 PORSCHE AVENUE - VARIANCE APPLICATION.PDF](#)
[PLANNERS REPORT 0 PORSCHE AVE BOA.PDF](#)

2.IV. 2020 Board Of Appeals Meeting Schedule

Consideration and action to approve the 2020 Board of Appeals meeting schedule.

Documents:

[2020 HAPEVILLE BOARD OF APPEALS MEETING SCHEDULE.PDF](#)

3. Next Meeting Date - Thursday, December 19, 2019

4. Adjourn

19-BOA-10-16

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

Name of Applicant JAKE ROTHSCILD

Mailing Address 3270 CONNALLY STREET COLLEGE PARK, GA 30337

Telephone [REDACTED] Mobile # [REDACTED] Email JDRATLANTA@GMAIL.COM

Property Owner (s) RAY WATERS

Mailing Address 1245 SPENCER AVENUE, EAST POINT, GA 30344

Telephone [REDACTED] Mobile # [REDACTED]

Property Address/Location: 3409 ESTELLE ST. HAPEVILLE, GA 30354

Parcel I.D. # (INFORMATION MUST BE PROVIDED): 14009800180061

Square Foot of Property _____ Building Size 8900 sq ft. Zoning U-V, URBAN VILLAGES

Present Land Use Commercial building

Variance Requested PARKING FOR NEW RETAIL BUSINESS

Applicable Code Section A-D, ARTS DISTRICT OVERLAY 93-23-12

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.

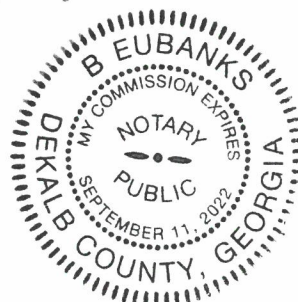
Jake Rothschild
Applicant's signature

Date: 10/23/19

Sworn to and subscribed before me

This 23 day of October, 2019.

B. Eubank
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.

BECAUSE THE AREA WE ARE DESIGNATING FOR PARKING IS
ADJACENT TO TWO OTHER PROPERTIES WE NEED A VARIANCE
TO DEFINE PARKING FOR OUR 8900 SQ FT. RETAIL LOCATION
THERE IS ON STREET PARKING ON BOTH SIDES OF ESTELLE STREET
BUT AS WE ARE REQUIRED TO HAVE A MINIMUM OF 27 SPACES
WE NEED PERMISSION TO DEFINE THE 30 SPACES WE WILL
IN FACT HAVE.

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

WITHOUT PERMISSION TO USE THIS PARCEL FOR THE DEFINED
PURPOSE WE WILL BE UNABLE TO BRING OUR CONCEPT
TO THE CITY OF HAPEVILLE AND THE TRI CITIES.

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

WE CONSIDER OUR REQUEST REASONABLE AND PRUDENT.

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

WE CAN THINK OF NO DETRIMENTS WHATSOEVER.

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

AUTHORIZATION OF PROPERTY OWNER

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

3409 ESTELLE ST.

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

JAKE ROTHSCHILD

Address of Applicant

3270 CONNALLY ST. COLLEGE PARK, GA 30337

Telephone of Applicant



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California, County of Orange
Subscribed and sworn to (or affirmed) before me on this 17 day

of October, 2019, by Raymond D Waters
proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature Claire Coniglio (seal)

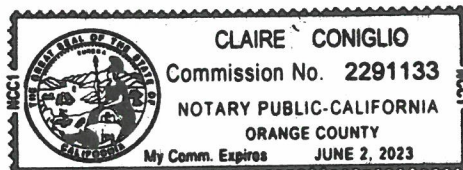
Signature of Owner

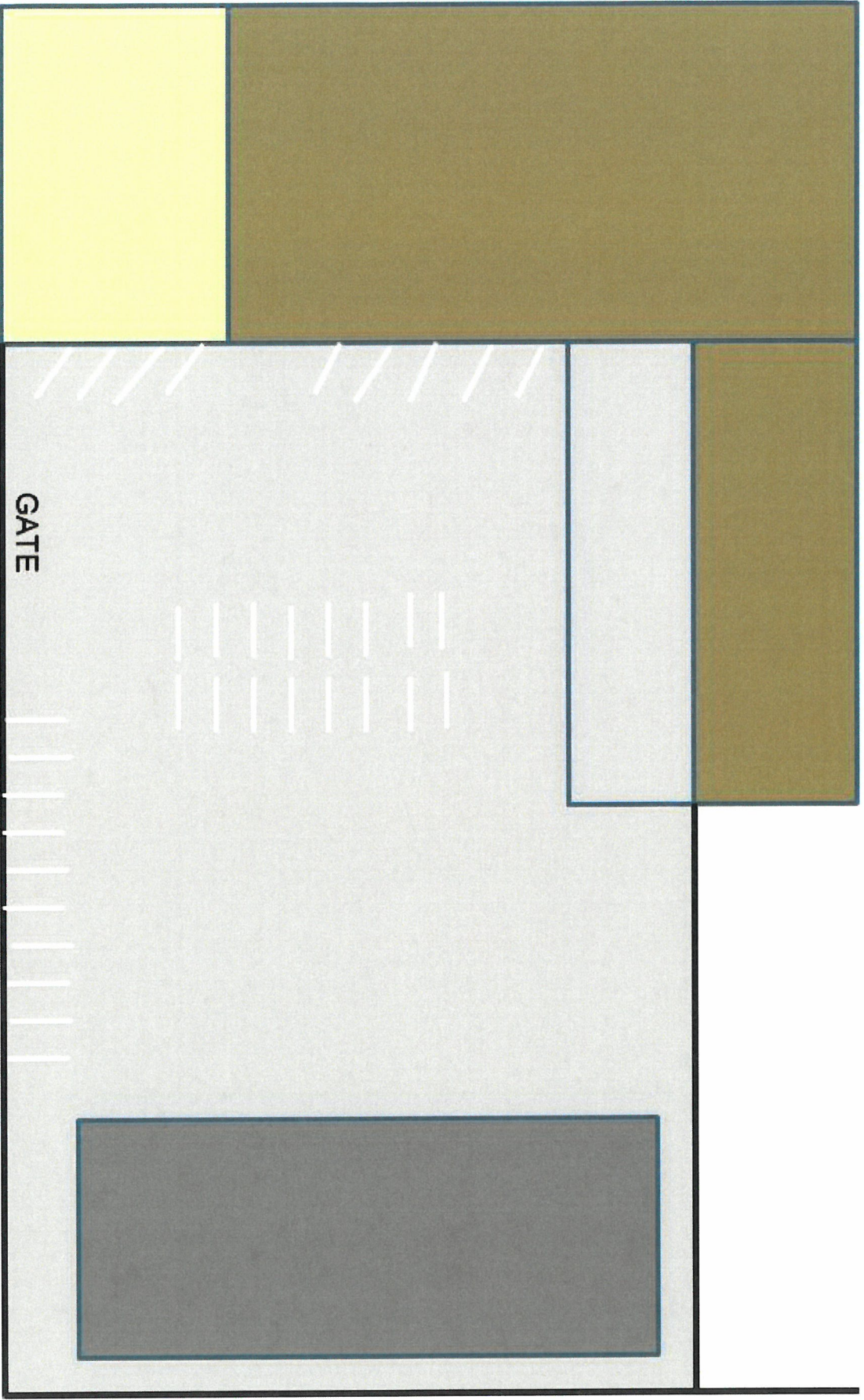
Ray Waters

Print Name of Owner

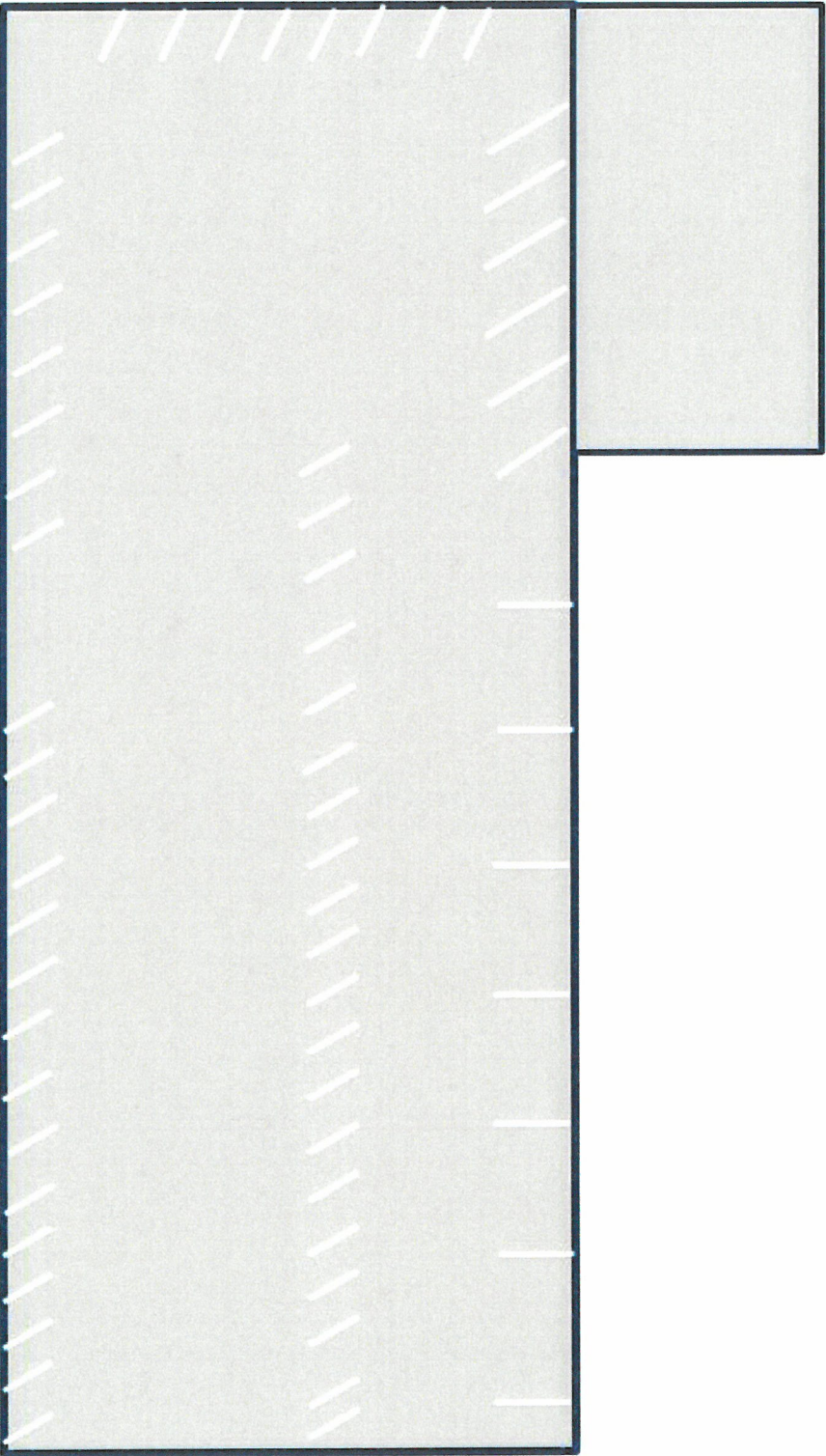
Personally Appeared Before Me this 17 day of October, 2019.

Claire Coniglio
Notary Public





Estelle Street Parking Lot 30 spaces



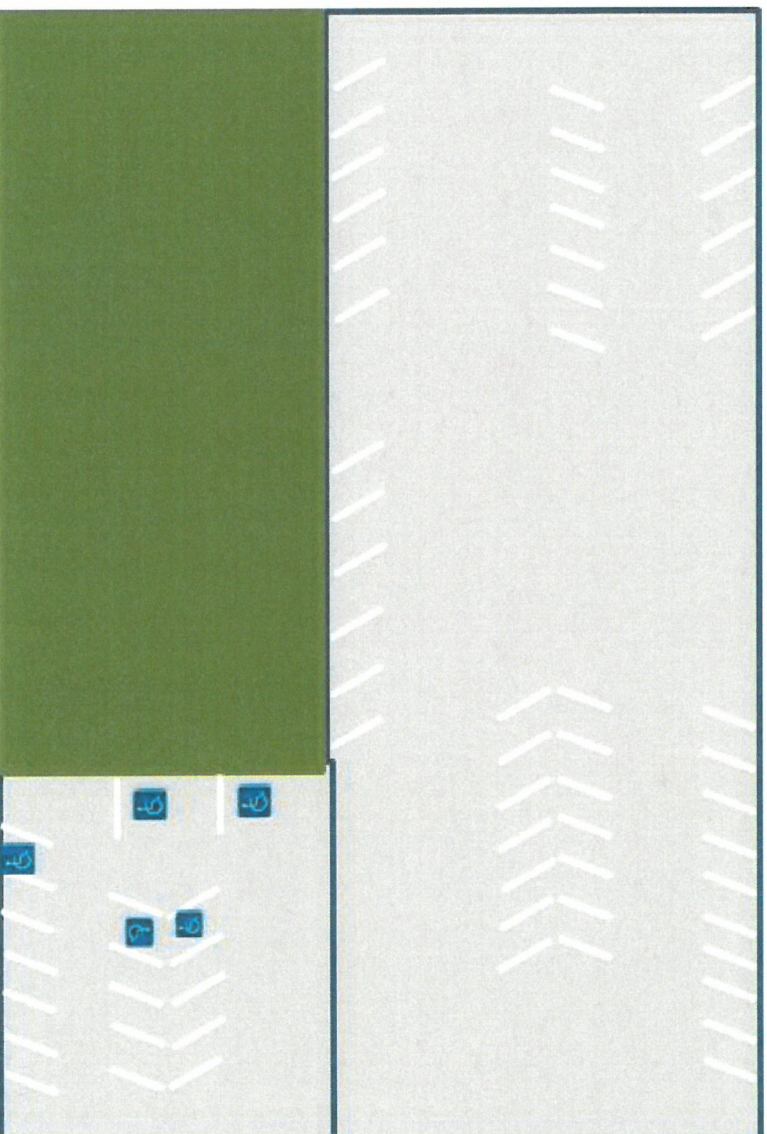
Parking Spaces

- 6 on back row
- 19 in middle
- 14 on right front row
- 7 on far left side
- 5 in left rear corner

Total spaces = 51

King Arnold Leased Parking

3418 Dogwood Drive Parking Lot



Parking Spaces

- 5 on left front row
- 6 in middle on left
- 10 at front of bldg
- 2 handicap on side
- 9 on right front row
- 12 on right middle
- 8 with two handicap
- 6 with 1 handicap

Total spaces = 56



PLANNER'S REPORT

TO: Adrienne Senter
FROM: Michael Smith
RE: Variance Application for 3409 Estelle Street – Off-Site Parking Arrangement
DATE: October 31, 2019

BACKGROUND

The City of Hapeville has received an application from Jake Rothschild to allow a new project consisting of two new businesses at 3409 Estelle Street to meet its minimum parking requirements using a parking lot on an adjacent parcel. The new businesses will consist of an artist's retail market and a café. The second parcel is located at 3418 Dogwood Drive, directly southwest of the Applicant's parcel. 3418 Dogwood Drive is a large parcel with double frontage with multiple parking lots; the parking lot in question was designed to serve as the parking lot for the 3409 Estelle Street property and is immediately adjacent. The Applicant's parcel will have no on-site parking available, while the off-site parking lot will provide 30 spaces.

The proposed uses, a retail space and a restaurant, require 30 parking spaces. The proposed parking arrangement would satisfy the minimum parking requirements. The Applicant has permission from the owner of 3418 Dogwood Drive to use the parking lot. The property is currently zoned U-V, Urban Village and is in the A-D, Arts District overlay.

CODE

Sec. 93-11.2-1. - Intent.

The U-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) Promote neighborhoods established near shopping and employment centers;
- (4) Encourage pedestrian and neighborhood uses in the commercial area;
- (5) Discourage land uses that 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, antique shops, new apparel shops and banks; and
- (8) Encourage intensified mixed-use with commercial uses on the ground floor and dwellings above.

Sec. 93-23-12. - Location.

If the required off-street parking spaces cannot reasonably be provided on the same lot as the building it serves, the board of appeals may permit that space to be provided on other off-street property. That property shall be within 400 feet of the premises to which it is appurtenant, as measured along the nearest pedestrian walkway.

RECOMMENDATION

3409 Estelle Street is a narrow parcel almost exclusively occupied by an existing warehouse. The off-site parking lot in question was designed to serve as the parking lot for 3409 Estelle Street, but as it is on a separate parcel, the continued use of that parking lot by the applicant will nonetheless require the Board's consent. Any use in this warehouse will require an off-site parking arrangement to utilize their parking lot, as the size of the property itself is not sufficient to realistically provide a primary structure and a parking lot.

Staff recommends approval of the parking arrangement.



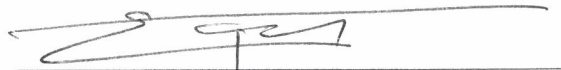
Project Location – 3409 Estelle Street

19-BDA-10-17

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

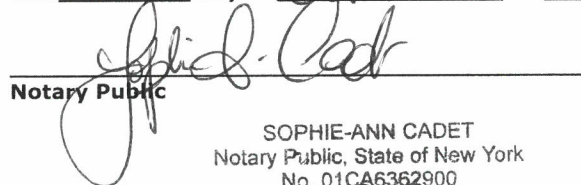
Name of Applicant Anthony Uwechue
Mailing Address 218 Maple street Hapeville GA 30354
Telephone _____ Mobile # _____ Email _____
Property Owner (s) Grand Ace Properties LLC
Mailing Address 22209 135th avenue Springfield gardens I
Telephone _____ Mobile # _____
Property Address/Location: 218 Maple street Hapeville GA 303
Parcel I.D. # (INFORMATION MUST BE PROVIDED): 14009400090959
Square Foot of Property 7472 Building Size 1203 Zoning R-1
Present Land Use Single family residential
Variance Requested Looking to reduce side set-back
Applicable Code Section 93-22.1-1

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: 10-23-19

Sworn to and subscribed before me

This 23rd day of October, 2019.


Notary Public

SOPHIE-ANN CADET
Notary Public, State of New York
No. 01CA6362900
Qualified in DuSable County
Commission Expires 8-7-2021

**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.

Construction cannot be done because of set-back

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

Without the variance we not be able to do any construction.

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

N/A

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

No detriment to the public from proposed project

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

AUTHORIZATION OF PROPERTY OWNER

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

218 Maple 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

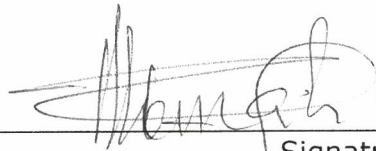
Anthony Uwechue

Address of Applicant

22209 135th Avenue Springfield gardens NY 11413

Telephone of Applicant

[REDACTED]



Signature of Owner

PATRICK UWECHUE

Print Name of Owner

Personally Appeared Before Me this 23rd day of October, 2019.

Notary Public

SOPHIE-ANN CADET
Notary Public, State of New York
No. 01CA6362900
Qualified in Queens County
Commission Expires 8-7-2021



MR. ANTHONY UWECHUE @ 218 MAPLE ST. HAPEVILLE, GA 30354



Owner: ANTHONY I WECHEJIE

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DATE: 02/02/2010 10:44:00 AM USER: JESUS C. GARCIA

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Project number	019-09-02
Date	21 OCT. 2019
Drawn by	MEA
Checked by	Checker
G100	
Scale	

SHEET INDEX	
SHEET NUMBER	SHEET NAME
G100	COVER PAGE/INDEX
A5101	ARCHITECTURAL SITE PLAN
A101	EXISTING FLOOR/ROOF PLANS
A102	DEMOLITION PLANS
A103	PROPOSED FIRST FLOOR PLAN
A104	PROPOSED ROOF PLAN
A201	EXISTING ELEVATIONS
A202	PROPOSED ELEVATIONS
A301	BUILDING SECTIONS
A401	DECK DETAILS
A501	GENERAL FRAMING DETAILS

[illegible]

ANTHONY UWECHUE
218 MAPLE ST.
HAPEVILLE, GA 30354

1) ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL APPLICABLE CODES. 2) IT IS THE RESPONSIBILITY OF THE CONTRACTOR/BUILDER/OWNER TO CHECK FOR ANY ERROR OR OMISSIONS TO THE PLANS. 3) WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. 4) VERIFY LOCATION OF ALL ELECTRICAL FIXTURES AND OUTLETS. 5) VERIFY ALL BEAM SIZES AND LOCATIONS. 6) VERIFY GIRDER TRUSS LOCATION AND POINT LOADS. 7) VERIFY ALL FOOTING PAD LOCATIONS AND SIZES. 8) IN ORDER TO PRINT TO SCALE, USE ARCH C (18" X 24") PAPER.



(678) 697-4054

Project Name:

PROPOSED SINGLE FAMILY
RESIDENCE REMODEL DESIGN

Project Address:

218 MAPLE ST.
HAPEVILLE, GA 30354

Owner:

ANTHONY UWECHUE

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ARCHITECTURAL SITE PLAN

RELEASED FOR CONSTRUCTION

Project number	019-09-02
Date	21 OCT. 2019
Drawn by	MEA
Checked by	Checker
AS101	
Scale	1" = 20'-0"

ZONING REQUIREMENTS:

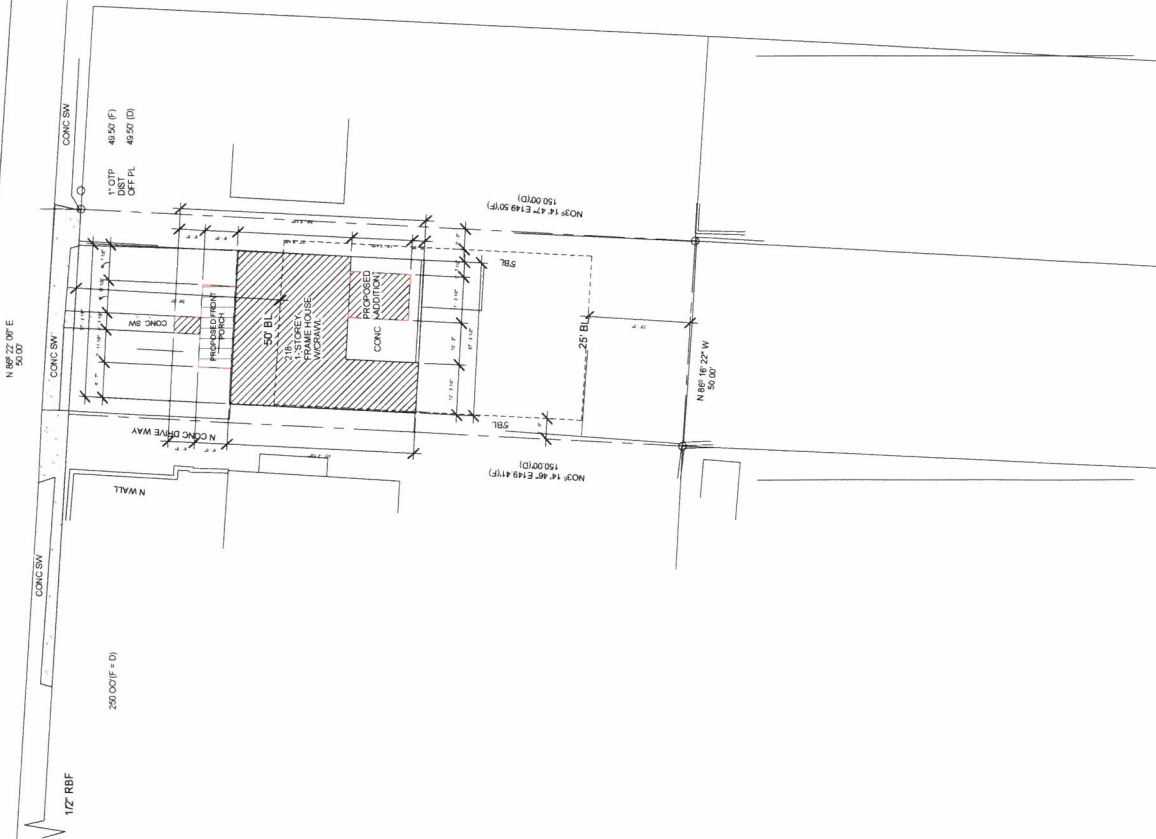
CURRENT ZONING:	=	R1
MINIMUM FRONT YARD DEPTH=	50'	
SIDE SETBACK	=	5'
REAR SETBACK	=	25'
MAX COVERAGE	=	40%
MAX BUILDING HEIGHT TWOELLING	=	35'

AREA CALCULATION:

MAIN BUILDING (FIRST FLOOR AREA):	1593.00 SQ. FT.
OPEN PATIO AREA:	277.50 SQ. FT.
COVERED FRONT PORCH:	160.00 SQ. FT.
CONCRETE PAVED AREA / DRIVEWAY:	465.00 SQ. FT.
TOTAL BUILT UP AREA:	2495.50 SQ. FT.
TOTAL AREA OF PLOT:	7472.46 SQ. FT.
PERCENTAGE COVERAGE:	33.40%

SITE PLAN NOTES:

- A. PROVIDE A LISTED NON-REMOVABLE CURB FLOW PREVENTION DEVICE AT ALL HOSE BIBBS OR A LISTED ATMOSPHERIC AIRWAY BREAKER PER APPLICABLE CODE.
- B. REFERENCE THE CIVIL PLANS FOR ALL GRADING, ON-SITE CONSTRUCTION, WHICH MAY REQUIRE BUILDING PERMIT.
- C. ALL EXTERIOR WALLS NOT ATTACHED TO THE PRIMARY STRUCTURE SHALL ACCORDANCE WITH THE SOILS REPORT.
- D. SIDEWALKS, DRIVEWAYS AND OTHER FLAT WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SOILS REPORT.
- E. STRUCTURES SHALL BE LOCATED BY A QUALIFIED SURVEYOR ONLY, AND SHALL FURNISH PAID CERTIFICATION REPORT TO DESIGNER PRIOR TO PLACING OF FOUNDATION.
- F. THE OWNER AND SHALL NOT BE CONSTRUED TO BE A SURVEY OF THE PROPERTY. FINAL STRUCTURE PLACEMENTS IN RELATION TO THE PROPERTY LINES SHALL BE DESIGNATED ON THE CIVIL DRAWINGS AND SHALL CONFORM TO ALL LOCAL ZONING & BUILDING CODES. BUILDER SHALL LOCATE ALL STRUCTURES IN ACCORDANCE WITH THE DRAWINGS.
- G. SETBACKS PRIOR TO ANY WORK.



1) ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL APPLICABLE CODES. 2) IT IS THE RESPONSIBILITY OF THE CONSTRUCTOR/BUILDER/OWNER TO CHECK FOR ANY ERROR OR OMISSIONS TO THE PLANS. 3) WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. 4) VERIFY LOCATION OF ALL ELECTRICAL FIXTURES AND OUTLETS. 5) VERIFY ALL BEAM SIZES AND LOCATIONS. 6) VERIFY GIRDER TRUSS LOCATION AND POINT LOADS. 7) VERIFY ALL FOOTING PAD LOCATIONS AND SIZES. 8) IN ORDER TO PRINT TO SCALE, USE ARCH C (18" X 24") PAPER.



Project Name: PROPOSED SINGLE FAMILY RESIDENCE REMODEL DESIGN

Project Address:
218 MAPLE ST.
HAPEVILLE, GA 30354

Owner: ANTHONY UWECHUE

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EXISTING FLOOR/ROOF PLANS

RELEASED FOR CONSTRUCTION

Project number	019-09-02
Date	21 OCT. 2019
Drawn by	MEA
Checked by	Checker

A101

Scale $1/8" = 1'-0"$



1) ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL APPLICABLE CODES. 2) IT IS THE RESPONSIBILITY OF THE CONSTRUCTOR/BUILDER/OWNER TO CHECK FOR ANY ERROR OR OMISSIONS TO THE PLANS. 3) WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. 4) VERIFY LOCATION OF ALL ELECTRICAL FIXTURES AND OUTLETS. 5) VERIFY ALL BEAM SIZES AND LOCATIONS. 6) VERIFY GIRDER TRUSS LOCATION AND POINT LOADS. 7) VERIFY ALL FOOTING PAD LOCATIONS AND SIZES. 8) IN ORDER TO PRINT TO SCALE, USE ARCH C (18" X 24") PAPER.



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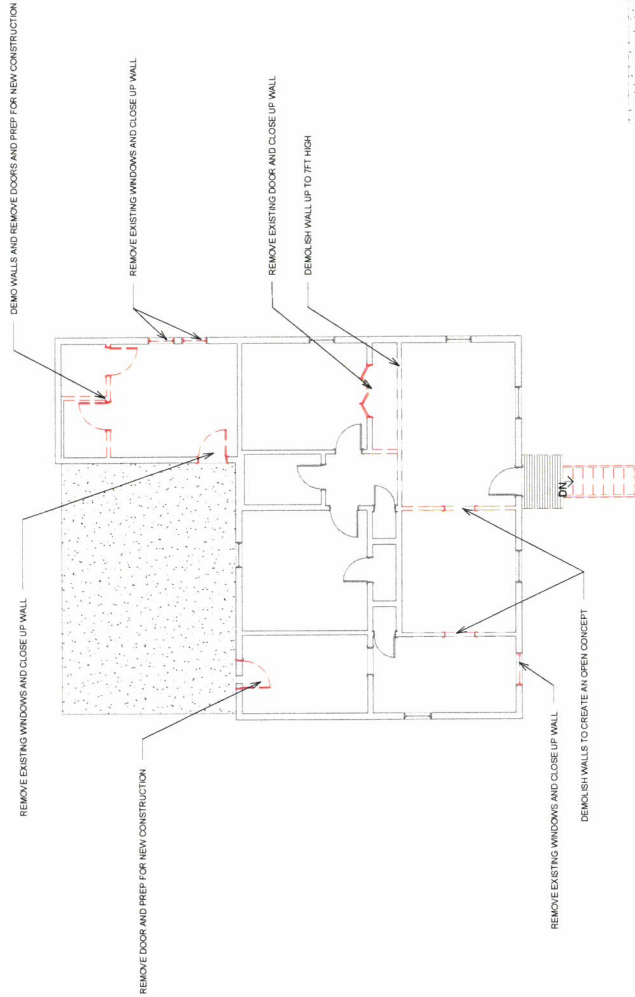
DEMOLITION PLANS

RELEASED FOR CONSTRUCTION

Project number	019-09-02
Date	21 OCT. 2019
Drawn by	MEA
Checked by	Checker

A102

Scale $1/8" = 1'-0"$



1 FIRST FLOOR DEMOLITION PLAN
1/8" = 1'-0"

② ROOF DEMOLITION PLAN
1/8" = 1'-0"

W

1) ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL APPLICABLE CODES. 2) IT IS THE RESPONSIBILITY OF THE CONSTRUCTOR/BUILDER/OWNER TO CHECK FOR ANY ERROR OR OMISSIONS TO THE PLANS. 3) WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. 4) VERIFY LOCATION OF ALL ELECTRICAL FIXTURES AND OUTLETS. 5) VERIFY ALL BEAM SIZES AND LOCATIONS. 6) VERIFY GIRDER TRUSS LOCATION AND POINT LOADS. 7) VERIFY ALL FOOTING PAD LOCATIONS AND SIZES. 8) IN ORDER TO PRINT TO SCALE, USE ARCH C (18" X 24") PAPER.



- 1 REFER TO FIRST FLOOR FRAMING PLAN TO DETERMINE WHICH WALLS ARE LOAD BEARING.
- 2 JOIST LAYOUT AND OTHER BEAMS ARE TO BE LOCATED
- 3 THESE DRAWINGS ALONG WITH THE SPECIFICATIONS AND ADDENDUM REPRESENT A PORTION
- 4 OF THE AGREEMENT BETWEEN THE OWNER AND THE CONTRACTOR
- 5 IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THAT THE CONTRACT INCLUDING
- 6 DRAWINGS, SPECIFICATIONS, AND ADDENDUM ARE CORRECT PRIOR TO COMMENCING WORK ON SITE
- 7 ALL DIMENSIONS SHALL BE TO FACE UNLESS NOTED OTHERWISE
- 8 ALL DIMENSIONS SHALL BE TO FACE UNLESS NOTED OTHERWISE
- 9 CONTRACTOR SHALL PROVIDE A FLOOR DRAIN IN ANY UTILITY ROOM AND MECHANICAL ROOM.
- 10 REGARDLESS OF WHETHER INDICATED ON THE DRAWINGS
- 11 ALL CASE OPENINGS TO BE FRAMED FOR MAXIMUM HEIGHT
- 12 ALL FLOOR AREA AT MAIN AND SUPPLY LEVELS TO BE 2" LOWER THAN ALL FLOOR LEVELS
- 13 ALL EXTERIOR DOORS WITH GLAZING TO BE TEMPERED
- 14 ALL WET AREAS TO HAVE TYPED GLASS
- 15 CHECK ELECTRICAL PLAN FOR LOCATION OF SMOKE DETECTORS
- 16 ALL CONSTRUCTION TO MEET OR EXCEED ALL LOCAL, STATE, NATIONAL BUILDING CODES



1/8" = 1'-0"

A103	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 2px;">Drawn by</td> <td style="width: 50%; padding: 2px;">MEA</td> </tr> <tr> <td style="padding: 2px;">Checked by</td> <td style="padding: 2px;">Checker</td> </tr> </table>	Drawn by	MEA	Checked by	Checker
Drawn by	MEA				
Checked by	Checker				
Scale 1/8" = 1'-0"					

12/21/2019 10:04:11 AM

1) ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE CONSTRUCTOR/BUILDER/OWNER TO CHECK FOR ANY ERROR OR OMISSIONS TO THE PLANS. 2) IT IS THE RESPONSIBILITY OF THE CONSTRUCTOR/BUILDER/OWNER TO CHECK FOR ANY ERROR OR OMISSIONS TO THE PLANS. 3) WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. 4) VERIFY LOCATION OF ALL ELECTRICAL FIXTURES AND OUTLETS. 5) VERIFY ALL BEAM SIZES AND LOCATIONS. 6) VERIFY GIRDER TRUSS LOCATION AND POINT LOADS. 7) VERIFY ALL FOOTING PAD LOCATIONS AND SIZES. 8) IN ORDER TO PRINT TO SCALE, USE ARCH C (18" X 24") PAPER.



Project Name: PROPOSED SINGLE FAMILY RESIDENCE REMODEL DESIGN

Project Address:
218 MAPLE ST.
HAPEVILLE, GA 30354

Owner: ANTHONY UWECHUE

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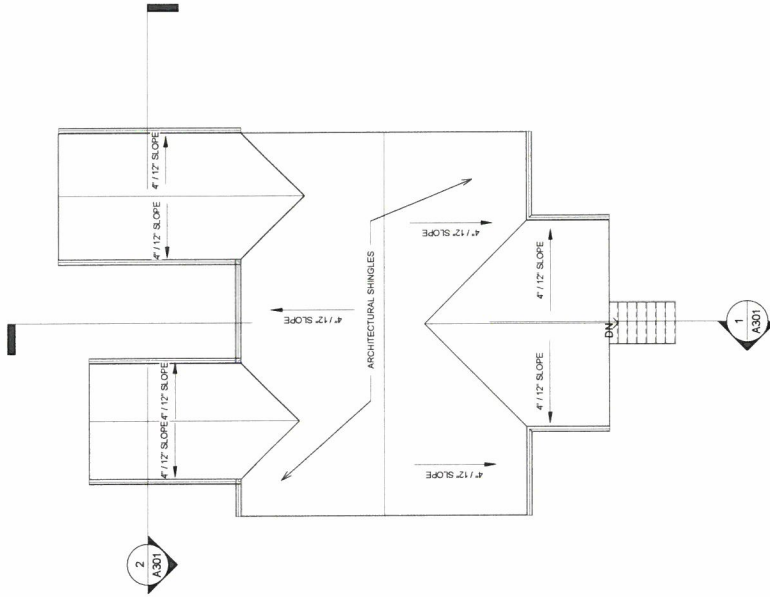
PROPOSED ROOF PLAN

RELEASED FOR CONSTRUCTION

Project number	019-09-02
Date	21 OCT. 2019
Drawn by	MEA
Checked by	Checker

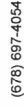
A104

Scale $1/8" = 1'-0"$



1 PROPOSED ROOF PLAN
1/8" = 1'-0"

1) ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL APPLICABLE CODES. 2) IT IS THE RESPONSIBILITY OF THE CONTRACTOR/BUILDER/OWNER TO CHECK FOR ANY ERROR OR OMISSIONS TO THE PLANS. 3) WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. 4) VERIFY LOCATION OF ALL ELECTRICAL FIXTURES AND OUTLETS. 5) VERIFY ALL BEAM SIZES AND LOCATIONS. 6) VERIFY GIRDER TRUSS LOCATION AND POINT LOADS. 7) VERIFY ALL FOOTING PAD LOCATIONS AND SIZES. 8) IN ORDER TO PRINT TO SCALE, USE ARCH C (18" X 24") PAPER.



Project Name:

PROPOSED SINGLE FAMILY
RESIDENCE REMODEL DESIGN

Project Address:

218 MAPLE ST.
HAPEVILLE, GA 30354

Owner:

ANTHONY UWECHUE

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[illegible]

EXISTING ELEVATIONS

RELEASED FOR CONSTRUCTION

Project number	019-09-02
Date	21 OCT. 2019
Drawn by	MEA
Checked by	Checker

A201

Scale
 $1/8" = 1'-0"$

1) ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL APPLICABLE CODES. 2) IT IS THE RESPONSIBILITY OF THE CONSTRUCTOR/BUILDER/OWNER TO CHECK FOR ANY ERROR OR OMISSIONS TO THE PLANS. 3) WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. 4) VERIFY LOCATION OF ALL ELECTRICAL FIXTURES AND OUTLETS. 5) VERIFY ALL BEAM SIZES AND LOCATIONS. 6) VERIFY GIRDER/TRUSS LOCATION AND POINT LOADS. 7) VERIFY ALL FOOTING PAD LOCATIONS AND SIZES. 8) IN ORDER TO PRINT TO SCALE, USE ARCH C (18" X 24" PAPER).

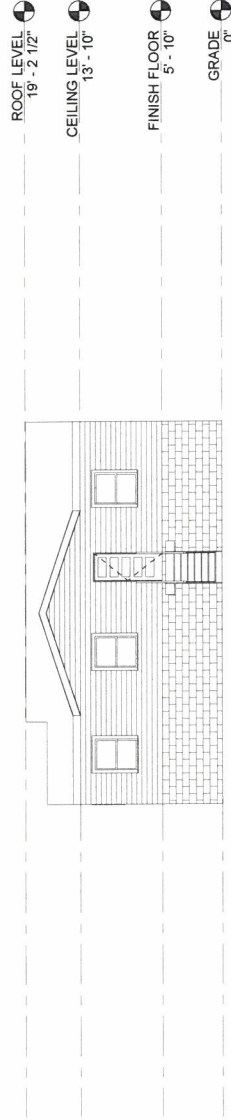
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 DRAWN BY: MEA
 CHECKED BY: _____
 CHECKER: _____

A201

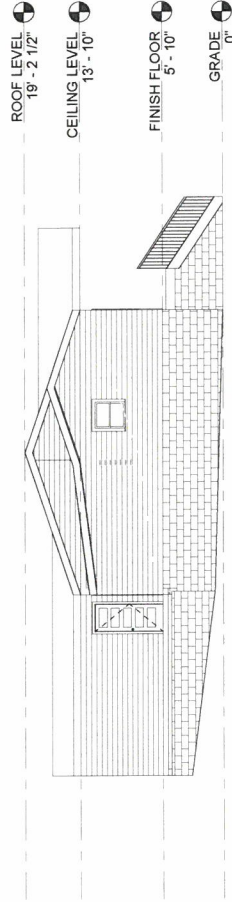
Scale: 1/8" = 1'-0"

① EXISTING BACK ELEVATION

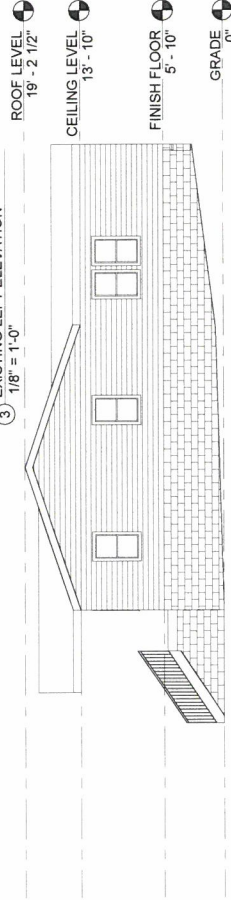
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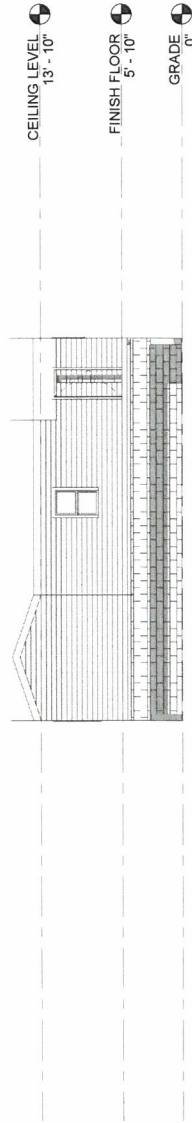
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1/8" = 1'-0"



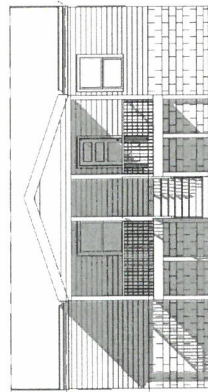
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1/8" = 1'-0"



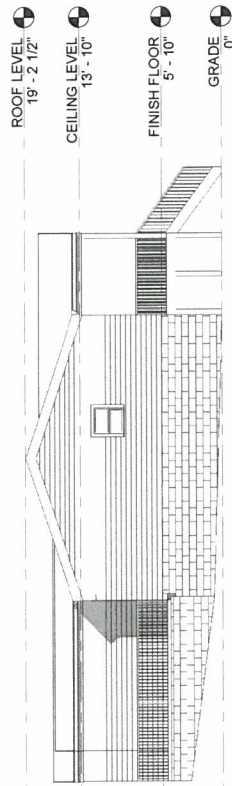
4 EXISTING RIGHT ELEVATION
1/8" = 1'-0"



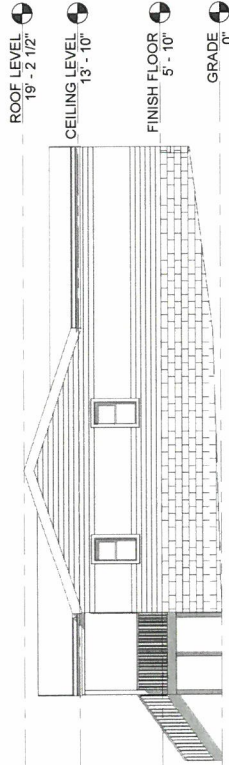
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1/8" = 1'-0"



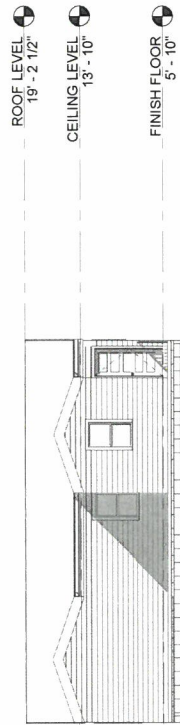
1 PROPOSED FRONT ELEVATION
1/8" = 1'-0"



② PROPOSED LEFT ELEVATION
1/8" = 1'-0"



3 PROPOSED RIGHT ELEVATION
1/8" = 1'-0"



4 PROPOSED BACK ELEVATION
1/8" = 1'-0"

ROOF LEVEL 
 19' - 2 1/2"
 CEILING LEVEL 
 13' - 10"
 FINISH FLOOR 
 5' - 10"
 GRADE 
 0"

 **ROOF LEVEL**
 19' - 2 1/2"
 **CEILING LEVEL**
 13' - 10"
 **FINISH FLOOR**
 5' - 10"
 **GRADE**
 0"

ROOF LEVEL
19' - 2 1/2"

CEILING LEVEL
13' - 10"

FINISH FLOOR
5' - 10"



(678) 697-4054

Project Name: PROPOSED SINGLE FAMILY RESIDENCE REMODEL DESIGN

Project Address:
218 MAPLE ST.
HAPEVILLE, GA 30354

Owner: ANTHONY UWECHUE

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PROPOSED ELEVATIONS

RELEASED FOR CONSTRUCTION

Project number	019-09-02
Date	21 OCT. 2019
Drawn by	MEA
Checked by	Checker

A202

Scale
1/8" = 1'-0"

FINISH FLOOR 5' - 10"

PROPOSED BACK ELEVATION

1/8" = 1'-0"

A202

MECA

Scale 1/8" = 1'-0"

Drawn by

Checked by



(678) 697-4054

Project Name: PROPOSED SINGLE FAMILY RESIDENCE REMODEL DESIGN

Project Address:
218 MAPLE ST.
HAPEVILLE, GA 30354

Owner:
ANTHONY UWECHUE

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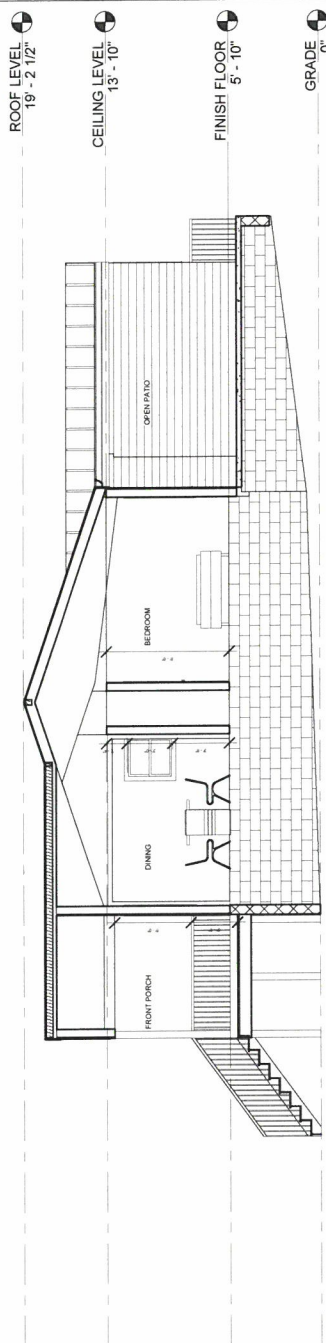
BUILDING SECTIONS

RELEASED FOR CONSTRUCTION

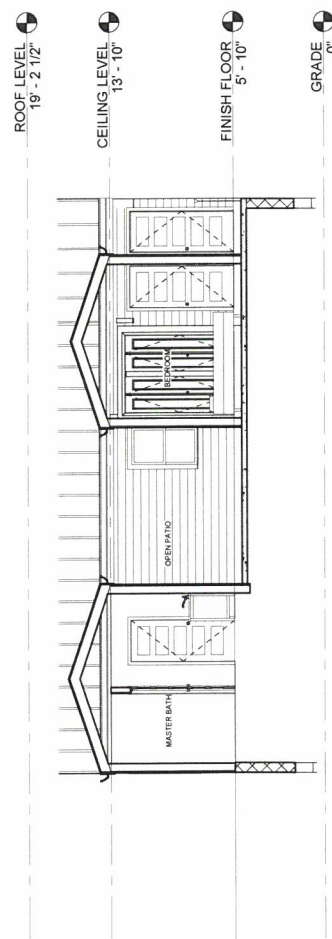
Project number	019-09-02
Date	21 OCT. 2019
Drawn by	MEA
Checked by	Checker

A301

Scale $3/16" = 1'-0"$



SECTION 1
3/16" = 1'-0"



SECTION 2
3/16" = 1'-0"

9.) ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL APPLICABLE CODES 2) IT IS THE RESPONSIBILITY OF THE CONSTRUCTOR/BUILDER/OWNER TO CHECK FOR ANY ERROR OR OMISSIONS TO THE PLANS. 3) WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS 4) VERIFY LOCATION OF ALL ELECTRICAL FIXTURES AND OUTLETS. 5) VERIFY ALL BEAM SIZES AND LOCATIONS 6) VERIFY GIRDER TRUSS LOCATION AND POINT LOADS 7) VERIFY ALL FOOTING PAD LOCATIONS AND SIZES 8) IN ORDER TO PRINT TO SCALE, USE ARCH C (11" X 24") PAPER.



(678) 697-4054

Project Name: PROPOSED SINGLE FAMILY RESIDENCE REMODEL DESIGN

Project Address:
218 MAPLE ST.
CHAPEVILLE, GA 30354

Owner:
ANTHONY UWECHUE

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DECK DETAILS

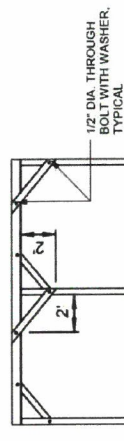
RELEASED FOR CONSTRUCTION

Project number	019-09-02
Date	21 OCT. 2019
Drawn by	MEA
Checked by	Checker

A401

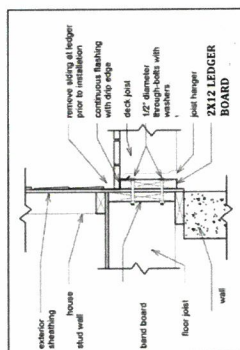
Scale

As indicated

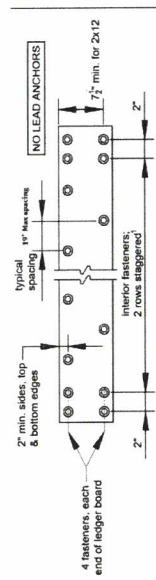


PLACE KNEE BRACING AT ALL BEAM - POST LOCATIONS

KNEE BRACING DETAIL

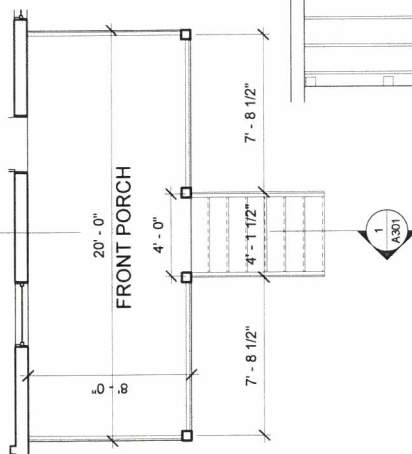
 $1/4" = 1'-0"$ 

ATTACHMENT OF LEDGER BOARD-TO-BAND BOARD

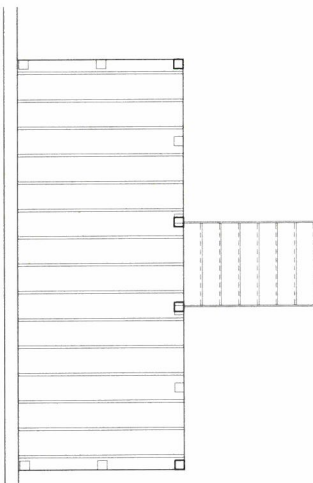


LEDGER BOARDS NOTES:

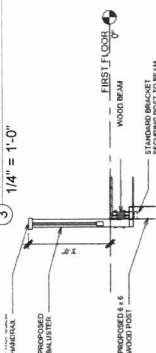
- THROUGH-BOLTS SHALL HAVE A MINIMUM DIAMETER OF 1/2". PILOT HOLES FOR THROUGH-BOLTS SHALL BE 17/32" TO 9/16" IN DIAMETER.
- THROUGH-BOLTS MUST BE EQUIPPED WITH WASHERS AT THE BOLT-HEAD AND NUT.



② ENLARGED FRONT PORCH
1/4" = 1'-0"

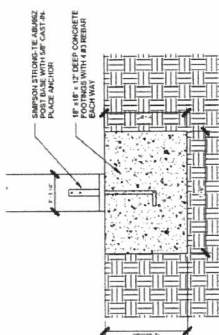


3 ENLARGED FRONT PORCH FLOOR
FRAMING PLAN
1/4" = 1'-0"

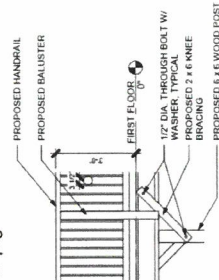


HANDRAIL AND POST DETAIL 2

9 $1\frac{1}{2}" = 1'-0"$



7 **TYPICAL FOOTING**
 $1\frac{1}{2}" = 1'-0"$



8 **HANDRAIL AND POST DETAIL**
1 1/2" = 1'-0"



PLANNER'S REPORT

DATE: October 31, 2019
TO: Adrienne Senter
FROM: Michael Smith
RE: Variance Application for 218 Maple Street

BACKGROUND

The City of Hapeville has received a variance application from Anthony Uwechue to allow for a reduction in the minimum west side yard setback from 5' to 4.6' for the property at 218 Maple Street. The proposed project is a renovation and addition to an existing dwelling on-site. The existing dwelling sits in the setback on the west side by 0.4'. The addition will be within the required minimum setback and is otherwise compliant with zoning. However, as no non-conforming use may expand its building footprint in any way, the project cannot proceed without a variance. The property is currently zoned R-1, One-Family Detached.

CODE

ARTICLE 6. - R-1 ZONE (ONE-FAMILY RESIDENTIAL)

Sec. 93-6-1. - Intent.

By virtue of its location within the comprehensive land development plan for the city, the R-1 zone is established in order to protect residential areas now predominantly developed with one-family detached dwellings and a few adjoining areas likely to be developed for such purposes. Only a few additional and compatible uses are permitted. The regulations of this zone are intended to:

- (1) Protect the present predominantly one-family use of the land.
- (2) Encourage the discontinuance of existing incompatible uses, and insure the ultimate stabilization of the land in one-family usage.
- (3) Protect and promote a suitable environment for family life.
- (4) Discourage any use which would generate other than normal residential traffic on minor streets.
- (5) Discourage any use which, because of its character or size, would create excessive requirements and costs for public services.

Sec. 93-22.1-1 Dimensional Requirements

R-SF Zoning dimensional requirements for single-family detached structures are as follows:

						Minimum Front Yard		Minimum		Maximum			
Lot Frontage (Feet)	Min. Lot Area Sq. Ft.	Lot Area/DU Square Feet	Bed & Bath Req.	Floor Area/DU Sq. Ft.	Max Lot Coverage	Minor Col.	Maj. Arterial	Side	Rear	Stories	Feet	Min. Parking Spaces	Max. Unit Per Bldg. Lot
50	6,750	6,750	3br/2bth	1,600	40	15	15	5	25	2½	35	2 DU	1

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;

There are no extraordinary or exceptional conditions for this property based upon the size, shape or topography.

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

The existing dwelling footprint sits within the side yard setback and therefore is non-conforming. The variance would allow for the renovation and addition for the home, which could not be completed otherwise.

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

As stated above, the existing dwelling is a non-conforming condition of the developed site.

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 allows for the improvement of an existing single-family dwelling.

RECOMMENDATION

The requested variance will allow for the renovation and expansion of the existing residence. There is no evidence of a detriment to the public good. The proposed variance is recommended for approval.



218 Maple Street

19-BOA-10-15

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

Name of Applicant Steven Ellis, PRO Building Systems, Inc.
Mailing Address c/o The Galloway Law Group, 3500 Lenox Rd., Suite 760, Atlanta GA
Telephone 404-965-3680 Mobile # _____ Email laurel@glawgp.com
Property Owner (s) Porsche Cars North America, Inc.
Mailing Address 1 Porsche Drive, Atlanta GA 30354
Telephone 770-290-3833 Mobile # _____
Property Address/Location: Porsche Ave
Parcel I.D. # **(INFORMATION MUST BE PROVIDED):** 14 0096 LL0593
Square Foot of Property 2.5 acres Building Size 20,815 SF Zoning B-P
Present Land Use undeveloped
Variance Requested see attached
Applicable Code Section see attached

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.

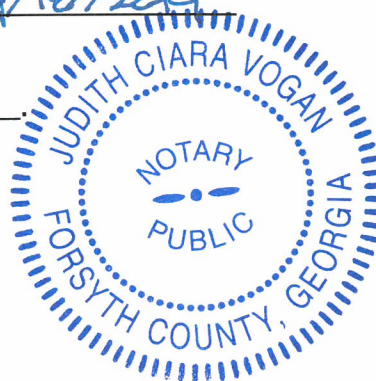
[Signature]
Applicant's signature

Date: 10/18/2019

Sworn to and subscribed before me

This 18 day of OCTOBER, 20 19

[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.

Please see attached

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

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

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

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

AUTHORIZATION OF PROPERTY OWNER

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

Porsche Ave (14 0096 LL0593)

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 Steven Ellis, PRO Building Systems, Inc.

Address of Applicant c/o The Galloway Law Group, 3500 Lenox Rd., Suite 760, Atlanta GA

Telephone of Applicant 404-965-3680



G. Fyfe
Signature of Owner
on behalf of Porsche Cars North America, Inc.

GEORGE FEYFEN
Print Name of Owner

Personally Appeared Before Me this 18th day of OCTOBER, 2019.

[Signature]
Notary Public

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

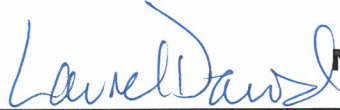
Date 10/21/19

AUTHORIZATION OF ATTORNEY

THIS SERVES TO CERTIFY THAT AS AN ATTORNEY-AT-LAW, I HAVE BEEN AUTHORIZED BY THE OWNER(S) TO FILE THE ATTACHED APPLICATION FOR VARIANCE OF THE PROPERTY LOCATED AT:

Porsche Ave (14 0096 LL0593)

City of Hapeville, County of Fulton, State of Georgia

 **Name of Attorney**

Laurel David, Bar No. 206505

The Galloway Law Group, LLC, **Address**
3500 Lenox Rd., Suite 760, Atlanta GA 30326

404-965-3680 **Telephone**

**LETTER OF INTENT
APPLICATION FOR VARIANCES
CITY OF HAPEVILLE, GEORGIA**

The Applicant, PRO Building Systems, Inc. (“Applicant”), requests variances on behalf of the Owner for approximately 2.50 acres of land located at Porsche Drive (14 0096 LL0593)(the “Property”). The Applicant proposes to redevelop and revitalize the existing undeveloped Property with a state-of-the-art proto-type for the next generation of Porsche Service Centers. The Applicant is requesting variances from the following sections of the Zoning Ordinance: Section 93-23-2 to increase the maximum width of 30 feet allowed for curb breaks to 36 feet; Section 93-23-10 to increase the maximum parking requirement of 110% to 180%; Section 93-23-11 to reduce the required percentage of compact spaces from 30% to 13%. The Applicant’s proposal will be a thoughtfully designed upgrade to the area with attractive architecture and landscaping.

Pursuant to Section 87-3-3 of the Zoning Ordinance, the Board of Appeals (the “Board”) may grant variances by applying the following criteria:

- 1. 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 Property is located near the flight path for planes entering Hartsfield-Jackson Atlanta International Airport. As a result, Federal Aviation Administration (FAA) regulations inhibit the type of development that can occur on the Property, as well as the height of structures. The unusual configuration of the Property makes the development of the Property for an economically viable commercial use difficult, if not impossible. The requested variances are necessary to the efficient operation of a state-of-the-art service center. Consequently, strict application of the above mentioned ordinance requirements to the Property would deprive the Applicant of rights and privileges enjoyed by other property owners in the same area and zoning district as the Property.

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

A literal interpretation and strict application of the applicable provisions and

requirements of the Zoning Ordinance to the Property would cause undue and unnecessary hardship for the Applicant and would inhibit the efficient operation of the proposed service center. The Applicant desires to increase the 30-foot maximum width allowed for curb breaks to 36 feet in order to construct a drive with one entering lane and two exit lanes for vehicular traffic. The purpose is to ensure continued efficient movement on and off the site by customers and auto delivery vehicles, even while a vehicle is attempting to turn left to exit onto Porsche Ave. To ameliorate the effects of the wider drive upon pedestrians, the Applicant proposes stamped concrete or other treatment to ensure their safe crossing of the driveway width. The variance from Section 93-23-10 to increase the maximum parking requirement of 110% to 180% is to accommodate loaner vehicles on-site, vehicles that are being repaired but may need to be left overnight, customers visiting the parts shop and employee parking. The Applicant will require 35 spaces for employees of this customer-service oriented business alone. The variance from Section 93-23-11 to reduce the required percentage of compact spaces from 30% to 13% reflects a need to provide for ample room to park the luxury vehicles and ensure they are not damaged while on-site. The Applicant is requesting the parking lot variances for the area of the lot that is behind the building, which will screen it from view by the general public traveling on Porsche Ave. A strict interpretation and application of the requirements in the current ordinance would make development of the Property for the proposed commercial use for which it is zoned difficult, if not impossible, given the unique characteristics of the Property described above. The requested variances do not go beyond the minimum necessary to afford relief and do not constitute a grant of special privilege inconsistent with the limitations on the Property.

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

The Property's location close to airport runways and as a component of a campus with a national corporate headquarters makes it unique in this area.

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

Granting the variances requested will not be detrimental to the public welfare or injurious to other property in the area or zoning district in which the Property is located. On the contrary, support of the requested variances will allow the Applicant to construct a state-of-the-art service

facility that will complement existing nearby commercial uses, be beneficial to the economy of the surrounding area, increase the tax base and provide employment opportunities. The existing undeveloped site will be replaced with a development with a high standard of architectural design. Allowing the widening of the driveway width will allow more efficient traffic flow and approving the variances to the parking lot requirements behind the building will support efficient operation of the service facility in a manner that will likely not be seen by the general public. Granting the variances will support the purpose and intent of the B-P zoning district by encouraging the development of a high-quality community of businesses, office services and uses to promote economic development and create continuity for the aesthetic of the buildings and sites within the business park.

Because these variance requests are consistent with the foregoing standards established in the Zoning Ordinance, the Applicant respectfully asks that the variances be granted as requested.

THE GALLOWAY LAW GROUP

By: Laurel David

Laurel A. David
Attorney for Applicant

3500 Lenox Road NE, Suite 760
Atlanta, Georgia 30326
(404) 965-3680

Porsche Service Center Lease Area

All that tract or parcel of land lying and being in Land Lot 96 of the 14th District, City of Hapeville, Fulton County, Georgia and being more particularly described as follows:

Beginning at an iron pin set on the southwesterly right-of-way of Porsche Avenue (formerly known as Henry Ford II Avenue and having a varied right-of-way) located 950.91 feet as measured northwesterly along said right-of-way from its intersection with the westerly right-of-way of Porsche Drive (having a varied right-of-way); Thence leaving said right-of-way and running South 35 degrees 19 minutes 11 seconds West a distance of 402.62 feet to an iron pin set; Thence running North 89 degrees 35 minutes 16 seconds West a distance of 191.68 feet to an iron pin set; Thence running North 00 degrees 24 minutes 44 seconds East a distance of 140.11 feet to nail found; Thence running North 35 degrees 19 minutes 11 seconds East a distance of 379.13 feet to nail found; Thence running North 32 degrees 25 minutes 35 seconds East a distance of 22.59 feet to nail found on the southwesterly right-of-way of Porsche Avenue; Thence running along said right-of-way South 53 degrees 39 minutes 04 seconds East a distance of 238.55 feet to and iron pin set and The Point of Beginning;

Said tract contains 2.50 acres (108,900 square feet.

Drawing name: K:\ALP_P\017294001_PCNA Service Center\CAD\PlanSheets\C2-00 SITE PLAN.dwg Oct 21, 2019 11:21am by: Bobby Szoch

N/F APORT LLC
DB 57228-84

N/F APORT LLC
DB 57228- OIL COMPRESSOR AREA

24" CURB AND GUTTER (TYP.)

AC CHARGING STATIONS

PROPERTY LINE, TYP.

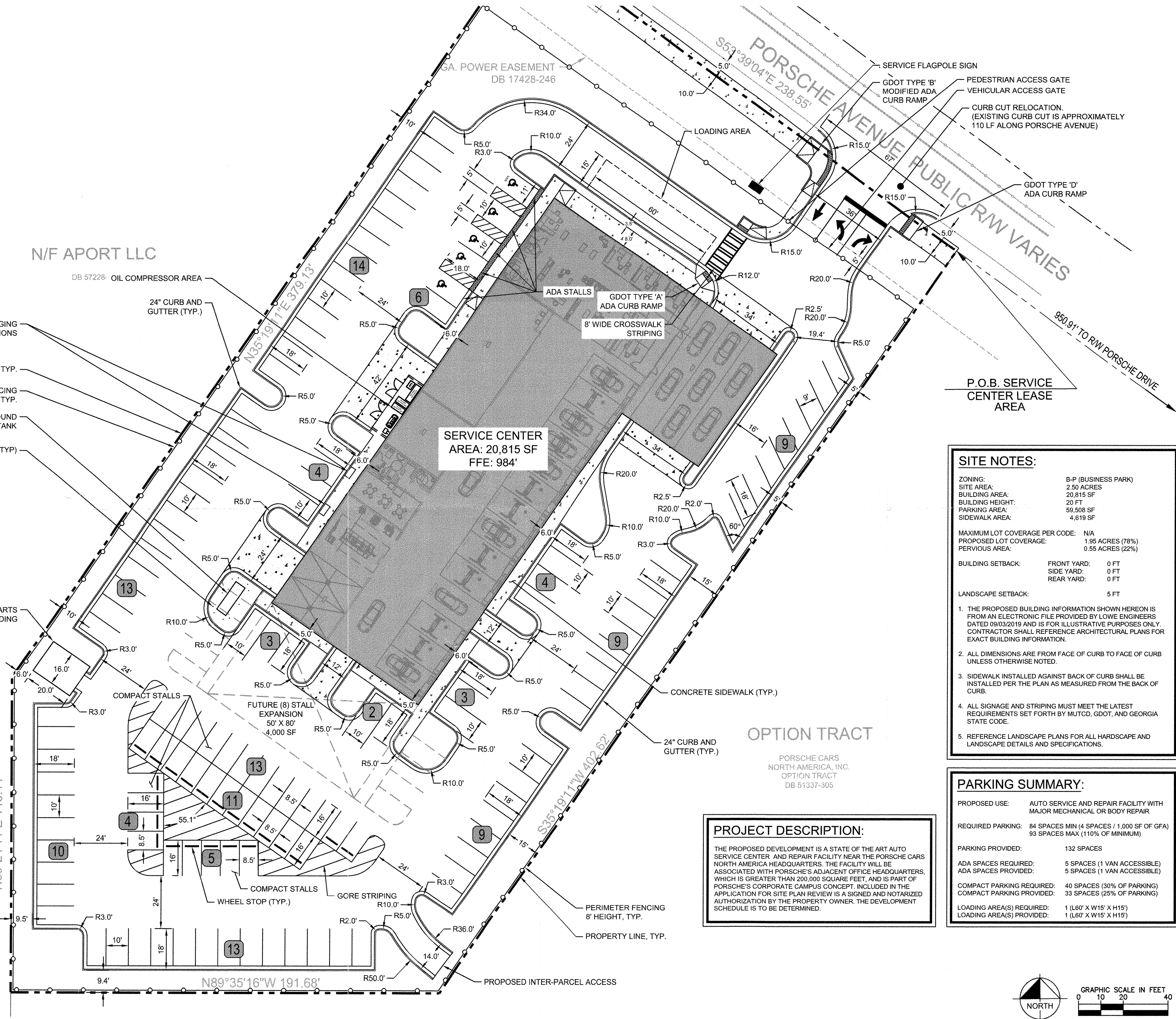
PERIMETER FENCING
8' HEIGHT, TYP.

ABOVE GROUND STORAGE TANK

BOLLARD (TYP.)

ENCLOSED PARTS
RETURN BUILDING

N00°24'44"E 140.11'



SERVICE CENTER
AREA: 20,815 SF
FFE: 984'

PROJECT DESCRIPTION:

THE PROPOSED DEVELOPMENT IS A STATE OF THE ART AUTO SERVICE CENTER, AND REPAIR FACILITY NEAR THE PORSCHE CARS NORTH AMERICA HEADQUARTERS. THE FACILITY WILL BE ASSOCIATED WITH PORSCHE'S ADJACENT OFFICE HEADQUARTERS, WHICH IS GREATER THAN 200,000 SQUARE FEET, AND IS PART OF PORSCHE'S CORPORATE CAMPUS CONCEPT. INCLUDED IN THE APPLICATION FOR SITE PLAN REVIEW IS A SIGNED AND NOTARIZED AUTHORIZATION BY THE PROPERTY OWNER. THE DEVELOPMENT SCHEDULE IS TO BE DETERMINED.

SITE NOTES:

ZONING: B-P (BUSINESS PARK)
SITE AREA: 2.50 ACRES
BUILDING AREA: 20,815 SF
BUILDING HEIGHT: 20 FT
PARKING AREA: 59,508 SF
SIDEWALK AREA: 4,619 SF

MAXIMUM LOT COVERAGE PER CODE: N/A
PROPOSED LOT COVERAGE: 1.95 ACRES (78%)
PERVIOUS AREA: 0.55 ACRES (22%)

BUILDING SETBACK: FRONT YARD: 0 FT
SIDE YARD: 0 FT
REAR YARD: 0 FT

LANDSCAPE SETBACK: 5 FT

1. THE PROPOSED BUILDING INFORMATION SHOWN HEREON IS FROM AN ELECTRONIC FILE PROVIDED BY LOWE ENGINEERS DATED 09/03/2019 AND IS FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING INFORMATION.
2. ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. SIDEWALK INSTALLED AGAINST BACK OF CURB SHALL BE INSTALLED PER THE PLAN AS MEASURED FROM THE BACK OF CURB.
4. ALL SIGNAGE AND STRIPING MUST MEET THE LATEST REQUIREMENTS SET FORTH BY MUTCD, GDOT, AND GEORGIA STATE CODE.
5. REFERENCE LANDSCAPE PLANS FOR ALL HARDSCAPE AND LANDSCAPE DETAILS AND SPECIFICATIONS.

PARKING SUMMARY:

PROPOSED USE: AUTO SERVICE AND REPAIR FACILITY WITH MAJOR MECHANICAL OR BODY REPAIR

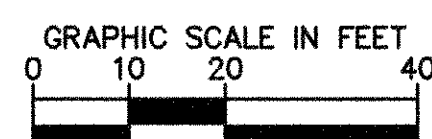
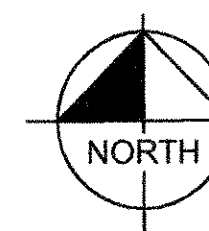
REQUIRED PARKING: 84 SPACES MIN (4 SPACES / 1,000 SF OF GFA)
93 SPACES MAX (110% OF MINIMUM)

PARKING PROVIDED: 132 SPACES

ADA SPACES REQUIRED: 5 SPACES (1 VAN ACCESSIBLE)
ADA SPACES PROVIDED: 5 SPACES (1 VAN ACCESSIBLE)

COMPACT PARKING REQUIRED: 40 SPACES (30% OF PARKING)
COMPACT PARKING PROVIDED: 33 SPACES (25% OF PARKING)

LOADING AREA(S) REQUIRED: 1 (L60' X W15' X H15')
LOADING AREA(S) PROVIDED: 1 (L60' X W15' X H15')



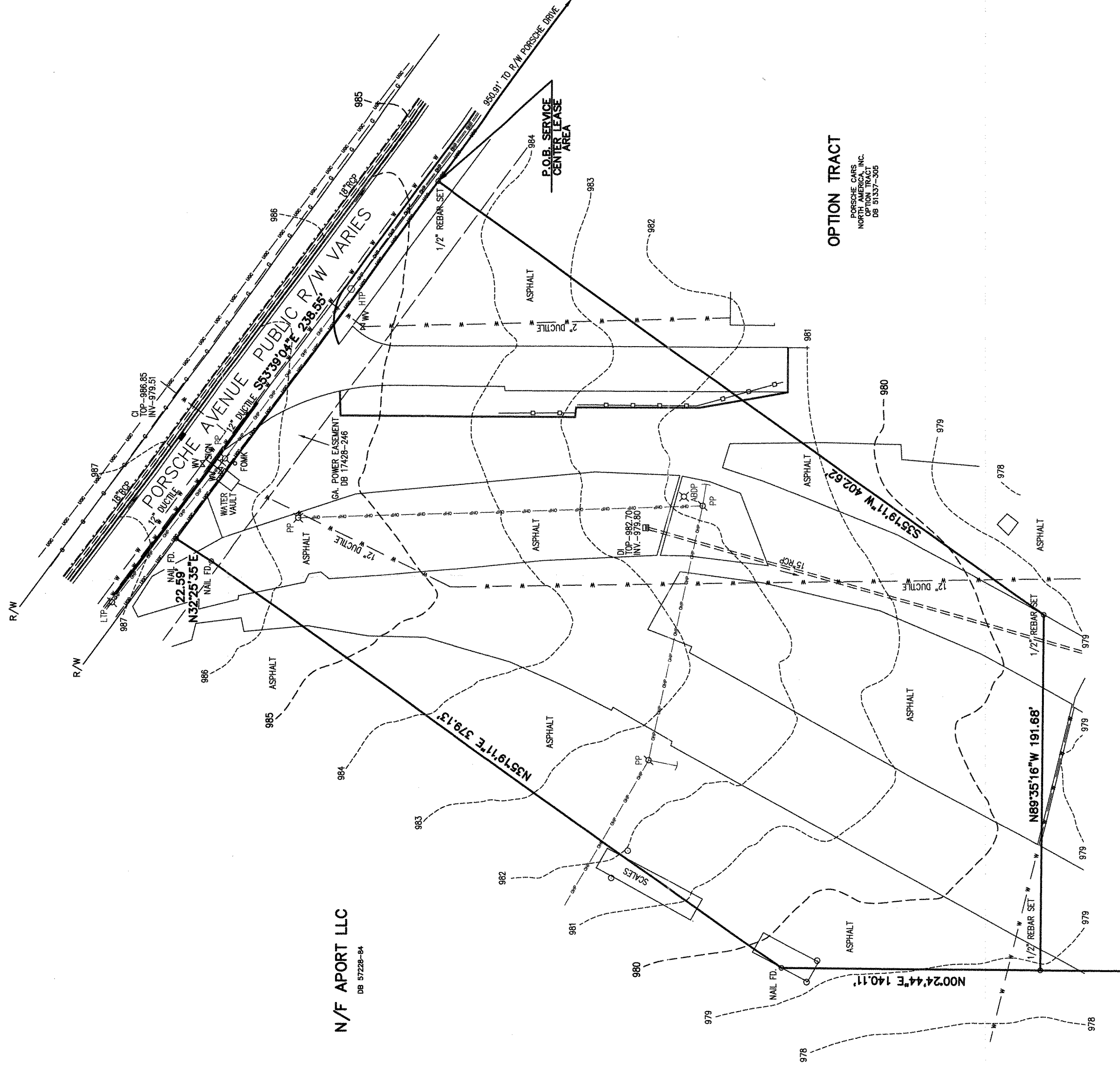
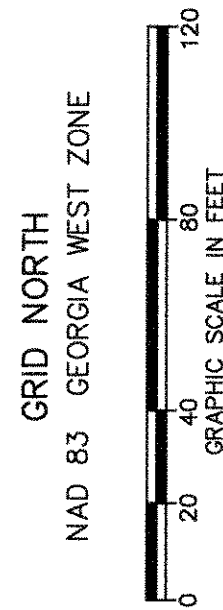
Kimley»Horn
© 2019 KIMLEY-HORN AND ASSOCIATES, INC.
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GEORGIA 30009
PHONE (770) 619-4280
WWW.KIMLEY-HORN.COM

PORSCHE
ONE PORSCHE DRIVE, ATLANTA, GA 30354

PCNA SERVICE CENTER
PORSCHE AVE, HAPEVILLE, GA
LAND LOT 96, 14TH DISTRICT

PRELIMINARY
NOT FOR CONSTRUCTION

GSWCC NO. (LEVEL II)
DRAWN BY: RTS
DESIGNED BY:
REVIEWED BY: BBW
DATE: 10/21/2019
PROJECT NO.
TITLE: SITE PLAN
SHEET NUMBER: C2-00



OPTION TRACT
PORSCHE CARS
NORTH AMERICA, INC.
OPTION TRACT
DB 51337-305

OPTION TRACT
PORSCHE CARS
NORTH AMERICA, INC.
OPTION TRACT
DB 51337-305

SERVICE CENTER LEASE AREA: 2.50 ACRES 108,900 SQ.FT.

NOTES:

Equipment used:
Angular & Linear: Sokkla IX Robotic Total Station

Reference: Deed Book 51337 Page 335

Reference: Deed Book 51337 Page 335

Bearings are referenced to Grid North, Georgia State Plane Coordinate System, West Zone.

1' contour interval based on NAVD88 datum.

Information showing underground structures and utilities was obtained from a limited field survey. The exact location of any underground items should be verified through utility companies. This plot shall not be used for exact locations or presence of underground work.

Porsche Service Center Lease Area

All that tract or parcel of land lying and being in Land Lot 96 of the 14th District, City of Hapeville, Fulton County, Georgia and being more particularly described as follows:

[illegible]

Said tract contains 2.50 acres (108,900 square feet.

Porsche Service Center Lease Area

All that tract or parcel of land lying and being in Land Lot 96 of the 14th District, City of Hapeville, Fulton County, Georgia and being more particularly described as follows:

[illegible]

Said tract contains 2.50 acres (108,900 square feet.

LEGEND	IPS Iron Pipe	Sat. Satellite	Pipe Point of Sat.
R.W. Right-of-Way	P.O.C. Point of Commencement		
P.O.B. Point of Beginning			
P.S. Pond Station			
P.K.A. Previously Known As			
SSH Sanitary Sewer			
SWH Sanitary Sewer Haul			
CMP Corrugated Metal Pipe			
RCP Reinforced Concrete Pipe			
Ductile Pipe			
CB Catch Basin			
Drop Inlet			
Water Main			
Water Meter			
Water Valve			
Utility Vault			
Fire Hydrant			
Gas Valve			
Gas Meter			
Monitoring Well			
Utility Pole			
Gay Pole			
High Tension Pole			
Overhead Power			
Buried Optics Marker			
Optics Marker			
Well			
Bellard			
AC HVAC			
Approximate			
Typical			
L.L.L.			
Land Lot Line			
6" Chain Link Fence			
Wall			
Building			
Sound Rail			
Concrete			

[illegible]

	DESIGNED
	DRAWN DE
	CHECKED WUDIV
	APPROVED WUDIII

LOWE
ENGINEERS

990 HAMMOND DRIVE
SUITE 900
ATLANTA, GEORGIA 30328
TEL.: 770-857-8400
FAX: 770-857-8401

AN BOUNDARY & TOPOGRAPHICAL SURVEY FOR
PORSCHE CARS
NORTH AMERICA, INC.
SERVICE CENTER LEASE AREA

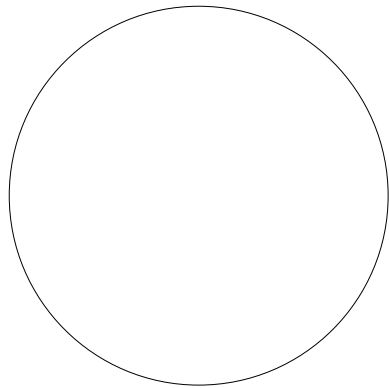
JOB NO. 19-0140
DATE SEPTEMBER 3, 2019
SCALE 1" = 40'
DWG. NO. 1 OF 1

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Porsche Atlanta Service Center

HAPEVILLE, GA



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Rev	Date	Comments
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Client:
Client Name Here ?

?? CLIENT ADDRESS ??

Project:
**PORSCHE
ATLANTA
SERVICE
CENTER**

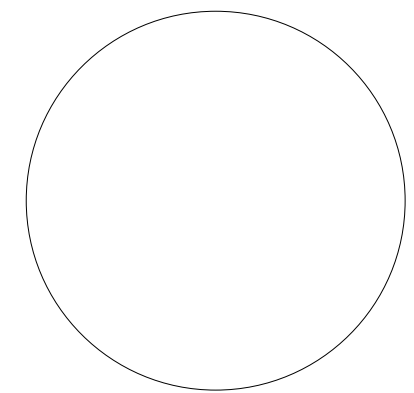
SOUTH CENTRAL AVENUE
HAPEVILLE, GA

Project Number: 19044
Drawn By: Author
Checked By: Checker
Approved By: Approver

Sheet Title:
COVER

Sheet Number:
A001

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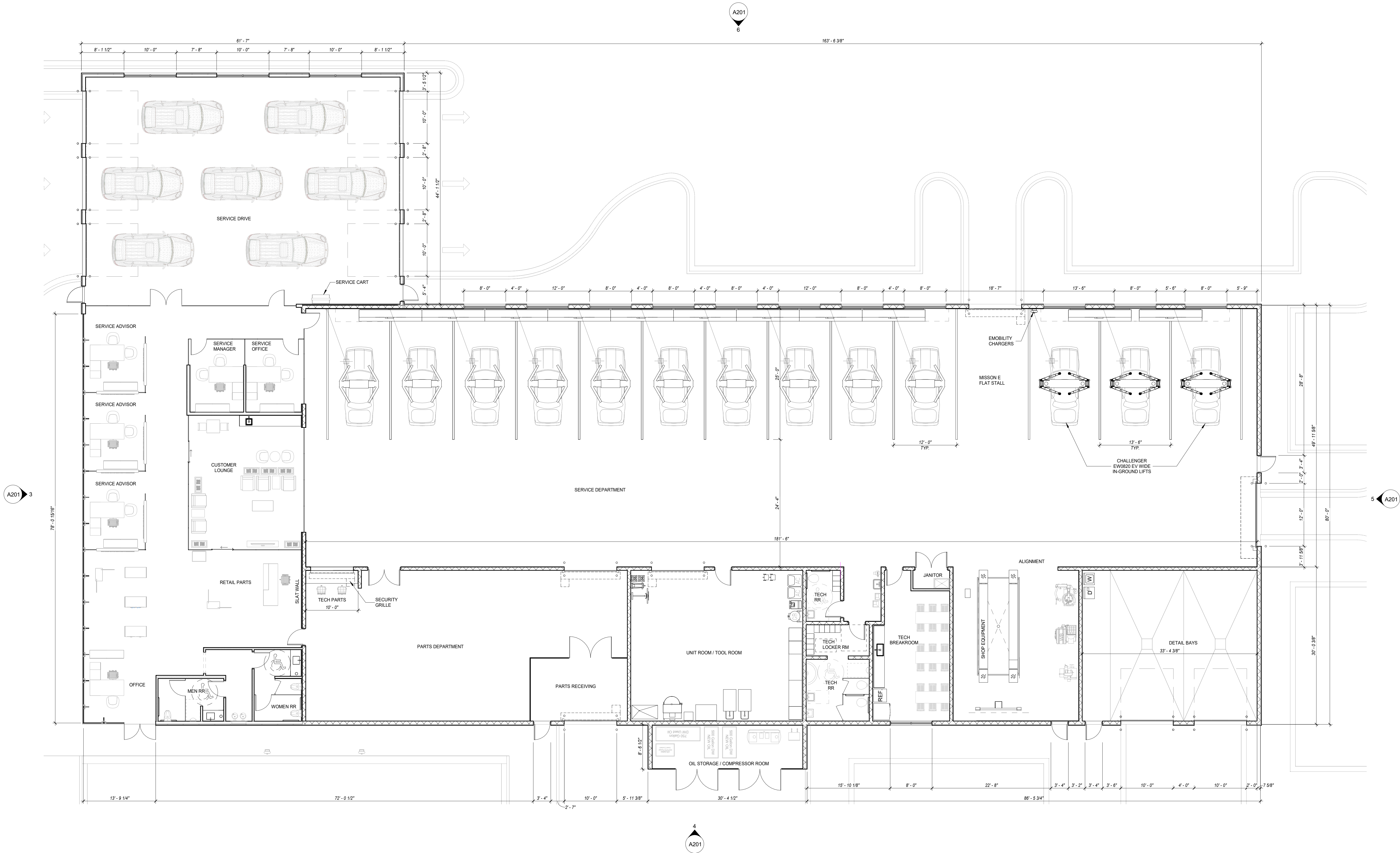


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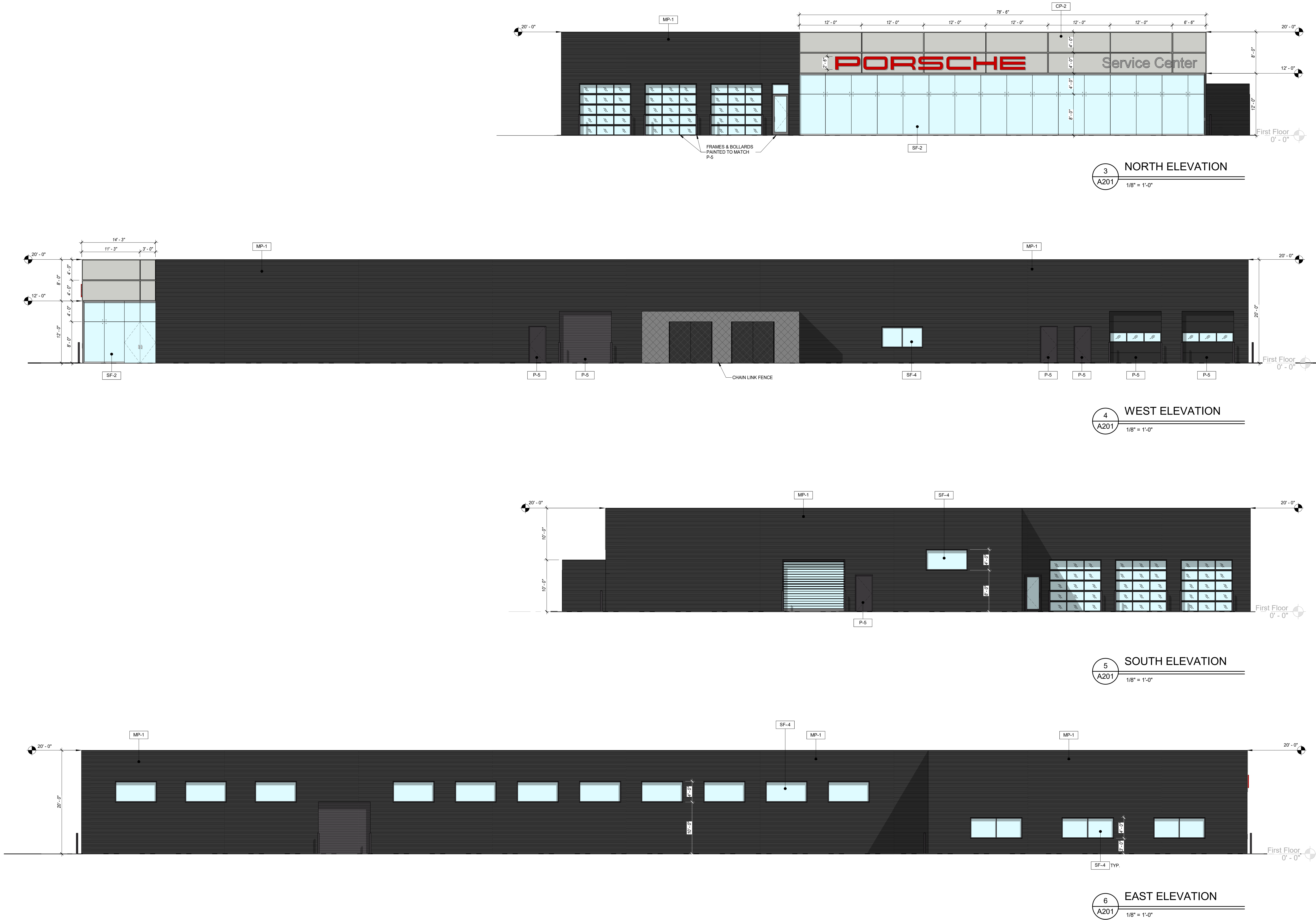
Project:
PORSCHE ATLANTA SERVICE CENTER
SOUTH CENTRAL AVENUE
HAPEVILLE, GA

Project Number: 19044
Drawn By: Author
Checked By: Checker
Approved By: Approver

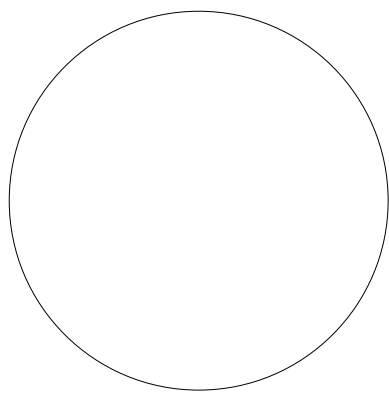
Sheet Title:
FLOOR PLAN

Sheet Number:
A131

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EXTERIOR FINISHES						
	CODE	MATERIAL	MANUFACTURER	PATTERN	COLOR	COMMENTS
PAINT	P-5	EXTERIOR PAINT	SHERWIN WILLIAMS	FLAT FINISH	TO MATCH RAL 7021	EXTERIOR DOORS, FRAMES & BOLLARDS
METALS	CP-2	PERFORATED METAL PANEL	ALPOLIC BY PATTISON SIGNS	--	SUNRISE SILVER	ALPOLIC BY PATTISON SIGNS
	MC-1	PRE-FINISHED METAL COPING	TBD	--	COLOR TO MATCH MP-1	
	MP-1	ARCH. RIBBED METAL	CENTRIA	RIGID WALL #9916	ATAS TARGA BLACK (TO MATCH RAL 7021)	
GLAZING	SF-2	STRUCTURAL CURTAINWALL	SLIMPACT	--	BLACK SEALANT AT VERTICAL JOINTS	FRAMELESS, STACK WALL
	SF-4	EXTERIOR STOREFRONT	KAWNEER	451T	TO MATCH MP-1	



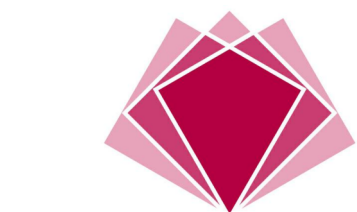
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1 EXTERIOR PERSPECTIVE



**PRO
BUILDING
SYSTEMS**

DESIGN BUILD
CONTRACTORS

Client:

Client Name Here ?

?? CLIENT ADDRESS ??

Project:

**PORSCHE
ATLANTA
SERVICE
CENTER**

**SOUTH CENTRAL AVENUE
HAPEVILLE, GA**

Project Number: 19044

Drawn By: Author

Checked By: Checker

Approved By: Approver

Sheet Title:

**EXTERIOR 3D
VIEWS**

Sheet Number:

A205

2 EXTERIOR PERSPECTIVE

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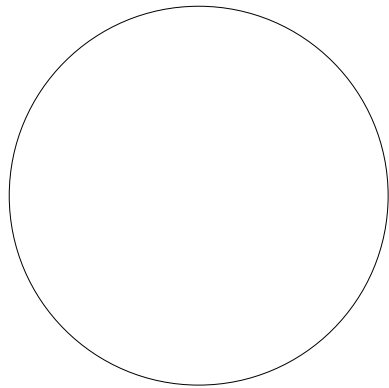
ysm
DESIGN

RETAILAUTOMOTIVEARCHITECTURE

1320 Ellsworth Industrial Blvd
Suite A-100
Atlanta GA 30318
404-249-4555 tel
404-355-6384 fax

305 N. Coast Hwy
Suite L
Laguna Beach CA 92651
949-715-4275
www.ysmdesign.com

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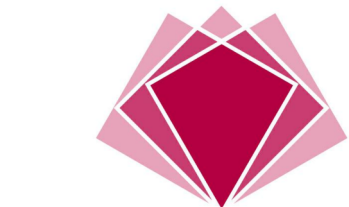
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PRO
BUILDING
SYSTEMS

DESIGN BUILD
CONTRACTORS

Client:

Client Name Here ?

?? CLIENT ADDRESS ??

Project:

PORSCHE
ATLANTA
SERVICE
CENTER

SOUTH CENTRAL AVENUE
HAPEVILLE, GA

Project Number: 19044

Drawn By: Author

Checked By: Checker

Approved By: Approver

Sheet Title:

RENDERING

Sheet Number:

A206



PLANNER'S REPORT

DATE: November 7, 2019
TO: Adrienne Senter
FROM: Michael Smith
RE: Variance Application for 0 Porsche Avenue (Parcel ID 14 0096 LL0593)

BACKGROUND

The City of Hapeville has received a variance application from Steven Ellis on behalf of PRO Building Systems, Inc. to request three variances for a new development along Porsche Avenue. The applicant is constructing a new specialty auto repair and service center for Porsche vehicles. It will be part of the greater Porsche North America corporate campus. The requested variances are:

- 1) to allow for an increase in the maximum parking limit from 110% (93 spaces) of the minimum parking requirement to 180% (132 spaces),
- 2) to expand the maximum curb cut width for driveways from 30' to 36', and
- 3) to reduce the minimum percentage of provided parking that must be compact sized from 30% (40 spaces) to 13% (18 spaces).

The property is currently zoned B-P – Business Park.

CODE

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;
- b. The application of this chapter to this particular piece of property would create an unnecessary hardship;
- c. Such conditions are peculiar to the particular piece of property involved; and
- d. Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of this chapter.

ARTICLE 18. - B-P ZONE (BUSINESS PARK)

Sec. 93-18-1. - Intent.

- (a) The purpose of this district is to encourage the development of a high-quality community of businesses, office services and recreation uses to promote economic development for the city by fostering the creation of significant employment centers.
- (b) In order to further the achievement of this purpose, applicants for development within the B-P (business park) district shall submit proposed site development plans for review and approval in accordance with the provisions of section 93-2-16.
- (c) To create continuity for the business park aesthetic, buildings and sites must reflect buildings immediately adjacent to the zone.

VARIANCE ONE

To allow for an increase in the maximum parking limit from 110% (93 spaces) of the minimum parking requirement to 180% (132 spaces).

Sec. 93-18-3. - Off-street parking and loading requirements.

- (i) Auto service and repair facilities shall have a minimum of three off-street parking spaces per 1,000 square feet of gross floor area. Auto service and repair facilities that include major mechanical or body repair shall have one off-street parking space per 1,000 square feet of gross floor area.

Sec. 93-23-10. - Off-street parking requirements according to district and uses.

At the time of the erection of any building or structure hereinafter listed, or at the time any such building or structure is enlarged or increased in capacity by adding dwelling units, guestrooms, floor area, seats, beds, members or employees, there shall be provided for such new construction, enlargement or increased capacity only, off-street automobile parking space and off-street loading spaces in accordance with the minimum requirements established for each zone. The maximum number of off-street automobile parking spaces shall be 110 percent of the requirement for uses proposed at the time of development approval.

RECOMMENDATION

The applicant has indicated the nature of this particular user (high end car service and intensive customer service) has a higher than normal staffing rate per thousand square feet as well as the provision of "loaner" cars to clients dropping their automobiles for service. No repair or storage of junk vehicles outside the facility will occur in the parking lot. The application of parking space maximums to the property would not inherently create an unnecessary hardship. Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of this chapter; rather, Porsche's proposed use is within the intent of the B-P district as it will contribute to the company's corporate campus concept and will attract visitors and future development to the City.

The variance is recommended for approval.

VARIANCE TWO

To expand the maximum curb cut width for driveways from 30' to 36'.

Sec. 93-23-2. - Entrance and exit points.

Except in districts zoned R-0, R-1, R-2 and R-3, curb breaks shall not be more than 30 feet in width, nor less than 25 feet in width. In no case shall there be less than 50 feet from the closest sides of any two-driveway curblines. Curb breaks shall be located at least 25 feet from the nearest intersection of two curblines as measured along one of the curblines. Business establishments on contiguous lots are encouraged to consolidate entrance and exit points. Suitable provisions, including a five-foot-wide planted buffer strip between the right-of-way and parking area shall be made to prevent entrance or exit from other than at designated entrance or exit points.

RECOMMENDATION

Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of this chapter. The requested variance would allow the applicant to have left and right turn exit lanes as well as an entrance lane for the property, which could alleviate congestion within the lot. As a wider curb break would potentially create a hazard for pedestrians, the applicant has indicated a willingness to implement a treatment along the driveway to protect pedestrians.

The variance is recommended for approval with the condition that a stamped concrete walkway or similar measure be included for pedestrian safety at the break in the sidewalk.

VARIANCE THREE

To reduce the minimum percentage of provided parking that must be compact sized from 30% (40 spaces) to 13% (18 spaces).

Sec. 93-23-11. - Size of off-street parking spaces, including parking spaces for compact automobiles, and parking spaces for automobiles of the physically handicapped.

- (a) Of the total number of parking spaces required for any nonresidential use having 20 or more off-street parking spaces, a maximum of 70 percent shall be "full-size" as described in the table below, and a minimum of 30 percent shall be "compact size" as described in the table below:

Minimum Full-Size Space Dimensions

Type of Space	Width of Space	Length of Space
---------------	----------------	-----------------

Parallel at curb to angle of 29 degrees	8.5 feet	22 feet
Angle of 30 degrees to 60 degrees	9 feet	18 feet
Angle of 61 degrees to 90 degrees	10 feet	18 feet

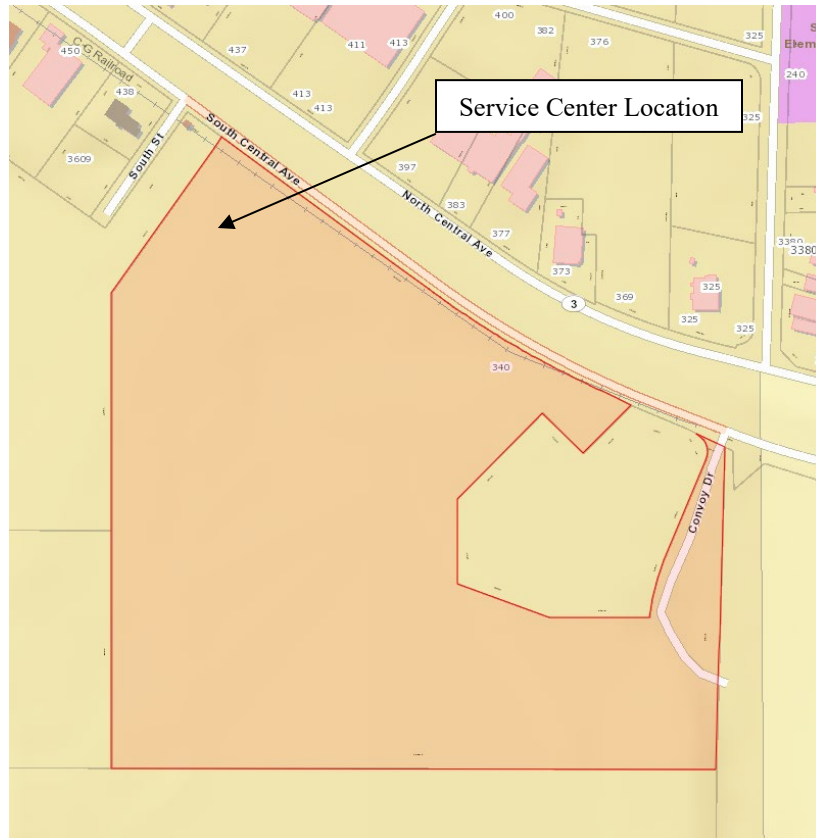
*Minimum Compact-Size Parking Space
Dimensions*

Type of Space	Width of Space (feet)	Length of Space (feet)
Parallel at curb to angle of 29 degrees	8	19
Angle of 30 degrees to 60 degrees	8.5	15
Angle of 61 degrees to 90 degrees	9	15

RECOMMENDATION

The proposed use of the property is highly specialized and tailored to a particular shape and size of vehicle. The wider parking spaces reduce the potential for damage to cars in the parking lot. As the user services high end vehicles, this is particularly important. The application of the compact parking space minimum requirement to the property would not inherently create an unnecessary hardship. Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of this chapter.

The variance is recommended for approval.



Location Map – Porsche Avenue (Parcel ID 14 0096 LL0593)

City of Hapeville

2020 Meeting Schedule

Hapeville Board of Appeals 2020

All Board of Appeals meetings are scheduled for 6:00PM at the Municipal Annex located at 700 Doug Davis Drive unless otherwise posted.

	Submittal Deadline	Meeting Date
January	Thursday, December 19, 2019	Thursday, January 23, 2020
February	Thursday, January 23, 2020	Thursday, February 27, 2020
March	Thursday, February 27, 2020	Thursday, March 26, 2020
April	Thursday, March 26, 2020	Thursday, April 23, 2020
May	Thursday, April 23, 2020	Thursday, May 28, 2020
June	Thursday, May 28, 2020	Thursday, June 25, 2020
July	Thursday, June 25, 2020	Thursday, July 23, 2020
August	Thursday, July 23, 2020	Thursday, August 27, 2020
September	Thursday, August 27, 2020	Thursday, September 24, 2020
October	Thursday, September 24, 2020	Thursday, October 22, 2020
November	Thursday, October 22, 2020	Thursday, November 19, 2020
December	Thursday, November 19, 2020	Thursday, December 17, 2020

Submittal of partial or incomplete applications will not be considered for placement on the Board of Appeals agenda until the application is accepted as complete. Meeting dates and deadlines are subject to final review and approval by the Planning & Development Coordinator.