

Historical Preservation Commission
Application for Certificate of
Appropriateness



City of Senoia
P.O. Box 310
Senoia, GA 30276
(770) 599-3679

Name of Applicant: Martin Robson Homes Date: 12-17-20

Applicant's Mailing Address: 507 Toombs St, Palmetto, Ga 30268

Applicant's Telephone Number: 41867-8432 Fax Number: N/A

Property Address: 550 Seavy St.

Tax Parcel I.D. #: _____ Year Original Structure was Built: New

Proposed Material Change to the exterior of the structure: _____

New home to be built on 1 acre lot

Commercial and Residential Guidelines are available at www.senoia.com/HPC. Would you like to purchase the Information Booklet on the Historic Neighborhood Overlay District?
(specify: Commercial or Residential)

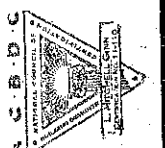
Required:

1. Blueprints and/or drawings which accurately depict the change(s), including specifications of architectural details, elevations, plans and profiles, to be made to the property;
2. A site plan which locates the proposed improvements on the Property and shows building line setbacks; and
3. Documentation which identifies the type materials to be used, including but not limited to siding, roofing material, windows and doors.

Notes:

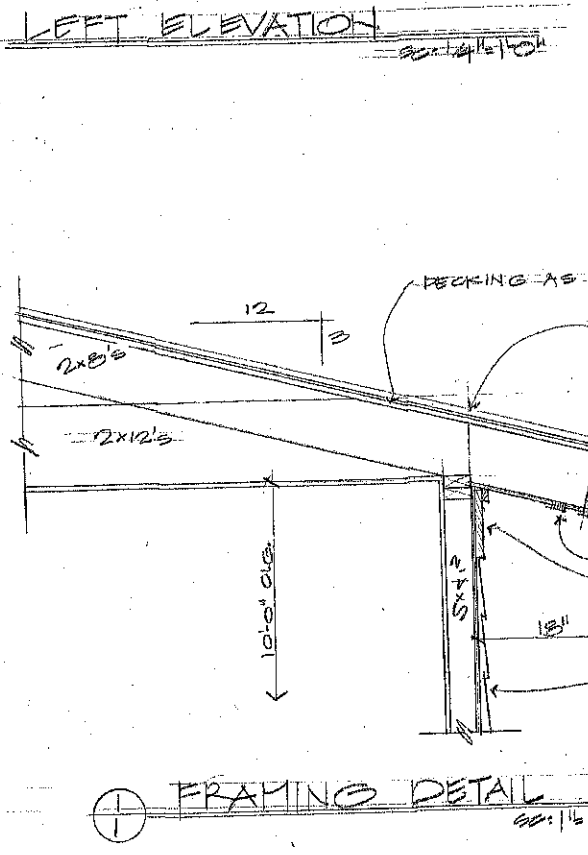
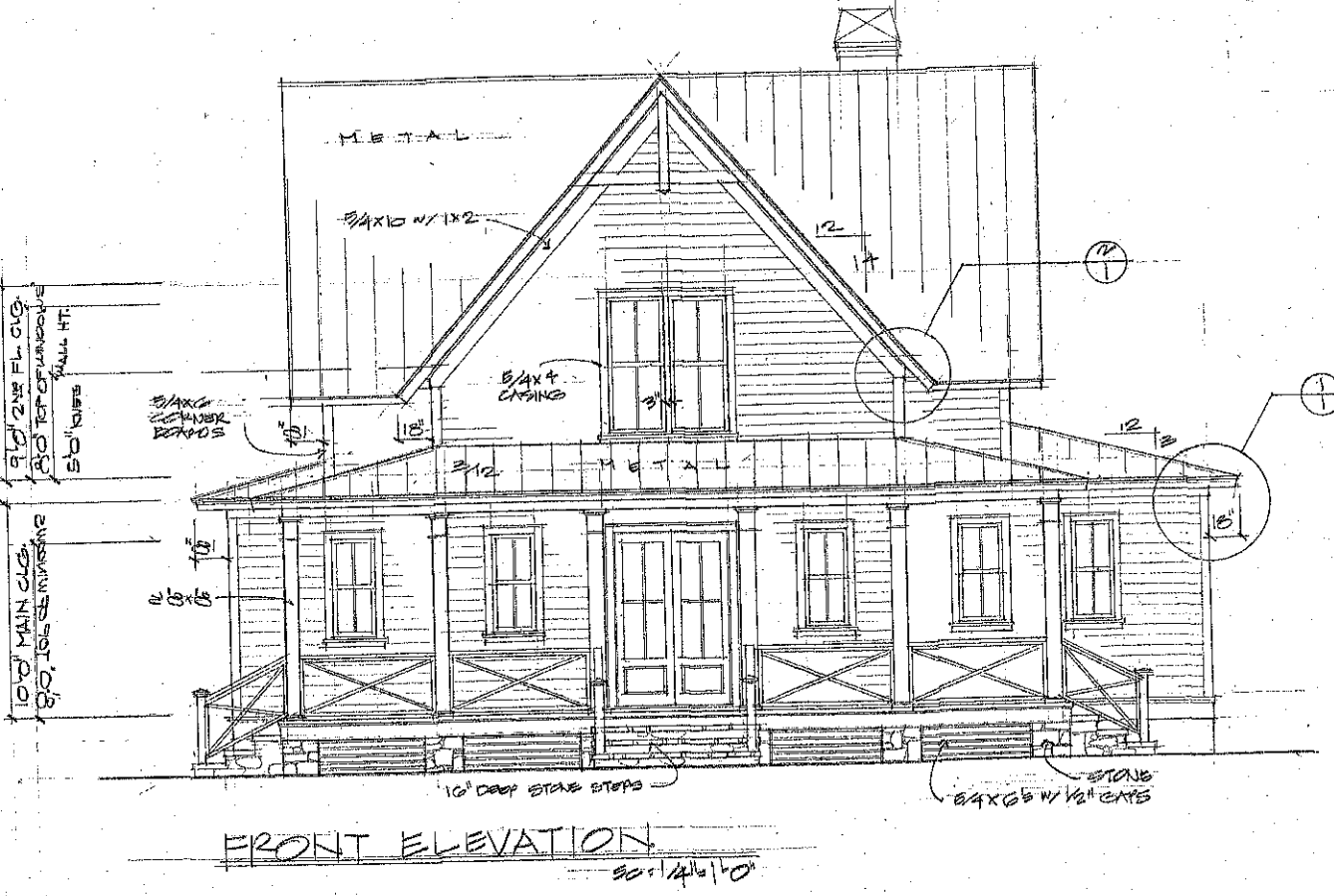
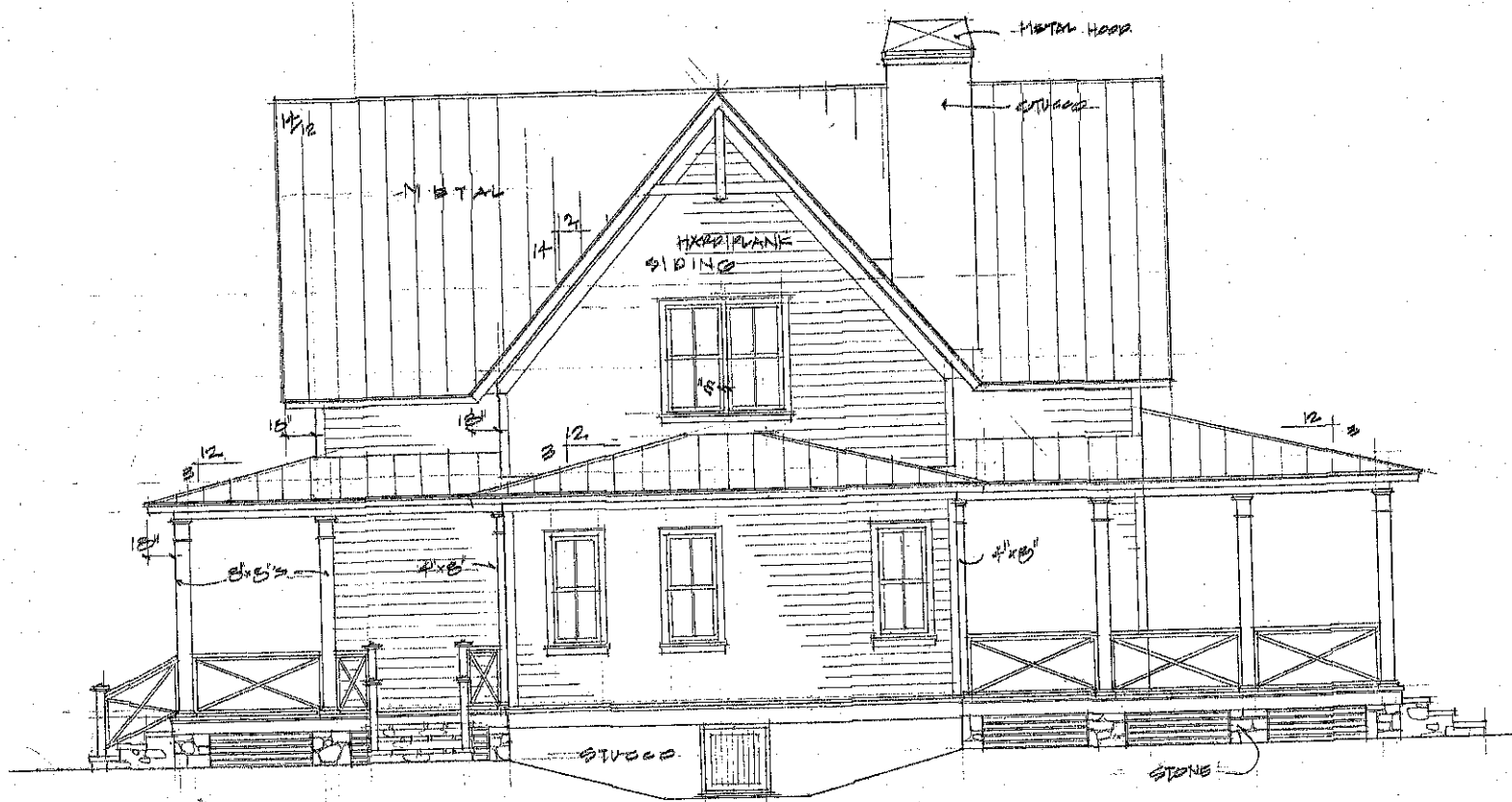
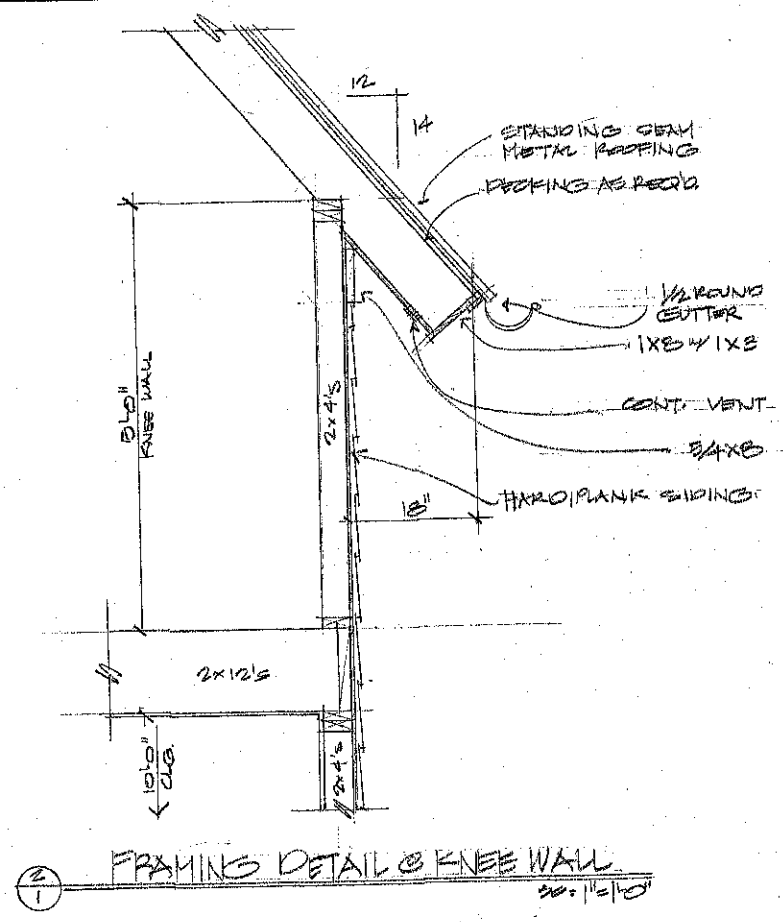
1. An application meeting the specifications of the Historic Neighborhood Overlay Ordinance shall be submitted to the City Zoning Administrator fourteen (14) calendar days prior to the regularly scheduled monthly meeting of the Commission (2nd Monday of each month).
2. The application will be reviewed by the City Zoning Administrator to determine if it meets the minimum requirements, if the application does not meet the minimum requirements, the City Zoning Administrator will return it to the applicant for correction. If the Application meets the requirements of the Ordinance, it shall be placed on the agenda for the next regularly-scheduled Commission meeting.
3. The applicant or applicant's designated representative must be present at the Commission meeting and will be given an opportunity to be heard. If applicant or representative is not

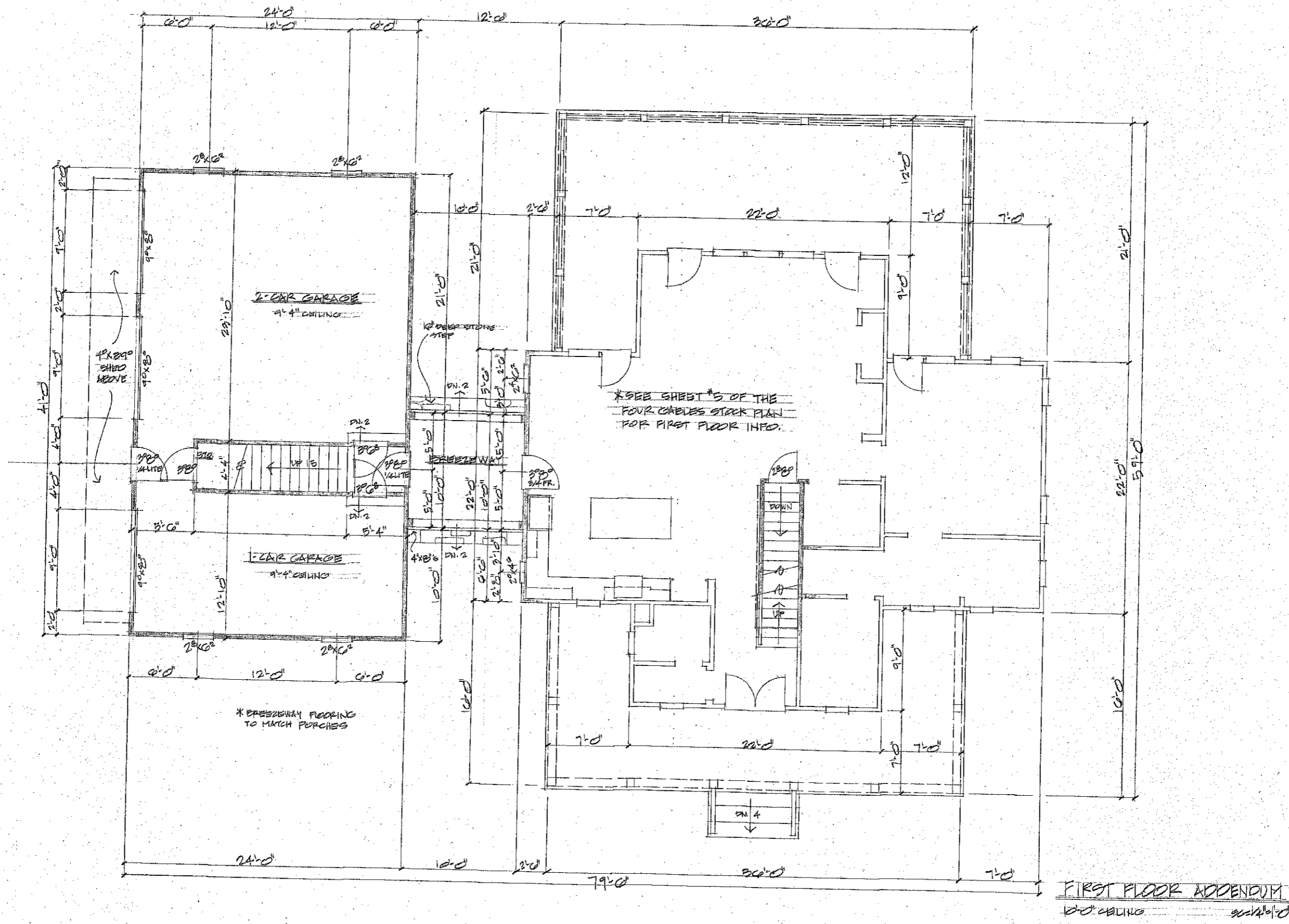
REVISION BY



TRADITIONAL RESIDENTIAL DESIGN SINCE 1985
L. Mitchell Ginn & Assoc.
NEWNAN, GEORGIA 30263
WWW.GINNHOMEDSIGN.COM
1881 NORTH HIGHWAY 29
PHONE/FAX (770) 902-1423

PROJECT: **FOUR CABLES**
IMPORTANT NOTE:
CONTRACTOR TO CHECK ALL DIMENSIONS BEFORE CONSTRUCTION.
DIMENSIONS TO SURFACE UNLESS NOTED OTHERWISE. CONTRACTOR MUST
VERIFY COMPLIANCE WITH ALL LOCAL BUILDING AND FIRE CODES.
DATE: 07/22/12
DRAWN BY: LMG
CHECKED BY:
JOB NO: SL1832
SHEET
OF SHEETS





FIRST FLOOR ADDENDUM
 10'-0" CEILING

REVISION	BY

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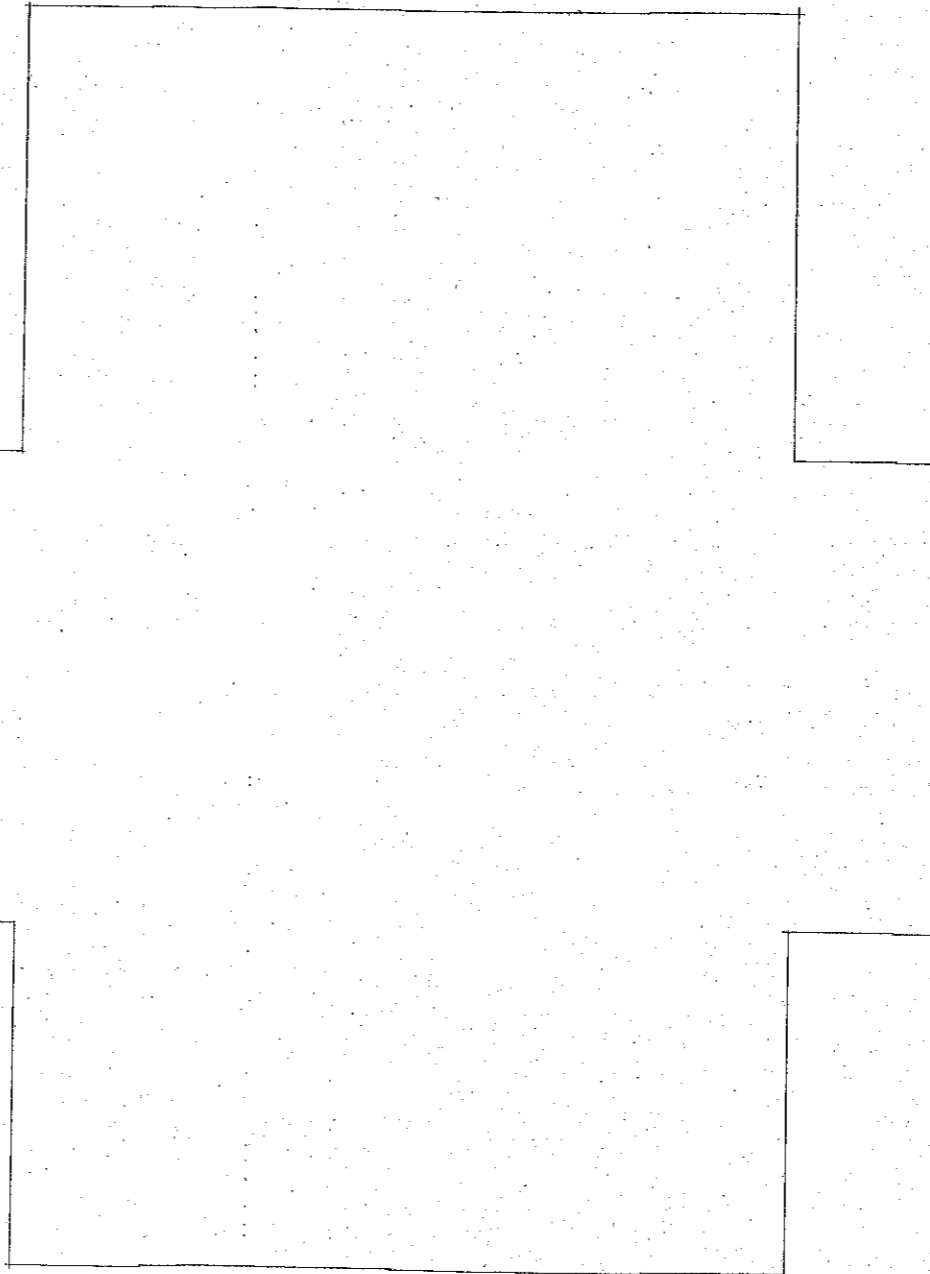
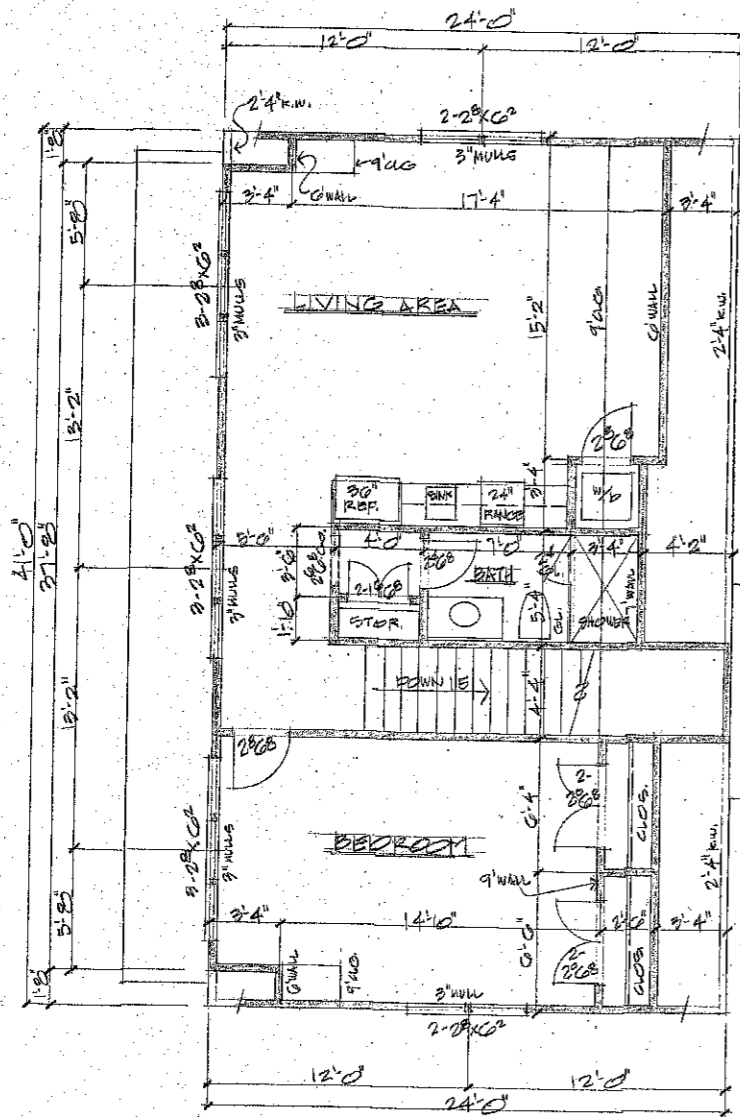
1881 NORTH HIGHWAY 29
 PHONE/FAX # (770)502-1423

PROJECT: 550 SWAY ST.
 FOUR CABLES ADDENDUM

IMPORTANT NOTE:
 CONTRACTOR TO CHECK ALL DIMENSIONS BEFORE CONSTRUCTION.
 STRUCTURAL REQUIREMENTS ARE TO BE VERIFIED OR DETERMINED
 BY A LICENSED STRUCTURAL ENGINEER. CONTRACTOR MUST
 VERIFY COMPLIANCE WITH ALL LOCAL BUILDING AND FIRE CODES.

DATE: 12/11/2010
 DRAWN BY: DVD
 CHECKED BY: LMG
 JOB NO: 20128
 SHEET: 2

OF SHEETS



BONUS ROOM PLAN
 9'-0" CEILING
 833 HEATED SQ. FEET

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 NEWNAN, GEORGIA 30263
 PHONE/FAX# (770)502-1423
 WWW.GINNHOMEDSIGN.COM

PROJECT: 550 SEAVY ST.
 FOUR EXILES ADDENDUM
 IMPORTANT NOTE:
 CONTRACTOR TO CHECK ALL DIMENSIONS BEFORE CONSTRUCTION.
 STRUCTURAL REQUIREMENTS ARE TO BE VERIFIED
 BY CONTRACTOR OR STRUCTURAL ENGINEER. CONTRACTOR MUST
 VERIFY COMPLIANCE WITH ALL LOCAL BUILDING AND FIRE CODES.

DATE: 12/11/2008
 DRAWN BY: DVD
 CHECKED BY: LMG
 JOB NO: 2008
 SHEET
 3
 OF SHEETS

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L. Mitchell Ginn & Assoc.

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NEWNAN, GEORGIA 30263
PHONE/FAX# (770) 502-1423
WWW.GINNHOMEDSIGN.COM

PROJECT: **FOUR CABLES**

IMPORTANT NOTE:
CONTRACTOR TO CHECK ALL DIMENSIONS BEFORE CONSTRUCTION.
STRUCTURAL DIMENSIONS ARE TO BE VERIFIED OR DETERMINED
BY CONTRACTOR OR STRUCTURAL ENGINEER. CONTRACTOR MUST
VERIFY COMPLIANCE WITH ALL LOCAL BUILDING AND FIRE CODES.

DATE: 07/22/12

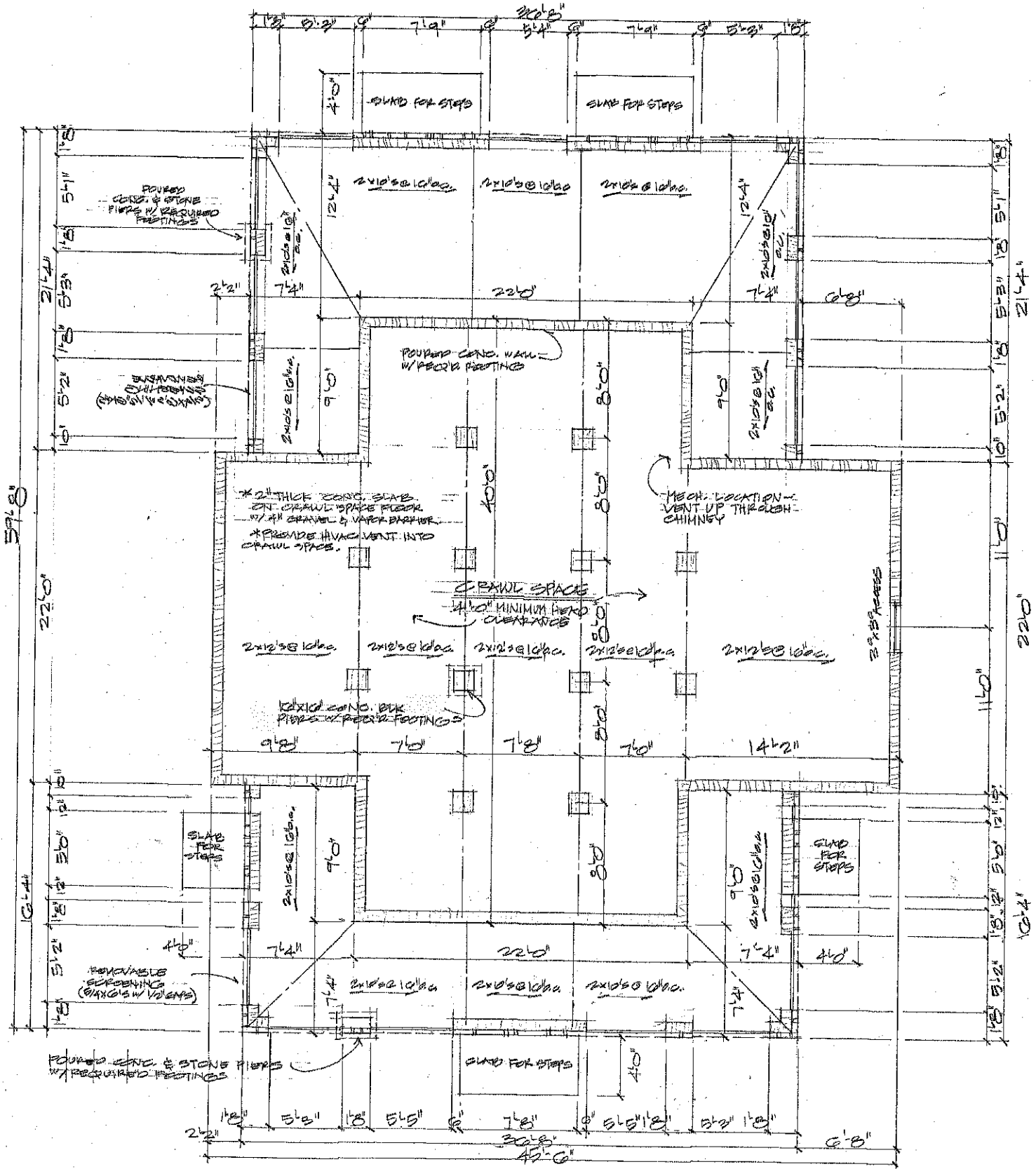
DRAWN BY: LMG

CHECKED BY:

JOB NO: SL1872

SHEET 3

OF 11 SHEETS



FOUNDATION PLAN
SC-14616

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L. Mitchell Ginn & Assoc.

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NEWNAN, GEORGIA 30263
PHONE/FAX# (770)502-1423
WWW.GINNHOMEDSIGN.COM

PROJECT: **FOUR GABLES**

IMPORTANT NOTES:
CONTRACTOR TO CHECK ALL DIMENSIONS BEFORE CONSTRUCTION.
STRUCTURAL REQUIREMENTS ARE TO BE VERIFIED OR DETERMINED
BY CONTRACTOR OR STRUCTURAL ENGINEER. CONTRACTOR MUST
VERIFY COMPLIANCE WITH ALL LOCAL BUILDING AND FIRE CODES.

DATE: 11/07/13

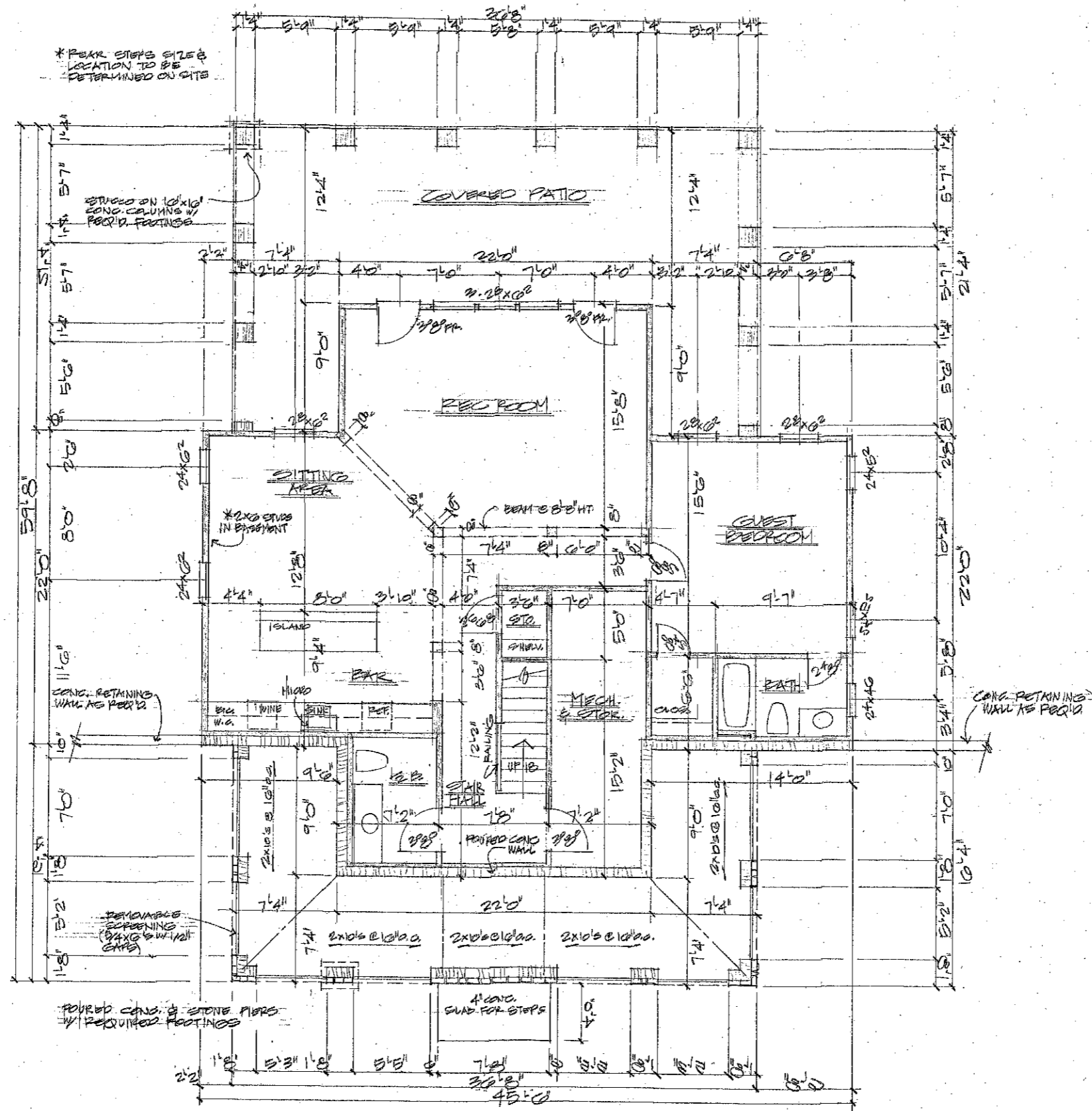
DRAWN BY: LMS

CHECKED BY:

JOB NO: SL1832

SHEET 4

OF 11 SHEETS



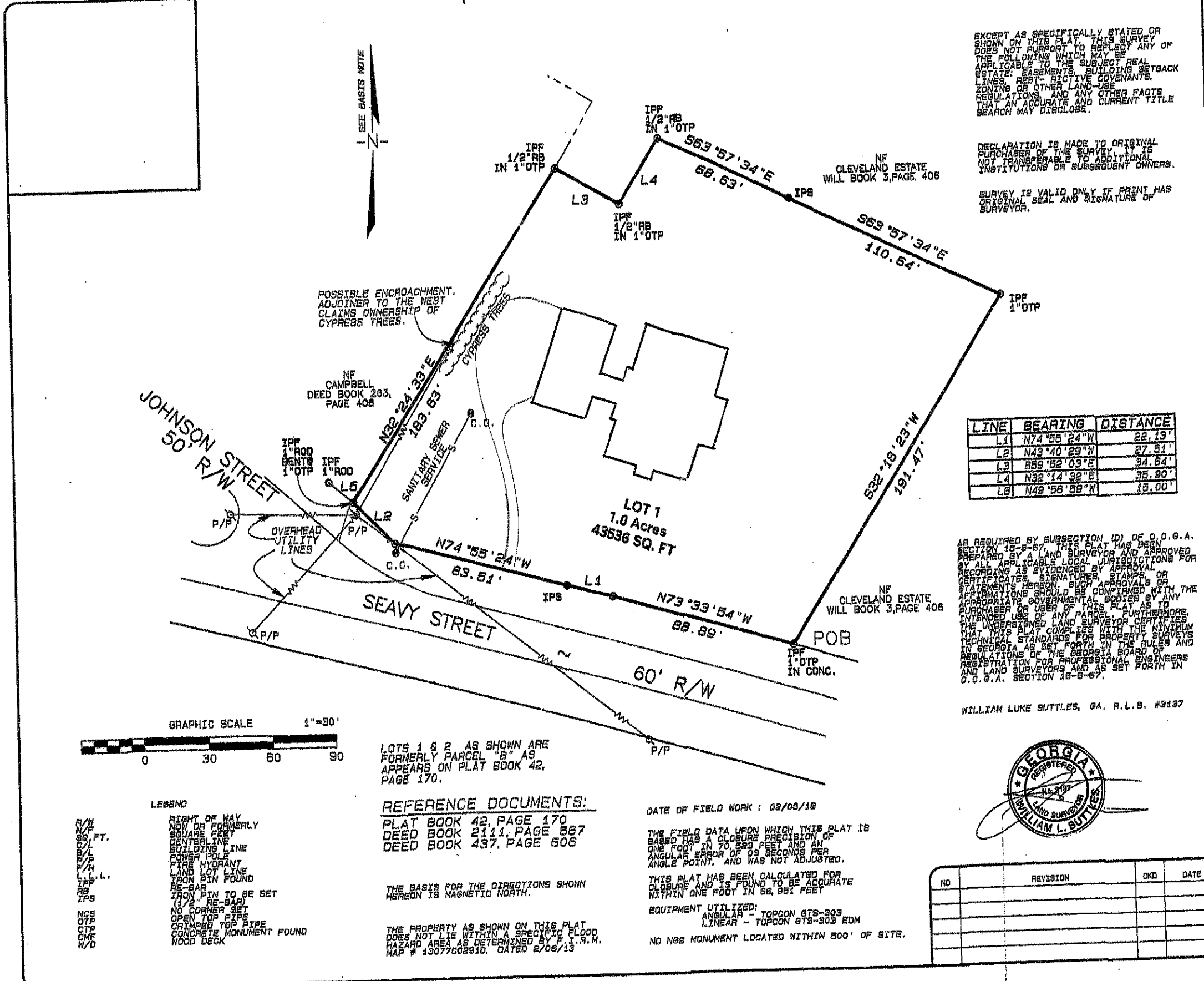
OPT. BASEMENT PLAN

10'-0" CEILING HT.

1221 HEATED SQ. FEET

140 MECH. ROOM SQ. FT.

Sample Site Plan



EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAN, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.

LINE	BEARING	DISTANCE
L1	N74°55'24"W	83.61'
L2	N49°40'29"W	27.51'
L3	S89°52'03"E	34.64'
L4	N32°14'32"E	35.80'
L5	N49°56'59"W	18.00'

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 18-6-57, THIS PLAN HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL OR CERTIFICATE SIGNATURES, STAMPS OR STATEMENTS HEREON. SUCH APPROVALS OR STATEMENTS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAN AS TO THE UNDEVELOPED LAND SURVEYOR CERTIFIES THAT THIS PLAN COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 18-6-67.

WILLIAM LUKE SUTTLES, GA. R.L.S. #9137



NO	REVISION	CHK	DATE

PREPARED BY:
 W. Luke Suttles, RLS
 780 RAYMOND SHEDDAN AVE.
 NEWNAN, GA 30265
 (678) 378-5861

FLAT OF SURVEY FOR SHARON HARPER

LAND LOT 280, 1st DISTRICT, CITY OF SENEA, CORNEA COUNTY, GA

PROJECT NUMBER SEAVY ST	
DRAWN BY APS	CHECKED BY NLS
ISSUE DATE 02/11/18	
FILE NAME DRAWING NUMBER 1 of 1	

- LEGEND**
- R/W RIGHT OF WAY
 - N/F NOW OR FORMERLY
 - SQ. FT. SQUARE FEET
 - C/L CENTERLINE
 - B/L BUILDING LINE
 - P/P POWER POLE
 - F/H FIRE HYDRANT
 - L/L LAND LOT LINE
 - IPF IRON PIN FOUND
 - IPF IRON BAR
 - IPF IRON PIN TO BE SET
 - IPF 1/2" RE BAR
 - IPF NO CORNER SET
 - IPF OPEN TOP PIPE
 - IPF CRIMPED TOP PIPE
 - IPF CONCRETE MONUMENT FOUND
 - IPF WOOD DECK
 - NCS
 - OTP
 - CTP
 - CMF
 - N/D

LOTS 1 & 2 AS SHOWN ARE FORMERLY PARCEL "B" AS APPEARS ON PLAT BOOK 42, PAGE 170.

REFERENCE DOCUMENTS:
 PLAT BOOK 42, PAGE 170
 DEED BOOK 2111, PAGE 587
 DEED BOOK 437, PAGE 606

THE BASIS FOR THE DIRECTIONS SHOWN HEREON IS MAGNETIC NORTH.

THE PROPERTY AS SHOWN ON THIS PLAN DOES NOT LIE WITHIN A SPECIFIC FLOOD HAZARD AREA AS DETERMINED BY F.T.R.M. MAP # 1307750291D, DATED 2/08/13

DATE OF FIELD WORK: 02/08/18

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 80,861 FEET

EQUIPMENT UTILIZED:
 ANGULAR - TOPCON GTS-303
 LINEAR - TOPCON GTS-303 EDM

NO NGS MONUMENT LOCATED WITHIN 500' OF SITE.