

ZONING ANALYSIS

- 1) Minimum lot area: 9,000 SF
Existing: 7,962 SF
- 2) Minimum lot frontage: 70 feet
Existing: 50 feet
- 3) Maximum Floor Area Ratio: 50%
Existing: 34%
First Floor: 1,806 sf + Second Floor: 872 divided by Lot Size 7,962 sf) 2,678 sf / 7,962 sf = .336 = 34%
Proposed: NO CHANGE
- 4) Maximum lot coverage: 50%
Existing: 47% (1,995 + 1,717 / 7,962 = .466)
Proposed: 48%
(House Footprint 2,022 sf + Paving 1,418 sf + Garage Footprint 348 sf + Wall/Fence 34 sf divided by Lot Size 7,962 sf) 3,822 sf / 7,962 = .48 = 48%
- 5) Minimum depth front yard: 35 feet
Existing: 58.8'
Proposed: No Change
- 6) Minimum width side yard: 7 feet
Existing at House: West - 5.5'; East - 3'
Proposed: No Change at House 28.7' at East side of Garage 5.8' at West side of Garage
Section 16-28.007, (5d) ...Where a side lot line adjoins an alley, half the width of the alley shall be considered as within the lot in determining whether side yard requirements have been met.
- 7) Minimum depth rear yard: 15 feet
Existing: 59' at House
Proposed: No Change at House 3' at Garage
- 8) Maximum building height (accessory structure): 20 feet
Proposed: 9.8' (at Garage)
Section 16-28.004, Accessory Uses and Structures, "(3) Accessory buildings in R-1 through R-5 districts shall not exceed 20 feet..."
Section 16-29.001 Definitions, "(27) Building, Height of: The vertical distance from grade to the mean level between the lowest and highest point of the roof of the highest story.

PROPERTY DATA

R-4 Zoning, City of Atlanta Zoning Ordinance
16-06 Single Family Residential District

LAND LOT 02, 17th DISTRICT
FULTON COUNTY, GEORGIA
DEED BOOK 14564, PAGE 28

O. EUGENE KAY
REGISTERED LAND SURVEYOR
LICENSE NO. 1943

AUGUST 30, 2010

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- A-0.00 ZONING ANALYSIS, SITE PLAN, INDEX
- A-2.01 PROPOSED PLANS & ELEVATIONS
- A-2.02 PROPOSED ROOF & FRAMING PLANS

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GA GEN CONT GA- RBQA004690

24hr CONTACT:
MIKE WHITE, 678-776-8262

A NEW GARAGE FOR:
TERESA & TODD WILLIAMS
 991 McLYNN AVENUE, NE ATLANTA, GEORGIA 30306

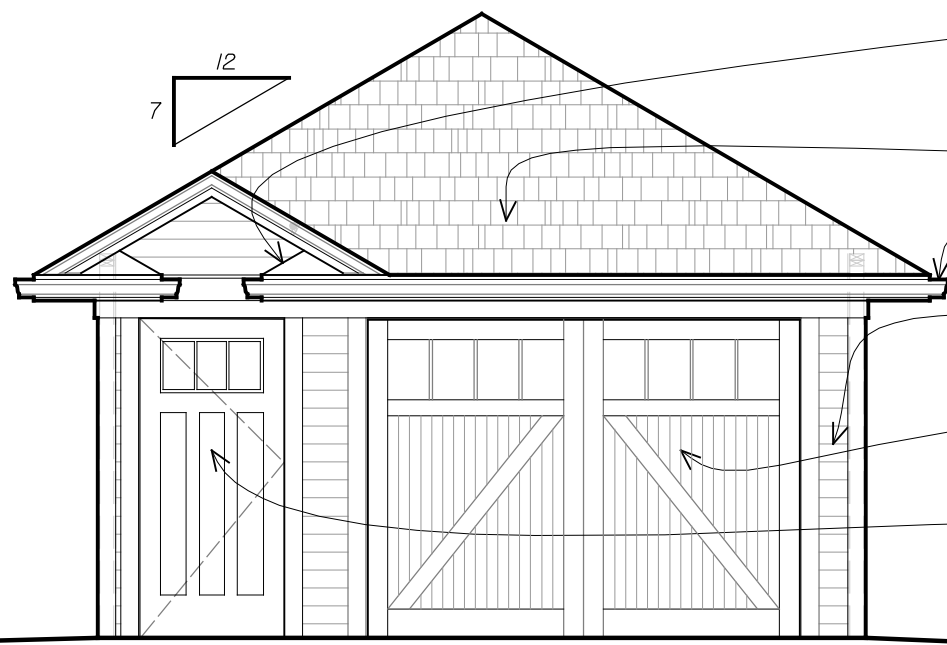
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VARIANCE REQUEST

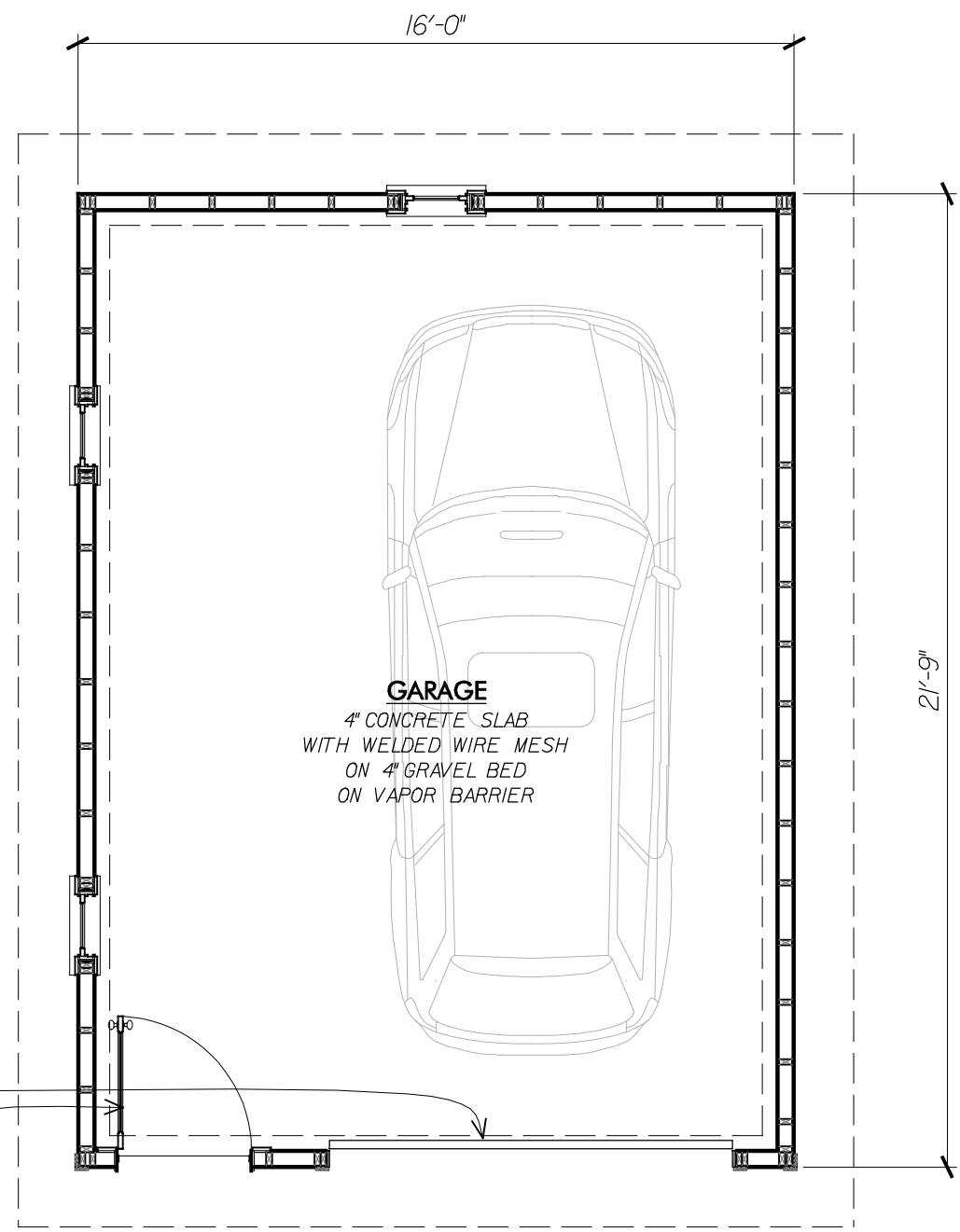
SHEET
A0.00
 PHASE



02 PROPOSED SIDE (EAST) ELEVATION
 A-2.01 SCALE: 1/4"=1'-0"



02 PROPOSED FRONT (NORTH) ELEVATION
 A-2.01 SCALE: 1/4"=1'-0"




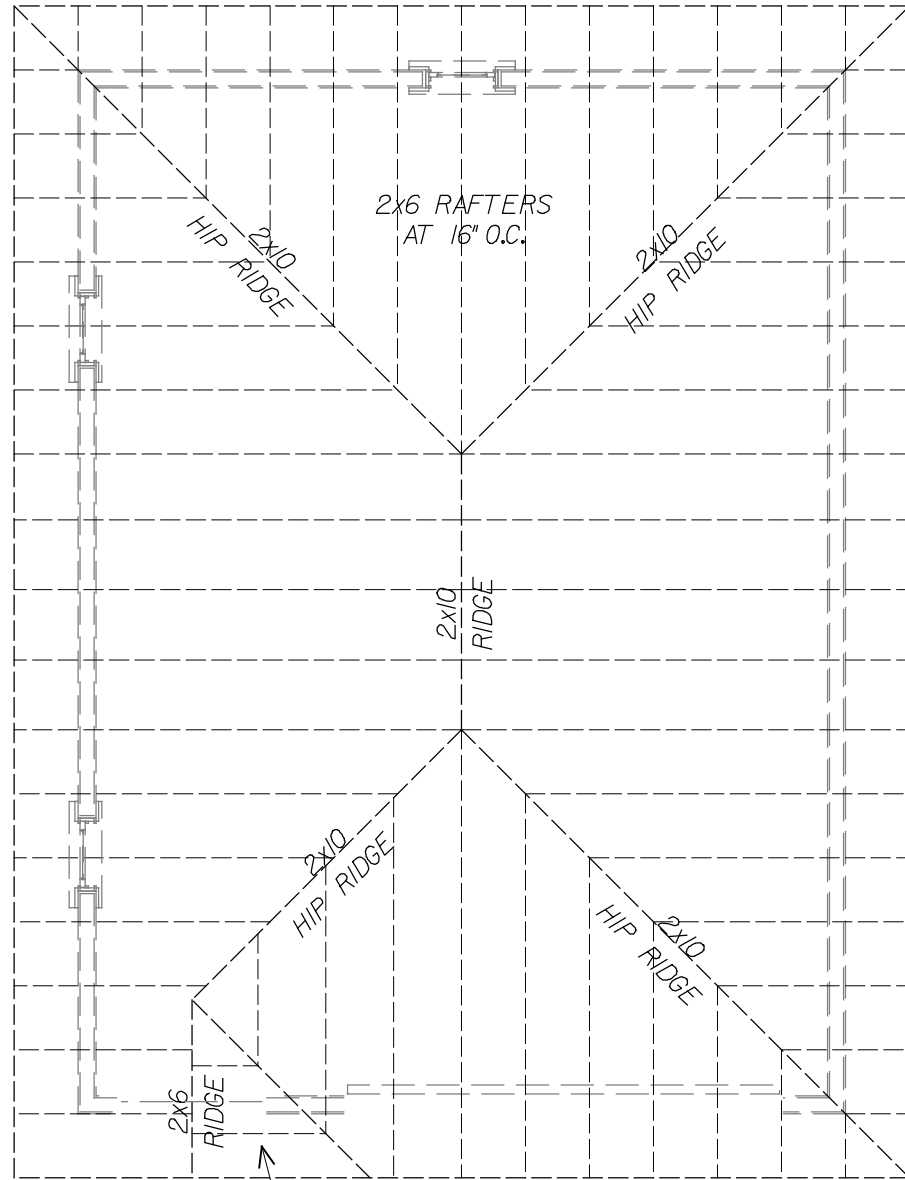
02 PROPOSED FIRST FLOOR PLAN
 A-2.01 SCALE: 1/4"=1'-0" FOOTPRINT: 348 SF

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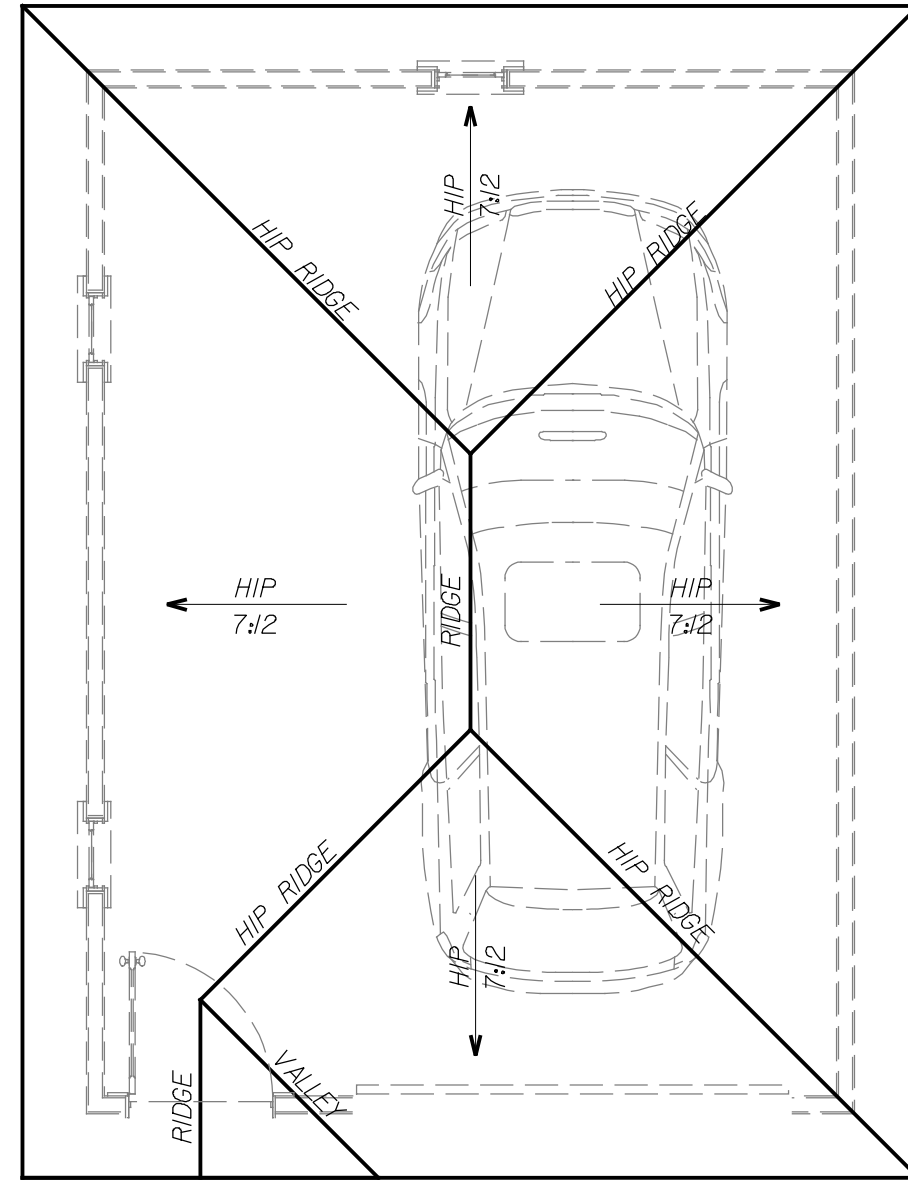
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OVERFRAMED
GABLE

02 PROPOSED ROOF FRAMING PLAN
A-2.02 SCALE: 1/4" = 1'-0"



01 PROPOSED ROOF PLAN
A-2.02 SCALE: 1/4" = 1'-0"

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| | 12/08/10 |

ACME
ARCHITECTS

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