



03/04/2024

To: Mayor and Council
RE: Staff Report – 100 Grafton Hill –Variance

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

Sec. 74-265 (7) – Accessory uses and structures

“An accessory structure located closer than 20 feet to the principal building in a residential district shall comply with the yard requirements of the principal building to which it is accessory.”

Applicant is requesting variance to build a 192 sq. ft. accessory structure 5' off the rear property line.





Rear Setback for Accessory Structure		
Required	Proposed	Variance
30 FT	5 FT	83%



William "Dub" Pearman, III
Mayor

Harold Simmons
City Manager



IF APPROVED:

- Rear property abuts up to 100' buffer owned by the HOA.
- Approval letter from HOA manager supporting request included with variance application.
- No negative impacts are recognized by approving this variance.

APPLICATION FOR VARIANCE



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

Fees: (due upon submission)

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

Project Name: Detached Shed Unit/ Phase: _____
Zoning District: R40-C Acreage: .32 Historic District? Yes / No no
Owner(s) Name: Todd & Becky Willis
Applicant(s) Name: Joe D Cook
Property Location:
Address: 100 Grafton Hill Land Lot(s), Parcel(s) 290
Mailing Address: 100 Grafton Hill
Phone Number: 770-231-1001 Email: jdchomes@bellsouth.net
Explanation of Variance Request: Owner would like to build a
12x16 storage building - see attached letter



Signature

1-17-24

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

To whom it concerns,

I want to thank you for taking the time to review our request for an outdoor storage unit for our new home in Grafton. Becky and I have been living in Senoia for the past 10 plus years off Carl Williams on our Farm that we thought was our forever home. So, you can imagine coming from a farm with cows and equipment and just a lot of things storage is needed to a certain extent. About 18 months ago I was diagnosed with Cancer and life tends to throw you curve balls. With that we decided that the upkeep was just too much for me and three important things had to be considered. Family, Business, and the Farm. Well, the Farm had to go but we didn't want to compromise on living in Senoia as we love our town. With that we did downsize tremendously, and we bought a Townhome in Newnan while construction of our new home in Grafton is being built. With the proposed outbuilding I really am requesting it to have pool storage and a place to park our golf cart, so our carport isn't taken up and we are able to utilize it for our vehicles. Also, somewhere for me to keep some items for me to still stay busy with.

Thank you for this consideration for our Willis Family

Best Regards,

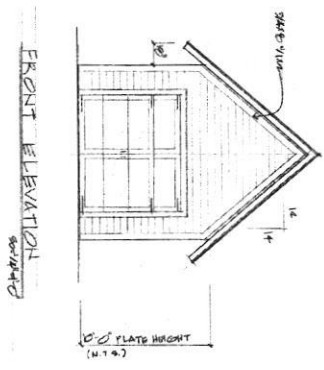
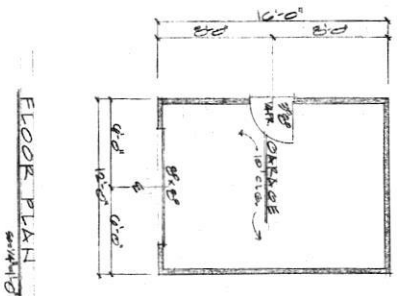
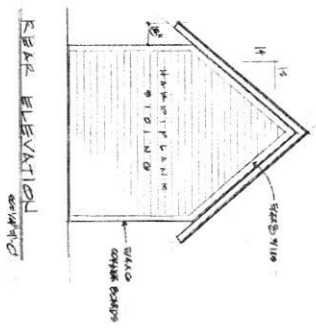
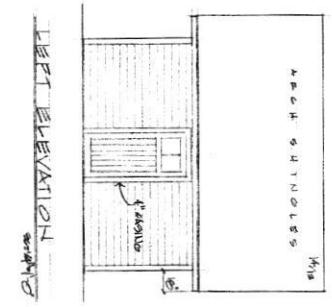
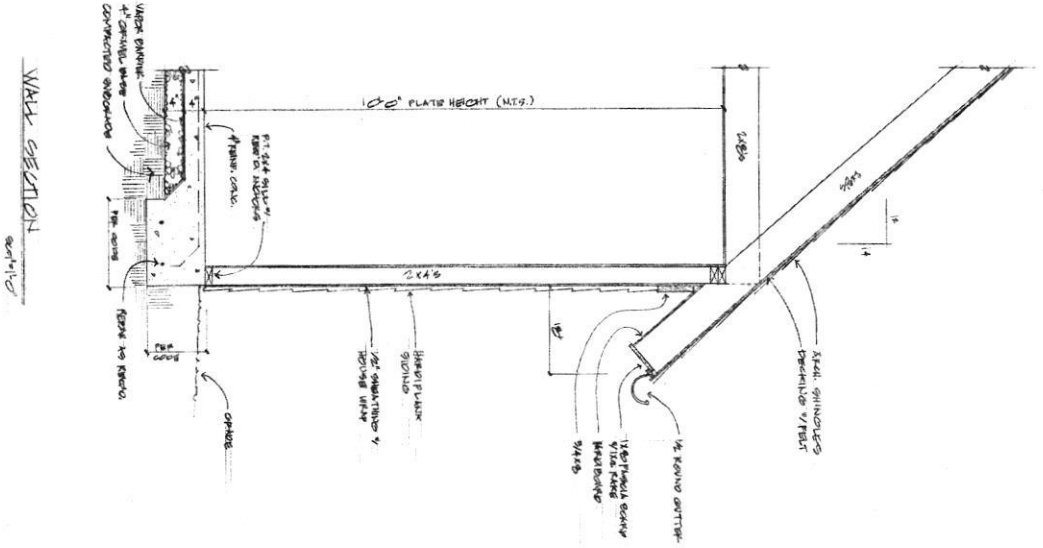
Todd Willis

SEAVY 25 COWETA, LLC

This letter us to serve as notice that Seavy 25 Coweta, LLC as declarant for Grafton HOA, Inc. has no objection to the certain lot 1 setback variance request for a proposed accessory structure on as shown on plat of survey which is attached hereto as exhibit "A" and incorporated herein by Reference.

SEAVY 25 COWETA, LLC

Richard W Ferry
By: Richard Ferry, manager



PROJECT: LOT 1 ORATION
JOC HOMES
IMPORTANT NOTE:
 CONTRACTOR TO CHECK ALL DIMENSIONS BEFORE CONSTRUCTION. STRUCTURAL REQUIREMENTS ARE TO BE VERIFIED OR DETERMINED BY CONTRACTOR OR STRUCTURAL ENGINEER. CONTRACTOR MUST VERIFY COMPLIANCE WITH ALL LOCAL BUILDING AND FIRE CODES.

TRADITIONAL RESIDENTIAL DESIGN SINCE 1985
L. Mitchell Ginn & Assoc.
 1881 NORTH HIGHWAY 29 NEWNAN, GEORGIA 30263
 PHONE/FAX# (770)802-1423 WWW.GINNHOMEDSIGN.COM

REVISION	BY

AS PER OFFICIAL F.I.R.M. MAP 13077C0291D DATED FEBRUARY 6, 2013,
THIS PROPERTY IS NOT LOCATED IN A DESIGNATED FLOOD HAZARD
AREA

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT
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

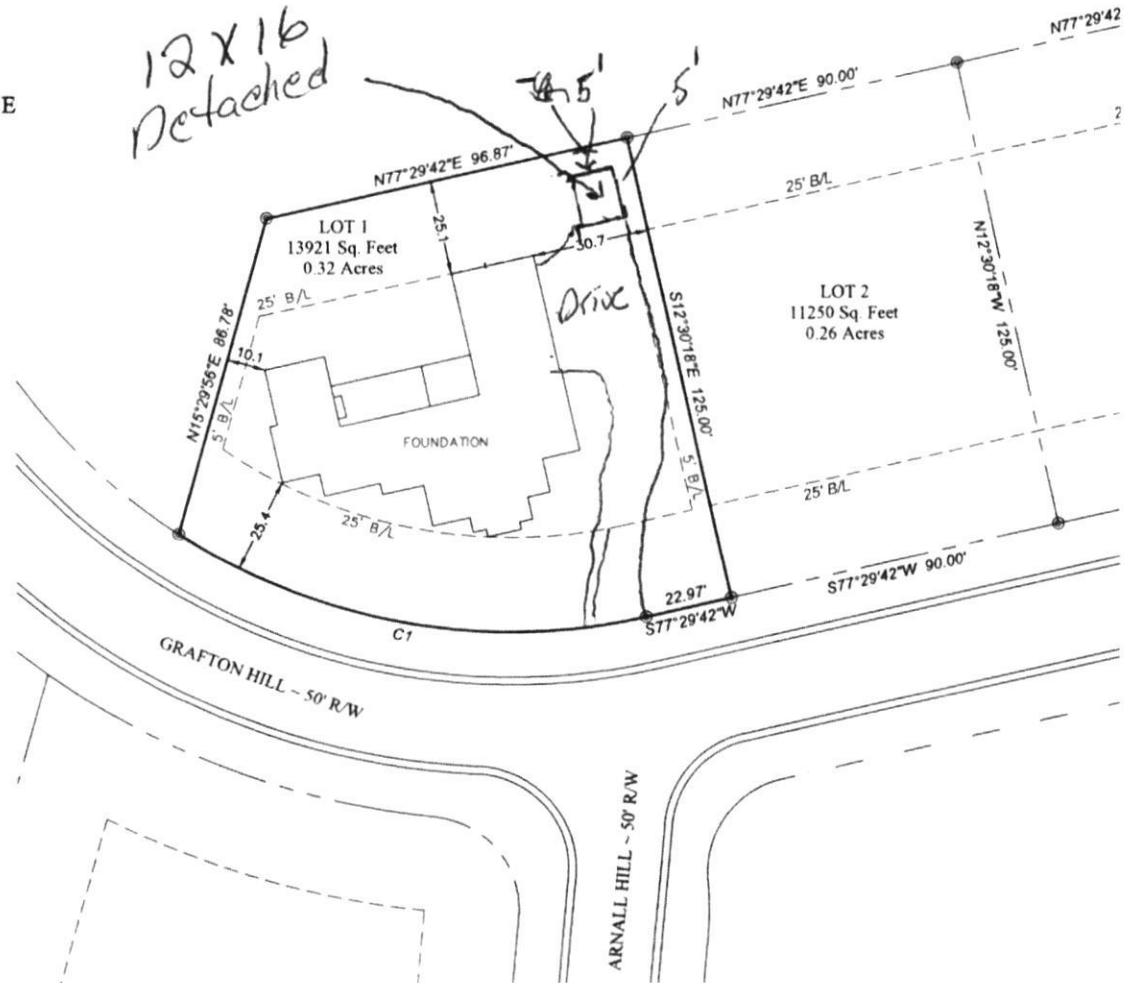
IN MY OPINION, THIS IS A TRUE AND CORRECT
REPRESENTATION OF THE PLATTED PROPERTY
AND HAS BEEN PREPARED IN CONFORMITY WITH
THE STANDARDS AND REQUIREMENTS OF LAW

RANDY MCLAIN
GEORGIA R.L.S. #2703



GRID NORTH
GA. WEST ZONE

12x16
Detached



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	159.99'	127.81'	124.44'	N79°37'31"W

LEGEND

- E.O.P. = EDGE OF PAVEMENT
- R/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 POLE
- F.H. = FIRE HYDRANT
- W.M. = WATER METER
- M.F.F.E. = MINIMUM FINISHED FLOOR ELEVATION
- L.A.C. = LOWEST ADJACENT GRADE
- H.A.C. = HIGHEST ADJACENT GRADE
- D.I. = DROP INLET
- J.B. = JUNCTION BOX
- C.B. = CATCH BASIN
- T.B.M. = TEMPORARY BENCHMARK

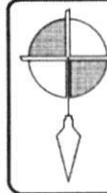
THIS PLAT NOT TO BE RECORDED



DATE	ISSUE	DESCRIPTION	DATE
JUNE 15, 2023	No		
SCALE 1" = 30'			
ACREAGE			
CITY SENOIA			
CC			
DRAWN JM			
CHECKED RM			
PROJECT #: 23-011			

FOUNDATION SURVEY FOR:
JOE COOK

LOT 1 GRAFTON
LAND LOT 290, 1ST DISTRICT
COWETA COUNTY, GEORGIA



McLAIN SURVEYING, INC.

LAND SURVEYING - LAND PLANNING - LAND DEVELOPMENT

6 MADISON STREET
NEWNAN, GEORGIA 30263
PHONE: 770-251-8523 - EMAIL: rmcclain3390@gmail.com