



02/05/2024

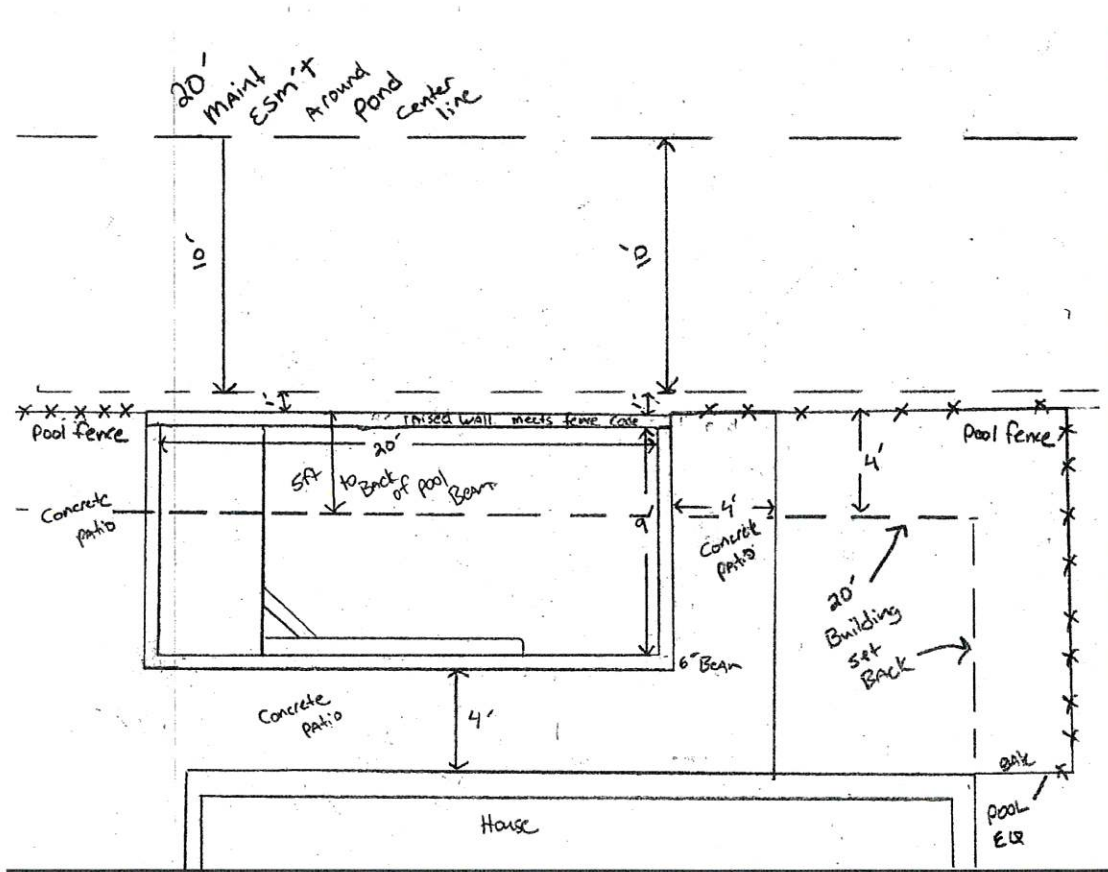
To: Mayor and Council
RE: Staff Recommendations – 100 Traditions Way –Variance

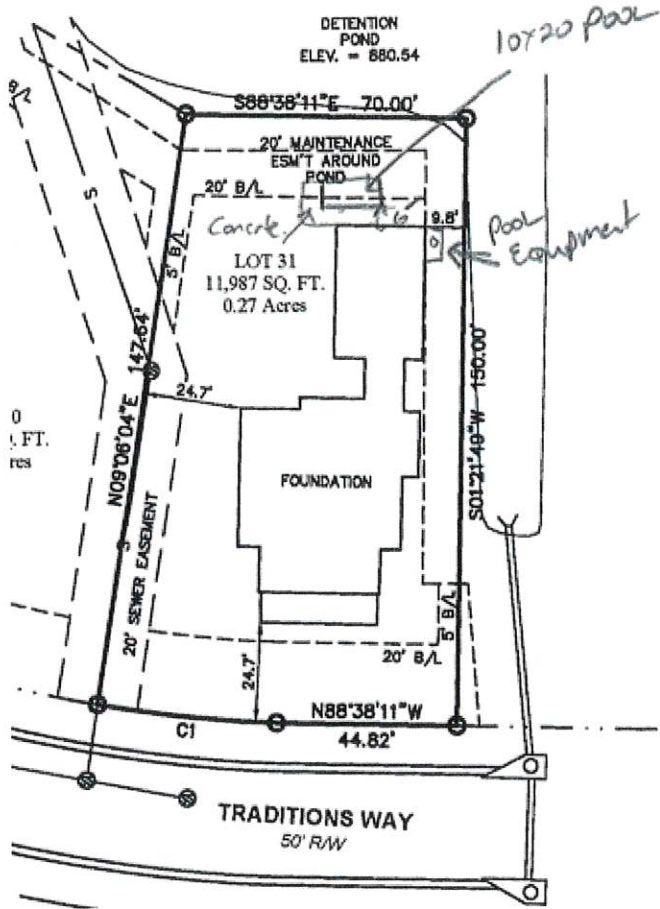
The applicant has submitted a variance application for development standards listed below.

Sec. 74-265 (10)– Accessory uses and structures

“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.”

The applicant proposes to install a pool that extends into the rear setback approximately 5ft.





Setback for Swimming Pool		
Required	Proposed	Variance
20 FT	15 FT	25%

STAFF RECOMMEND APPROVAL OF VARIANCE AS REQUESTED

- No negative impacts are recognized by approving this variance,
- Applicant meets all other ordinance requirements.

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: Rachel Self Unit/ Phase:

Zoning District: Acreage: Historic District? Yes / No [checked]

Owner(s) Name: Rachel Self

Applicant(s) Name: Flynn Whitehurst

Property Location:

Address: 100 traditons way Land Lot(s), Parcel(s)

Mailing Address:

Phone Number: 404 886-1394 Email: MALIBLUE @ BellSouth .net

Explanation of Variance Request: Asking for SFT over the rear Buildg set BACK for A POOL

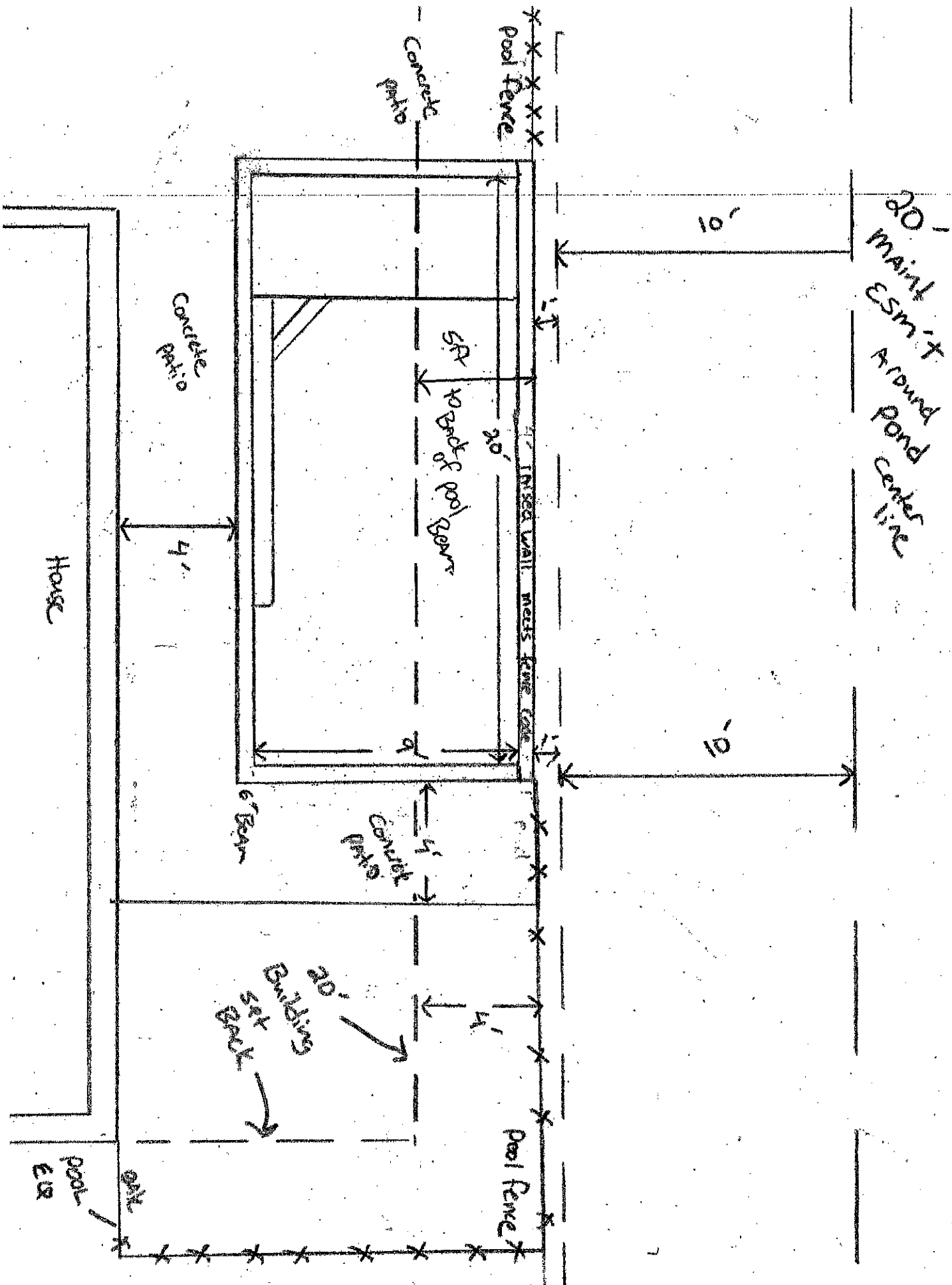
Signature

Date 11-27-23

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

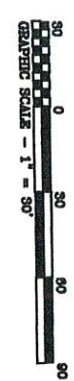
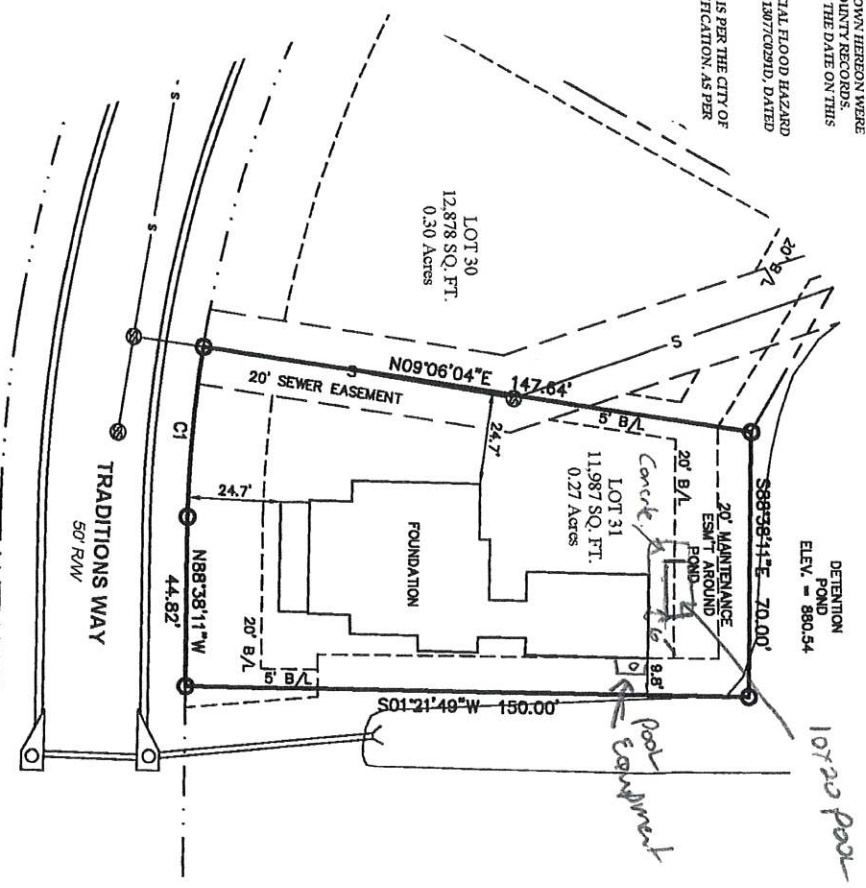


NOTES:

1. REFERENCES FOR THE BOUNDARY INFORMATION SHOWN HEREON WERE MADE TO PLAT BOOKS, PAGES 298-212 OF COWETA COUNTY RECORDS. NO FIELD MARKS WERE FOUND BY THIS OFFICE AS OF THE DATE ON THIS PLAT. THIS PLAT IS NOT TO BE RECORDED.
2. NO PORTION OF THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD ZONE AS IDENTIFIED ON FEMA COMMUNITY PANEL No. 13077029HD, DATED 2/6/2013.
3. BUILDING SETBACK INFORMATION SHOWN HEREON IS PER THE CITY OF SENOIA ZONING ORDINANCE FOR R-40 ZONING CLASSIFICATION, AS PER DEVELOPMENT AGREEMENT, DATED AUGUST 1, 2016.
FRONT: 20'
SIDE: 10' SEPARATION FROM DWELLINGS
5' MINIMUM FROM PROPERTY LINE
REAR: 20'
30' SEPARATION FROM DWELLINGS

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.	CRIMBED 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.P.	FIRE HYDRANT
W.M.	WATER METER
M.F.F.	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



THIS PLAT IS NOT TO BE RECORDED

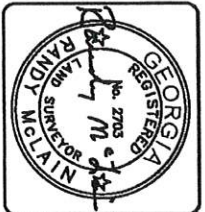
IN MY OPINION, THIS IS A TRUE AND CORRECT REPRESENTATION OF THE PLATTED PROPERTY AND HAS BEEN PREPARED IN CONFORMITY WITH THE STANDARDS AND REQUIREMENTS OF LAW.

RANDY MCCLAIN
GEORGIA R.L.S. #2703

CURVE RADIUS	ARC CHORD	CHORD BEARING
C1	342.21'	45.24' 45.21' S83°55'56\"/>

DATE	ISSUE		
11-15-2021	1 st = 30'		
ACREAGE:	No.	DESCRIPTION	DATE
CITY: SENOIA			
DRAWN: JM			
CHECKED: RM			
APPROVED: RM			
SHEET # 1 of 1			
PROJECT #: 21-185			

FOUNDATION SURVEY FOR:
JOE COOK
LOT 31, TRADITIONS OF SENOIA
LAND LOT 259 - 1st DISTRICT
COWETA COUNTY, GEORGIA



McCLAIN SURVEYING, INC.
LAND SURVEYING - LAND PLANNING - LAND DEVELOPMENT
6 MADISON STREET
NEWNAN, GEORGIA 30263
PHONE: 770-251-8523 - EMAIL: randy@mcclainsurveying.com



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Modern pool

...



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SAFE & SECURE

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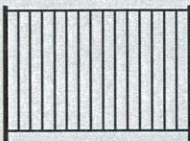
ASSA ABLOY

When safety and peace of mind matters

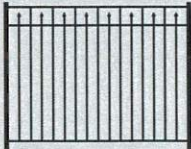
Jerith fences offer a beautiful appearance that will complement any pool area. Get the combination of attractiveness and protection of traditional wrought iron fencing without the maintenance. Our perimeter pool security products are available in a wide variety of styles, colors and heights that add prestige and value to any property. No other fence will do as much to enhance your outdoor space.



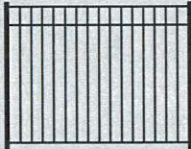
MOST POPULAR POOL STYLES



#000



#200



#202



COLORS

- Black
- Bronze
- White*



*Except for Liberty

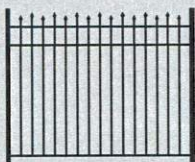
GATES

Gates match the fence style and are available in standard or arched designs.

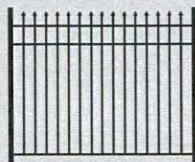


#202

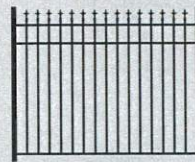
POPULAR PERIMETER STYLE OPTIONS



#100



#101



#111 W/ FINIALS



**100% EXTRUDED,
COATED, FABRICATED,
ASSEMBLED AND
PACKAGED IN THE USA**



**EVERY FENCE COMES
WITH A LIFETIME
WARRANTY**

MADE POSSIBLE BY OUR
FENCCOAT™ FINISH AND
HS-35™ ALUMINUM ALLOY



#000



#101



#202

JERITH LIBERTY

- Picket to rail fastener connections
- Residential economy grade
- See Liberty product brochure or website for more details

Most popular Liberty pool styles:
#000, #101, #200 and #202.

SPECIFICATIONS

Picket	5/8" sq. x .050" wall
Spacing Between Pickets	3.816"
Rails	1" (.060" side wall) x 1" (.055" top wall)
Post Options	2" sq. x .060" wall (standard) or .125" wall 2.5" sq. x .075" wall or .125" wall 3" sq. x .090" wall or .125" wall 4" sq. x .125" wall
Standard Post Spacing	72-1/2" on center



#200



#202



#202

JERITH LEGACY

- Hidden picket to rail connections
- Extensive style options
- See Legacy product brochure or website for more details

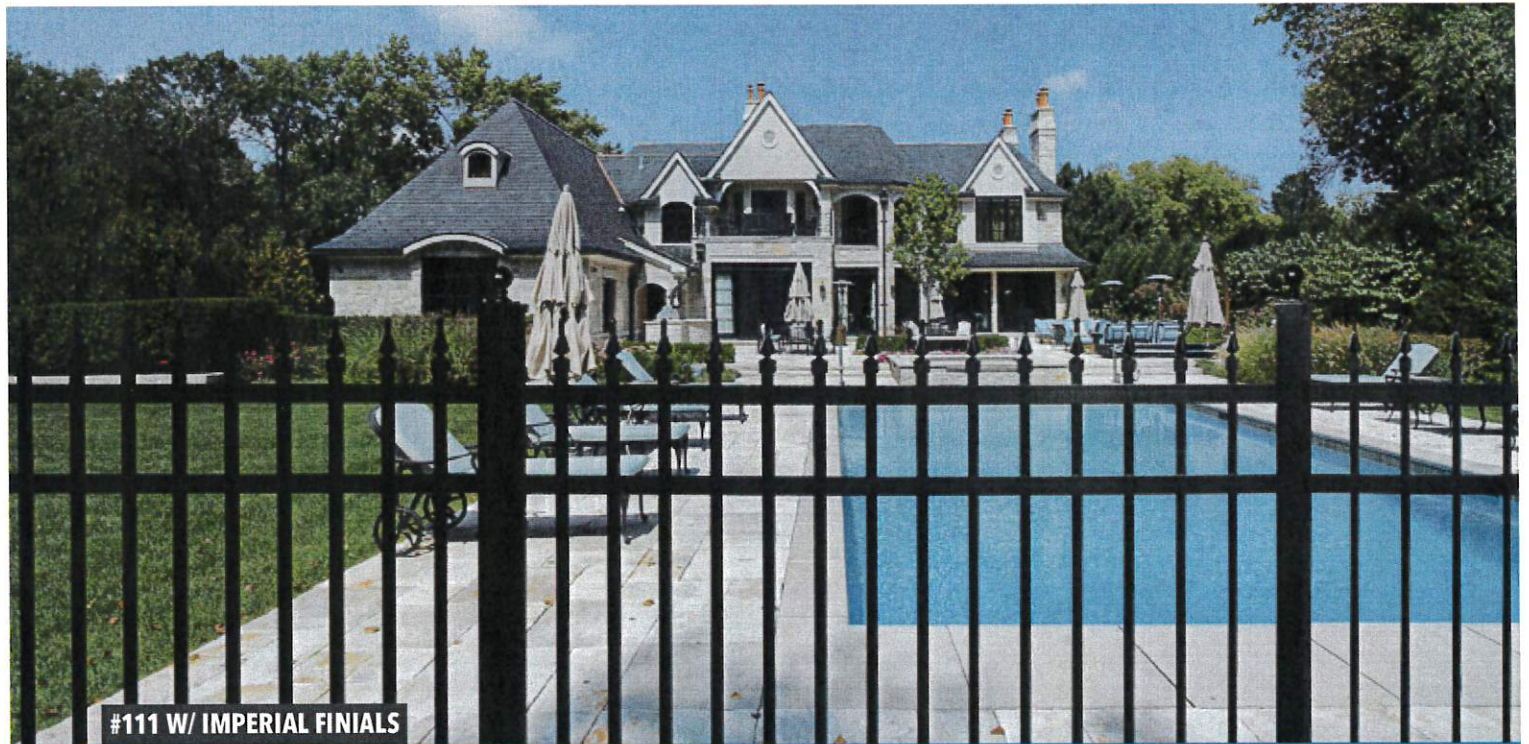
Most popular Legacy pool styles:
#100, #101, #111, #200 and #202.

SPECIFICATIONS

Picket	5/8" sq. x .050" wall
Spacing Between Pickets	3.816"
Rails	1" (.082" side wall) x 1" (.055" top wall)
Post Options	2" sq. x .060" wall (standard) or .125" wall
	2.5" sq. x .075" wall or .125" wall
	3" sq. x .090" wall or .125" wall
	4" sq. x .125" wall
Standard Post Spacing	72-1/2" on center



#000 (OVATION)*



#111 W/ IMPERIAL FINIALS

JERITH PREMIER

- Picket to rail screw connections
- Durable 3/4 picket strength
- See Premier product brochure or website for more details

Most popular Premier pool styles:
#000*, #101, #111 and #202.

**#000 (Ovation) is the only Premier style with hidden fasteners.*

SPECIFICATIONS

Picket	3/4" sq. x .050" wall
Spacing Between Pickets	3.970"
Rails	1.5" (.080" side) x 1.0" (.055" top)
Post Options	2" sq. x .060" wall or .125" wall 2.5" sq. x .075" wall (standard) or .125" wall 3" sq. x .090" wall or .125" wall 4" sq. x .125" wall
Standard Post Spacing	72-1/2" on center



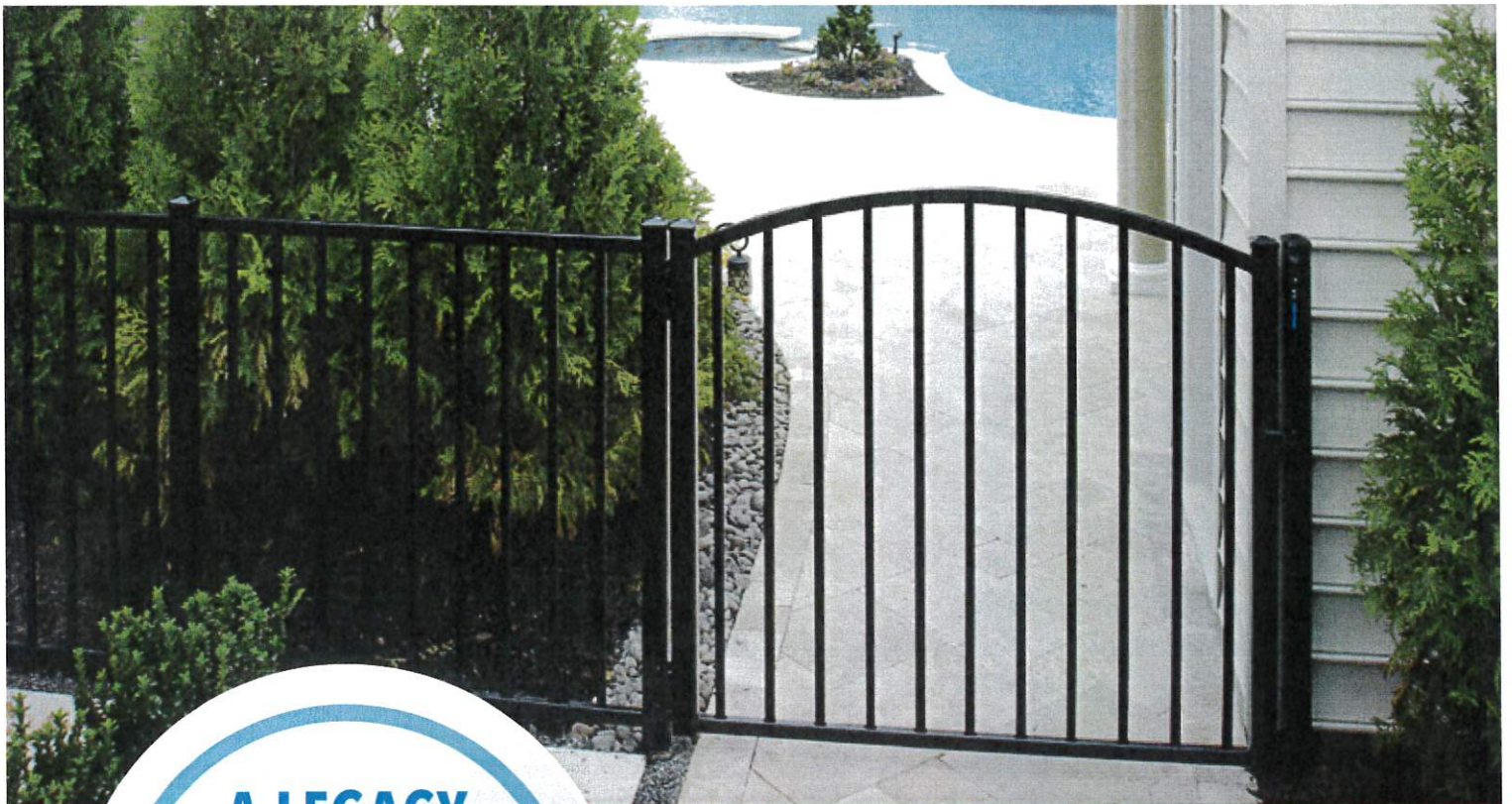
JERITH AERO

- Rounded picket, rail & post edges
- Longer panel width
- See Aero product brochure or website for more details

Most popular Aero pool styles:
#000, #101, #200 and #202.

SPECIFICATIONS

Picket	1" x 5/8" rectangular x .050" wall
Spacing Between Pickets	3.966"
Rails	1.5" (.070" side wall) x 1-1/8" (.060" top wall)
Post Options	2.5" sq. x .075" (standard) or .125" wall 4" sq. x .125" wall
Standard Post Spacing	100-3/4" on center



Aluminum Fence

When we started manufacturing ornamental aluminum fences around 50 years ago, we made a commitment to producing only durable, high-quality, 100% American-made products. That commitment has become the backbone of our reputation and our promise to you.

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#8002 | 06/2020

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