

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

January 25, 2018 6:00PM

MINUTES

1. Welcome and Introduction

Chairman Mike Simpson called the meeting to order at 6:00 p.m. in the City of Hapeville Municipal Annex located at 3468 North Fulton Avenue, Hapeville, Georgia 30354. Members in attendance included Jan Bolien, Gabriel Cojocarescu, Rod Mack and Larry Martin. City Planner Lynn Patterson and Secretary Adrienne Senter were also present.

Board of Appeals member Billy Slocumb was unable to attend the meeting.

2. Election of Officers

MOTION ITEM: Larry Martin made a motion, Gabriel Cojocarescu seconded to re-elect Mike Simpson as Chairman of the Board of Appeals. Motion Carried: 4-0.

MOTION ITEM: Gabriel Cojocarescu made a motion, Jan Bolien seconded to re-elect Billy Slocumb as Vice Chairman of the Board of Appeals. Motion Carried: 4-0.

3. Minutes of December 14, 2017

MOTION ITEM: Jan Bolien made a motion, Larry Martin seconded to approve the minutes of December 14, 2017 as submitted. Motion Carried: 4-0.

4. New Business

a. 859 Custer Street

Variance Request

Mr. David Cook of Home Helpers sought a variance to decrease the side yard setback from 5' to 2.4' at 859 Custer Street, Parcel Identification Number 14 009800080279. 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.

The encroaching portion of the single-family dwelling will serve as the attached garage after the remodel and will not further encroach in the setback. The second floor of the proposed property is well within the 5' required setback.

The Planning Commission approved the site plan on January 16, 2018 subject to the Board of Appeals approval of the reduced setback. Their recommendation was in support of the variance request.

- **Public Comment:** None.

MOTION ITEM: Gabriel Cojocarescu made a motion, Larry Martin seconded to approve the variance request at 859 Custer Street provided that the variance, as requested, includes the roof eaves. Motion Carried: 4-0.

b. 3202 Hope Street

Variance Request

Mr. Nestor Aldo Gutierrez sought a variance to decrease the minimum lot area square footage from 6,750-square feet to 5,868 square feet and 5,988 square feet at 3202 Hope Street, Parcel Identification Number 1409900040421. The property is zoned R-1, One Family Detached and is subject to the zoning regulations under Section 93-22.1-1 of the City of Hapeville Zoning Ordinance.

The Planning Commission approved the site plan on December 12, 2017 subject to the Board of Appeals approval of the reduced lot sizes. Their recommendation was in support of the variance request as the frontage requirements would be met and the reduction would come from the depth of the lot.

- **Public Comments:**

Helen Lacock, 3203 Hope Street – expressed concerns regarding the variance request as submitted.

Linda Williams, 3329 Hope Street – expressed concerns regarding the variance request.

Justin Payton, 3195 Oakdale – expressed concerns regarding the variance request.

Martha Revelo, 208 Victoria Lane – spoke in favor of the variance request.

MOTION ITEM: Larry Martin made a motion, Jan Bolien seconded to deny the application as submitted.

Discussion: Rod Mack stated that he agreed with concerns expressed by the citizens. Gabriel Cojocarescu expressed concerns that the applicant did not have a hardship but if the variance is granted, that a hardship would be created towards the neighboring properties. Larry Martin stated that the application does not meet the integrity of the neighborhood.

Motion Carried: 4-0.

MOTION ITEM: Rod Mack made a motion, Larry Martin seconded to amend the agenda to allow for public comments. Motion Carried: 4-0.

5. Public Comments:

William Garcia

Helen Lake

6. Old Business – None.

7. **Open Discussion** – None.
8. **Next Meeting Date** – February 22, 2018 at 6:00PM
9. **Adjourn**

MOTION ITEM: Jan Bolien made a motion, Rod Mack seconded to adjourn the meeting at 7:15 p.m. Motion Carried: 4-0.

Respectfully submitted by,

Chairman, Mike Simpson

Secretary, Adrienne Senter