**William “Dub” Pearman, III Harold Simmons**

Mayor City Manager

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**MEMO**

TO: Historic Planning Commission

FROM: Curtis Hindman, Interim Community Development Director

DATE: December 27, 2022

RE: 134 Main Street, Senoia GA

Application for Certificate of Appropriateness

Proposed New Accessory Structure

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

Applicant has submitted a completed application including the following items for review:

1. Images, sketches, and elevations
2. Location drawing showing location with dimensions
3. Material and color samples

**HPC PROCESS:**

At least seven days prior to review of a certificate of appropriateness, the commission shall conspicuously post a sign on the affected property stating the date, time, location, and purpose of the meeting at which the application will be reviewed to inform the applicant and adjacent owners of property likely to be affected and shall afford the applicant and such owners an opportunity to be heard at the meeting.

**COMMISSION ACTIONS:**

The commission shall approve the application and issue a certificate of appropriateness if it finds that the proposed material change(s) in the appearance would not have a substantial adverse effect on the aesthetic, historic, or architectural significance and value of the historic property or the historic district. The commission will to the best of its ability make the review of certificates of appropriateness a process of negotiating with and providing guidance to property owners in designated districts and sites. The commission will attempt to negotiate certificates of appropriateness which are satisfactory to the applicant, while at the same time preserving the historic, aesthetic integrity of the property and the designated district and site of which it is a part. The goal of the commission in this review process is to preserve the city's historic, aesthetic resources, not to dictate how property owners will develop their property. The commission shall also recognize the importance of approving plans that will be reasonable for the applicant to implement.

In making this determination, the commission shall consider, in addition to any other pertinent factors, the following criteria for each of the following acts:

**Reconstruction, alteration, new construction, or renovation**

The commission shall grant certificates of appropriateness for the above proposed actions if those actions conform in design, scale, building material, setback, and site features, and to the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.

**Relocation**

An action by the commission to approve or deny a certificate of appropriateness for the relocation of a building, structure, or object shall be guided by:

*a. The historic character and aesthetic interest of the building, structure or object contributes to its present setting.*

*b. Whether there are definite plans for the area to be vacated and what the effect of those plans on the character of the surrounding area will be.*

*c. Whether the building, structure or object can be moved without significant damage to its physical integrity; and*

*d. Whether the proposed relocation area is compatible with the historical and architectural character of the building, structure, site, or object.*

**Demolition**

An action by the commission to approve or deny a certificate of appropriateness for the demolition of buildings, structure, sites, judged to be 50 years old or older, or objects shall be guided by:

*a. The historic, scenic, or architectural significance of the building, structure, site, or object;*

*b. The importance of the building, structure, site, tree, or object to the ambiance of a district;*

*c. The difficulty or the impossibility of reproducing such a building, structure, site, tree, or object because of its design, texture, material, detail, or unique location;*

*d. Whether the building, structure, site, or object is one of the last remaining examples of its kind in the neighborhood or the city;*

*e. Whether there are definite plans for use of the property if the proposed demolition is carried out, and what the effect of those plans on the character of the surrounding area would be;*

*f. Whether reasonable measures can be taken to save the building, structure, site, or object from collapse; and*

*g. Whether the building, structure, site, or object is capable of earning a reasonable economic return on its value.*

**ADMINISTRATORS REPORT:**

The existing zoning for the above referenced location is R40 having a front setback of 40 feet on a local street. The above referenced lot is also a corner lot that fronts on Main Street to the east and fronts on Baggerly Way to the north and west. The applicant is proposing to add a free-standing detached storage shed that will be placed behind the house. The dimensions of the building and the area of the yard for placement of the accessory structure will not permit the applicant to meet the minimum front setback of 40 feet off Baggerly way and remain at least 20 feet from the primary structure.

Therefore, the applicant will need to seek a variance on the front setback from Baggerly Way to reduce the setback from 40 feet to 18 feet as shown on the attached sketch. This will allow the applicant to remain 20 feet from the main structure and maximize the setback off Baggerly Way.