



3/4/2024

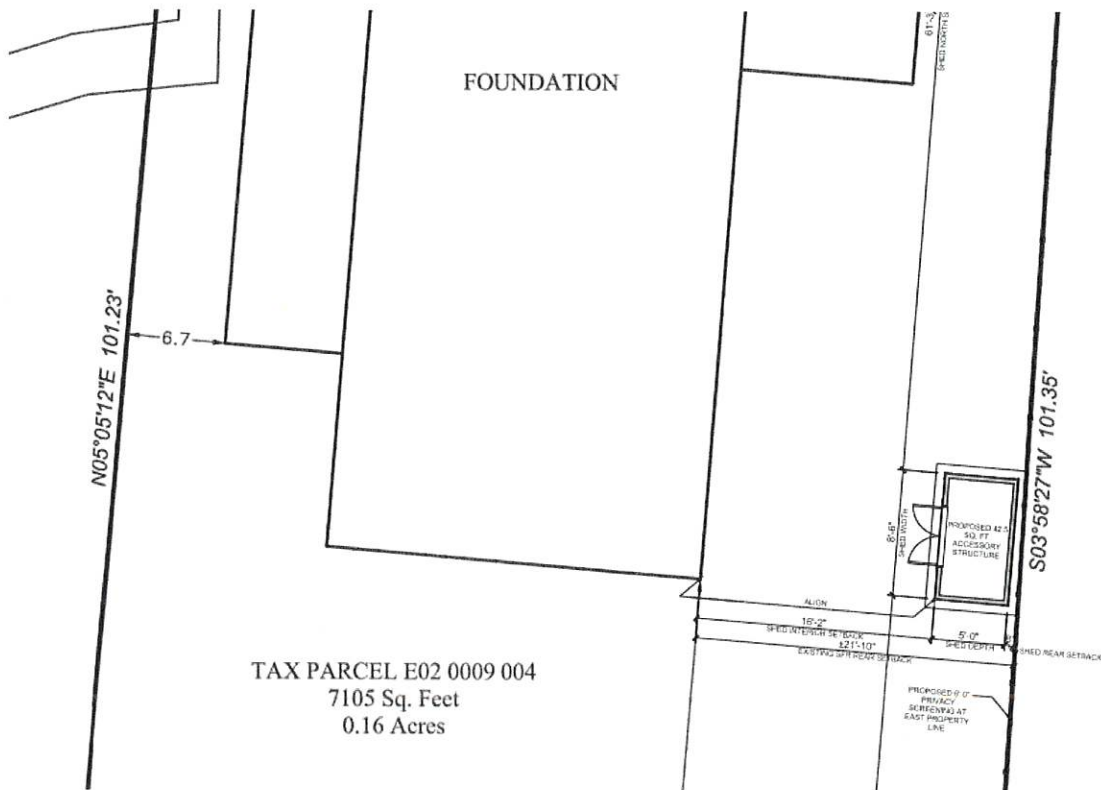
To: Mayor and Council

RE: Staff Recommendations – 121 Baggarly Way – Current Zoning RH - Variance

The applicant has submitted a variance application request for approval of an accessory structure to be located in the rear of yard with a zero setback.

Sec. 74-265 (7) – Accessory uses and structures

“An accessory structure located closer than 20 feet to the principal building in a residential district shall comply with the yard requirements of the principal building to which it is accessory.





Sec. 74-96 District, lot area, yard and height standards.

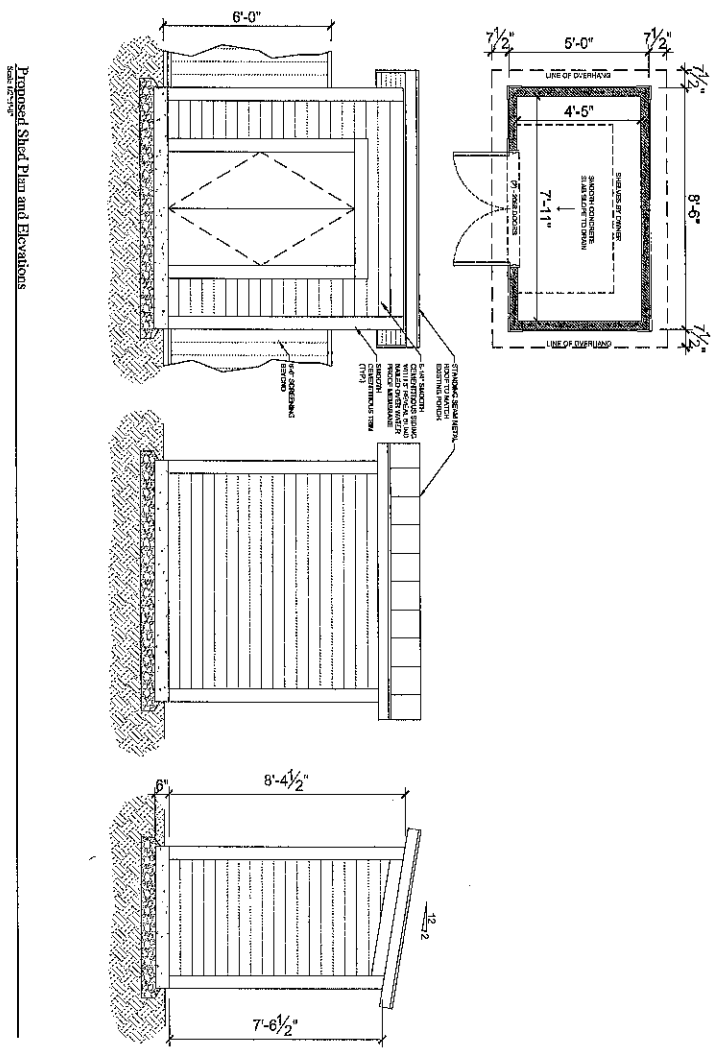
Current zoning for property is RH – Side setback is 20’

Applicant is requesting a zero rear setback to accommodate proposed accessory structure.



STAFF RECOMMEND APPROVAL OF VARIANCE AS REQUESTED

- No negative impacts are recognized by approving these variances.
- Applicant meets all other ordinance requirements.
- HPC approval for materials will be required prior to permit issuance.



Proposed Shed Plan and Elevations
Scale: 1/8" = 1'-0"



Application for Certificate of Appropriateness

Date Received 1/11/2024 (Rev 2/2/24) Application No.:

Address of Subject Property: 121 Baggarly Way, Senolia, GA 30276
Applicant: Thomas A. and Karen D. Nolan
E-Mail: tom.nolan@cfacorp.com
Applicant Mailing Address: 116 Baggarly Way, Senolia, GA 30276

Applicant Phone(s): 678-458-0179
Applicant's relationship to the owner: Owner X Architect: Contractor/Builder
Other

Owner(s): same as applicant
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: New Construction

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

Description of Work:

Construct accessory building behind house on rear property line. Materials to match the house.
Construct carport with storage area on the north side of the house to add some protection from elements as part of the reconstruction of the home. Materials to match the house.

A variance to City Council has been submitted to build the structure on the north property line with a zero-foot setback.

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] Date 2-2-2024



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: 121 Baggardy Way
Name of Homeowner/Applicant: Thomas A & Karen D. Nolan
Signature of Homeowner/Applicant: [Handwritten Signature]
Please Initial Each Sheet Where Indicated

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