



Application for Certificate of Appropriateness

Date Received 8/3/2023
Application No. [Signature]
Address of Subject Property: 3 Bridge Street
Applicant: [Signature] Townsel & Laura Council BDR Magnolia South Properties LLC
E-Mail: townsel.l@bmail.com
Applicant Mailing Address: 162 Dogwood Trail, Tyrone, GA 30290
Applicant Phone(s): 678-618-6893 / 678-378-8100
Applicant's relationship to the owner: Owner X Architect: Contractor/Builder: Other: _____

Owner(s): SAME AS ABOVE
E-Mail: _____
Owner(s) Mailing Address: _____
Owner(s) Telephone Number: _____

Approximate age or date of construction of the primary structure on the property and any secondary structures affected by this project: 1955

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:
We are applying to demolish a 448 sq. ft. Cinderblock Accessory Building. Structure does not currently have HWB, plumbing, sewer, electric, etc. We would like to build a single family 1700 sq. ft. home on its place. Current structure would impede the new build based on current setbacks.

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: [Signature] Andrew Townsel Date: 8/3/23

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"

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

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. Facade 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;

d. Curb cut and apron width

4. Fences & Retaining Walls

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

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;

f. Materials and their combinations

7. Roof Plan

a. Shape and pitch of roof;

b. Roofing material;

- g. Dimensions, proportions and placement of windows, doors
- f. Height from grade to roof ridge;
- e. Detailing: soldier course, brackets, fascia board; water table;
- d. Ceiling heights comparable to area of influence: basement, first floor, second floor;
- c. Height of foundation at corners;

other window and doors

shake or shingle

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

stone type and color

brick size and color

b. Materials and their combinations

a. Consistency in style;

10. Façade

d. Shown in plan and elevation to scale

c. Material (plastic lens or glass);

b. Visibility from right-of-way;

a. Profile;

9. Skylights

d. Size of window(s), with nominal size of sash (show dimensions on drawings)

c. Overhang;

b. Shape and size of dormer (show dimensions on drawings);

a. Construction details provided;

8. Dormers

e. Chimney height and material

d. Louvers and vents;

c. Overhang;

11. Entrance

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

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

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

Applicant Signature

Kimberly J. Jones

Date

8/3/23