



02/05/2024

To: Mayor and Council

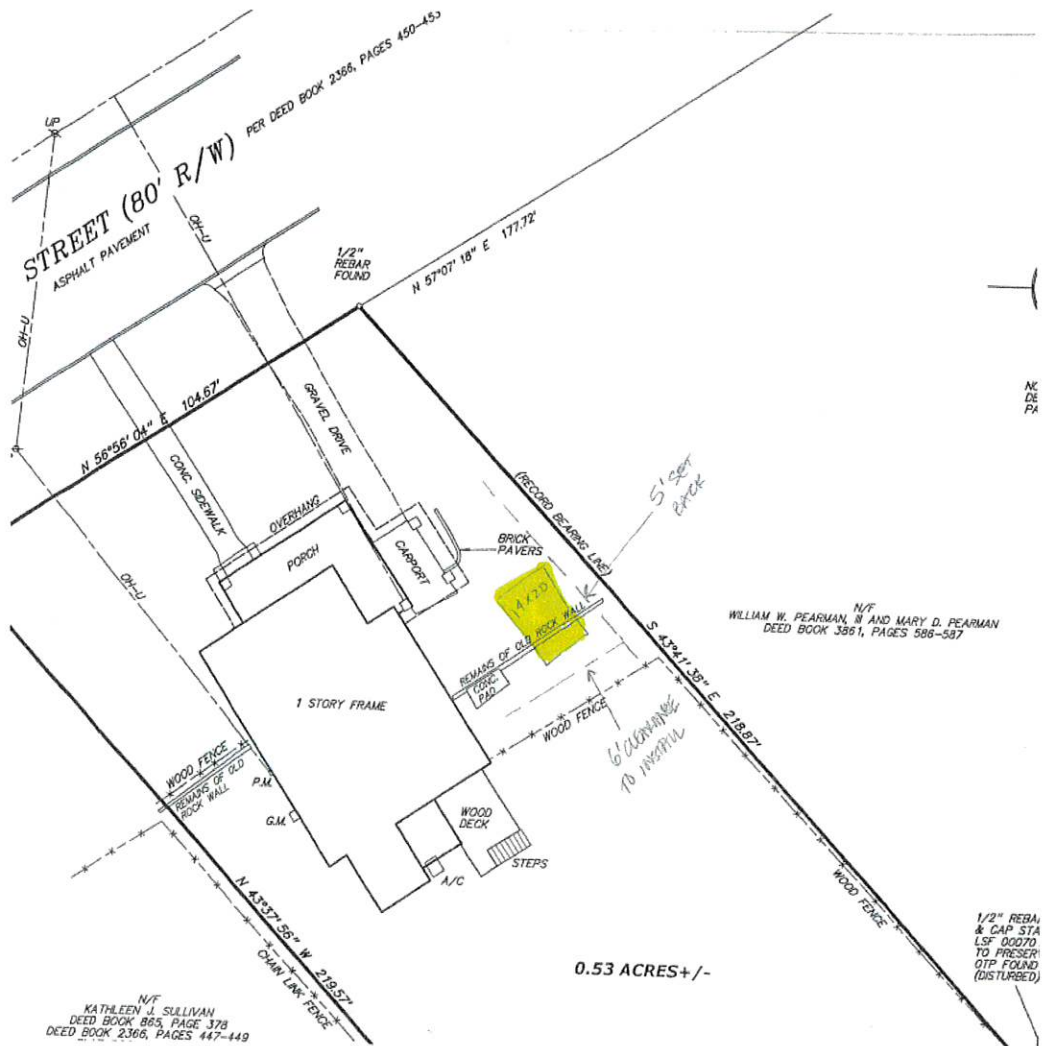
RE: Staff Recommendations – 279 Pylant Street –Variance

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

Sec. 74-265 (3) – Accessory uses and structures

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

The applicant is requesting permission to place a 280 sq ft accessory structure on the side of the primary structure.





STAFF RECOMMENDATION OF VARIANCE AS REQUESTED

- If approved, mitigation should be required, such as a privacy fence.
- No negative impacts are recognized by approving this variance.

7. 328,3275

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: Fiorini Accessory Building Unit/ Phase: N/A
 Zoning District: R40 Acreage: .53 Historic District? Yes / No Y
 Owner(s) Name: Christine Fiorini
 Applicant(s) Name: Christine Fiorini
 Property Location:
 Address: 279 Pylant St, Senolia Land Lot(s), Parcel(s) _____
 Mailing Address: 279 Pylant St, Senolia GA 30276
 Phone Number: 770-355-0048 Email: chrisfiorini@yahoo.com
 Explanation of Variance Request: Placement of accessory building/garage to the left back side of house, forward of the back corner of the house

Christine Fiorini
 Signature

12/21/23
 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

William "Dub" Pearman, III
Mayor

Harold Simmons
City Manager



MEMO

TO: Historic Planning Commission

FROM: Curtis Hindman, Interim Community Development Director

DATE: December 11, 2023

RE: 279 Pylant Street
Application for Certificate of Appropriateness

The City of Senoia received an application for Certificate of Appropriateness at the above referenced address.

APPLICANTS PROPOSAL:

Applicant is requesting approval to build an 280 sq ft accessory structure.

ADMINISTRATORS REPORT:

The existing zoning for the above referenced location is R40.

See the attached application and supporting documentation for HPC review.



Application for Certificate of Appropriateness

Date Received 11/1/2023 Application No.: _____
Address of Subject Property: 279 PYLANT ST SENOVIA
Applicant: CHRISTINE FIORINI JAMES BROOKS
E-Mail: christofiori@yahoo.com
Applicant Mailing Address: 279 PYLANT ST SENOVIA GA 30276

Applicant Phone(s): 770.355.0048/6789368919
Applicant's relationship to the owner: Owner Architect: _____ Contractor/Builder _____
Other _____

Owner(s): CHRISTINE FIORINI
E-Mail: same
Owner(s) Mailing Address: same

Owner(s) Telephone Number: same

Approximate age or date of construction of the primary structure on the property and any secondary structures affected by this project: 99 YRS/1924

Nature of work (check all that apply):
New construction Demolition Addition Moving a building Other building changes
New accessory building Landscaping Fence/Wall Other environmental changes
Sign installation or replacement Other

Description of Work: 14 X 20 LOFTED UTILITY SHED - 280 SQ FT

This form must be completed in its entirety before the Planning Department accepts it. The form must be accompanied by supporting documents (plans, material, color samples, photos, etc.). All documents submitted in hard copy must also be submitted in digital form (.pdf format). All relevant items from the application checklist must be addressed. An application which lacks any of the required attachments shall be determined incomplete and will not be accepted.

Applicant Christine Fiorini Date 11/1/23

14. Garages / Accessory Buildings

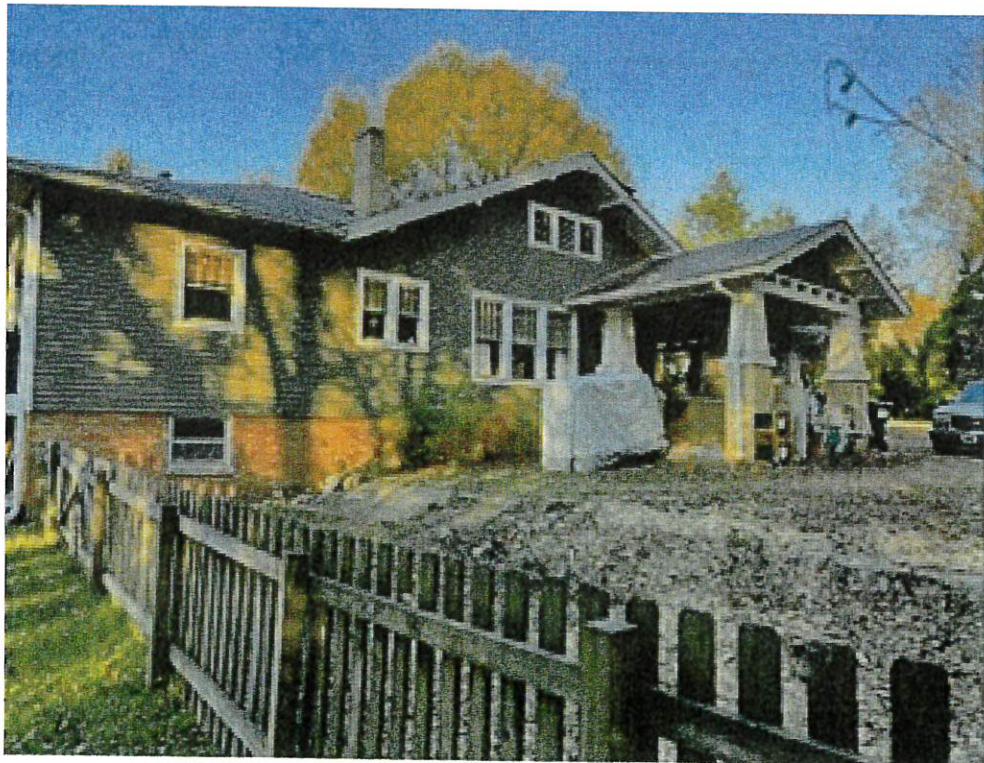
- ✓ a. Visibility from street;
- ✓ b. Placement on site;
- ✓ c. Scale, style appropriate for house;
- ✓ d. Show dimensions on drawings;
- ✓ e. Materials;
- ✓ f. Square footage appropriate for lot size;
- ✓ g. Garage door size and design
- ✓ h. Show height from grade to eaves and to top of roof

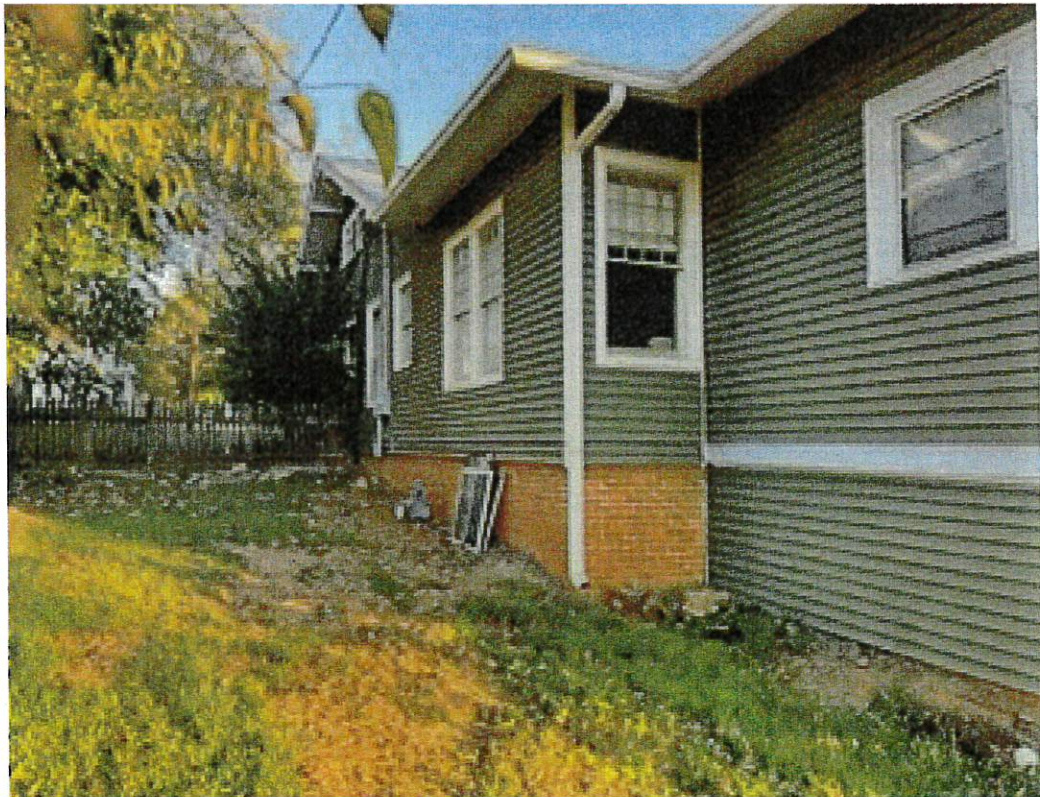
Christen Fieri

Applicant Signature

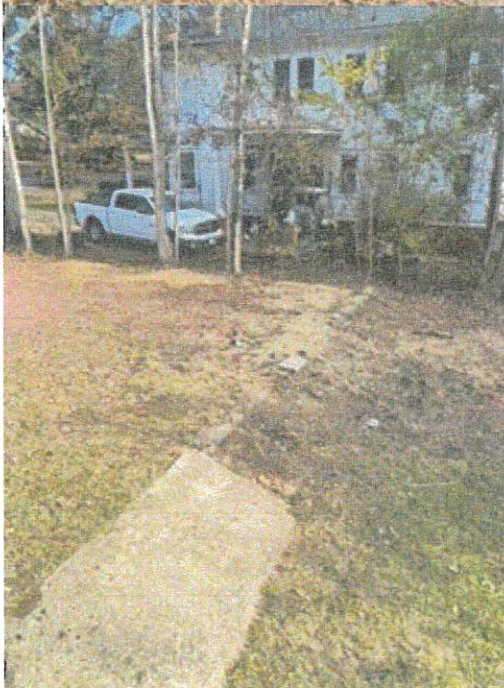
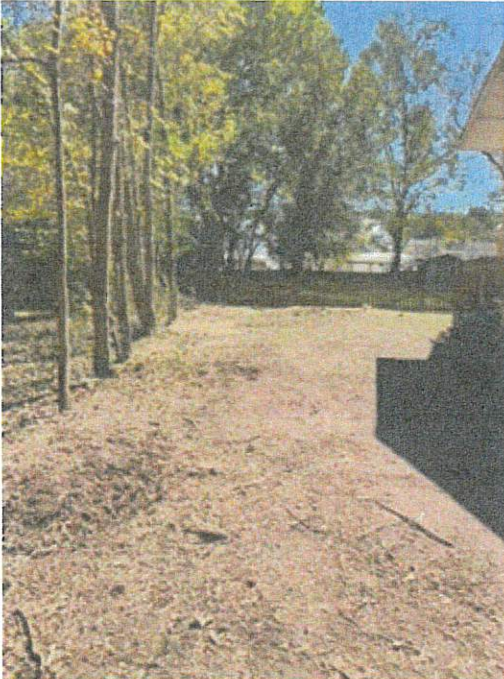
11/1/23

Date

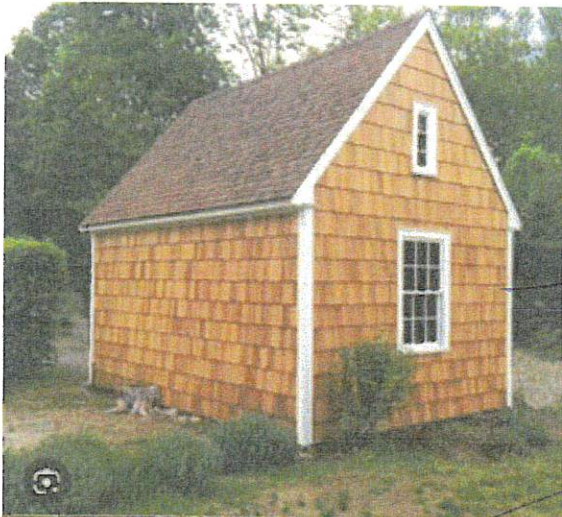




From: Christine Fiorini chrisfiorini@yahoo.com  
Subject: Cert of App - Site Pics
Date: October 23, 2023 at 8:34 PM
To: Chris Fiorini chrisfiorini@yahoo.com



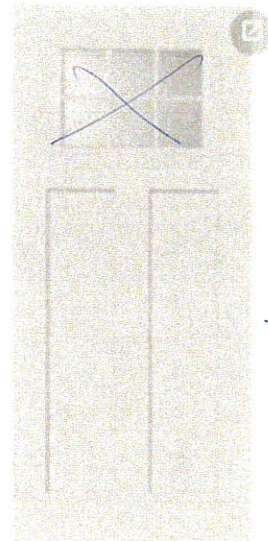
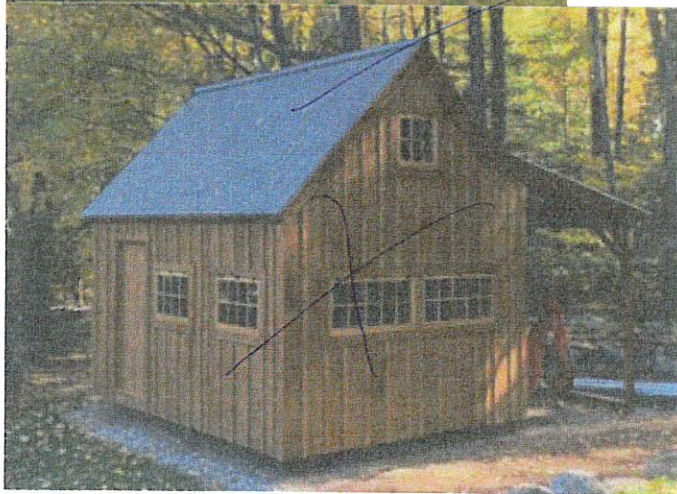
From: Christine Fiorini chrisfiorini@yahoo.com
Subject: Cert of Apr - Materials
Date: October 18, 2023 at 1:14 PM
To: Chris Fiorini chrisfiorini@yahoo.com



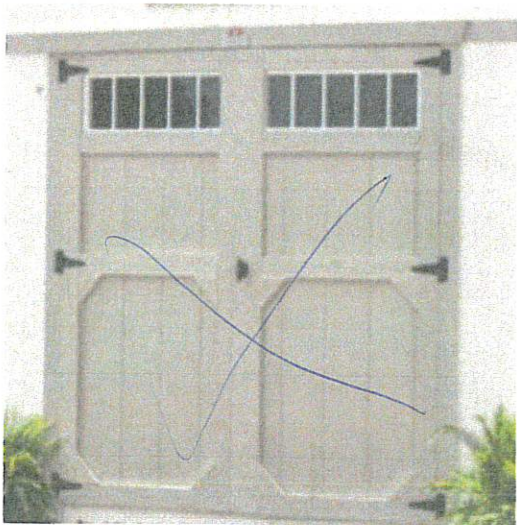
cedar shingles / OR

Hardiplank style lap siding



metal roof

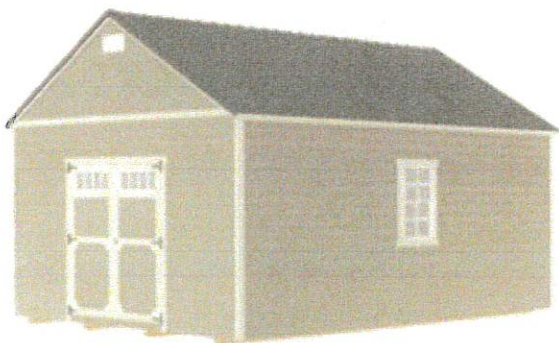
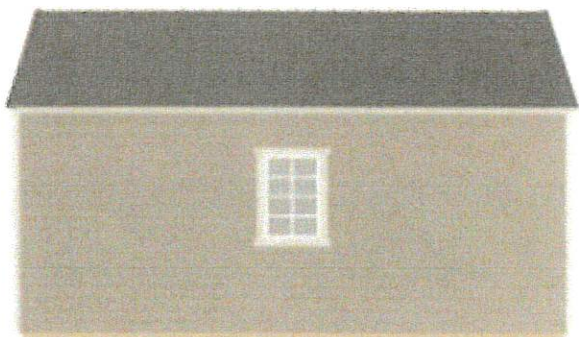
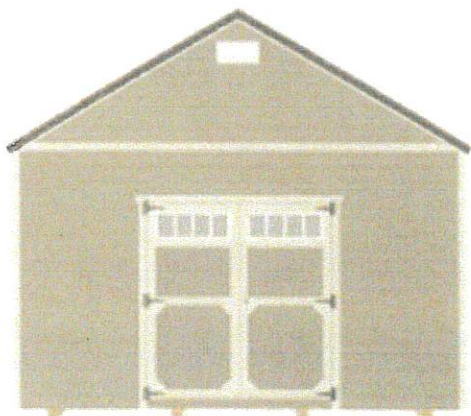


- door style

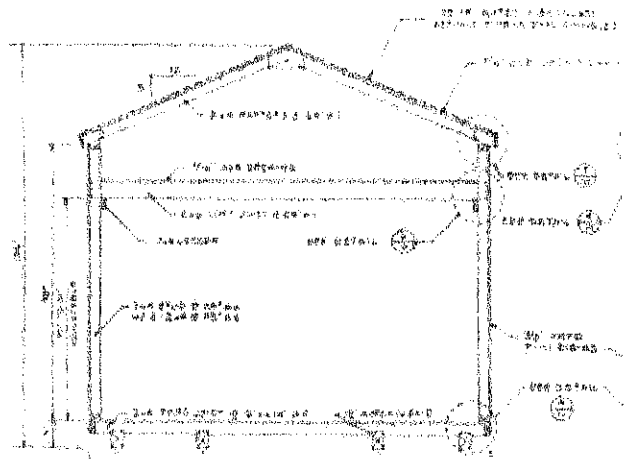
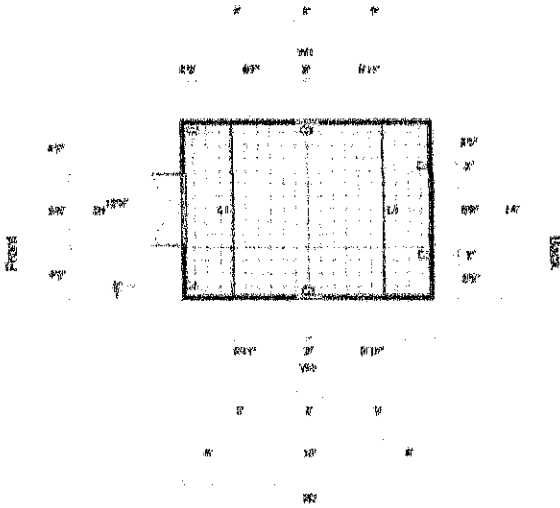


Windows

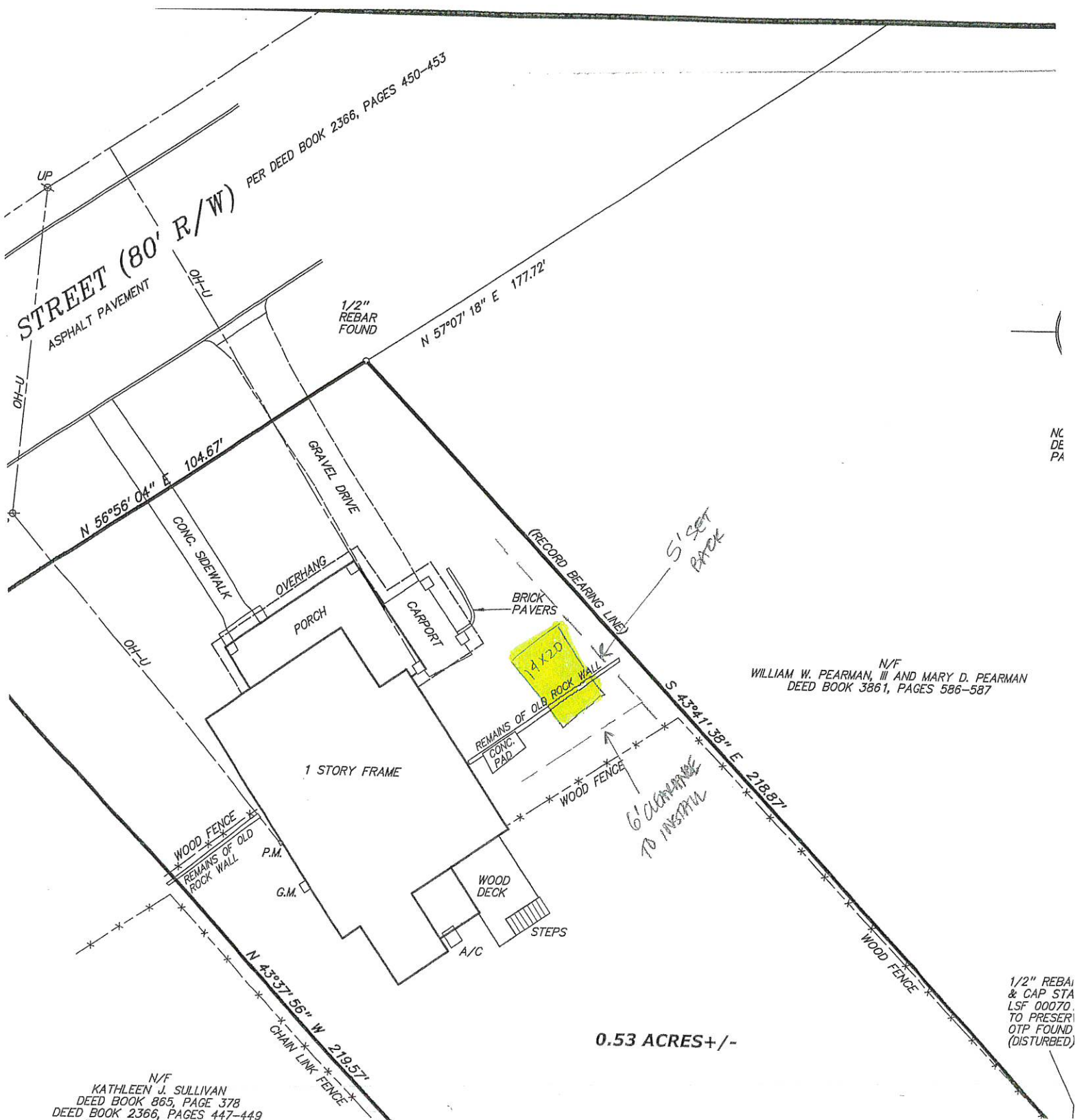
From: Christine Fiorini chrisfiorini@yahoo.com  
Subject: Cert of Apr pics - computer
Date: October 18, 2023 at 11:37 AM
To: Chris Fiorini chrisfiorini@yahoo.com



From: Christine Fiorini christoforini@yahoo.com
Subject: Cert of App - drawings
Date: October 18, 2023 at 11:39 AM
To: Chris Fiorini christoforini@yahoo.com



Christine Fiorini
279 Pylant Street



NC
DE
PA

N/F
WILLIAM W. PEARMAN, III AND MARY D. PEARMAN
DEED BOOK 3861, PAGES 586-587

0.53 ACRES +/-

1/2" REBAR
& CAP STA
LSF 00070
TO PRESERV
OTP FOUND
(DISTURBED)

N/F
KATHLEEN J. SULLIVAN
DEED BOOK 865, PAGE 378
DEED BOOK 2366, PAGES 447-449