



NEWNAN

GEORGIA • CITY OF HOMES

City of Newnan Board of Zoning Appeals

Agenda for July 7, 2026 Board of Zoning Appeals Meeting
10:00 AM, Richard A. Bolin Council Chambers, City Hall

1. Call to Order
2. Approval of Minutes
 - a. May 5, 2026, BZA Minutes
3. Public Hearings
 - a. Variance Requests - 40 Haynie Street
 - b. Variance Request - 10 Farmer Street
4. Other Business
5. Adjourn

Any questions prior to the meeting
should be directed to the Planning and Zoning Department.

Phone: 770-254-2354

E-mail: tdunnavant@newnanga.gov



CITY OF NEWNAN
Board of Zoning Appeals
Meeting Minutes
May 5, 2026
10:00 a.m.

Board Members in Attendance: Willie Walton, Ken Parker, Frank Flournoy, Skin Edge, Sally Hensley, Kris Lovell

Board Members Absent: Nathan Metts

Others in Attendance: Tracy Dunnavant, Planning & Zoning Director
Dean Smith, Senior Planner
Debbie Snider, Planning & Zoning Administrative Assistant
Brad Sears, City Attorney

CALL TO ORDER

Chairman Edge called the meeting to order at 10:00 a.m. in the Richard A. Bolin Council Chambers, City Hall, 25 LaGrange Street.

READING OF THE MINUTES

Chairman Edge asked the Board if they reviewed the April 14, 2026, meeting minutes. Mr. Parker motioned to approve the minutes. Mr. Lovell seconded the motion.

MOTION CARRIED (6-0)

Variance request 2026-05 – 204 Roscoe Road

Chairman Edge opened a public hearing on a variance request for the reduction of the right-of-way width from 50' to 40'. Senior planner, Dean Smith, began by explaining this property was annexed into the city with a condition in the ordinance that no lot variances could be granted on lot dimensions or building setbacks. There are constraints on the lot due to streams and a floodway. Due to this, they are requesting a reduction in the width of the public right-of-way. He presented illustrations and discussed stream buffers and impervious buffers. He further presented the seven hardship standards. Staff believe there are some unique and exceptional conditions for this particular piece of property, meeting five of the seven standards. Having contacted engineering, their response was in support of this request. There have also been no objections from adjacent property owners.

Ms. Hensley asked for further clarification on the lot constraints in regard to the stream. Mr. Smith explained there could be no impervious surface for patios or sheds unless an individual

applies for a variance. At that time, a variance would be presented and considered by the Board of Zoning Appeals. Mr. Parker asked for clarification on the annexation portion of the report. Mr. Smith discussed the prior annexation/rezoning and the restrictions of that approval.

Neal Spradlin came forward and was sworn in by Brad Sears. Mr. Spradlin explained that he represents the developer as an engineer for Capstone Development. He reviewed some of the information from Mr. Smith's presentation and discussed the request in depth. He concluded that he is happy to answer any questions.

With no one coming forward to speak in favor or against this item, Chairman Edge closed the public hearing and opened discussion to the board. Mr. Parker disclosed that he is working on projects with Capstone but has no financial interest in this project.

Ms. Hensley made a motion to approve; Mr. Flournoy seconded the motion.

MOTION CARRIED (6-0)

Variance request 2026-06 – 400 Ashley Park Boulevard

Chairman Edge opened a public hearing on a variance request to increase the allowable building height from 40' to 53'. Senior planner, Dean Smith, began by explaining that this case is similar to a case that was approved last year. Mr. Smith presented the plans and outlined the challenges of this property. He stated Ms. Dunnivant has approved the standard of development for QDC. Staff findings regarding the standards of consideration were then presented with this case meeting 4 of the 7. He concluded by citing similar cases that have previously been approved.

Chairman Edge asked if anyone had questions for staff. Mr. Lovell confirmed that this was approved on the site next door. Mr. Smith concurred. Ms. Hensley discussed her understanding of the height requirements in relation to fire safety.

Chairman Edge asked the applicant to come forward. Nick Lakha came forward and was sworn in by Brad Sears. He stated that Mr. Smith presented the case well. He added that he is happy to answer any further questions or in-depth questions. Mr. Parker asked how many floors could be expected with 40 feet. Mr. Lakha explained that the first floor would have a height of 12 – 13 feet for mechanical and plumbing which would restrict the subsequent floors. He further explained that the main reason for the increase is the parapet. Mr. Parker inquired regarding the height of the parapet. Mr. Lakha stated the entire building would be 53 feet with a best guess of the parapet being 7 – 8 feet. Chairman Edge questioned how many total rooms the hotel would have. Mr. Lakha stated 176 rooms.

Chairman Edge asked for anyone to come forward in favor or against this project. With no one coming forward he closed the public hearing.

Mr. Flournoy made a motion to approve; Mr. Lovell seconded the motion.

MOTION CARRIED (6-0)

New Business

Ms. Dunnavant let the board know that there will not be a June meeting, and the next scheduled meeting will be July 7, 2026.

ADJOURN

Mr. Parker made a motion to adjourn the meeting at 10:25 a.m. and Mr. Flournoy seconded the motion.

MOTION CARRIED (6-0)

Chairman Edge



City of Newnan, Georgia – Board of Zoning Appeals

Date: July 7, 2026

Application Number: 2026-04

Agenda Item: Variance Requests – 40 Haynie Street

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Prepared and Presented by: Chris Cole, Senior Planner

Purpose: The purpose of the hearing is to receive public comments on variance requests by Diego Sierra. The subject property is located at 40 Haynie Street (Tax Parcel N50 0005 003A) and is zoned IHV. The applicant is asking for the following variances:

- 1) A request to reduce the front setback to 25 feet, instead of the required 65 feet.
- 2) A request to reduce the rear setback to 20 feet, instead of the required 40 feet.
- 3) A request to reduce the side setback (on each side) to 25 feet, instead of the required 30 feet.

Applicant: Diego Sierra
6629 Fleming Road
Morrow, GA 30260

Property Owner: Willie Harden (Brown) Estate
c/o Michael Hill
10 Brown Street
Newnan, GA 30263

Zoning: Heavy Industrial (IHV)

Present Use: Vacant

Proposed Use: Glass Manufacturing Business in a to-be-constructed building

Pertinent Regulations: The setback requirements are outlined in Section 4-29(a) and Table 4-C of the City of Newnan's Zoning Ordinance.

Update: Please see the attached email from the applicant's representative requesting to withdraw the variance application for 40 Haynie Street. Since the City previously advertised this matter as a public hearing for the April 14, 2026, meeting (where it was continued until the July 7, 2026, meeting), the Board of Zoning Appeals will have to vote on the withdrawal request.

Options:

1. Approve the withdrawal request
2. Deny the withdrawal request
3. Other direction as deemed appropriate by the BZA

Recommendation:

Staff recommends Option 1.

June 19, 2026

City of Newnan Planning and Zoning Department

25 LaGrange Street

Newnan, Georgia 30263

Re: Withdrawal of Variance Application — 40 Haynie Street, Newnan, GA

Parcel ID: N50 0005 003A | Land Lot 8, Coweta County | Zoning: IHV

Applicant: Diego Sierra | Owner: Harden Willie Brown Estate c/o Michael H. Hill

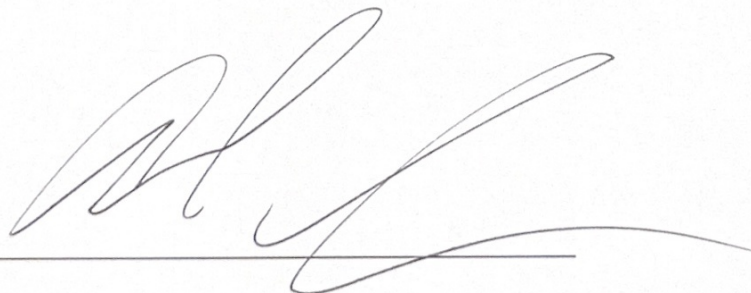
To Whom It May Concern:

We are writing on behalf of Diego Sierra, applicant, and the Harden Willie Brown Estate c/o Michael H. Hill, property owner, to formally notify the City of Newnan Planning and Zoning Department of the withdrawal of the above-referenced variance application for the property located at 40 Haynie Street, Newnan, Georgia.

The applicant respectfully requests that this variance application be withdrawn from consideration effective immediately and removed from the Board of Zoning Appeals docket. No further action by the Board is required in connection with this application.

We appreciate the time and assistance provided by the Planning and Zoning Department throughout this process.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Addison Corbin', written over a horizontal line.

Addison Corbin



City of Newnan, Georgia – Board of Zoning Appeals

Date: July 7, 2026

Application Number: 2026-07

Agenda Item: Variance Request – 10 Farmer Street



Prepared and Presented by: Chris Cole, Senior Planner

Purpose: The purpose of the hearing is to receive public comment on variance request by Lori Dechert for 10 Farmer Street, which is zoned RU-I. The applicant is asking for a variance to allow for a Greenhouse, Private in the side yard instead of the required rear yard. For purposes of this staff report, staff will refer to the Greenhouse, Private (the official listing in the Permitted Use Table of the Zoning Ordinance) as greenhouse.

Applicant and Property Owner: Lori Dechert
10 Farmer Street
Newnan, GA 30263

Zoning: Urban Residential Dwelling District – Historical and Infill (RU-I)

Present Use: Single-Family Detached Residence

Proposed Use: Construction of a Detached Greenhouse

Pertinent Regulations: Section 3-8(e) of the Zoning Ordinance

Applicant's Position:

The subject property consists of 0.2+/- acre and contains the applicant's residence and a storage building (80 square feet) in the rear yard. The applicant plans to construct a greenhouse for personal use only that will measure 64.99 square feet (6.7 feet x 9.7 feet). The height of the greenhouse will be 7.7 feet per manufacturer's depiction included in the report. A photo example of the proposed greenhouse type is also included in the report. The applicant indicated that the proposed greenhouse will be approximately 10 feet from her house (more than the 5 feet required for greenhouses as shown in the Zoning Ordinance). The applicant also indicated that the proposed greenhouse will be approximately 7 feet from the rear property line (more than the 5 feet required for greenhouses as shown in the Zoning Ordinance).

Staff Note - Based on the applicant's lot size, she can have up to three residential outbuildings with a maximum combined 400 square feet. The proposed greenhouse would only be the second residential outbuilding on the subject property. The proposed maximum square footage of the combined existing storage building and the proposed greenhouse would only be 144.99 square feet. In addition, the Zoning Ordinance stipulates that private greenhouses of up to 250 square feet may be erected on any lot of less than 1 acre. The applicant also meets this requirement of proposing a 64.99 square-foot greenhouse on 0.2+/- acre.

Regarding the particular provisions or requirements of the Ordinance that prevent the proposed construction on, or use of the property, the applicant indicated, “The ordinance requires the greenhouse to be placed behind the house. The greenhouse measures 6.7 feet x 9.7 feet. There is only 10 feet between the back of my house and the fence behind my house. In addition, my neighbor whose property backs up to my property has several trees that totally shade this area, making it unsuitable for a greenhouse.”

Regarding the special conditions, circumstances or characteristics of the land, building or structure that prevent the use of the land in compliance with the requirements of the Ordinance, the applicant stated, “There is not enough space behind my house for the proposed structure. The lot that my house sits on is an unusual shape, it is wide but not deep. The area on the north side of my property is completely open and provides plenty of space for this small greenhouse.”

Regarding the particular hardship that would result if the specified provisions or requirements of the Ordinance were to be applied to the subject property, the applicant indicated, “I would not have adequate room or sunlight for the proposed greenhouse. In addition, this small area behind my house provides a private area for grilling and outside dining. The area is also totally shaded from my neighbor’s trees. The benefit of a greenhouse is to have as many hours of sunlight during the winter months as possible to promote healthy plants and newly planted seedlings.”

Regarding the minimum extent to which it would be necessary to vary the requirements of the Ordinance in order to permit the proposed construction on, or use of the property, the applicant indicated, “I am requesting that the greenhouse be allowed to be constructed on the north side of my property near the house to provide plenty of room to enter the greenhouse and to provide the necessary sunlight during the winter months.”

Basis for Granting Variances:

The Board of Zoning Appeals shall base its required findings of fact upon particular evidence, such as will not be contrary to the public interest, where owing to special conditions, a literal enforcement of the provisions of the ordinance will result in unnecessary hardship, but where the spirit of the ordinance shall be observed and substantial justice done. No variance shall be considered to allow a use of land or structures which are not permitted by the ordinance in the zoning district involved. The hearing authority will base its findings on facts and information presented to it in each specific case where the applicant and/or property owner can demonstrate that it meets the majority of the following variance/hardship conditions or standards (please see applicant’s responses in blue type and staff responses in red type):

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography;

Applicant’s Response – The lot that my house sits on has a very small front yard and only 10 feet behind the house to the property line. The shape of the lot is unusual. Again, it is wide but not deep.

Staff believes the shape and topography (or the arrangement of features) provide constraints for the applicant. As the applicant noted, the lot is unusually wide but not deep. As seen on the Location Map in the packet, this lot shape is different than all the lots across Farmer Street from the subject property. When the house was built in 1910 towards the back of the lot (before the invention of modern setback requirements), very little room was left between the house and the rear property line. Staff believes that this standard is met.

2. Such conditions are peculiar to the particular piece of such property involved;

Applicant's Response – The other houses (there are only two other residences) on my side of Farmer Street also sit on very shallow lots but do not have the open space to the side of these dwellings like I have at 10 Farmer Street.

Staff believes this proposal is peculiar or special to the subject property. The subject property has a unique shape and this shape resulted in the house being located extremely close to the rear property line. Staff believes that this standard is met.

3. Such conditions were not imposed by the action or will of the owner of the property;

Applicant's Response – My house is 116 years old. I have not purchased any additional land or sold any part of the property in the 11 years that I have lived there.

Staff believes that this standard is met.

4. The application of the Ordinance to the particular piece of property would create an unnecessary hardship other than a financial hardship;

Applicant's Response – Due to the shape of my lot, not being able to utilize the open, side area for an attractive well-maintained greenhouse denies me the enjoyment of my favorite hobby which is gardening.

Staff is of the opinion that the very nature of the lot requires variance relief for the applicant to be able to add an additional residential outbuilding (such as a greenhouse). In addition, the applicant's neighbors to the rear have trees near the joint property line that block sunlight in the applicant's rear yard. This factor is also key in the applicant's request for a greenhouse in the side yard. Staff believes that this standard is met.

5. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this Ordinance, and furthermore, will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, or increase the danger of fire, or imperil the public safety, or unreasonably diminish or impair established property values within the surrounding areas, or in any other respect impair the health, safety, comfort, morals or general welfare of the inhabitants of the City and is the minimum variance that will make possible the reasonable use of the land, building or structures;

Applicant's Response – If this variance I granted, the greenhouse will be located on the north side of the house and will sit approximately 7 feet from the back property line. The greenhouse will not pose any danger, block light or air, cause congestion in the street or affect the general welfare of my neighbors. The greenhouse I selected is made of sturdy cedar and will be well built.

Staff agrees that the applicant's greenhouse will not pose any detriment to the public good or impair the purposes of the Zoning Ordinance. Staff believes the applicant's proposed greenhouse, with its smaller size and natural design, will provide an unobtrusive addition to the Farmer Street area. Staff believes that this standard is met.

6. There must be a proved hardship by showing beyond a doubt the inability to make a reasonable use of the land if the zoning ordinance were applied literally

Applicant's Response – The area behind my house (10 feet from the house to the fence), is too small to place a 6.7' x 9.7' greenhouse, as well as being totally shaded by my neighbor's trees.

Staff believes that this standard is met.

7. The circumstances affecting the property necessitating the variance are sufficiently unique or infrequent that it is not feasible to create a broad regulation to amend this Ordinance.

Applicant's Response - This will be the only greenhouse that I will need or plan to build. I am an amateur, residential gardener. My current home and yard are neatly kept and well maintained. The care of the greenhouse will be the same.

Staff believes that this standard is met.

Planning Department's Review and Findings:

Regarding the variance request to allow a greenhouse in the applicant's side yard, staff believes the request is appropriate and will present no negative impacts. Staff also believes this proposal works within the restrictions of the subject property's size, shape, and topography. Regarding a new greenhouse, this lot is uniquely difficult to build upon without relief from the yard requirement. This holds true not only for the current applicant, but for any future property owner who might want to construct a reasonably sized residential outbuilding on the subject property.

Overall, the desire of the applicant to build the proposed greenhouse is not unreasonable and should present no impact upon the neighbors. Furthermore, alleviation of the rear yard requirement for a greenhouse will pose no danger to future enforcement of the Ordinance, as the intention of the Ordinance is not to irrationally prohibit placements of greenhouses in side yards.

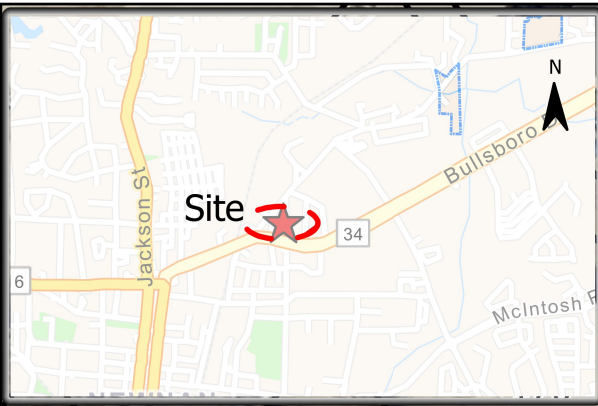
Options:

- A. Approve the variance request
- B. Deny the variance request
- C. Other direction as determined by the Board of Zoning Appeals

Staff's assessment of the request coincides with Option A, to approve the request. After evaluating the request in regard to the City's variance hardships standards, staff feels that the request meets the following standards: 1, 2, 3, 4, 5, 6, & 7.

Attachments:

Application



CITY OF NEWNAN



CITY OF NEWNAN
 PLANNING DEPT.
 25 LAGRANGE STREET
 NEWNAN, GEORGIA 30263
 www.NewnanGa.gov

Project Location

1 = 1,200 feet

Date: 4/30/2026 10:48 AM

 Project Location

 City Limits

Parcel # N35 0008 003

ADDRESS
 10 FARMER ST
 Newnan, Ga 30263

Variance – 10 Farmer Street

View of subject property



View of subject property



Variance – 10 Farmer Street

View of applicant's rear yard



View of applicant's rear yard



Variance – 10 Farmer Street

View of approximate location of proposed greenhouse on northern side of house



View to the south on Farmer Street



Variance – 10 Farmer Street

**View of adjacent neighbor to the north at 5
Farmer Street**



**View of adjacent neighbor to the south at 14
Farmer Street**



Variance – 10 Farmer Street

View across Farmer Street



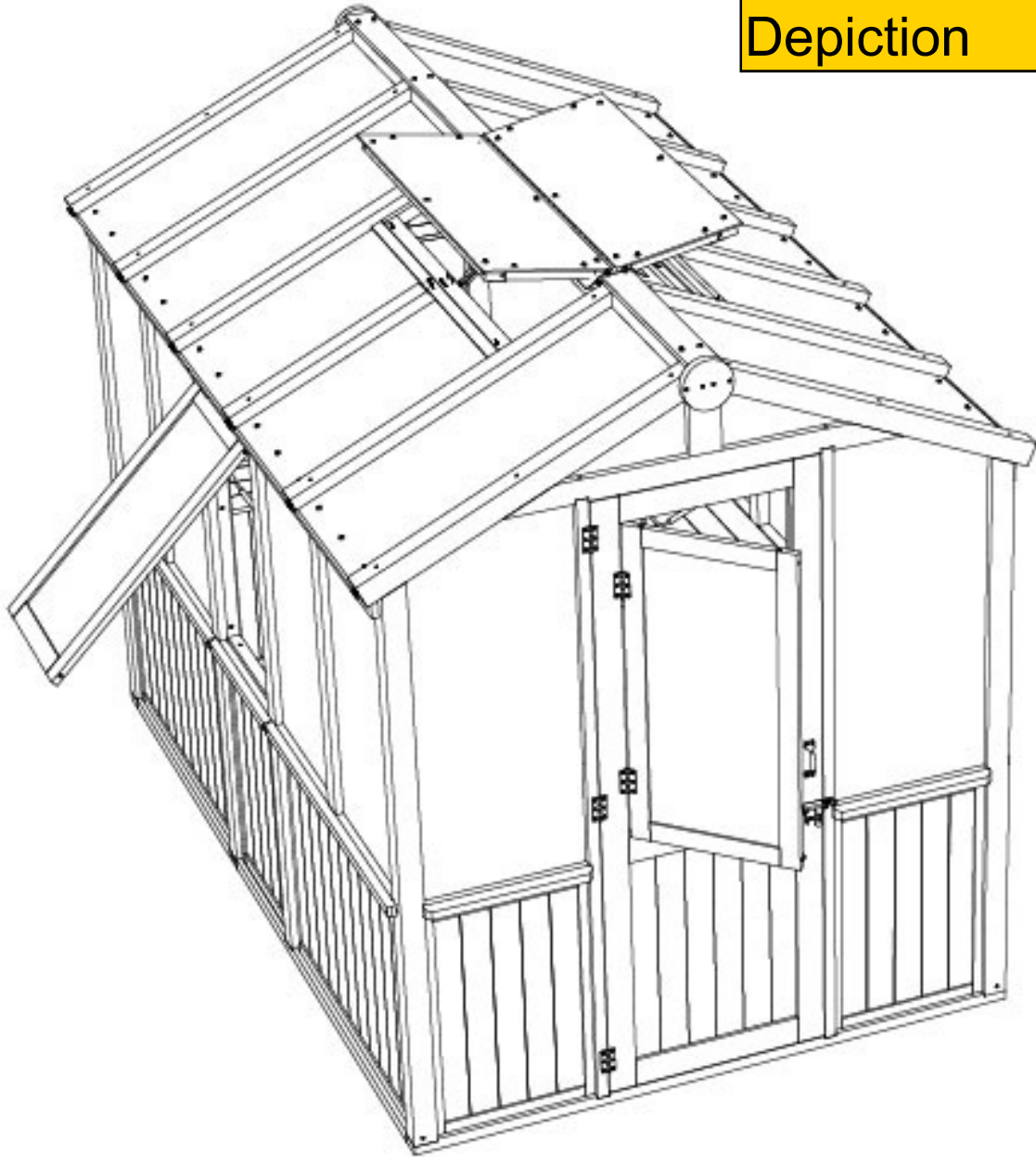
View across Farmer Street



INSTRUCTION MANUAL

6.7' W x 9.7' D x 7.7' H
Wood Walk-in Greenhouse

Manufacturer's
Depiction





CITY OF NEWNAN, GEORGIA

25 LaGrange Street
Newnan, Georgia 30263
770-254-2354



APPLICATION FOR VARIANCE

Name of Applicant hori Dechert

Mailing Address 10 Farmer St Newnan, GA 30263

Telephone 770 301 5711 E-Mail: l.dechert@yahoo.com

Property Owner (Use back if multiple names) hori Dechert

Mailing Address 10 Farmer St Newnan, GA 30263

Telephone 770 301 5711

Address/Location of Property 10 Farmer St.

Tax Parcel No: N35 0008603

Present Zoning Classification: RU-1 @

Present Land Use Residential @

Intended Use Addition of an accessory greenhouse @

Any person owning property or having a possessory or contract interest in property and the consent of the owner, may file an application for variance regarding such property with the Board.

If you have any questions concerning this process, you may call the Planning and Zoning Department at (770) 254-2354. Office hours are 8:00 a.m. to 5:00 p.m., Monday through Friday. The Board of Zoning Appeals meets on the first Tuesday of each month. Applications must be submitted by 9:00 a.m. at least forty-five (45) days prior to that date. Incomplete applications or applications submitted after the deadline will not be accepted.

I (We) hereby request the following variance from the provisions of section(s) Table 3-C @ of the Zoning Ordinance/Subdivision Regulations: _____

In order for the Board to consider the request, there must be required findings of fact upon the particular evidence, such as will not be contrary to the public interest, where owing to special conditions, a literal enforcement of the provisions of the ordinance will result in unnecessary hardship, but where the spirit of the ordinance shall be observed and substantial justice done. No variance shall be considered to allow a use of land or structures which are not permitted by the ordinance in the zoning district involved. Please answer the following criteria questions:

1. What are the particular provisions or requirements of the Ordinance that prevent the proposed construction on, or use of, the property?
See Attached

- 2. What is the existing zoning of the property, including any previously approved modifications, conditions, or proffers?

- 3. What are the special conditions, circumstances or characteristics of the land, building or structure that prevent the use of the land in compliance with the requirements of the Ordinance?

- 4. What is the particular hardship that would result if the specified provisions or requirements of the Ordinance were to be applied to the subject property?

- 5. What is the minimum extent to which it would be necessary to vary the requirements of the Ordinance in order to permit the proposed construction on, or use of the property?

Attached

See

The Board of Zoning Appeals shall base its required findings upon the particular evidence presented in each specific case where the property owner can demonstrate that it meets the majority of the following variance/hardship conditions or standards. **The applicant must provide written documentation demonstrating that their request meets at least 4 out of the 7 hardship standards listed below:**

- 1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography;
 - 2. Such conditions are peculiar to the particular piece of such property involved;
 - 3. Such conditions were not imposed by action or will of the owner of the property;
 - 4. The application of the Ordinance to the particular piece of property would create an unnecessary hardship other than a financial hardship.
 - 5. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this Ordinance, and furthermore, will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, or increase the danger of fire, or imperil the public safety, or unreasonably diminish or impair established property values within surrounding areas, or in any other respect impair the health, safety, comfort, morals or general welfare off the inhabitants of the City and is the minimum variance that will make possible the reasonable use of the land, building or structures;
 - 6. There must be a proved hardship by showing beyond a doubt the inability to make a reasonable use of the land if the zoning ordinance were applied literally; and
 - 7. The circumstances affecting the property necessitating the variance are sufficiently unique or infrequent that it is not feasible to create a broad regulation to amend this Ordinance.
- **To meet these standards, the applicant should provide specific examples, data, or expert opinions that demonstrate how their property and situation align with at least 4 of these criteria.**

Included with the application, the following information is required and must also be furnished in digital, pdf format:

- ✓ Plat of property, illustrating existing development and requested variance.
- ✓ Plans or drawings necessary to illustrate the requested variance.
- ✓ Legal description of property.
- ✓ Check for applicable fees (\$350.00).

I (We) do hereby certify the information provided herein is both complete and accurate to the best of my (our) knowledge, and I (we) understand any inaccuracies may be considered just cause for invalidation of this application, and any action taken on this application. I (We) do hereby understand a variance of any requirement does not exempt the development from any other requirements of the Zoning Ordinance, Subdivision Regulations, or other City or State Regulations.

Lori Dechert

Applicant(s) Name(s) (Please Print)

Lori Dechert

Signature of Applicant(s)

FOR OFFICIAL USE ONLY

RECEIVED BY Chris Cole

DATE OF FILING May 1, 2026

BZA MEETING DATE July 7, 2026

DATE OF NOTICE PUBLICATION June 3, 2026

ACTION TAKEN (DATE) _____



City of Newnan, Georgia
Attachment A

Property Owner's Authorization

The undersigned below, or as attached, is the owner of the property which is the subject of this application. The undersigned does duly authorize the applicant named below to act as applicant in the pursuit of a variance for property.

Name of Property Owner Lori Dechert

Telephone Number 770 301 5711

Address of Subject Property 10 Farmer St
Newnan, GA 30263

I swear that I am the owner of the property which is the subject matter of the attached application, as it is shown in the records of Coweta County, Georgia.

Lori A. Dechert
Signature of Property Owner

Personally appeared before me

Lori Dechert

who swears the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

Sheron Stevenson
Notary Public



4/30/26
Date

PREPARED BY:
WOOD, ODOM & EDGE P.A.
45 SPRING STREET
NEWNAN, GA 30263

DOC# 016515
FILED IN OFFICE
9/21/2015 09:29 AM
BK:4273 ✓ PG:643-643 ✓
CINDY G BROWN
CLERK OF SUPERIOR COURT
COWETA COUNTY

Cindy G. Brown

REAL ESTATE TRANSFER TAX
PAID: \$105.00 ✓

PT# 2015-4852 ✓
WARRANTY DEED

T-14544

GEORGIA, COWETA COUNTY

For and in consideration of the sum of Other Valuable Consideration & Ten (\$10.00) ----- Dollars, in hand paid, the receipt of which is hereby acknowledged, Joe S. Crain, Jr., State of Georgia, does hereby give, grant, sell, alien and convey unto Lori A. Dechert, of County of , State of Georgia, HIS heirs and assigns, the following property, to wit:

All those tracts or parcels of land situate, lying and being in the City of Newnan, in Land Lot 40 of the Fifth Land District of Coweta County, Georgia, designated Parcel A, Parcel B and Parcel C on that plat of survey for Joe S. Crain, Jr. dated 11/4/14, last revised 1/5/15, prepared by John R. Christopher, Registered Land Surveyor, and of record in Plat Book 93, Page 8, Office of the Clerk of Superior Court of Coweta County, Georgia, reference to which plat is hereby made for a more particular description of said Parcel A, Parcel B and Parcel C herein conveyed .

together with all privileges and appurtenances thereto in anywise belonging in fee simple.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, The said Joe S. Crain, Jr. HAS hereunto set his hand, affixed his seal, and delivered these presents this 18th day of September, 2015.

Joe S. Crain, Jr.

Joe S. Crain, Jr.

Signed, sealed and delivered
in our presence:

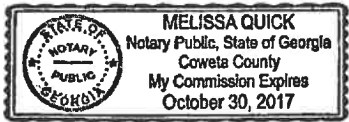
This 18th day of September, 2015

Thomas Odom

WITNESS

Melissa Quick

(SEAL)
NOTARY PUBLIC, STATE OF GEORGIA
County of COWETA
My Commission Expires on: 10/30/17



1100

City of Newnan

Application For Variance

Lori Dechert

10 Farmer Street

Written Explanation Part #1

1. The ordinance requires the greenhouse to be placed behind the house. The greenhouse measures 6.7' x 9.7'. There is only 10' between the back of my house and the fence behind my house. In addition, my neighbor whose property backs up to my property has several trees that totally shade this area, making it unsuitable for a greenhouse.
2. Residential
3. There is not enough space behind my house for the proposed structure. The lot that my house sits on is an unusual shape, it is wide but not deep. The area on the north side of my property is completely open and provides plenty of space for this small greenhouse.
4. I would not have adequate room or sunlight for the proposed greenhouse. In addition, this small area behind my house provides a private area for grilling and outside dining. The area is also totally shaded from my neighbor's trees. The benefit of a greenhouse is to have as many hours of sunlight during the winter months as possible to promote healthy plants and newly planted seedlings.
5. I am requesting that the greenhouse be allowed to be constructed on the north side of my property near the house to provide plenty of room to enter the greenhouse and to provide the necessary sunlight during the winter months.

Written Explanation Part #2

1. The lot that my house sits on has a very small front yard and only 10' feet behind the house to the property line. The shape of the lot is unusual. Again, it is wide but not deep.
2. The other houses (there are only 2 other residences) on my side of Farmer Street also sit on very shallow lots but do not have the open space to the side of these dwellings like I have at 10 Farmer Street.
3. My house is 116 years old. I have not purchased any additional land or sold any part of the property in the 11 years that I have lived there.

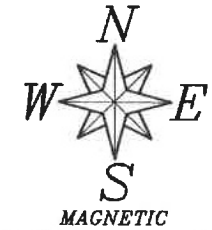
4. Due to the shape of my lot, not being able to utilize the open, side area for an attractive well-maintained greenhouse denies me the enjoyment of my favorite hobby which is gardening.
5. If this variance I granted, the green house will be located on the north side of the house and will sit approximately 7' from the back property line. The greenhouse will not pose any danger, block light or air, cause congestion in the street or affect the general welfare of my neighbors. The greenhouse I selected is made of sturdy cedar and will be well built.
6. The area behind my house (10' from the house to the fence), is too small to place a 9.7x7.7 greenhouse as well as being totally shaded by my neighbor's trees.
7. This will be the only greenhouse that I will need or plan to build. I am an amateur residential gardener. My current home and yard are neatly kept and well maintained. The care of the greenhouse will be the same.

Staff Note - Proposed greenhouse is 6.7' x 9.7' (as shown on the previous page)

CC
6-19-2026

FILED
03:28 PM
1/5/2015
COWETA
CINDY G BROWN
CLERK

BK 93 PG 8



BEARINGS ARE RELATED TO THE BEARING SYSTEMS USED P.B. 5/53, P.B. 19/91, P.B. 25/147, P.B. 56/156 & P.B. 92 PAGE 275.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 20,892 FEET, AND AN ANGULAR ERROR OF 2" PER ANGLE POINT, AND HAS BEEN ADJUSTED USING LEAST SQUARES ADJUSTMENT METHOD.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 61,961 FEET.

ANGULAR AND LINEAR MEASUREMENTS WERE OBTAINED BY USING A TOPCON GTS-313 TOTAL STATION & SOKKIA SCT5.

- LEGEND:
- LL = LAND LOT
 - a.k.a. = ALSO KNOWN AS
 - f.k.a. = FORMERLY KNOWN AS
 - B/L = BUILDING LINE
 - R/W = RIGHT-OF-WAY
 - N/F = NOW OR FORMERLY
 - P-P-P = POWER LINE
 - X-X-X = FENCE
 - S-S-S = SEWER LINE
 - HAG = HIGHEST ADJACENT GRADE
 - LAG = LOWEST ADJACENT GRADE
 - F.F. = FINISHED FLOOR
 - MIN. F.F. = MINIMUM FINISHED FLOOR
 - C/L = CENTERLINE
 - [] = ADDRESS
 - P.B. = PLAT BOOK
 - D.B. = DEED BOOK
 - IPF = 3/8" RE-ROD FOUND
 - IPS = 3/8" RE-ROD SET
 - CMF = CONCRETE MONUMENT F.D.
 - PP = POWER POLE
 - WM = WATER METER



AS PER OFFICIAL F.L.R.M. MAP 13077C0143D, DATED FEB. 6, 2013 THIS PROPERTY IS NOT LOCATED IN A 100 YEAR DESIGNATED FLOOD HAZARD AREA.

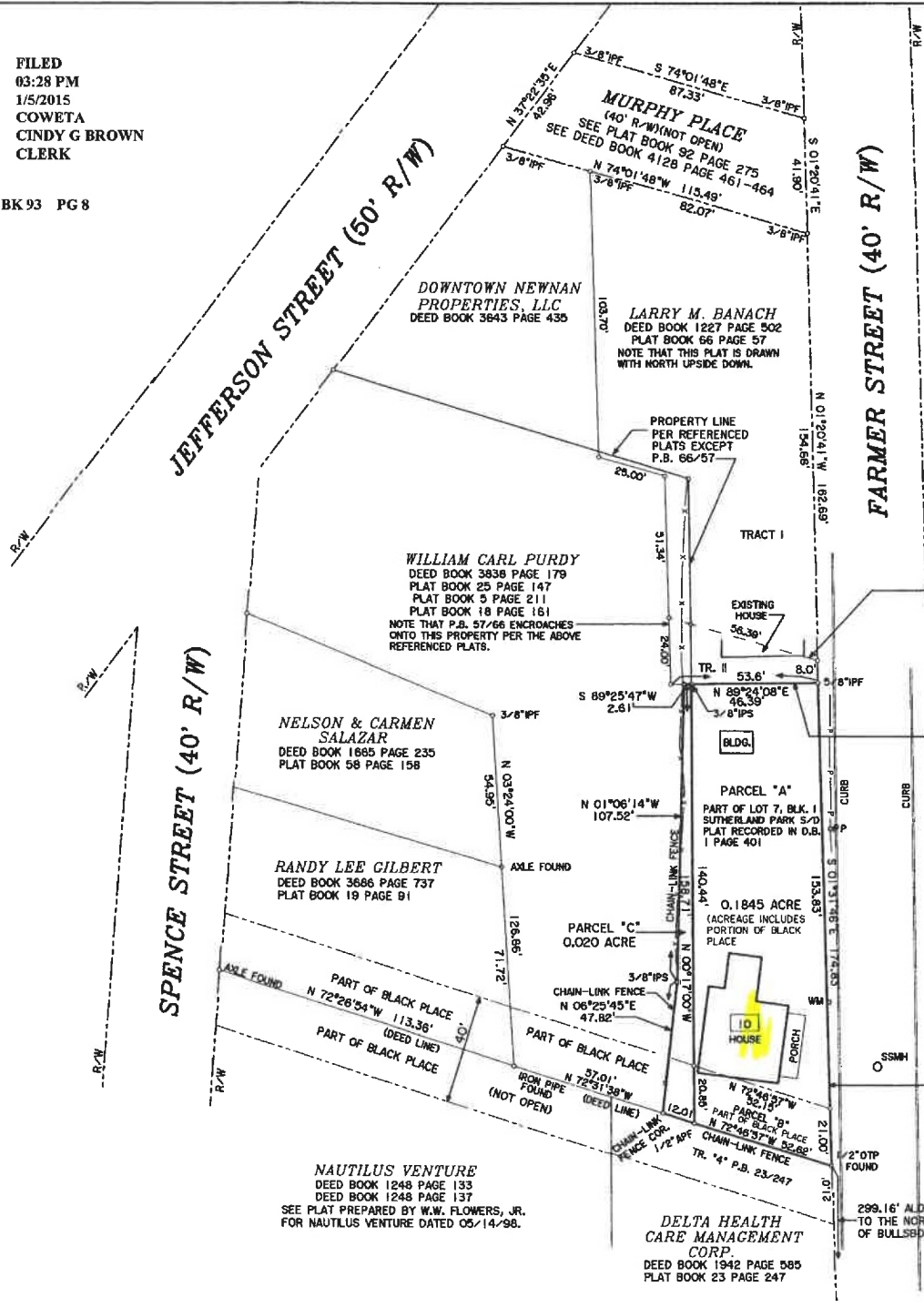
THIS PLAT IS FOR THE EXCLUSIVE USE OF THE PARTIES NAMED IN THE TITLE BLOCK AND OR THE CERTIFICATION. ANY USE BY OTHER PARTIES NOT NAMED IS AT THEIR OWN RISK. THIS PLAT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.

This survey was prepared in conformity with The Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67.



CHRISTOPHER BROTHERS LAND SURVEYING, LLC
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FAX (770) 263-7881
E MAIL: CHRISBROS@GMAIL.COM
REVISED 04/2014 TO ADD PARCEL "C".
ORIGINAL PLAT RECORDED IN PLAT BOOK 92 PAGE 316.

SURVEY FOR: JOE S. CRAIN, JR.			
SCALE: 1" = 30'	DISK: 2014 - 31	DRAWN BY: JRC	
DRAWING DATE: 11/04/14	LAST FIELD WORK DATE: 11/04/14	REVISED:	
LOCATED IN LAND 40, LAND DISTRICT 5, CITY OF NEWNAM COWETA COUNTY, GEORGIA			
SURVEY BY: <i>Christopher Brothers</i>		DRAWING NUMBER CF = 79085CN SF = 79085BB	



NOTE:
A PORTION OF THIS PARCEL IS PROBABLY A PART OF LOT 7 BLOCK L SEE QUIT CLAIM DEED RECORDED IN DEED BOOK 1207 PAGE 501.

299.16' ALONG R/W TO THE NORTH R/W OF BULLSBO DRIVE

NAUTILUS VENTURE
DEED BOOK 1248 PAGE 133
DEED BOOK 1248 PAGE 137
SEE PLAT PREPARED BY W.W. FLOWERS, JR. FOR NAUTILUS VENTURE DATED 05/14/98.

DELTA HEALTH CARE MANAGEMENT CORP.
DEED BOOK 1942 PAGE 585
PLAT BOOK 23 PAGE 247

Site Plan Showing Proposed Greenhouse Location



Example of Proposed Greenhouse



Approximate Proposed
Greenhouse Location

