

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: 32 Middle Street  
Application for Certificate of Appropriateness

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

**APPLICANTS PROPOSAL:**

Exterior work includes installing new gutters, paver walkway, stone steps, on front and back porches and adding a new 12'x24' deck on the rear.

**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 \_\_\_\_\_ Application No.: \_\_\_\_\_

Address of Subject Property: 32 Middle St. Senovia GA 30276

Applicant: John Kevin Hale

E-Mail: jkh@parkatlantehomes.com

Applicant Mailing Address: 255 E. Lanier Ave. Fayetteville GA 30214

Applicant Phone(s): 404-606-0137 c 678-489-3024 o

Applicant's relationship to the owner: Owner \_\_\_\_\_ Architect: \_\_\_\_\_ Contractor/Builder

Other \_\_\_\_\_

Owner(s): Dan and Christine DiCicco

E-Mail: jedproperties21@gmail.com

Owner(s) Mailing Address:

805 S. GYNN ST. STE 127-136

FAYETTEVILLE, GA 30214

Owner(s) Telephone Number:

770-880,6101 or 678-777-6801

Approximate age or date of construction of the primary structure on the property and any secondary structures affected by this project: 1900

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:

New Gutters, paver walkways, stone steps to front and back porches. New 12x24 Deck at back of house - New kitchen cabinets and appliances. Move W/D from master bathroom to new room in rear of house. Add linen closet in master bathroom. Reset, replace trim throughout. Replace Light fixtures. Refinish floors throughout. Paint interior, repair ceilings where needed.

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

Date 03-27-2023

Proposed changes for

32 Middle Street  
Senoia GA 30276

Owners

Dan and Christine DeCicco

Contractor

Kevin Hale

Park Atlanta Homes

Framing/structural

Add laundry room, move L/R service from current location in Primary bathroom.  
Enlarge cased opening between Kitchen and Dining room, install beam to carry load.  
Add small linen closet in Primary bathroom.

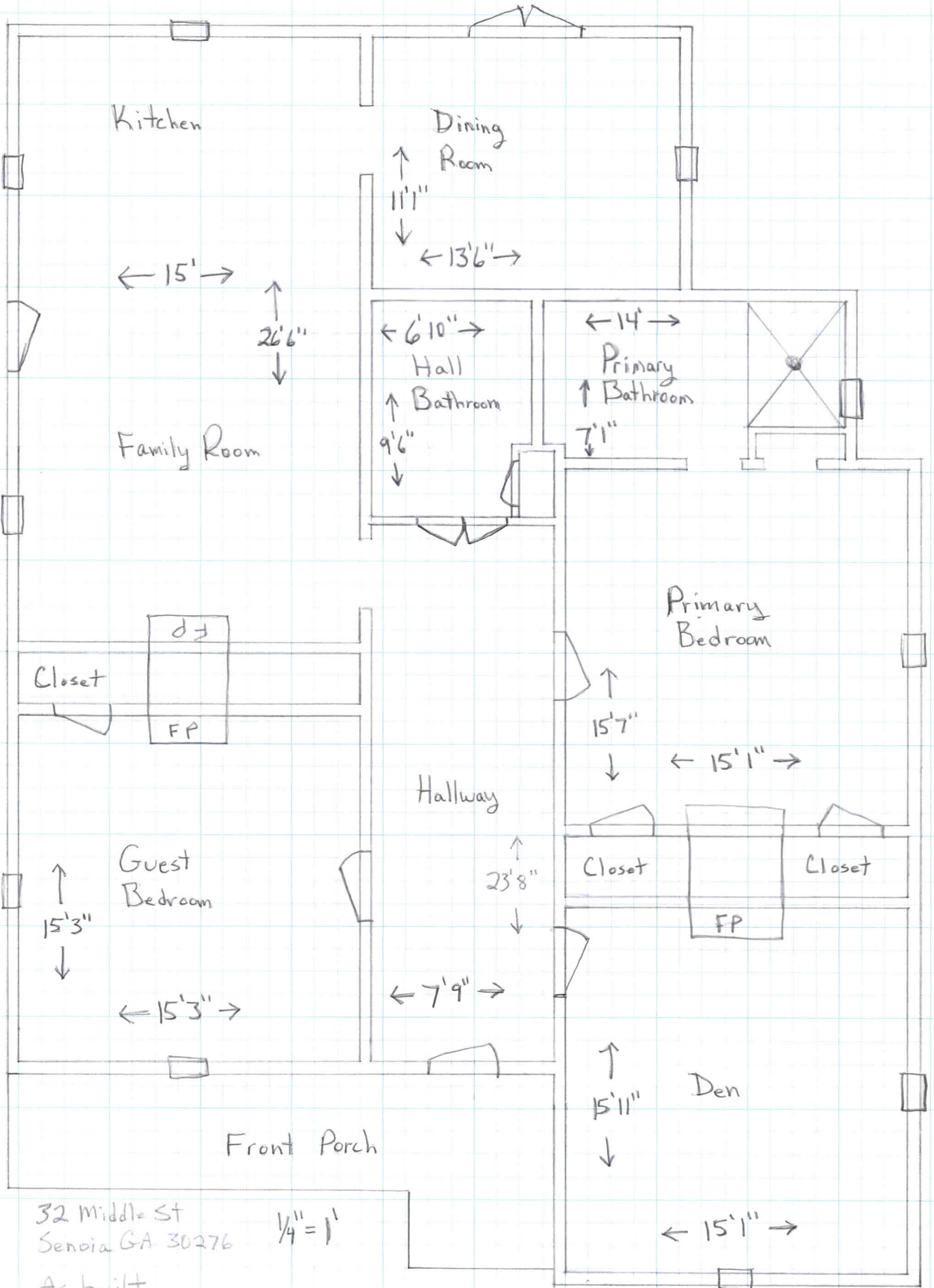
Interior

Replace bedroom doors, closet doors.  
New kitchen cabinets and appliances, all electric.  
Reset/replace trim throughout, keeping existing style where possible.  
Repair/refinish floors throughout.  
Repair T&G ceilings where needed.  
Replace light fixtures.  
Paint entire interior.

Exterior

New round gutters, color to match existing metal roof.  
Left side porch – demo plywood step, add 4' wide paver walkway, stone step.  
Front porch – Demo plywood walkway, planter, and stoop, add 4' wide paver walkway, stone steps.  
Haul away brick, stone, block, and debris piles around yard.  
New 12'x24' deck at back of dining room.  
Add cover over back doors to deck, metal roof to match house.

Owner Dan + Christine DeCicco



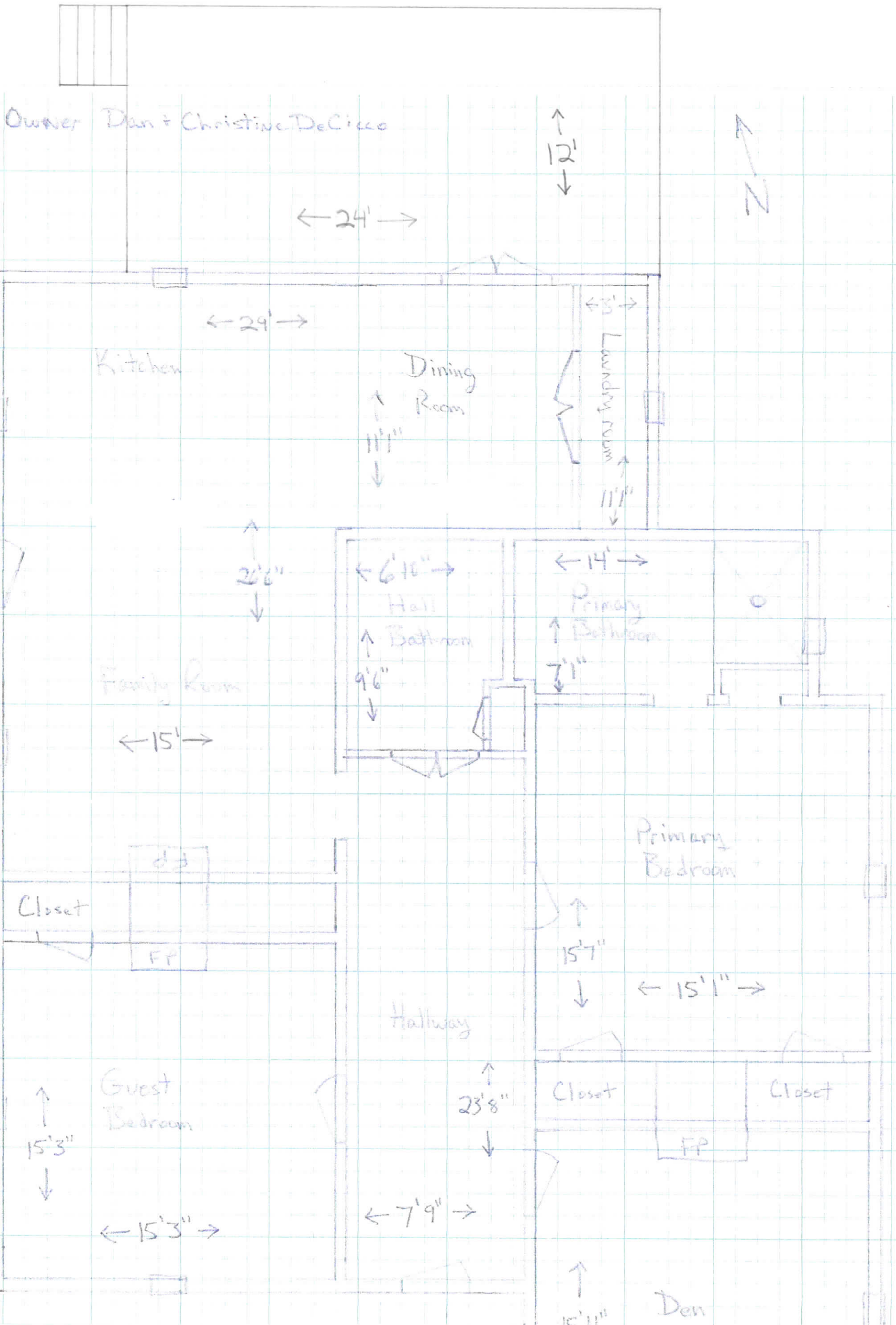
32 Middle St  
Senoia GA 30276

1/4" = 1'

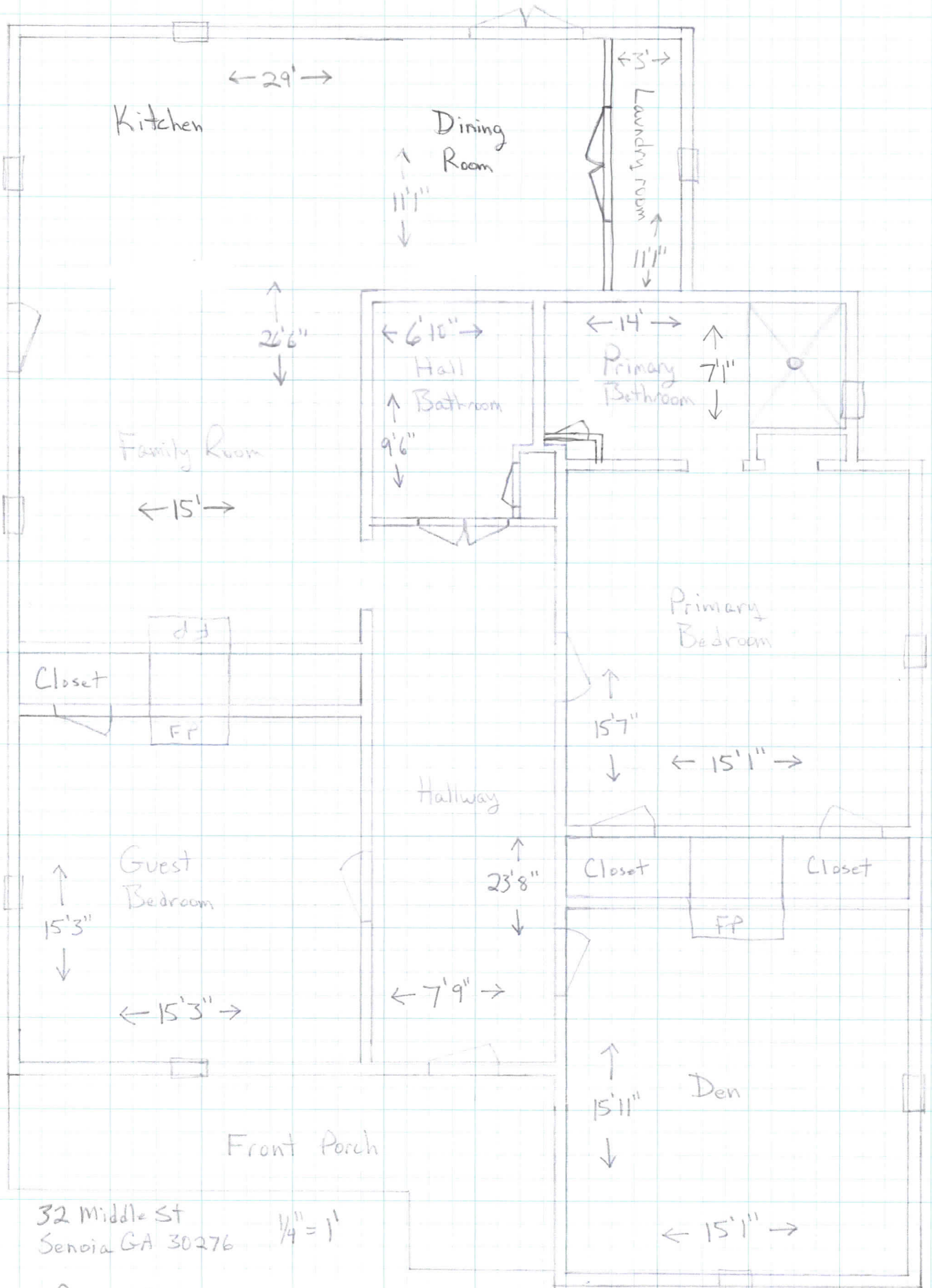
As built

32 Middle St.  
Seneca GA 30276

### Deck Location



Owner Dan + Christine DeCicco



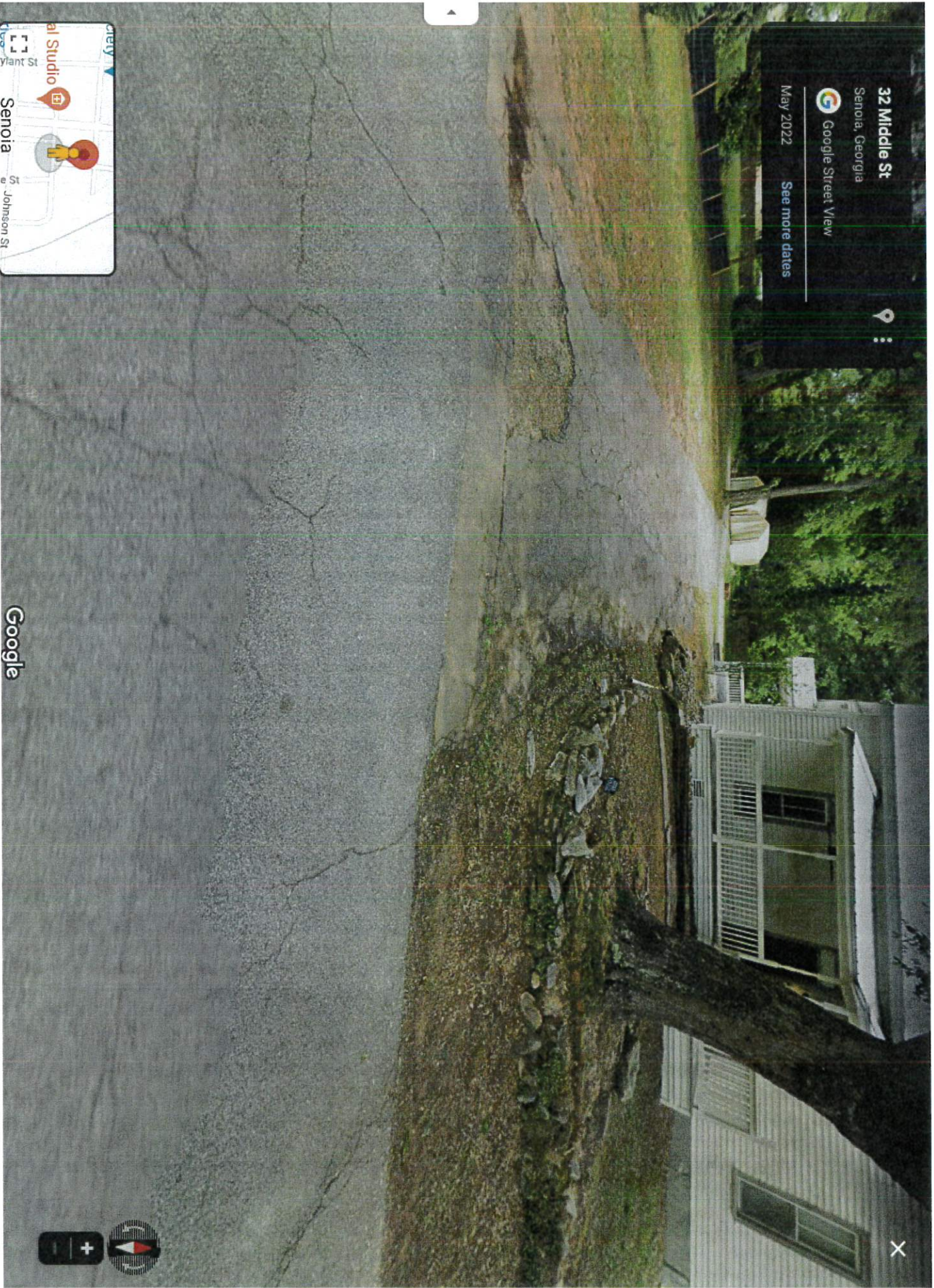
Proposed











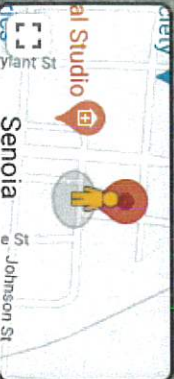
32 Middle St

Senoia, Georgia

Google Street View

May 2022

See more dates



Google







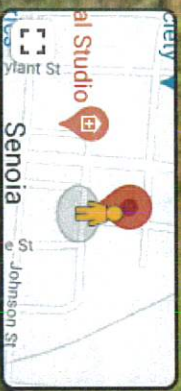
37 Middle St

Senolia, Georgia

Google Street View

May 2022

See more dates



Google

32 middle

Show search results for 32 mid...



Parcels: DALE JOHLYN L & THOMAS H BELL

MAP_NO	E02
DIST	0012
PARCEL_NO	005
SUBPAR	
PAR_ID	E02 0012 005
COMMENTS	
ParentPIN	
GlobalID	{23E9BB79-C165-47AA-A63E-51C418C96F84}
RealKey	30,509
ParcelNumb	E02 0012 005
PID	E02 0012 005
ParentPI_1	
OwnerName	DALE JOHLYN L & THOMAS
<a href="#">Zoom to</a>	***