

OCTOBER 15, 2007  
PUBLIC HEARING  
CITY OF SENOIA  
APPLICATION FOR VARIANCE  
ACCESSORY STRUCTURE  
7:00 P.M.

Council Present: Mayor Robert Belisle, Council Maurice Grover, Bobby Graham, Larry Owens, and Keith Harrison.

Visitors Present: Jerry Peterson, Mark Wood, Phil Wall, Larry Langford, Linda Pike, Bill Roy, Sue Wells, Delma and Elaine Hays, Sam Helfman, Sharon Boyer, Bob Werner, Lee Coleman, Gary and Susanne Alford, Katherine Cage, Rebecca and Robert Duncan, Jim Graver, Norma Jacobson, Debbie and Donald Neill, Kathleen Sullivan, Chief Bennett, Captain Edens, Sara Faye Campbell, Amie Scarbrough, and Murray McAfee

Mayor Belisle called the public hearing to order and announced that the purpose of this hearing is to present and receive comments on an Application for Variance at 291 Pylant Street. The application is asking for a variance in size of an accessory structure, and called for comments from the applicant.

Gary Alford introduced his self to everyone and stated that he would like to buy the property at 291 Pylant Street, but the sale is contingent upon the approval of this variance so he can build a wood working shop. He stated that he has been a wood worker all of his life and if they buy this house he has to have a place to do his work. He can't do it in a small area; he has to have a good size building. He stated that he looked at it and tried to keep it in historical perspective, the Historical Society approved it, so that pretty much speaks for itself. Looks like an old tobacco barn, stall doors make it look like you can keep a stable in there. Basically that's it.

Councilman Harrison asked if it would be made up of the same materials as the house and Mr. Alford stated no, it would be made of hardy plank, lower roof would be metal because of the pitch, upper roof shingles like the house. The color scheme would match the house. Councilman Owens asked if he had any plans for the barn that's already on there and he stated that it was to be left as is. It's my understanding that its part of the original building structures. Councilman Owens also asked why it had to be so large and Mr. Alford stated that he has a lot of tools. That it should have been bigger. I do a lot of work, idle hands is the mark of the devil.

Mayor Belisle asked if council had any other questions or comments of the applicant, being none he called for comments from City Administrator, Richard Ferry. Mr. Ferry stated that Section 1202 part H of the Land Development Ordinance states that in considering a variance of the ordinances the following factors should be considered: Whether or not the special circumstances contributing to the request are particular to the property involved, whether or not the situation for which the request is being made poses

an unnecessary hardship to the applicant, and whether or not the request is due to an intentional action of the applicant to violate the ordinance.

The applicant has not made mention of any special circumstances other than wanting to purchase this home and have a place to do woodwork, the applicant has not mentioned any particular hardship, and finally there is no evidence the applicant has committed any intention to violate the ordinance. Historical Preservation did review this application and approved the architecture, the primary structure does not have a attached garage and is allowed by ordinance to have a two bay garage, plans do not show vehicle access to the building so that leads me to believe that is not to be used as a garage, items that the council should determine is the building to for the applicants use and not a place of business, which would violate the zoning ordinance, which would include employees coming to the house to work, and other elements such as noise should be considered, and every attempt should be made to construct the building so as not to harm any of the specimen trees on the lot. Council asked questions about set backs, and the actual footage and dimensions of the building.

Mayor Belisle asked council if they had any other questions or comments, being none he called for comments or questions from the floor.

Kathleen Sullivan, 269 Pylant Street, asked if the egress and ingress would be paved, Mr. Alford answered no, none of the trees would be affected either, no gravel or concrete poured. She stated that the building is bigger than the houses that Mr. Wood is building, and that it looks like a big garage.

Mayor Belisle asked if there was any one else that wanted to speak, being none, on a motion by Larry Owens, seconded by Maurice Grover, all ayes, the meeting was adjourned.

Respectfully submitted,

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Robert K. Belisle, Mayor

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Linda J. Denney, Deputy Clerk