



OFFICE OF ZONING AND DEVELOPMENT
55 Trinity Avenue S.W., Suite 3350
Atlanta, Georgia 30303
(404) 330-6145

APPLICATION #: **V-19-182**

DATE ACCEPTED: **08/05/2019**

NOTICE TO APPLICANT

Address of Property:
1274 Avalon PL NE

City Council District: **6** Neighborhood Planning Unit (NPU): **F**

Board of Zoning Adjustment (BZA) Hearing Date:

Thursday, October 3, 2019 at 12:00 p.m.

Council Chambers, 2nd Floor, City Hall
55 Trinity Avenue, S.W.

The contact person for NPU F is:

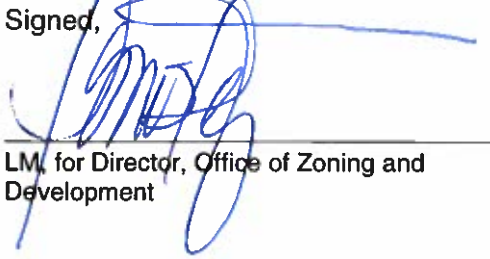
Debbi Skopczynski
404-874-7483
zoning@npufatlanta.org

Contact info for adjacent NPUs is provided below if necessary:

Additional Contacts:

Please contact the person(s) listed above within five days to find out which meetings you will be required to attend before the next NPU meeting. If you are unable to reach the contact person, please call the city's NPU Coordinator at 404-330-6145.

Signed,



LM, for Director, Office of Zoning and
Development



MARK F ARNOLD

Office of Planning
V-19-182
AUG - 5 - 2019

55 Trinity Ave. S.W.
Ste. 3350
Atlanta, GA



City of Atlanta
 Office of Buildings – Zoning Division
 55 Trinity Avenue, Suite 3900
 Atlanta, Georgia 30303
 Phone: 404-330-6175

Office of Planning
 V-19-182
 AUG - 5 2019

55 Trinity Ave. S.W.
 Ste. 3350
 Atlanta, GA

REFERRAL CERTIFICATE

COUNCIL DISTRICT _____ APPLICATION NUMBER V-19-182

NPU _____ DATE FILED _____

Mark F. Arnold

 Name of Applicant

BUILDING PERMIT AUTHORIZING

Single-family addition and new detached garage structure

at 1274 Avalon Place _____ NE _____ 17th/02 _____
 Street Address Quadrant District & Land Lot

to be used for _____ Residential _____ purposes

The property is zoned _____ R-4 _____ District

2. The Building Permit Was Denied For The Following Reasons:

Applicant seeks a variance from the Zoning Regulation to: (1) reduce the required front yard building setback from 35 feet to 30 feet; (2) reduce the required northern side yard building setback from 7 feet to 3.75 feet; and (3) reduce the required southern side yard building setback from 7 feet to 1.5 feet – for a new detached garage structure and an addition.

1982 ZONING ORDINANCE, AS AMENDED

A Complete Plan Review Was Not Conducted

Applicant seeks no other variances or exceptions

Chapter 6 _____ Section 16-06.008 _____ Paragraph (1) (2) _____

Chapter _____ Section _____ Paragraph _____

Scott A. Haerberlin 8-5-19
 Plan Reviewer Date

[Signature] 8/5/19
 Applicant Date

APPLICATION FOR BOARD OF ZONING ADJUSTMENT

Please mark "X" next to the type of application(s) you are submitting:

Variance	<input checked="" type="checkbox"/>
Special Exception	<input type="checkbox"/>
Variance & Special Exception	<input type="checkbox"/>

Date Filed _____ Application Number _____

Name of Applicant Mark F Arnold Daytime Phone (404) 939-3690

Company Name (if applicable) Mark Arnold, Architect email markarnoldarchitect@gmail.com

Address 1 126 N Highland Ave, NE Atlanta GA 30306
street city state zip code

Name of Property Owner J.R. & Tiffany Torbert Phone (404) 954-0582

Address 1274 Avalon Place, NE Atlanta GA 30306
street city state zip code

Description of Property

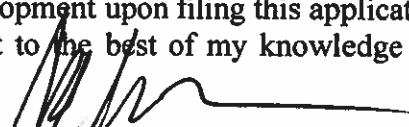
Address of Property 1274 Avalon Place, NE Atlanta GA 30306
street city state zip code

Area: _____ Land Lot: 02 District: 17th, Fulton County, GA.

Property is zoned: R4, Council District: 06, Neighborhood Planning Unit (NPU): F

TO THE BOARD OF ZONING ADJUSTMENT: Applicant, having received an adverse order or requirement from the administrative officer in seeking a building permit or certificate of occupancy, hereby requests that the Board of Zoning Adjustment grant a Variance or Special Exception.

I hereby authorize the staff of the Office of Zoning and Development to inspect the premises of the above-described property. I understand that it is my responsibility to post a public notice sign on the property according to the instructions given to me by the Office of Zoning and Development upon filing this application. I swear that all statements herein and attached hereto are true and correct to the best of my knowledge and belief.



 Owner or Agent for Owner (Applicant)

Mark F Arnold
 Print Name of Owner Agent

Office of Planning

 AUG - 5 2019

Sworn To And Subscribed Before _____ Day Of Aug, 2019.


 NOTARY PUBLIC

SUMMARY & JUSTIFICATION FOR VARIANCES

Directions: Complete responses must be provided for ALL questions. Incomplete applications will not be accepted. The space below may be utilized or responses may be submitted as a separate attachment. Specific criteria for Board approval of variances may be found on page 7. The justification must address these criteria. Please submit a typewritten or legible justification.

State whether the property described in this application is subject to a pending application or ordinance for a Rezoning or Special Use Permit. YES NO. (If yes, the variance/special exception request will be rescheduled to a hearing following the final approval by City Council & the Mayor.)

Summary of proposed construction changes to buildings or site (shall not replace submittal of written criteria). (Examples: "Convert a 100' x 200' retail space into a restaurant." "Install a 6-foot high opaque wooden wall ('privacy fence' with 6-foot high opaque wall gates.").

First floor rear addition, new roof configuration in order to enable build-out of 4 bedrooms, 4 bathrooms, and a laundry room on the second floor, new carriage house.

Proposed Lot Coverage (After Construction): Calculate total amount of lot coverage on entire property, after completion of proposed construction, including existing and proposed buildings and other structures; sidewalks, driveways, parking pads, patios, gravel, etc.; everything except natural planted or undisturbed areas.

4,301 covered square feet / 8,605 total lot square feet = 49.9 % proposed lot coverage

50 % maximum allowed lot coverage

Variance Criteria (see page 6 for detailed criteria):

- 1) What are the extraordinary and exceptional conditions pertaining to the particular piece of property in question (size, shape or topography)? (see attached justification)
- 2) How would the application of the Zoning Ordinance of the City of Atlanta to this particular piece of property create an unnecessary hardship? (see attached justification)
- 3) What conditions are peculiar to this particular piece of property? (see attached justification)
- 4) Submit facts to show that relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the Zoning Ordinance of the City of Atlanta. (see attached justification)

(see attached justification)

AUG - 5 2019

J.R. & Tiffany Torbert

1274 Avalon Place, NE
Atlanta, Georgia 30306
(404) 954-0582
jr@levelteamcontracting.com

July 10, 2019

City of Atlanta
Department of Planning and Community Development
Bureau of Planning, Current Planning Division
55 Trinity Avenue, Suite 3350
Atlanta, GA 30335

re: 1274 Avalon Place, NE 30306

Planning Staff:

We are planning to remodel and expand our circa 1929 home by expanding the first floor and building out the second floor to include four bedrooms, four bathrooms, and a laundry room. The existing house encroaches into both the required 35 foot front yard setback and the required 7 foot south side yard setback. We will not be changing the footprint at the front of the house, but a portion of the new second floor will be located above the non-conforming portion of the house.

We are also planning to build an accessory structure consisting of a two car garage with a studio above. It will replace an existing shed that is currently located 2.75 feet from the north side property line. We would like to construct the new accessory structure within the 7 foot setback, but not as close as the existing shed.

It is our understanding that increasing the existing degree of non-conformity at the house and the proposed shed location will require variances from the existing zoning regulations. We therefore request **1) the front yard setback be reduced from the required 35 feet to 30 feet, 2) the south side yard setback be reduced from the required 7 feet to 1.5 feet, and 3) the north side yard setback be reduced from the required 7 feet to 3.75 feet.** We offer the following items in support of our variance request:

- Variance Application
- Proposed Site Plan
- Referral Certificate
- Proposed Plans & Elevations

The subject property is zoned R-4. We believe the property meets the variance criteria laid out in Section 16-26.003 in the Zoning Guidelines in the following ways:

Extraordinary/Exceptional Conditions Pertaining to the Property because of its Size/Shape

The street frontage of our lot is just over 46 feet versus the required minimum width of 70 feet and the lot area is 8,605 sf versus the required minimum area of 9,000 sf. To the best of our knowledge, these features have been in place since the house was originally constructed in 1929.

Office of Planning
V-19-100
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55 Trinity Ave. S.W.
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Atlanta, GA

The Application of the Zoning Ordinance to this Property would create an Unnecessary Hardship

Our renovation and expansion plans have been designed with the goal of preserving ample backyard space and maintaining the historic look of the existing house. The existing roof will be removed and reframed to enable the build-out of a four-bedroom/three-bath second floor addition. The front bedroom will be located over the existing porch and, consequently, it be located within the required front-yard setback. The west side bedrooms will be stacked over the existing exterior wall and since the existing wall encroaches into the side yard setback so too will the new bedrooms. The application of the required front and west side yard setbacks would create an unnecessary hardship in that it would prevent us from expanding our home in an efficient and pragmatic manner.

Such conditions are peculiar to the particular piece of property involved

Many of the lots in intown Atlanta have features that are in conflict with the current zoning ordinance. The specific deficiencies of this lot are the street frontage of 46.18 feet versus the required 70 feet and the lot area of 8,605 sf verses the required 9,000 sf.

The Variance would not cause substantial detriment to the public good or impair the purpose and intent of the Zoning Ordinance of Atlanta

The existing front porch currently encroaches 4.2 feet into the required front yard setback and the existing south side of the house currently encroaches 2.5 feet into the required south side yard setback. The proposed work will not increase the encroachment at the front of the house and increases the south side yard encroachment only slightly and only on the first floor. The south side yard setback on the second floor will be actually be increased to 3.5 feet.

The existing shed is currently located 2.75 feet from the north side yard setback. The new accessory structure is proposed to be located 3.75 feet from the north side yard setback and will actually reduce the encroachment by a foot.

The variance, if granted, will not cause substantial detriment to the public good or impair the purposes and intent of the Zoning Ordinance of the City of Atlanta. Relief, if granted, will not distract from people's use and enjoyment of adjoining and surrounding properties. The proposed construction is in harmony with construction on neighboring lots, and allows for adequate light and air. We believe the proposed construction is in keeping with the orderly evolution of this neighborhood and will promote desirable living conditions for the homeowner as well as the neighborhood.

Thank you for your consideration in this request.

Sincerely,

Tiffany & J.R. Torbert

Office of Planning
V-19-188
AUG - 5 2019

55 Trinity Ave. S.W
Ste 3350
Atlanta, GA

AUTHORIZATION BY PROPERTY OWNER

(Required only if the applicant is not the owner of the property subject to the proposed application.)

(Please Print Clearly)

I, Tiffany Torbert (OWNER'S NAME) SWEAR AND AFFIRM THAT I AM THE OWNER OF THE PROPERTY AT 1274 Avalon Place (PROPERTY ADDRESS). AS SHOWN IN THE RECORDS OF Fulton COUNTY, GEORGIA, WHICH IS THE SUBJECT MATTER OF THE ATTACHED APPLICATION. I AUTHORIZE THE PERSON NAMED BELOW TO FILE THIS APPLICATION AS MY AGENT.

NAME OF APPLICANT:

LAST NAME Arnold FIRST NAME Mark

ADDRESS 1126 N. Highland Ave, NE SUITE _____

CITY Atlanta STATE GA ZIP CODE 30306

OWNER'S TELEPHONE NUMBER: 404-379-0102

Tiffany Torbert
SIGNATURE OF OWNER

Tiffany Torbert
PRINT NAME OF OWNER

PERSONALLY APPEARED BEFORE ME THE ABOVE NAMES, WHO SWEARS THAT THE INFORMATION CONTAINED IN THIS AUTHORIZATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Chelsea White
NOTARY PUBLIC

7/22/19
DATE

Office of Planning
V-10-182
AUG - 5 2019

55 Trinity Ave. S.W.
Ste. 3350
Atlanta, GA

RECEIPT

CITY OF ATLANTA
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
55 TRINITY AVE SW, ATLANTA GA 30303
404-330-6070

PAID
CITY OF ATLANTA
AUG 05 2019

EX OFFICIO MUNICIPAL
REVENUE COLLECTOR

Application: V-19-182
Application Type: Planning/BZA/Variance/NA
Address: 1274 AVALON PL NE, ATLANTA, GA 30306
Owner Name: STANLEY MAUREEN E
Owner Address:
Application Name: 1274 AVALON PLACE

Visa gm

Receipt No.	661647					
Payment Method	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
Credit Card		\$100.00	08/05/2019	PAMITCHELL		

Owner Info.: STANLEY MAUREEN E

Work Description: APPLICANT SEEKS A VARIANCE FROM THE ZONING REGULATION TO (1) REDUCE THE REQUIRED FRONT YARD BUILDING SETBACK FROM 35 FT TO 30 FT; (2) REDUCE THE REQUIRED NORTHERN SIDE YARD BUILDING SETBACK FROM 7 FT TO 3.75 FT AND (3) REDUCE THE REQUIRED SOUTHERN SIDE YARD BUILDING SETBACK FROM 7 FT TO 1.5 FT - FOR A NEW DETACHED GARAGE STRUCTURE AND AN ADDITION.

CITY OF ATLANTA PERMITS
55 TRINITY AVE STE 1350
ATLANTA, GA 30303

08/05/2019 14:27:25

CREDIT CARD
VISA SALE

Card #: XXXXXXXXX7913
Chip Card: CHASE VISA
AID: 1000000031010
ATC: 032C
AFQC: 19987668A75A3840
SEQ #: 15
Batch #: 305
INVOICE: 15
Approval Code: 01735C
Entry Method: Chip Read
Mode: Issuer

SALE AMOUNT \$100.00

CUSTOMER COPY

Office of Planning
V-19-182
AUG - 5 2019

55 Trinity Ave. S.W.
Ste. 1350
Atlanta, GA

ZONING ANALYSIS

R-4 (SINGLE FAMILY RES) DISTRICT,
SECTION 16-06 City of Atlanta Zoning Ordinance

- 1) Minimum lot area: 9,000 SF
Existing: 8,605 SF (0.202 ACRES)
- 2) Minimum lot frontage: 70 feet
Existing: 46.18'
Proposed: NO CHANGE
- 3) Maximum Floor Area Ratio: 50%
Existing: 19.5%
1st Floor 1,257sf + 2nd Floor 424sf / Lot Area 8,605sf
1,681sf / 8,605 sf = 0.195 = 19.5%
Proposed: 47.1%
1st 1,727sf + 2nd Floor 1,402sf + A.S. 1st 559sf + A.S. 2nd 363sf
divided by Lot Area 8,605sf = 4,051sf / 8,605sf = 0.4707
- 4) Maximum lot coverage: 50%
Existing: 31.4%
House Footprint 1,383sf + Front Porch/Steps 154sf
+ Driveway/Sidewalk 1,011sf + Shed 83sf + Walls 71sf
divided by Lot Area 8,605sf = 2,702sf / 8,605sf = 0.3140
Proposed: 49.9%
House Footprint 1,727sf + Front Porch/Steps 167sf + Side Porch 39sf
+ Rear Porch 300 sf + Driveway/Sidewalk 1,438sf + Walls 71sf
+ Accessory Structure Footprint 559sf / divided by Lot Area 8,605sf
= 4,301sf / 8,605sf = 0.4998
- 5) Minimum depth front yard: 35 feet
Existing: 30.8'
Proposed: NO CHANGE
- 6) Minimum width west side yard: 7 feet
Existing: 11' at House; 2.75' at Accessory Structure
Proposed: 10' at House; 3.75' at Accessory Structure
- 7) Minimum width east side yard: 17.5 feet
Existing: 2.5' at House
Proposed: 1.5' at 1st Floor; 3.5' at 2nd Floor
- 8) Minimum depth rear yard: 15 feet
Existing: 89.25'
Proposed: 74' at House; 15' at Accessory Structure
- 9) Maximum building height: 35 feet
Existing: 22.5' at House
Proposed: 28' at House; <20' at Accessory Structure

PROPERTY DATA

R-4 (SINGLE FAMILY RES) DISTRICT,
16-06 City of Atlanta Zoning Ordinance

LAND LOT 2, 17th DISTRICT
FULTON COUNTY, GEORGIA
GORDON C STORY, JR; LICENSE NO. 2076

OWNER

J.R. & TIFFANY TORBERT
1274 AVALON PLACE, NE
ATLANTA, GA 30306
(404) 954-0582
jr@levelteamcontracting.com

ARCHITECT

MARK ARNOLD, ARCHITECT
1126 N. HIGHLAND AVENUE, NE
ATLANTA, GA 30306
404-939-3690
intownarchitect@gmail.com
Georgia Registration RA0088398

CONTRACTOR

TO BE DETERMINED

STRUCTURAL

TO BE DETERMINED

DRAWING INDEX

- A-0.00 PROJECT DATA
- ZONING ANALYSIS
- A-0.01 PROPOSED SITE PLAN
- A-0.02 EXISTING SURVEY
- A-1.01. PROPOSED FIRST FLOOR PLAN
- A-1.02 PROPOSED SECOND FLOOR PLAN
- A-1.03 PROPOSED ROOF PLAN
- A-1.04 PROPOSED EXTERIOR ELEVATIONS
- A-1.05 PROPOSED EXTERIOR ELEVATIONS
- A-1.06 PROPOSED EXTERIOR ELEVATIONS

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Ste. 3350
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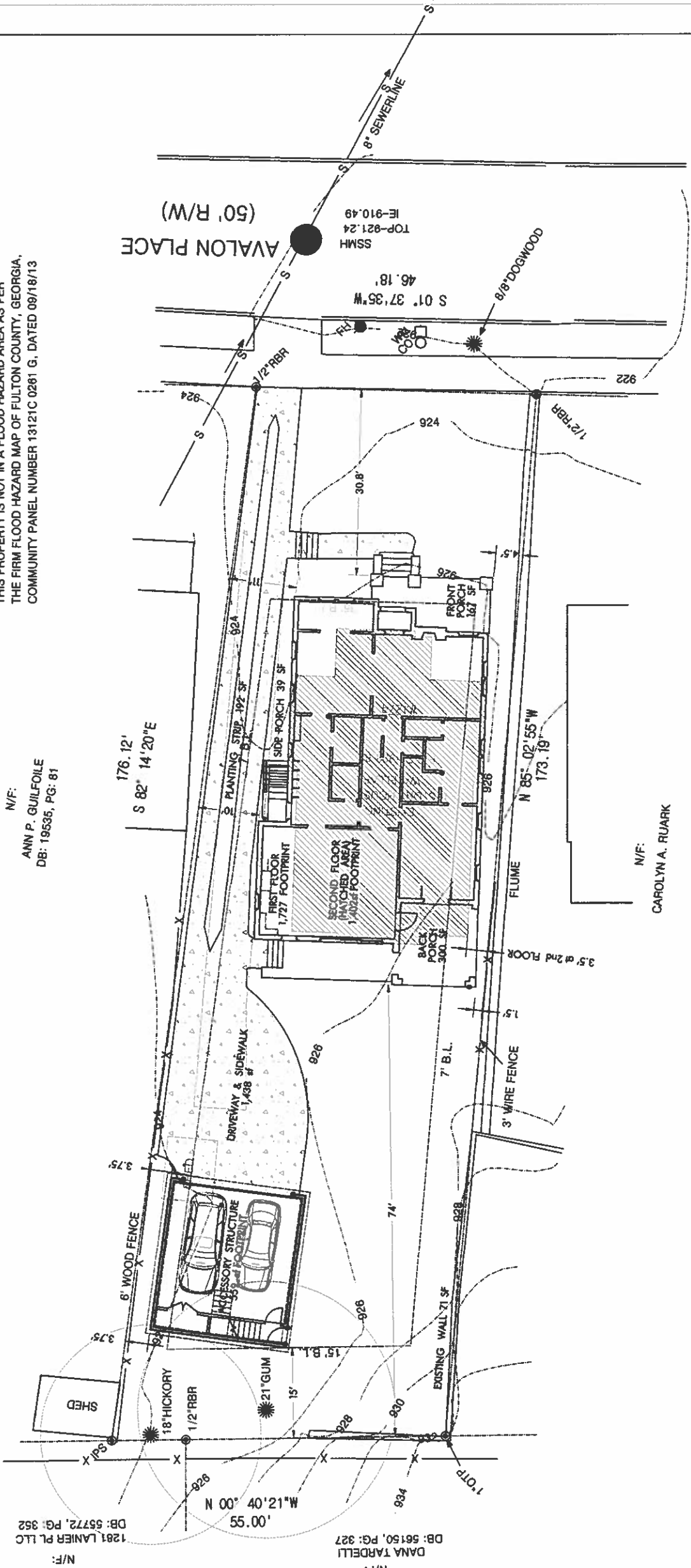
The field data upon which this plat is based has a closure precision of one foot in _____ feet and an angular error of _____ seconds per angle point and was adjusted using the Compass Rule. This plat has been calculated for closure and is found to be accurate within one foot in _____ feet.

Equipment used: Topcon GTS-213 Total Station.

FLOOD HAZARD STATEMENT:

THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA AS PER THE FIRM FLOOD HAZARD MAP OF FULTON COUNTY, GEORGIA, COMMUNITY PANEL NUMBER 13121C 0261 G, DATED 09/18/13

N/F:
ANN P. GUILFOILE
DB: 19535, PG: 81



N/F:
1281 LANIER PL LLC
DB: 55772, PG: 352

N/F:
DANA TARDELLI
DB: 56150, PG: 327

N/F:
CAROLYN A. RUARK

LEGEND

- IPF = 1/2" REBAR FOUND
- IPS = 1/2" REBAR PIN SET
- L.L. = LAND LOT
- L.L.L. = LAND LOT LINE
- P.L. = PROPERTY LINE
- CL = CENTERLINE
- B.L. = BUILDING LINE
- R/W = RIGHT-OF-WAY
- S.S.E. = SANITARY SEWER EASEMENT
- D.E. = DRAINAGE EASEMENT
- MH = MANHOLE
- C.B. = CATCH BASIN
- J.B. = JUNCTION BOX
- HW = HEADWALL
- D.I. = DROP INLET
- PP = POWER/UTILITY POLE
- F.H. = FIRE HYDRANT
- I.E. = INVERT ELEVATION
- F.F.E. = FINISHED FLOOR ELEVATION
- F.F.B. = FINISHED FLOOR BASEMENT
- F.F.G. = FINISHED FLOOR GARAGE
- BOC = BACK OF CURB
- EP = EDGE OF PAVEMENT
- N/F = NOW OR FORMERLY
- P.O.B. = POINT OF BEGINNING
- SS = SANITARY SEWER LINE/PIPE
- X-X-X- = FENCE LINE
- O = FLOOD HAZARD ZONE LINE
- W = WATER LINE
- G = GAS LINE
- FW = FLOW WELL
- C.E. = CONSTRUCTION EASEMENT
- C&G = CURB AND GUTTER
- LS = LIGHT STANDARD
- OTF = OPEN TOP PIPE FOUND
- CTP = CRIMP TOP PIPE FOUND
- WD = WOOD DECK
- CO = CLEAN OUT

01 PROPOSED SITE PLAN

A-0.01



THIS SURVEY 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. 15-6-87



ALPHA LAND SERVICES

P.O. BOX 1651
LOGANVILLE, GA. 30052
ENGINEERING & LAND SURVEYING
OFF: 770.888.4654 EMAIL: ROBERT@ALPHASURVEYOR.COM

REVISION:

LAND LOT: 2
DISTRICT: 17TH
FULTON COUNTY
GEORGIA

FIELD DATE: 10/18/17
PLAT DATE: 10/25/17

LOT: 10 BLOCK: B
SUB: NORTH HIGHLANDS

AREA = 0.202 ACRES
JOB No. 17-10-388

SURVEY FOR:

1274 AVALON PLACE

TAX PARCEL #17000200110314

The field data upon which this plat is based has a closure precision of one foot in _____ feet and an angular error of _____ seconds per angle point and was adjusted using the Compass Rule. This plat has been calculated for closure and is found to be accurate within one foot in _____ feet.

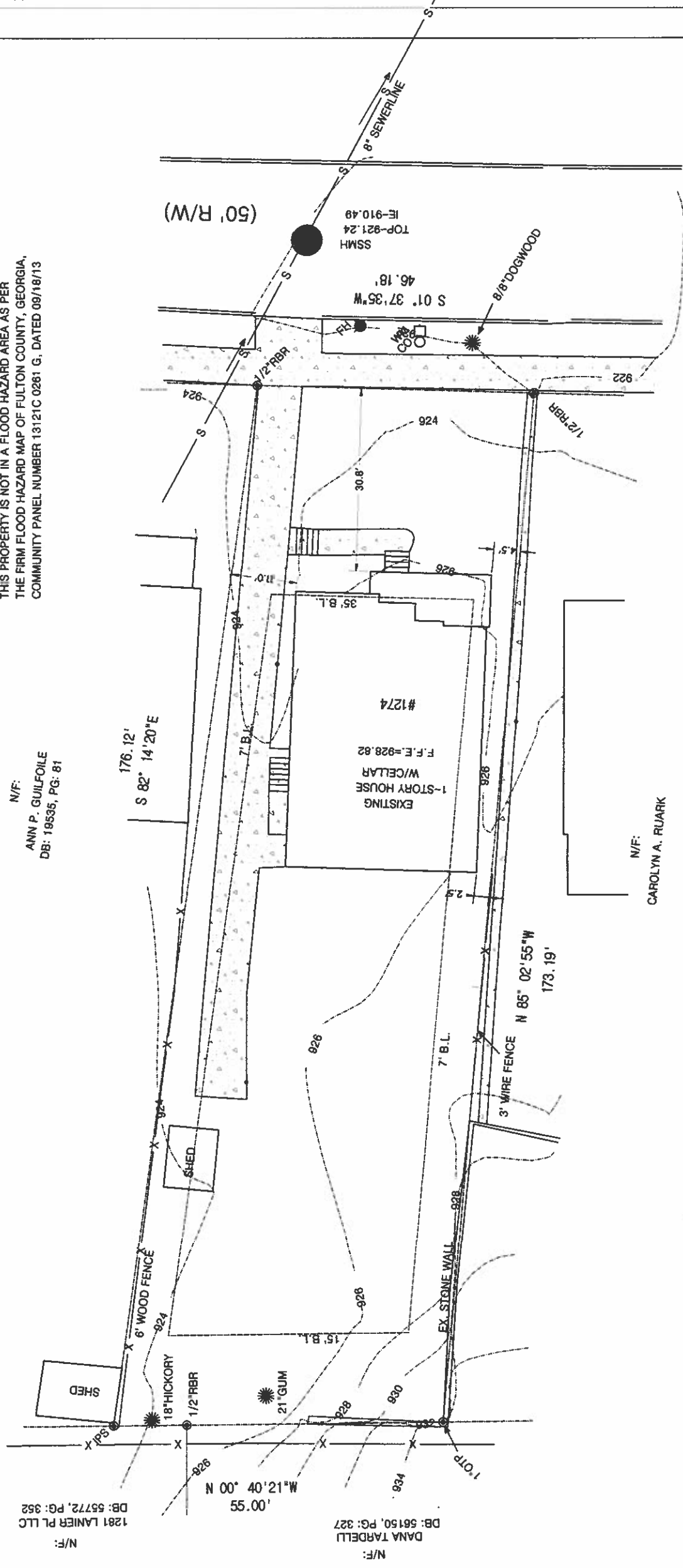
Equipment used: Topcon GTS-213 Total Station.

FLOOD HAZARD STATEMENT:

THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA AS PER THE FIRM FLOOD HAZARD MAP OF FULTON COUNTY, GEORGIA, COMMUNITY PANEL NUMBER 13121C 0261 G, DATED 09/18/13

N/F:
 ANN P. GUILFOILE
 DB: 19535, PG: 81

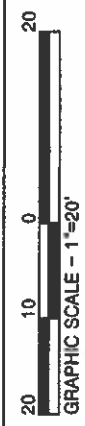
N/F:
 CAROLYN A. RUARK



LEGEND

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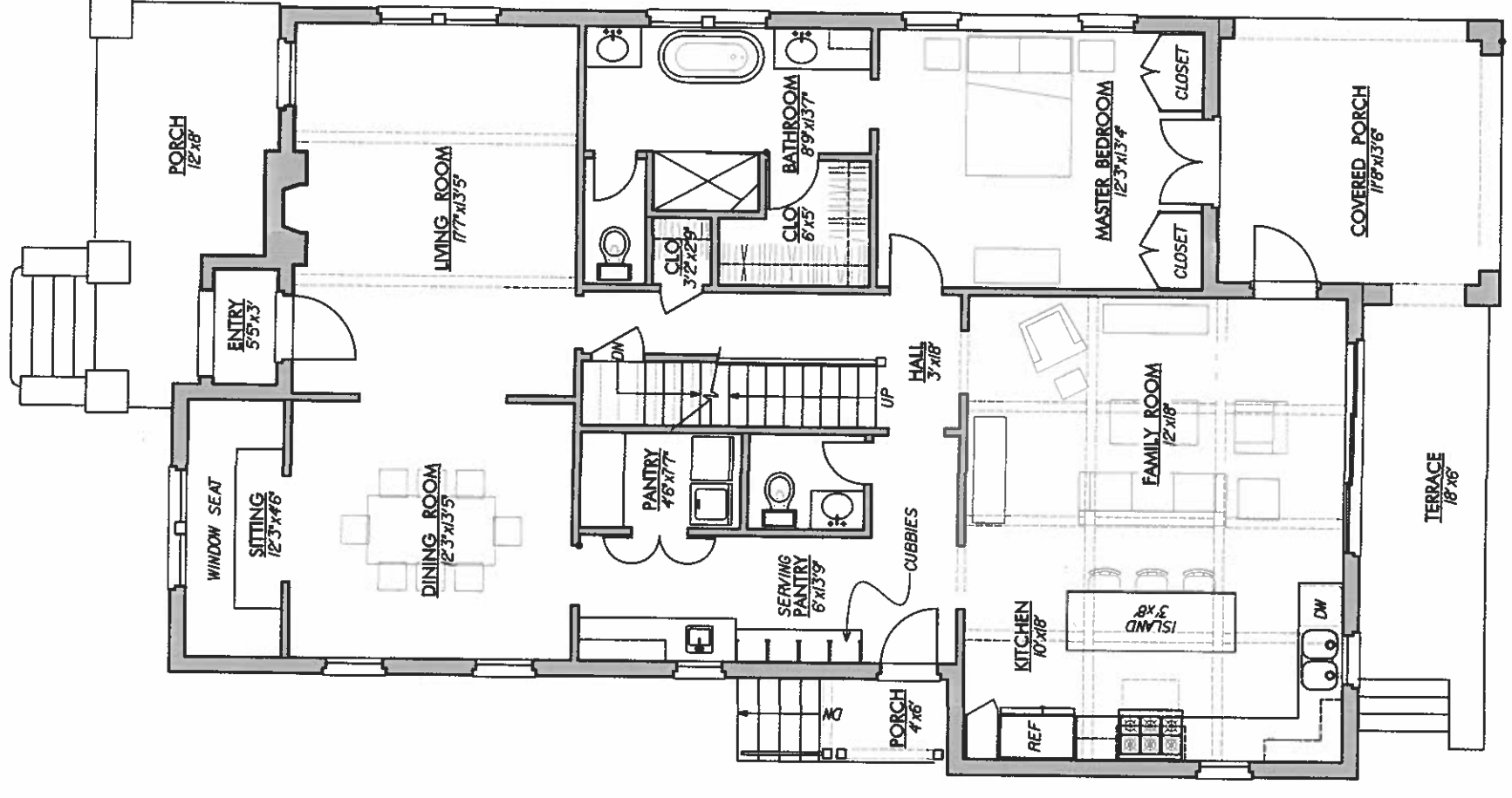
01 EXISTING SURVEY



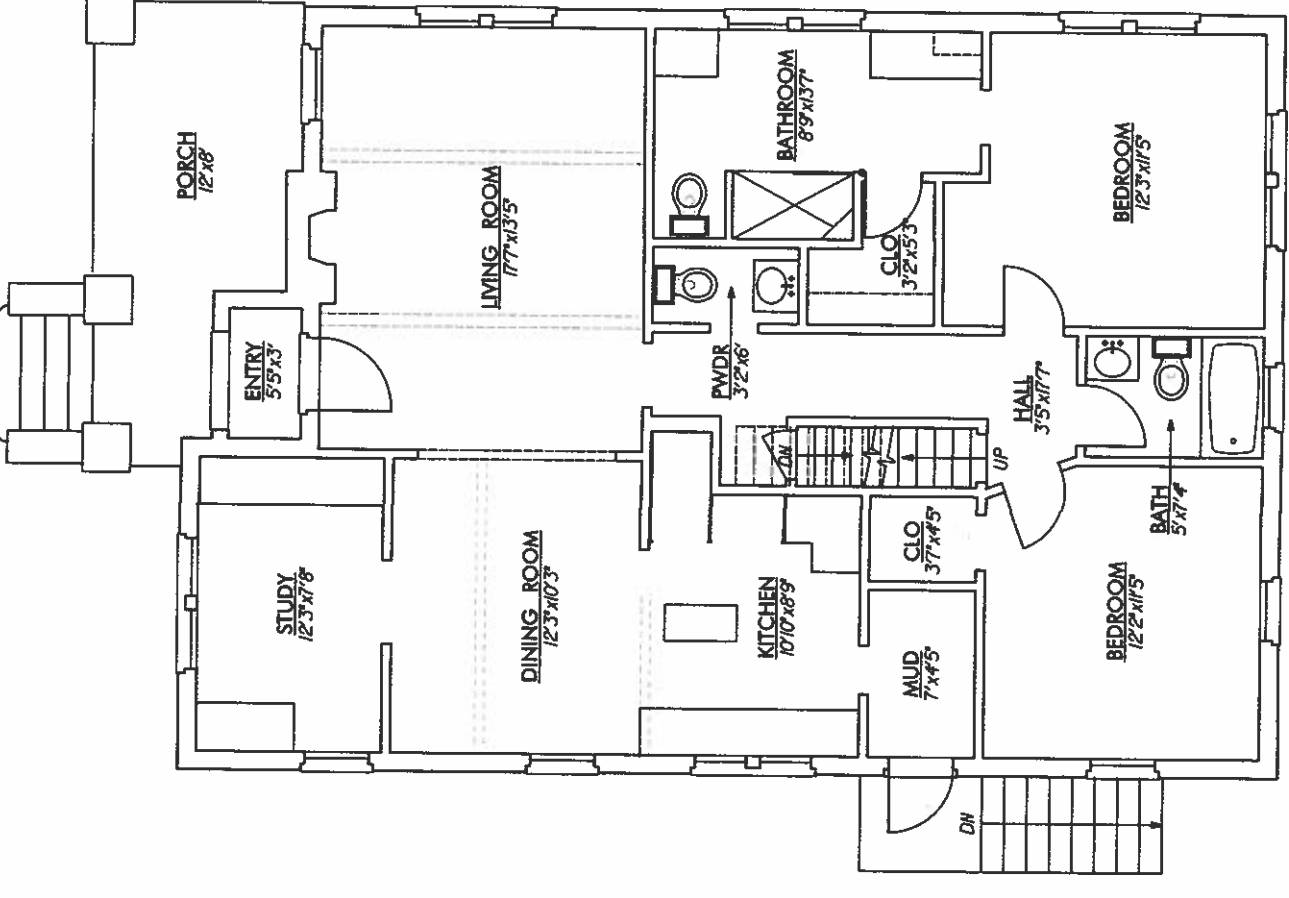
THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-87



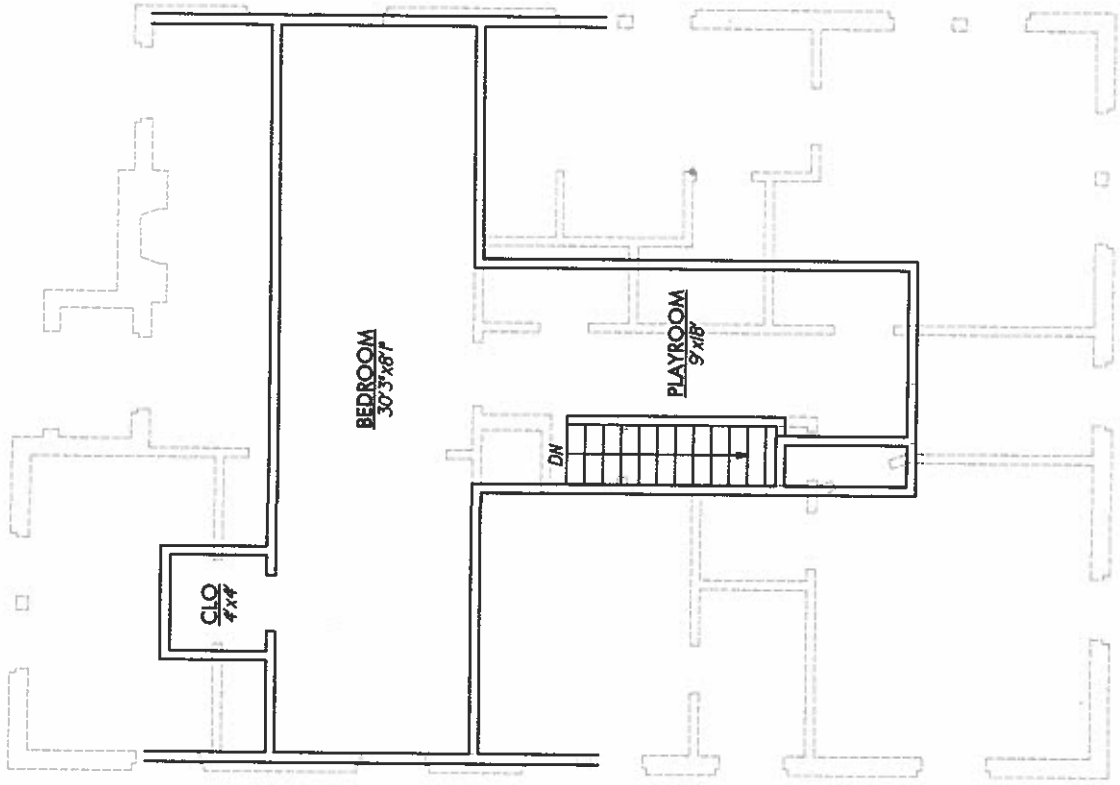
SURVEY FOR: 1274 AVALON PLACE TAX PARCEL #17000200110314	
ALPHA LAND SERVICES P.O. BOX 1651 LOGANVILLE, GA. 30052 ENGINEERING + LAND SURVEYING EFF: 770.868.4664 EMAIL: ROBERT@ALPHALANDSERVICES.COM	LAND LOT: 2 DISTRICT: 17TH COUNTY: FULTON GEORGIA
REVISION:	LOT: 10 BLOCK: B SUB: NORTH HIGHLANDS
REF. PLAT: PB. 12 P. 98	FIELD DATE: 10/18/17 PLAT DATE: 10/25/17 AREA = 0.202 ACRES JOB No. 17-10-386



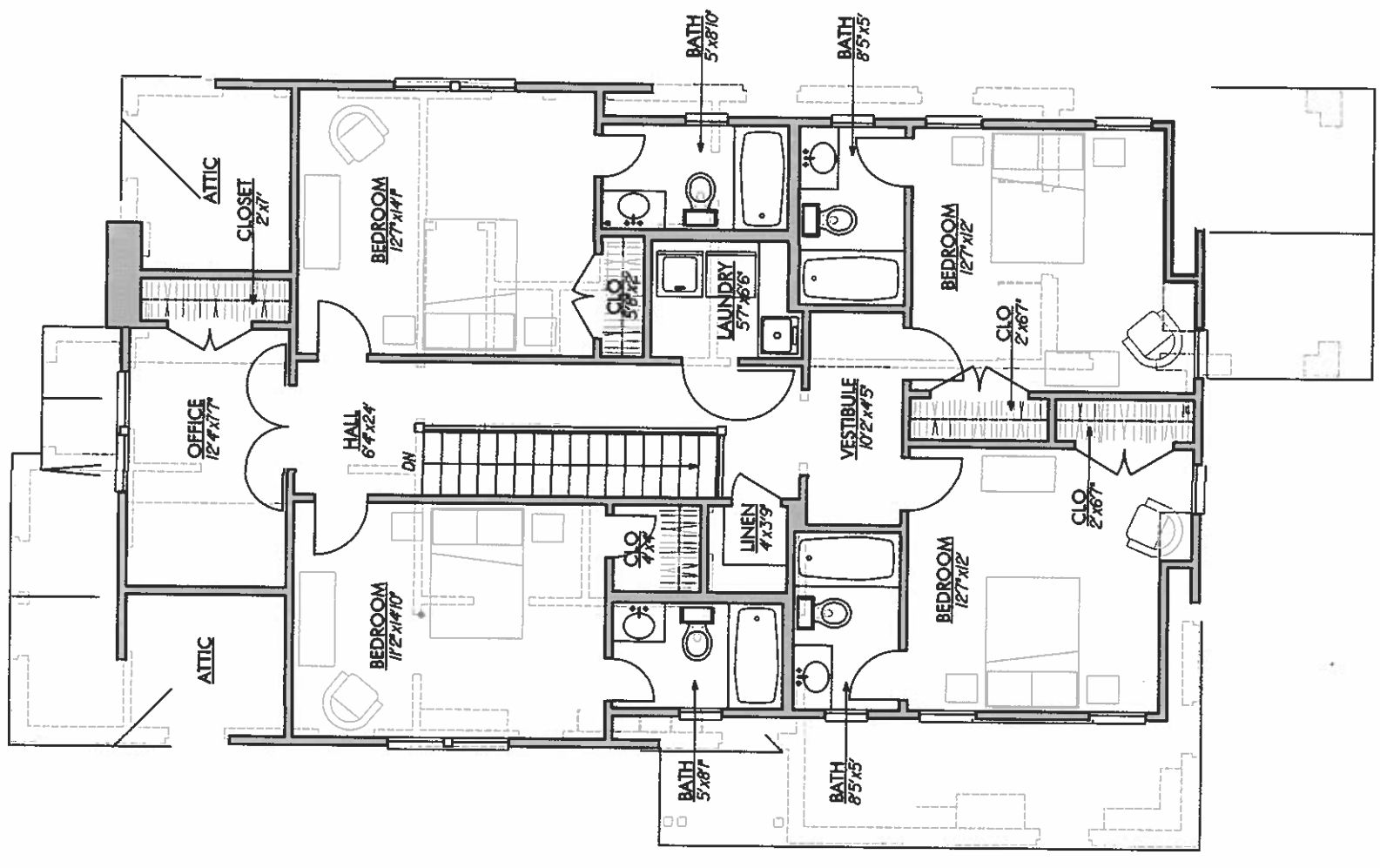
02 PROPOSED FIRST FLOOR PLAN
 A-1.01 SCALE: 1/8" = 1'-0" GROSS FLOOR AREA: 1,727 SF



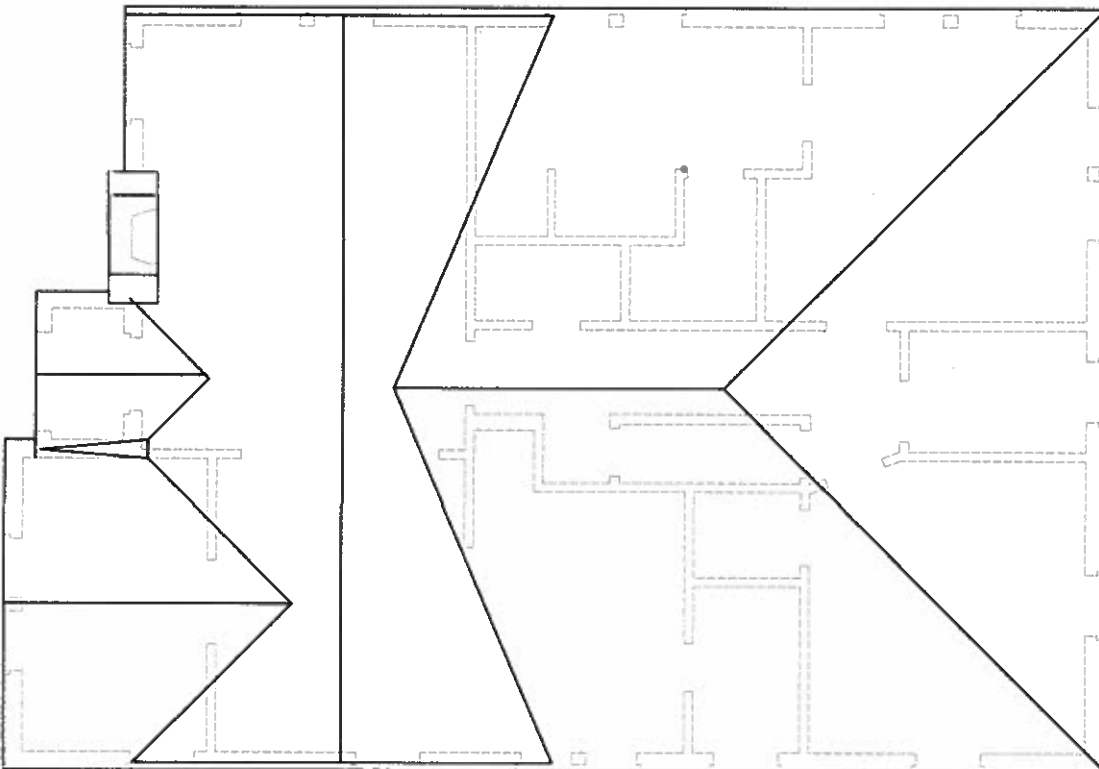
02 EXISTING FIRST FLOOR PLAN
 A-1.01 SCALE: 1/8" = 1'-0" GROSS FLOOR AREA: 1,383 SF



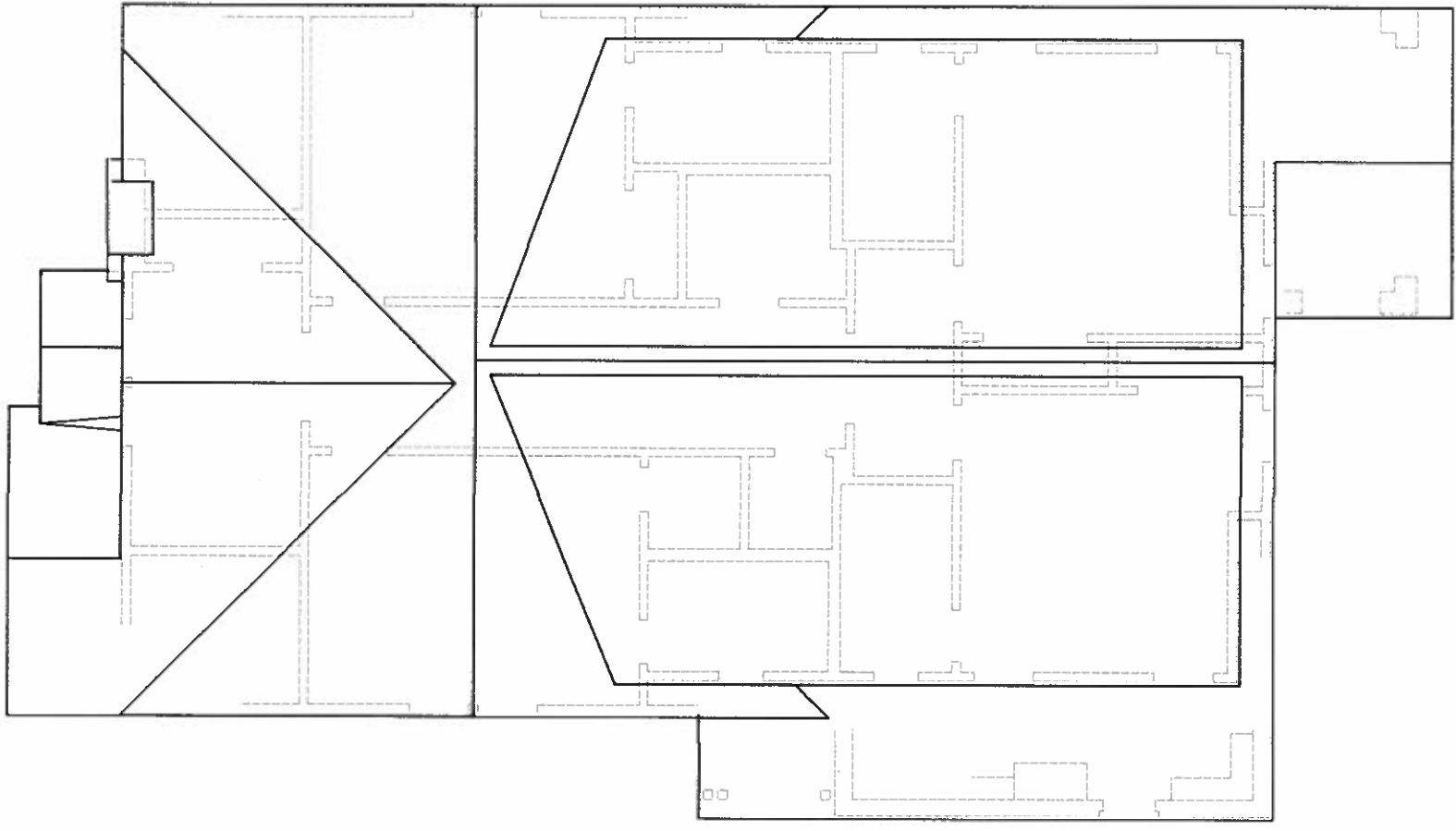
01 EXISTING SECOND FLOOR PLAN
A-1.02 SCALE: 1/8" = 1'-0" FLOOR AREA: 424 SF



02 PROPOSED SECOND FLOOR PLAN
A-1.02 SCALE: 1/8" = 1'-0" GROSS FLOOR AREA: 1,402 SF

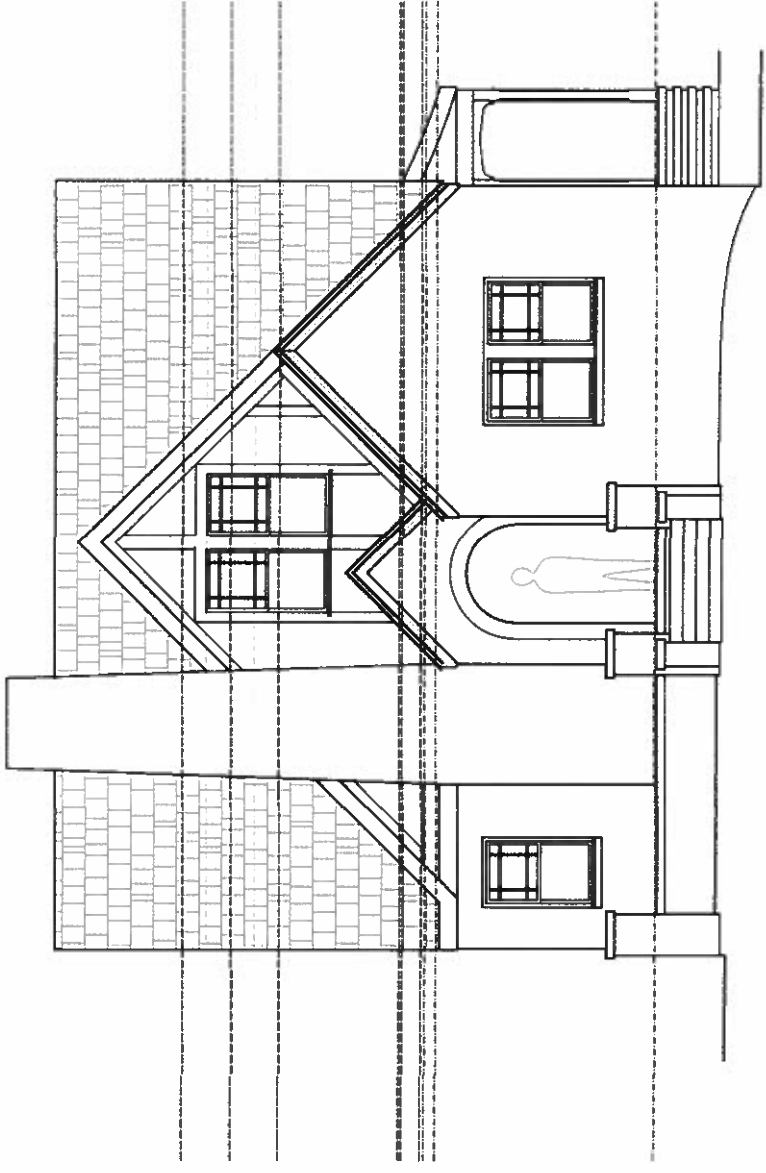


01 EXISTING ROOF PLAN
A-1.03 SCALE: 1/8" = 1'-0"



02 PROPOSED ROOF PLAN
A-1.03 SCALE: 1/8" = 1'-0"

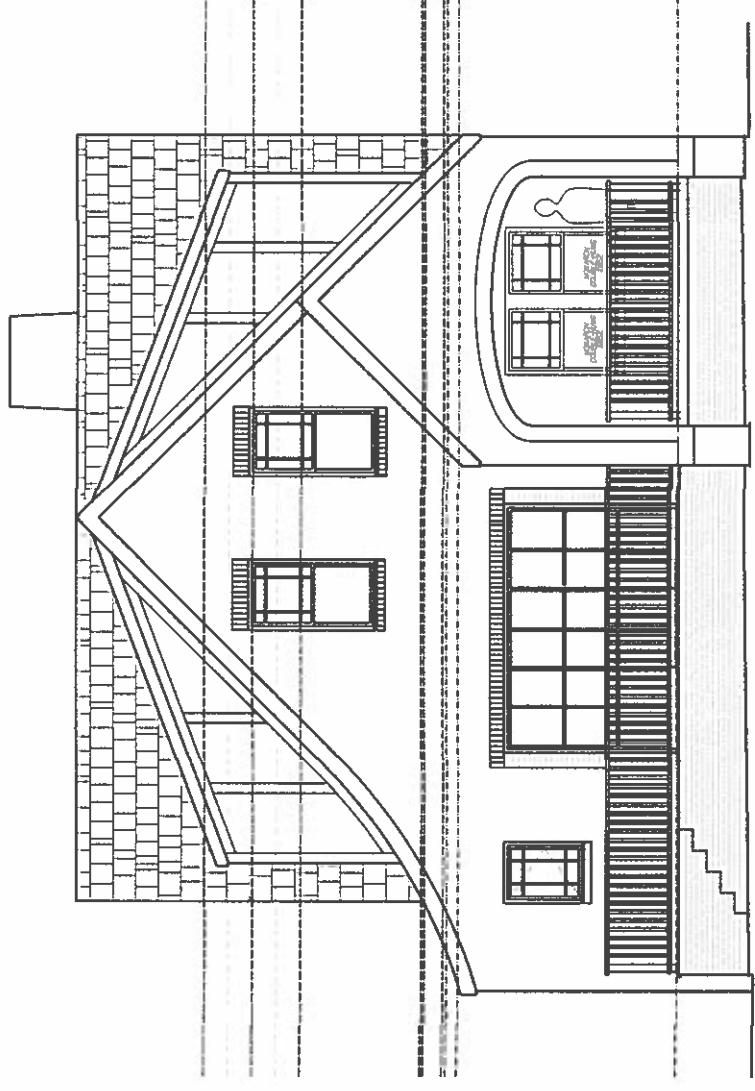




02 PROPOSED FRONT ELEVATION

SCALE: 1/8" = 1'-0"

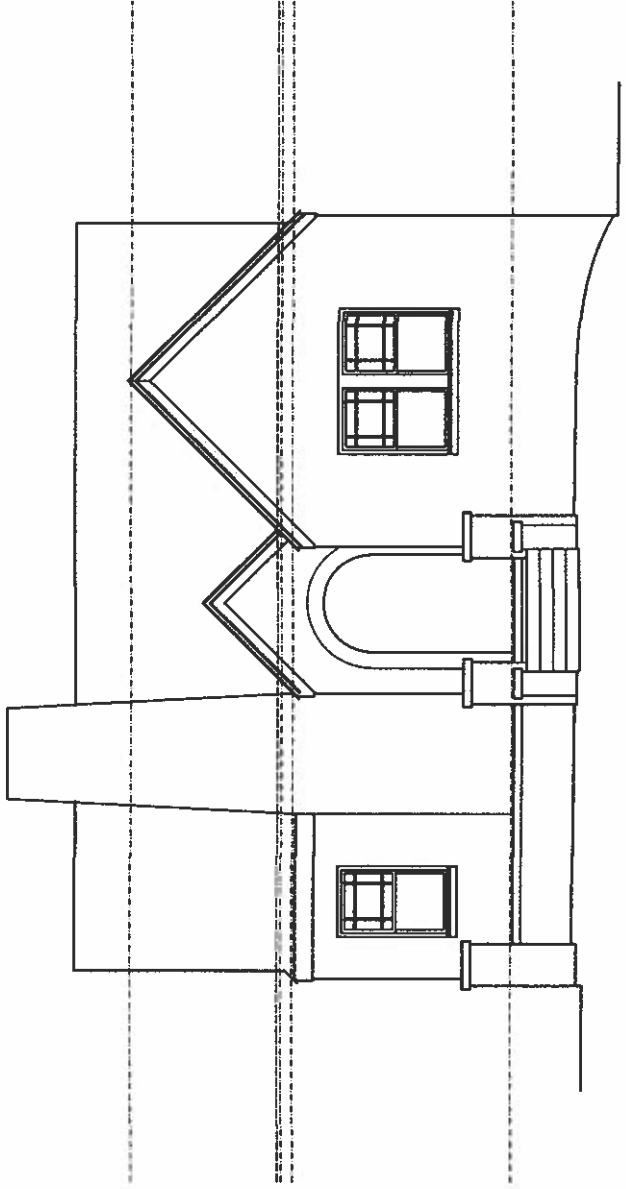
A-1.04



04 PROPOSED REAR ELEVATION

SCALE: 1/8" = 1'-0"

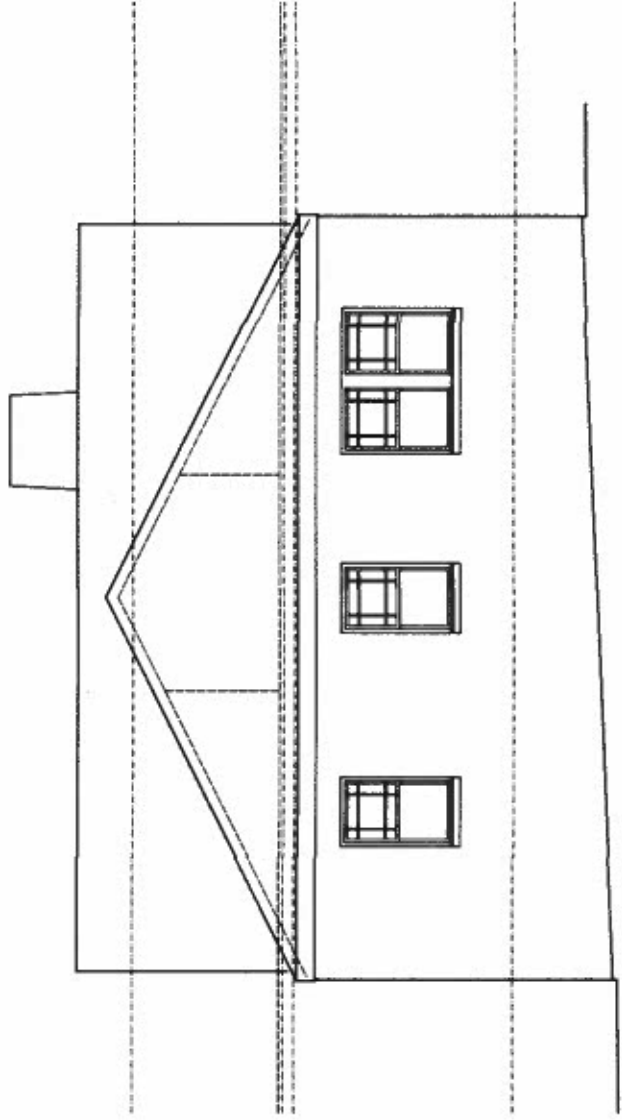
A-1.04



01 EXISTING FRONT ELEVATION

SCALE: 1/8" = 1'-0"

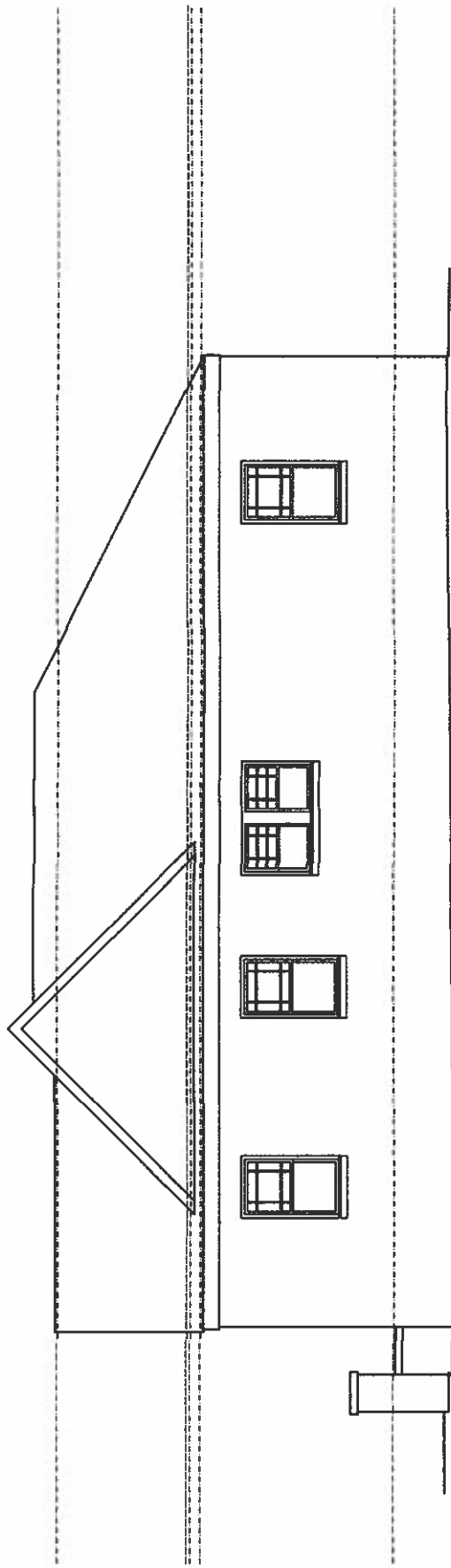
A-1.04



03 EXISTING REAR ELEVATION

SCALE: 1/8" = 1'-0"

A-1.04

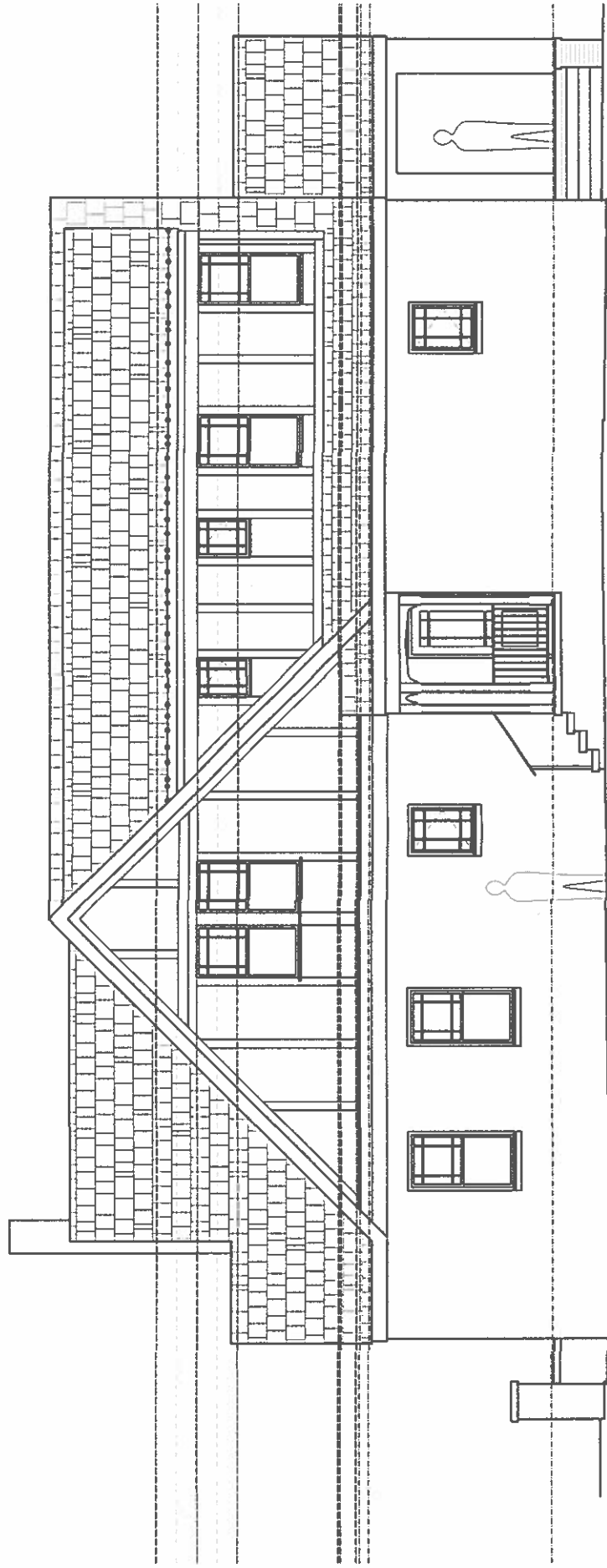


01 EXISTING NORTH SIDE ELEVATION

SCALE: 1/8" = 1'-0"

01

A-1.05

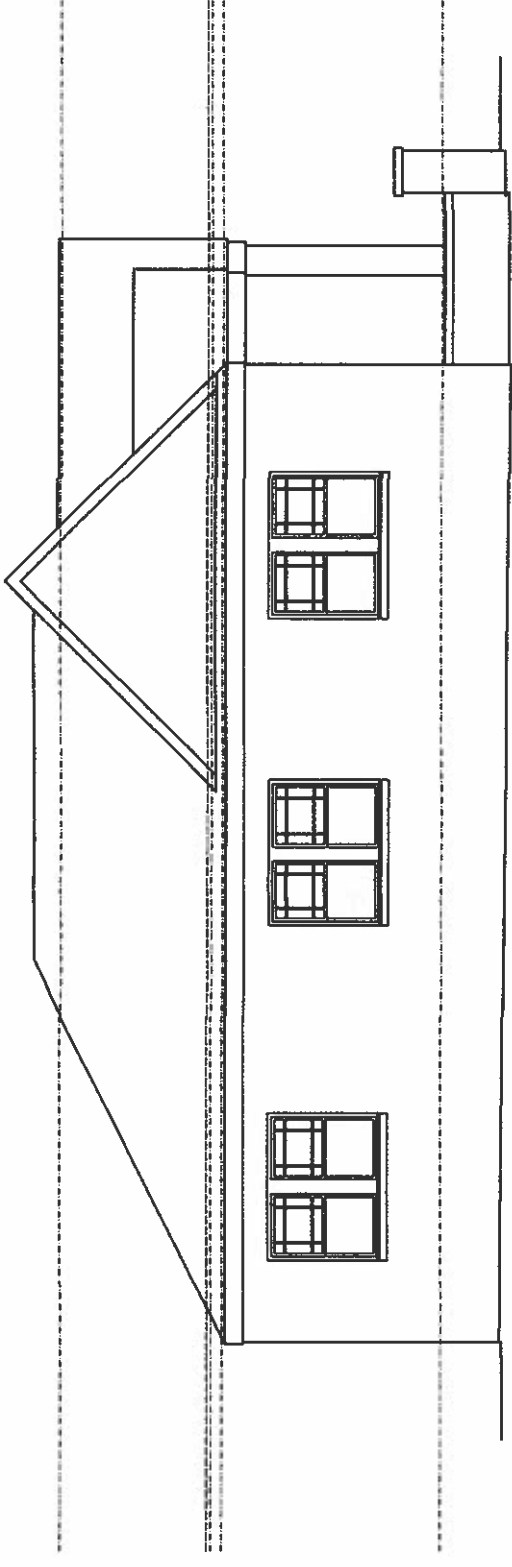


02 PROPOSED NORTH SIDE ELEVATION

SCALE: 1/8" = 1'-0"

02

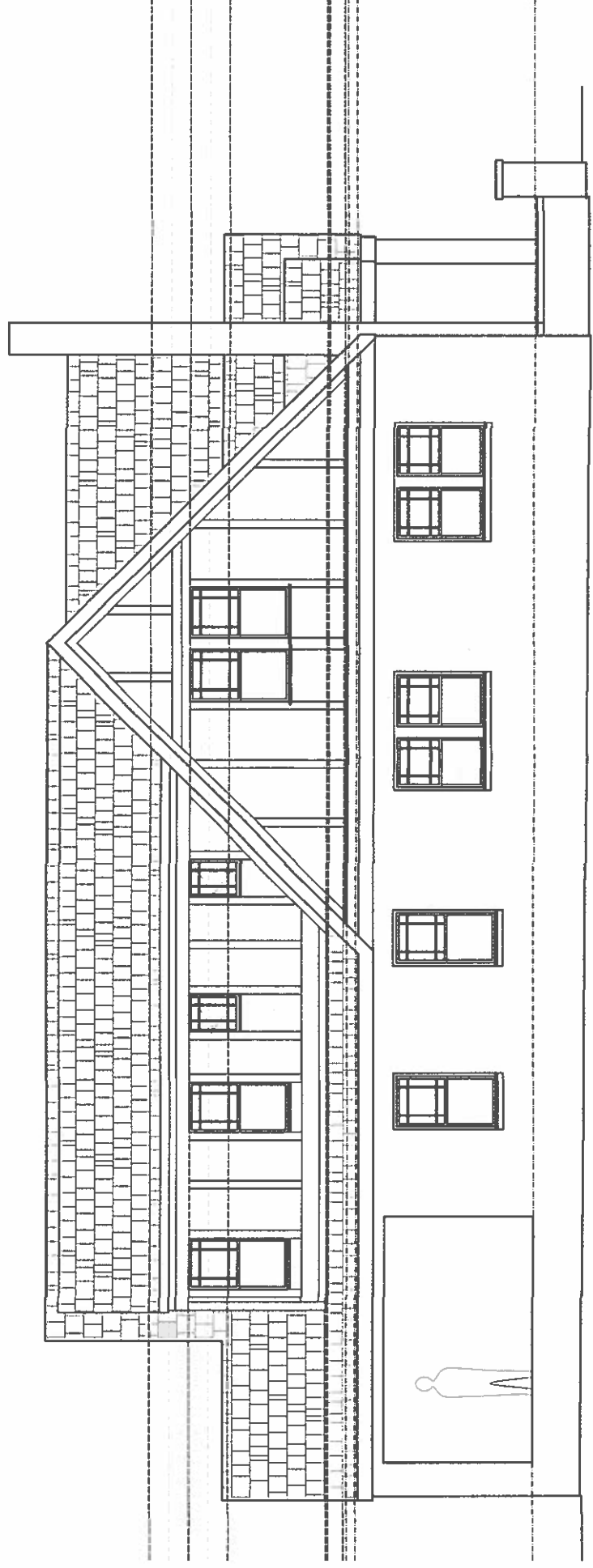
A-1.05



01 EXISTING SOUTH SIDE ELEVATION

SCALE: 1/8" = 1'-0"

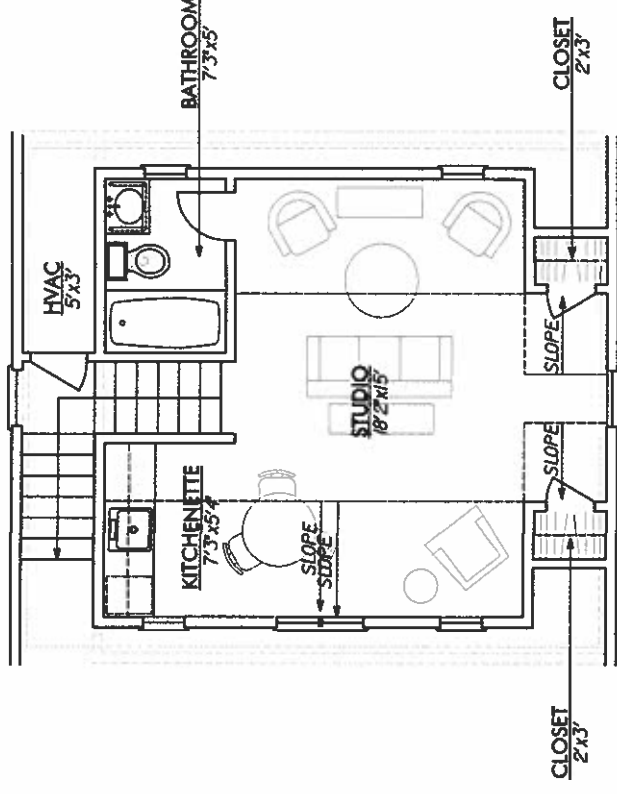
A-1.06



02 PROPOSED SOUTH SIDE ELEVATION

SCALE: 1/8" = 1'-0"

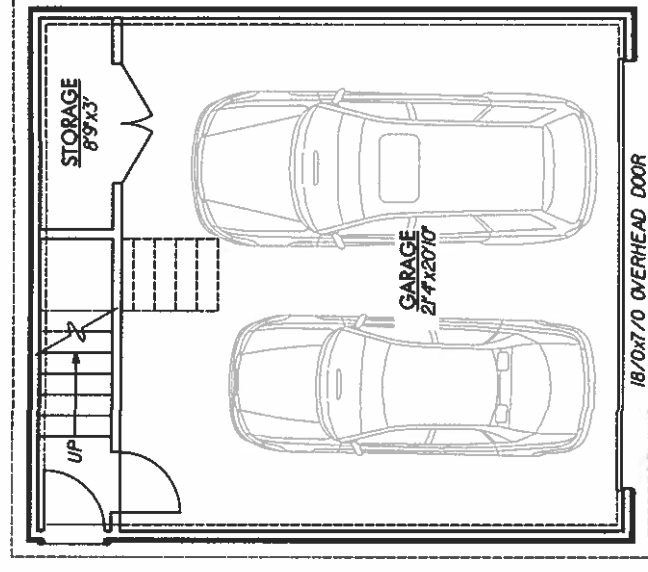
A-1.06



02 SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"
FLOOR AREA: 363 SF

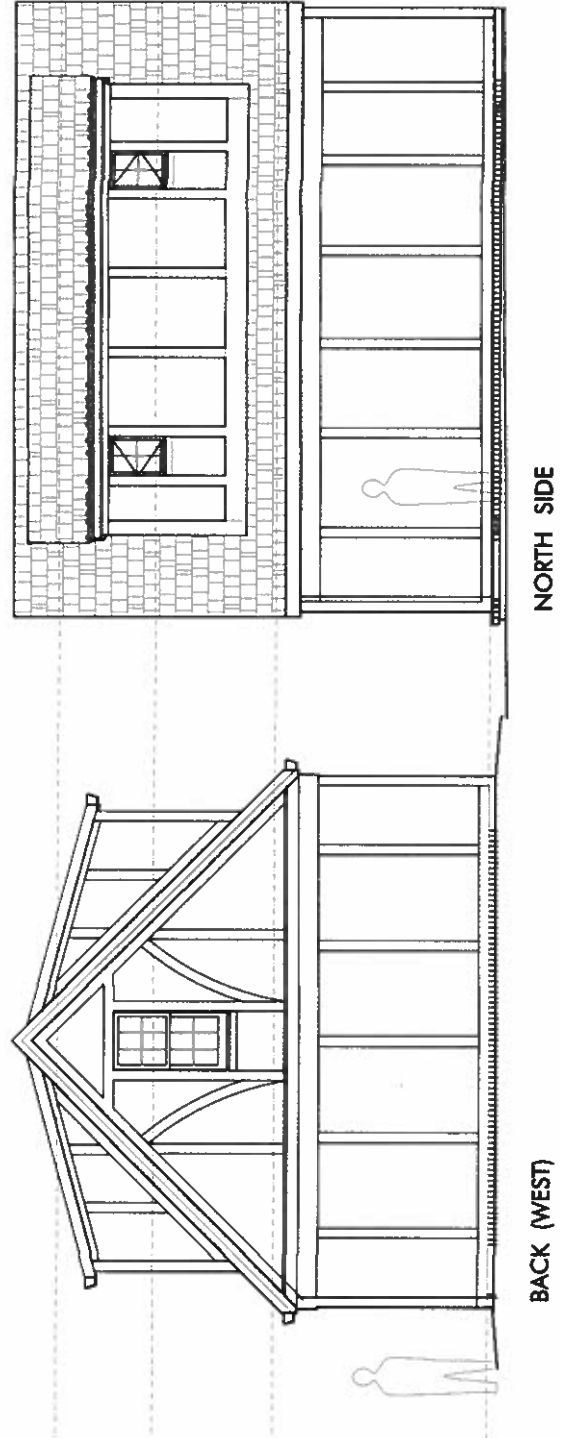
A-1.07



01 FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"
GROSS FLOOR AREA: 569 SF

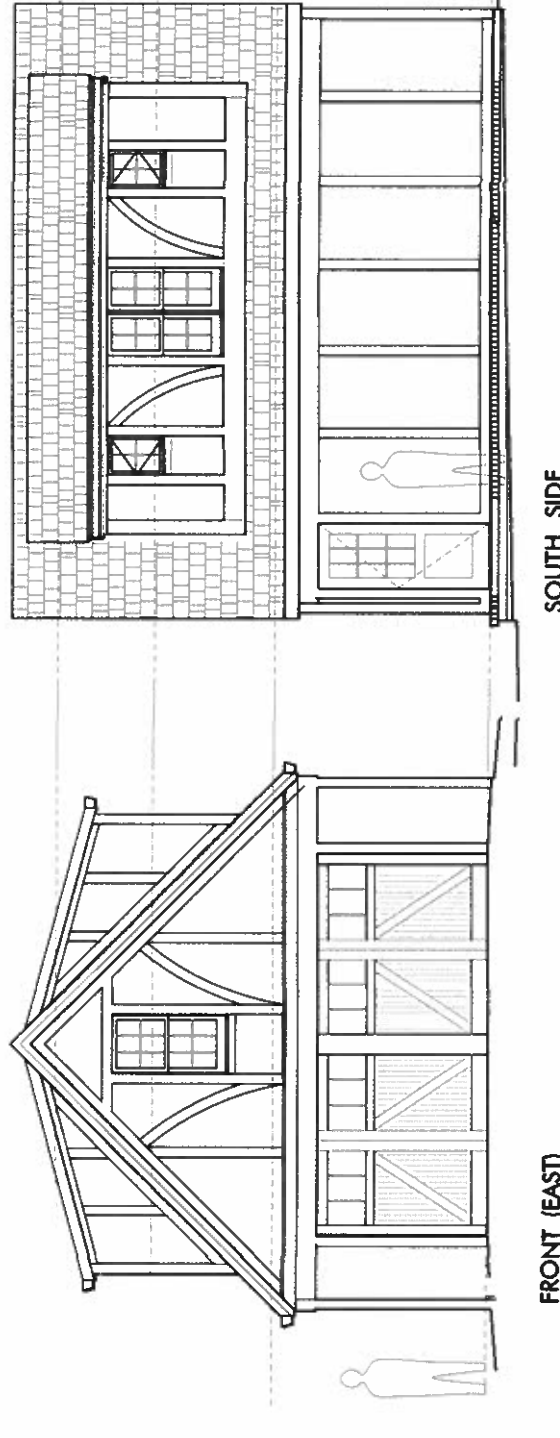
A-1.07



03 CARRIAGE HOUSE ELEVATIONS

SCALE: 1/8" = 1'-0"

A-1.07



03 CARRIAGE HOUSE ELEVATIONS

SCALE: 1/8" = 1'-0"

A-1.07