

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

March 22, 2018
6:00 PM

AGENDA

1. Welcome And Introduction

2. Minutes Of January 25, 2018

3. New Business

3.I. 3408 Orchard Street Variance Request

Mr. John Biery is requesting a variance to decrease the side yard setback from 5' to 2.3' at 3408 Orchard Street, Parcel Identification Number 14 009800050181. The property is zoned R-SF, Residential Single Family and is subject to the zoning regulations under Section 93-22.1-1 of the City of Hapeville Zoning Ordinance.

- Public Comment

Documents:

[WEB - 3408 ORCHARD STREET - VARIANCE REQUEST.PDF](#)

3.II. 260 Birch Street Variance Request

Mr. David Cook is requesting a variance to reduce the minimum lot frontage from 50' to 46'-2" at 260 Birch Street, Parcel Identification Number 14 009400091247. The property is zoned R-1, One Family Residential and is subject to the zoning regulations under Section 93-22.1-1 of the City of Hapeville Zoning Ordinance.

- Public Comment

Documents:

[WEB - 260 BIRCH STREET VARIANCE REQUEST.PDF](#)

3.III. Three Porsche Avenue Variance Request

Mr. Scott Condra of Castleton-Condra Three Porsche Drive, LLC is requesting variances to reduce the number of required hotel rooms to one hundred and seventy-nine; eliminate the requirement for a full-restaurant; reduce the required parking spaces to one hundred and seventy; eliminate the loading space requirement; increase the front setback to 178'; reduce the perimeter landscape requirements on the east side of the parcel at 0 Porsche Drive, Parcel Identification Number 14 0096LL0593. The property is zoned U-V, Urban Village and is subject to the zoning regulations under Section 93-11.2-14, Section 93-22.1-1, Section 93-23-6, Section 93-18-3, and 93-23-18 of the City of Hapeville Zoning Ordinance.

- Public Comment

Documents:

[WEB - THREE PORSCHE AVENUE - VARIANCE REQUEST.PDF](#)

3.IV. 1001 Virginia Avenue Variance Request

Delta Airlines, Inc., is requesting variances to allow an increase in the maximum number of off-street parking spaces, an off-site parking arrangement, and a reduction in the sidewalk width at 1001 Virginia Avenue, Parcel Identification Number 14 0127LL0737. The property is zoned U-V, Urban Village and is subject to the zoning regulations under Sections 93-23-10, 93-11.2-9(2)(c), and 93-23-12 of the City of Hapeville Zoning Ordinance.

- Public Comment

Documents:

[WEB - 1001 VIRGINIA AVENUE - VARIANCE REQUEST.PDF](#)

3.V. 816 And 840 South Central Avenue Variance Request

Mr. David Hewitt is requesting variances to allow a reduction in the minimum lot size from 10,000 sf to 8,965 sf, an increase in the maximum lot coverage, a reduction of the setback requirements, and allow for an off-site parking arrangement at 816 S. Central Avenue and 840 S. Central Avenue, Parcel Identification Numbers 14 009800080345 and 14 009800080098. The properties are zoned V, Village and is subject to the zoning regulations under Sections 93-22.1-1 and 93-23-13, of the City of Hapeville Zoning Ordinance.

- Public Comment

Documents:

[WEB - 816 AND 840 SOUTH CENTRAL AVENUE VARIANCE REQUEST.PDF](#)

4. Old Business

5. Next Meeting Date - April 26, 2018 At 6:00PM

6. Adjourn