



Application for Certificate of Appropriateness

Date Received 6-9-2023 Application No.: _____
Address of Subject Property: 312 Johnson St Senoia Ga 30276
Applicant: Paulette + Keith Skantz
E-Mail: APskantz@comcast.net
Applicant Mailing Address: 312 Johnson St Senoia Ga 30276

Applicant Phone(s): 404 216 1251
Applicant's relationship to the owner: Owner Architect: _____ Contractor/Builder _____
Other _____

Owner(s): Keith Paulette Skantz
E-Mail: Same as Above
Owner(s) Mailing Address: Same as Above

Owner(s) Telephone Number: 404 216 1251

Approximate age or date of construction of the primary structure on the property and any secondary structures affected by this project: 2006
Nature of work (check all that apply): open carport parking area
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:
Take down of part of existing building due to rotting / damage, replacing this with parking BAYS - 2 sides with open access to parking BAYS - carport like - cement & concrete blocks on side (2 sides) roofing to match the existing structure Tin Roof - Hardy plank siding to match existing building - painted white
This area is setback from House by 200 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 APskantz Date 6-9-2023

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. *See picture*
- 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; *200 ft from house*
- 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 *no trees involved*

3. Driveways and Walkways *na*

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

d. Curb cut and apron width

4. Fences & Retaining Walls *none*

a. Placement on lot;

b. Height of fence or wall. If retaining wall, height on both sides;

c. Material;

d. Railing if necessary

5. Elevations and Floor Plans <<Indicate all unverified numbers with +/- signs>>

a. Plans for all floors (drawn to scale, $\frac{1}{4}''=1'$ preferred);

b. House orientation on site plan;

c. Scalable elevations for front, rear, left, right;

d. Height, grade to ridge;

e. Streetscape comparison showing heights of two flanking houses on each side;

f. Height from grade to first floor level at all four corners;

g. Height from grade or finished floor line to eaves at all four corners;

h. Ceiling heights of each floor, indicating if rough or finished;

i. Height of space between the ceiling and finished floor above;

j. Two people of 5'-6" and 6' height shown;

k. Landscaping plan *- opens to grass lawn, backyard*

6. Additions

a. Placement shown on elevations and floor plan;

b. Visibility from rights-of-way and paths; .

c. Photos of all facades;

d. Design proportioned to main house;

e. Landscaping plan; *extend back drive to this parking area*

f. Materials and their combinations *stick frame*

7. Roof Plan

a. Shape and pitch of roof; *6 pitch, gable - vaulted ceiling*

b. Roofing material; *Tin*

- c. Overhang; none
- d. Louvers and vents; none
- e. Chimney height and material none

8. Dormers none

- a. Construction details provided;
- b. Shape and size of dormer (show dimensions on drawings);
- c. Overhang;
- d. Size of window(s), with nominal size of sash (show dimensions on drawings)

9. Skylights none

- a. Profile;
- b. Visibility from right-of-way;
- c. Material (plastic lens or glass);
- d. Shown in plan and elevation to scale

10. Façade

- a. Consistency in style;
- b. Materials and their combinations

brick size and color

stone type and color

fiber-cement (e.g. Hardieplank) or wood siding

shake or shingle

other

c. Height of foundation at corners; 6"

d. Ceiling heights comparable to area of influence: basement, first floor, second floor; NA 12'4" (no ceiling)

e. Detailing: soldier course, brackets, fascia board; water table;

f. Height from grade to roof ridge; 13' (?)

g. Dimensions, proportions and placement of windows, doors no windows or doors

11. Entrance *none*

- a. Height and width of door;
- b. Design of door (e.g. 6-panel, craftsman);
- c. Material of door;
- d. Overhang;
- e. Portico height;
- f. Size and height of columns or posts;
- g. Railing

12. Windows *none*

- a. Consistent with original as well as the area of influence;
- b. Size and proportion similar to original;
- c. Pane orientation and size similar to original;
- d. Type (e.g. double hung, casement);
- e. Fenestration on walls visible from right-of-way;
- f. Simulated divided light (SDL) or true divided light (TDL): location of muntins between the glass, behind the glass or permanently affixed on exterior;
- g. Material of window and any cladding;
- h. Width of muntins compared to original (show dimensions on drawings);
- i. Shutters or canopies
- j. Dimensions of windows and doors.

13. Materials

- a. Show all materials and label them on drawings;
- b. Provide samples of brick or stone;
- c. Provide samples if new or unusual materials



City of Senovia Simple Structures Selection Form

for

The Historical Preservation Committee

This form is to be used for submission for approval from the Historical Preservation Committee (HPC) for the City of Senovia, Georgia. This form is for simple structures when the applicant (Homeowner) has no drawings to be attached to their Certificate of Compliance (COA) which is required for all structures New or Additions within the Historic District of Senovia. This information will provide the HPC with a more accurate picture of your intentions as the Homeowner.

A simple structure will be defined for the purpose of this form as a three sided structure that will be attached to an existing residence within the Historic District of Senovia, Georgia. The Structure may be enclosed such as a Sunroom, or open such as a Porch. These simple structures may have a roof or may be an open deck.

More Complex Structures will require submittal of prepared drawings by the Homeowner. A Complex Structure will be defined as one having any one or more of the following: More than Three Sides, Multiple Roof Lines, Angles to the Existing Residence a Free Standing Structure or similar requirements.

On the following sheets please find drawings/descriptions/notes that present examples of Simple Structures. Please select a drawing/description/notes that best represents your intended project. You must indicate the materials as noted within. If the space allowed does not provide enough room for a description of materials or not indicated, please attach notes, drawings, pictures, etc. that will represent your intended addition.

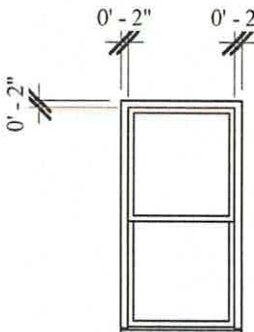
Please note that these drawings are for use by the HPC and are not intended for use as detailed/working drawings for building permits etc.

Address of Residence to be Altered: 312 Johnson St Senovia Ga 30276
Name of Homeowner/Applicant: Keith + Paulette Skantz
Signature of Homeowner/Applicant: [Handwritten Signature]
Please Initial Each Sheet Where Indicated

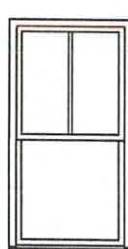
Accepted By HPC: _____ Date: _____
Signature of Chairperson HPC

Window Type Selection Sheet

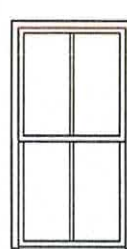
2" Minimum Window Trim All Windows



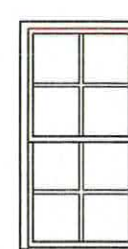
1 Over 1



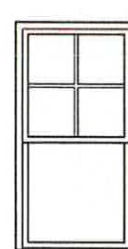
2 Over 1



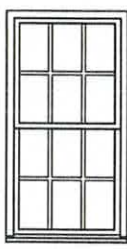
2 Over 2



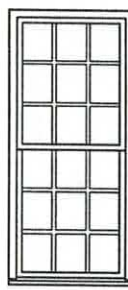
4 Over 4



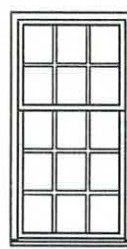
4 Over 1



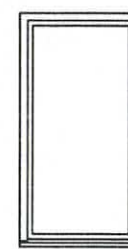
6 Over 6



9 Over 9



1/3 Over 2/3



Other: Please Draw Proposed Pattern/Type

Typical Window Styles

Please check the box below the Typical Window Style window that most closely resembles the majority of the windows in your existing home.

If there is no style that resembles the majority of windows in your existing home please attach a picture (may be from a brochure or magazine) that is representative of that majority style and/or the window that you propose to use.

Initial of Applicant: 

14. Garages / Accessory Buildings — Car port (open)

a. Visibility from street; none

b. Placement on site; replacement of rotten parking area @ side of building
roof line same as the existing building

c. Scale, style appropriate for house; paint, siding + roof to match existing building.

d. Show dimensions on drawings; See picture
The area is in back side yard of the storage building — not near residence.

e. Materials; 4x6 posts, 2x4 walls }
2x8 rafters yellow pine }
2x8 yellow pine stringers } 684 Sq feet.

f. Square footage appropriate for lot size; 684 Sq feet.

g. Garage door size and design none

h. Show height from grade to eaves and to top of roof 13'

(684 Sq footage on 1/2 ac) 8'

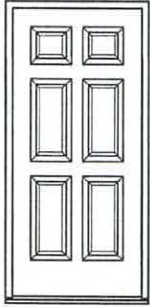
Applicant Signature *[Signature]*

Date 6-9-2023

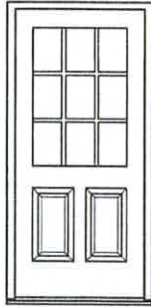
Door Type Selection Sheet

2" Minimum Door
Trim All Doors

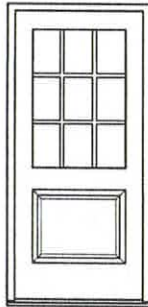
0' - 2"
0' - 2"
0' - 2"



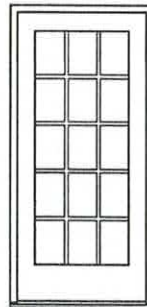
6 Panel



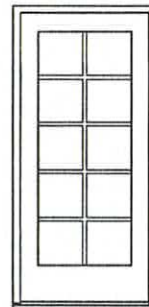
9 Lite
over
2 Panel



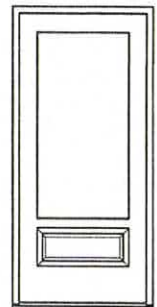
9 Lite
over
1 Panel



15 Lite



10 Lite



Custom Lite
Pattern: Please
Draw or Attach
Picture

Typical Door Styles

Please check the box below the Typical Door Style door that most closely resembles the majority of the exterior doors in your existing home.

If there is no style that resembles the majority of doors in your existing home please attach a picture (may be from a brochure or magazine) that is representative of that majority style and/or the door that you propose to use.

Initial of Applicant: _____

Material Descriptions

Please check the box next to the material that best describes the area referred:

Finish material:

Exterior Finish:

Siding Scale:

- To Match Existing
- New Exposure: Height of Boards: _____ In Inches

Siding Material:

- Wood.
- Cement Based Siding.
- Brick to Match Existing
- Other (Describe): _____

Roofing:

- Shingle to Match Existing.
- New Shingle (Entire Roof New and Existing)
- Seamed Metal Roof:
 - Standing Seam
 - Flat Seam
 - Five "V"
 - Other (Describe): Tin to match existing building

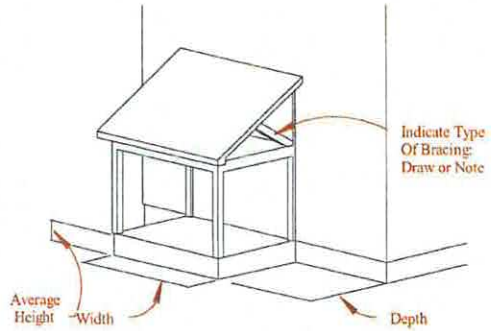
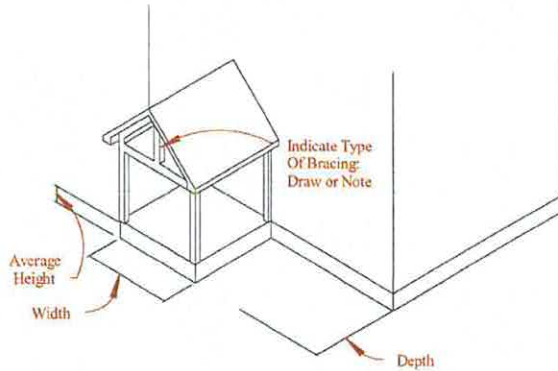
Trim: To Match Existing: If trim will be different Please describe: Painted white wood

Railing: To Match Existing: If Railing will be different Please describe: none

Step Material: none

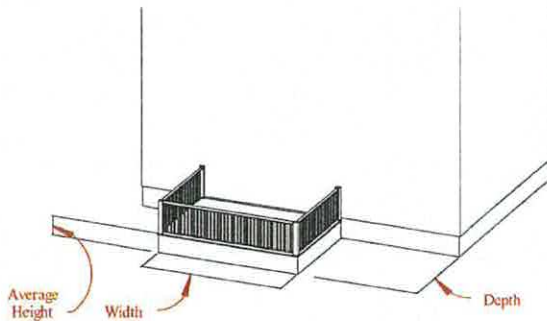
Foundation Material: Match Existing: If Material will be different Please Describe: _____

Addition Type Selection Sheet



Gable Roof Open
End Gable Addition

Shed Roof Open
End Gable Addition



Deck Addition

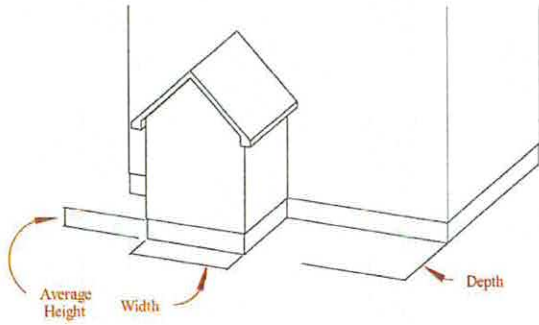
Indicate Where Steps (if Applicable) Will Be Located

Please check the box next to the addition that most closely resembles the addition to your existing home.

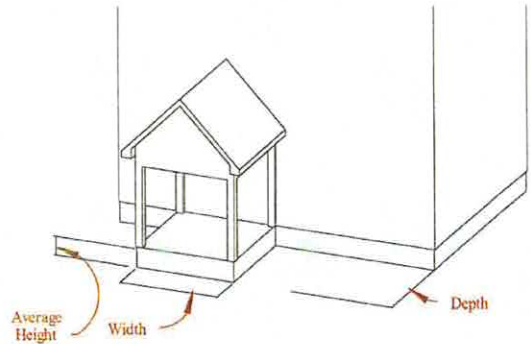
Initial of Applicant

ATS 2 of 2

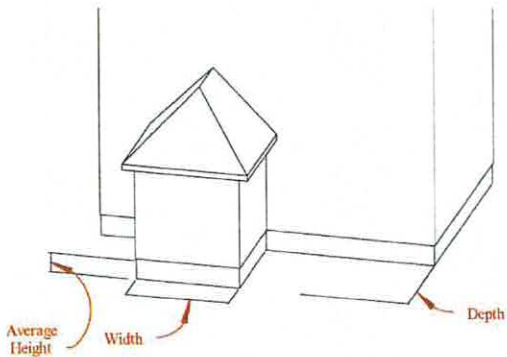
Addition Type Selection Sheet



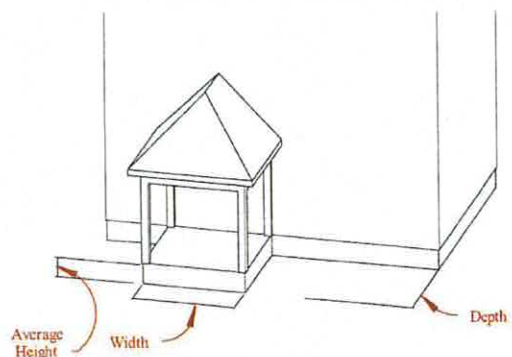
Gable Roof Addition



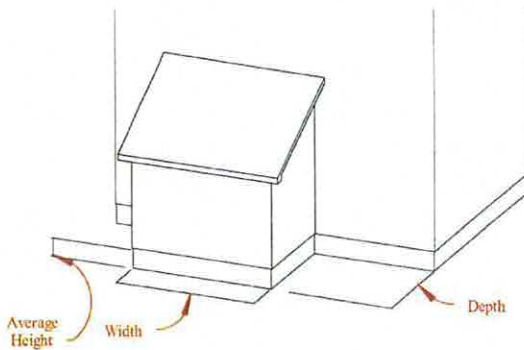
Gable Roof Porch Addition



Hip Roof Addition

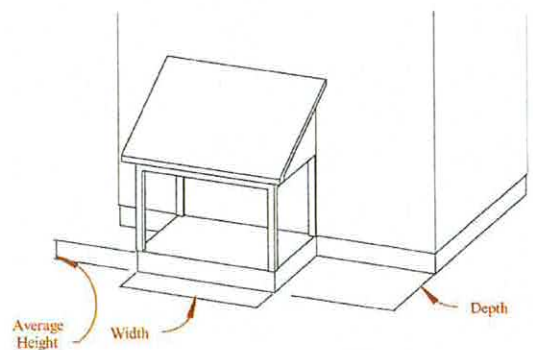


Hip Roof Porch Addition



Shed Roof Addition

Please check the box next to the addition that most closely resembles the addition to your existing home.



Shed Roof Porch Addition

Initial of Applicant: 



