AGENDA
CITY OF HAPEVILLE
700 Doug Davis Drive
Hapeville, Georgia 30354

Board of Appeals Meeting
September 22, 2016
6:00 PM

1. Welcome And Introduction

2. Minutes - June 23, 2016

3. 915 Custer Street - Variance Request

   Documents:

   915 CUSTER STREET VARIANCE APPLICATION.PDF
   9-22-2016 - 915 CUSTER STREET.PDF

   3.I. Public Comments

4. Old Business

5. New Business

6. Next Meeting Date - October 27, 2016

7. Adjourn

CITY OF HAPEVILLE
COMMUNITY SERVICE DEPARTMENT
VARIANCE APPLICATION

Name of Applicant CHRIS A. LAMB

Mailing Address 915 CUSTER ST. HAPEVILLE, GA. 30354

Telephone 404-559-1081 Mobile# 404-615-5285

Email Chrisros922@Gmail.com

Property Owner (s) CHRIS A. LAMB

Mailing Address 915 Custer ST HAPEVILLE GA. 30354

Telephone 404-559-1081 Mobile # 404-615-5285

Address/Location of Property: 915 Custer ST. HAPEVILLE, GA. 30354

Parcel ID #: 14-0127-0003-025-3

Square Foot of Propert _ Building Size 980 Zoning R-O

Present Land Use SINGLE FAMILY HOME

Variance Requested METAL ROOF

Applicable Code Section

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
CL 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.

Chr A. Lamb
Applicant's signature

Date: 8-19-16

Sworn to and subscribed before me

This 19 **day of** August, **20**16.

Notary Public

CITY OF HAPEVILLE
COMMUNITY SERVICE 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.

N/A

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

Metal roofs have become popular with homeowners because they now have stylish appeal, more durable & long lasting. They increase property value, better insurance rates & by putting a layer of single bubble insulation under it will help save on cooling & heating. It seems to be beneficial in all aspects

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?

In checking with Virginia Park Homeowners Assoc. no one who responded has any issues with a metal roof. Speaking with our neighbors we have their blessing & hope that this Variance is granted.

Thank you for your time + service.

CITY OF HAPEVILLE
COMMUNTY SERVICE DEPARTMENT
VARIANCE APPLICATION

AUTHORIZATION OF PROPERTY OWNER

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

915 CUSTER ST 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 CHRIS A. LAMB

Address of Applicant 915 CUSTER ST. HAPEVILLE, GA.

Telephone of Applicant 404-615-5285

Chris A. Lamb
Signature of Owner

CHRIS A. LAMB
Print Name of Owner

Personally Appeared Before Me this 19 day of August, 2016.

Notary Public

Department of Planning & Zoning

M E M O R A N D U M

TO: Billy Slocumb, Board of Appeals Chairman

FROM: Bill Johnston, City Planner

SUBJECT: **Variance to allow a metal roof on a dwelling at 915 Custer Street**

DATE: Thursday, 15 September 2016

FINDINGS

Mr. Chris A. Lamb, owner and resident, has applied for a variance to allow use of metal roofing on a single family dwelling at 915 Custer Street. The property is zoned R-SF, Residential Single-Family. A gable roof lying perpendicular to the street covers the front porch; the main roof is also a gable roof running parallel to the street. The importance of this is that the larger portion of the roof is visible to the public as opposed to being primarily visible from the neighboring property.

The property is located in the Virginia Park Neighborhood that has perhaps, more than any other in Hapeville experienced private investment. The dwellings that have been added to the housing stock have roofs conforming to the Architectural Design Standards and consistent with roof types characterizing Hapeville's past. Hapeville's listing on the National Register of Historic Places also has some bearing on roofing materials.

Mr. Lamb cites the popularity and durability of a metal roof as a reason for approval of the application that seeks a variance to the prohibition on metal roofs as concerns residential applications.

Ordinance Standard

This standard is found in Chapter 81 – Architectural Design Standards, Sec. 81-1-7. Neighborhood conservation area subsection (e):

(e) Roof and chimney standards.

1. Principal building roofs for one-family detached dwellings shall have a minimum usable life of thirty (30) years, per manufacturer's warranty.

2. Roof shingles shall be slate, cedar, or asphalt.

3. Roof tiles shall be clay, terra cotta or concrete.

4. <u>Metal roofs are prohibited on one-family and two-family detached dwellings</u>.

CONCLUSIONS

Sec. 87-3-3. - *Powers and duties*, subsection (a) establishes the authority of the Board of Appeals to hear and decide variance applications: "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." Variances may be granted in any individual cases of practical difficulty or unnecessary hardship only upon a finding by the board of appeals that each of specified factors exist. These factors are listed below with an assessment of compliance of the application:

a. *There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography*;
No extraordinary condition has been demonstrated. The roofing type on a dwelling has little to do with the conditions pertaining to the property because of its size, shape or topography.

b. *The application of this chapter to this particular piece of property would create an unnecessary hardship*;
Many of the standards adopted in the Architectural Design Standards are intended to continue the historic styles in Hapeville's neighborhood. Metal roofs are not part of that tradition. Therefore, the hardship, if any exists, is not "unnecessary," as enforcement of adopted standards contributes to the preservation of the historic character of the community. This sentiment is found in a significant goal of the Standards: "Address new and <u>infill development that maintains and enhances the existing characteristics of the community</u>."

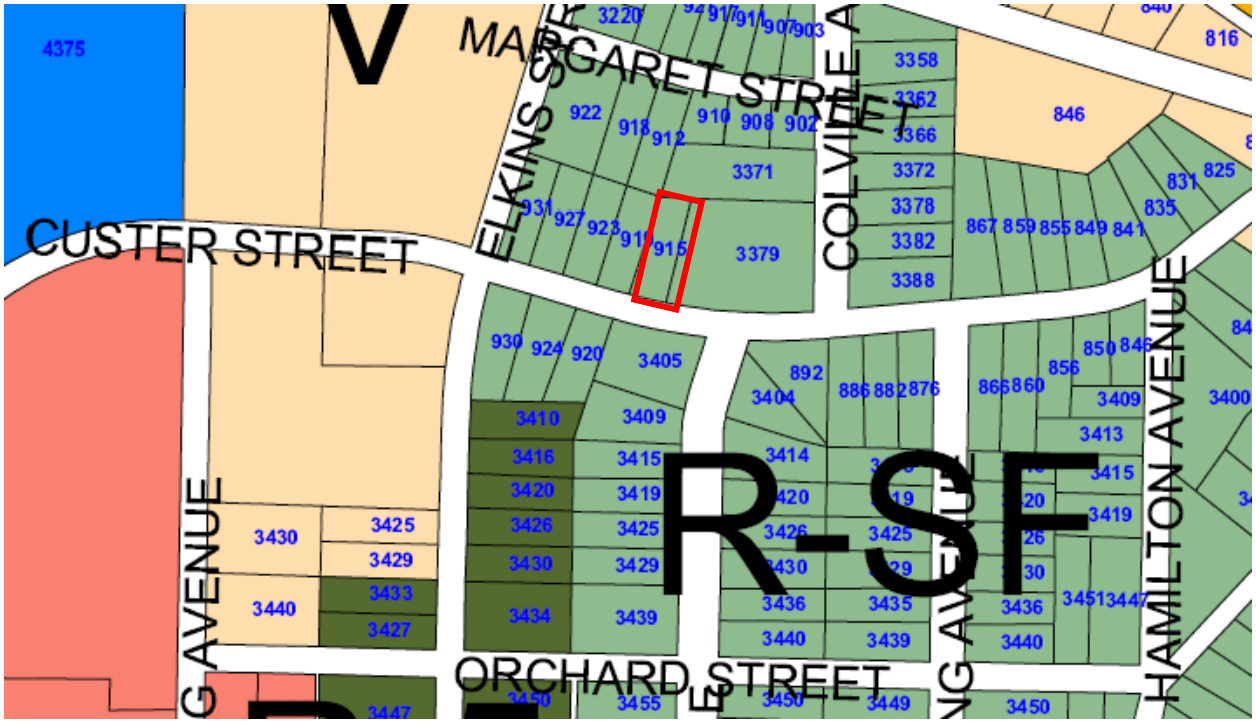
c. *Such conditions are peculiar to the particular piece of property involved*; and
No conditions are apparent that can be described as peculiar to the property. The Design Review Committee has approved a partial metal roof on a single family dwelling as a Design Exception. However, their reasoning was that the roof had a very flat roof pitch, so much so that water may back up on a shingled roof. In addition, the portion of the roof to be converted to a metal roof was limited to the rear face of the roof and was not readily visible from the street.

d. *Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of this chapter*.
The general purpose of the Architectural Design Standards is to "preserve and enhance the character of existing residential properties and to. . . maintain and enhance the existing characteristics of the community." One approach for maintaining that character is to limit roofing materials, a dominant aspect of a dwelling, to materials historically accurate to Hapeville. These are "slate, cedar, or asphalt shingles and clay, terra cotta or concrete roof tiles." Approval of the variance could impair the purpose of the Ordinance and could also result in other homeowners requesting metal roofs. By virtue of adoption of the Architectural Design Standards, the community has established that these roof types are not appropriate to Hapeville.

RECOMMENDATION

Based on the above findings and conclusions, denial of the variance that would allow installation of a metal roof is appropriate.

c: Kelly French, V. Chairman
Jan Bolien
Gabriel Cojocarescu
Rod Mack
Larry Martin
Mike Simpson
Adrienne Senter, Board of Appeals Secretary

Attachment: Location Map

LOCATION MAP