



3/4/2024

To: Mayor and Council

RE: Staff Report – 45 Couch Street – Current Zoning RH - Variances

The applicant has submitted a variance application for development standards listed below.

The applicant has an existing pool that was built with its decking extending into the side setback approximately 10 Ft and is seeking a variance for it to remain as is. Additionally the applicant is seeking to add 2 additional structures to the back and side yard.

| Setback for Swimming Pool Decking | | |
|-----------------------------------|----------|----------|
| Required | Proposed | Variance |
| 20 FT | 10 FT | 50% |

Sec. 74-265 (10)– Accessory uses and structures – allow the existing pool deck extends into side setback

“Accessory structure swimming pools, when located closer than 20 feet to the rear of the dwelling in a residential district, shall comply with the minimum side and rear yard requirements of that district. Setback minimums shall be measured from the decking or closest part of the pool structure to the applicable property line.”

Sec. 74-265 (3) – Accessory uses and structures – allow covered outdoor kitchen in side yard behind the privacy fence.

“An accessory structure shall not be permitted in a front or side yard in the residential districts.”

Sec. 74-265 (11) – Accessory uses and structures – allow three accessory structures on a residential lot.

“No more than two accessory buildings will be allowed on any residential lot.”

The applicant is requesting 2 additional structures in the back and side yard to be used in conjunction with the pool area.

One structure will cover current outdoor kitchen area which is located on the side of the primary structure and the other on the pool decking area in the rear of the primary structure.

William "Dub" Pearman, III
Mayor

Harold Simmons
City Manager



IF APPROVED AS REQUESTED

- No negative impacts are recognized by approving these variances.
- Both accessory structures are less than 200 sq ft each. If approved will not be required to obtain a building permit.
- Applicant meets all other ordinance requirements.
- HPC approval for materials will be required.

APPLICATION FOR VARIANCE



City of Senoia
P.O. Box 310
Senoia, GA 30276
770.599.3679

Fees: (due upon submission)

Administrative \$150
Residential \$300
Commercial \$500 + \$50 per each add'l request

Project Name: _____ Unit/ Phase: _____

Zoning District: _____ Acreage: .50 Historic District? Yes / No yes

Owner(s) Name: Kim Peacock

Applicant(s) Name: Kim Peacock

Property Location:

Address: 45 Couch St Land Lot(s), Parcel(s) _____

Mailing Address: 45 Couch St

Phone Number: 404 202-8332 Email: Kimberly.j.peacock@gmail.com

Explanation of Variance Request: to have pool deck & covered kitchen outside 20 ft setback on side of house - Adding to pool structures per attachment.

Kim Peacock
Signature

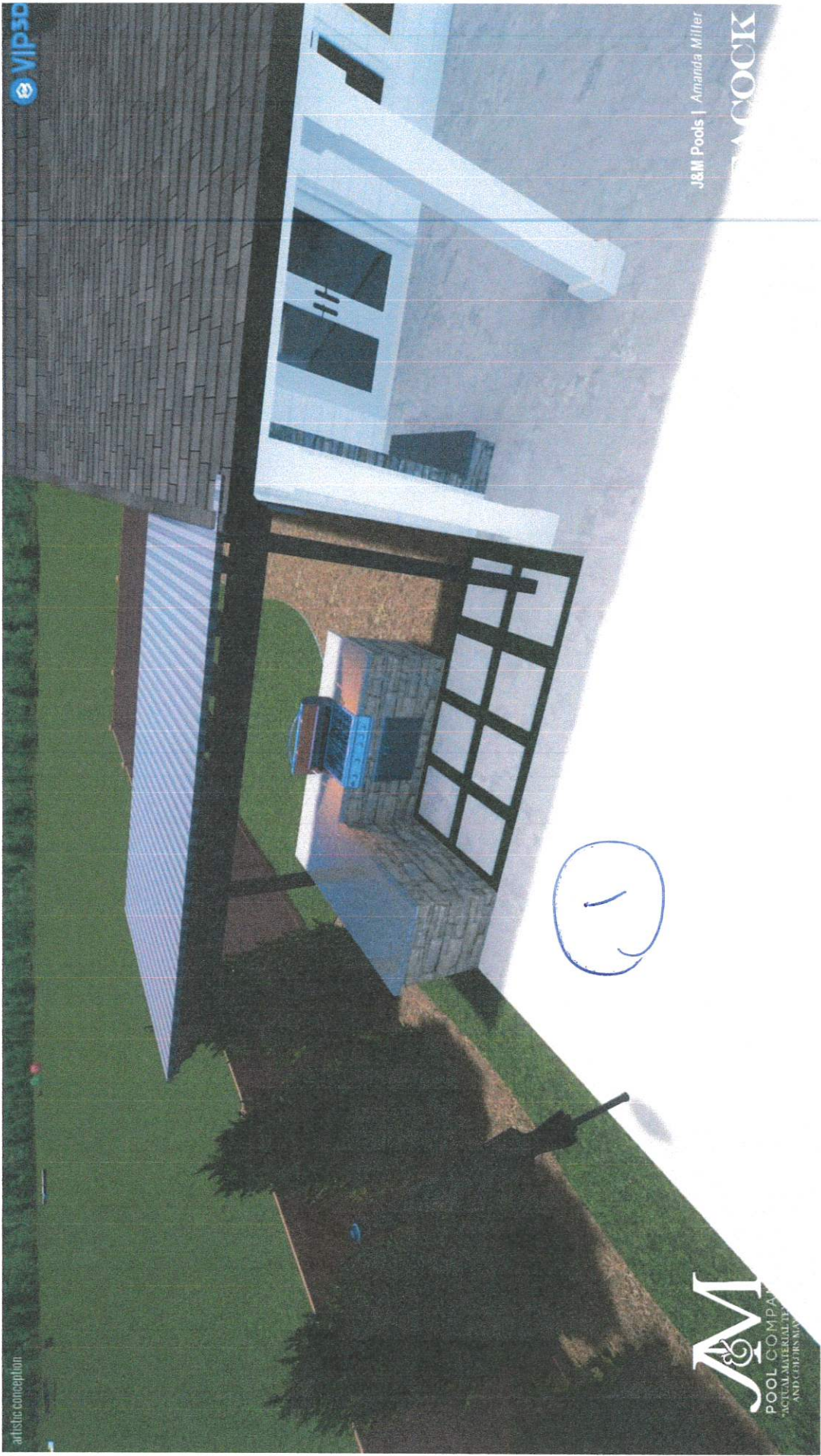
1/5/2024
Date

For office use only

Date: _____ Received by: _____

- 1. Application - completed and signed
- 2. List of abutting property owners
- 3. 1 Copy of Justification
- 4. 1 Copy of Conceptual Plan

Rec'd
1/5/24
Paid
ck #
8153
\$300.00



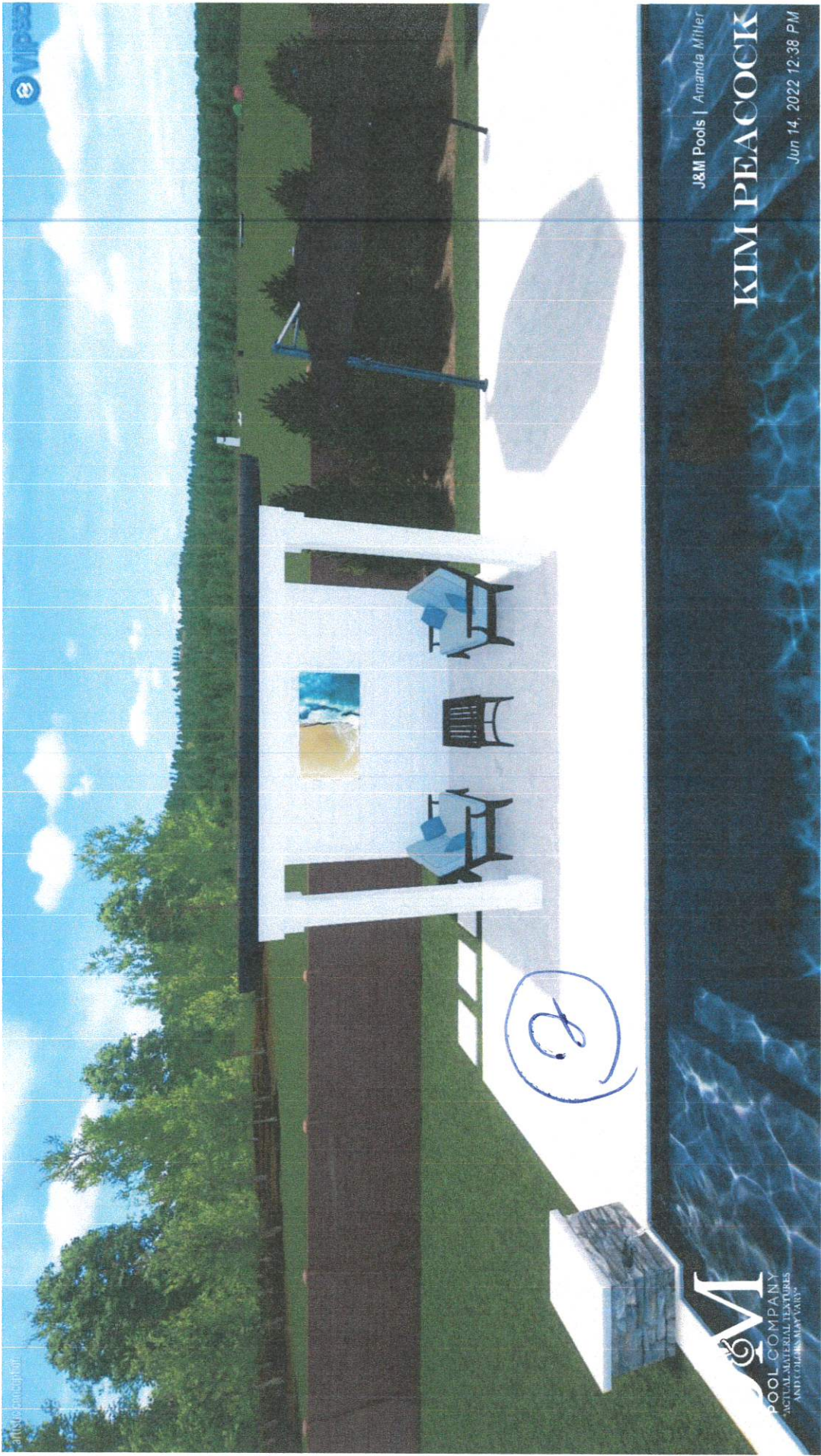
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J&M Pools | Amanda Miller

TRACCOCK

artistic conception

M
POOL COMPANY
"ACCOMMODATING
AND CHEERFUL"



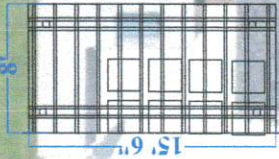
J&M Pools | Amanda Miller

KIM PEACOCK

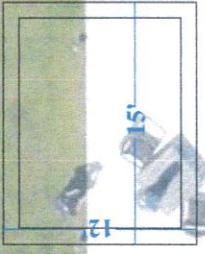
Jun 14, 2022 12:38 PM

J&M
POOL COMPANY
ACTUAL MATERIAL TEXTURES
AND FINISHES MAY VARY

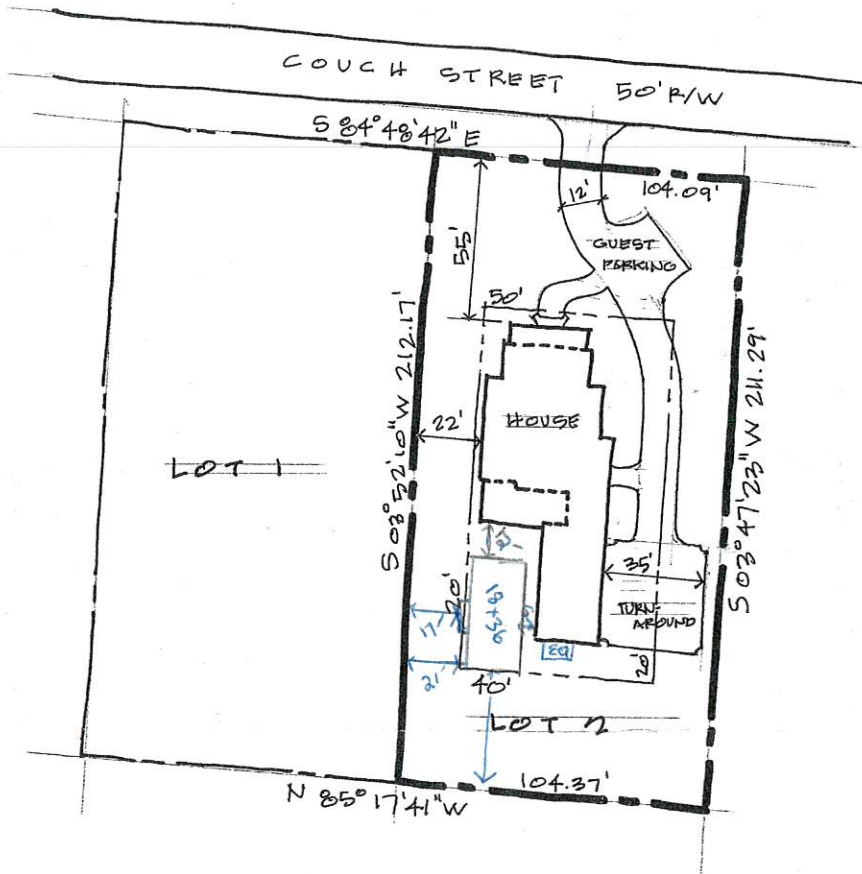
andy@conceptart



1

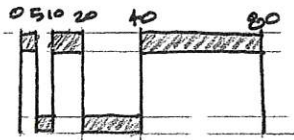


2



SITE STUDY

PEACOCK RESIDENCE SENOIA, GA



SCALE 1" = 40'-0"



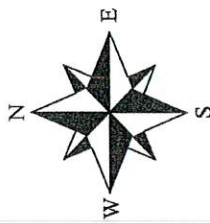
NORTH

THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY FEMA FLOOD INSURANCE RATE MAP NUMBER 13077C0291D WITH AN EFFECTIVE DATE OF FEBRUARY 6, 2013.

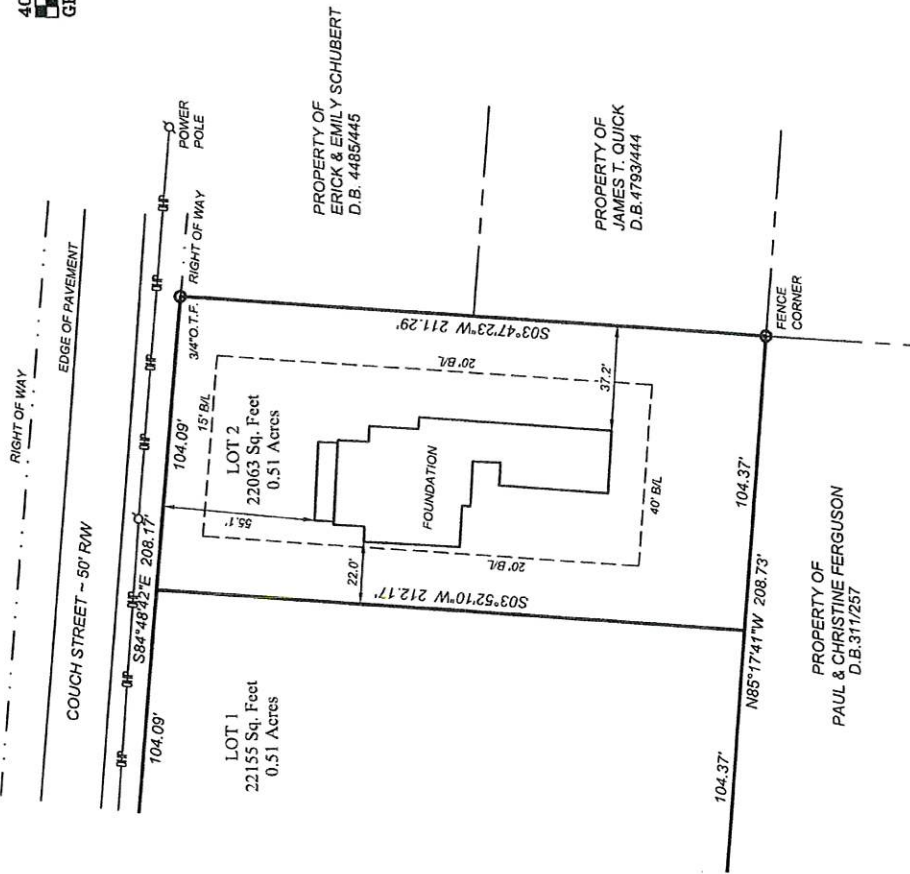
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABS TRACT TITLE; THEREFORE, THE UNDERSIGNED AND MCLAIN SURVEYING, INC. MAKE NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHTS OF WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS AND OTHER SIMILAR MATTERS.

LEGEND

- E.O.P. = EDGE OF PAVEMENT
- R.O.W. = RIGHT OF WAY
- I.P.F. = IRON PIN FOUND
- I.P.P. = IRON PIN PLACED
- C.T. = CRIMPED TOP PIPE
- R.B. = REINFORCING BAR
- O.T. = OPEN TOP
- N.F. = NOW OR FORMERLY
- B.L. = BUILDING LINE
- P.P. = POWER POLE
- L.L.L. = LAND LOT LINE
- D.B. = DEED BOOK
- P.B. = PLAT BOOK
- C.M.F. = CONCRETE MONUMENT FOUND
- P.O.B. = POINT OF BEGINNING
- A.K.A. = ALSO KNOWN AS
- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- L.P. = LIGHT POINT
- W.H. = WATER METER
- M.F.F.E. = MINIMUM FINISHED FLOOR ELEVATION
- L.A.G. = LOWEST ADJACENT GRADE
- H.A.G. = HIGHEST ADJACENT GRADE
- D.I. = DROP INLET
- J.B. = JUNCTION BOX
- C.B. = CATCH BASIN
- T.B.M. = TEMPORARY BENCHMARK



GRID NORTH
GA. WEST ZONE



PROPERTY OF
ERICK & EMILY SCHUBERT
D.B. 4485445

PROPERTY OF
JAMES T. QUICK
D.B. 4793444

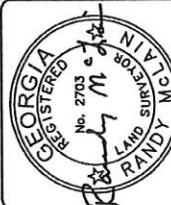
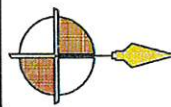
PROPERTY OF
PAUL & CHRISTINE FERGUSON
D.B. 311/257

CLOSURE STATEMENT:

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 46,000 FEET AND AN ANGULAR ERROR OF 02" PER ANGLE POINT AND WAS ADJUSTED USING LEAST SQUARE RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN (LOT 1: 100,000+; LOT 2: 100,000+) FEET. TYPE OF EQUIPMENT USED: GEOMAX ZOOM 80

MCLAIN SURVEYING, INC.

LAND SURVEYING - LAND PLANNING - LAND DEVELOPMENT



FOUNDATION SURVEY FOR:

JOE COOK

LOT 2 COUCH STREET
LOCATED IN LAND LOT 280 - 1ST. DISTRICT
CITY OF SENOIA
COWETA COUNTY, GEORGIA

| DATE: | ISSUE |
|-------------------|-------------|
| 10-29-2021 | No. |
| SCALE: 1"=40' | DESCRIPTION |
| ACREAGE: | DATE |
| CITY: SENOIA | |
| CC: | |
| DRAWN: TM | |
| CHECKED: RM | |
| PROJECT #: 21-075 | |



All addresses are in the state of Florida.

Prepared by: [redacted]

[redacted]

[redacted]

