



NEWNAN
GEORGIA • CITY OF HOMES

City of Newnan **Board of Zoning Appeals**

Agenda for September 5, 2023 Board of Zoning Appeals Meeting
10:00 AM, Richard A. Bolin Council Chambers, City Hall

1. Call to Order
2. Approval of Minutes
 - a. August 1, 2023 Minutes
3. Public Hearings
 - a. Variance Request - 157 LaGrange 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
August 1, 2023
10:00 a.m.

Board Members in Attendance: Kris Lovell, Ken Parker, Skin Edge, Cliff Smith, Frank Flournoy
Board Members Absent: Sally Hensley, Willie Walton
Others in Attendance: Tracy Dunnavant, Planning & Zoning Director
Samantha Wood, Planning & Zoning Administrative Assistant
Dean Smith, Senior Planner
Chris Cole, Senior Planner
Brad Sears, City Attorney

CALL TO ORDER

Chairman Lovell 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 Lovell asked the Board if they had reviewed the July 11, 2023, meeting minutes. Flournoy motioned to approve the minutes. Edge seconded the motion.

MOTION CARRIED (5-0)

Variance Request – 32 Waverly Circle – 2023-16

Chairman Lovell opened a public hearing on a variance request for a request to exceed the maximum residential driveway width from the required 24 feet to 36 feet.

Chris Cole gave the staff report: The applicant recently completed construction of a new home at 32 Waverly Circle and has not received a Certificate of Occupancy yet. The applicant poured the driveway before inspection by the Engineering Department and this resulted in a 36-foot driveway width instead of the required 24 feet. Staff Note - The “driveway width” refers to the driveway’s maximum width at the right-of-way. In this case, the entire driveway has a 36-foot width from the street to the garage. It should also be noted in general that once past the right-of-way, a driveway’s width can be expanded over the required maximum of 24 feet towards a house.

Regarding the particular provisions or requirements of the Ordinance that prevent the proposed construction on, or use of, the property, the applicant indicated, “The Applicant desires to build his personal residence on the undeveloped lot and have a three (3) car garage with a driveway width of thirty-six (36) feet instead of the twenty-four (24) feet in the Ordinance.” 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 indicated, “The undeveloped lot was recorded on August 9, 2005 with a plat that shows the lot as 0.379 acres. The Applicant/Owner purchased the lot and desires to build his personal single-family residence on the lot with a three (3) car garage.”

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, “The Applicant/Owner would be unable to build his proposed design that would enhance the neighborhood and allow for parking multiple family vehicles.” 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, “The minimum Variance is twelve (12) feet.”

According to the Engineering Department, the driveway-approval element of the Certificate of Occupancy for this property will be conditioned on the applicant obtaining this variance. If the variance is approved, the applicant will still need the final driveway inspection from Engineering Department. Michael Klahr, Director of Engineering, added, “From an Engineering perspective, permitting a driveway of 36-feet wide, at the Right-of-Way, will not impact traffic safety on this local, residential street. Therefore, I would have no objections in granting the request.” Regarding the variance request to exceed the maximum residential driveway width from the required 24 feet to 36 feet, staff believes the constructed driveway is appropriate and will present no negative impacts (especially in light of Mr. Klahr’s opinion above). Staff also believes the constructed driveway works within the confines of the natural restrictions of the lot’s size and shape.

Staff also believes that there are extraordinary and exceptional conditions related to the topography of the subject property. For purposes of this report, topography is defined as “the arrangement of the natural and artificial physical features of an area.” As shown on the attached Project Location Map, the subject property contains utility easements in the eastern and northern yards. The eastern-yard easement also contains a storm pipe.

In this case, staff believes the placement of the house was likely affected by the location of the utility easements. Even though these utility easements (or any other potential hardship) do not seem to relate to the decision to construct the 36-foot wide driveway as measured at the right-of-way, staff believes relief from the Ordinance would not cause substantial detriment to the public good or impair the purposes and intent of the Ordinance. In addition, staff received two phone calls seeking general information. Staff also received emails from two individuals regarding the request and these emails are attached in this packet. Staff also believes that this is the first “maximum residential driveway width” variance case that has been brought before the Board in at least 10 years.

After reviewing the information presented by the applicant and comparing it to the basis for granting variances, as outlined in the Zoning Ordinance, staff recommends approval of the variance request based on the following reasons. The strict application of the terms of the Ordinance would unreasonably restrict utilization of the property because the application of the

Ordinance to the particular piece of property would create a nonfinancial, unnecessary hardship. Also, as stated earlier, relief from the Ordinance would not cause substantial detriment to the public good or impair the purposes and intent of the Ordinance.

Cole went through all of the photos and explained each to the board.

Chairman Lovell asked if any of the board had questions for staff.

Edge asked if there was any pushback from any of the neighbors.

Cole stated that the city has not received any negative feedback from anyone in the neighborhood.

Melissa Griffis came forward for the applicant. Griffis stated that this will be the personal home of the applicant. That he is known in the community and that he has been a builder in the area for a while.

Parker asked how far the ROW is into the driveway.

Dean Smith explained that the ROW is 50' from the center of the road and that the variance is only for 4-5' of this driveway.

Parker asked if he (Mr. Freeman, applicant) has built so many homes in the city of Newnan, how did this get build without being inspected.

Todd Freeman came forward and was sworn in by Brad Sears. Mr. Freeman stated that he built in the city years ago. He believed that this property was grandfathered in.

Parker asked if the options were: 1. Leave it or 2. Change it?

Cole stated that yes that was the 2 options.

Mr. Lee Hammond was sworn by Brad Sears. Mr. Hammond stated that he lives in Hollis Heights right by Waverly Circle and this driveway does not bother him at all.

Chairman Lovell closed the public hearing.

Flournoy made a motion to approve the Variance Request at 32 Waverly Circle. Smith seconded the motion.

MOTION CARRIED (4-0 [Ken Parker Abstained])

Variance Request 44 Canyon View View Drive – 2023-17

Chairman Lovell opened the public hearing

Dean Smith gave the staff report the purpose of this request is for a variance to reduce the setback for the water surface for a swimming pool and to reduce the setback for a pool deck because of the 10 foot property line setback, the proposed pool will not fit in the allowed area when considering the 10 foot setback. ...the construction of the pool has been

approved to be built with the 20 foot drainage easement that runs parallel to the rear property line....There is only 30 feet from the rear corner of house to the rear property line....the pool could be installed 5 feet from the rear property line with 5 feet of concrete decking installed taking it up to the rear property linethe area behind the property line is a 50 foot undisturbed buffer, so no other residential property would be hindered by its proximity to the rear property line.

Staff agrees with the applicant's assertion that the size of the subject property (in particular the back yard in question) is a limiting factor for building a swimming pool with decking. This size issue affects both the pool distance and pool decking variance requests.

The BZA has approved a similar request in the past: 26 Sherwood Drive in 2019

Staff recommends to support the variance with the condition that the scope of work does not exceed beyond the property owner's rear property line and that no work encroaches in the undisturbed buffer behind the rear property line.

The strict application of the terms of the Ordinance would unreasonably restrict utilization of the property because the application of the Ordinance to the particular piece of property would create a non-financial, unnecessary hardship. Also, relief from the Ordinance would not cause substantial detriment to the public good or impair the purposes and intent of the Ordinance.

Staff agrees with the applicant's assertion that the size of the subject property (in particular the back yard in question) is a limiting factor for building a swimming pool with decking. This size issue affects both the pool distance and pool decking variance requests.

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The strict application of the terms of the Ordinance would unreasonably restrict utilization of the property because the application of the Ordinance to the particular piece of property would create a non-financial, unnecessary hardship. Also, relief from the Ordinance would not cause substantial detriment to the public good or impair the purposes and intent of the Ordinance.

The applicant Ashley Gray came forward and was sworn in by Brad Sears. Mrs. Gray stated that she wanted the variance to be able to build this pool for family enjoyment. She stated that they were told that a community pool would be built in their subdivision and it never has, so they want to be able to have one so that their family can enjoy time together.

Chairman Lovell closed the public hearing.

Edge made a motion to approve the Variance request at 44 Canyon View Drive with the condition that the pool not go in the buffer. Flournoy seconded the motion.

MOTION CARRIED (5-0)

Variance Request 7 Parks Avenue – 2023-18

Chairman Lovell opened the public hearing.

Chris Cole gave the staff report.

Applicant's Position: The applicant proposes to build an addition to the existing house that will be located 5 feet from the western side property line, instead of the required 12 feet. This building addition along the western side property line is a 5-foot extension of the existing wall area. The renovation project also involves building an addition to the front of the home that will meet the setback requirements. Staff Note – Please see the attached proposed elevations and floor plans that the applicant plans to construct. The side of the home involved in the setback request is labeled Left Elevation. Also, please see the attached site plan showing the location of the proposed addition.

Regarding the particular provisions or requirements of the Ordinance that prevent the proposed construction on, or use of, the property, the applicant indicated, "The minimum 12' side setback requirement would prevent the proposed construction and limit our ability to create additional useful interior space. It is our intention to extend the exterior side wall (west) of our home to be within 5' of the property line. We also intend to extend the front of the home within the prescribed RS-15 front setback limitations."

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 indicated, "The current parcel and home configuration prohibits extension toward the rear of the house (north) due to existing detached structures and limited yard space. The topography and street side setback prohibit us from extending on the opposing side (east). Given these existing limitations our only options for creating additional living space are as follows; extend the property on the side (west) and front (south) exteriors."

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, "Without variance approval the home would be inadequately sized for our growing family. In addition to the two exterior wall extensions, it is our intention to build out the upstairs attic. In order to complete the attic addition, we need to incorporate an interior staircase while maintaining an adequate living room, dining room, and master bedroom size. We would be unable to accomplish this without increasing our exterior footprint."

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, "The current side setback for RS-15 is 12'. Our drawings and design layout would have us extend to a 5' setback."

The applicant also added, “It is of the utmost importance to us that the home maintains its existing charm and historic character, like other homes in the neighborhood. We intend to employ local architects, designers, and builders who are familiar with the historical importance to downtown Newnan and are familiar with preserving it.”

Basis for Granting Variances:

The Board of Zoning Appeals shall base its required findings of fact upon particular evidence presented to it in each specific case where the property owner can show all of the following to be true:

A. The strict application of the terms of this Ordinance would effectively prohibit or unreasonably restrict utilization of the property because of all of the following:

There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography; and, Such conditions are peculiar to the particular piece of such property involved; and, Such conditions were not imposed by the action or will of the owner of the property; and, The application of the Ordinance to the particular piece of property would create an unnecessary hardship other than a financial hardship in which the applicant would receive a lower rate of financial return on the use of the property if the variance is denied; and, Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this Ordinance.

B. In addition, the Board of Zoning Appeals shall affirmatively determine that:

The granting of such variance will alleviate a clearly demonstrable hardship approaching confiscation, as distinguished from a special privilege or convenience sought by the applicant. The condition or situation of the property which gives rise to the need for such variance is not of so general or recurring a nature as to make reasonably practicable the formulation of a general regulation to be adopted as an amendment to this Ordinance.

Regarding the variance request to reduce the distance requirement to the adjacent western side property line from 12 feet to 5 feet, staff believes the placement of the proposed house addition is appropriate and will present no negative impacts. Staff also believes this proposal works within the confines of the natural restrictions of the lot's size and shape. Staff agrees with the applicant that expansions to the west (towards the neighbor at 9 Parks Avenue) and south (towards the front yard along Parks Avenue) exteriors are rational as the lot size, as well as the placement of the house and detached garage, provide limited space for expansion. Overall, the factors involving the size, shape, and topography of the subject property provide sound reasons for the applicant to seek the variance.

The applicant previously received a setback reduction variance on June 2, 2020 to construct a new detached garage. Regarding other variances approved for nearby properties, the Board recently approved a side setback variance for an attached covered parking structure at 2 Parks Avenue on April 4, 2023. The Board also approved a rear setback variance for a home addition at 15 Parks Avenue in 2015. Also in 2015, the Board approved a side setback variance for an attached carport at 22 Parks Avenue.

After reviewing the information presented by the applicant and comparing it to the basis for granting variances, as outlined in the Zoning Ordinance, staff recommends approval of the

variance request based on the following reasons. The strict application of the terms of the Ordinance would unreasonably restrict utilization of the property because the application of the Ordinance to the particular piece of property would create a nonfinancial, unnecessary hardship. Also, relief from the Ordinance would not cause substantial detriment to the public good or impair the purposes and intent of the Ordinance.

The applicant Andrew Hansen was sworn in by Brad Sears. Mr. Hansen stated that they have lived in the neighborhood for 6 years and they do not want to leave. They want to add on to the house and make more room for their growing family. Mr. Hansen also stated that the only logical spot to put the staircase is on the side of the house that requires this variance.

Parker asked if the neighbor was okay with the addition on that side.

Mr. Hansen stated that they rent that home but that they are completely fine with the addition and he also stated that there has been no negative feedback from any neighbors.

Edge asked who was doing the work. Mr. Hansen stated that Brad Elliott with Revive Construction is doing the work.

Chairman Lovell closed the public hearing.

Edge made a motion to approve the Variance request. Flournoy seconded the motion.

MOTION CARRIED (5-0)

New Business

Dunnavant stated that there will be a September meeting. It was also stated that there is a case for October and possibly November.

ADJOURN

Smith motioned to adjourn the meeting at 10:32 a.m. Flournoy seconded.

MOTION CARRIED (5-0)

Chairman Kris Lovell



City of Newnan, Georgia – Board of Zoning Appeals

Date: September 5, 2023

Application Number: 2023-19

Agenda Item: Variance Request – 157 Lagrange Street

Prepared and presented by: Dean Smith, Senior Planner

Purpose: To hear a request for a variance for a front building setback reduction for the purpose of building a new single-family residential dwelling.

Applicant: Andrew Villarreal
Mallard Residential, LLC
P.O. Box 218
Brooks, GA 30205

Property Owner: Cornerstone Rentals, LLC
10 Jackson Street
Newnan, GA 30263

Zoning: Suburban Residential Single-Family Dwelling District (RS-15)

Present Use: Single Family Residence

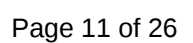
Proposed Use: Single Family Residence

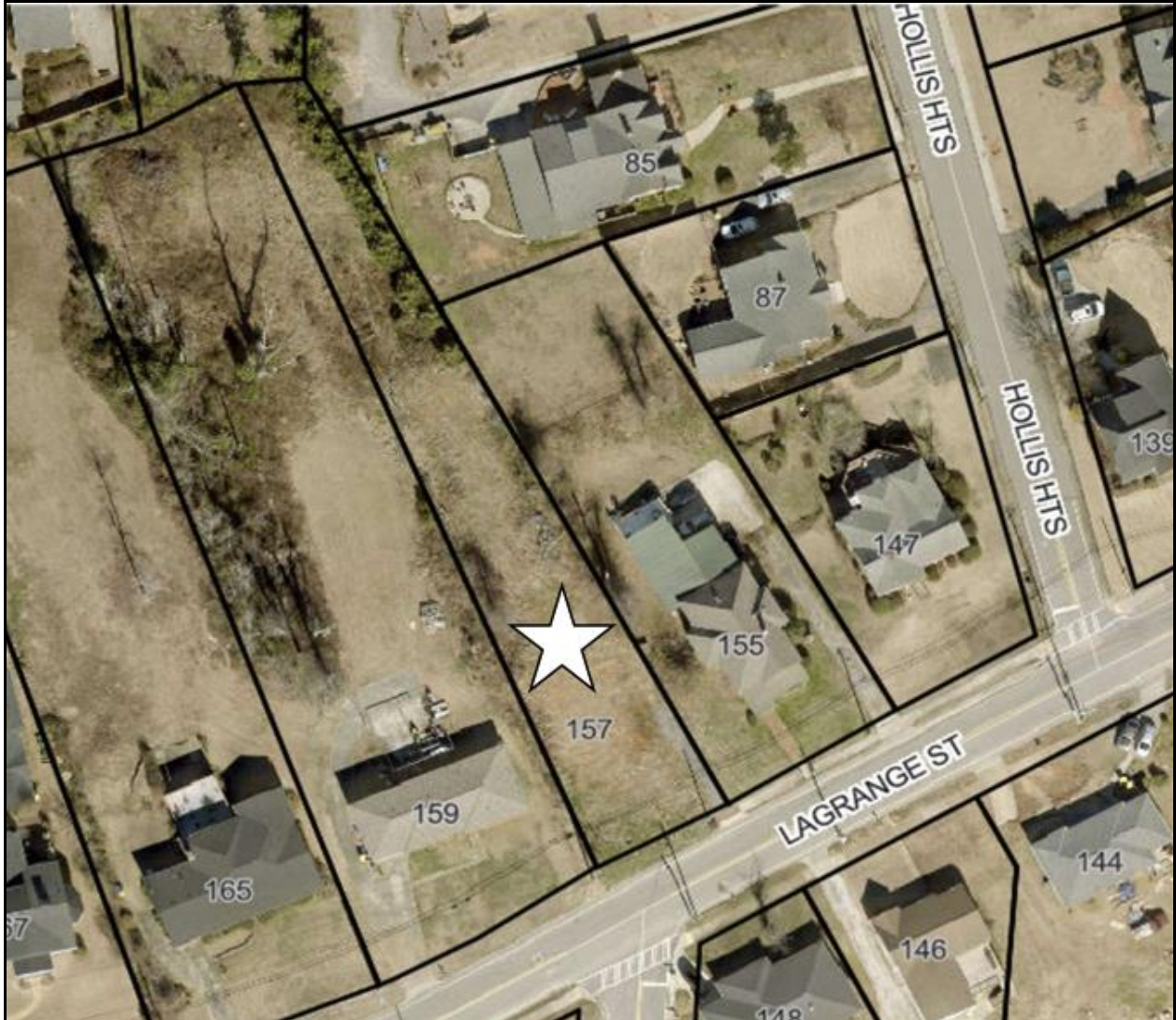
Pertinent Regulations: Article 4, Section 4-32, Table 4-A of the Zoning Ordinance - Building Setbacks in question: 1. Front Setback is 45 feet from right-of-way or 95 feet from road centerline.

Applicant's Position: "...The front building setback under RS-15 zoning is the greater of 45' from right-of-way or 95' from centerline of Lagrange Street, as designated as a major road...Utilizing this setback, the building envelope for new construction would be 31' & 41' further back on the lot than the homes to the lot's immediate left & right, respectively...Additionally, the front setback would be prohibitive as a home meeting the minimum living space requirements would not be able to be built within the lot line as this is a non-conforming lot and narrows significantly as it moves from front to back...The lot was established before zoning in the City of Newnan and the dimensions are such that current setbacks under the current zoning are too great to place a home on the lot that would meet square footage requirements and the aesthetics desired in the Historic District...Locating the home in a manner that meets current setback requirements would actually be less conforming to the neighborhood and likely eliminate the ability to build within the property lines...If a variance is not granted to allow for a new home to be built in a similar location to the previous home and neighboring homes, the lot that was once the location of a home that was damaged beyond repair by the March 26, 2021 tornado would likely be rendered unbuildable....Reducing the front setback to 32 feet from the right-of-way of Lagrange Street would allow for the proposed home to be built in a location on the lot that would be consistent with that of neighboring homes...The house plan proposed has been chosen to fit on the narrow dimensions of the lot and not conflict with the streetscape...."

City's Initial Findings: This location, under previous ownership, was condemned by the City in March, 2022, after the property owners failed to take any corrective action to repair or demolish the former existing structure that sustained extensive damage from the 2021 Tornado.



[illegible]



Basis for Granting Variance

The Board of Zoning Appeals shall base its required findings of fact upon particular evidence presented to it in each specific case where the property owner can show all of the following to be true:

- A. The strict application of the terms of this Ordinance would effectively prohibit or unreasonably restrict utilization of the property because of all of the following:
 - ✓ There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography; and,
 - ✓ Such conditions are peculiar to the particular piece of such property involved; and,
 - ✓ Such conditions were not imposed by the action or will of the owner of the property; and,
 - ✓ The application of the Ordinance to the particular piece of property would create an unnecessary hardship other than a financial hardship in which the

applicant would receive a lower rate of financial return on the use of the property if the variance is denied; and,

- ✓ Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this Ordinance.

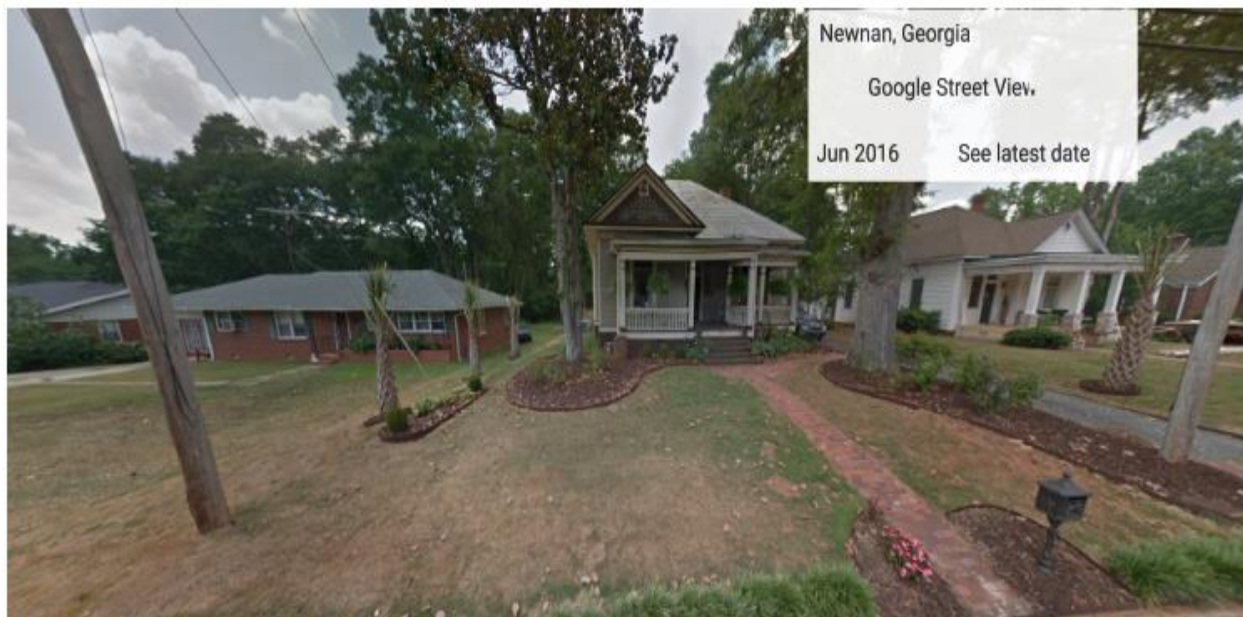
B. In addition, the Board of Zoning Appeals shall affirmatively determine that:

- ✓ The granting of such variance will alleviate a clearly demonstrable hardship approaching confiscation, as distinguished from a special privilege or convenience sought by the applicant.

The condition or situation of the property which gives rise to the need for such variance is not of so general or recurring a nature as to make reasonably practicable the formulation of a general regulation to be adopted as an amendment to this Ordinance.

Planning Department's Review and Findings:

The structure that was demolished did not meet the current zoning building setbacks. The house located adjacent to the subject property 155 and 159 Lagrange Street also do not meet the current setbacks. 155 Lagrange Street is approximately 32 feet from the right-of-way and 159 Lagrange Street is approximately 39 feet from the right-of-way of Lagrange Street.



In terms of rear and side building setbacks, the proposed house location plan illustrates that the new house will be in compliance with the 12-foot side setback and 35-foot rear setback. The building plans that have been submitted indicate that the new house will have a total heated area of 2,293 square feet. The minimum heated square footage required in the RS-15 zoning is 1800 square feet, so the new home will comply with that requirement. For comparison purposes, 155 Lagrange Street is 3,164 heated square feet and 159 Lagrange Street is 1,830 heated square feet.

As of the date of this report, staff have received no objections from any property owners within 250 feet of the subject property. In summary, staff agrees that the application meets the standards for a variance, as there extraordinary and exception conditions pertaining to the piece of property in question because of its size and shape.

Note: This variance is one step needed to build the home. 157 Lagrange Street is located within the Historic Residential Overlay District (HRDO). For new residential structures in an HRDO area, a Certificate of Appropriateness is required. The Planning Commission will have to approve a Certificate of Appropriateness for the new residence. The meeting for a Certificate of Appropriateness is scheduled to go before the Planning Commission, contingent upon the results of this variance hearing.

In short, staff would recommend approving the variance request as presented.

Attachments:

Application



NEWMAN
GEORGIA

CITY OF NEWMAN, GEORGIA

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

APPLICATION FOR VARIANCE

Name of Applicant Andrew Villarreal - Mallard Residential, LLC

Mailing Address PO Box 218, Brooks, GA 30205

Telephone (404) 806-8104 E-Mail: avill@mallardres.com

Property Owner (Use back if multiple names) Cornerstone Rentals LLC

Mailing Address 10 Jackson Street, Newnan, GA 30263

Telephone 770-296-5807

Address/Location of Property 157 LaGrange St, Newnan, GA 30263

Tax Parcel No: N27 0002 013

Present Zoning Classification: RS-15

Present Land Use Residential Lot

Intended Use Single Family Home

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 in regard to 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) 4-32 of the Zoning Ordinance/Subdivision Regulations: Minimum Front Setback from a Major St = 45/95.

In order for the Board to consider the request, it must be claimed "application of the Ordinance to the particular piece of property would create an unnecessary hardship". 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?
The front building setback under RS-15 zoning is the greater of 45' from ROW or 95' from C/L of road as LaGrange St is designated as a major road. Utilizing this setback, the building envelope for new construction would be 31' & 41' further back on the lot than the homes to the lot's immediate left & right, respectively. Additionally, the front setback would be prohibitive as a home meeting the minimum living space requirements would not be able to be built within the lot line as this is a non-confirming lot and narrows significantly as it moves from front to back.
2. What is the existing zoning of the property, including any previously approved modifications, conditions, or proffers?
RS-15

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?
The lot was established before zoning in the City of Newnan and the dimensions are such that current setbacks under the current zoning are too great to place a home on the lot that would meet square footage requirements and the aesthetics desired in the Historic District. Locating the home in a manner that meets current setback requirements would actually be less conforming to the neighborhood and likely eliminate the ability to build within the property lines.
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?
If a variance is not granted to allow for a new home to be built in a similar location to the previous home and neighboring homes, the lot that was once the location of a home that was damaged beyond repair by the March 26th, 2021 tornado would likely be rendered unbuildable.
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?
Reducing the front setback to be 32 feet from the ROW of LaGrange St would allow for the proposed home to be built in a location on the lot that would be consistent with that of neighboring homes. The house plan proposed has been chosen to fit on the narrow dimensions of the lot and not conflict with the street scape.

The Board of Zoning Appeals shall base its required findings upon the particular evidence presented in each specific case where the property owner can show:

A. The strict application of the terms of the Ordinance would effectively prohibit or unreasonably restrict utilization of the property because:

- ✓ There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography.
- ✓ Such conditions are peculiar to the particular piece of such property involved.
- ✓ Such conditions were not imposed by the action or will of the owner of the property.
- ✓ The application of the Ordinance to the particular piece of property would create an unnecessary hardship. Such hardship does not include financial hardship in that if the variance were granted, the applicant could receive a higher rate of financial return on the use of the property and without the variance, a lesser but still reasonable return could be realized.
- ✓ Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the Ordinance.

B. The granting of such variance will alleviate a clearly demonstrable hardship approaching confiscation, as distinguished from a special privilege or convenience sought by the applicant.

C. The condition or situation of the property, which give rise to the need for such variance, is not of so general or recurring a nature as to make reasonably practicable the formulation of a general regulation to be adopted as an amendment to the Ordinance.

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.
- ✓ ~~List of all the names and addresses of all property owners within 250 feet of subject property. This information can be found at the Coweta County Tax Assessors Office.~~

Application For Variance

City of Newnan, Georgia

✓ Check for applicable fees (\$250.00).

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.

Andrew Villarreal

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



Signature of Applicant(s)

FOR OFFICIAL USE ONLY

RECEIVED BY

Dean Smith

DATE OF FILING

7/17/23

BZA MEETING DATE

9/5/23

DATE OF NOTICE PUBLICATION

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 Cornerstone Rentals LLC

Telephone Number 770-296-5807

Address of Subject Property 157 LaGrange 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.


Signature of Property Owner **MEMBER**

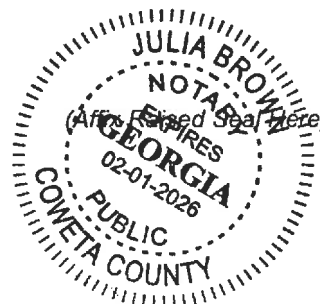
Personally appeared before me

James Van S Mottola Jr.

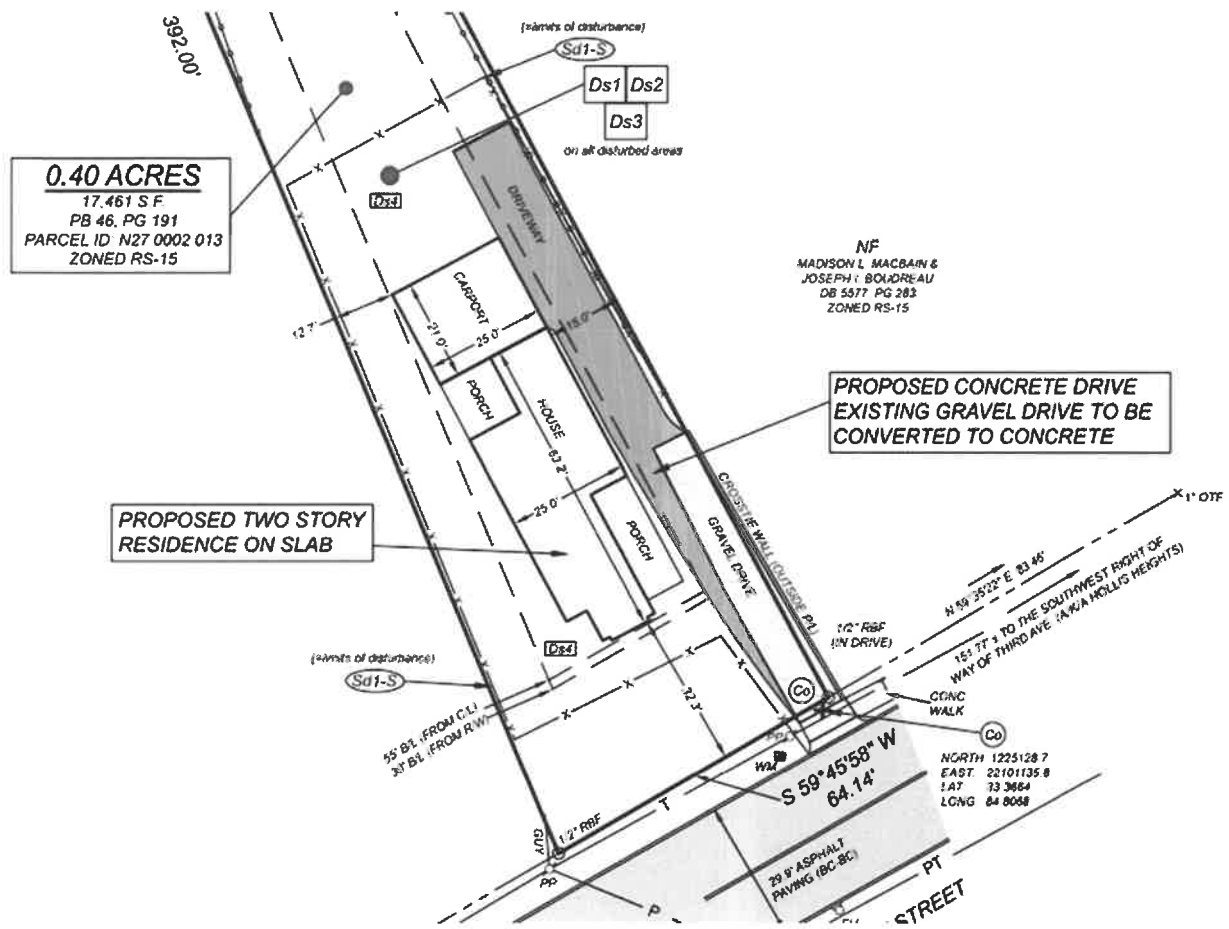
who swears the information contained
in this authorization is true and correct
to the best of his/her knowledge and
belief.

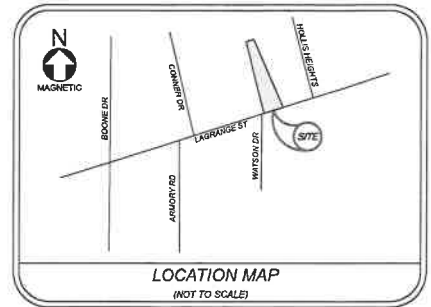

Notary Public

7/14/2023
Date



Zoomed in view of proposed new construction.





1. REFERENCE FOR THE BOUNDARY INFORMATION SHOWN HEREON WAS MADE TO PLAT BOOK 46, PAGE 191 OF COMBETA COUNTY RECORDS.

2. NO PORTION OF THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED ON COMBETA COUNTY PANEL NO. 13077026321 D, DATED FEBRUARY 6, 2013.

3. THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN IS BASED ON ABOVE GROUND STRUCTURES AND INFORMATION SUPPLIED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES OR STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. THEREFORE, ADDED UTILITIES OR STRUCTURES MAY EXIST. THE SURVEYOR MAKES NO CERTIFICATION AS TO THE ACCURACY AND COMPLETENESS OF THE LOCATIONS SHOWN HEREON.

4. NO ABSTRACT OF TITLE, TITLE COMMITMENT, OR RESULTS OF TITLE SEARCHES WERE SUPPLIED TO THE SURVEYOR. THERE MAY BE OTHER PERSONS OR RECORD THAT AFFECT THIS PROPERTY.

5. BUILDING SETBACK INFORMATION SHOWN HEREON IS PER THE CITY OF NEWMAN ZONING ORDINANCE FOR RS-15 ZONING CLASSIFICATION.

6. THE LAST DAY OF THE FIELD SURVEY WAS PERFORMED ON JANUARY 9, 2023.



THIS PLAT 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.

0' 30' 60' 90'

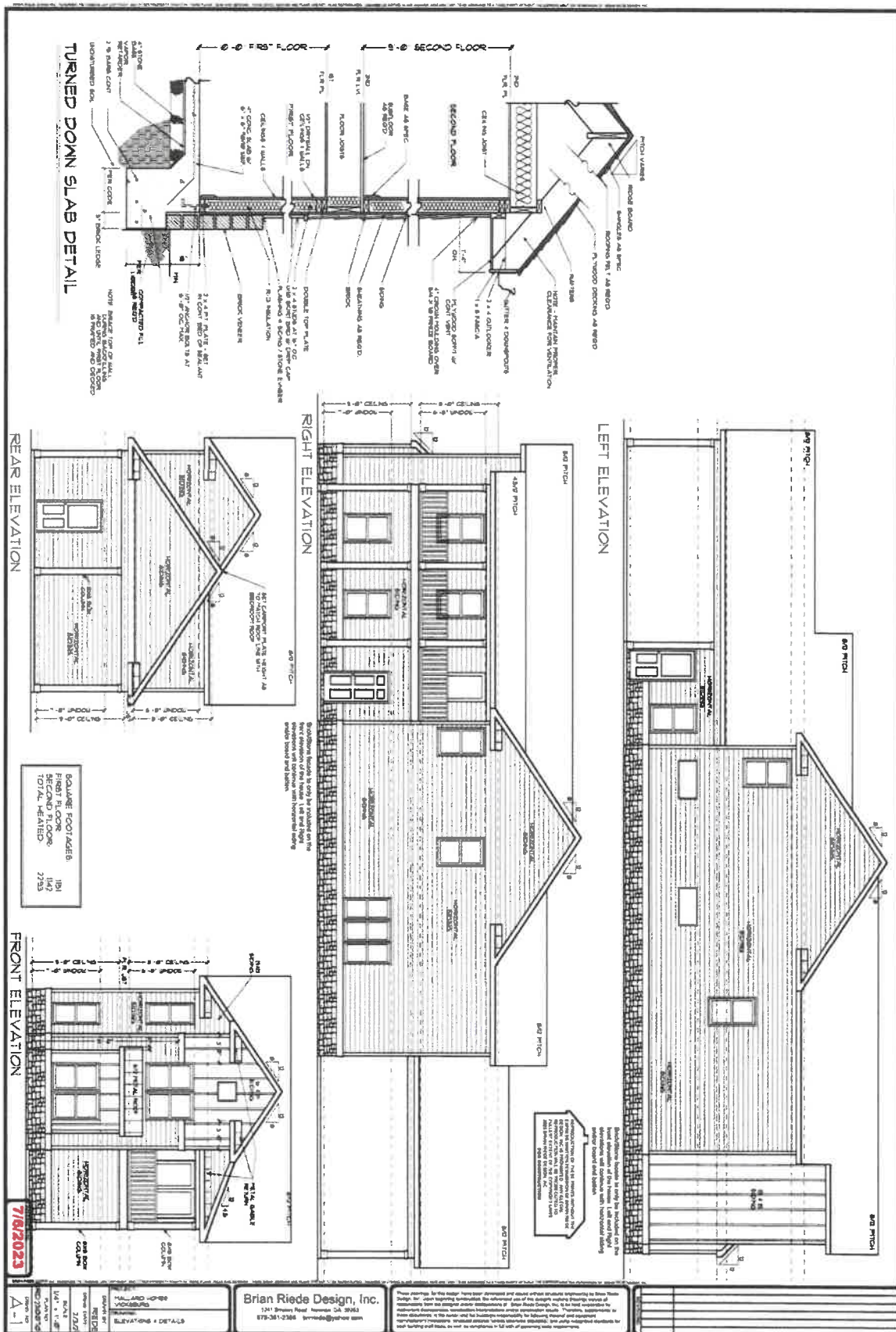
GRAPHIC SCALE:
1" = 30'

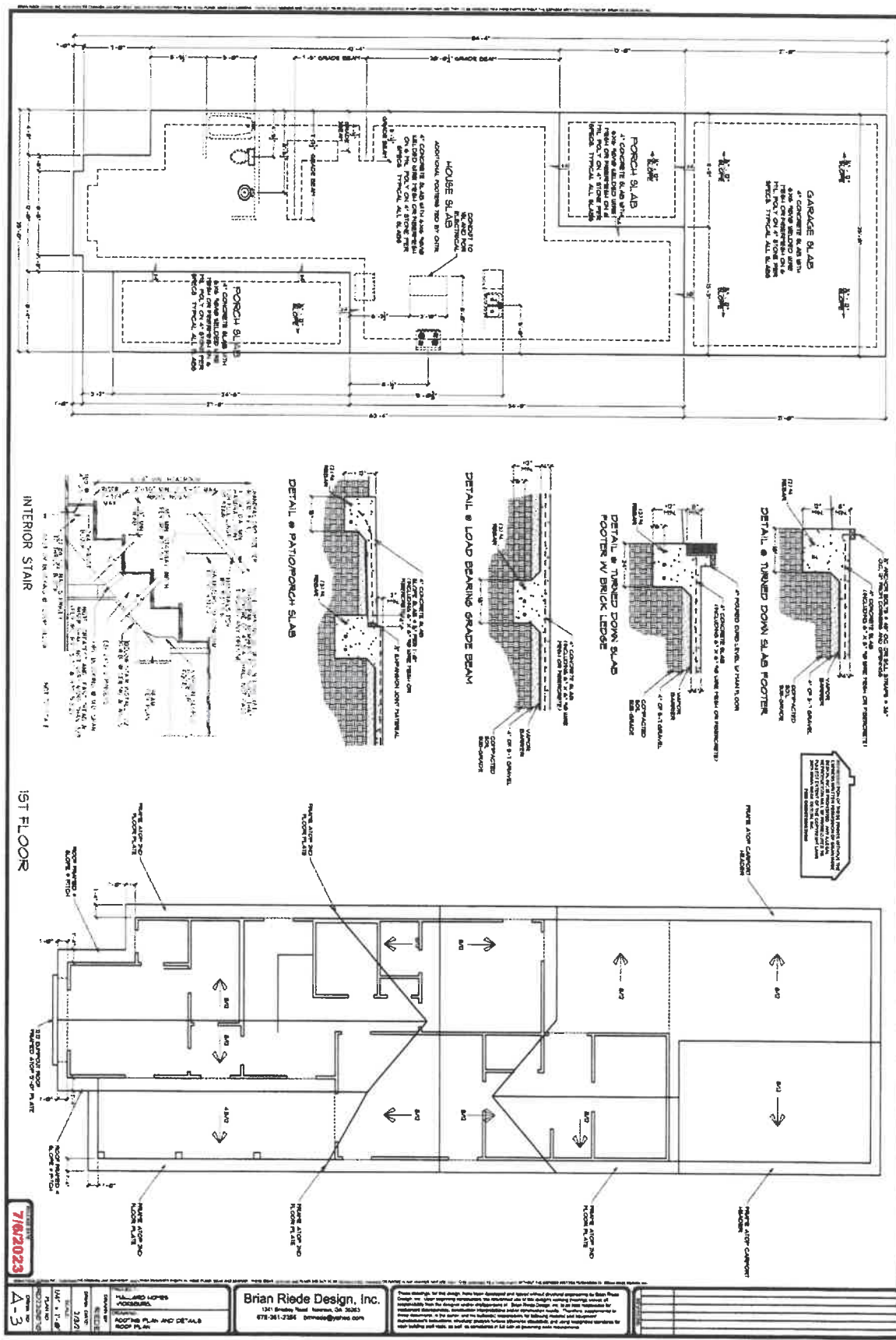
FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A TRIMBLE 5-4 ROBOTIC TOTAL STATION.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURES AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 465,840 FEET.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN 20,000 FEET AND AN ANGULAR ERROR OF 3 SECOND PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.

DRAWN BY: MJS	REVISION	DATE	DESCRIPTION
CHECKED BY: CAM			
CC: CAM			
DATE: JULY 17, 2023			
SCALE: 1" = 30'			
LAND LOT: 7			
DISTRICT: 5th			
COWETA COUNTY			







The map at left represents the property being submitted for COA review (see highlighted property – 157 LaGrange St). We have included pictures of surrounding properties for the City gain insight as to what type of homes surround this property. Each property is pictured below and labeled.

159 LaGrange St



155 LaGrange St



164 LaGrange St



148 LaGrange St



Suggested color finishes/patterns for 157 LaGrange St



Exterior: Sherwin Williams – SW7064 Passive
Trim: Sherwin Williams – SW7005 Pure White



Exterior: Sherwin Williams – SW7005 Pure White
Trim: Sherwin Williams – SW7072 Online



Exterior: Sherwin Williams – SW2857 Peace Yellow
Trim: Sherwin Williams – SW7005 Pure White