

William "Dub" Pearman, III
Mayor

Harold Simmons
City Manager



MEMO

TO: Historic Planning Commission

FROM: Curtis Hindman, Interim Community Development Director

DATE: April 10, 2023

RE: 168 Pylant Street
Application for Certificate of Appropriateness
Adding a deck on rear of existing home

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

APPLICANTS PROPOSAL:

The applicant is proposing to add a deck to the rear of the existing home.

ADMINISTRATORS REPORT:

The existing zoning for the above referenced location is R40.
See the attached application and supporting documentation for HPC review.



Zoned R40

Application for Certificate of Appropriateness

Date Received March 10, 2023 Application No.: _____
Address of Subject Property: 168 Pylant Street, Senovia, GA 30276
Applicant: Peter Osborne
E-Mail: Grandoz08@comcast.net
Applicant Mailing Address: 168 Pylant Street, Senovia, GA 30276

Applicant Phone(s): (c) 770-827-2685 770-364-6874
Applicant's relationship to the owner: Owner X Architect: _____ Contractor/Builder _____
Other _____

Owner(s): Peter & Debra Osborne
E-Mail: Grandoz08@comcast.net
Owner(s) Mailing Address: 168 Pylant Street, Senovia, GA 30276

Owner(s) Telephone Number: (c) 770-827-2685 770-364-6874

Approximate age or date of construction of the primary structure on the property and any secondary structures affected by this project: 1966

- 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:
Construction of a pressure-treated deck running on the backside of the house measuring 48' x 12' with an adjoining 14' x 16' section attached to the bedroom extension. The total footprint of the deck will be approximately 872 sq. ft. The maximum width is 48' and the maximum depth is 28'. The stairs will be approximately 17 sq. ft. The height of the deck will range from 3.5-5 feet from the lawn. Railing will run the length of the exposed perimeter.

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 Peter Osborne

Date March 10, 2023

This checklist was created to help applicants prepare a complete application. Omissions and inaccurate information can lead to deferrals and/or denials of applications. Please review the checklist with the project's architect, designer, or builder. All items will not be applicable to all projects. New construction will involve all categories.

Please address questions regarding applicability to your project to the Assistant City Manager, Jeff Fisher at 770-599-3679 or jfisher@senoia.com. Applicants are also referred to the City of Senoia website, <https://www.senoia.com/documents>. Please bring completed application to Sharon Casey at city hall or if you would like, you may email it to her at scasey@senoia.com. Her direct number is 770-328-3275.

I have reviewed the "Design Guidelines for the City of Senoia" Y N

I have reviewed applicable zoning codes regarding lot coverage, garage sizes, stream buffers Y N

1. General

- a. Label all drawings with the address of the site, owners' name, and contact phone number.
- b. Number all drawings.
- c. Include a graphic scale on reductions.
- d. Date all revisions.
- e. Indicate all unverified numbers with +/- signs
- e. Include photos of the existing condition of the property.

2. Site Plan (existing and proposed) to include

- a. Topographical plan with significant trees sized and located;
- b. Setback compared to adjacent houses (ask surveyor to show corners of adjacent houses);
- c. Distance between houses;
- d. Façade width to finished face of material;
- e. Grading and elevations across site;
- f. Dirt removal or regrading if more than 18";
- g. Tree protection plan;
- h. Tree removal and replacement plan

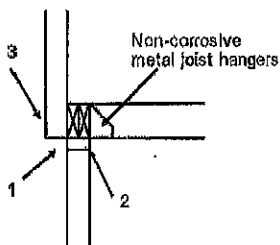
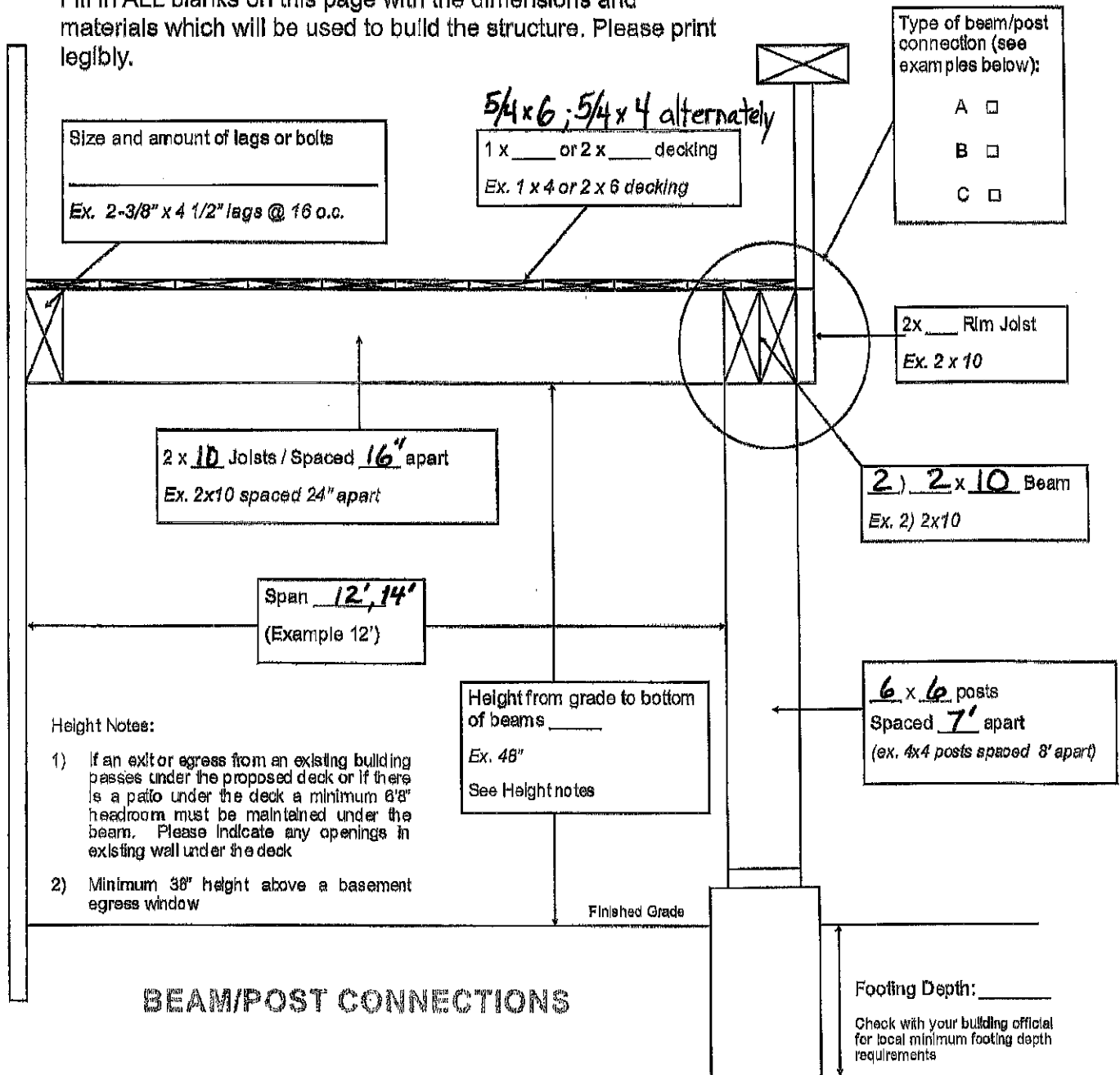
3. Driveways and Walkways

- a. Location and relationship to house;
- b. Width;
- c. Material;

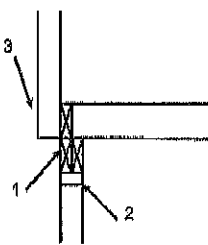
CONSTRUCTION DETAILS: CROSS SECTION OF DECK PLAN

Directions:

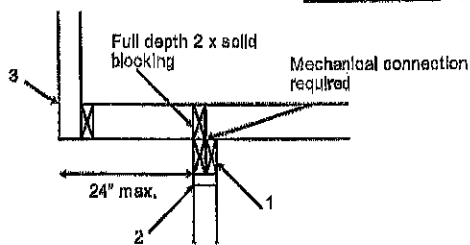
Fill in ALL blanks on this page with the dimensions and materials which will be used to build the structure. Please print legibly.



Type A



Type B




Type C

- 1) Beam splices to occur over posts with 1 1/2" bearing
- 2) Non-corrosive metal post/beam connector
- 3) Lag or carriage bolt railing to beam

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


Peter Osborne

March 10, 2023

Applicant Signature

Date



BUILDING PERMIT APPLICATION 770-599-3679	Permit No.
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Type of Work:	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replace	Application Date ____/____/____	Estimated Value of Work (Labor and Materials): \$ <u>18,000</u>
Construction Type: IA <input type="checkbox"/> IB <input type="checkbox"/> IIA <input type="checkbox"/> IIB <input type="checkbox"/> IIIA <input type="checkbox"/> IIIB <input type="checkbox"/> IVA <input type="checkbox"/> IVB <input type="checkbox"/> VA <input type="checkbox"/> VB <input type="checkbox"/>			
Occupancy: A1 <input type="checkbox"/> A2 <input type="checkbox"/> A3 <input type="checkbox"/> A4 <input type="checkbox"/> A5 <input type="checkbox"/> B <input type="checkbox"/> E <input type="checkbox"/> F1 <input type="checkbox"/> F2 <input type="checkbox"/> H1 <input type="checkbox"/> H2 <input type="checkbox"/> H3 <input type="checkbox"/> H4 <input type="checkbox"/> H5 <input type="checkbox"/> I1 <input type="checkbox"/> I2 <input type="checkbox"/> I3 <input type="checkbox"/> I4 <input type="checkbox"/> M <input type="checkbox"/> R1 <input type="checkbox"/> R2 <input type="checkbox"/> R3 <input type="checkbox"/> R4 <input type="checkbox"/> S1 <input type="checkbox"/> S2 <input type="checkbox"/> U <input type="checkbox"/>			
Square foot of permitted area: _____			
Applicant Name: <u>Peter Osborne</u>		Phone: <u>770-827-2685</u>	Email: <u>Grandoz08@comcast.net</u>

PROJECT INFORMATION

Job Site Address: <u>168 Pylant Street</u>	Subdivision: _____ Lot Number: <u>162-1260-005</u>
Property Owner Information: <u>Peter & Debra Osborne</u> <u>770-827-2685</u> Name Phone #	
Address <u>168 Pylant St.</u>	City <u>Senolia</u> State <u>GA</u> Zip Code <u>30276</u>
Scope of Work: <u>Build a pressure-treated wood deck in back of the house.</u>	
Scope of work includes: Electrical <input type="checkbox"/> Plumbing <input type="checkbox"/> Mechanical <input type="checkbox"/>	

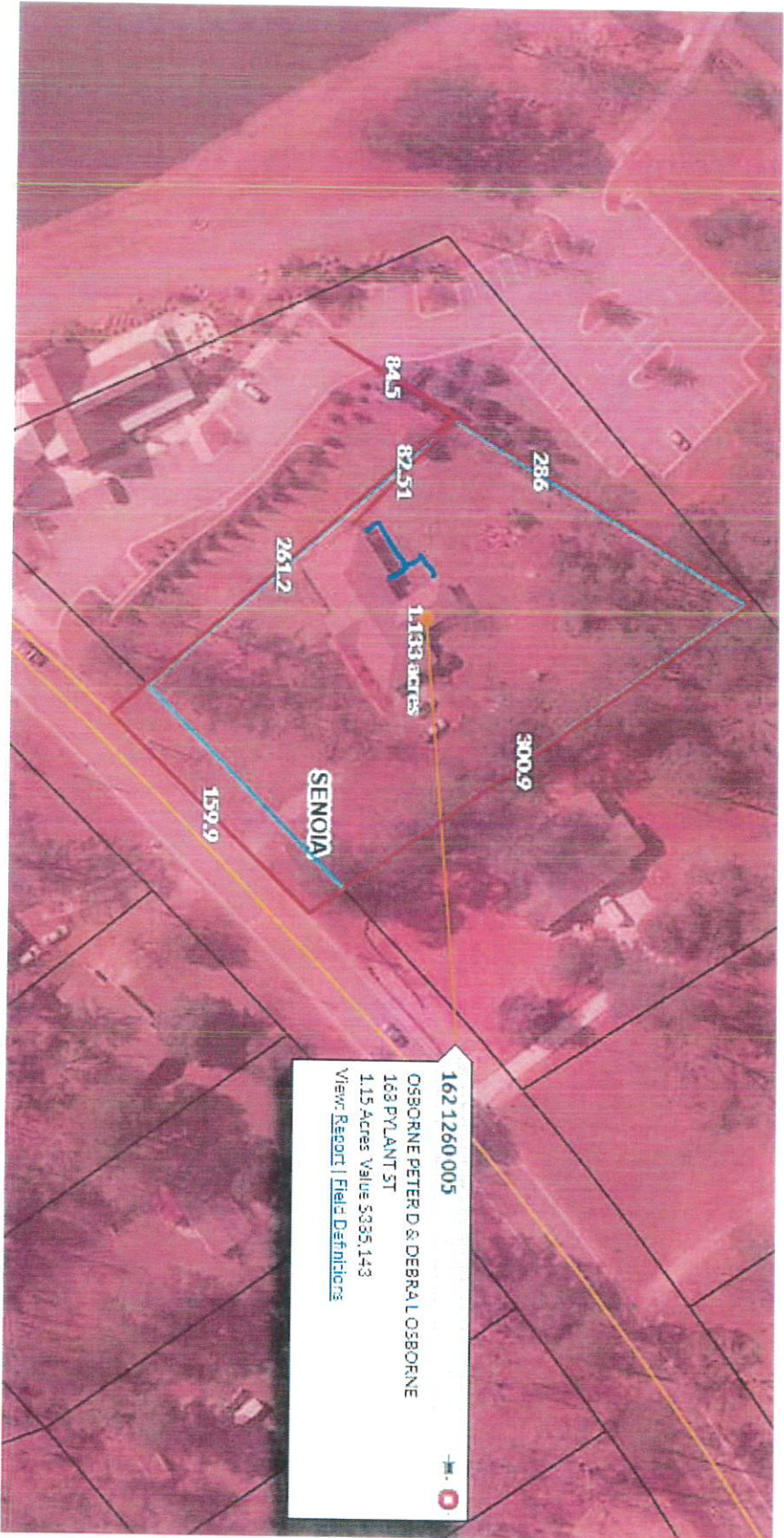
CONTRACTOR INFORMATION

Business Name: <u>Service Plus</u>	State Certification Number: _____
Street Address _____ City _____ State _____ Zip Code _____ Phone _____	
Occupational Tax Number: _____	City/County held: _____

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

Signature of Contractor & (State Certification number) _____ Date _____
Burt Clark burt@serviceplusatl.com
 Print name of Contractor email address

FOR OFFICE USE ONLY		Adjusted Construction Cost per ICC building valuation Data: \$ _____
Building Permit Fee: \$ _____	Plan Review Fee: \$ _____	CO/CC Fee: \$ _____
Electrical Permit Fee: \$ _____	Plumbing Permit Fee: \$ _____	Mechanical Permit Fee: \$ _____
Water Tap Fee: \$ _____	Sewer Tap Fee: \$ _____	Impact Fee: \$ _____
Water Capital Recovery Fee: \$ _____	Sewer Capital Recovery Fee: \$ _____	Zoning Approved _____ By _____
Total Fee: _____		



162 1260 005
OSBORNE PETER D & DEBRA L OSBORNE
168 PYLANT ST
1.15 Acres Value \$335,143
[View Report](#) | [Field Definitions](#)

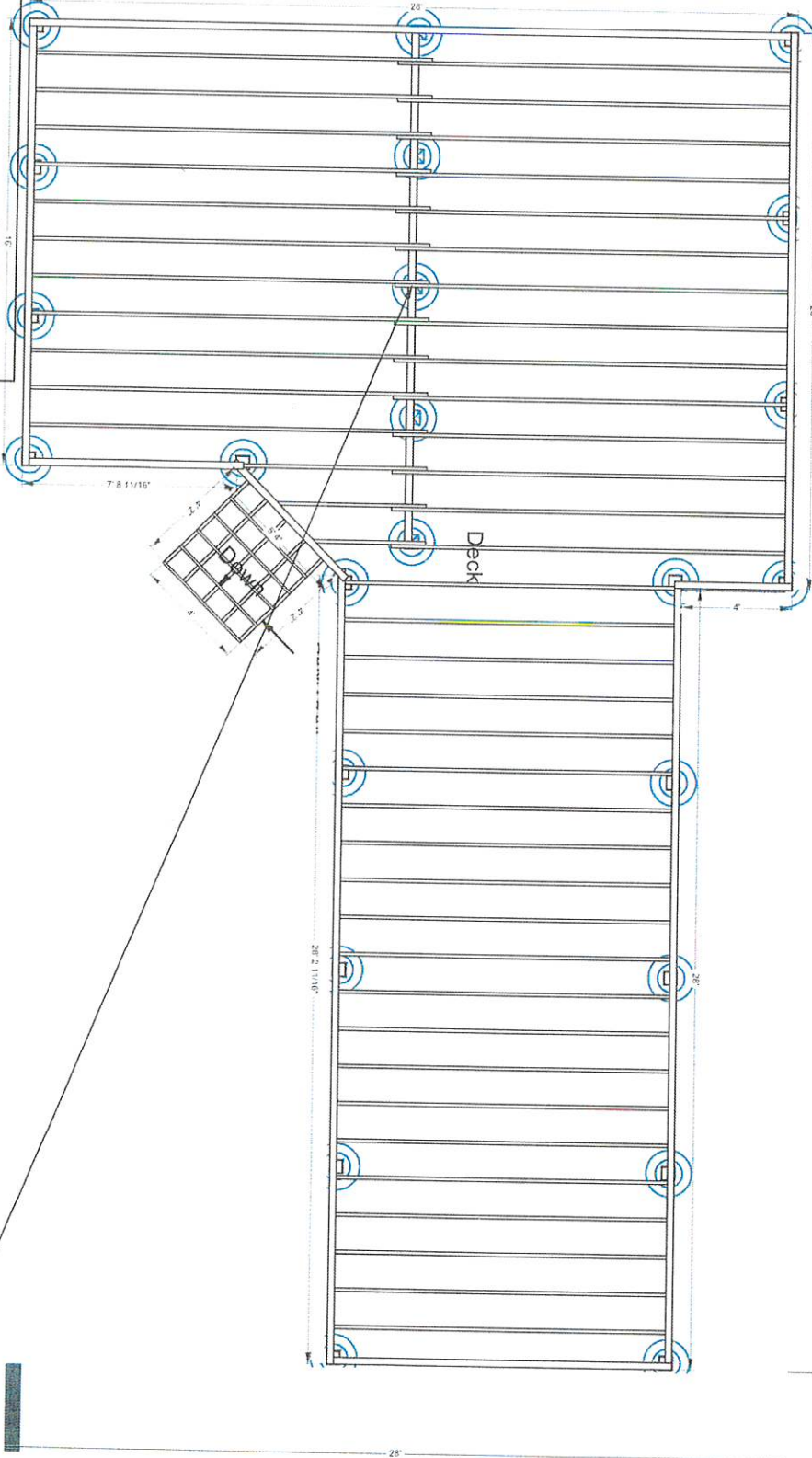



SCALE: 1/4" = 1' WHEN PRINTED ON 11X17 PAPER

BASED ON THE INTERNATIONAL RESIDENTIAL CODE

DISCLAIMER: THIS PLAN IS NOT CONSIDERED COMPLETE UNLESS APPROVED BY YOUR BUILDING INSPECTOR OR STRUCTURAL ENGINEER. BUILDER ACCEPTS ALL RESPONSIBILITY AND LIABILITY FOR ANY ERRORS, OMISSIONS, AND ASSOCIATED SPONSORS ACCEPT NO LIABILITY FOR THE USE OF THIS PLAN.

STAIRWAY ILLUMINATION: ALL EXTERIOR STAIRWAYS SHALL BE ILLUMINATED AT THE TOP LANDING TO THE STAIRWAY. ILLUMINATION SHALL BE CONTROLLED FROM INSIDE THE DWELLING OR AUTOMATICALLY ACTIVATED.



 Total Depth: 12"
 Base Diameter: 20"
 Pier Diameter: 12"
 Footings to be installed to 12" depth as is required by your local building ordinance.
 Frost footing sizes based on 55 lb/ft³ concrete test (theater) loads applied to the footing. See footing detail in deck construction guide.

 DOUBLE 2X10 C
 DISCLAIMER: ONLY USE #2 OR BETTER PRESSURE TREATED SOUTHERN PINE 2X10 FOR FRAMING MATERIALS. NEVER SUBSTITUTE SOFTWOODS OR COMPOSITE FOR FRAMING MATERIALS.

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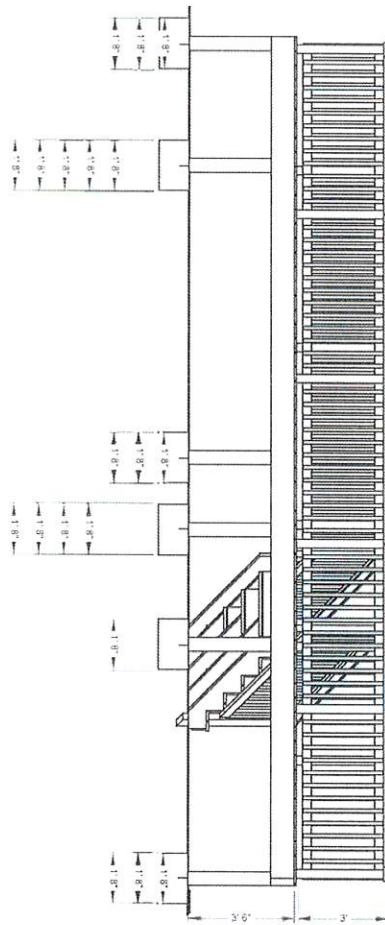


2x10 Ledger Board to be flashed and bolted (2) 1/2" bolts with washers or equivalent every 16" on center. (See ledger detail in deck construction guide)
 Joists to be 2x10 pressure treated southern yellow pine installed 16" on center.
 Beams to be 2-2x10 pressure treated southern yellow pine nailed.
 Guard Rails to be 36" high with less than 4" openings per IRC code. (See rail detail in deck construction guide)
 Stairs to be built max rise 7-3/4" min rise 4" in run 10" per IRC code. (See stair detail in deck construction guide)
 Decking to be 5/4x6 Pressure Treated Pine. (Follow manufacturers' installation instructions)
 All hardware to be corrosion resistant and installed per manufacturers' instructions.

SCALE: 1/4" = 1' WHEN PRINTED ON 11X17 PAPER

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STAIRWAY ILLUMINATION: ALL EXTERIOR STAIRWAYS SHALL BE ILLUMINATED. THE LIGHTING SHALL BE CONTROLLED FROM INSIDE THE DWELLING OR AUTOMATICALLY ACTIVATED.

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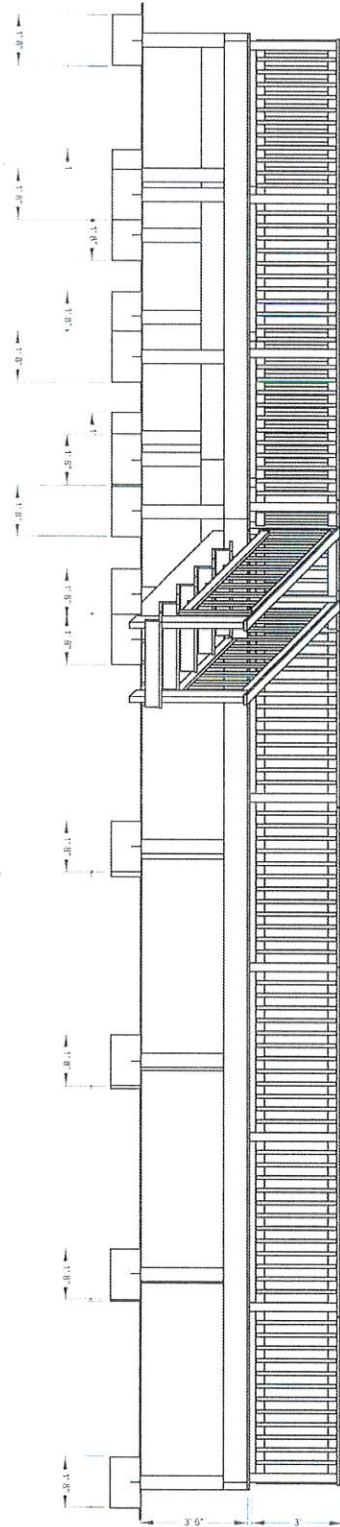
All hardware to be corrosion resistant and installed per manufacturers' instructions.

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STAIRWAY ILLUMINATION: ALL EXTERIOR STAIRWAYS SHALL BE ILLUMINATED WITH THE STAIRS BEING CONTROLLED FROM INSIDE THE HOME. LIGHTS SHALL BE CONTROLLED FROM INSIDE THE HOME BY A SWITCH OR AUTOMATICALLY ACTIVATED.

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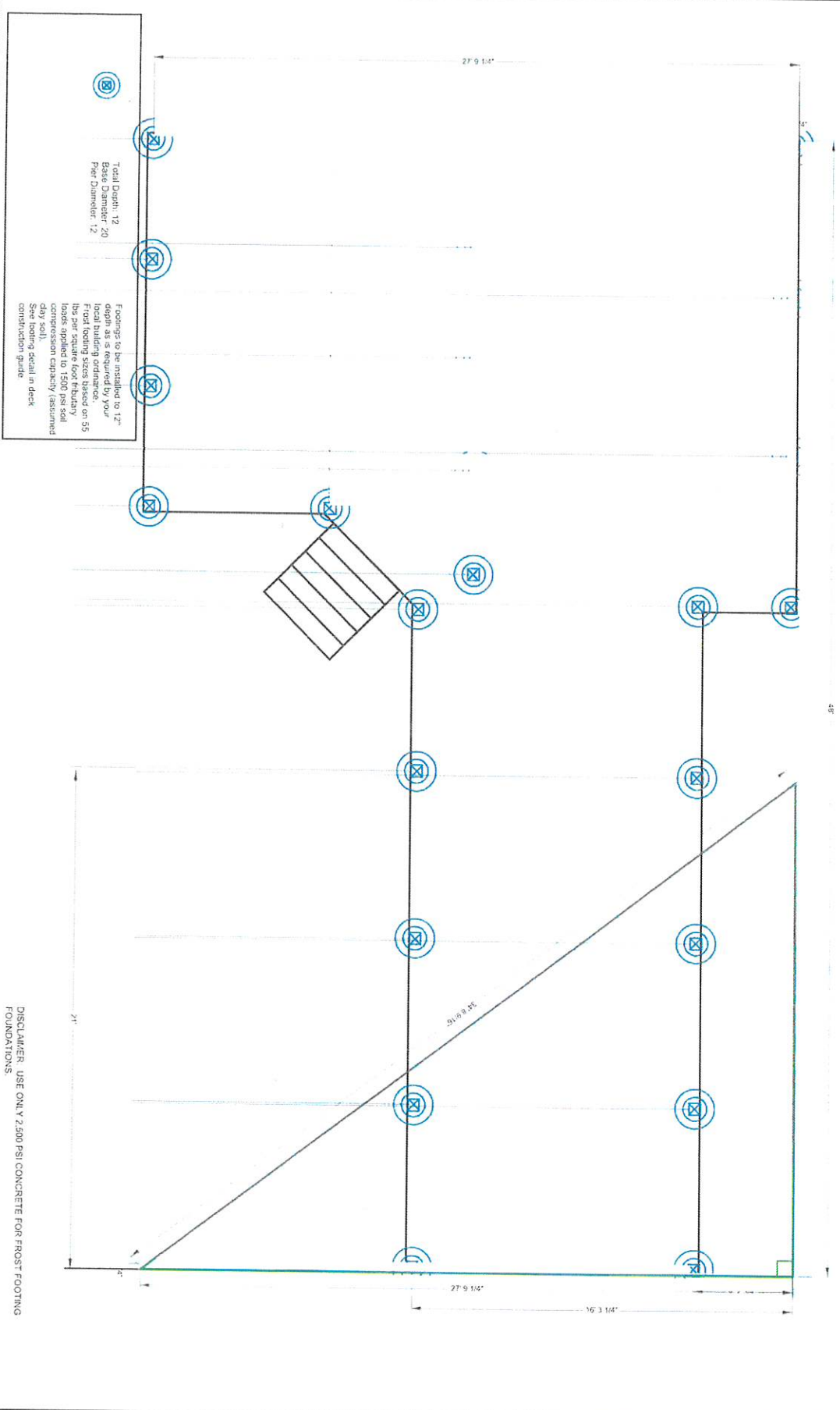
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All hardware to be corrosion resistant and installed per manufacturers' instructions.

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BASED ON THE INTERNATIONAL RESIDENTIAL CODE

STAIR FOOTING REQUIREMENTS
WHERE THE STAIRWAY MEETS GRADE, ATTACH THE STAIR
STRINGERS TO THE STAIR GUARD RAIL POSTS. POSTS SHALL
BEAR ON FOOTINGS



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DISCLAIMER: USE ONLY 2,500 PSI CONCRETE FOR FROST FOOTING FOUNDATIONS.



Footings to be installed to 12" depth as is required by your local building ordinance.
Frost footing sizes based on 55 lbs per square foot tributary loads applied to 1500 psi soil compression capacity (assumed clay soil).
See footing detail in deck construction guide.

Plan Specifications

Deck Name: Custom

DESCRIPTION	SPECIFICATION
Deck Name	Custom
Deck Square Feet	872 sq ft
Stairs Square Feet	17 sq ft
Total Width	48'
Total Depth	28'
Designed Height	3' 6"





