

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

**November 27, 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 700 Doug Davis Drive, Hapeville, Georgia 30354. Members in attendance included Jan Bolien, Gabriel Cojocarescu, Larry Martin and John Stalvey. City Planner Lynn Patterson and Secretary Adrienne Senter were also present.

Members Rod Mack and Billy Slocumb were unable to attend the meeting.

**2. Minutes of October 25, 2018**

**MOTION ITEM: John Stalvey made a motion, Jan Bolien seconded to approve the minutes of October 25, 2018 as submitted. Motion Carried: 4-0.**

**3. New Business**

**a. 485 Radar Drive**

**Variance Request**

Patricia Waller requested a variance to allow a reduction in the required dimensional requirements of three bedrooms to two bedrooms for the property located at 485 Radar Drive, Parcel Identification Number 14 009500110426. The property is zoned R-1, One Family Detached and is subject to the zoning regulations under Section 93-22.1-1, Chart of Dimensional Requirements of the City of Hapeville Zoning Ordinance.

The applicant proposed to construct an addition to the rear of the house to enlarge the living space to a total of 1,600-sf.

The Planning Commission approved the site plan on November 13, 2018 subject to the Board of Appeals approval to reduce the number of required bedrooms. Their recommendation was in support of the variance request.

- Public Comment – None.

**MOTION ITEM: Larry Martin made a motion, Gabriel Cojocarescu seconded to approve the reduction of the required number of bedrooms from three (3) to two (2) at 485 Radar Drive as requested. Motion Carried: 4-0.**

**b. 703 North Central Avenue**

**Variance Request**

Chris Douglas requested a variance to increase the maximum building size limitation of 6,000-sf for offices for the property located at 703 North Central Avenue, Parcel Identification Number 14 009800170013. The property is zoned C-R, Commercial Residential and is subject to the zoning regulations under Section 93-12-2(b)(3) of the City of Hapeville Zoning Regulations.

The existing building (11,400-sf) has been renovated by Central Property Holdings and two tenant spaces are proposed (5,700-sf each).

- Public Comment – None.

**MOTION ITEM: John Stalvey made a motion, Larry Martin seconded to grant the variance request to increase the maximum building size limitation at 703 North Central Avenue as requested. Motion Carried: 4-0.**

**c. 2019 Board of Appeals Meeting Schedule**

Consideration and action to approve the 2019 Board of Appeals meeting schedule.

**MOTION ITEM: Jan Bolien made a motion, John Stalvey seconded to adopt the 2019 Board of Appeals meeting schedule as submitted. Motion Carried: 4-0.**

**4. Next Meeting Date**

- a. Consideration and action to move the December 27, 2018 Board of Appeals meeting to December 20, 2018 at 6 p.m.

**MOTION ITEM: Larry Martin made a motion, Jan Bolien seconded to move the December 27, 2018 meeting to December 20, 2018. Motion Carried: 4-0.**

**5. Adjourn**

**MOTION ITEM: Gabriel Cojocarescu made a motion, John Stalvey seconded to adjourn the meeting at 6:16 p.m. Motion Carried: 4-0.**

Respectfully submitted by,

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Chairman, Mike Simpson

Secretary, Adrienne Senter