AGENDA
CITY OF BERKELEY LAKE
PLANNING & ZONING COMMISSION
NOVEMBER 10, 2026 at 7:15 PM
4040 South Berkeley Lake Road
Berkeley Lake, GA 30096

I. CALL TO ORDER

II. APPROVAL OR CHANGES TO THE AGENDA

III. APPROVAL OF MINUTES

a) October 13, 2026

IV. OLD BUSINESS

V. NEW BUSINESS

a) PZV-26-06 – 826 Lakeshore Drive variance to rebuild a non-conforming dock too close to the opposite shore

b) PZV-26-07 – 40 Lakeshore Drive variance to modify an existing structure requiring a variance to the east side setback and the building coverage limit

VI. CITIZEN COMMENTS

VII. DISCUSSION SESSION

VIII. ADJOURNMENT

CITY OF BERKELEY LAKE
4040 SOUTH BERKELEY LAKE ROAD
BERKELEY LAKE, GEORGIA 30096
PLANNING & ZONING COMMISSION
DRAFT MINUTES
OCTOBER 13, 2026
7:15 PM

Those in attendance at the meeting were as follows:

Commission Members:	Dan Huntington Pekka Ignatius Rand Kirkus Dave Meilander
City Officials:	Leigh Threadgill - City Administrator Michela Monteiro – Special Projects Coordinator
Citizens Present:	3

I. CALL TO ORDER

Huntington called the meeting to order at 7:15 PM. A quorum of the commission along with City Administrator, Leigh Threadgill, and Special Projects Coordinator, Michela Monteiro, were present at the meeting.

II. APPROVAL OF OR CHANGES TO THE AGENDA

Huntington asked if there were any suggested changes to the agenda.

Kirkus moved to approve the agenda. Ignatius seconded the motion. All were in favor and the motion passed.

III. MINUTES

1. Minutes of September 8, 2026

Ignatius moved to approve the minutes of the September 8th meeting. Kirkus seconded the motion, and all voted to approve the minutes.

IV. OLD BUSINESS

a) PZRZ-26-05 – O-26-263 - Ordinance to Adopt a Unified Development Ordinance and Zoning Map

Huntington opened the public hearing and asked for public comment.

There were no comments.

Huntington closed the public hearing.

Huntington opened the discussion among the commissioners.

Huntington stated that we are making a recommendation to City Council for or against this UDO. At this point we're considering version 3 with any other changes we want to recommend.

There was discussion around what was left to be decided after P&Z's work session meeting.

Ignatius mentioned that the prohibition of regulation of string lights was not entirely deleted, there was still regulation on page 158 of the UDO document. Huntington noted that the prohibition was struck on page 155 but remained on page 158. Threadgill confirmed and noted that deleting Section 7.4.2.G. should be included in the list of amendments in the motion to city council.

Ignatius noted that he could not find a limit on the number of chickens on page 110. Huntington noted that Section G.2.F sets the maximum at four. Threadgill noted that this did not change from the previous version.

Ignatius noted that he did not recall the commission agreeing on the requirement that garage doors be set back 10 feet from the front of the house, stating that he does not agree with that standard. Threadgill noted that her notes from the work session showed that, while the agreement was not unanimous, four members were in favor of keeping the rule but not applying it to existing residential uses. Other commissioners confirmed that was their understanding as well, to keep the standard but only apply it to new construction. Threadgill noted that if a member did not want to vote on a motion that included a change that did not address his concern, the recommendations may need to be split out individually. Ignatius noted that he would hold back on that and was willing to abide by the majority on the full list, as long as he was not opposed to too many items.

There was discussion about the revision to the tree ordinance to require permits for removal of 6" trees. Ignatius noted he doesn't agree with it, though the rest of the commission was in agreement to change the permit requirement to apply to 6" and larger trees, not 8" and larger trees as originally proposed.

Meilander asked about the prohibition on salvage or repair of motor vehicles in Section 6.A.2.F.3.a.vii on page 109, and whether it meant residents could not work on their own cars. Threadgill responded that the section covers home occupations and prohibits the activity as a business, such as running a body shop out of a home. She noted that the language is likely carried over from the existing home occupation rules. There was no further concern with regard to this regulation.

Meilander noted that the red line for parking of recreational vehicles on page 112 was difficult to follow, as paragraph A appeared to be struck. Threadgill noted that the RV section was altered significantly after a lot of discussion with the consultant, and that the track changes formatting made the numbering hard to follow. Paragraph 2.A. remains and limits the size of recreational vehicles on a residential lot.

Huntington noted that trailers were pulled out of the RV section to be treated differently. Threadgill noted that trailers are not required to be stored on a paved surface like an RV or boat and have no numeric setback, but they cannot be located in front of the front building plane of the house and must be in the side or rear yard. This applies to trailers up to 4 feet in height.

Meilander asked about boats. Threadgill noted that boats and personal watercraft are included in the definition of recreational vehicle.

Huntington noted that at the work session the commission had generally agreed on 256 square feet for boathouse enclosed areas, but there had been further discussion about how much of this should be transparent, and there hadn't been a conclusion on what that verbiage should be. There was further discussion about visibility to and from the lake and whether one solid wall should be allowed, or some level of transparency requirement for each wall of the enclosure.

Huntington noted that part of the commission's role is to clearly express the spirit of the rule, and that there will always be a way around it for someone who is determined.

Threadgill noted that enforcing these types of rules is difficult during plan review and even harder once a structure is built. Contractors do not typically provide the detailed elevations that would be needed, and there is a balance between complexity and administration.

Huntington proposed a 256-square-foot enclosed area limit, no wall over 16 feet, and three of the four walls 75% transparent. Meilander suggested adding a statement of the section's purpose, to preserve visibility to and from the lake.

Huntington suggested simply replacing the 100-square-foot figure with 256 square feet. Threadgill agreed this was more straightforward and noted that implementation of the new code will show what may need to be changed in the future, and anything already built would be grandfathered. Ignatius agreed that the commission should not get too detailed and have the 256 square foot rule with the intent to limit the opacity of the structure.

There was further discussion regarding the existing boathouse enclosure rule.

Meilander noted that most houses sit above the lake with boathouses at the water's edge. Huntington noted that the current rule reflects the personal preferences of some people about 20 years ago, and that 256 square feet is a compromise. Kirkus noted that boathouses around the lake vary and that it is hard to write one code that covers every possibility. The commission agreed to change the figure in Section 6.8.2.B.1.g. from 100 to 256 square feet with no additional restrictions.

Huntington confirmed that the other changes related to flagpoles, signs and trees had been made in accordance with feedback from the commission and asked if there was any disagreement or questions. There were none.

Meilander noted that the old code had a four-inch tree diameter when he started building his house. Huntington noted that the tree requirement has changed about three times during his time on Planning & Zoning, and finding the right balance has been difficult.

Threadgill noted that the tree code will have the biggest impact on the community. If the City is serious about being a Tree City and caring for the urban forest, the code must be strong enough to enforce. The city is losing mature canopy due to age and is spending more each year on tree removal and cleanup. Huntington noted that the commission should discuss at a later date whether the code does enough to incentivize planting new trees as mature trees are lost, possibly on a city-wide basis.

Ignatius moved to recommend approval of Version 3.0 of the Unified Development Ordinance with the following amendments: delete Section 7.4.2.G., and change Section 6.8.2.B.1.g. from 100 square feet to 256 square feet. Meilander seconded the motion. All were in favor and the motion passed.

V. NEW BUSINESS

There was none.

VI. CITIZEN COMMENTS

There were none.

VII. DISCUSSION

There was none.

VIII. ADJOURNMENT

Meilander made a motion to adjourn. Ignatius seconded the motion. All were in favor and Huntington adjourned the meeting at 7:52 PM.

Respectfully submitted,

_____

Leigh Threadgill
City Administrator

DRAFT

City of Berkeley Lake
Staff Analysis

CASE NUMBER:	PZV-26-06, 826 LAKESHORE DR.
RELIEF REQUESTED:	REBUILD DOCK IN SAME LOCATION AND NON-CONFORMING WITH REGARD TO OPPOSITE SHORE SETBACK
EXISTING ZONING:	R-100, SINGLE FAMILY RESIDENTIAL
PROPOSED USE:	DOCK/DECK OVER LAKE BERKELEY
APPLICANT:	WAYNE MITSCH 826 LAKESHORE DR. BERKELEY LAKE, GA 30096
OWNER:	SAME AS APPLICANT
MEETING DATE:	NOVEMBER 10, 2026 P&Z COMMISSION

PROPOSED PROJECT:

The applicant recently rebuilt a non-conforming dock. The project began as a repair but became a replacement. After the rebuild, the owner also recombined the properties so that the location of the property line between 820 and 826 Lakeshore Drive was shifted to incorporate the newly rebuilt dock on 826. It was previously located on 820. Situated at the back of a cove, there is little to no impact on boat traffic. However, it is too close to the opposite shore and depending on interpretation, the new side setback.

FINDINGS OF FACT:

1.) As stated in the application, a 40-year-old dock was replaced without a permit earlier this year.

2.) This dock is non-conforming with respect to the 75-foot opposite shore distance requirement and possibly with respect to the 12.5-foot side setback applied to docks and boathouses.

3.) According to the application materials, the dock is about 22 feet from the opposite shore at the closest point, 53 feet closer than required by Section 78-89(g)(3).

4.) Based on the recombination plat, the dock sits approximately 5 feet from the side lot line on land, but once projected into the lake, it meets the 12.5-foot setback requirement. Staff approved the recombination as submitted. However, if the Commission deems the 12.5-foot requirement to also apply from the land side of the dock, then a variance is needed to Sec. 78-89(g)(2).

5.) The dock is located deep in a cove where it has little impact on navigability.

6.) Section 78-141 of the zoning ordinance prohibits non-conforming structures from being rebuilt except in certain situations of damage; for accessory structures, less than 25% of the floor area or replacement value of the structure.

7.) However, non-conforming structures may be maintained or repaired.

8.) In this case, the owner initially intended to repair the structure but once the project was underway, the repair became a replacement.

9.) Properties to the north and south are zoned R-100 and the location of single-family residential uses. The right-of-way of Lakeshore Drive is located to the east, and Lake Berkeley is adjacent to the west.

STANDARDS FOR APPROVAL:

In considering whether to grant or deny this variance request, the commission must evaluate the application based on the criteria specified in Section 78-366 (a)(1) of the zoning ordinance:

a) *Applications for variances.*

(1) All applications for variances shall be submitted initially, in writing, to the planning and zoning commission of the city, which shall consider these requests at its next called meeting. The planning and zoning commission may authorize such variance from the terms of this zoning chapter as will not be contrary to the public interest. The spirit of this chapter shall be observed, the public safety, health and welfare secured and substantial justice done. At the hearing, any party may appear in person or have authorized representation. Such variances may be granted in individual cases if the planning and zoning commission finds that:

a. There are extraordinary and exceptional conditions pertaining to the particular property in question because of its size, shape or topography; and

b. The application of this chapter to this particular piece of property would create an unnecessary hardship; and

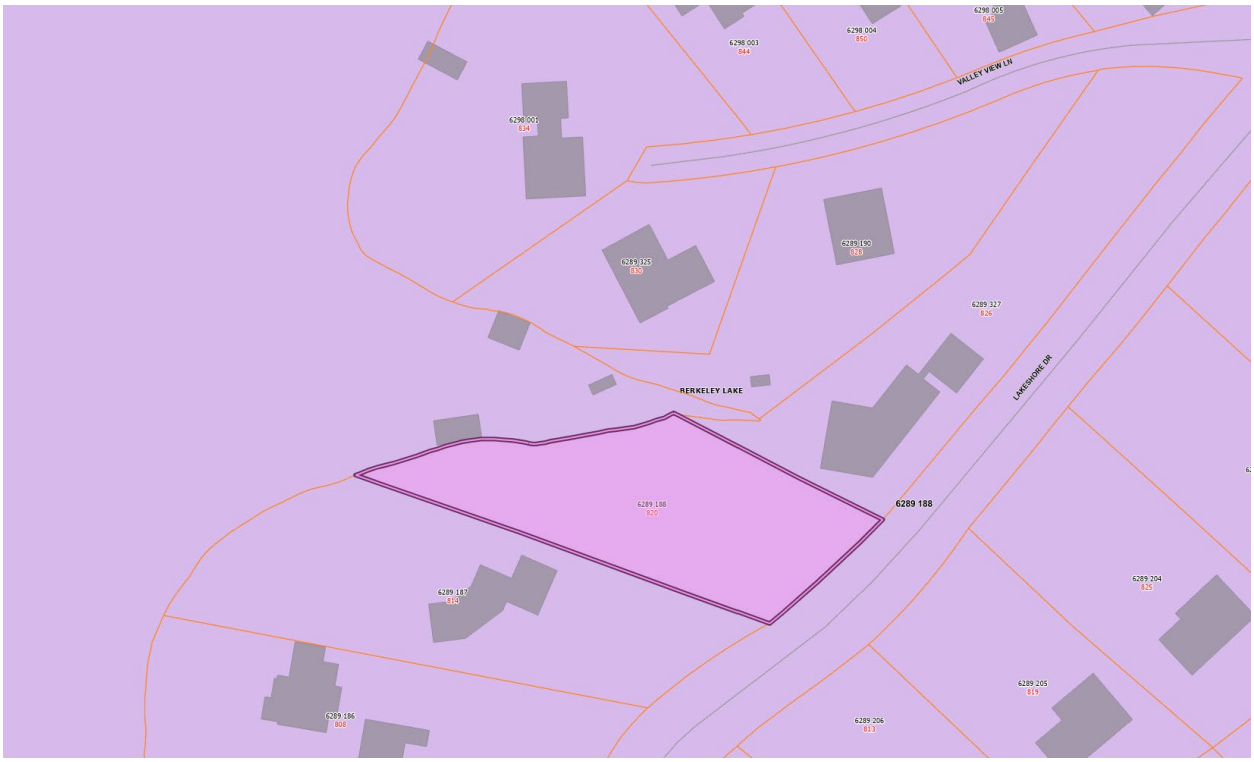
c. Such conditions are peculiar to the particular piece of property involved; and

d. Such conditions are not the result of any actions of the property owner; and

e. Relief, if granted, would not cause substantial detriment to the public nor impair the purposes or intent of this chapter; and

f. The variance is granted for a use of land or building or structure that is not prohibited by this chapter.

LOCATION MAP



AERIAL PHOTO





Sketch of approximate lot line shift done by recombination earlier this year.

Application for Variance

For Office Use Only	
Application #:	V/AV 26-06
Check #:	Credit Cash:
Date Paid:	9/10/26
P&Z hearing date:	11/10/26
Action:	
Appeal filed:	
Council hearing date:	
Account	100.34.1390.2
Variance App	$ 450.00

Part 1: Applicant Information

APPLICANT IS: ☒ Owner ☐ Agent ☐ Attorney

NAME WAYNE MITSCH DATE 9/8/2026

MAILING ADDRESS 826 LAKESHORE DR

CITY BERKELEY LAKE STATE GA ZIP 30096

TELEHONE 404-308-5262 MOBILE 404-308-5262 FAX N/A

E-MAIL [redacted]

Part 2: Property Owner Information

NAME(S) WAYNE MITSCH

MAILING ADDRESS SAME AS ABOVE

CITY _____ STATE _____ ZIP _____

TELEPHONE _____ MOBILE _____ FAX _____

E-MAIL _____

Part 3: Property and Use Information

PROPERTY ADDRESS 826 LAKESHORE DR PARCEL ID R6289-327

PARCEL SIZE 0.77 ACRE ZONING RESIDENTIAL

EXISTING USE DOCK & HOUSE

I am requesting relief from code section 78 for the purpose of:

REBUILDING AN OCD DOCK
* SEE ACCOMPANYING PAPERWORK

NOTICE: The granting of a Variance does not affect any requirement for a Building Permit for proposed construction.

The following supplemental documentation must be submitted with this application:

- ☑ Letter of Intent describing the proposed construction, development or improvements.
- ☑ Site Plan showing all existing and proposed improvements on the property.
- ☑ Survey of the property

Variance Application: Part 3: Property and Use Information (continued)

Applicant: Please provide written responses to the following items in order to support the request. Attach a separate sheet if necessary:

1) Explain the extraordinary and exceptional conditions pertaining to the size, shape or topography of the subject property; OR if this request is for the expansion of a non-conforming structure, explain whether granting the variance would result in an increase in the non-conforming aspects of the structure.

SEE ACCOMPANYING PAPERWORK

2) Explain how the application of the ordinance to the subject property would create an unnecessary hardship.

SEE ACCOMPANYING PAPERWORK

3) Explain how the conditions are peculiar or unique to the subject property.

SEE ACCOMPANYING PAPERWORK

4) Are the conditions requiring a variance the result of any actions of the property owner? If YES, explain.

YES - OLD DOCK WAS REPLACED WITH NEW DOCK

5) What, if any, detriment to the public or impairment to the purposes of the ordinance would result if the variance were granted.

NONE

6) Is the proposed use of land, building or structure permitted by the zoning ordinance?

YES

I hereby make application to the City of Berkeley Lake, Georgia for the above referenced property. I do hereby affirm that the information provided here, above and contained in all material I submit for the purposes of supporting my request for a Variance, to the best of my knowledge is true, complete and accurate, and I understand that any inaccuracies may be considered just cause for invalidation of this application and any action taken as a result of this application. I understand that it is my/our responsibility to conform to all City of Berkeley Lake ordinances in full and obtain any additional permits as may be required and that failure to do so will result in enforcement action taken by the City.

Applicant's Signature [redacted] Date 9/10/2026

Owner's Signature [redacted] Date 9/10/2026

Wayne Mitsch

To: Berkeley Lake Planning and Zoning Committee
Subject: Variance Application

This variance request is for the approval to replace the existing 40 year old dock that was dilapidated and in disrepair.

Being at the very back of the cove, if the dock were to be moved any farther toward the other side, the neighboring property at Valley View Lane would not be able to access their dock unless they parked their boat on the other side of the dock, If this resident parked their boat on the other side of their dock, the neighbor on the other side would not be able to enter or exit their covered boat dock. No watercraft would need access beyond our dock due to the dock's location at the back end of the cove. The dock does not create a hardship or burden to anyone else utilizing the lake or our cove.

The existing 40 year old dock could have been repaired with all new decking and a few additional pilings. However, due to a misunderstanding and miscommunication, it has been totally replaced to the exact footprint of the original dock. A minor change at the end of the dock was made for safety reasons. The stone step down from the dock to the wall/walkway was replaced with a short ramp. The new dock is modern and therefore is safer for loading and unloading passengers.

An unnecessary hardship would be created if the dock variance were denied, our lot would not have a dock, our boat would be very hard to access and our property value would be dramatically negatively affected. Granting a variance would not result in any increase in the non-conforming aspects of the structure. This dock, being built nearly 40 years ago was the first dock to be built in this cove. Since then, 3 other docks have been built – all requiring variances, all were approved. Our dock in not intrusive to any other dock in our cove.

I hope that the committee will review the data and approve the variance request to allow the new dock to remain as it currently stands.
Respectfully,

Wayne Mitsch

[redacted]

PLAT B: 00172 P: 00089
Recorded: 09/02/2026 09:53 AM
26L052616 Pages: 1 Fees: $10.00
Tiana P Garner
Clerk of Superior Court, Gwinnett County, GA

THE SEAL IS RECORDED FOR THE CLERK OF THE SUPERIOR COURT

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. 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 REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67

LEGEND

RBF	REBAR FOUND (1/2" REBAR)
CRS	CAPPED REBAR SET (1/2" REBAR)
CRBF	CAPPED REBAR FOUND
OTF	OPEN TOP FOUND
CTF	CRIMP TOP FOUND
☼	LIGHT POLE
BL	BUILDING LINE
C.L.F	CHAIN LINK FENCE
R/W	RIGHT-OF-WAY
TPED	PHONE PEDASTAL
CATV	CABLE BOX
WM	WATER METER
▢PB	TRANSFORMER
U/E	UTILITY EASEMENT
(12.34'D)	DEED DISTANCE
12.34'(M)	MEASURED DISTANCE
DE	DRAINAGE EASEMENT
SSE	SEWER EASEMENT
AE	ACCESS EASEMENT
HW	HEADWALL
JB	JUNCTION BOX
CB	CATCH BASIN
YI	YARD INLET
P	PORCH
C/P	CARPORT
YI	YARD INLET
ST	STORAGE ROOM
-OHP-	OVERHEAD POWER
-AGL-	ATLANTA GAS LINE

BASE BEARING ON GA. GRID WEST

STORMWATER NOTES

A 50 FOOT UNDISTURBED BUFFER AND A 75 FOOT IMPERVIOUS SETBACK SHALL BE MAINTAINED ADJACENT TO ALL STREAMS.

RESIDENTIAL DRAINAGE PLAN (RDP) OR STUDY (RDS)
ON ANY FINAL PLAT CONTAINING A LOT FOR WHICH A RESIDENTIAL DRAINAGE PLAN (RDP) OR RESIDENTIAL DRAINAGE STUDY (RDS) IS REQUIRED, THE FOLLOWING STATEMENTS SHALL BE INCLUDED, AS APPLICABLE:
A RESIDENTIAL DRAINAGE PLAN (RDP)OR RESIDENTIAL DRAINAGE STUDY (RDS) MUST BE APPROVED BY THE STORMWATER PLAN REVIEW SECTION OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT PRIOR TO ISSUANCE OF A BUILDING PERMIT ON THOSE LOTS LABELED RDP OR RDS RESPECTIVELY.

FLOODPLAIN NOTE

ACCORDING TO THE F.I.R.M. OF GWINNETT COUNTY, PANELNUMBER 13135C0054H DATED 3/4/13, A PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZRAD AREA.

WETLANDS NOTES

THE DESIGN PROFESSIONAL M WHOSE SEAL APPEARS HEREON, CERTIFIES THE FOLLOWING:
1) THE NATIONAL WETLAND INVENTORY MAPS HAVE BEEN CONSULTED; AND, 2) THE APPROPRIATE PLAN SHEET [DOES/ [X] DOES NOT INDICATE AREAS OF UNITED STATES ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS AS SHOWN ON THE MAPS; AND, 3) IF WETLANDS ARE INDICATED, THE LAND OWNER OR DEVELOPER HAD BEEN ADVISED THAT LAND DISTURBANCE OF PROTECTED SHALL NOT OCCUR UNLESS THE APPROPRIATE FEDERAL WETLANDS ALTERATION (SECTION 404) PERMIT HAS BEEN OBTAINED

PUBLIC NOTICE - DRAINAGE

NOTE: CITY OF BERKELEY LAKE ASSUMES NO RESPONSIBILITY FOR OVERFLOW OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENT OF THE STREET RIGH-OF-WAY, OR FOR THE EXTENSION OF CULVERTS BEYOND THE POINT SHOWN ON THE APPROVED AND RECORDED SUBDIVISION PLAT.

NOTE: STREAM BUFFER EASEMENTS ARE TO REMAIN IN A NATURAL AND UNDISTURBED CONDITION.

NOTE: STRUCTURES ARE NOT ALLOWED IN DRAINAGE EASEMENTS.

APPROVAL NOTE:

APPROVAL OF THIS PLAT DOES NOT AUTHORIZE ANY LAND DISTURBANCE OR CONSTRUCTION. LAND DISTURBANCE PERMITS AND/OR BUILDING PERMITS MUST BE OBTAINED PRIOR TO AND LAND DISTURBANCE.

FINAL SURVEYOR'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AS TO PROPERTY LINES AND ALL IMPROVEMENTS SHOWN HEREON, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXISTS, AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN. THE FIELD DATA UPON WHICH THE PLAT IS BASED HAS A CLOSURE PRECISION OF ONE IN 312,637+ FEET, AN ANGULAR CLOSURE OF 02" AND WAS ADJUSTED USING LEAST SQUARE RULE. THIS PLAT IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 465,843 FEET AND CONTAINS A TOTAL OF 3.34 ACRES. EQUIPMENT USED TO OBTAIN THE LINEAR ANGULAR MEASUREMENTS WAS A TRIMBLE TOTAL STATION.

BY: _____
REGISTERED LAND SURVEYOR
REG. NO. 2576 DATE OF EXPIRATION: 12/31/2026

EXEMPTION PLAT APPROVAL

THE CITY ADMINISTRATOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE ZONING ORDINANCE AND DEVELOPMENT REGULATIONS AND THAT IT HAS BEEN APPROVED BY ALL OTHER OPERATIONAL CITY DEPARTMENTS AS APPROPRIATE.

DATED THIS 19th DAY OF August, 20 26

_____
CITY ADMINISTRATOR

ENVIRONMENTAL HEALTH SECTION CERTIFICATION

THE LOTS SHOWN HEROIN HAVE BEEN REVIEWED BY THE ENVIRONMENTAL HEALTH SECTION OF THE GWINNETT COUNTY BOARD OF HEALTH AND WITH THE EXCEPTION OF LOTS _____ ARE APPROVED FOR DEVELOPMENT. EACH LOT IS TO BE REVIEWED BY THE ENVIRONMENTAL HEALTH SECTION OF THE GWINNETT COUNTY BOARD OF HEALTH AND APPROVED FOR SEPTIC TANK INSTALLATION PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

DATED THIS 19 DAY OF August, 20 26

BY: _____

TITLE: R/ES II

OWNERS ACKNOWLEDGEMENT AND DECLERATION

STATE OF GEORGIA, COUNTY OF GWINNETT

The owner of the land shown on this plat and whose name is subscribed hereto, in person or through a duly authorized agent, acknowledges that this plat was made from an actual survey, and dedicates by this Acknowledgement and Declaration to the use of the public forever all streets, sewer collectors, lift stations, drains, easements, and other public facilities and appurtenances thereon shown.

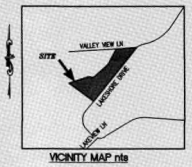
_____ 8/7/2026
SIGNATURE OF SUBDIVIDER DATE SIGNED

WAYNE MITSCH
PRINTED NAME OF SUBDIVIDER
_____ 8/7/2026
SIGNATURE OF SUBDIVIDER DATE SIGNED

FRANCES MITSCH
PRINTED NAME OF SUBDIVIDER
_____ 8/7/2026
SIGNATURE OF OWNER DATE SIGNED

WAYNE MITSCH
PRINTED NAME OF OWNER
_____ 8/7/2026
SIGNATURE OF OWNER DATE SIGNED

FRANCES MITSCH
PRINTED NAME OF OWNER



VICINITY MAP n!s

GENERAL NOTES

LOT 10
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE BY LATITUDES AND DEPARTURES AND IS FOUND ACCURATE TO WITHIN ONE FOOT IN 200,255 FEET.

LOT 13
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE BY LATITUDES AND DEPARTURES AND IS FOUND ACCURATE TO WITHIN ONE FOOT IN 312,637 FEET.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000+ FEET AND AN ANGULAR ERROR OF 02" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.

A MIXON – TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE OR STRUCTURE.

CERTIFICATION IS MADE TO PERSON(S) NAMED ON THIS PLAT AND IS NOT TRANSFERABLE TO OTHERS.

UTILITIES SHOWN ARE LOCATIONS OF GROUND IDENTIFIABLE ITEMS. ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW GROUND. THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR THE COMPLETENESS OF THIS DATA.

THIS PROPERTY IS SUBJECT TO ALL RIGHT OF WAYS AND EASEMENTS SHOWN OR NOT SHOWN, RECORDED OR UNRECORDED

FLOOD NOTE:

BASED ON GRAPHIC DETERMINATION, A PORTION OF THIS PROPERTY DOES LIE WITHIN A FEMA/FIRM SPECIAL FLOOD HAZARD AREA [ZONE AE] PER COMMUNITY PANEL NO. 13135C054H DATED 3/4/13

OWNER/SUBDIVIDER

WAYNE MITSCH
826 LAKESHORE DRIVE
BERKELEY LAKE, GA 30096
404-308-5262

ZONING R-100

LOTS ADJOINING LAKE BERKELEY
MIN. LOT AREA: NOT APPLICABLE
MIN LOT FRONTAGE: 100' AT BUILDING LINE

SETBACKS:
FRONT-45 FEET FROM ROAD
SIDE-12.5 FEET
REAR-40 FEET FROM LAKE

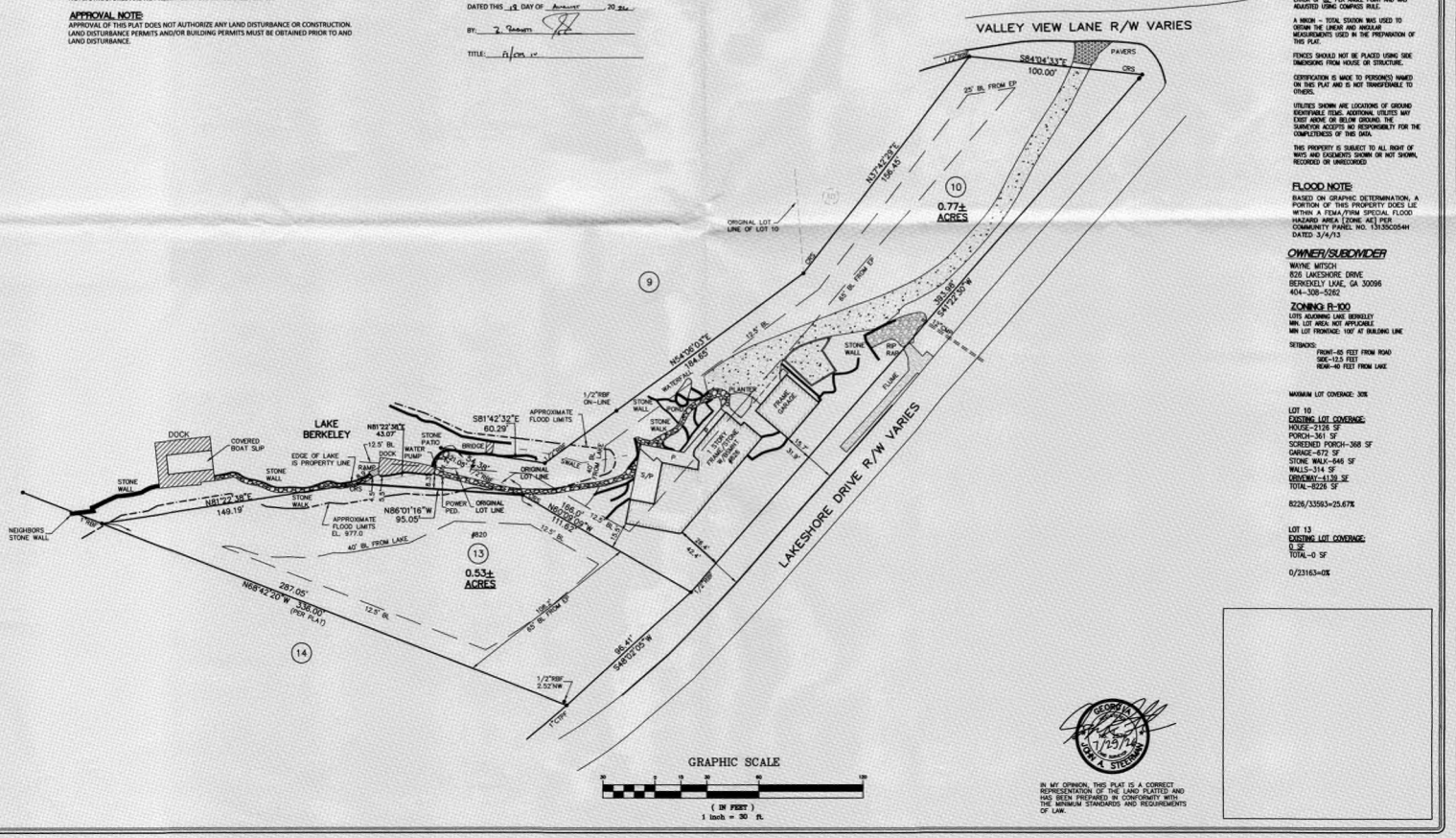
MAXIMUM LOT COVERAGE: 30%

LOT 10
EXISTING LOT COVERAGE:
HOUSE-2128 SF
PORCH-361 SF
SCREENED PORCH-368 SF
GARAGE-672 SF
STONE WALK-846 SF
WALLS-314 SF
DRIVEWAY-4139 SF
TOTAL-8226 SF

8226/33563=25.67%

LOT 13
EXISTING LOT COVERAGE:
0 SF
TOTAL-0 SF

0/23163=0%



GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

GEORGIA REGISTERED LAND SURVEYOR JOHN A. STEERMAN 7/29/26

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

811 Know what's below Call before you dig 1-800-282-7411

REVISIONS					
1.					
2.					
3.					
4.					
5.					

SCI Development Services
ENGINEERS - SURVEYORS - PLANNERS
2020 WESTSIDE COURT – SUITE E – SNELLVILLE, GEORGIA 30078
(770) 736-7700 FAX (770) 736-4633
MAIL@SURVEYCONCEPTS.NET

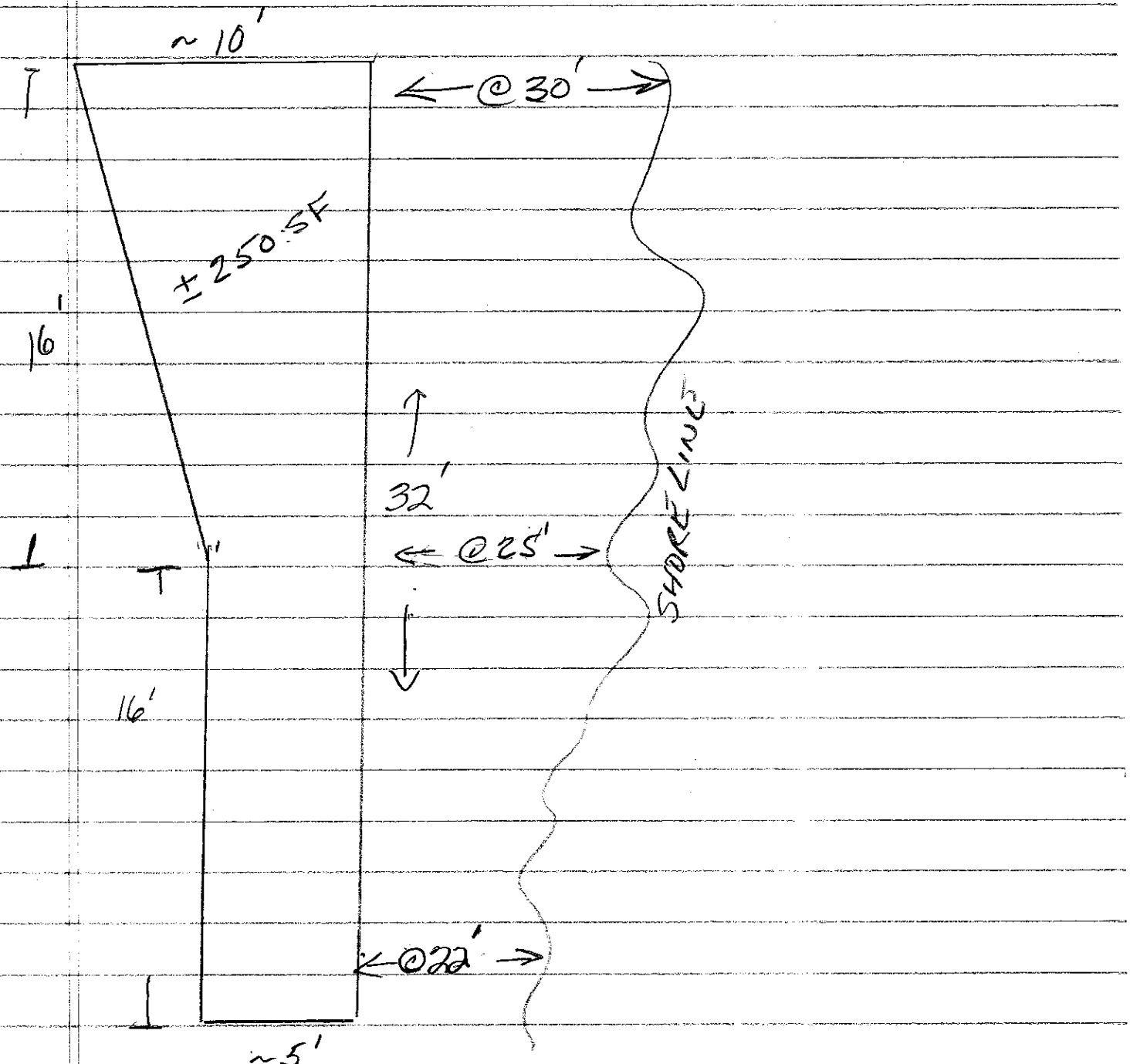
RECOMBINATION PLAT OF 820 AND 826 LAKE SHORE DRIVE
WAYNE MITSCH and FRANCES MITSCH
LOTS 9, 10 AND PART OF LOT 13, AREA 3
BERKELEY LAKE PROPERTIES
TRACT 1 SUBDIVISION
LAND DISTRICT 6 LOT 1243
GWINNETT COUNTY, GEORGIA

DATE	DRAWN	CHECKED
5/21/26	DCP	JAS

SCALE 1"=30'

SHEET TITLE
RECOMBINATION PLAT

PROJECT NUMBER
56969



MITSCH DOCK
826 LAKESHORE

City of Berkeley Lake
Staff Analysis

CASE NUMBER:	PZV-26-07, 40 LAKESHORE DR.
RELIEF REQUESTED:	6-5 FOOT REDUCTION IN SIDE SETBACK, 1.24% INCREASE IN ALLOWABLE BUILDING COVERAGE,
EXISTING ZONING:	R-100, SINGLE-FAMILY RESIDENTIAL
PROPOSED USE:	SINGLE-FAMILY HOME
APPLICANT:	VINH NGUYEN 40 LAKESHORE DR. BERKELEY LAKE, GA 30096
OWNER:	SAME AS APPLICANT
MEETING DATE:	NOVEMBER 10, 2026 P&Z COMMISSION

PROPOSED PROJECT:

This project consists of a modification/addition to an existing home and demolition of a detached garage. A portion of the existing home is to remain, while the remainder will be torn down and replaced according to the attached site plan. The re-built portion of the house will include a second story, as viewed from Lakeshore Drive, that doesn't exist today, and will be located 6 feet from the side setback, less than half of the required 12.5 feet.

The current detached garage, proposed to be demolished, meets the 12.5-foot side setback but is located in front of the house and 30 feet closer to the edge of Lakeshore Drive than the required 65 feet. The new portion of the home will include an attached garage and will meet the front setback but has resulted in the need for the side setback variance (Sec. 78-197(7)).

The addition of the second story results in the need for a 1.24% variance to the building coverage (Sec. 78-197(11)). Houses less than 25 feet tall are allowed 20% building coverage, while those taller are limited to 15%.

The proposed structure will result in a reduction in lot and building coverage from the current condition.

FINDINGS OF FACT:

1.) The existing detached garage is located in the front yard approximately 35 feet off Lakeshore Drive.

2.) The new owner intends to tear down most of the existing house and the detached garage, while leaving a portion of the house in place.

3.) In addition to the non-conforming detached garage, the existing house (portion to remain) is also non-conforming with respect to the rear setback from the lake.

4.) The removal of the detached garage and re-design to include the garage within the footprint of the house improves one non-conformity but adds the need for a 6.5-foot side setback variance (Sec. 78-197(7)).

5.) At 31.63%, the current impervious surface areas are non-conforming with regard to the 30% lot coverage limitation.

6.) At 30.31%, the proposed impervious surface areas will still exceed lot coverage standards but will become less non-conforming.

7.) Due to the height of the current house and garage, the building coverage limitation is 20%. At 17.36%, the combination of the house and detached garage comply.

8.) With the addition of a second story, the new building coverage limitation will be 15%. At 16.24%, the proposed building coverage requires a variance from Sec. 79-197(11).

9.) Properties to the east and west are zoned R-100 and the location of single-family residential uses. The right-of-way of Lakeshore Drive is located to the south, and Lake Berkeley is adjacent to the north.

STANDARDS FOR APPROVAL:

In considering whether to grant or deny this variance request, the commission must evaluate the application based on the criteria specified in Section 78-366 (a)(1) of the zoning ordinance:

a) *Applications for variances.*

(1) All applications for variances shall be submitted initially, in writing, to the planning and zoning commission of the city, which shall consider these requests at its next called meeting. The planning and zoning commission may authorize such variance from the terms of this zoning chapter as will not be contrary to the public interest. The spirit of this chapter shall be observed, the public safety, health and welfare secured and substantial justice done. At the hearing, any party may appear in person or have authorized representation. Such variances may be granted in individual cases if the planning and zoning commission finds that:

a. There are extraordinary and exceptional conditions pertaining to the particular property in question because of its size, shape or topography; and

b. The application of this chapter to this particular piece of property would create an unnecessary hardship; and

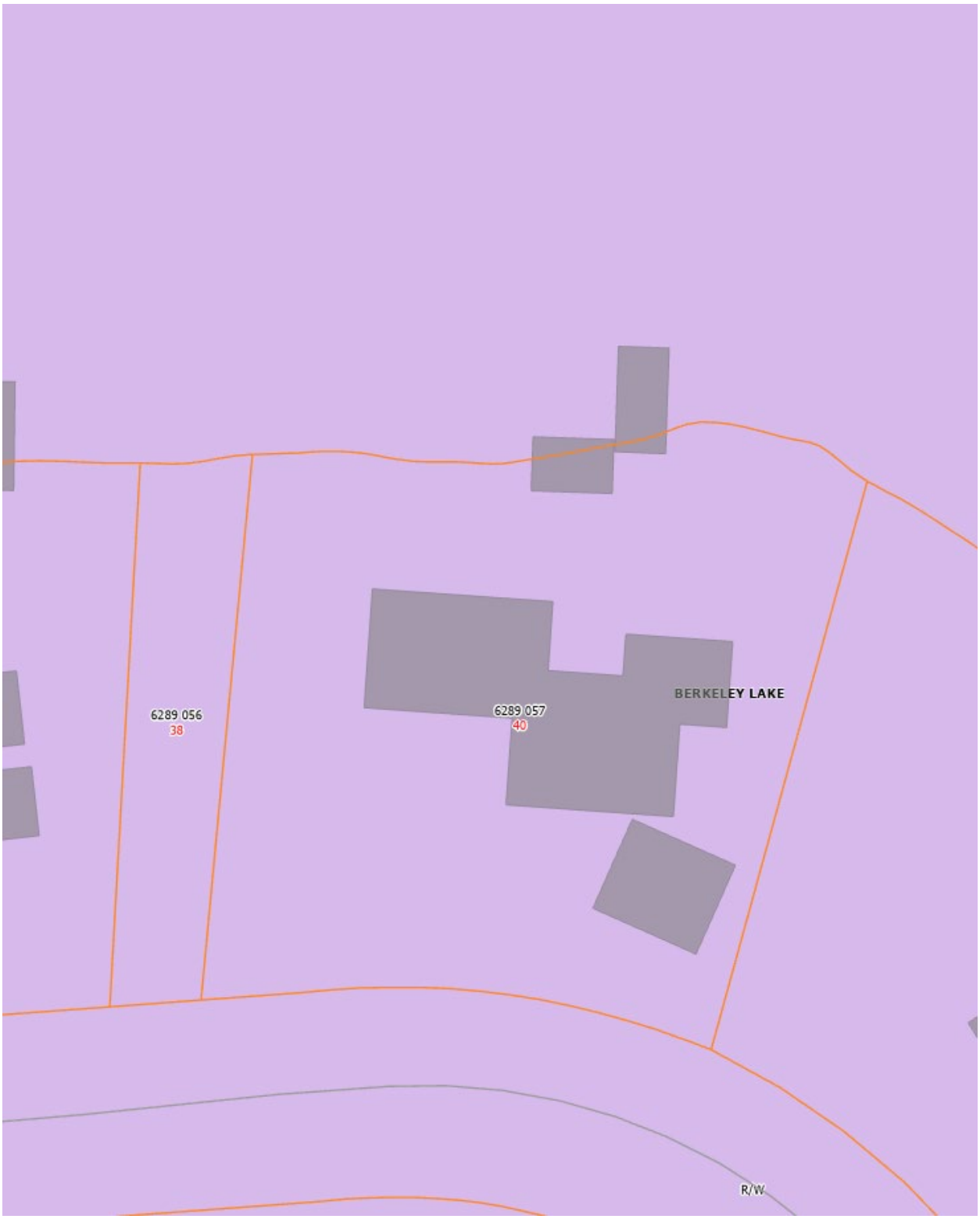
c. Such conditions are peculiar to the particular piece of property involved; and

d. Such conditions are not the result of any actions of the property owner; and

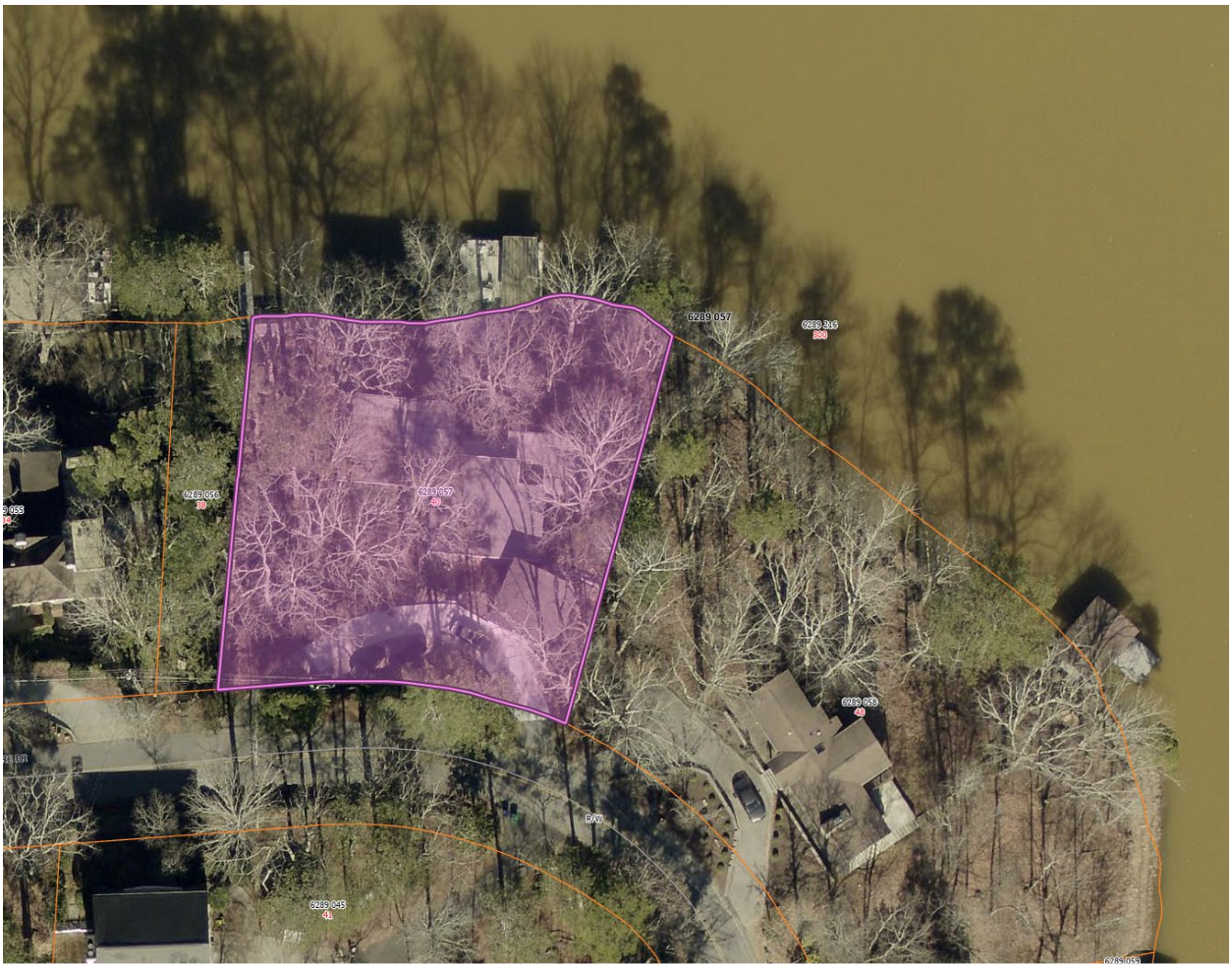
e. Relief, if granted, would not cause substantial detriment to the public nor impair the purposes or intent of this chapter; and

f. The variance is granted for a use of land or building or structure that is not prohibited by this chapter.

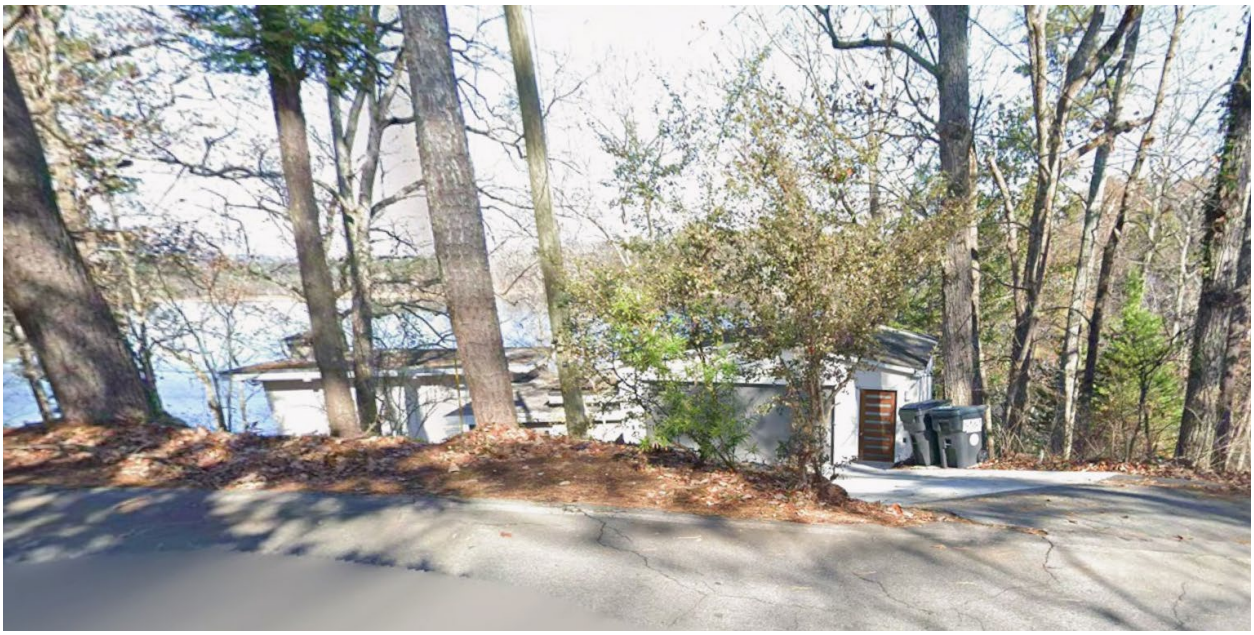
LOCATION MAP



AERIAL PHOTO



STREET VIEW



Application for Variance

For Office Use Only	
Application #:	V/AV 26-07
Check #:	Cash:
Date Paid:	
P&Z hearing date:	11/10/26
Action:	
Appeal filed:	
Council hearing date:	
Account	100.34.1390.2
Variance App	$ 450.00

Part 1: Applicant Information

APPLICANT IS: ☒ Owner ☐ Agent ☐ Attorney

NAME Vinh Nguyen DATE 9/21/2026

MAILING ADDRESS 40 Lakeshore Drive

CITY Berkeley lake STATE GA ZIP 30096

TELEHONE _____ MOBILE (646) 577-6247 FAX _____

E-MAIL _____

Part 2: Property Owner Information

NAME(S) Vinh Nguyen

MAILING ADDRESS 40,Lakeshore Drive

CITY Berkeley lake STATE GA ZIP 30096

TELEPHONE _____ MOBILE _____ FAX _____

E-MAIL [redacted]

Part 3: Property and Use Information

PROPERTY ADDRESS 40 Lakeshore Drive PARCEL ID 6289 057

PARCEL SIZE 17,366 sf (0.398 Ac) ZONING R-100

EXISTING USE Single Family Residential

I am requesting relief from code section Sec. 78-197 for the purpose of:

Relief from requirement of the 12.5ft sideyard setback to a 6ft setback to relocate the existing non-conforming garage into the primary structure.

NOTICE: The granting of a Variance does not affect any requirement for a Building Permit for proposed construction.

The following supplemental documentation must be submitted with this application:

- ☐ Letter of Intent describing the proposed construction, development or improvements.
- ☒ Site Plan showing all existing and proposed improvements on the property.
- ☒ Survey of the property

Variance Application: Part 3: Property and Use Information (continued)

Applicant: Please provide written responses to the following items in order to support the request. Attach a separate sheet if necessary:

1) Explain the extraordinary and exceptional conditions pertaining to the size, shape or topography of the subject property; OR if this request is for the expansion of a non-conforming structure, explain whether granting the variance would result in an increase in the non-conforming aspects of the structure.

Requested variance will actually decrease the non-conformity of the existing garage.

2) Explain how the application of the ordinance to the subject property would create an unnecessary hardship.

The existing property has very limited buildable area due to front and rear yard setback, and existing structure is non-conforming. Trying to maintain building a new structure within the existing footprint, creates the hardship when applying setbacks to all sides.

3) Explain how the conditions are peculiar or unique to the subject property.

The existing size, buildable area of the lot, and the extreme slope of the existing grade make it unique.

4) Are the conditions requiring a variance the result of any actions of the property owner? If YES, explain.

No, owner just purchased the property and are existing non-conforming structures.

5) What, if any, detriment to the public or impairment to the purposes of the ordinance would result if the variance were granted.

No, detriment to the public as it is a private property and a single family residence.

6) Is the proposed use of land, building or structure permitted by the zoning ordinance?

Yes, single family residence is allowed by the zoning ordinance.

I hereby make application to the City of Berkeley Lake, Georgia for the above referenced property. I do hereby affirm that the information provided here, above and contained in all material I submit for the purposes of supporting my request for a Variance, to the best of my knowledge is true, complete and accurate, and I understand that any inaccuracies may be considered just cause for invalidation of this application and any action taken as a result of this application. I understand that it is my/our responsibility to conform to all City of Berkeley Lake ordinances in full and obtain any additional permits as may be required and that failure to do so will result in enforcement action taken by the City.

Applicant's Signature [redacted] Date 9/21/2026

Owner's Signature [redacted] Date 9/21/2026

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architectural design

Dshopcafe LLC
919 E. Rock Springs Rd, NE
Atlanta, GA 30306
(P) 404.889.5529

To: City of Berkeley Lake Zoning Department

Date: 09/22/2026

Subject: Letter of Intent for Variance Request

Property: 40 Lakeshore Drive

Owner: Vinh Nguyen

Dear Members of the Zoning Board,

The requested variance seeks relief along the east property line to permit:

A reduction of the required side setback for a relocated garage l from 12.5 feet to 6 feet

In accordance with the City of Berkeley Lake's variance criteria, we offer the following:

1. There are extraordinary and exceptional conditions pertaining to the particular property because of its size, shape or topography

The size, shape and topography are all considered extraordinary and exception for this particular property.

2. The application of the zoning ordinance to this particular piece of property would create an unnecessary hardship.

As the property and structures are existing and non-conforming, therefore applying the the zoning in regard to the sideyard setback does create an unnecessary hardship..

3. Such conditions are peculiar to the particular piece of property involved.

The property has a steep slope down to the lake from the road, and pulling garage away from road helps with the transition of grade to be more gradual.

4. Such conditions are not the result of any actions of the property owner.

The existing non-conforming garage was constructed prior to current owner's purchase of the property

5. Relief, if granted, would not cause substantial detriment to the public nor impair the purposes or intent of the zoning ordinance

Relief would not cause substantial detriment to the public nor impair the purpose or intent of the zoning ordinance.

6. The variance is granted for a use of land or building or structure that is not prohibited by the zoning ordinance.

Approval of this variance is for an approved use and structure allowed by the zoning ordinance.

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Dshopcafe LLC
919 E. Rock Springs Rd, NE
Atlanta, GA 30306
(P) 404.889.5529

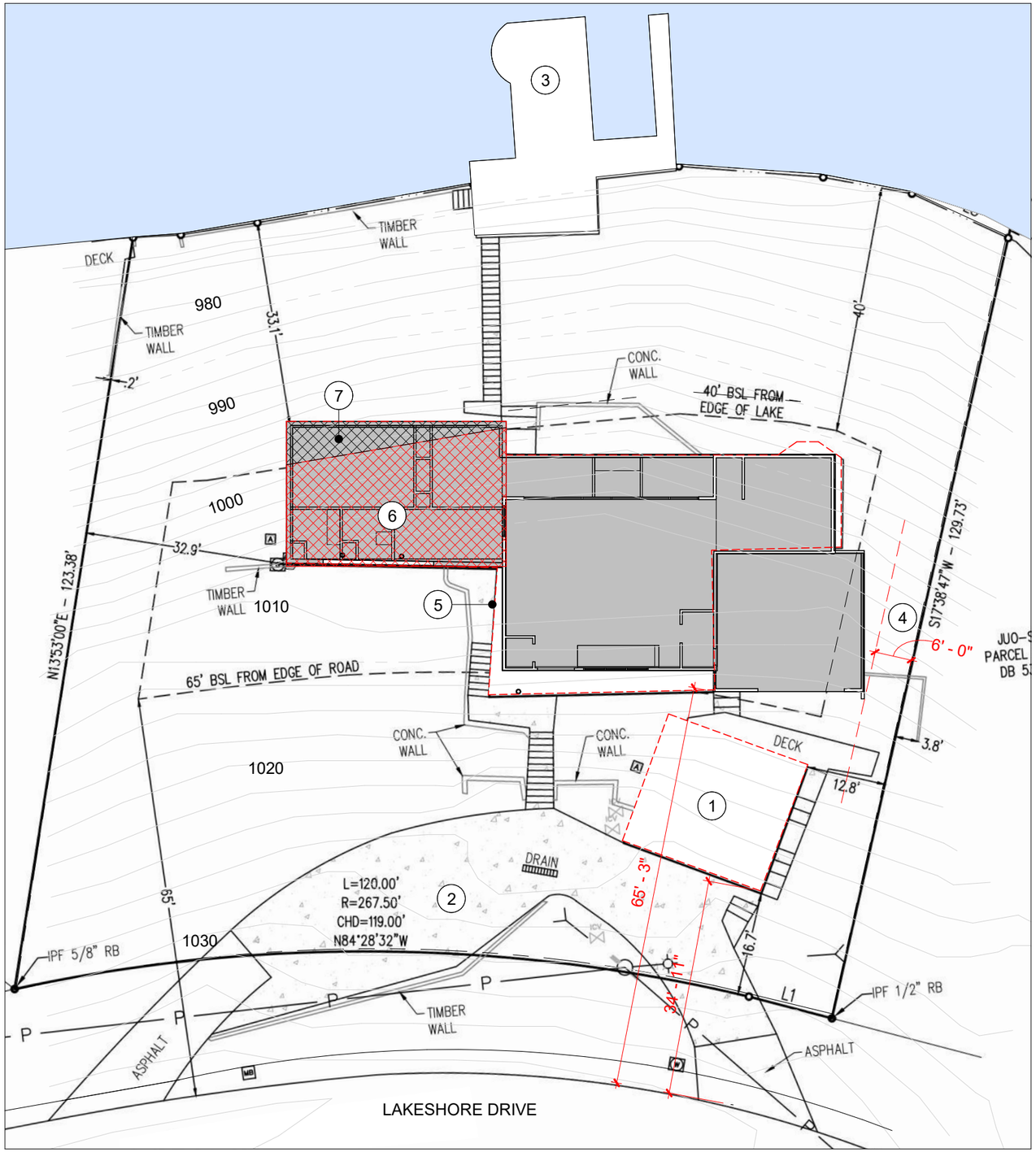
For these reasons, we respectfully request the Zoning Board approve the requested variance for the reduction in the side yard setback at **40 Lakeshore Drive.**

Thank you for your time and consideration. Should you require any additional information or supporting documentation, please do not hesitate to contact me at **404-889-5529** or **tim@dshopcafe.com**

Regards,



Timothy K Sliger, AIA, LEED AP
Principal



ZONING CRITERIA

ZONING DISTRICT: R-100

PARCEL ID: 6289 057

MINIMUM SET BACKS: (PER SECTION 5-20.6)
FRONT 65 ft.
SIDE 12.5 ft.
REAR 40 ft. (BERKLEY LAKE)

MAX. HEIGHT (ALLOWED): 45FT (LAKESIDE)
PROPOSED: 44'-11" FT

EXISTING LOT: 17,366 SF (0.398 ACRE)

LOT COVERAGE: 30% MAX
EXISTING: 31.63% (5,494 SF)
PROPOSED: 30.31% (5,265 SF)

BLDG COVERAGE: 15% MAX
EXISTING BLDG COVERAGE: (INCL. GARAGE)
17.36% (3.016 SF)
PROPOSED BLDG COVERGE:
16.24% (2,821 SF)

NOTES:

1. EXISTING GARAGE TO BE REMOVED
2. EXISTING CONCRETE DRIVEWAY
3. EXISTING DOCK TO REMAIN
4. VARIANCE REQUEST TO RELOCATED GARAGE, REDUCTION OF SIDEYARD SETBACK TO 6FT FROM 12.5FT
5. LINE OF EXISTING HOUSE COVERAGE, INCLUDING DECKS
6. AREA OF EXISTING STRUCTURE TO REMAIN, REMAINING HOUSE TO BE A TEAR DOWN AND REBUILD WITHIN THE EXISTING FOOTPRINT
7. AREA OF EXISTING STRUCTURE TO REMAIN IN REAR YARD SETBACK

NORTH

0' 5' 10' 20' 30'

SCALE: 1" = 20'-0"

40 Lakeshore Drive SITE PLAN

DATE: 09.22.26_V3
SCALE: 1" = 20'-0"

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THIS BOX RESERVED FOR
THE CLERK OF THE SUPERIOR COURT

GENERAL NOTES:
1: This Plat has been prepared without the benefit of a current title report. Easements or encumbrances may exist that are not shown on this plat.
2: This plat is subject to any restrictions, easements, covenants or restrictions that may exist either written or unwritten.
3: Underground utilities not shown hereon may exist. The Surveyor does not take responsibility for absence or presence of any such utilities.
4: No Geodetic monuments were found within 500 feet of this site.
5: This Plat has been prepared for the exclusive use of the person(s) or entities named hereon.

CITY OF BERKELEY LAKE
ZONING:R-100
LOTS ADJOINING LAKE BERKELEY
MINIMUM FRONT SETBACK – 65' FROM ALL
POINTS ALONG THE EDGE OF ROAD
MINIMUM SIDE SETBACK – 12.5'
MINIMUM REAR SETBACK – 40' FROM ALL
POINTS ALONG LAKE BERKELEY AT FULL POOL

FIELD DATA:

DATE OF FIELD SURVEY 9-2-26.

THE CALCULATED POSITIONAL
TOLERANCE BASED ON REDUNDANT
LINEAR MEASUREMENTS OF
OBSERVED POSITIONS WAS FOUND
TO BE 0.01 FEET.

EQUIPMENT:
ELECTRONIC TOTAL STATION AND RTK GPS
GPS RECEIVER: TRIMBLE R12i,
SN: 6340F00404 ROVER
6340F00685 BASE
NETWORK: TRIMBLE VRS NOW RTK GNSS

TOTAL AREA: 17,336 SQ FT, 0.398 AC

CALCULATED PLAT CLOSURE: 1 FOOT IN 76,395 FEET

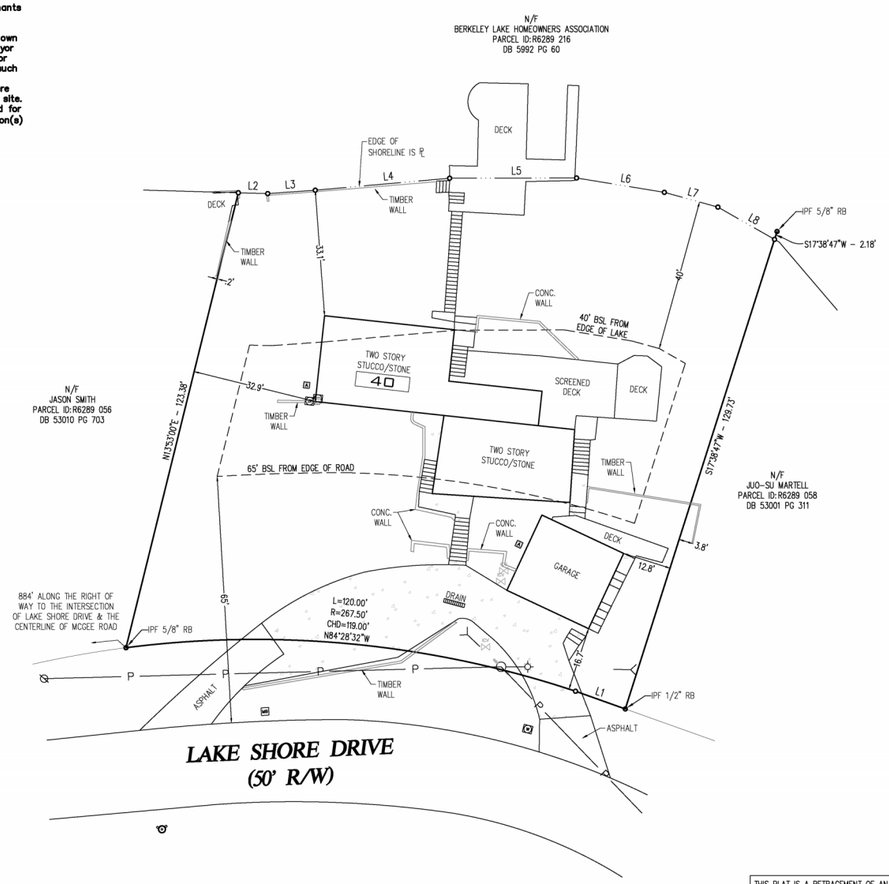
SURVEY DATA:

TYPE OF SURVEY: RETRACEMENT
SOURCE OF TITLE DESCRIPTION FOR SUBJECT
PROPERTY: DB 62532 PG 839
PROPERTY OWNER AT TIME OF SURVEY:
VINH NGUYEN
PARCEL NUMBER:R6289 057

REFERENCE: PB E PG 178
PB G PG 146
PB 11 PG 252
DB 62532 PG 839

FLOOD HAZARD NOTE: A PORTION OF THIS PROPERTY IS LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF GWINNETT COUNTY, GEORGIA 13135C0068G EFFECTIVE DATE MARCH 4, 2013

HORIZONTAL & VERTICAL DATUM:
HORIZONTAL: NORTH AMERICAN DATUM OF 1983 (2011) GEORGIA STATE PLANE, WEST ZONE.
VERTICAL: NORTH AMERICAN VERTICAL DATUM OF 1988. ORTHOMETRIC HEIGHTS WERE COMPUTED USING GEOID 18.
UNIT OF MEASUREMENT IS U.S. SURVEY FOOT.
DISTANCES SHOWN ARE HORIZONTAL AT GROUND LEVEL.
THE DATUM FOR THIS SURVEY IS FROM TRIMBLE VRSNOW NETWORK



GRID (GA WEST)



LEGEND		
	BSL	BUILDING SETBACK LINE
	DE	DRAINAGE EASEMENT (STORM)
	SSE	SANITARY SEWER EASEMENT
	EOP	EDGE OF PAVEMENT (CURB)
	R/W	RIGHT OF WAY
	S/W	SIDEWALK
	POB	POINT OF BEGINNING
	POC	POINT OF COMMENCEMENT
	FFE	FINISHED FLOOR ELEVATION
	PAD	PAD ELEVATION
	GFE	GARAGE FLOOR ELEVATION
	WL	GARAGE WEATHER LIP ELEV.
	MFFE	MIN. FINISHED FLOOR ELEVATION
		POWER POLE
		½" IRON REBAR SET
		IRON PIN FOUND
		BOLLARD
		OVERHEAD POWER
		FIRE HYDRANT
		WATER METER
		WATER VALVE
		GAS VALVE
		GAS METER
		LIGHT POLE
		CONCRETE PAD
		TELEPHONE MARKER
		AIR CONDITIONER UNIT
		MAIL BOX
		CLEAN OUT
		SANITARY SEWER MANHOLE
		LEFT WING CATCH BASIN
		RIGHT WING CATCH BASIN
		DOUBLE WING CATCH BASIN
		DROP INLET
		HEADWALL

Line Table		
Line #	Length	Direction
L1	13.91	N70°23'46"W
L2	7.74	N88°22'19"W
L3	12.56	N85°56'46"E
L4	35.54	N84°53'32"E
L5	33.45	N89°53'50"E
L6	23.44	S80°43'20"E
L7	14.64	S74°36'09"E
L8	17.17	S60°18'59"E

THIS PLAT IS A RETRACEMENT 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, PLAT, 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 FOR IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A SECTION 15-6-67

SCALE: 1"=20'
GRAPHIC SCALE – IN FEET
10' 0' 20' 40' 60'
CLIENT: VINH NGUYEN

DESIGNED BY: JTF
SHEET NUMBER: 1 of 1
FILE NAME: 40 LAKESHORE DRIVE
DATE: 9-14-26
JOB NUMBER: SURV-4160

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BOUNDARY SURVEY FOR

BERKELEY LAKE PROPERTIES
LOT 53A, 53B, 53C, 53D, 53E AND PART OF LOT 55
40 LAKE SHORE DRIVE
LAND LOT 289, 6TH DISTRICT
CITY OF BERKELEY LAKE, GWINNETT COUNTY, GEORGIA

REVISIONS

1		
2		
3		
4		
5		

KEYSTONE LAND SURVEYING,INC.
262 WEST CROGAN STREET
LAWRENCEVILLE, GEORGIA 30046
770.545.8700
www.keystonelandsurveying.com

9-14-26
GEORGIA REGISTERED No. 3077 LAND SURVEYOR PATRICK F. CAREY
FOR
KEYSTONE LAND SURVEYING, INC.
www.keystonelandsurveying.com

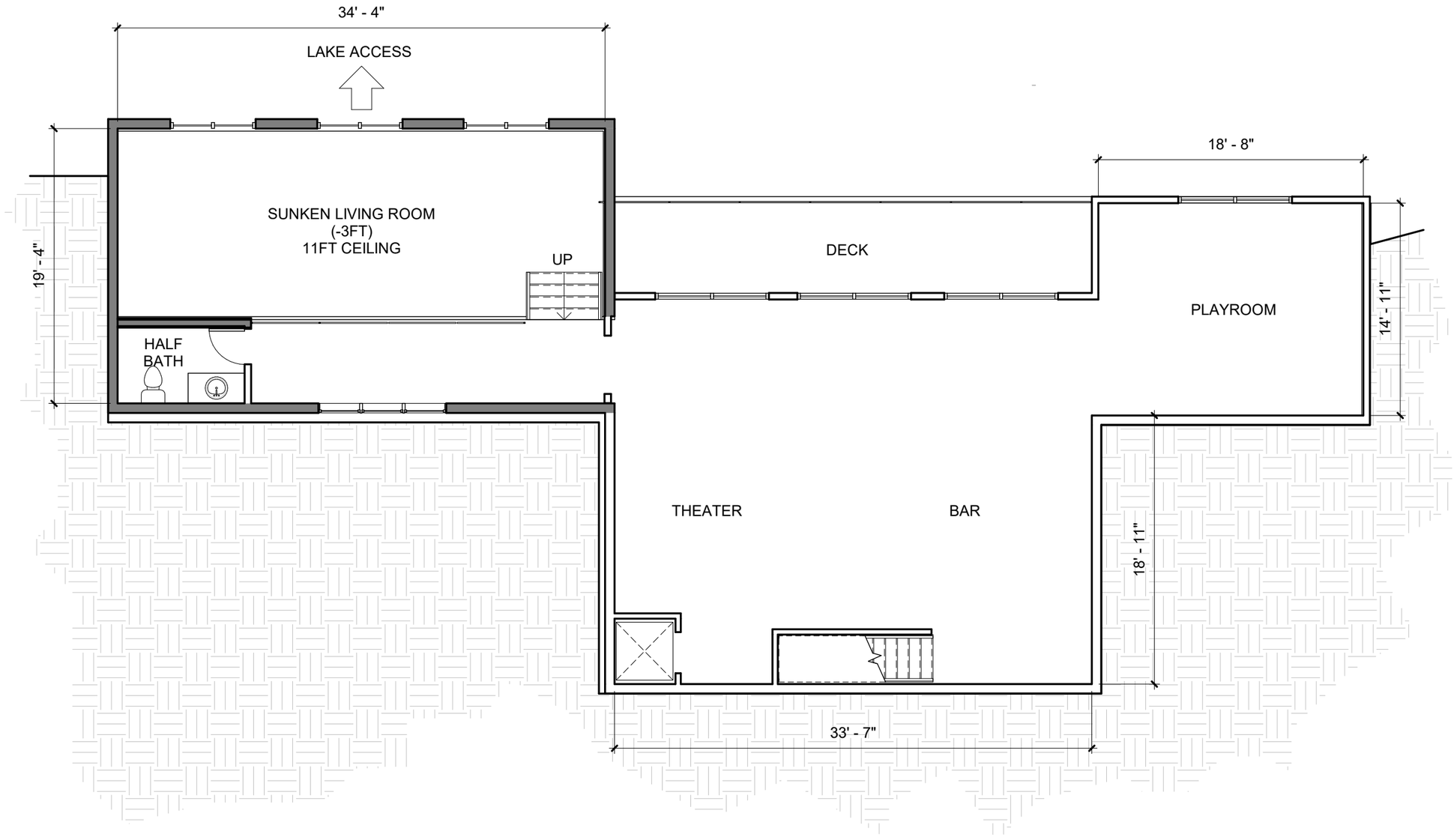
C:\Users\Bethlehem\KLS Dropbox\RS\Residential\Lakeshore Drive Northwest, 40\40 Lakeshore Drive.dwg

9/14/2026 2:38:55 PM

40 Lakeshore Drive SURVEY

DATE: 09.22.26
SCALE: NOT TO SCALE

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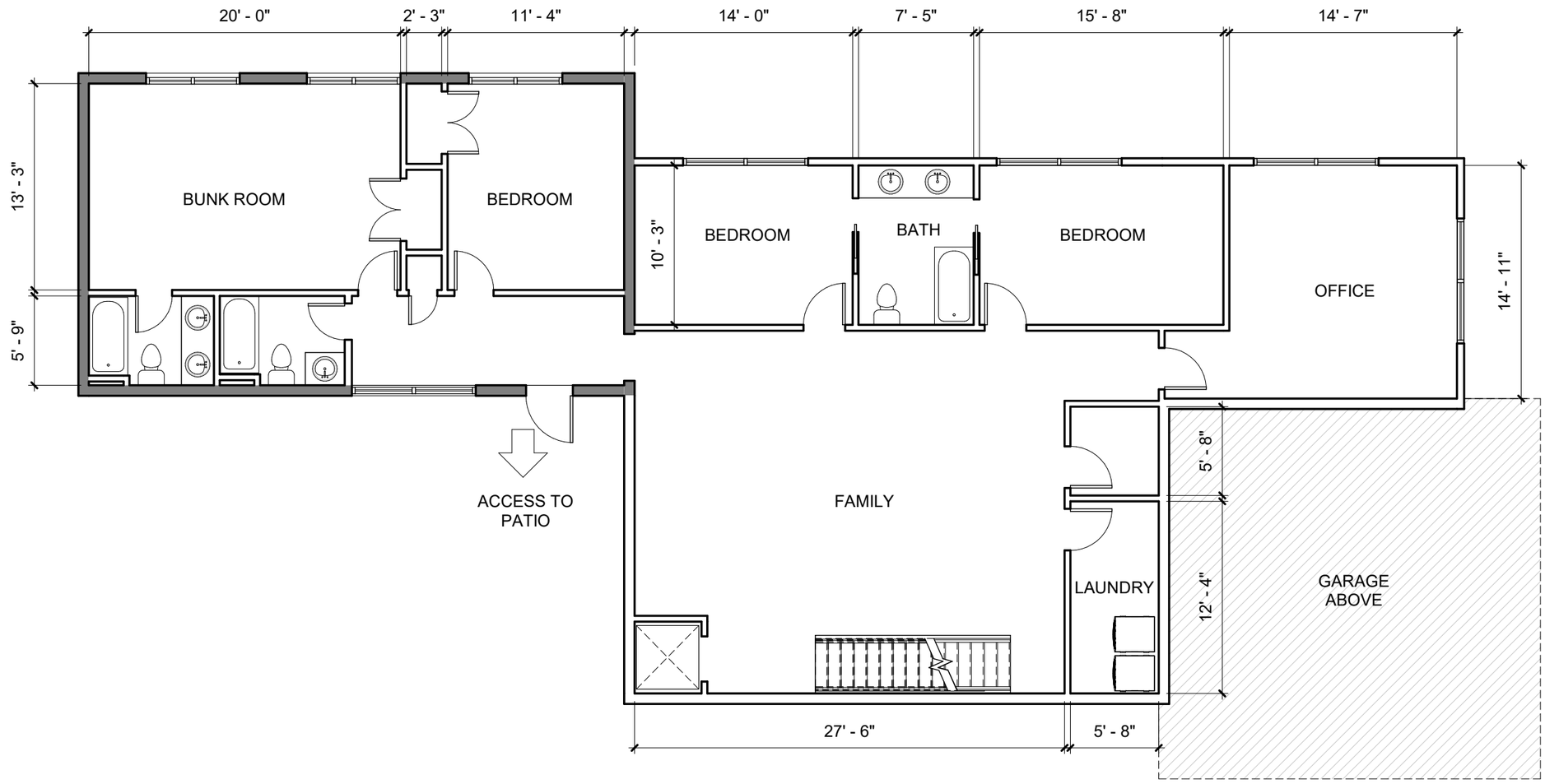
40 Lakeshore Drive LEVEL 1 PLAN (APPX 2000SF)

DATE: 09.22.26
SCALE: 1/8" = 1'-0"

NORTH

0' 2' 4' 8'
SCALE: 1/8" = 1'-0"

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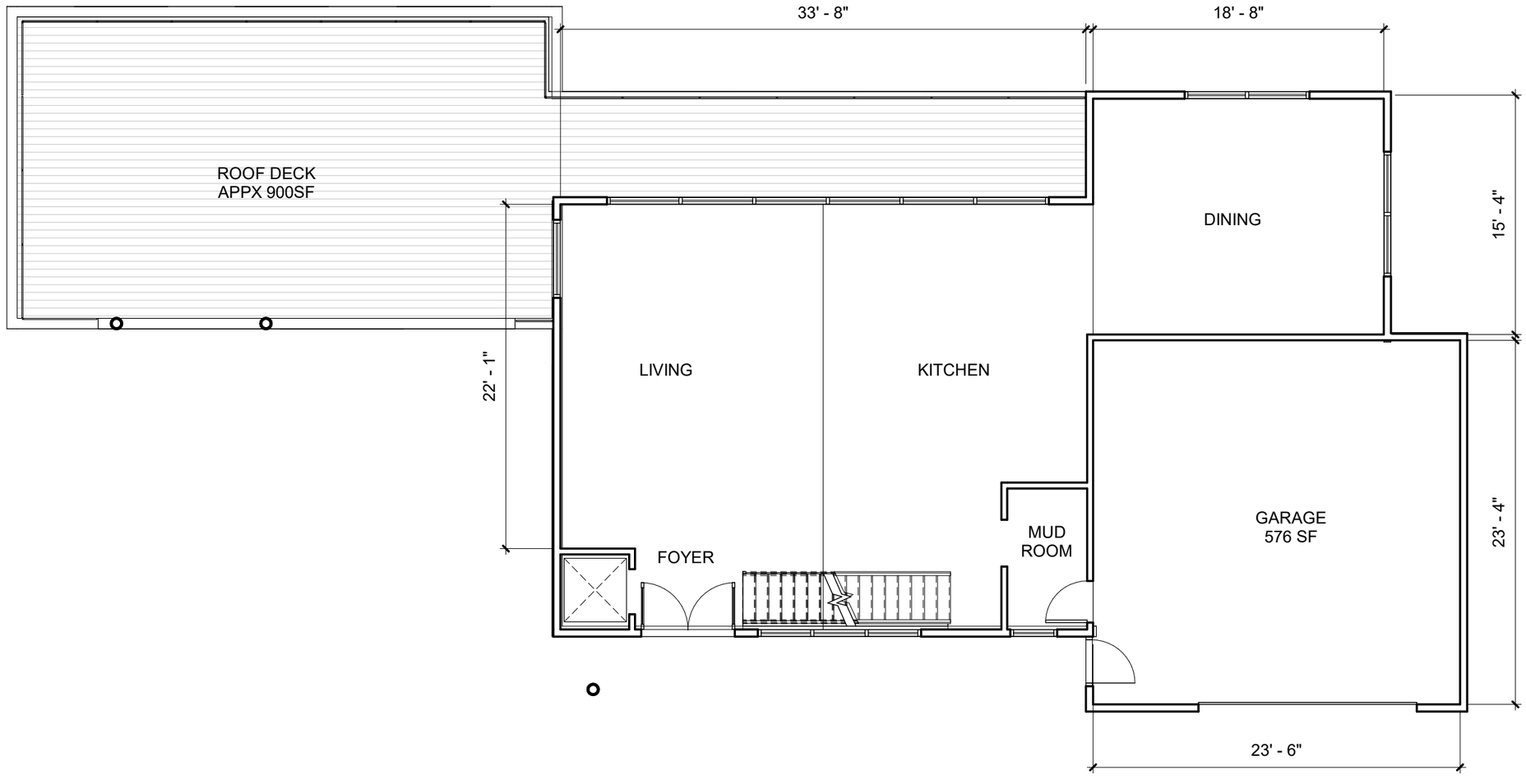
40 Lakeshore Drive LEVEL 2 PLAN (APPX 2,200SF)

DATE: 09.22.26
SCALE: 1/8" = 1'-0"

NORTH

0' 2' 4' 8'
SCALE: 1/8" = 1'-0"

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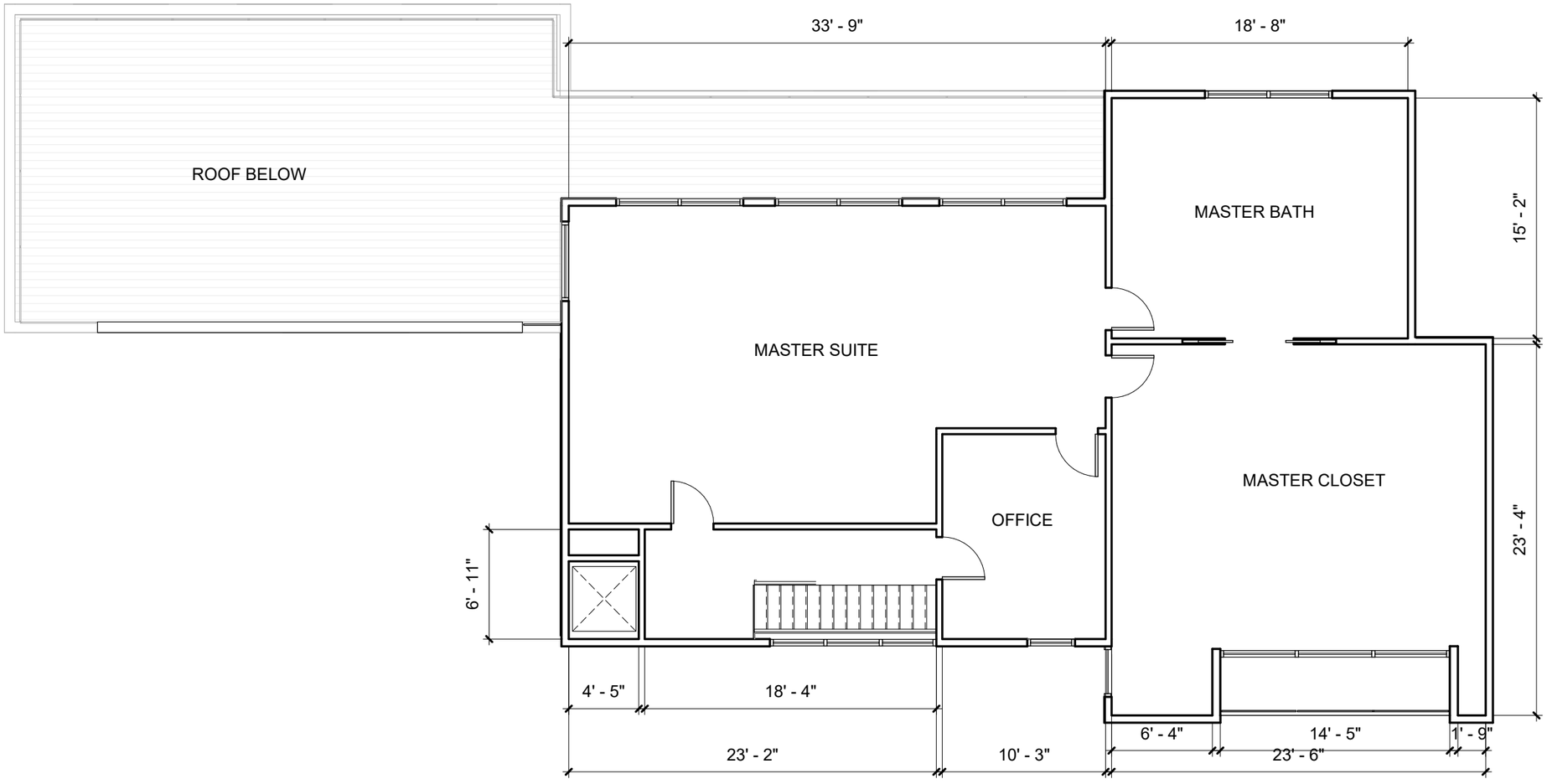
40 Lakeshore Drive LEVEL 3 PLAN (APPX 1,150 SF)

DATE: 09.22.26
SCALE: 1/8" = 1'-0"

NORTH

0' 2' 4' 8'
SCALE: 1/8" = 1'-0"

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40 Lakeshore Drive LEVEL 4 PLAN (APPX 1,800 SF)

DATE: 09.22.26
SCALE: 1/8" = 1'-0"

NORTH

0' 2' 4' 8'

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

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40 Lakeshore Drive LAKE ELEVATION

DATE: 09.22.26
SCALE: 1/8" = 1'-0"

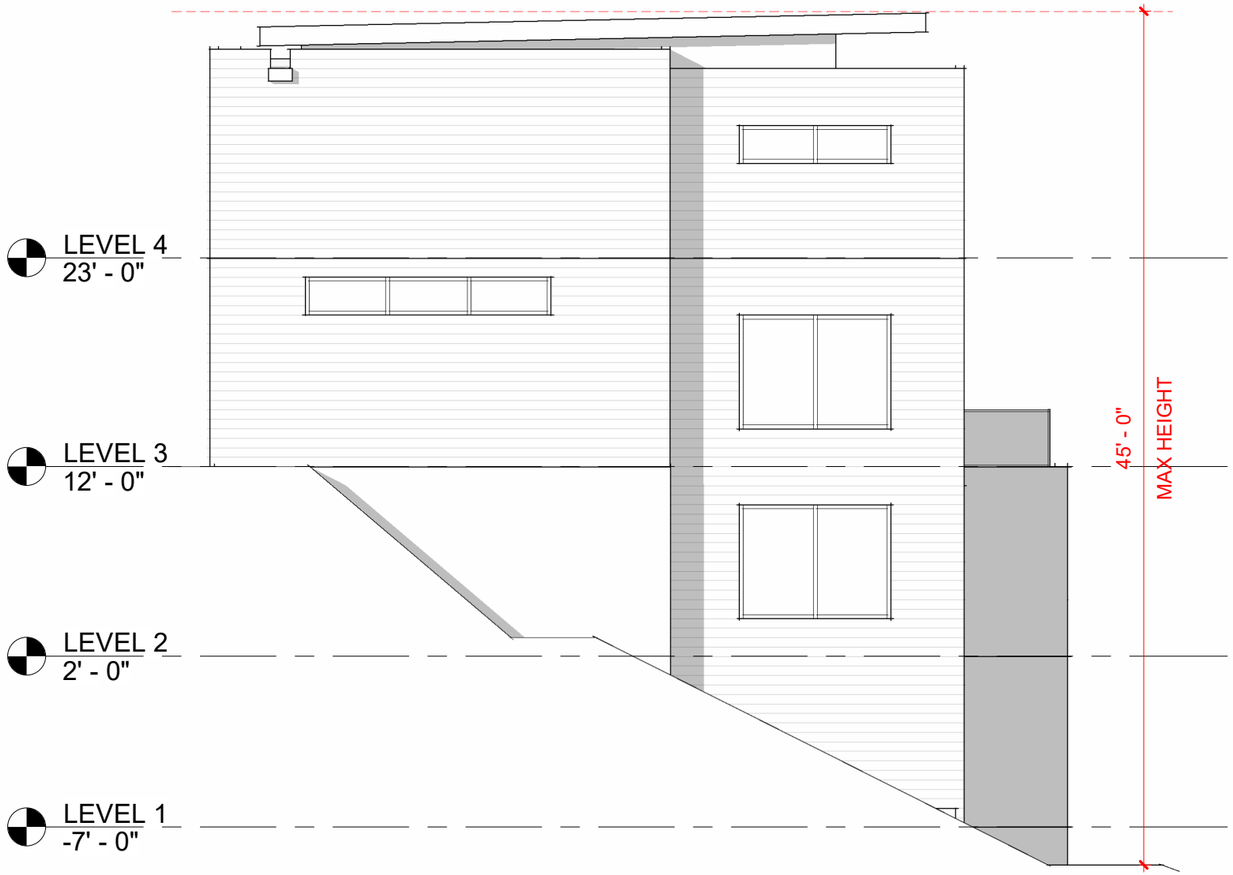
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architectural design

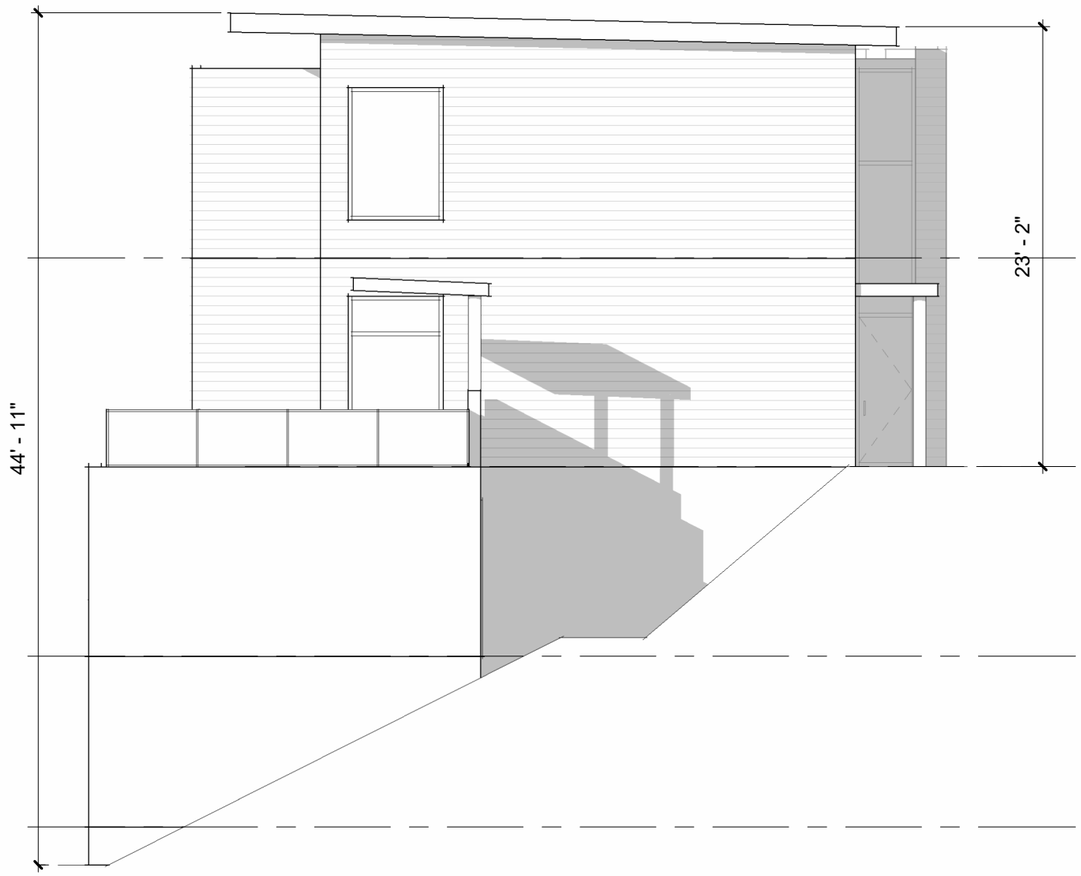


40 Lakeshore Drive STREET ELEVATION

DATE: 09.22.26
SCALE: 1/8" = 1'-0"

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40 Lakeshore Drive SIDE ELEVATION

DATE: 09.22.26
SCALE: 1/8" = 1'-0"

dshop
architectural design



40 Lakeshore Drive PERSPECTIVES

DATE: 09.22.26
SCALE: NOT TO SCALE

dshop
architectural design



40 Lakeshore Drive PERSPECTIVES

DATE: 09.22.26
SCALE: NOT TO SCALE

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architectural design