



## Application for a Certificate of Appropriateness (COA)

<b>Applicant:</b>	Brian McElroy	<b>Phone Number:</b>	(770) 855-5263
<b>Mailing Address:</b>	244 Seminole Drive NE, Marietta, GA 30060		
<b>Subject Property:</b>		<b>Parcel ID:</b>	
<b>Property Owner:</b>	Brian McElroy	<b>Phone Number:</b>	(770) 855-5263
<b>Mailing Address:</b>	244 Seminole Drive NE, Marietta, GA 30060		

<b>Type of Project Proposed:</b> <input type="checkbox"/> Demolition <input type="checkbox"/> New Construction/Infill <input checked="" type="checkbox"/> Additions <input type="checkbox"/> Material Change in Appearance
<b>Description of Proposed Project (attach additional sheets if necessary):</b> Addition of a 2nd floor above the current one story house that includes (3) bedrooms with accompanying closet, (2) bathrooms and mechanical space for new HVAC system. First floor addition includes extending front porch east to the end of the house, a screen in porch on the east side of the house with a covered walkway behind it to cover the existing side door into the kitchen.

I hereby affirm that the information supplied on this application is correct and if found to be incorrect that any permit issued pursuant to this application may be void.

**Signature:** \_\_\_\_\_ **Date:** 12/20/2022

**\*Applicant/Owner/or Representative Must Be Present at the Historic Preservation Commission Meeting**

<i>To be completed by STAFF ONLY</i>	
HPC Hearing Date: _____	City Council Hearing Date: _____
<b>APPROVAL</b>	<b>DENIAL</b>
Conditions: _____	
Chairman's Signature _____	Date _____

**meeting.** Below are pictures of my neighbor's houses on either side of our home. If you need more pictures or information, or have questions, please don't hesitate to contact me. Thank you again for your help, Merry Christmas and Happy Holidays/New Year.





**FLOOD NOTE**

THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY F.I.R.M. OFFICIAL FLOOD HAZARD MAPS. THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA. FOR MORE ACCURATE INFORMATION, A SECOND OPINION OF THE APPLICABLE FLOOD HAZARD AREA IS RECOMMENDED. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS, AN INSURANCE COMPANY OR APPRAISER.

**REFERENCE MATERIAL**

1. WARRANTY DEED IN FAVOR OF COLLEEN McELROY AND BRIAN McELROY DEED BOOK 15524 6059 COBB COUNTY, GEORGIA



**SEMINOLE DRIVE (55' R/W)**

N88°07'49"E 69.93'  
(70' BY PLAT) (ACTUAL)

**LEGEND**

- B DENOTES BUILDING LINE
- R DENOTES PROPERTY LINE
- R/W DENOTES RIGHT-OF-WAY
- C DENOTES CENTERLINE
- X DENOTES FENCE
- RCP DENOTES REINFORCED CONCRETE PIPE
- CMP DENOTES CORRUGATED METAL PIPE
- PP DENOTES POWER POLE
- LP DENOTES LIGHT POLE
- GW DENOTES GUY WIRE
- P DENOTES POWER LINE
- PM DENOTES POWER METER
- FO DENOTES FIBER OPTIC
- A/C DENOTES AIR CONDITION
- CB DENOTES CABLE BOX
- TB DENOTES TELEPHONE BOX
- GM DENOTES GAS METER
- GV DENOTES GAS VALVE
- GLM DENOTES GAS LINE MARKER
- WM DENOTES WATER METER
- WV DENOTES WATER VALVE
- FM DENOTES FIRE HYDRANT
- MW DENOTES MONITORING WELL
- HW DENOTES HEADWALL
- JB DENOTES JUNCTION BOX
- DI DENOTES DRAIN INLET
- S DENOTES SANITARY SEWER LINE
- SSMH DENOTES SANITARY SEWER MANHOLE
- CO DENOTES CLEAN OUT
- P.O.B. DENOTES POINT OF BEGINNING
- P.O.C. DENOTES POINT OF COMMENCEMENT

**SURVEY NOTES**

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES. UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. PLEASE CALL ALL LOCAL UTILITY PROVIDERS AND OR 811 FOR FURTHER INFORMATION.



2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE. FOR NEW PERMITS THE LOCAL ISSUING AUTHORITY MAY REQUIRE ADDITIONAL EASEMENTS NOT SHOWN.
3. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS REPERMITS OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.
4. THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS GATHERED BY AN OPEN TRAVERSE AND HAS A CALCULATED POSITIONAL TOLERANCE OF 0.03 FEET. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 104,875 FEET. A GEOMAX ZIEMO 90 SERIES ROBOTIC TOTAL STATION WITH COLLISION SURVEY 2 DATA COLLECTOR WERE USED IN THE COLLECTION OF FIELD DATA.
5. BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.
6. THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.
7. ALL REBARS SET ARE 1/2" REBARS UNLESS OTHERWISE NOTED.
8. THE EXISTENCE, SIZE, AND LOCATION OF IMPERVIOUS BUFFERS ARE SUBJECT TO FINAL DETERMINATION BY THE LOCAL ISSUING AUTHORITY, CITY, OR COUNTY.

**SURVEYOR'S CERTIFICATE**

This plat is a replacement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Regulation for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

*Michael R. Noles*

Michael R. Noles Georgia RLS No. 2646 9-20-22

**CURRENT ZONING INFORMATION**

CITY OF MARIETTA ZONING R-3  
 MINIMUM LOT AREA = 10,000 SQ.FT.  
 MINIMUM LOT WIDTH = 85 FEET  
 MAXIMUM BUILDING HEIGHT = 35 FEET  
 MINIMUM HEATED FLOOR AREA = 1,400 SQ.FT.  
 MAXIMUM IMPERVIOUS SURFACE COVERAGE = 50%  
 MINIMUM FRONT SET BACKS  
 ARTERIAL = 40 FEET  
 COLLECTOR = 30 FEET  
 LOCAL = 25 FEET  
 MINIMUM SIDE SET BACK = 10 FEET  
 MINIMUM REAR SET BACK = 30 FEET  
 ACCESSORY STRUCTURE IN REAR YARD ONLY  
 AND NO LESS THAN 10 FEET FROM ANY PROP. LINE  
 ALL ZONING MATTERS MUST BE APPROVED BY THE CITY OF MARIETTA PRIOR TO CONSTRUCTION.



Michael R. Noles  
Georgia RLS #2646  
Member SAMSOG



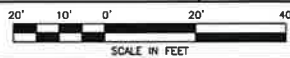
McClung Surveying Services, Inc.  
4833 South Cobb Drive Suite 200  
Smyrna, Georgia 30080 (770) 434-3383  
www.mcclungsurveying.com Certificate of Authorization #SF000752

SURVEY FOR  
BRIAN McELROY

244 SEMINOLE DRIVE  
MARIETTA, GEORGIA

TOTAL AREA = 0.287± ACRES  
OR 12,513± SQ. FT.

LOT 21  
CHEROKEE HEIGHTS



NO.	REVISIONS	DATE

LAND LOT 1088  
16TH DISTRICT 2ND SECTION  
COBB COUNTY, GEORGIA  
PLAT PREPARED: 9-20-22  
FIELD: 9-16-22 SCALE: 1"=20'

PB 1  
PG 155

JOB#259615

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*Michael R. Noles*

Michael R. Noles Georgia RLS No. 2646 9-20-22



Michael R. Noles  
Georgia RLS #2646  
Member SAMSOC

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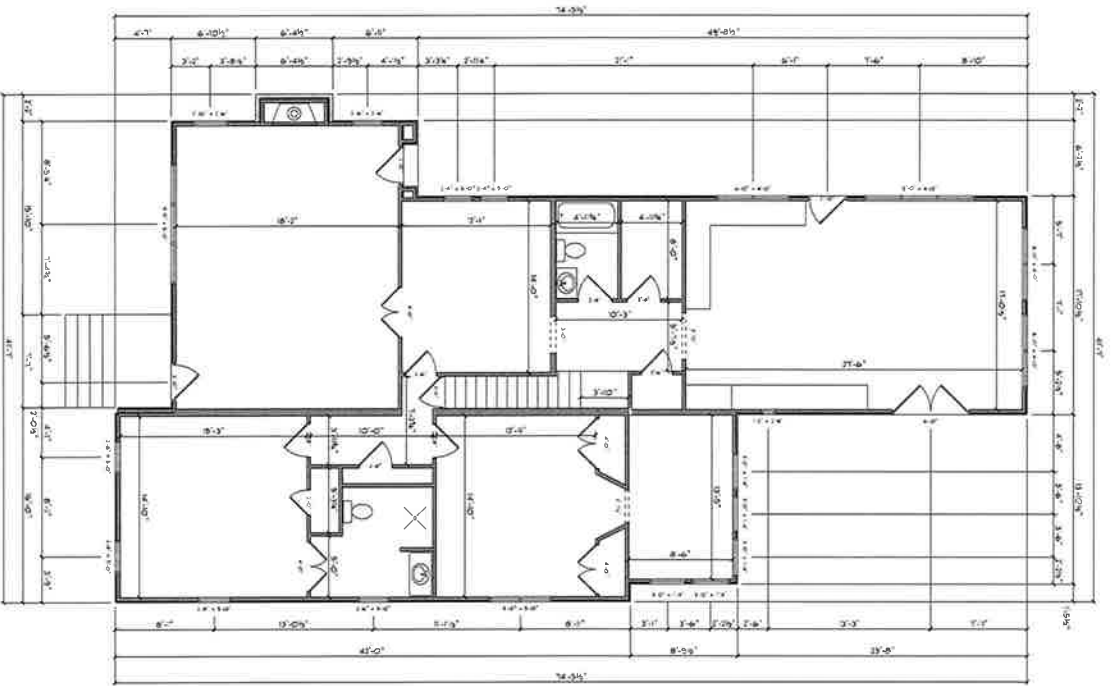
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JOB#259615





**Square Footage:**  
 - 2,155 sf Finished First Floor

- Notes:**
- 9' Plate & Ceiling Height
  - 8' Plate & Ceiling Height - Kitchen
  - 6-8' Door & Window Header Height unless otherwise noted

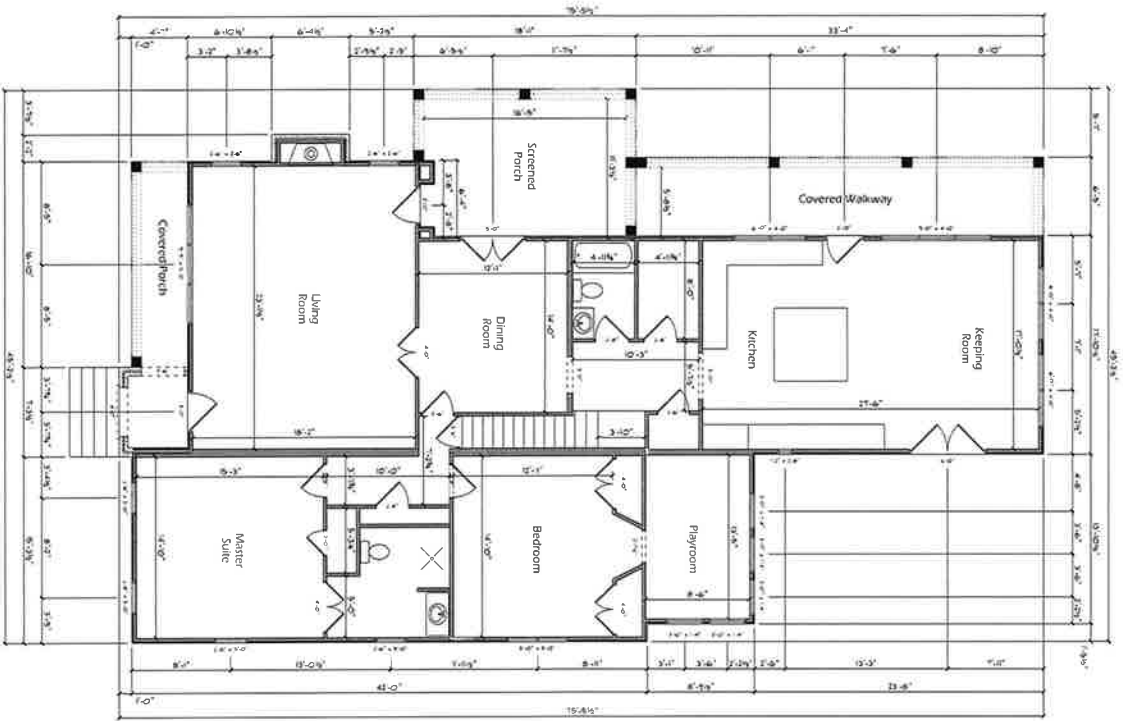
**As-Built First Floor Plan**



Hogan Design Studio, Inc.  
 1000 Peachtree Street, NE  
 Atlanta, GA 30309  
 Phone: 404.525.1111  
 Fax: 404.525.1112  
 www.hogandesignstudio.com

**McElroy Residence**  
 244 Seminole Dr NE - Marietta, GA 30060

DATE	Dec. 18, 2022
SCALE	1/4" = 1'-0"
SHEET #	AS1



- Square Footage:**
- 2,155 sf Finished First Floor
  - 115 sf Front Covered Porch
  - 205 sf Side Screened Porch
  - 210 sf Side Covered Walkway

- Notes:**
- 9' Plate & Ceiling Height
  - 8' Plate & Ceiling Height - Kitchen (current)
  - Remove and change to 9'-0"
  - 6'-8" Door & Window Header Height unless otherwise noted

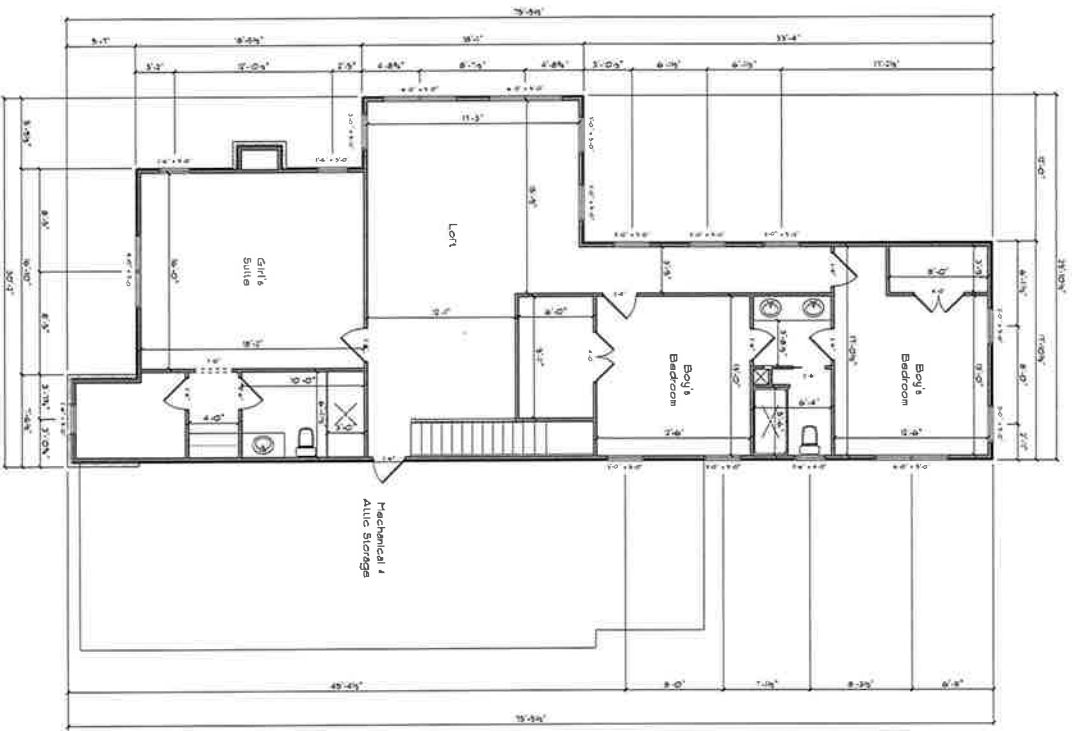
# New First Floor Plan



Hagart Design Studio, Inc.  
 1100 Peachtree Street, NE  
 Atlanta, GA 30309  
 Phone: 404.525.1100  
 Fax: 404.525.1101  
 www.hagartdesign.com

**McElroy Residence**  
 244 Seminole Dr NE - Marietta, GA 30060

DATE	Dec. 18, 2022
SCALE	1/4" = 1'-0"
SHEET #	A1



**Square Footage:**  
 - 1,575 sf Finished Second Floor

**Notes:**

- 8' Plate & Ceiling Height
- 6'-8" Door & Window/Header Height unless otherwise noted
- 18" Floor system allotted for. Ext. elevations and stairs adjust accordingly

**Second Floor Plan**

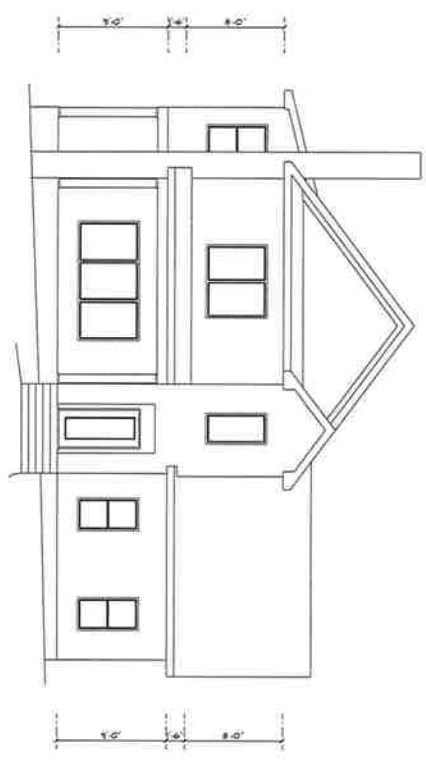


HD STUDIO  
 12345 Main Street, Suite 100  
 Atlanta, GA 30303  
 Phone: (404) 555-1234  
 Email: info@hdstudio.com  
 Website: www.hdstudio.com

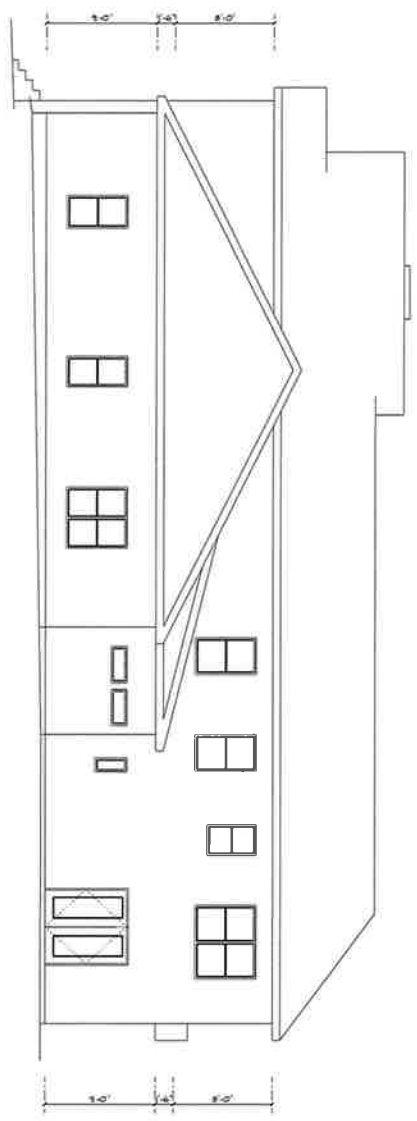
**McElroy Residence**  
 244 Seminole Dr NE - Marietta, GA 30060

DATE	Dec. 18, 2022
SCALE	1/4" = 1'-0"
SHEET #	AZ

- Notes:**
- 9'-7" Plate & Ceiling Height
  - 8'-8" Plate & Ceiling Height - Kitchen (current)
  - Remove and change to 9'-0"
  - 6'-8" Door & Window Header Height
  - unless otherwise noted



**Front Elevation**



**Right Elevation**



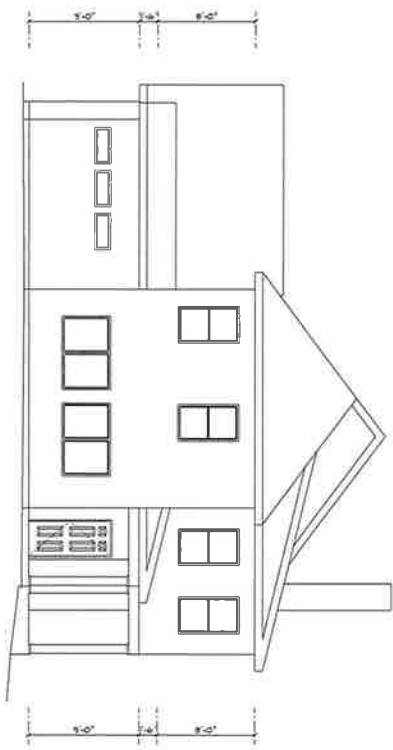
HD  
ARCHITECTS  
1100 Peachtree Street, NE  
Atlanta, GA 30309  
404.525.1100  
www.hdarchitects.com

**McElroy Residence**  
244 Seminole Dr NE - Marietta, GA 30060

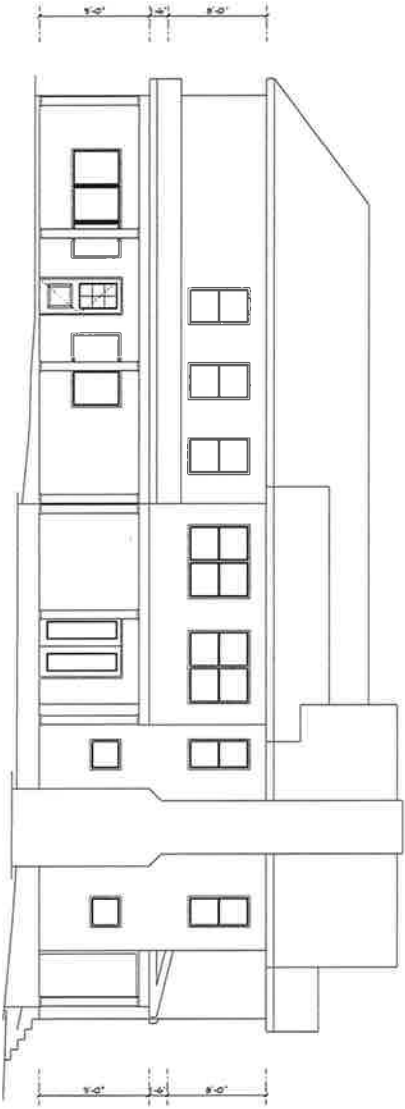
DATE	Dec. 18, 2022
SCALE	1/4" = 1'-0"
SHEET #	A4



- Notes:**
- 9'-0" Plate & Ceiling Height
  - 8' Plate & Ceiling Height - Kitchen (current)
  - Remove and change to 9'-0"
  - 6'-8" Door & Window Header Height
  - unless otherwise noted



Rear Elevation



Left Elevation



\$1100.00

HD Architects

Highland Design Studio, Inc.  
 1000 Peachtree Street, NE  
 Atlanta, GA 30309  
 404.525.1100  
 www.highlanddesignstudio.com

**McElroy Residence**  
 244 Seminole Dr NE - Marietta, GA 30060

DATE	Dec. 18, 2022
SCALE	1/4" = 1'-0"
SHEET #	A5