



3/4/2024

To: Mayor and Council

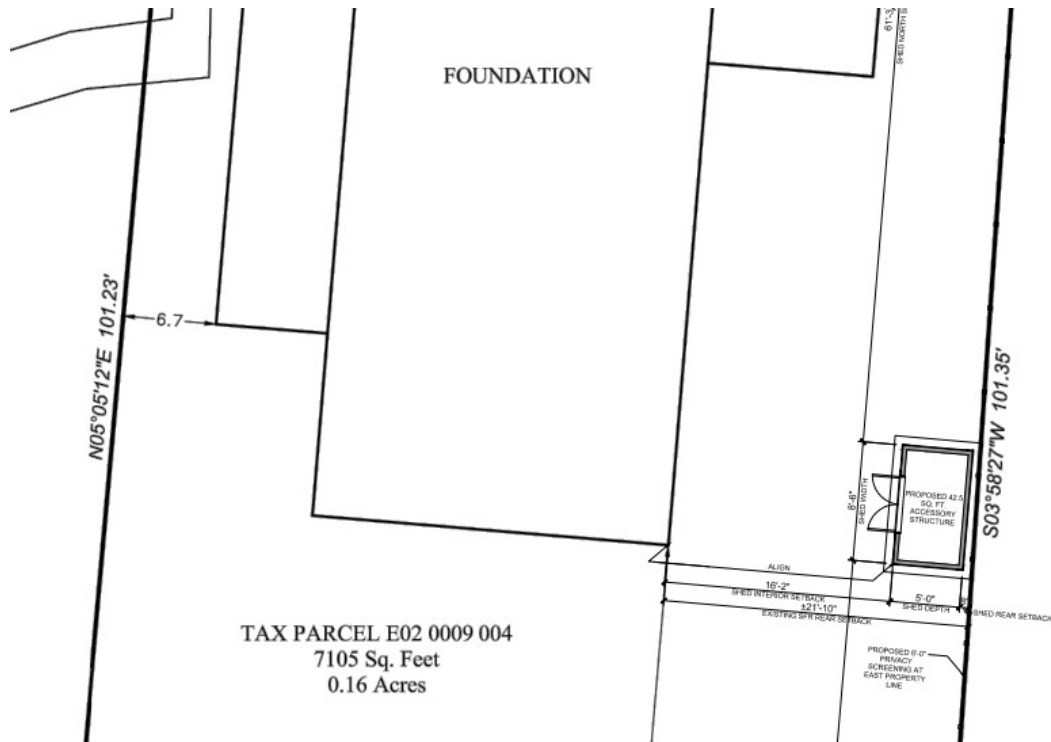
RE: Staff Report – 121 Baggary Way – Current Zoning RH - Variance

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The applicant has submitted a variance application request for approval of an accessory structure to be located in the rear of yard with a zero setback.

**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.*”

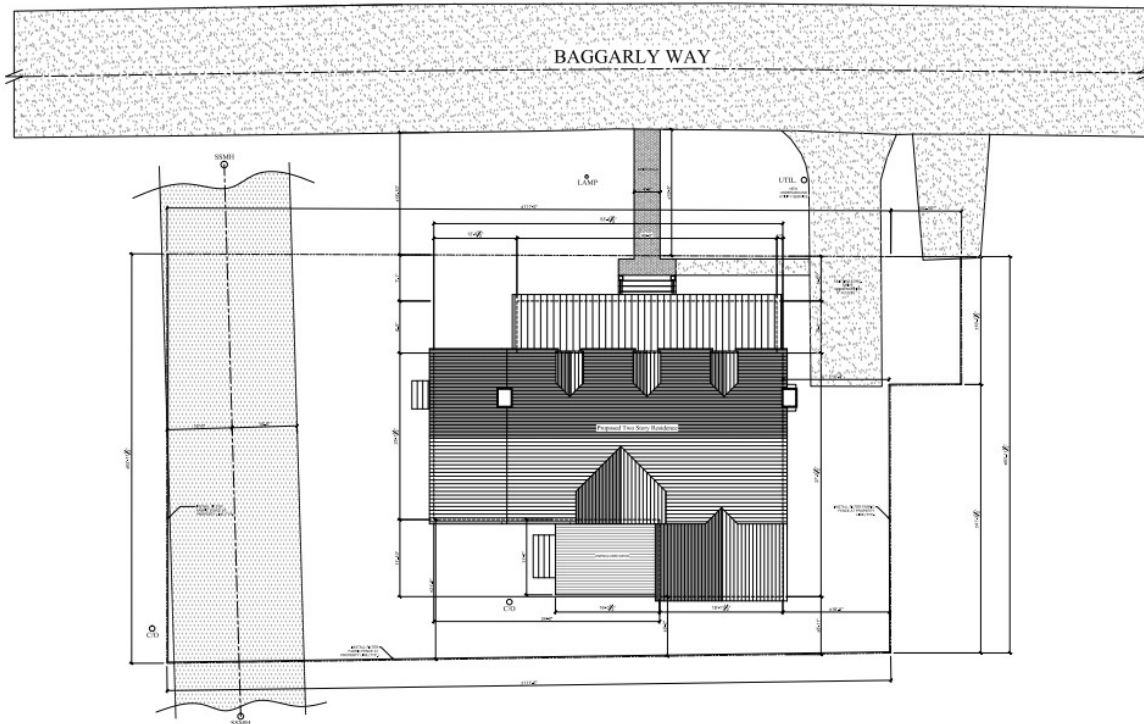




**Sec. 74-96 District, lot area, yard and height standards.**

Current zoning for property is RH (Residential Historic) and the rear setback is not established in the zoning ordinance. Mayor and Council have previously approved rear setbacks of 10 feet and also variances for the rear setback down to 5 feet within the historic district.

Applicant is requesting a zero (0') rear setback to accommodate the proposed accessory structure. The lot is approximately 61 feet deep by 111 feet long with a narrow backyard. The house is sitting approximately 8 to 9 feet from the rear line today. The proposed building will be located against a privacy fence along the back line.



**IF APPROVED AS REQUESTED**

- No negative impacts are recognized by approving these variances.
- Applicant is proposing a privacy fence along the rear line
- HPC approval for materials was granted on 2.12.2024.

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: Nolan - 121 Baggarly Way – Carport Addition Unit/ Phase: \_\_\_\_\_

Zoning District: HR Acreage: 0.17 Historic District? Yes / No \_\_\_\_\_

Owner(s) Name: Thomas A. & Karen D. Nolan

Applicant(s) Name: Same

Property Location:

Address: 121 Baggarly Way Land Lot(s), Parcel(s) n/a

Mailing Address: 116 Baggarly Way, Senoia, GA 30276

Phone Number: 678-458-0179 Email: tom.nolan@cfacorp.com

Explanation of Variance Request:

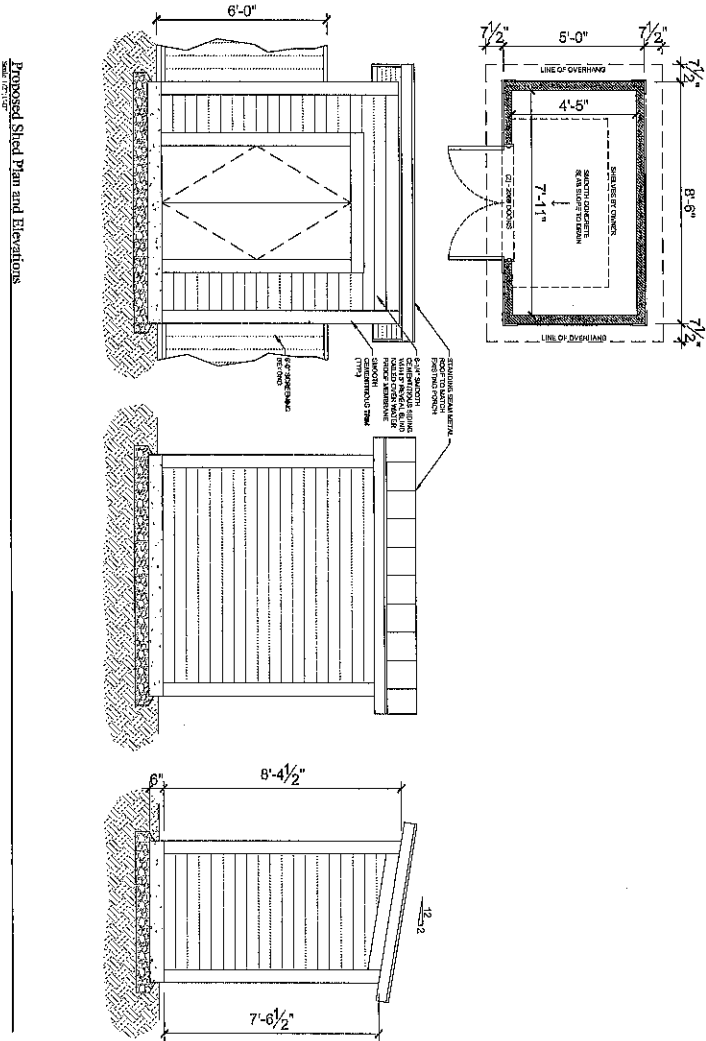
AMENDED APPLICATION:

CONSTRUCT ACCESSORY BUILDING BEHIND THE HOUSE ON REAR LOT  
LINE WITH MATERIALS TO MATCH THE HOUSE

  
Signature

1-5-24  
Date

*Paid  
CK1502  
\$300.00  
March 4, 2024  
Myra & Chiril*



SHEET NO.  
A002

M2 Design & Development  
705 Bullenwood Rd.  
North Palm Beach, Florida 33408  
206.353.4646 M2DesignDevelopment@gmail.com

Renovations and Addition for  
Mr. and Mrs. Nolan  
121 Beggary Way  
Senoia, Georgia 30276

ISSUING

DATE





THIS PLAN IS A REFINEMENT OF AN EXISTING SURVEY OF PARTS OF... THE GENERAL SURVEY OF THE COUNTY OF... THE PROVISIONS... THIS PLAN IS FOR THE EXCLUSIVE USE OF THE PARTIES... THE RECORDS OF THE COUNTY...

THIS PLAN IS A REFINEMENT OF AN EXISTING SURVEY OF PARTS... THE RECORDS IN CONNECTION WITH THIS PLAN... THE SURVEY OF ANY LOCAL JURISDICTION AND ABILITY OF FURNISH... THIS PLAN IS A REFINEMENT OF AN EXISTING SURVEY OF PARTS... THE RECORDS OF THE COUNTY...

**LEGEND**

- 1. BOUNDARY
- 2. RIGHT-OF-WAY
- 3. RIGHT-OF-WAY
- 4. CENTERLINE
- 5. RIGHT-OF-WAY
- 6. CENTERLINE
- 7. RIGHT-OF-WAY
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- 99. RIGHT-OF-WAY
- 100. CENTERLINE

**DATE** 02/09/2011

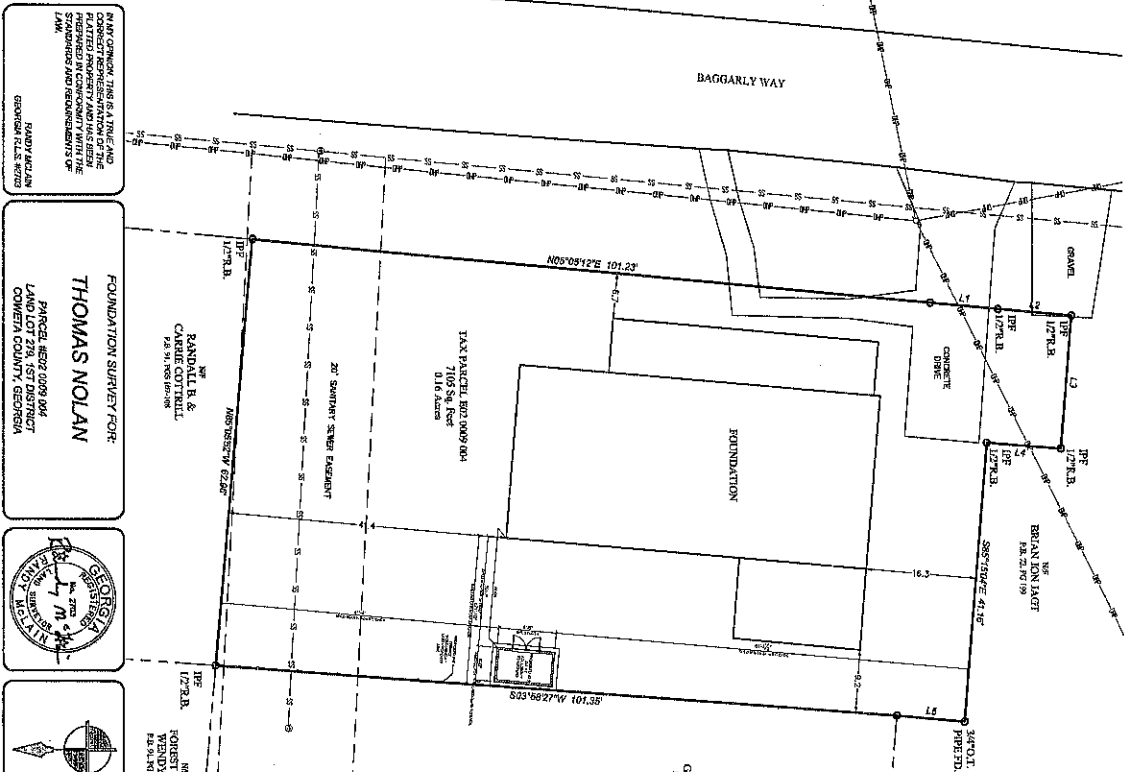
**SCALE** 1" = 40'

**ADVISOR** [Signature]

**CITY** DEKALB, GA

**CHECKED BY** [Signature]

**SHEET** 1 OF 2



**NOTES:**

1. TAX PARCEL 002 009 004.
2. REFERENCES FOR THE BOUNDARIES INFORMATION... SHOWN HEREIN WERE MADE TO PLAT BOOK 72, PAGE 188-200 OF COMOKIA COUNTY RECORDS.
3. THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY FEMA FLOOD INSURANCE RATE MAP (FIRM) 13020190001L.
4. THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE SURVEYING ACT, CHAPTER 63, ARTICLES 1-10, AND THE SURVEYING ACT, CHAPTER 63, ARTICLES 1-10, AND THE SURVEYING ACT, CHAPTER 63, ARTICLES 1-10.

**CLOSING STATEMENTS:**

THE PLATTER HEREBY CERTIFIES THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF AND THAT HE HAS NOT BEEN ADVISED OF ANY OTHER INTERESTS IN THE PROPERTY SURVEYED.

**FOUNDATION SURVEY FOR:**

**THOMAS NOLAN**

PARCEL 002 009 004  
LAND LOT 201, DISTRICT 17, SECTION 17, TOWNSHIP 17N, RANGE 17E, 18E, CO. DEKALB, GA.

**McLain Surveying, Inc.**  
LAND SURVEYING - LAND PLANNING - LAND DEVELOPMENT  
6 MADISON STREET  
NORTH PALM BEACH, FLORIDA 33408  
PHONE: 561-285-6000  
FAX: 561-285-6001  
WWW.MCLAINSURVEYING.COM

**REVISIONS:**

DATE

121 Deggally Way

South, Georgia 30216

M2 Design & Development  
705 Duttonwood Rd.  
North Palm Beach, Florida 33408  
206.353.4646  
M2DesignDevelopment@gmail.com

SHEET NO. A000