



11/6/2023

To: Mayor and Council

RE: Staff Recommendations – 60 Quick Drive –Variance

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

**Sec. 40-51. – General requirements**

*Lot arrangement.* ... Each lot shall front upon a dedicated public right-of-way having a minimum width of not less than 50 feet.

PROPERTY IS ZONED R40	
MINIMUM WIDTH ALLOWED	PROPOSED WIDTH
50 FT	20 FT

**STAFF RECOMMEND APPROVAL OF VARIANCE AS REQUESTED**

- Property adjacent to the drive way is non-conforming. Approval of the 20' verses 50' road frontage would prevent increasing the non-conformity of the adjacent lot.
- No negative impact is recognized by approving this variance,
- Applicant meets all other ordinance requirements.

William "Dub" Pearman, III  
Mayor

Harold Simmons  
City Manager

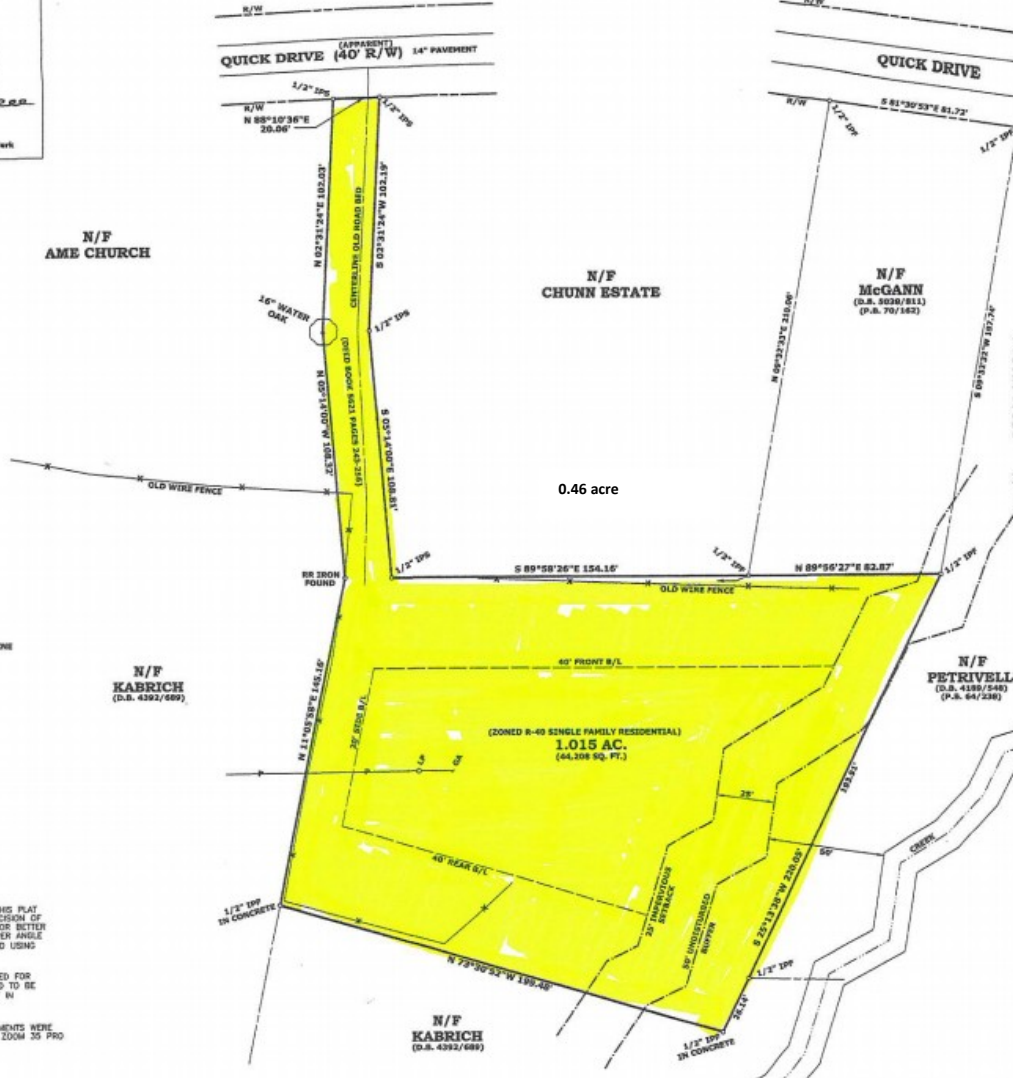


BK:101 PG:422-422  
P2023000073

FILED IN OFFICE  
CLERK OF COURT  
03/17/2023 03:37 PM  
NICKI SEWELL, CLERK  
SUPERIOR COURT  
COWETA COUNTY, GA  
*Niki Sewell*  
715789262  
DISTRICT #10  
This block is reserved for the Clerk  
of the Superior Court.



BASE BEARING OF N 09°32'33"E TAKEN  
FROM PLAT RECORDED PLAT BOOK 70 PAGE  
152. ALL OTHER BEARINGS ARE CALCULATED  
FROM ANGLES TURNED.



**SURVEYORS CERTIFICATION**  
This plat is a measurement of an existing parcel or parcels of land and does not subdivide  
or create a new parcel or make any changes to any real property boundaries. The  
recording information of the documents, maps, plans, or other instruments which  
created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT  
IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS,  
COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR  
ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor  
certifies that this plat complies with the minimum technical standards for property  
surveys in Georgia as set forth in the rules and regulations of the Georgia Board of  
Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A.  
Section 15-6-67.

*Jason D. Turner*  
Jason D. Turner GA, R.L.S. # 2795 Date 02-17-2023



**LEGEND:**  
IRF = IRON PIN FOUND  
RR = RAILROAD  
AC = ACRE  
SQ. FT. = SQUARE FEET  
B/L = BUILDING LINE  
D.S. = DEED BOOK  
P.B. = PLAT BOOK  
N/F = NOW OR FORMERLY  
R/W = RIGHT-OF-WAY  
LP = LIGHT POLE  
GA = GUY ANCHOR  
— = OVERHEAD POWER LINE

**NOTE:**  
THIS PLAT IS A RETRACEMENT OF PROPERTY AS SHOWN OF "B. S. McKNIGHT,  
JR" ON PLAT RECORDED PLAT BOOK 17 PAGE 239 AND COURT ORDERED  
JUDGEMENT RECORDED DEED BOOK 5621 PAGES 243-256.

**TURNER & ASSOCIATES LAND SURVEYORS, P.C.**  
10 SHACK HUNTER RD. SHARPSBURG, GEORGIA 30277  
TEL: (770) 683-5100 FAX: (770) 683-5101 turnerlandsurveyors@gmail.com  
JASON D. TURNER GEORGIA REGISTERED LAND SURVEYOR NO. 2795

**RETRACEMENT SURVEY FOR:**  
**CHRISTOPHER MUCHA SR. & JOYCE MUCHA**

LOCATED IN LAND LOT 261 1st LAND DISTRICT  
COWETA COUNTY, GEORGIA CITY OF SENOIA

SCALE: 1" = 30'	PLAT DATE: 06-04-2022	REVISED:
DATES OF FIELD WORK: 05-17-2021; 05-25-2021; 06-28-2022; 01-15-2023;	03-07-2023	DESK #: 2021 DRAWING #: 2021043-A

THE FIELD DATA UPON WHICH THIS PLAT  
IS BASED HAS A CLOSURE PROVISION OF  
ONE FOOT IN 27,292 FEET OR BETTER  
AN ANGULAR ERROR OF 262 PER ANGLE  
POINT, AND HAS BEEN ADJUSTED USING  
THE LEAST SQUARES RULE.

THIS PLAT HAS BEEN CALCULATED FOR  
CLOSURE AND HAS BEEN FOUND TO BE  
ACCURATE TO WITHIN ONE FOOT IN  
138,364 FEET OR BETTER.

ANGULAR AND LINEAR MEASUREMENTS WERE  
OBTAINED BY USING A GEOMAX ZD08 3S PRO  
TOTAL STATION.

0.46 acre

(ZONED R-40 SINGLE FAMILY RESIDENTIAL)  
1.015 AC.  
(44,309 SQ. FT.)

RECEIVED

SEP 25 2023

*Handwritten initials*

APPLICATION FOR VARIANCE



City of Senobia  
BY: P.O. Box 310  
Senobia, GA 30276  
770.599.3679

Fees: (due upon submission)

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

Project Name: Mucha property Quick Dr. Unit/ Phase: \_\_\_\_\_ ✓  
 Zoning District: R-40 ✓ Acreage: 1.015 Historic District? Yes / (No) ✓  
 Owner(s) Name: Christopher Mucha Jr. + Jessica S. Mucha  
 Applicant(s) Name: Christopher M. Mucha Jr. + Jessica S. Mucha  
 Property Location:  
 Address: 60 Quick Drive Land Lot(s), Parcel(s) E03 0014 022  
 Mailing Address: 109 Luther Bailey Rd. Senobia GA 30276  
 Phone Number: 770-231-9689 Email: mucha.chris@yahoo.com  
 Explanation of Variance Request: See attached

*Jessica Mucha*  
 Signature Jessica Mucha

9.22.2023  
 Date

For office use only

Date:	Received by:	
_____	<u>✓ DSS</u>	1. Application - completed and signed
_____	<u>✓ DSS</u>	2. List of abutting property owners
_____	<u>✓ DSS</u>	3. 1 Copy of Justification
_____	<u>✓ DSS</u>	4. 1 Copy of Conceptual Plan

~~? HPC 10/1/23~~  
 ? Mac 11/6/23

Peril OK 800 352 929  
 \$ 300.00  
 9/25/23  
*Handwritten initials*

### **Explanation of Variance Request:**

The parcel in question was land locked when originally purchased. Through the process of gaining a "use easement" we were able to come to an agreement with surrounding property owners to purchase a driveway to add to our parcel. Due to the limitation of road frontage in surrounding properties, all involved parties agreed to the proposed 20' wide driveway. We are requesting a variance from the city of Senoia to allow the 20' of road frontage for the driveway.

### **List of abutting property owners:**

- **Parcel ID: E03 0014 008**  
CHUNN ALVA MR ESTATE  
104 BROOKHAVEN DR  
BONAIRE, GA 31005
- **Parcel ID: E03 0014 021**  
MC GANN EILEEN MULVENNA & MARK ANDREW  
MC GANN  
42 QUICK DR  
SENOIA, GA 30276
- **Parcel ID: E03 0014 024**  
PETRIVELLI LEANNA IRA  
EQUITY TRUST COMPANY CUSTODIAN  
3536 13TH AVE  
COLUMBUS, GA 31904
- **Parcel ID: E03 0014 023**  
KABRICH EDITH L CHANNELL  
730 CLEARWATER RD  
SHARPSBURG, GA 30277
- **Parcel ID: E03 0014 019**  
KABRICH EDITH L CHANNELL  
730 CLEARWATER RD  
SHARPSBURG, GA 30277
- **Parcel ID: E03 0014 020**  
AME CHURCH  
NO ADDRESS ON FILE



LUTHER BAILEY RD

QUICK DR

SENOIA

NEW ADDRESS:  
60 QUICK DR.  
parcel: E03 0014  
022

(As shown on Plat)

34 Quick Dr.

42 Quick Dr.

100 Quick Dr.

95 Quick Dr.

121 Quick Dr.

BK:101 PG:422-422  
P2023000073

FILED IN OFFICE  
CLERK OF COURT  
03/17/2023 09:37 AM  
NICK SEMMEL, CLERK  
SUPERIOR COURT  
COWETA COUNTY, GA

Niki Semmel

732578620  
PARTICULAR ID  
This plat is subject to the jurisdiction of the Superior Court.

N/W  
QUICK DRIVE (APPROXIMATE) 1/2" PAVEMENT  
1/2" IPS

N/F  
AME CHURCH

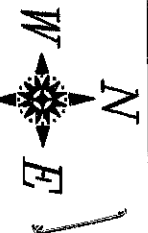
N/F  
KARRICH  
(D.B. 4392/889)

N/F  
CHUNN ESTATE

N/F  
MCGANN  
(D.B. 5039/811)  
(P.B. 70/452)

N/F  
PETRIVELLI  
(D.B. 4189/580)  
(P.B. 84/283)

N/W  
QUICK DRIVE



BASE MEASUREMENTS OF N 09°32'33"E TAKEN FROM PLAT RECORDED IN DEED BOOK 256 CALLED 188-ALL FROM ANGELS TURNER.

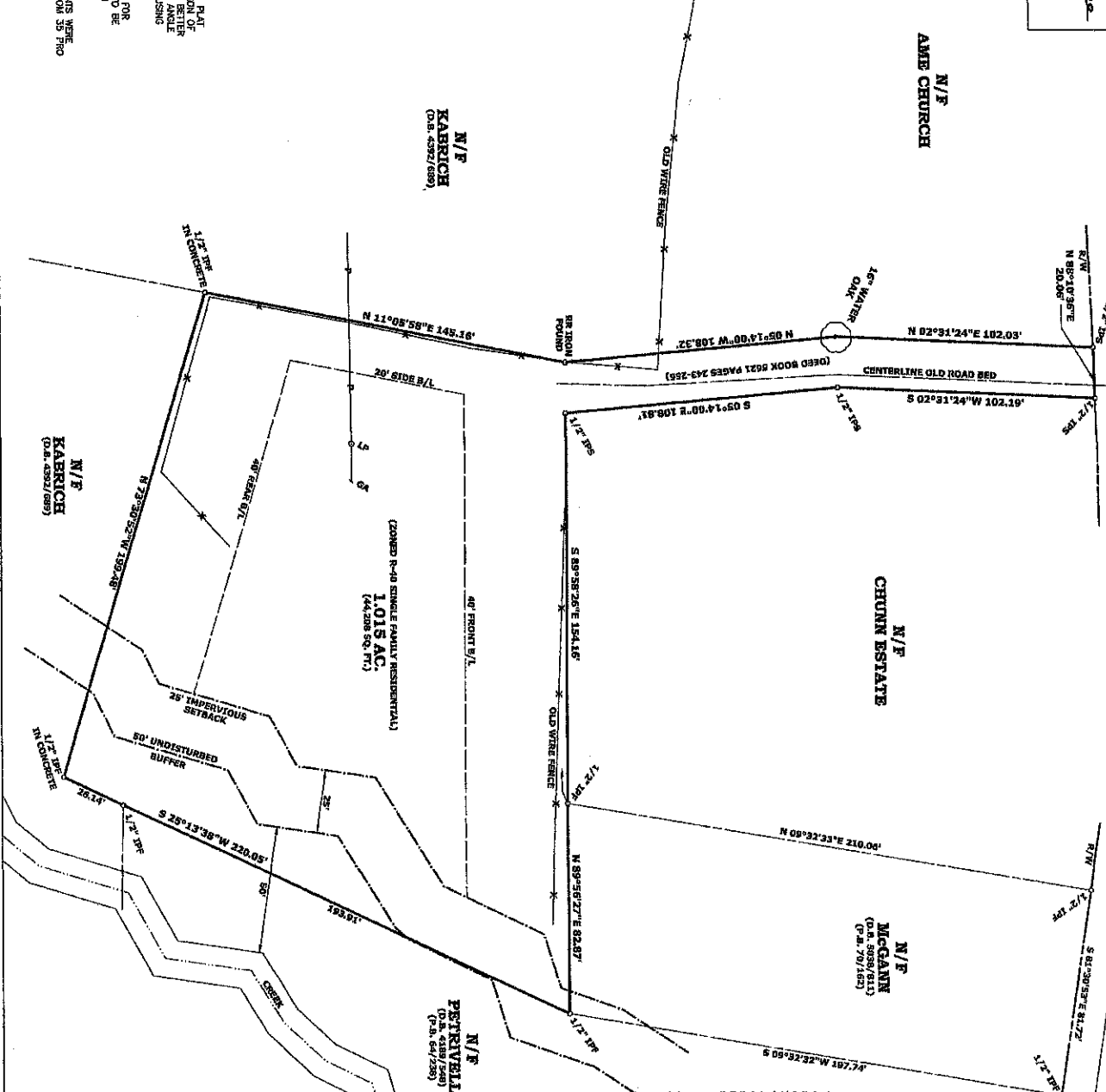
**SURVEYORS CERTIFICATION**

This plat is a reattachment of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of this document, including the date, location, and recording jurisdiction of this plat does not imply approval of any local jurisdiction, availability of permits, compliance with local health ordinances or requirements, or suitability for any use or purpose of the land. The surveyor warrants that the information contained herein is true and correct to the best of their knowledge and belief, and that the surveyor is a duly licensed and registered professional engineer and land surveyor and is not acting as a contractor for the purposes of this plat. The surveyor warrants that the information contained herein is true and correct to the best of their knowledge and belief, and that the surveyor is a duly licensed and registered professional engineer and land surveyor and is not acting as a contractor for the purposes of this plat.



**LEGEND:**  
2" = 1" FROM POINT  
N/F = NOT FOUND  
AC = ACRES  
SQ. FT. = SQUARE FEET  
B/L = BUILDING LINE  
P.B. = PLAT BOOK  
N/F = NOW OR FORMERLY  
R/W = RIGHT-OF-WAY FENCE  
LP = LIGHT POLE  
GM = GUY ANCHOR  
— = OVERHEAD POWER LINE

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRESSION OF ONE FOOT IN 272.8 FEET OR BETTER AN ANGLE ERROR OF 4.5 SECONDS USING THE LEAST SQUARES RULE.  
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE 1.86364 FEET OR BETTER.  
ANGULAR AND LINEAR MEASUREMENTS WERE OBTAINED BY USING A GEOMAX ZOOM 55 PRO TOTAL STATION.



**TURNER & ASSOCIATES LAND SURVEYORS, P.C.**  
1000 W. MARKET STREET, SUITE 100  
ATLANTA, GEORGIA 30337  
TEL: (770) 583-2300 FAX: (770) 583-2301  
YASIN D. TURNER, REGISTERED LAND SURVEYOR NO. 2795

**CHRISTOPHER MUCHA SR. & JOYCE MUCHA**

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