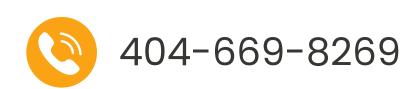


# BOARD OF APPEALS

# **APPLICATION**





3468 North Fulton Avenue, Hapeville, Georgia 30354

# SUBMITTAL CHECKLIST BOARD OF APPEALS APPLICATION

- Submit complete APPLICATION with notarized signatures.
- Submit notarized AUTHORIZATION(S) OF PROPERTY OWNER (S).
- Submit AUTHORIZATION OF ATTORNEY, if an attorney is filing the application on behalf of a property owner.
- Submit a WRITTEN SUMMARY of the necessity for this action.
- Submit a SURVEY PLAT of the property to be considered...
- Submit a LEGAL DESCRIPTION in metes and bounds.
- Submit a SITE PLAN DRAWN TO SCALE depicting the proposed use of the property, including:
  - A correct scale and north arrow;
  - The proposed land use and building outline as it would appear should the zoning map amendment application be approved;
  - The present zoning classification of all adjacent parcels;
  - The gross square footage of all proposed buildings
  - The proposed location of all driveways and entry/exit points for vehicular traffic, using arrows to depict direction of movement;
  - The location of required off-street parking and loading spaces, including number of spaces and driveway dimensions
  - Required yard setbacks appropriately dimensioned;
  - The location and extent of required buffer areas, depicting extent of natural vegetation and type and location of additional vegetation if required
  - Other information as requested by staff
- Send an ELECTRONIC COPY of the full application and plans to:

  Department of Economic Development at

  <u>planningapplications@hapeville.org</u>
- Pay application fee -payable to the City of Hapeville: \$350.00 plus \$50.00 for each additional Variance in the application.
- Incomplete applications will not be scheduled for Board of Appeals review. Applications are only accepted when all materials are submitted and the required fee is paid in full.

#### POWERS AND DUTIES OF THE BOARD OF APPEALS TO HEAR VARIANCES

The Board of Appeals is authorized by code to hear those variances from the provisions of the ordinance 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 the 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 the ordinance to this particular piece of property would create an unnecessary hardship;
- c) Such conditions are peculiar to the particular piece of property involved;
- d) Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of this chapter.

A variance may not be granted for a use of land or building. Specifically, the board of appeals shall not have authority to permit by variance in any district a use of land or building not otherwise permitted in the district.

Further, the board of appeals shall not have authority to permit by variance an increase in the density on any lots as permitted in the district regulations.

Peculiar conditions or circumstances, which are the result of actions of the owner of property covered by the application, cannot be considered as grounds justifying a variance.

Financial loss to the applicant is not sufficient grounds by itself to justify a variance.

The Board of Appeals will hold a hearing after giving the public notice thereof. At the hearing, any party may appear in person, or by agent or attorney.

# CITY OF HAPEVILLE ECONOMIC DEVELOPMENT DEPARTMENT

Date Received:
Application # ———————————————————————————————————

#### **BOARD OF APPEALS APPLICATION**

	D OI AIT LALS AI	
Name of Applicant		
Mailing Address		_
Telephone	Mobile #	Email
Property Owner (s)		
Mailing Address		_
Telephone	Mobile #	Email
Address/Location of Property	•	
Parcel I.D. # (Information mus	st be provided)	
Square foot of Property	Building Size	Zoning
Present Land Use		
Variance Requested		
Application Code Section		
or affirm that the information provided inaccuracies may be considered just application. I understand that the City further understand that it is my/our rehereby acknowledge that all requiremental than a language and/or this docume	d here and above is true, co cause for invalidation of of Hapeville, Georgia, reserves ponsibility to conform with ents of the City of Hapevillent has been read and expand that it is a felony to make the content of t	e above referenced property. I do hereby swear mplete and accurate, and I understand that an this application and any action taken on the ves the right to enforce any and all ordinances the all of City of Hapeville's Ordinances in full. I can read and write the clained to me and I have full and voluntarily ake false statements or writings to the City of secuted for a violation thereof.
		Applicant's Signature
Sworn to and subscribed befo	ore me	Date:
This day of		
Notary Public		

# **BOARD OF APPEALS 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 continuated topography that would qualify for a variance. (Please type or print legibly
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?

#### **BOARD OF APPEALS APPLICATION**

# **AUTHORIZATION OF PROPERTY OWNER**

I CERTIFY THAT I AM THE	OWNER OF THE PROPERTY LOCATED AT:
City of Hapeville, County	of Fulton,State of Georgia
	MATTER OF THIS APPLICATION. I AUTHORIZE BELOW TO ACT AS THE APPLICANT IN THE FOR THE PROPERTY.
Name of Applicant	
Adress of Applicant ——	
Telephone of Applicant	
	Signature of Owner
	Print Name of Owner
Personaly Appeared Befo	ore Me
Thisday of	, 20
Notary Public	

## **BOARD OF APPEALS APPLICATION**

Date 				
	<u>A</u>	UTHORIZATI	ION O	F ATTORNEY
AUTHORIZ	ED BY THE			TORNEY-AT-LAW, I HAVE BEEN THE ATTACHED APPLICATION
City	of Hapeville	e, County of F	Fulton	State of Georgia,
				Name of Attorney
			-	Bar Number:
			-	Address
			-	Telephone