

VARIANCE(S):

V-2023-005

**CITY OF SUWANEE
VARIANCE ANALYSIS**

CASE NUMBER: V-2023-005

REQUEST: ACCESSORY STRUCTURE EXCEEDING
MAXIMUM SQUARE FOOTAGE

APPLICABLE SECTION: SECTION 500

LOCATION: 646 NIGHT LARK COURT

DISTRICT/LAND LOT: 7-285-088

ZONING: R-140 (RESIDENTIAL SINGLE FAMILY)

APPLICANT/OWNER: JOHN & CHRISTINA SCHNEIDER
646 NIGHT LARK COURT
SUWANEE, GA 30024

CONTACT: CHRISTINA SCHNEIDER
PHONE: 404-226-6645

RECOMMENDATION: **APPROVAL WITH CONDITIONS**

ANALYSIS:

The applicant seeks a variance from Section 500A.1.c of the City of Suwanee Zoning Ordinance to allow for an accessory structure exceeding the maximum permitted square footage of 800 square feet. The applicant seeks to construct a 252 square foot addition onto an existing approximately 750 square foot accessory structure located at the rear of the property. The 1.03 acre parcel is located on the corner of Night Lark Court and Settles Bridge Road at 646 Night Lark Court and is zoned R-140.

The subject property contains a two-story residence of approximately 4,000 square feet with a basement. Access to the home is provided via a driveway off Night Lark Court. This driveway runs in front of the house and continues up the east side of the house to a detached garage located in the rear yard. The applicant is seeking to add a 12 foot by 21 foot porch addition containing an open outdoor kitchen and an enclosed half bath to the detached garage. This addition will be next to a pool in the backyard.

Section 500.A.1.c of the City of Suwanee Zoning Ordinance (R-140 Zoning District Permitted Uses) states that an accessory structure “shall not exceed 800 square feet of gross floor area”. Constructing this addition would put the accessory structure at approximately 1,000 square feet. As such, a variance would be required in order to build the addition as proposed.

The subject property is located in the Suwanee North Character Area on the corner of Settles Bridge Road and Night Lark Court and is surrounded by single-family lots of varying sizes all zoned either R-140 or R-100. The surrounding area is typical of the Suwanee North Character Area, which is characterized by low density, large lot, single family detached homes. The neighboring properties to the west and south are zoned R-140. The properties to the north, across Night Lark Court, and east, across Settles Bridge Road, are zoned R-100. Many of the homes in the area, including the subject property, are recently constructed, so they have little mature vegetative screening. The subject property and the surrounding lots and homes are larger than the typical homes in Suwanee.

In the R-140 zoning district, accessory structures may not exceed 800 square feet of gross floor area. As currently constructed the accessory structure meets this requirement. The 250 square foot addition would cause the structure to exceed the maximum, therefore, the applicant requests a variance from sections 500A.1.C of the Zoning Ordinance. The City regulates the size and location of accessory structures to protect adjacent and nearby homeowners from possible negative impacts of accessory buildings. The requirement of an accessory structure to not exceed 800 square feet is intended to ensure that the accessory structures are clearly subordinate to the primary structure.

Accessory structures should be clearly subordinate to the primary structure on the property. The primary structure on the subject property is an approximately 4,000 square foot two-story house. The minimum floor area for a home in the R-140 district is 1,250 square feet. An 800 square foot accessory structure is about 64 percent of the size of the minimum floor area allowed in the district. The proposed accessory structure with the proposed porch addition would be about 25 percent of the size of the primary structure. As such, the proposed accessory structure would be clearly subordinate to the primary structure. It should also be noted that the 3 homes closest to the subject property (to the west, south, and east) are all over 4,000 square feet in size. Across Night Lark Court is a barn that is almost 9,000 square feet in size. The proposed expansion to the existing accessory structure will be clearly subordinate to all of the primary structures in the immediate area and will be far smaller than the accessory structure directly across the street from the subject property.

The subject lot is approximately 200 feet wide. The main dwelling on the subject property is 55 feet from the nearest property line to the east. The garage currently sits 39.5 feet from the eastern property line, along Settles Bridge Road, and 24.5 feet from the southern property line. The proposed addition would be screened from the eastern property line by the existing garage and evergreen trees along the eastern and southern property lines. The porch addition would be 12 feet tall. Because it is a fairly small addition to an already existing accessory structure, the visual impact on adjacent properties should be minimal. The proposed addition would be consistent with the character of the surrounding area and should not undermine the intent of the Zoning Ordinance.

Last year, the Planning Department conducted a review of variance requests related to accessory structures in Suwanee. The review found that the City had received and considered 35 variance requests related to accessory structures since 2000. Of those 35 requests, 34 were approved by the Zoning Board of Appeals. The review found that most of those requests were either located

in the historic Old Town area or were accessory structures proposed on lots larger than 1.5 acres. As a result, the Zoning Ordinance was amended to allow for administrative variances for accessory structures on lots larger than 1.5 acres or located in the historic Old Town area. The subject property is smaller than 1.5 acres and is not located in the historic Old Town area. As such the variance request requires consideration by the full Zoning Board of Appeals.

The City of Suwanee's Zoning Ordinance grants the Zoning Board of Appeals the authority to grant variances. According to Section 2006 of the Ordinance, the Board is authorized to grant variances when literal enforcement of the Ordinance will result in unnecessary hardship to a property owner. A variance may be granted if the conditions are unique to the property and/or are unlikely to cause substantial detriment to the public good or if the variance will not undermine the intent of the zoning ordinance.

It appears that the original permit for the accessory structure was issued in error, through no fault of the applicant. The Zoning Ordinance requires accessory structures to be located at least 50 feet from a yard abutting a public street. The accessory structure is located just under 40 feet from the right of way for Settles Bridge Road. The Zoning Ordinance does not allow for an addition/expansion onto a structure or use that does not conform to the requirements of the Zoning Ordinance. As such, if the board chooses to approve the request, a condition should be included that reduces the setback along Settles Bridge Road for the accessory structure down to 38 feet.

While there are no extraordinary or exceptional conditions on the subject property due to its size, shape, or topography that would create an unnecessary hardship, exceeding the maximum permitted accessory square footage is unlikely to negatively impact neighboring properties. Larger accessory structures are compatible with the area, and the acreage of the subject property allows for substantial distance between the proposed structure and neighboring homes. Additionally, the primary dwellings on the subject property and in the surrounding area are substantially larger than the accessory structure with the proposed addition. With appropriate conditions, it is unlikely approval of this variance would cause a substantial detriment to the public good or undermine the intent of the Zoning Ordinance. As such, staff recommends **APPROVAL WITH CONDITIONS** of V-2023-005.

V-2023-005

Planning Department Recommendation:

The Planning Department recommends approval of a variance to allow for an accessory structure in excess of 800 square feet subject to the following condition(s):

1. Any addition to the accessory structure must be consistent with the size and location shown on Exhibit 'A'.
2. The architecture, material, and design of the accessory structure shall be consistent with variance Exhibit 'B'.
3. The accessory structure shall not exceed 1,050 square feet in size.
4. The setback from Settles Bridge Road for the accessory structure shall be a minimum of 38 feet.

Standards for Consideration

Pursuant to Section 2009A of the City of Suwanee Zoning Ordinance, the City finds the following standards are relevant in considering all applications for a Variance.

- A. Will approval of the variance unreasonably increase the congestion in public streets?**

Approval of this variance would not increase the congestion in public streets.

- B. Will approval increase the danger of fire or endanger public safety?**

Approval of this variance would not increase the danger of fire or endanger public safety.

- C. Will approval unreasonably diminish or impair established property values within the surrounding area?**

Approval of the variance should not unreasonably diminish or impair property values within the surrounding area.

- D. Will approval in any other aspect impair the public health, safety, comfort, morals or welfare of the inhabitants of the City?**

Approval of this variance should not impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City.

**APPLICATION FOR VARIANCE FROM THE
CITY OF SUWANEE ZONING BOARD OF APPEALS**

Please complete this application and submit with all necessary attachments as stated on the Variance Information Form (please type or print)

APPLICANT INFORMATION

Name: John & Christina Schneider
Address: 646 Night Lark Ct
City: Suwanee
State: Georgia
Phone: (404)226-6645
E-mail address: chielson10@gmail.com

OWNER INFORMATION

Name: John & Christina Schneider
Address: 646 Night Lark Ct
City: Suwanee
State: Georgia
Phone: (404)226-6645

CONTACT PERSON: Christina Schneider PHONE: (404)226-6645

ADDRESS OF PROPERTY 646 Night Lark Ct, Suwanee, GA 30024

LAND DISTRICT 7th LAND LOT 285 PARCEL 7285 LOT 6

SUBDIVISION OR PROJECT NAME (IF APPLICABLE) Larkabit Farm

ZONING R-140

VARIANCE REQUESTED To have an accessory structure that is greater than 800 sq.ft.

NEED FOR VARIANCE Planning to add a porch addition containing an outdoor kitchen and half bath to an existing detached garage. Will be next to pool in backyard.

***A VARIANCE FROM A CONDITION OF ZONING CANNOT BE ACCEPTED.**

SECTION 2007, APPLICANT AND/OR A REPRESENTATIVE.

*****The property owner, applicant and /or a representative thereof shall be present at all meetings of the Zoning Board of Appeals, Planning Commission and/or Mayor and Council at which official action is requested on any variance or application for amendment. The failure of the property owner, applicant and/or a representative to attend such meetings shall result in the denial of said variance or application for amendment.**

Y-2023-005

APPLICANT CERTIFICATION

The undersigned below is authorized to make this application and is aware that an application or re-application for the same type of variance affecting the same land or any portion thereof shall not be acted upon within twelve (12) months from the date of last action by the Board of Appeals, unless waived by the Board of Appeals. An application or reapplication shall not be acted upon in less than (6) months from the date of the last action by the Board of Appeals.



Christina Schneider 7/18/2023
Signature of Applicant Date

Christina Schneider
Typed or Printed Name and Title

Cass J 7-18-23
Signature of Notary Public Date

Notary Seal

PROPERTY OWNER CERTIFICATION

The undersigned below, or as attached, is the record owner of the property considered in this application and is aware that an application or reapplication for the same type of Variance affecting the same land or any portion thereof shall not be acted upon within twelve (12) months from the date of last action by the Board of Appeals unless waived by the Board of Appeals. An application or reapplication shall not be acted upon in less than six (6) months from the date of the last action by the Board of Appeals.



Christina Schneider 7/18/2023
Signature of Applicant Date

Christina Schneider
Typed or Printed Name and Title

Cass J 7-18-23
Signature of Notary Public Date

Notary Seal

DEPARTMENT OF PLANNING AND DEVELOPMENT USE ONLY

Case Number <u>V-2023-005</u>	Variance <input checked="" type="checkbox"/>	Administrative _____
Date Rec'd <u>7-18-23</u>	Rec'd By <u>AD</u>	Hearing Date _____
Amount Rec'd <u>\$300</u>	Receipt <input checked="" type="checkbox"/>	

ACTION TAKEN _____

SIGNATURE _____ DATE: _____

RECORD NORTH



GEORGIA PREMIER LAND SERVICES, INC. IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREIN. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES, ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.

THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND PROFESSIONAL STANDARDS OF CARE AND DOES NOT CONSTITUTE A GUARANTEE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.

REFERENCES:
 1. WARRANTY DEED FOR JOHN AND CHRISTINA SCHNEIDER RECORDED IN DEED BOOK 59245, PAGE 574 GWINNETT COUNTY RECORDS.
 2. FINAL PLAT FOR BLOCK A OF LARKKABIT FARM SUBDIVISION, UNIT 1 RECORDED IN PLAT BOOK 74, PAGE 108 AND REVERSED IN PLAT BOOK 143, PAGE 40 GWINNETT COUNTY RECORDS.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE SUBJECT AND ADJACENT PROPERTY OWNERS' DEED REFERENCES WERE PROVIDED BY GEORGIA PREMIER LAND SERVICES, INC. AND ARE NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS.

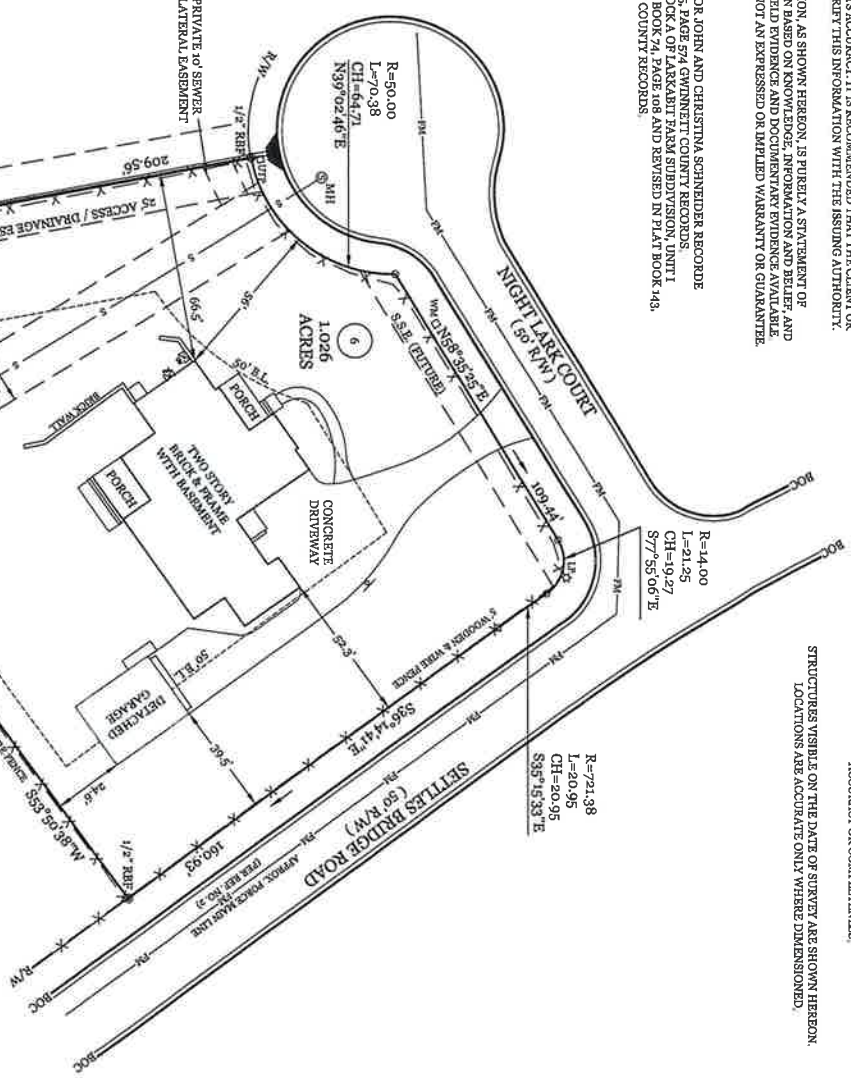
STRUCTURES VISIBLE ON THE DATE OF SURVEY ARE SHOWN HEREON. LOCATIONS ARE ACCURATE ONLY WHERE DIMENSIONED.

A TOPCON SS-103 TOTAL STATION WAS USED TO OBTAIN THE LINKER AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSEST PERCEPTION OF ONE FOOT IN 24.536 FEET OR ONE PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

THIS MAP OR PLAT HAS BEEN CALCULATED AND CHECKED FOR ACCURACY WITHIN ONE FOOT IN 384.41 FEET AND CORNERS 1:095 ACRES.

NO PORTION OF SUBJECT PROPERTY LIES WITHIN A DESIGNATED 100 YEAR FLOOD HAZARD AREA AS DEPICTED BY SEALED MAP LOCATION AND GRAPHIC TITLING ONLY PER I.L. DATED MARCH 04, 2003.



- LEGEND**
- NTS = NOT TO SCALE
 - 1/2" = 1/2" REBAR PIN SET
 - LL = LAND LOT
 - LL = LAND LOT LINE
 - PL = PROPERTY LINE
 - CL = CENTERLINE
 - CON = CONCRETE
 - RES = RESIN FLOOR
 - RRF = CRUMP TOP PIPE
 - OTF = OPEN TOP PIPE
 - BSL = BUILDING SETBACK LINE
 - R/W = RIGHT-OF-WAY
 - SSS = SANITARY SEWER EASEMENT
 - DE = DRAINAGE EASEMENT
 - MH = MANHOLE
 - MB = MATCH BURN
 - MB = MATCH BURN
 - HW = HEADWALL
 - DI = DROP INLET
 - PP = POWER/UTILITY POLE
 - FFH = FIRE HYDRANT
 - IE = INVERT ELEVATION
 - FFS = FIRST FLOOR ELEVATION
 - BFS = BASEMENT FLOOR ELEVATION
 - GFB = GARAGE FLOOR ELEVATION
 - OTL = SANITARY SEWER LINE/PPE
 - SSS = STORM SEWER LINE/PPE
 - FL = FENCE LINE
 - N/P = NOW OR FORMERLY
 - FOB = POINT OF BEGINNING
 - POC = POINT OF COMMENCEMENT

GRAPHIC SCALE

(IN FEET)

1 inch = 30 ft.

LOCATED IN THE CITY LIMITS OF SIMPHER

No.	By	Date	Revision

ACAD FILE: 23/23004/6668\gd\darkcourt\004\FNL.DWG



THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATE HEREON SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON OR PERSONS.

INFORMATION REGARDING THE REPORTED PRESENCE, SIZE, CHARACTER AND LOCATION OF STRUCTURES SHOWN HEREON SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. ALSO, UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED LOCATING ACCURATELY, COMPLETELY, AND RELIABLY DIRECTED, THE OWNER, HIS SUCCESSIONS, AND HIS CONTRACTORS SHALL HEREBY DISTRICTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE COMPLETENESS OR SUFFICIENCY OF THIS INFORMATION.



SURVEY FOR:

JOHN SCHNEIDER
 &
CHRISTINA SCHNEIDER

646 NIGHT LARK COURT
 GEORGIA PREMIER
 LAND SERVICES, INC.
 7000 SHILOH ROAD
 SUITE 100
 ATLANTA, GEORGIA 30359
 (770) 644-3004 FAX (770) 644-3936
 LAND SURVEY FIRM CO. #117

Date: 01.06.2023 Land Lot: 285 District: 7th
 County: GWINNETT, GEORGIA Scale: 1" = 30'
 Project: 23004 Drawn By: AS Sheet No. 1 of 1

V-2023-005

Exhibit 'A'



GEORGIA PREMIER LAND SERVICES, INC. IS NOT RESPONSIBLE FOR ANY AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREIN. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES, ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.

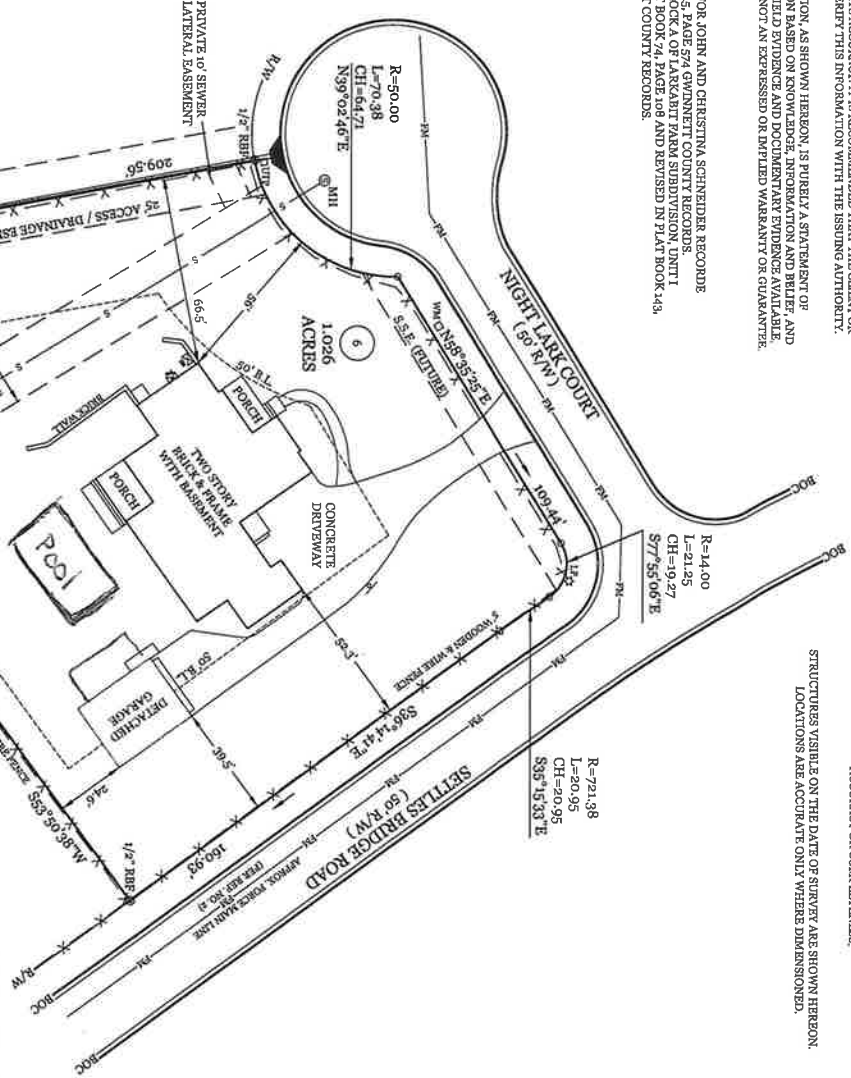
THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.

REFERENCES:
 1. PLAT BOOK 283/23004/648 (NIGHT LARK COURT)
 2. FINAL PLAT FOR BLOCK A OF LARKCOURT SUBDIVISION, UNIT 1, RECORDED IN PLAT BOOK 74, PAGE 108 AND REVISED IN PLAT BOOK 143, PAGE 40 (GWINNETT COUNTY RECORDS).

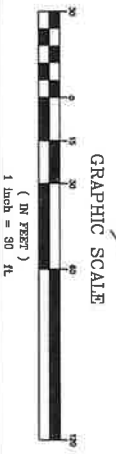
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE, SURVEY AND ADJACENT PROPERTY OWNERS' DEED REFERENCES WERE PROVIDED BY GEORGIA PREMIER LAND SERVICES, INC. AND ARE NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS.

STRUCTURES VISIBLE ON THE DATE OF SURVEY ARE SHOWN HEREON. LOCATIONS ARE ACCURATE ONLY WHERE DIMENSIONED.

A. TOTAL STATION WAS USED TO OBTAIN ALL MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.
 THE FIELD DATA, UPON WHICH THIS MAP OR PLAT IS BASED, HAS A CLOSED PERIMETER OF ONE FOOT IN 26,515 FEET AND AN ANGULAR ERROR OF 09" PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.
 THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE 284.41 FEET AND CONTAINS 1.026 ACRES.
 NO PORTION OF SUBJECT PROPERTY LIES WITHIN A DESIGNATED FLOOD HAZARD AREA AS DERIVED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY PER F.L.M. PANEL NO. 1385C0022H, DATED MARCH 04, 2013.



- LEGEND**
- N/S = NOT TO SCALE
 - 1/2" R.R.B. = 1/2" REBAR 3/8" SET
 - LL = LAND LOT
 - P.L. = PROPERTY LINE
 - C.L. = CENTERLINE
 - R.P. = REAR PIN FOUND
 - R.F. = REAR FOUND
 - C.P. = CORNER PIN FOUND
 - O.P. = OPEN TOP PIPE
 - S.L. = BUILDING SETBACK LINE
 - R/W = RIGHT-OF-WAY
 - S.S. = SANITARY SEWER EASEMENT
 - D.E. = DRAINAGE EASEMENT
 - M.H. = MANHOLE
 - C.B. = CATCH BASIN
 - J.B. = JUNCTION BOX
 - M.P. = METER POINT
 - P.P. = POWER/UTILITY POLE
 - D.I. = DROD INLET
 - F.H. = FIRE HYDRANT
 - I.E. = INVERT ELEVATION
 - F.F.E. = FIRST FLOOR ELEVATION
 - B.F.E. = BASEMENT FLOOR ELEVATION
 - G.F.E. = GARAGE FLOOR ELEVATION
 - U.P. = UNDERGROUND TELE. P.D.
 - S.P.L. = SURFACE SPRAWL LINE/PIPE
 - S.S.L. = SURFACE SPRAWL LINE/PIPE
 - F.L. = FENCE LINE
 - N/F = NOW OR FORMERLY
 - P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCEMENT



LOCATED IN THE CITY LIMITS OF SUWANEE

No.	By	Date	Revision

ACAD FILE: 23/23004/648nightlarkcourt.dwg



SURVEY FOR:

JOHN SCHNEIDER & CHRISTINA SCHNEIDER

646 NIGHT LARK COURT

GEORGIA PREMIER LAND SERVICES, INC.
 PROFESSIONAL LAND SURVEYING
 3818 HAMILTON MIL. ROAD
 (770) 644-9044, (404) 444-9956
 LAND SURVEY FIRM CO. #177

Date: 01.06.2023 Land Lot: 285 District: 7th
 County: GWINNETT, GEORGIA Scale: 1" = 30'
 Project: 23004 Drawn By: AS Sheet No. 1 of 1

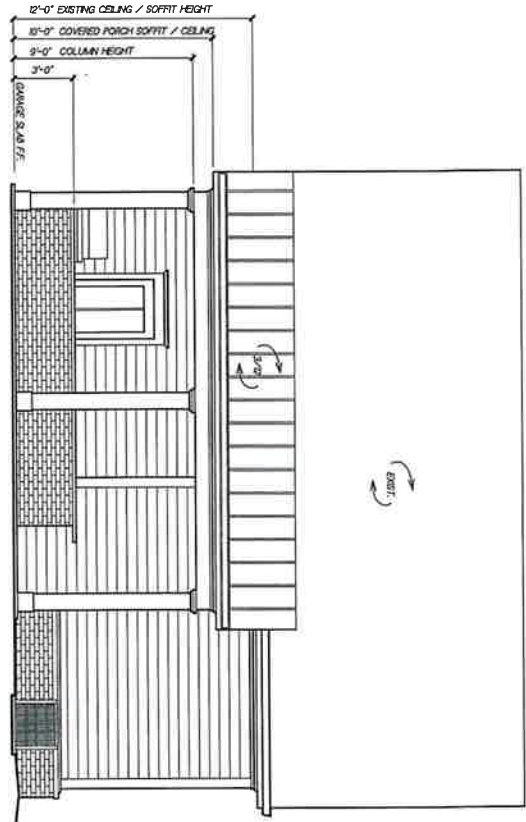
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INFORMATION REGARDING THE NOTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THESE ARE NOT SERVANTS OF THE CONTRACT OF THIS SURVEY AND IT IS THE RESPONSIBILITY OF THE CLIENT TO VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES AND STRUCTURES NOT SHOWN MAY BE DISCOVERED. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND UTILITIES CANNOT BE DETERMINED. THE SURVEYOR'S OBLIGATION IS TO IDENTIFY THE LOCATION OF HIS CONDUITS AND HIS CONTRACTORS SHALL HEREBY DISTINGUISH UNDERGROUND UTILITIES FROM OTHER UTILITIES BY THE COLOR, SIZE OR SUPPLY OF THIS INFORMATION.

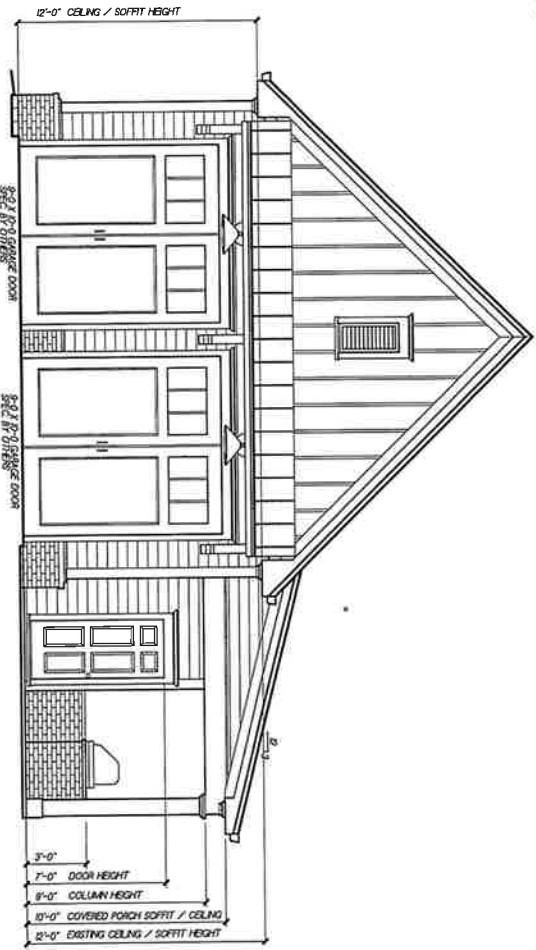


V-2023-005

Exhibit 'B'



1 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



2 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

DATE		PROJECT NUMBER
05-01-23	**	**
DRAWN BY		REVISIONS
ZTC	05-31-23	
SHEETED BY		
A4		

CALDWELL • CLINE

ARCHITECTS • DESIGNERS

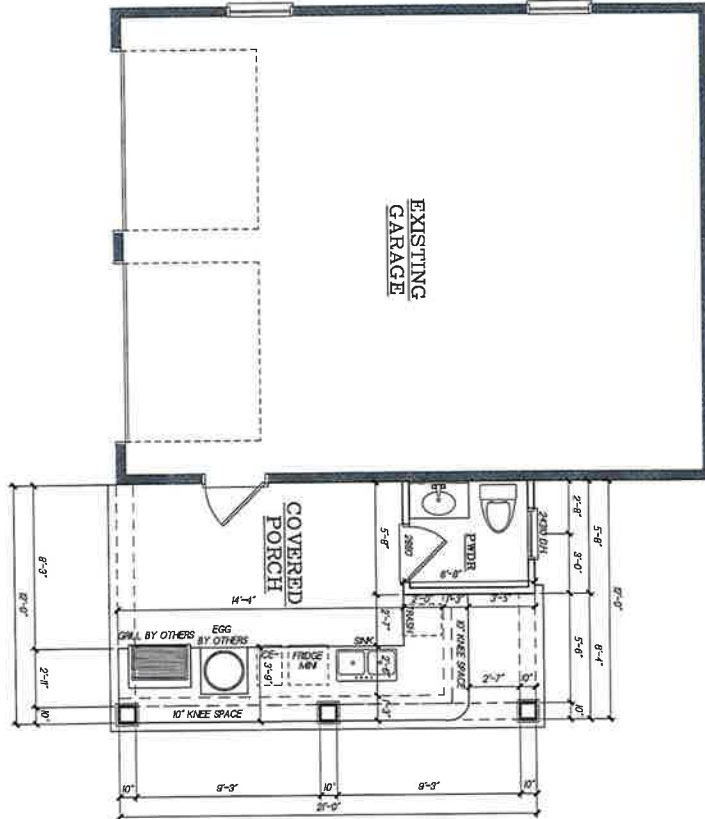
322 Crossman's Circle - Marietta, GA 30064
Phone 770-424-3882 - Fax 770-424-2377
www.caldwellcline.com

DETACHED GARAGE PORCH ADDITION

PROJECT

Est. 2023

V-2023-005



1 MAIN LEVEL PLAN
SCALE: 1/4" = 1'-0"

NEW CONST.	282	hid. s.f.
TOTAL	282	hid. s.f.
CEILING HEIGHTS		
MAIN LEVEL	10'-0"	

* ALL CEILING HEIGHTS SHOWN ABOVE CEILING CRENSURE WIDTH *

ABBREVIATIONS:

APP.	Above	Finished Floor
C.F.	Below	Finished Floor
C.O.	Center	Opening
O.F.S.	Outside	of Slud
V.M.E.	Ventilated	Wire Shelving

DATE	05-01-23	PROJECT NUMBER	**
ISSUE BY	ZTC	DATE	05-31-23
CHECKED BY			
A2			

CALDWELL • CLINE

ARCHITECTS • DESIGNERS

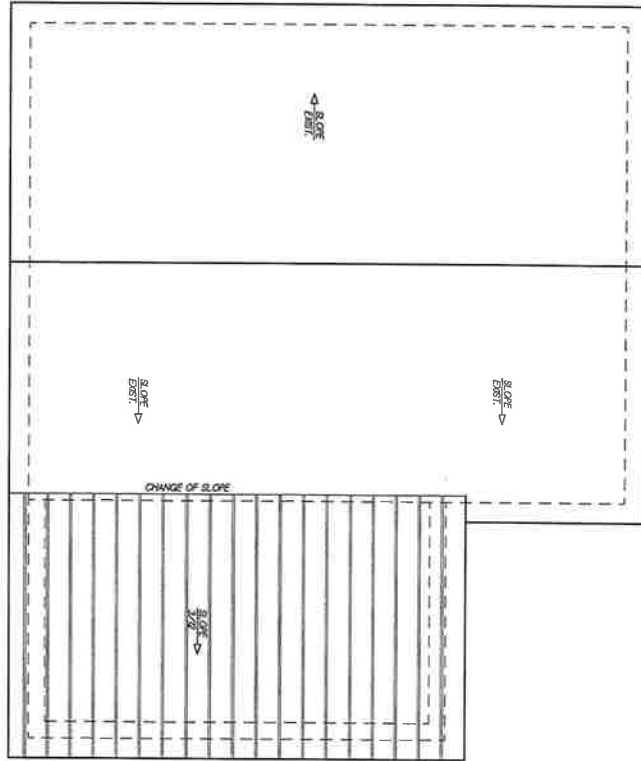
222 Cresson Circle - Marietta, GA 30064
Phone 770-424-3882 - Fax 770-424-2377
www.caldwellcline.com

DETACHED GARAGE PORCH ADDITION

PROJECT

Est. 2023

V-2023-005



1 ROOF PLAN
 A3 SCALE: 1/4" = 1'-0"

PROJECT

DETACHED GARAGE
 PORCH ADDITION

Est. 2023

CALDWELL • CLINE
 ARCHITECTS ♦ DESIGNERS

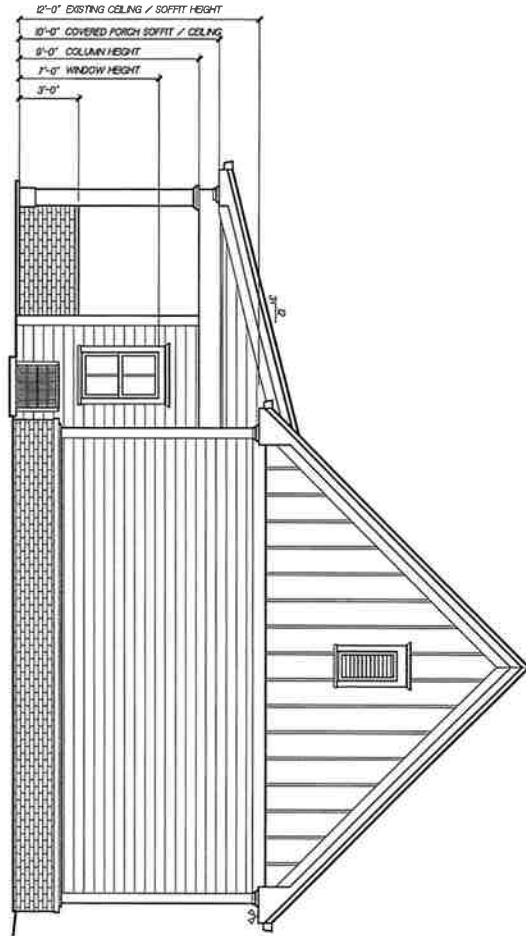
222 Green L Circle - Marietta, GA 30064
 Phone 770-424-3662 - Fax 770-424-2377
 www.caldwellcline.com

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DATE	PROJECT NUMBER
05-01-23	**
DRAWN BY	REVISIONS
ZTC	05-31-23
ENGINEER BY	

A3

V-2023-005



3 REAR ELEVATION
A4 SCALE: 1/4" = 1'-0"

DETACHED GARAGE
PORCH ADDITION

PROJECT

Est. 2023

CALDWELL • CLINE
ARCHITECTS • DESIGNERS

325 Craven I Circle - Marietta, GA 30064
Phone: 770-424-2882 - Fax: 770-424-2377
www.caldwellcline.com

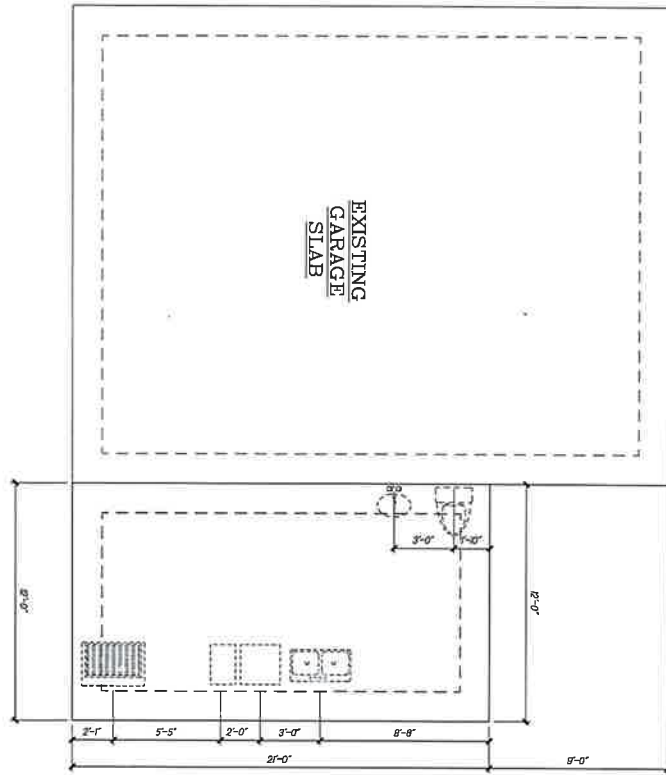
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DATE	PROJECT NUMBER
06-01-23	**
ISSUED BY	REVISIONS
ZTC	06-31-23
CHECKED BY	

A5

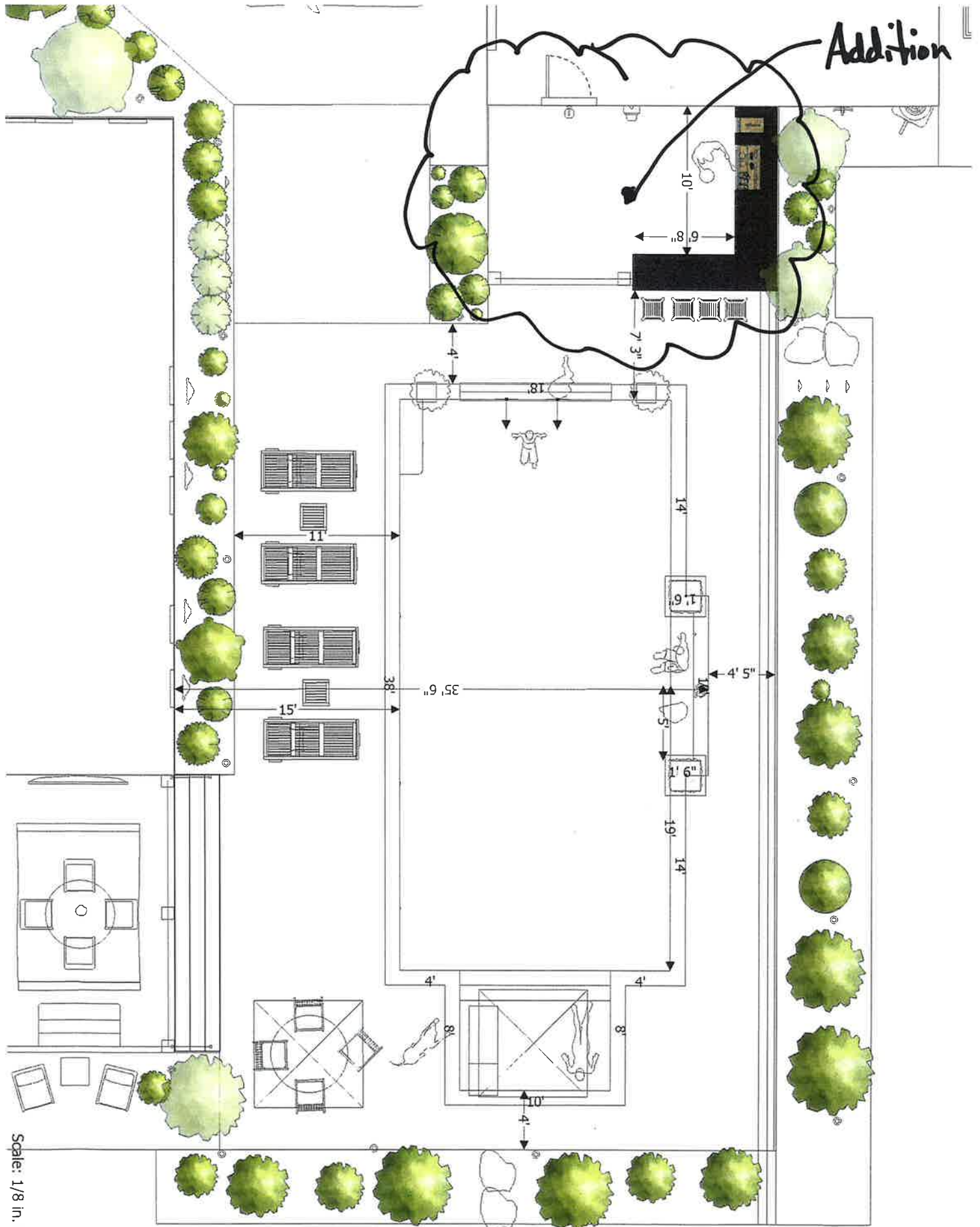
V-2023-005

1 SLAB LEVEL PLAN
A1 SCALE 1/4" = 1'-0"



<p>1765 PROJECT NUMBER</p> <p>DATE</p> <p>05-01-23</p> <p>1765 PROJECT NUMBER</p> <p>DATE</p> <p>05-31-23</p> <p>PROJECT NAME</p> <p>***</p> <p>DATE</p> <p>05-31-23</p> <p>PROJECT NAME</p> <p>***</p> <p>DATE</p> <p>05-31-23</p> <p>PROJECT NAME</p> <p>***</p>		<p>CALDWELL • CLINE</p> <p>ARCHITECTS • DESIGNERS</p> <p>222 Greenway Circle - Marietta, GA 30064 Phone 770-424-3882 - Fax 770-424-2377 www.caldwellcline.com</p>	<p>DETACHED GARAGE PORCH ADDITION</p> <p>Est. 2023</p>	<p>PROJECT</p>

V-2023-005






Addition

Scale: 1/8 in. per ft.

V-2023-005

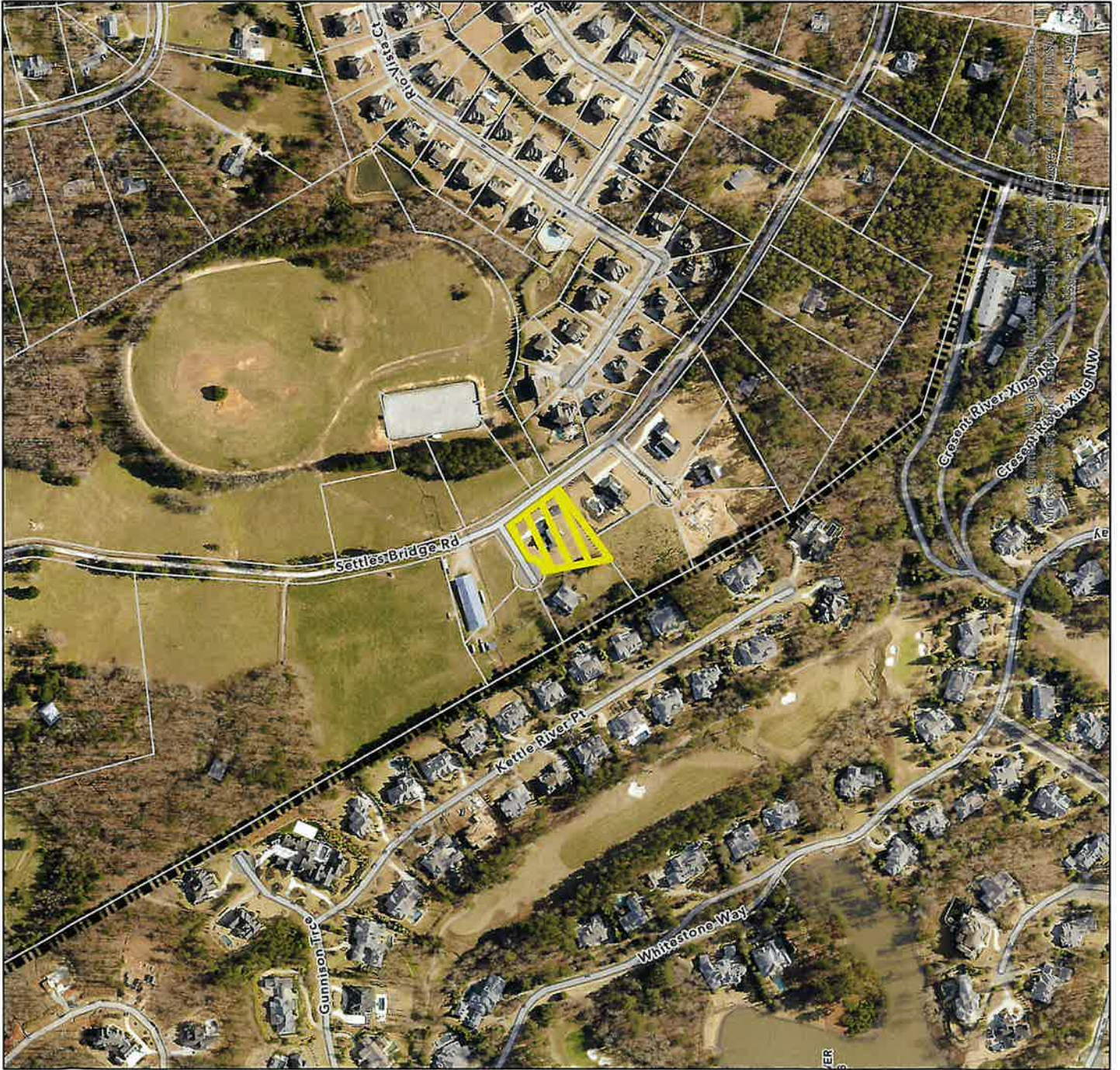
Location Map V-2023-005

Legend

-  Subject Property
-  City Parcels
-  City Limits



0 250 500 1,000 Feet

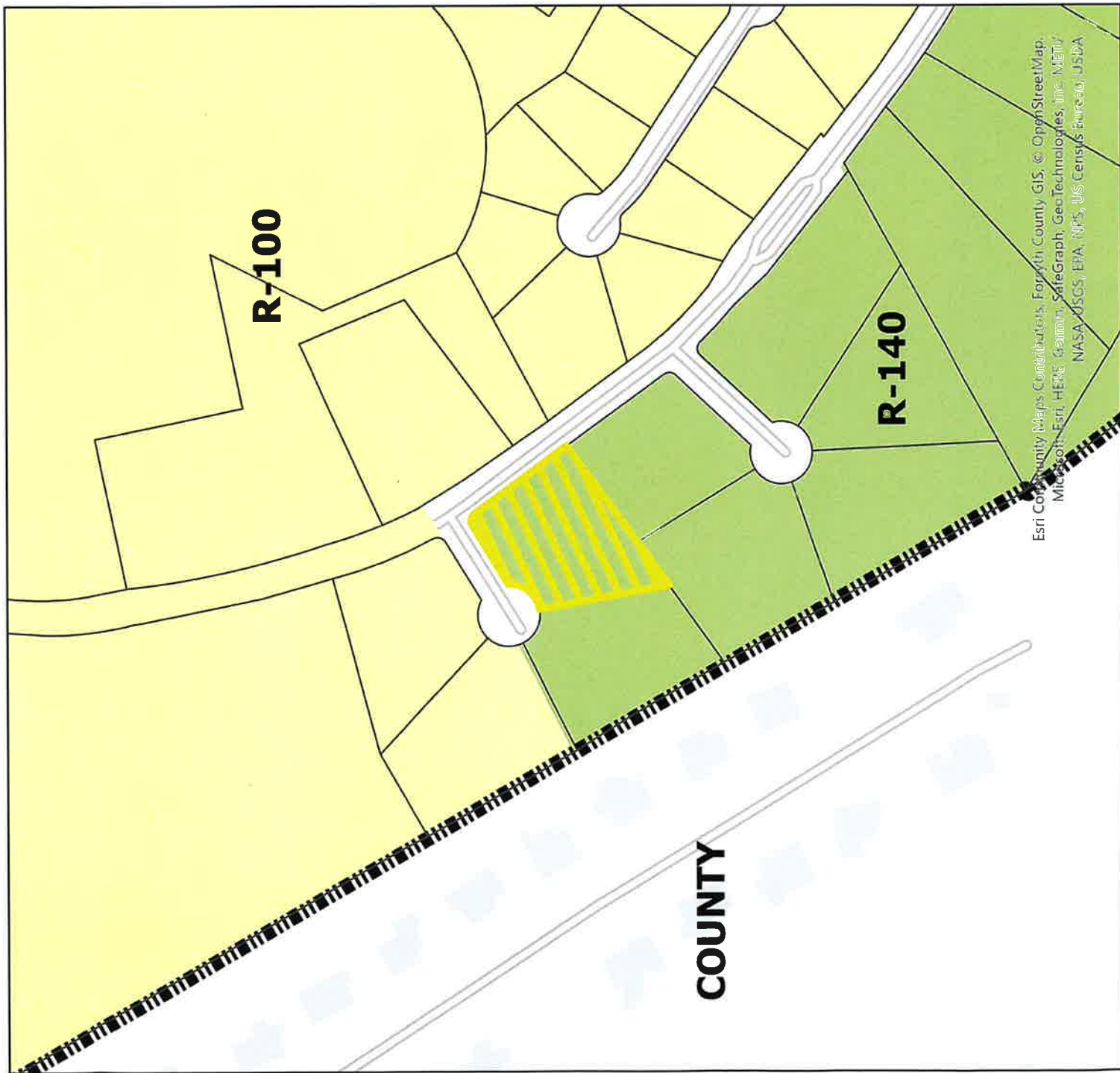


Zoning Map V-2023-005

Legend



0 95 190 380 Feet



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