

**AGENDA**  
**CITY OF BERKELEY LAKE**  
**PLANNING & ZONING COMMISSION MEETING**  
**September 13, 2022 at 7:15 PM**  
4040 South Berkeley Lake Road  
Berkeley Lake, GA 30096

**I. CALL TO ORDER**

**II. APPROVAL OF OR CHANGES TO THE AGENDA**

**III. APPROVAL OF MINUTES**

1. August 9, 2022

**IV. OLD BUSINESS**

**V. NEW BUSINESS**

1. PZV-22-03, 3945 N. Berkeley Lake Rd., Owners Malissa Hunter and Eric Wilson request relief from Section 78-141 to alter and expand a non-conforming structure and from Section 78-197 (7) to reduce the side setback to 7 feet for a second story addition.

**CITIZEN COMMENTS**

**VI. DISCUSSION SESSION**

**VII. ADJOURNMENT**

**CITY OF BERKELEY LAKE  
4040 SOUTH BERKELEY LAKE ROAD  
BERKELEY LAKE, GEORGIA 30096  
PLANNING & ZONING COMMISSION MEETING  
DRAFT MINUTES  
August 9, 2022  
7:15 PM**

Those in attendance at the meeting were as follows:

Commission Members: Dan Huntington, Chair  
Rand Kirkus  
Robin Sansone

City Administrator: Leigh Threadgill

Citizens Present: 2

#### **I. CALL TO ORDER**

Huntington called the meeting to order at 7:19 PM. A quorum was present. City Administrator Leigh Threadgill was also present.

#### **II. APPROVAL OF OR CHANGES TO THE AGENDA**

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

**Sansone moved to approve the agenda as submitted. Kirkus seconded and all voted to approve the agenda.**

#### **III. MINUTES**

1. Minutes of July 12, 2022

**Sansone moved to approve the minutes of the July 12<sup>th</sup> meeting. Kirkus seconded and all voted to approve the minutes.**

#### **IV. OLD BUSINESS**

1. PZV-22-02, 156 Bayway Circle, Applicant Kathy Sanders requests relief from Sections 78-141 of the zoning ordinance to alter and expand the roof of a non-conforming boathouse.

Huntington introduced the application as a continuance from the last meeting due to a desire to further review the impact from the adjacent property owner's premises. Prior to that, the

only perspective had been from the lake. Huntington noted that he had pictures from his site visit to the adjacent property and reviewed those with the commission.

Huntington indicated that in the month since the last meeting, he has further reflected on this. He stated that normally when someone has a variance request for a side setback encroachment it is a big deal. The more you encroach into the side setback, normally the commission will condition approval to limit the height.

In this case, the boathouse is on the property line, and it is completely enclosed. To approve this variance is counter to anything he has ever seen approved in his years on the commission. If approve, how could future requests be denied.

Huntington asked if the applicant had anything to offer as a compromise.

Kathy Sanders, 156 Bayway Circle, asked if it would be a compromise for the part of the boathouse roof that gets extended to be left open, which is about 18 inches. There was further discussion.

Sansone stated that the boathouse is visible from the Kitchens' patio based on the pictures Huntington brought to the meeting.

There was further discussion.

Huntington stated that if the commission denies the variance, the applicant could appeal the decision to the city council.

Sansone stated that the proposal would add value to the property, but it is already non-conforming, and she mentioned that the commission has to find a hardship in order to grant a variance. Huntington concurred and noted that the city council typically takes the hardship requirement very seriously. There was further discussion.

Huntington asked Ginny Nevins, 116 Lakeshore Drive, about what would happen from a real estate standpoint if the boathouse was opened.

Nevins indicated that the boat wouldn't be protected. She went on to say that she always thought that if the neighbor was in favor, then it would be approved. She noted other situations around the lake where boathouse setbacks aren't met.

Nevins stated that an enclosed boathouse is better from a real estate value standpoint.

There was further discussion.

Sanders noted that the advantage too is the pollen in the spring with regard to having an enclosed boathouse and noted that she would have to do some housekeeping on the existing structure.

There was further discussion about property maintenance.

There was discussion regarding the voting rules.

**Sansone moved to deny the application. Huntington seconded the motion. Huntington and Sansone voted in favor of denying. Kirkus voted in opposition of denying the application. The application failed for lack of three votes to approve.**

**V. NEW BUSINESS**

There was no new business.

**VI. CITIZEN COMMENTS**

There were no citizen comments.

**VII. DISCUSSION**

There was no further discussion.

**VIII. ADJOURNMENT**

**There being no further business, Kirkus moved to adjourn. Sansone seconded the motion. All voted in favor and Huntington adjourned the meeting at 7:40 PM.**

Respectfully submitted,

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Leigh Threadgill  
City Administrator

**City of Berkeley Lake  
Staff Analysis**

CASE NUMBER:	PZV-22-03, 3945 NORTH BERKELEY LAKE RD.
RELIEF REQUESTED:	EXPAND NON-CONFORMING STRUCTURE AND REDUCE SIDE SETBACK TO APPROXIMATELY 7 FEET FOR SECOND STORY ADDITION
EXISTING ZONING:	R-100, RESIDENTIAL
PROPOSED USE:	SINGLE FAMILY RESIDENCE
APPLICANT:	KENNETH ELLSWORTH 1631 S GORDON STREET ATLANTA, GA 30096
OWNERS:	MALISSA HUNTER AND ERIC WILSON 3945 N. BERKELEY LAKE RD. BERKELEY LAKE, GA 30096
MEETING DATE:	SEPTEMBER 13, 2022 P&Z COMMISSION

**PROPOSED PROJECT:**

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The applicant proposes to expand the existing non-conforming house located at 3945 North Berkeley Lake Road. Plans submitted with the variance application indicate a 1,956-square-foot first floor addition and a 3,411-square-foot second floor addition. The existing house has a 2,779-square-foot footprint (2,126 heated square feet) and the proposed house will have a 4,735-square-foot footprint (7,129 heated square feet). The horizontal addition is compliant with zoning standards. However, the vertical addition of the second floor is proposed to have the same side setback encroachment of the existing house, approximately 5.5 feet.

**FINDINGS OF FACT:**

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- 1.) The existing house is located at 3945 North Berkeley Lake Road on a 0.99-acre lot.
- 2.) It was originally built in 1970 according to Gwinnett County property records.
- 3.) In 2004, a variance and building permit were issued for the construction of a 2-story accessory building in the front yard. According to the certificate of completion, the total building footprint is 936 square feet (1,226 heated square feet).
- 4.) The house currently sits too close to the south side property line, with a side setback of 7 feet as opposed to the required 12.5 feet.
- 5.) As proposed, the new addition to the north side of the house will comply with all setback requirements. The second story addition, however, will encroach 5.5 feet into the side setback line to keep the same setback as the existing house.
- 6.) The expanded house will meet the 15% building coverage and 30% lot coverage standards with actual coverage percentages of 15% and 25.7% (27.8% if existing concrete is not replaced with approved pervious pavers).

- 7.) Sec. 78-141 requires a variance to be issued for an extension or enlargement of a non-conforming structure.
- 8.) In addition, the new second story addition requires a variance to Sec. 78-197 (7) to encroach 5.5 feet into the required side yard setback of 12.5 feet for a setback of 7 feet, as measured to the roof overhang.
- 9.) Properties to the north and south are zoned R-100 and the location of single-family residences. Lake Berkeley is adjacent to the east and the right-of-way of North Berkeley Lake Road is adjacent to the west.

## STANDARDS FOR APPROVAL:

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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.*

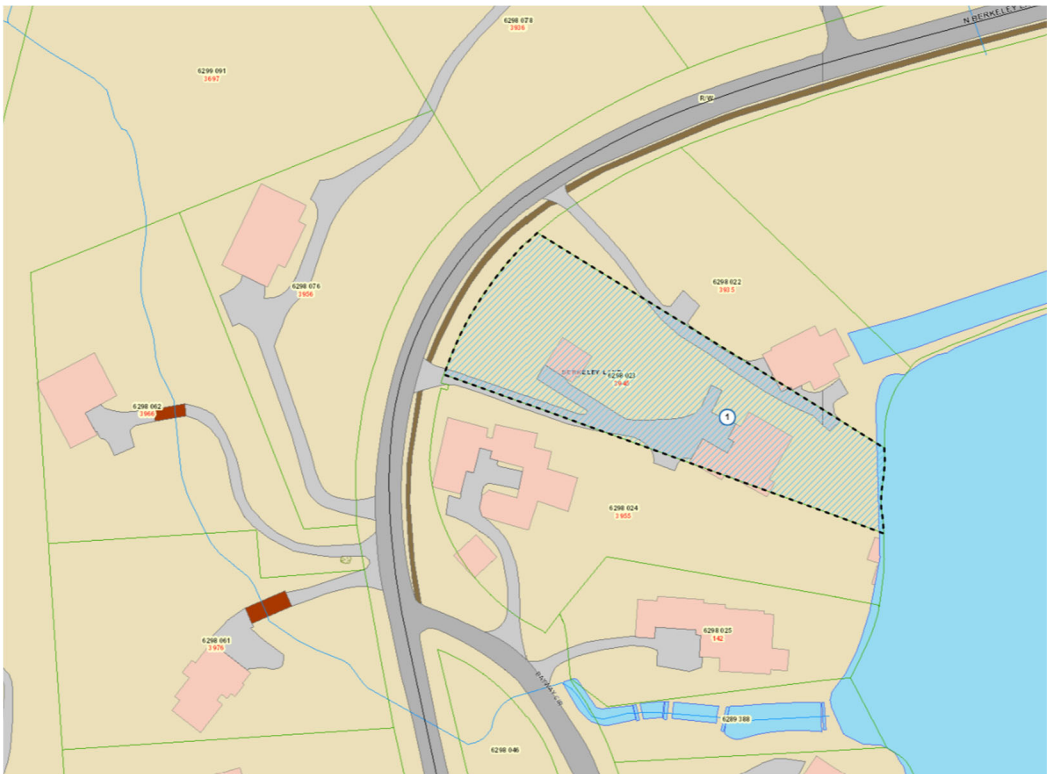
- (1) *All applications for variances shall be submitted initially, in writing, to the planning and zoning commission of the city, which shall consider these requests at its next called meeting. The planning and zoning commission may authorize such variance from the terms of this zoning chapter as will 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.*

## SITE PHOTOS

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LOCATION MAP



AERIAL PHOTOS





# Application for Variance

For Office Use Only	
Application #:	V/AV V-22-03
Check #:	Credit _____ Cash: _____
Date Paid:	8/9/2022
P&Z hearing date:	9/13/2022
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 Kenneth Ellsworth DATE 08-08-2022

MAILING ADDRESS 1631 S Gordon Street SW

CITY Atlanta STATE GA ZIP 30310

TELEPHONE 678-592-9676 MOBILE 678-592-9676 FAX \_\_\_\_\_

E-MAIL kenny@studiosogo.com

## Part 2: Property Owner Information

NAME(S) Malissa Hunter, Eric Wilson

MAILING ADDRESS 3945 N Berkeley Lake Rd

CITY Duluth STATE GA ZIP 30096

TELEPHONE 404-732-3961 MOBILE \_\_\_\_\_ FAX \_\_\_\_\_

E-MAIL eric@theretnuhagency.com

## Part 3: Property and Use Information

PROPERTY ADDRESS 3945 N Berkeley Lake Rd PARCEL ID \_\_\_\_\_

PARCEL SIZE \_\_\_\_\_ ZONING \_\_\_\_\_

EXISTING USE Single Family Residential

I am requesting relief from code section 78-197 (7) for the purpose of:

Addition of a second floor on an existing non-compliant structure. The side setback is 12.5'. We request a variance to reduce the side setback to 8.7' to match the existing non-compliance. Because the property line is at an angle to the house, the area of noncompliance is 68 sf.

**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.

The granting of this variance will not create an increase in the non-conformity. There is no proposed change to the footprint of the building within the side setback.

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

The non-conformity is due to existing construction.

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

The property line is at an angle to the house. The house is within the setback at the front building line. The angle creates the non-conformity at the rear corners.

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

No, the conditions are existing now.

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

There will be no public detriment.

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

Yes, the land and building use is permitted by zoning.

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.

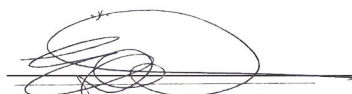
Applicant's Signature



Date

08-08-2022

Owner's Signature



Date

08-08-2022



# Variance Application Authorization of Property Owner

*This form is to be used when the applicant is someone other than the property owner.  
This form may be completed in Adobe Acrobat Reader and printed for signature  
or it may be printed and completed in handwriting.*

## Part 1: Applicant Information

Name Kenneth Ellsworth

Mailing Address 1631 S Gordon St SW

City Atlanta State GA ZIP 30310

Telephone 678-592-9676 Mobile \_\_\_\_\_

## Part 2: Property Owner Information

Name (s) Eric Wilson, Malissa Hunter

Mailing Address 3945 N Berkeley Lake Rd

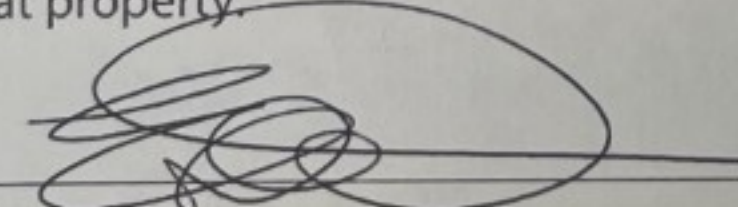
City Duluth State GA ZIP 30096

Telephone 404-732-3961 Mobile \_\_\_\_\_

## Part 3: Authorization

Property address of variance request 3945 N Berkeley Lake Rd

I hereby certify that I am the owner of the property identified in Part 3 of this document, in the City of Berkeley Lake, Gwinnett County, Georgia, and I authorize the applicant named above to act as the applicant in the pursuit of a variance for that property.

Signature of Owner 

Print Name of Owner Eric Wilson

Personally appeared before me this 8 day of AUGUST, 2022

\_\_\_\_\_  
Notary Public





August 8, 2022

Kenneth Ellsworth  
1631 S Gordon St SW  
Atlanta, GA 30310

Letter of Intent for 3945 N Berkeley Lake Rd

The intent of this project is to build an addition to the existing one story single family house of Malissa Hunter and Eric Wilson. The addition is both horizontal and vertical - expanding the footprint by 1,956 sf and adding a second story. The existing house is currently non-conforming to zoning (R-100) because it encroaches into the side setback by 3.8 feet. The horizontal addition does not increase the level of non-conformity. The vertical addition uses the existing exterior walls and does encroach to the same extent as the lower level.

The variance request is to reduce the side yard setback to 8.7 feet to match existing conditions.

Regards,

A handwritten signature in blue ink, appearing to read "KE" followed by a stylized flourish.

Kenneth Ellsworth, RA  
Principal, Studio SOGO Architecture + Interiors

**SURVEY NOTES:**

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, TELEPHONE, ELECTRIC, WATER AND SEWER, GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
2. THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE LOCATED USING SIDE DIMENSIONS FROM THE HOUSE. ALL MATTERS OF THE TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAY PUBLIC OR PRIVATE.
3. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD RECORDED AND NOT RECORDED, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCEPTED. PROPERTY OWNER OR PERSON ORDERING THE SURVEY IS RESPONSIBLE TO CONTACT CLOSING ATTORNEY OR TITLE COMPANY FOR A FULL TITLE SEARCH AND COMMITMENT INCLUDING ALL THE EXCEPTIONS.
5. SURVEY LAND EXPRESS, 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, TELEPHONE CONVERSATION WITH ZONING OFFICE AT THE COUNTY OR CITY, ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.
6. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS, ENTITY.

THIS SURVEY PLAT OF THE PROPERTY MUST BE USED AS A SINGLE STAND ALONE DOCUMENT. IT CAN NOT BE SCANNED AND ALTERED, CROPPED OUT COPY/PASTE OR MODIFIED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE. THIS SURVEY PLAT CAN BE ONLY ATTACHED AS A SEPARATE DOCUMENT BY ITSELF TO DEVELOPMENT PROJECTS AND SITEPLANS AND CAN NOT BE INSERTED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE TO SOME OTHER DEVELOPMENT PROJECTS PREPARED BY ANY OTHER PARTY WITHOUT WRITTEN APPROVAL AND ORIGINAL BLUE INK SIGNATURE OF THE SURVEYOR OF RECORD.

**\* LEGEND \***

- APD AS PER DEED
- AE ACCESS EASEMENT
- APF AS PER FIELD
- AI ANGLE IRON FOUND
- AIF ANGLE IRON FOUND
- APP AS PER PLAT
- APR AS PER RECORD
- B BOLLARD
- BC BACK OF CURB
- BLK BLOCK
- BL BUILDING LINE SETBACK
- BR BRICK
- CB CATCH BASIN
- CBX CABLE BOX
- CL CENTER LINE
- CLF CHAIN LINK FENCE
- CM CADASTRAL MAP
- CMP CORRUGATED METAL PIPE
- C.O.A. CITY OF ATLANTA
- CO SAN SEWER CLEANOUT
- CP CALCULATED POINT
- CPT CARPORT
- CTP CRIMP TOP PIPE FOUND
- D DEED
- DE DRAINAGE EASEMENT
- DI DRAINAGE INLET
- EB ELECTRIC POWER BOX
- EM ELECTRIC METER
- EP EDGE OF PAVEMENT
- F FIELD
- FC FENCE CORNER
- FH FIRE HYDRANT
- FP FENCE POST
- FR FRAME
- GL GAS LINE
- GM GAS METER
- GV GAS VALVE
- GW GUY WIRE
- HDW HEAD WALL
- HW HARDWOOD TREE
- IPF IRON PIN FOUND
- IPS IRON PIN SET
- IR IRON ROD FOUND
- IRF IRON FENCE
- IM IRRIGATION METER
- IV IRRIGATION VALVE
- JB JUNCTION BOX
- LP LIGHT POLE
- LLL LAND LOT LINE
- MAG MAGNETIC READING
- MGN MAGNOLIA TREE
- MH MAN HOLE
- MTF METAL FENCE
- N NBORS.
- OH OVERHANG
- OTP OPEN TOP PIPE FOUND
- OU OWNERSHIP UNCLEAR
- P PORCH
- PC PROPERTY CORNER
- PL PROPERTY LINE
- PN PINE TREE
- POB POINT OF BEGINNING
- PDC POINT OF COMMENCEMENT
- PP POWER POLE
- PW POWER LINE
- (P) PLAT
- R RECORD
- RBF REINFORCING BAR FOUND
- RBS REINFORCING BAR SET
- RCP REINFORCED CONC. PIPE
- R/W RIGHT-OF-WAY
- SN SIGN
- SSEL SANITARY SEWER LINE
- SSE SANITARY SEWER EASEMENT
- SP SCREENED PORCH
- TB TOP OF BANK
- TP TRAFFIC POLE
- UE UTILITY EASEMENT
- WD WOOD
- WDF WOOD FENCE
- WDK WOOD DECK
- WL WATER LINE
- WM WATER METER
- WRF WIRE FENCE
- WV WATER VALVE
- WW WET WEATHER
- YI YARD INLET
- Y FENCE
- X-X INDICATES STAIRS
- ⊗ INDICATES BUSHES

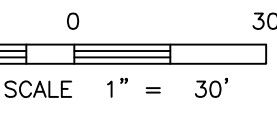
Curve	Radius	Length	Chord	Chord Bear.
C1	270.00'	142.00'	140.37'	N 32°41'52" E



#3935  
31  
DB.56234/PG.573  
PB.E/PG.178

#3955  
33  
DB.57178/PG.340

TOTAL LAND AREA  
35537.09 SF / 0.816 AC



LOT 32	AREA 1	PLAT PREPARED FOR:	SHEET 1 OF 1
BERKELEY LAKE PROPERTIES SUBDIVISION		<b>ERIC WILSON &amp; MALISSA HUNTER</b>	
LAND LOT 298	6TH DISTRICT	PROPERTY ADDRESS: 3945 NORTH BERKELEY LAKE ROAD BERKELEY LAKE, GA 30096	
GWINNETT COUNTY, GEORGIA	PB.E/PG.178	24 LENOX POINT ATLANTA, GA 30324 FAX 404-601-0941 TEL 404-252-5747 INFO@SURVEYLANDEXPRESS.COM	
FIELD WORK DATE FEB 04, 2022	PRINTED/SIGNED FEB 10, 2022		
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED		PAPER SIZE: 18" x 24"	
<p>THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.</p>			
SP	COORD #20212834	<b>SURVEY LAND EXPRESS, INC</b>	
DWG #20212834		LAND SURVEYING SERVICES	



ARCHITECTURE & INTERIORS  
ATLANTA, GA TEL 678.271.8554 STUDIO.SOGO.COM

HUNTER WILSON RESIDENCE  
3945 N BERKELEY LAKE RD NW  
DULUTH, GA 30096

ISSUANCE SCHEDULE

REVISION SCHEDULE

MARK	DATE	DESCRIPTION

Project ID 2203  
Drawn By Author  
Checked By Checker  
Sheet Title

SITE PLAN

Drawing No. A-0.1  
Paper Size: 24" x 36"

**PROJECT INFORMATION**

Renovation and addition to an existing 2,779 sf single family house. The addition increases the first floor footprint by 1,956 sf to a total of 4,735 sf.

The addition adds a second floor of 3,411 sf.

No changes are proposed to the accessory structure.

The property is not in a flood zone per FEMA map 13135C0053H, dated 03/04/2013

**CONSTRUCTION PER THE INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS, EDITION 2018.**

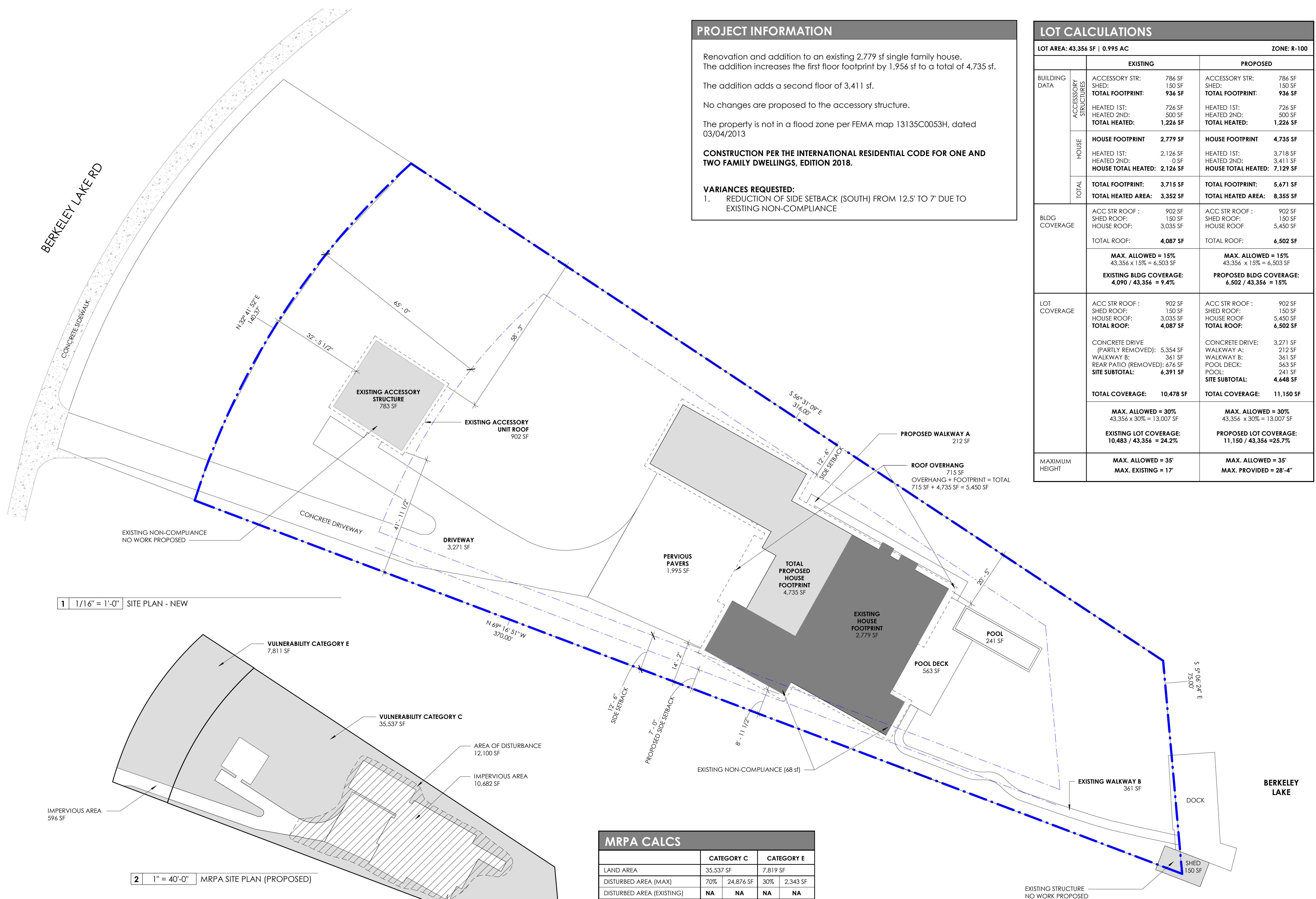
**VARIANCES REQUESTED:**

- REDUCTION OF SIDE SETBACK (SOUTH) FROM 12.5' TO 7' DUE TO EXISTING NON-COMPLIANCE

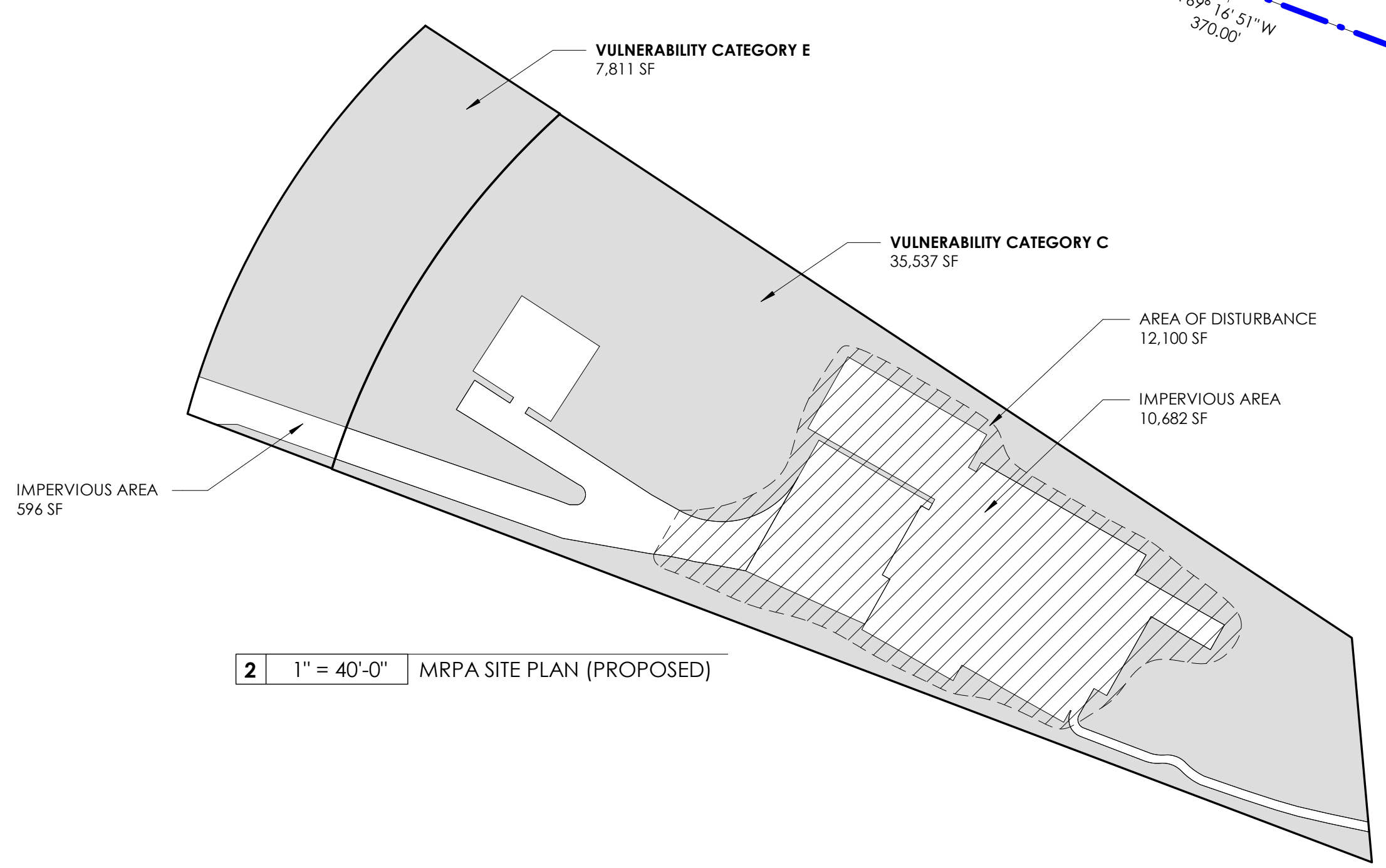
**LOT CALCULATIONS**

LOT AREA: 43,356 SF | 0.995 AC      ZONE: R-100

	EXISTING	PROPOSED
BUILDING DATA	ACCESSORY STR: 786 SF SHED: 150 SF <b>TOTAL FOOTPRINT: 936 SF</b>	ACCESSORY STR: 786 SF SHED: 150 SF <b>TOTAL FOOTPRINT: 936 SF</b>
	HEATED 1ST: 726 SF HEATED 2ND: 500 SF <b>TOTAL HEATED: 1,226 SF</b>	HEATED 1ST: 726 SF HEATED 2ND: 500 SF <b>TOTAL HEATED: 1,226 SF</b>
	<b>HOUSE FOOTPRINT 2,779 SF</b>	<b>HOUSE FOOTPRINT 4,735 SF</b>
TOTAL	HEATED 1ST: 2,126 SF HEATED 2ND: 0 SF <b>HOUSE TOTAL HEATED: 2,126 SF</b>	HEATED 1ST: 3,718 SF HEATED 2ND: 3,411 SF <b>HOUSE TOTAL HEATED: 7,129 SF</b>
	<b>TOTAL FOOTPRINT: 3,715 SF</b>	<b>TOTAL FOOTPRINT: 5,671 SF</b>
	<b>TOTAL HEATED AREA: 3,352 SF</b>	<b>TOTAL HEATED AREA: 8,355 SF</b>
BLDG COVERAGE	ACC STR ROOF: 902 SF SHED ROOF: 150 SF HOUSE ROOF: 3,035 SF <b>TOTAL ROOF: 4,087 SF</b>	ACC STR ROOF: 902 SF SHED ROOF: 150 SF HOUSE ROOF: 5,450 SF <b>TOTAL ROOF: 6,502 SF</b>
	<b>MAX. ALLOWED = 15%</b> 43,356 x 15% = 6,503 SF	<b>MAX. ALLOWED = 15%</b> 43,356 x 15% = 6,503 SF
	<b>EXISTING BLDG COVERAGE: 4,090 / 43,356 = 9.4%</b>	<b>PROPOSED BLDG COVERAGE: 6,502 / 43,356 = 15%</b>
LOT COVERAGE	ACC STR ROOF: 902 SF SHED ROOF: 150 SF HOUSE ROOF: 3,035 SF <b>TOTAL ROOF: 4,087 SF</b>	ACC STR ROOF: 902 SF SHED ROOF: 150 SF HOUSE ROOF: 5,450 SF <b>TOTAL ROOF: 6,502 SF</b>
	CONCRETE DRIVE (PARTLY REMOVED): 5,354 SF WALKWAY B: 361 SF REAR PATIO (REMOVED): 676 SF <b>SITE SUBTOTAL: 6,391 SF</b>	CONCRETE DRIVE: 3,271 SF WALKWAY A: 212 SF WALKWAY B: 361 SF POOL DECK: 563 SF POOL: 241 SF <b>SITE SUBTOTAL: 4,648 SF</b>
	<b>TOTAL COVERAGE: 10,478 SF</b>	<b>TOTAL COVERAGE: 11,150 SF</b>
MAXIMUM HEIGHT	<b>MAX. ALLOWED = 35'</b> <b>MAX. EXISTING = 17'</b>	<b>MAX. ALLOWED = 35'</b> <b>MAX. PROVIDED = 28'-4"</b>



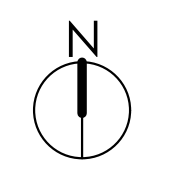
1 1/16" = 1'-0" SITE PLAN - NEW

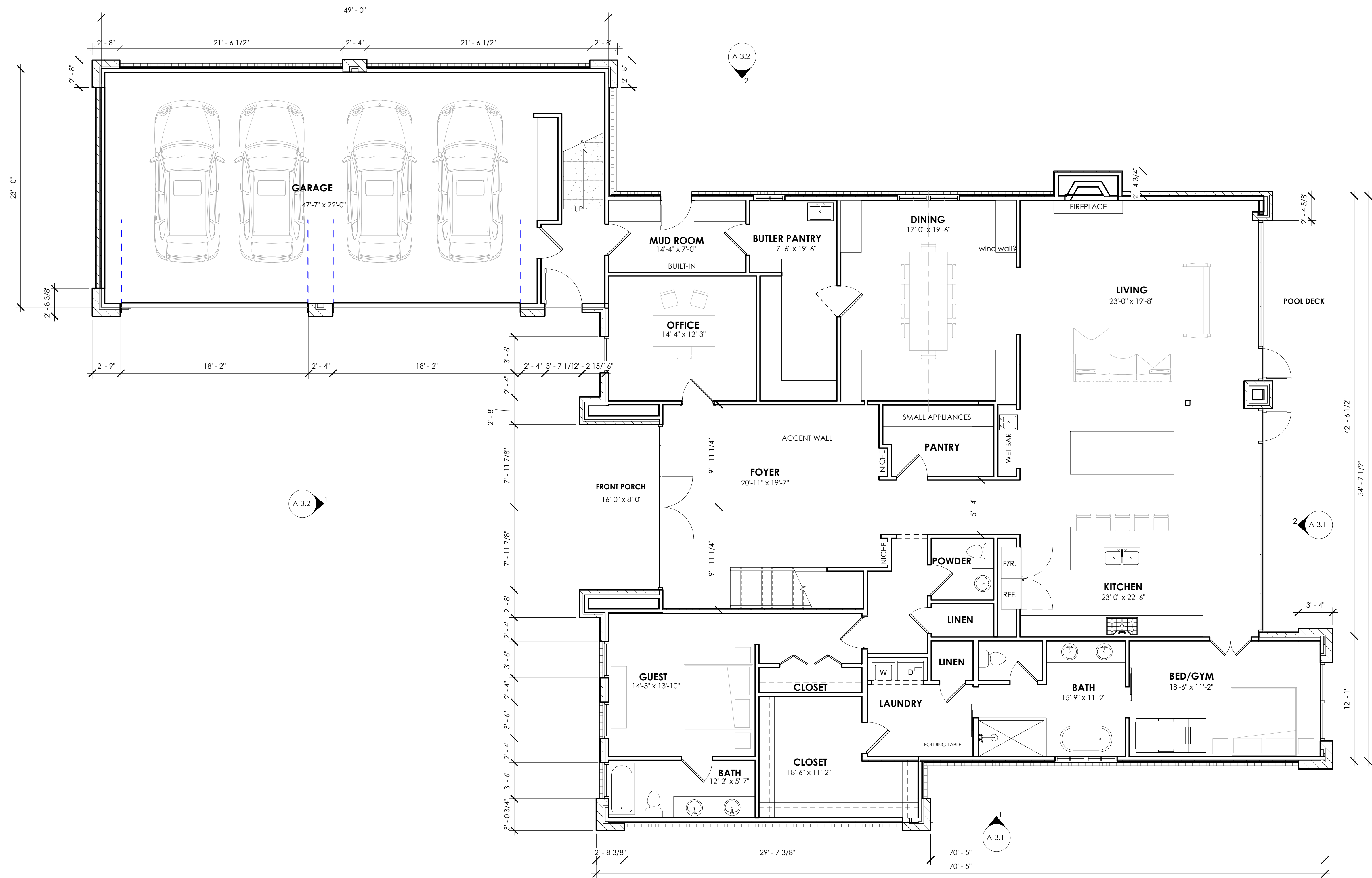


2 1" = 40'-0" MRPA SITE PLAN (PROPOSED)

**MRPA CALCS**

	CATEGORY C		CATEGORY E	
LAND AREA	35,537 SF		7,819 SF	
DISTURBED AREA (MAX)	70%	24,876 SF	30%	2,343 SF
DISTURBED AREA (EXISTING)	NA	NA	NA	NA
DISTURBED AREA (PROPOSED)	34%	12,100 SF	0%	0 SF
IMPERVIOUS AREA (MAX)	45%	15,991 SF	15%	1,171 SF
IMPERVIOUS AREA (EXISTING)	28%	9,882 SF	7.6%	596 SF
IMPERVIOUS AREA (PROPOSED)	30%	10,554 SF	7.6%	596 SF





30' lap pool

**HUNTER WILSON RESIDENCE**  
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ISSUANCE SCHEDULE

REVISION SCHEDULE

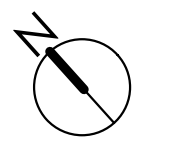
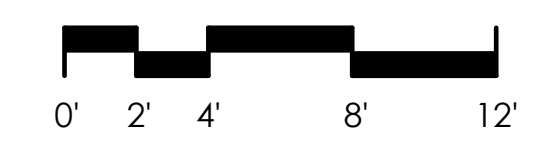
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Drawn By	Author
Checked By	Checker
Sheet Title	

FIRST FLOOR  
PLAN

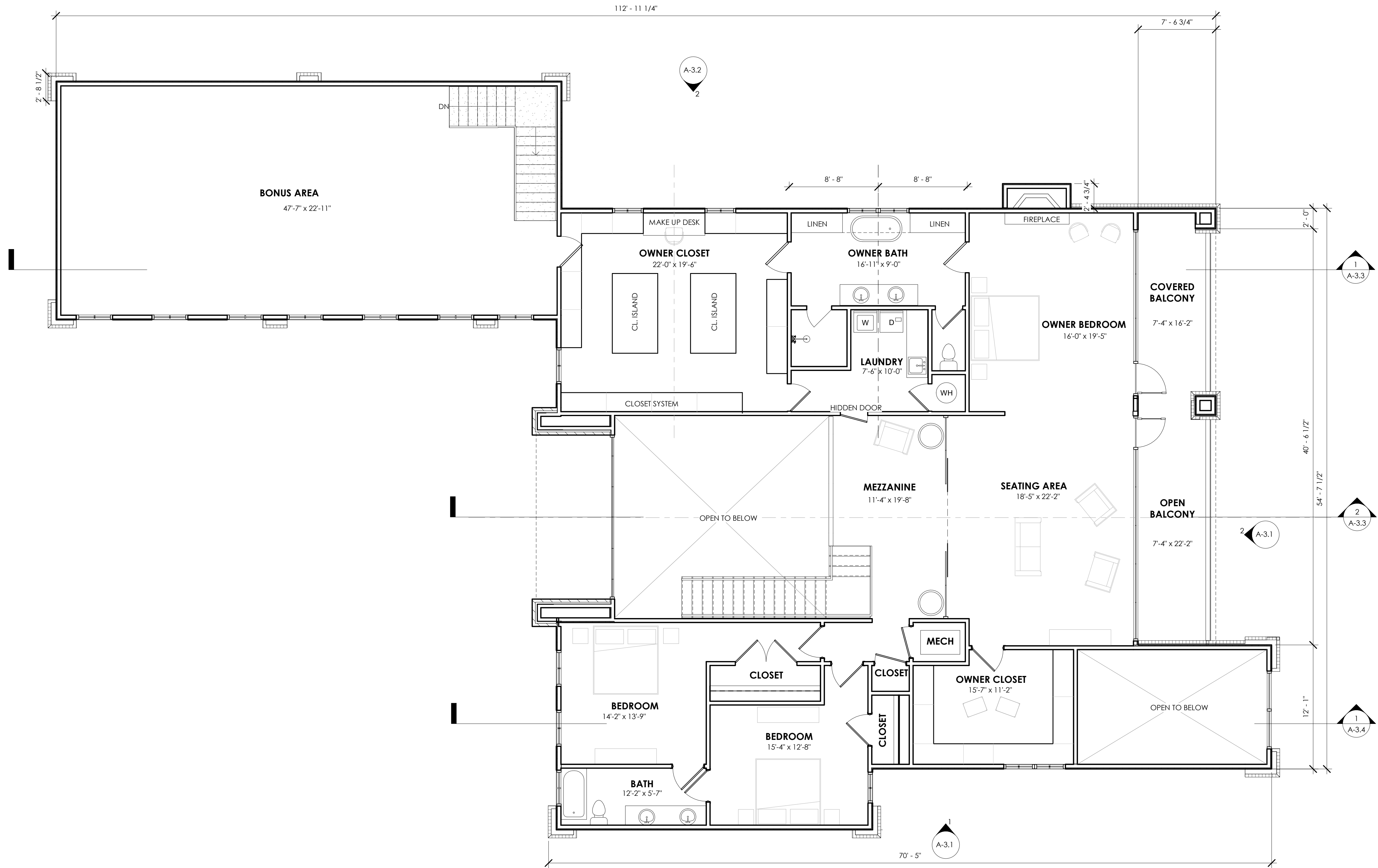
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Paper Size:	24" x 36"

1 3/16" = 1'-0" FIRST FLOOR





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1 3/16" = 1'-0" SECOND FLOOR

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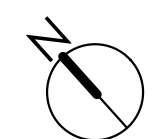
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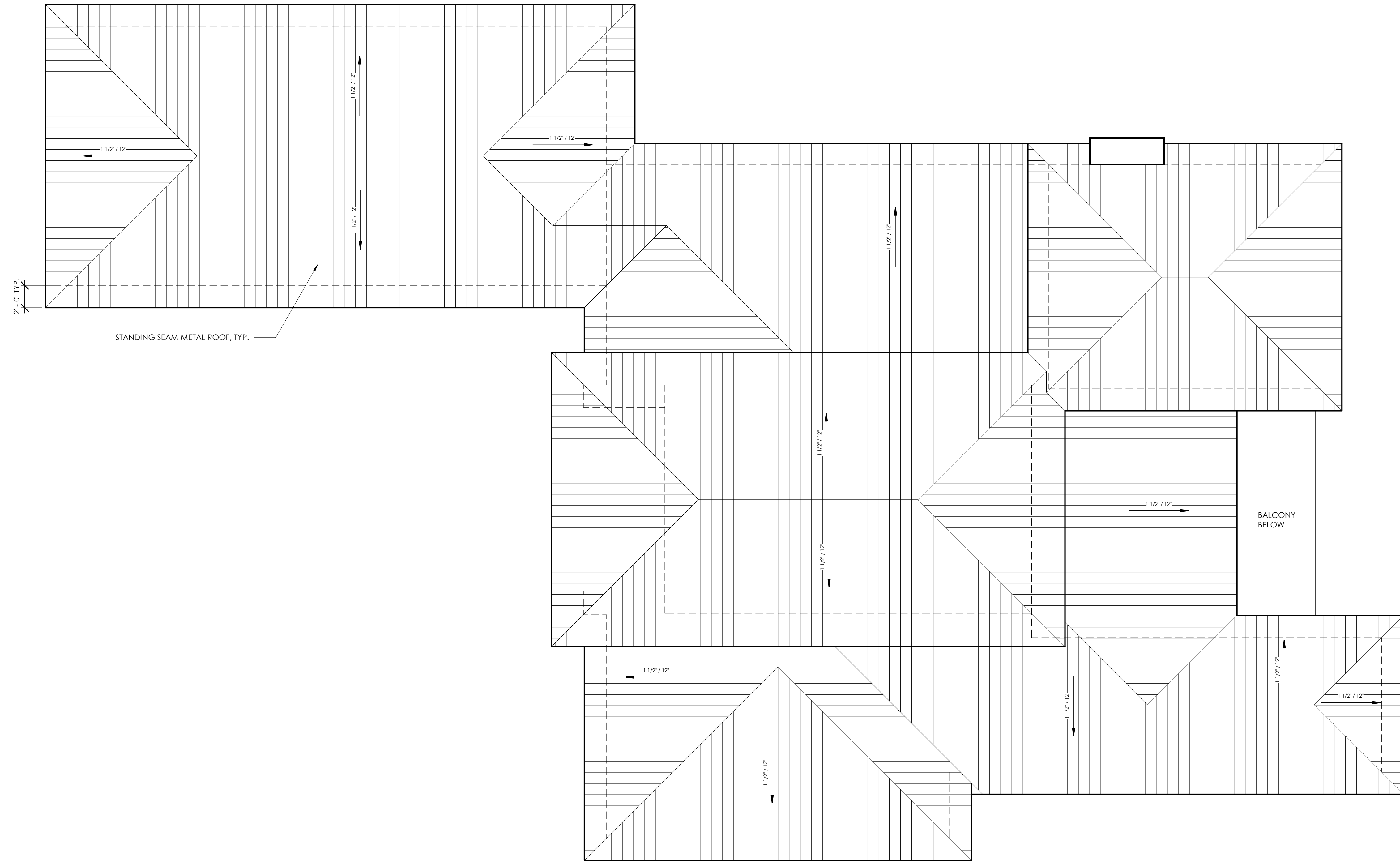
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Project ID	2203
Drawn By	Author
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Sheet Title	

SECOND FLOOR  
PLAN

Drawing No. **A-2.2**  
Paper Size: 24" x 36"





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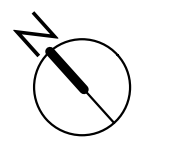
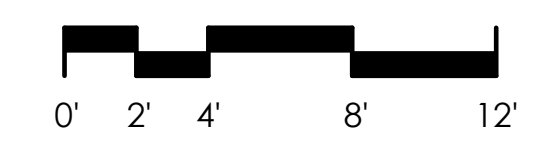
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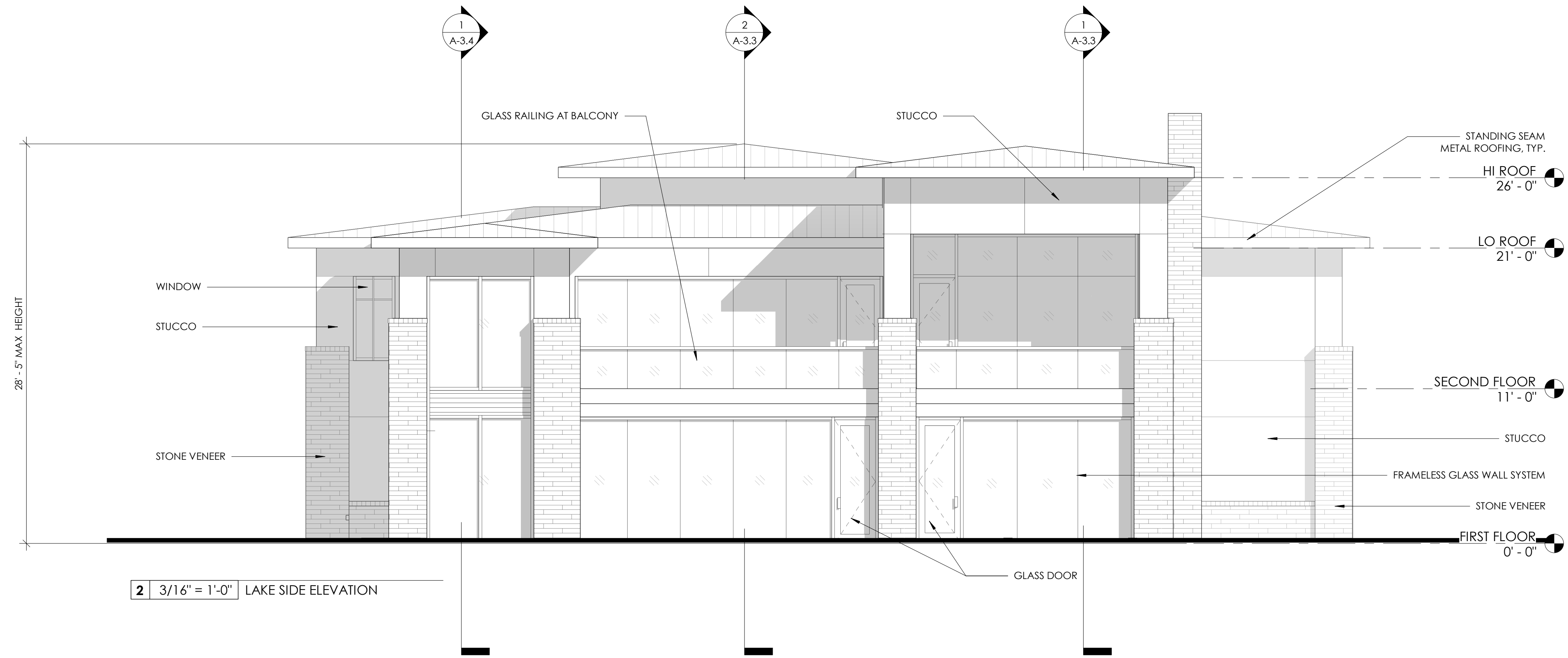
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Checked By	Checker
Sheet Title	

ROOF PLAN

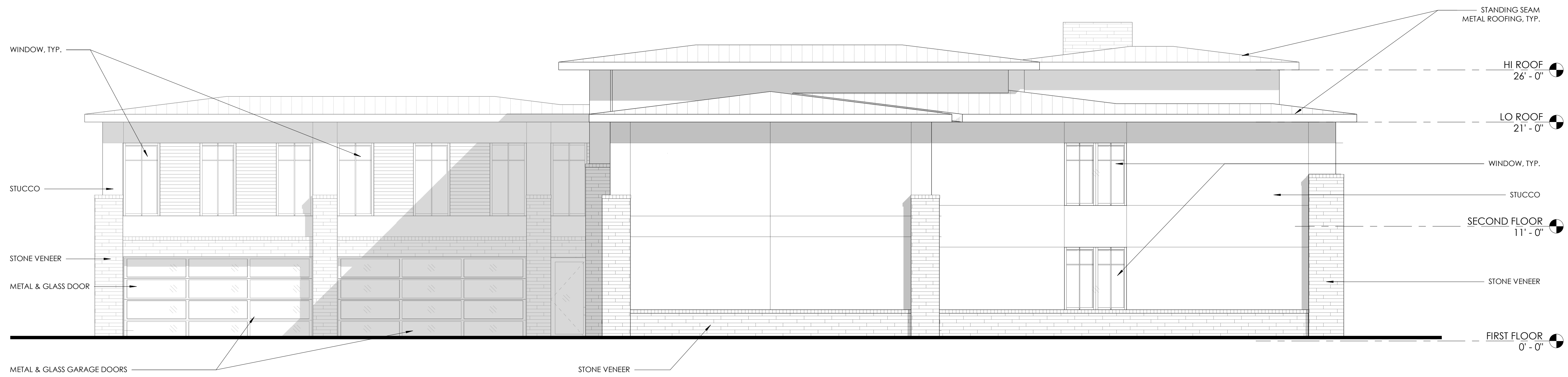
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Paper Size:	24" x 36"







2 3/16" = 1'-0" LAKE SIDE ELEVATION



1 3/16" = 1'-0" SOUTH ELEVATION



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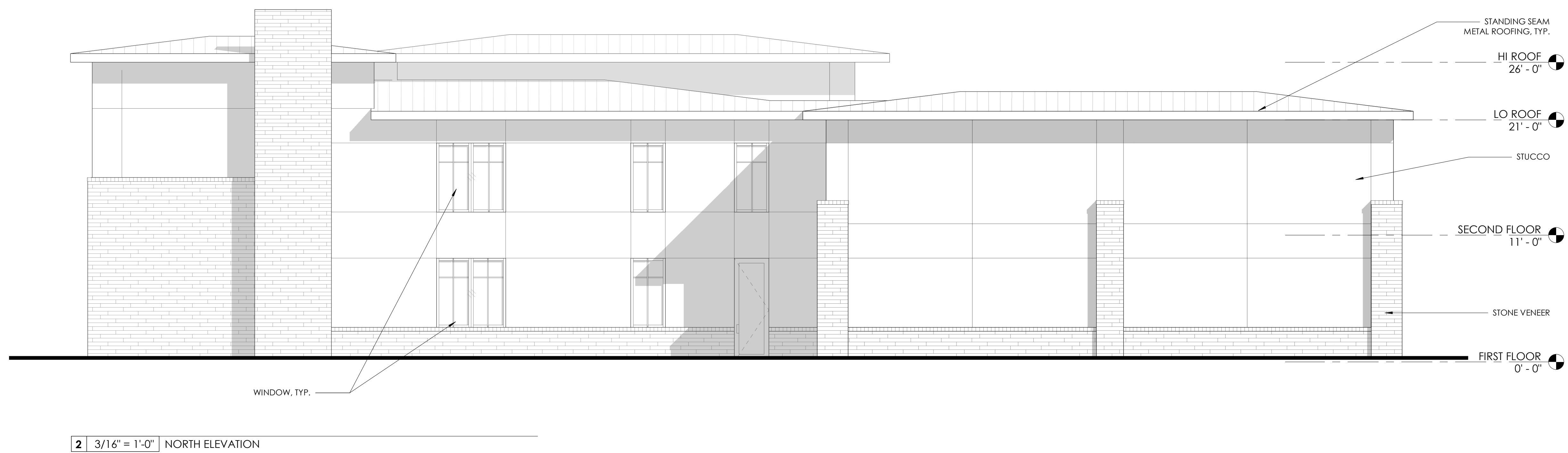
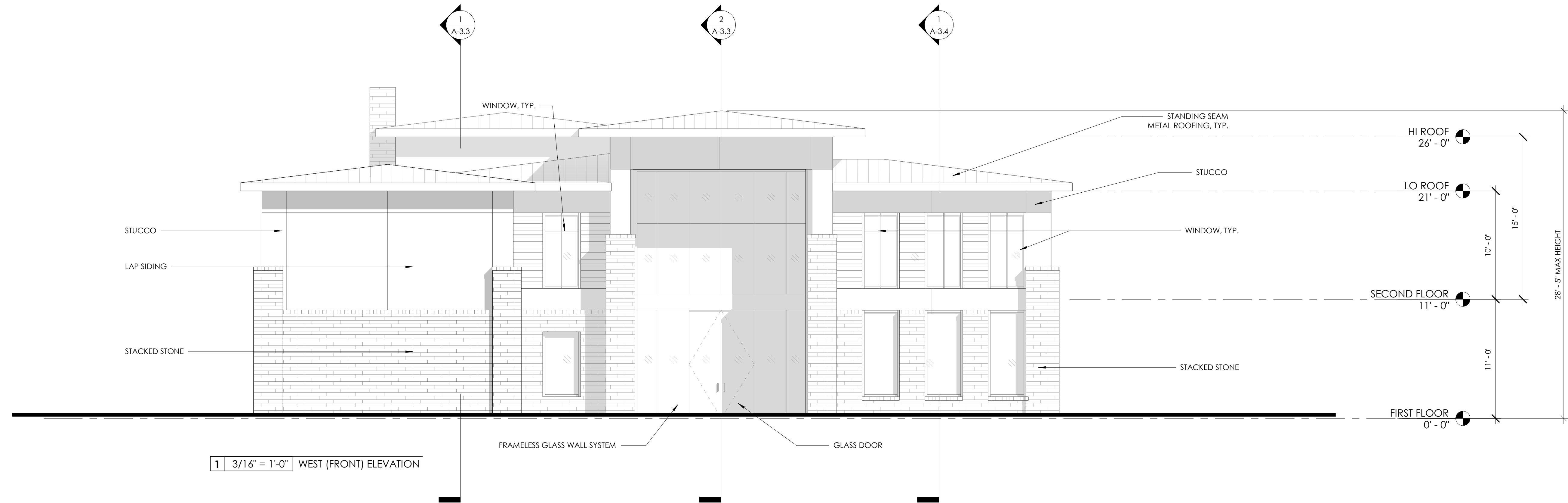
ISSUANCE SCHEDULE

REVISION SCHEDULE		
MARK	DATE	DESCRIPTION

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Drawn By	Author
Checked By	Checker
Sheet Title	ELEVATIONS

ELEVATIONS

Drawing No.	A-3.1
Paper Size:	24" x 36"



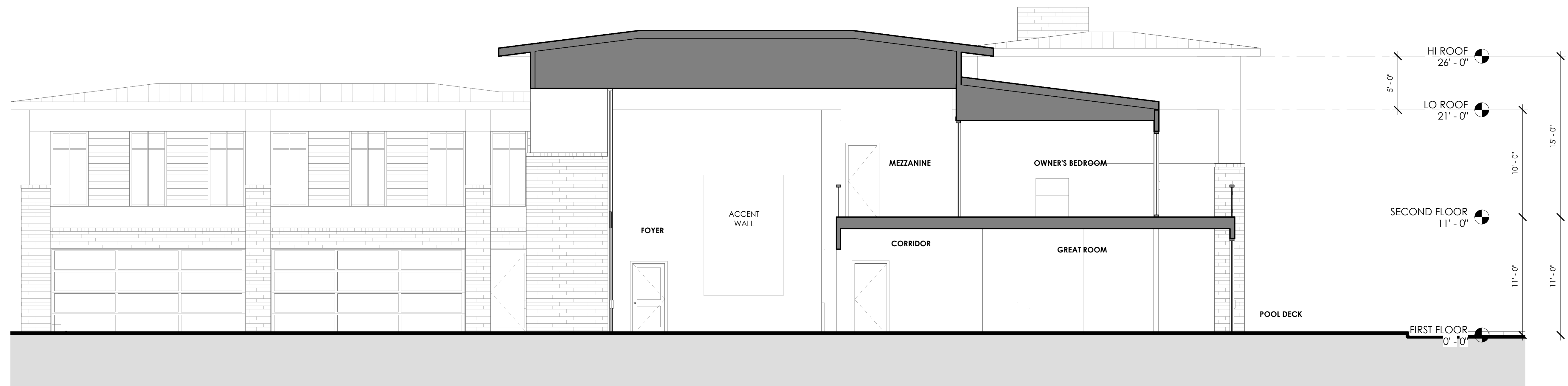
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Sheet Title	ELEVATIONS



2 3/16" = 1'-0" SECTION 2 - FOYER



1 3/16" = 1'-0" SECTION 1 - GARAGE

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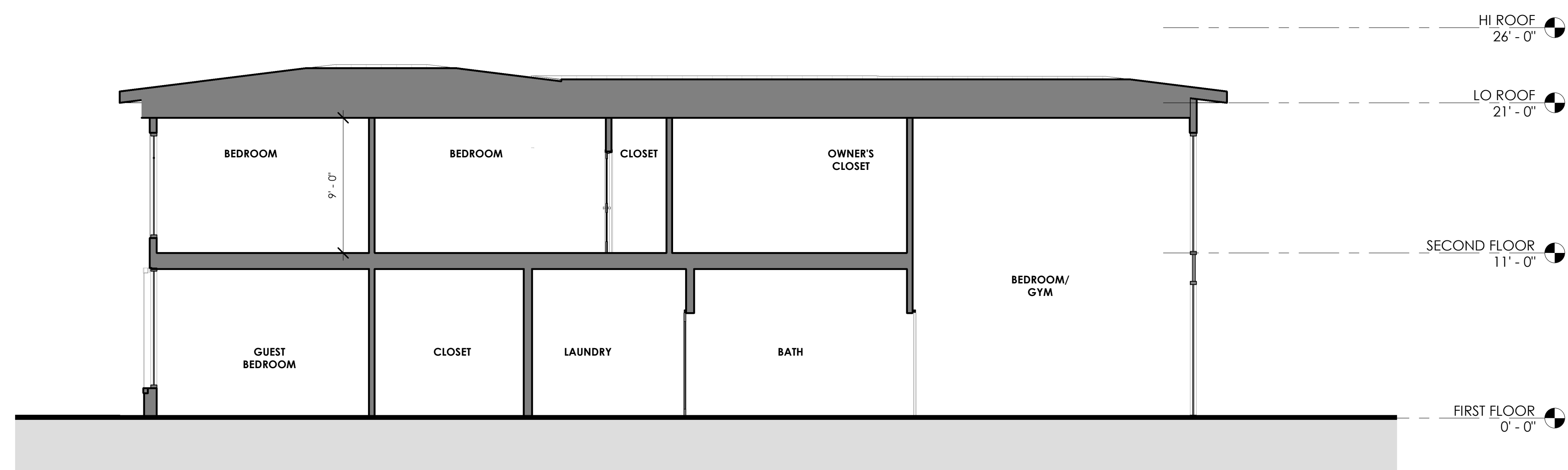
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Sheet Title	

SECTIONS

Drawing No.	A-3.3
Paper Size:	24" x 36"



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1 3/16" = 1'-0" SECTION 3 - BEDROOMS

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SECTIONS

Drawing No.	A-3.4
Paper Size:	24" x 36"



2 LAKE VIEW



1 FRONT VIEW

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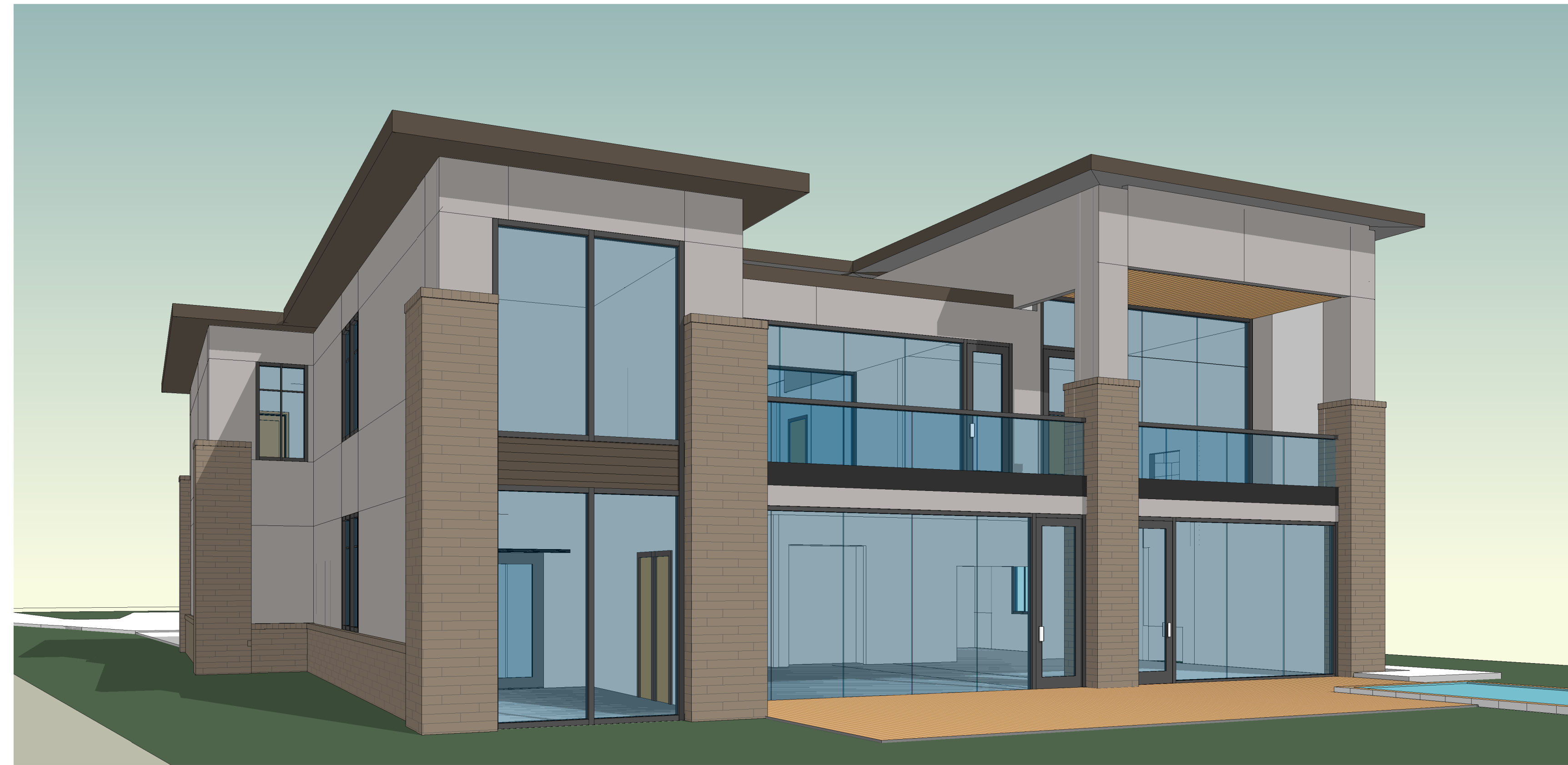
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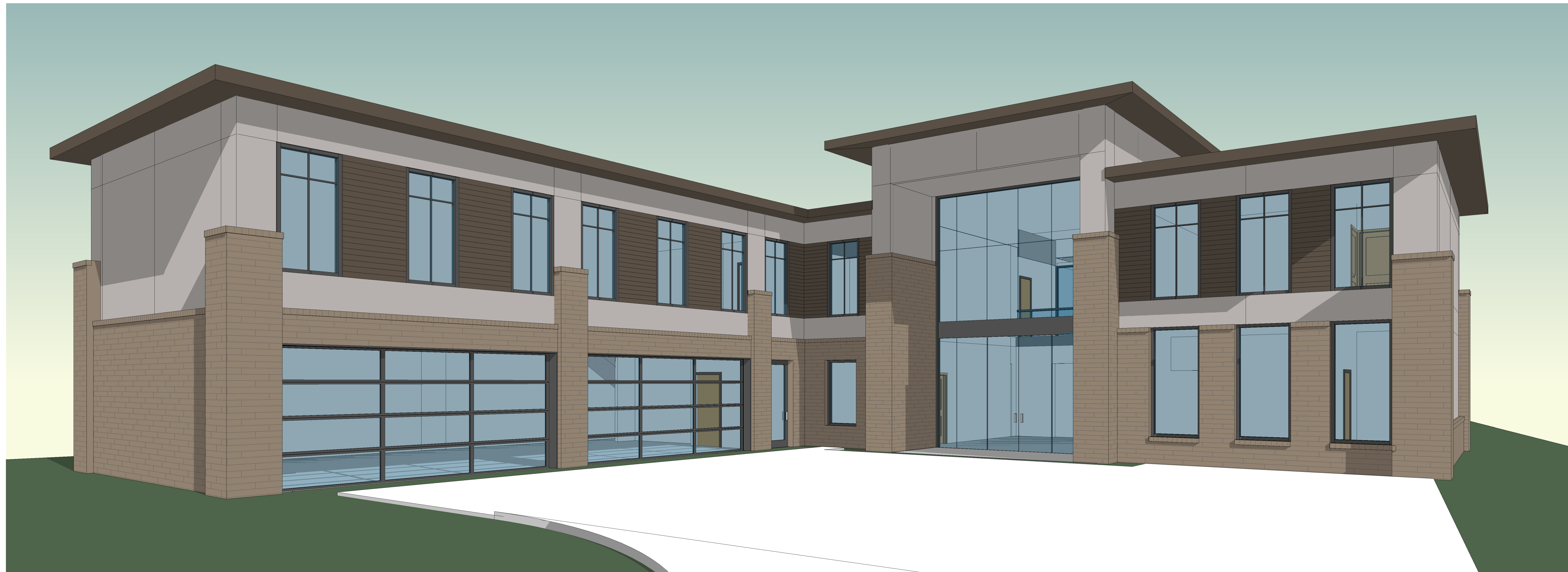
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Checked By	Checker
Sheet Title	

AXONOMETRICS

Drawing No.	A-4.1
Paper Size:	24" x 36"



2 LAKE APPROACH



1 FRONT APPROACH

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ISSUANCE SCHEDULE

REVISION SCHEDULE

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Project ID 2203

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Sheet Title

PERSPECTIVES

Drawing No.

A-4.2

Paper Size: 24" x 36"