

AGENDA
CITY OF BERKELEY LAKE
PLANNING & ZONING COMMISSION
JULY 11, 2023 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) June 13, 2023

IV. OLD BUSINESS

V. NEW BUSINESS

a) PZV-23-07, 142 Lakeshore Drive – Variance pursuant to Sec. 78-141, expansion of non-conforming structure (PUBLIC HEARING)

b) AV-23-06, 828 Valley View Lane Administrative Variance Approval

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
JUNE 13, 2023
7:15 PM**

Those in attendance at the meeting were as follows:

Commission Members: Pekka Ignatius, Vice-Chair
 George Kaffeazakis
 Rand Kirkus

City Administrator: Leigh Threadgill

Citizens Present: 0

I. CALL TO ORDER

Ignatius called the meeting to order at 7:38 PM. A quorum of the commission along with City Administrator, Leigh Threadgill, were present at the meeting.

II. APPROVAL OF OR CHANGES TO THE AGENDA

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

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

III. PUBLIC HEARING

1. PZTA23-05, O-23-248 – Proposed Zoning Ordinance Amendments pursuant to H.B. 1405

There was no public in attendance to comment.

IV. MINUTES

1. Minutes of May 9, 2023

Kaffeazakis moved to approve the minutes of the May 9th meeting. Kirkus seconded and all voted to approve the minutes.

V. OLD BUSINESS

There was no old business.

VI. NEW BUSINESS

1. PZTA23-05, O-23-248 – Proposed Zoning Ordinance Amendments pursuant to H.B. 1405

Threadgill explained that this is a housekeeping item to adopt changes that are required by a recently passed state law and are supposed to be enacted by July 1st. The Mayor and Council are scheduled to consider this for adoption on June 15, 2023.

There was further discussion.

Kaffezakis made a motion to approve the amendment with the change to replace “community development director” with “city administrator” in Sec. 78-400. Kirkus seconded the motion. All were in favor and the motion passed.

VII. CITIZEN COMMENTS

There were no comments.

VIII. DISCUSSION

There was no further discussion.

IX. ADJOURNMENT

There being no further business, Kaffezakis moved to adjourn. Kirkus seconded the motion. All were in favor and Ignatius adjourned the meeting at 8:03 PM.

Respectfully submitted,

Leigh Threadgill
City Administrator

**City of Berkeley Lake
Staff Analysis**

| | |
|-------------------|--|
| CASE NUMBER: | PZV-23-07, 142 LAKESHORE DR. |
| RELIEF REQUESTED: | EXPAND NON-CONFORMING STRUCTURE AND ADD LIVING SPACE THAT WILL ENCROACH 5 FEET INTO THE REQUIRED 65-FOOT FRONT SETBACK |
| EXISTING ZONING: | R-100, RESIDENTIAL |
| PROPOSED USE: | SINGLE FAMILY RESIDENCE |
| APPLICANT: | BRAD AND WINTER HORBAL 142 LAKESHORE DR BERKELEY LAKE, GA 30096 |
| OWNERS: | SAME |
| MEETING DATE: | JULY 11, 2023 P&Z COMMISSION |

PROPOSED PROJECT:

The applicant proposes to add 1,100 square feet of building area to the existing non-conforming house located at 142 Lakeshore Drive. Plans submitted with the variance application indicate a second-story addition which will encroach approximately 5 feet into the 65-foot front setback. The existing house is non-conforming with regard to front and rear setbacks and lot coverage..

FINDINGS OF FACT:

- 1.) The existing non-conforming house is located at 142 Lakeshore Drive on a 0.36-acre lot, which is about 12,000+/- square feet shy of the 28,050-square-foot minimum lot size.
- 2.) According to Gwinnett County property records, the house was built in 1957, and the dock was built in 2007.
- 3.) The house is non-conforming with regard to front setback and rear setback and the amount of impervious surface coverage on the lot is non-conforming with regard to lot coverage.
- 4.) Based on the plans submitted with the application, it appears that the majority of the addition, all but approximately 98 square feet, is within the existing footprint and is being accomplished by adding a second story.
- 5.) The height of the structure will increase from 14.3' to 19.8' at the front and from 28.5' to 34.5' at the rear.
- 6.) The expanded house will meet the 20% building coverage. The front setback non-conformity will be improved by increasing the setback by 0.8' and the lot coverage non-conformity will be improved by decreasing the amount of impervious surfaces by 0.4%.
- 7.) Sec. 78-141 requires a variance to be issued for an extension or enlargement of a non-conforming structure.
- 8.) In addition, the proposed second story expansion will encroach into the required 65-foot front setback approximately 5 feet which requires a variance to Sec. 78-197(5).

- 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 Lakeshore Drive 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.*

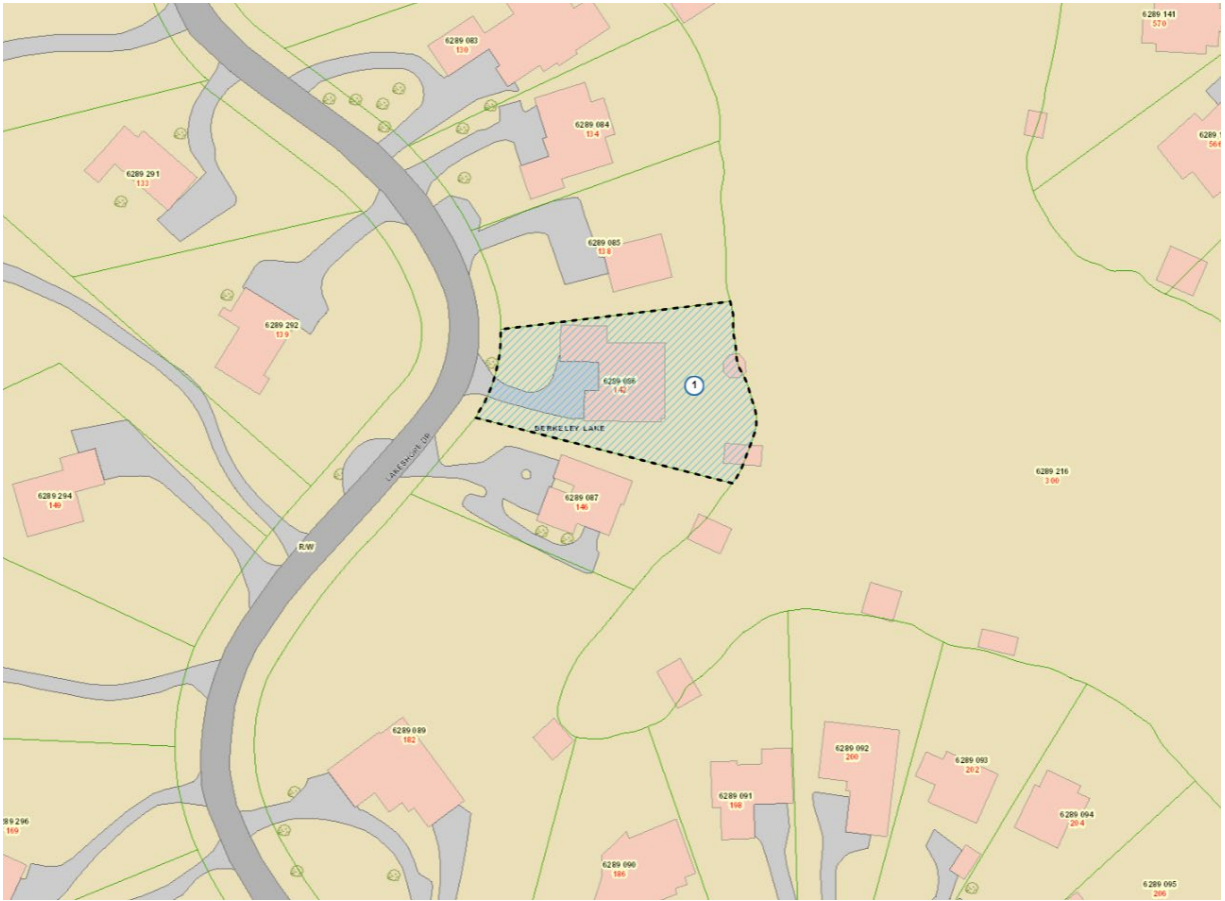
(1) *All applications for variances shall be submitted initially, in writing, to the planning and zoning commission of the city, which shall consider these requests at its next called meeting. The planning and zoning commission may authorize such variance from the terms of this zoning chapter as will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

SITE PHOTOS



LOCATION MAP



AERIAL PHOTO





Application for Variance

| For Office Use Only | |
|-----------------------|------------------|
| Application #: | V/AV_23-07 |
| Check #: | 1671 Cash: _____ |
| Date Paid: | 6/13/2023 |
| P&Z hearing date: | 7/11/2023 |
| 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 Bradley Horbal DATE 6/7/2023

MAILING ADDRESS 142 Lakeshore Drive

CITY Berkeley Lake STATE GA ZIP 30096

TELEPHONE _____ MOBILE 678-343-1764 FAX _____

E-MAIL brad.horbal@kimley-horn.com

Part 2: Property Owner Information

NAME(S) Bradley & Winter Horbal

MAILING ADDRESS 142 Lakeshore Drive

CITY Berkeley Lake STATE GA ZIP 30096

TELEPHONE _____ MOBILE 678-343-1764 FAX _____

E-MAIL brad.horbal@kimley-horn.com

Part 3: Property and Use Information

PROPERTY ADDRESS 142 Lakeshore Drive PARCEL ID R6289 086

PARCEL SIZE 0.36 acres (per survey) ZONING R100

EXISTING USE Residential home

I am requesting relief from code section 78-141, 78-197 (5)(10) for the purpose of:

We respectfully ask for approval of the variances for a home addition that would allow for our vehicles to fit inside the garage, additional home storage, installation of a laundry room, a play room for our daughter and office space for our current work from home schedules.

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.

Our home and lot are currently non-conforming with the front building setback and the lot coverage criteria. The proposed home expansion over our garage will not result in an increase to the non-conformities. The front setback (code min. 65') will improve from the existing 59.5' to a proposed 60.3'. The lot coverage (code allowed 30%) will improve from existing 40.9% to proposed 40.5%.

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

Without the approval of this variance, we could not plan for any improvements to our home. These improvements will allow for a direct access from our to garage to our home to avoid the, less than safe, existing route from our vehicles to get inside. They allow for my vehicle to be parked inside of the garage for safety and maintaining the vehicle. They allow for our daughter to have a playroom which she currently doesn't have. They allow for our family to install a laundry room which we currently don't have. The improvements also allow for storage within the home which we currently have limited space for. In addition they allow for an office space with the work from home situation being so much more prevalent versus using our living room as we do currently.

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

The home was originally built in the 50's and piece-mealed together over the years with random additions. These piece-mealed additions resulted in atypical layouts like closets within closets and a 3" step running through the middle of the house. This also resulted in things like very limited storage, no laundry room, and no direct access into the house from the garage. We would like to improve the home in order to mitigate some of the previous design decisions.

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

The conditions requiring a variance are not the result of the property owner as the areas of proposed improvement were existing when our family purchased the home.

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

There would be no detriment/impairment to the public or intent of the ordinance. The roof peak of our existing garage sits 4.5' below street elevation and the addition would only result in a roof peak at 5.5' above street elevation. Most of the homes on the lake have roof lines well above the street elevation so this minor 5.5' would not result in an inordinate visibility reduction. In addition, we are not encroaching into the side setback, we are improving the front setback distance, and improving the lot coverage percentage.

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

Yes, the residential use is permitted in R100.

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 Bob Ann

Date 6/12/2023

Owner's Signature Bob Ann

Date 6/12/2023

Letter of Intent

Date: June 13, 2023

Subject: 142 Lakeshore Drive – Variance Request

Overview:

Brad and Winter Horbal submit the attached Variance Application relating to the proposed home addition located at 142 Lakeshore Drive, Berkeley Lake, GA. This Letter of Intent is offered to detail the Applicant's plans to improve their home and the associated variance requests.

The property is zoned R100 and the use is residential. The plans for the home propose to construct approximately 1,100 square feet of additional space to be used for home storage, installation of a laundry room, a playroom for our daughter, entry area from the garage, and office space.

The variances requested are listed below:

- Section 78-141: The home is currently non-conforming due to the front setback of 59.5' (65' required), the lot coverage of 41.3% (30% allowed) and the rear setback of 26.3' (40' required). Note below that we are improving the measurement for the front setback and the lot coverage. The rear setback is unchanging.
- Section 78-197:
 - (5): Required front setback minimum 65' from edge of road. The home, as purchased, has a front setback of 59.5' from the edge of the road. The proposed plans will actually improve the non-conformity and increase the front setback from 59.5' to 60.3'.
 - (10): Allowed maximum 30% lot coverage. The property currently has a lot coverage of 40.9%. The proposed plans will again improve the lot coverage by removing impervious areas during the construction of the home addition. The resulting lot coverage will be reduced by 0.4% down to 40.5%.
- Note: Relief is not required from Section 78-197 (11) [Building Coverage] due to the fact that both the existing and proposed conditions fall under the 20% building coverage criteria with less than 25' and 35' of vertical height from the mean finished grade respectively at the front elevation and rear elevation on a downward sloping lot.

Our original architectural plans included expansion of the main level between the garage and the lake. This would have resulted in a much larger Lot Coverage percentage that would have had a more direct impact on the lake. Because we wanted to avoid that impact, we reevaluated the design plans and revised the plans to the current proposal.

The proposed plans include an expansion over the top of the existing garage, enclosing the existing grilling patio, small deck for a grill, and lengthening the garage. This expansion will allow for a few different improvements including:

- Direct access from our garage to our home to avoid the, less than safe, existing route from our vehicles to get inside the home. We recently had someone slip and fall while walking from the garage to the home since the existing tile becomes extremely slippery in rainy weather. This direct access will also provide more safety for our family when coming home at night.

- The space created by the direct access from the garage to the home will also provide an area for a laundry room which the home currently does not have. Our family is using an existing laundry closet in the basement.
- The updated garage will be lengthened to fit a standard size pick-up truck. The goal here is to provide more safety when entering and leaving the house and help to maintain the vehicle.
- The area above the garage will provide a much-needed playroom for our 9-year-old daughter and her friends. She currently uses a small area in the living room behind a couch.
- A portion of the area above the garage will also be used as home office space for the more prevalent work from home scenarios in our family. Currently, home office space is utilized in a living room and a portion of the master bedroom.
- Because of the peculiar, piece-mealed additions previously completed on the home, an important goal of the home expansion is additional storage. The current storage is very minimal and burdensome.

With Berkeley Lake being a sought after city to reside in, I'm confident most would agree that the improvements like having a laundry room, an owner's vehicle fitting inside the garage, and having adequate home storage is a reasonable expectation for a house in our community. We are excited to improve the home with that in mind.

The Applicant respectfully submits this application and asks the board for their approval of the variances. The Applicant welcomes the opportunity to meet with staff and board members to answer any questions or to address any concerns relating to the matters set forth in this letter or in the Application filed herewith.

Sincerely,

A handwritten signature in black ink, appearing to read "Brad Horbal", with a long, sweeping horizontal line extending to the right.

Brad Horbal (Owner)
142 Lakeshore Drive

SUBJECT PROPERTY

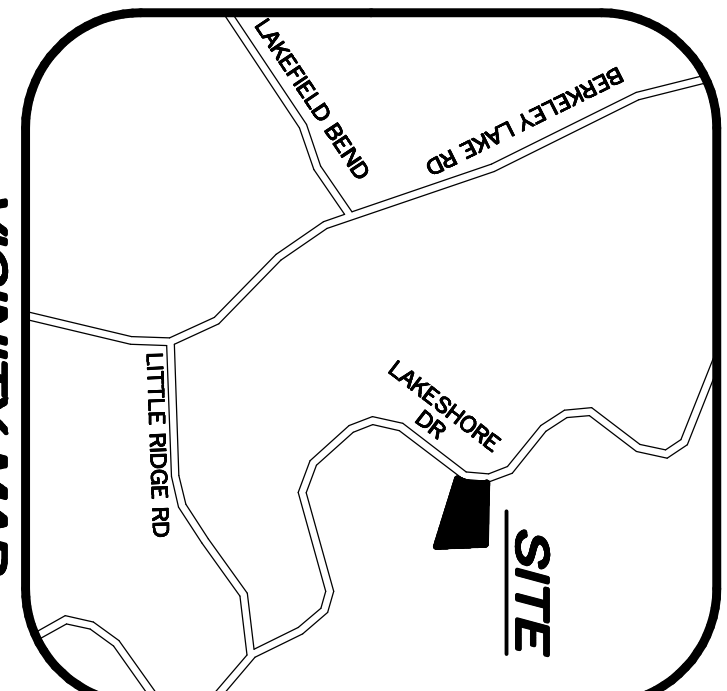
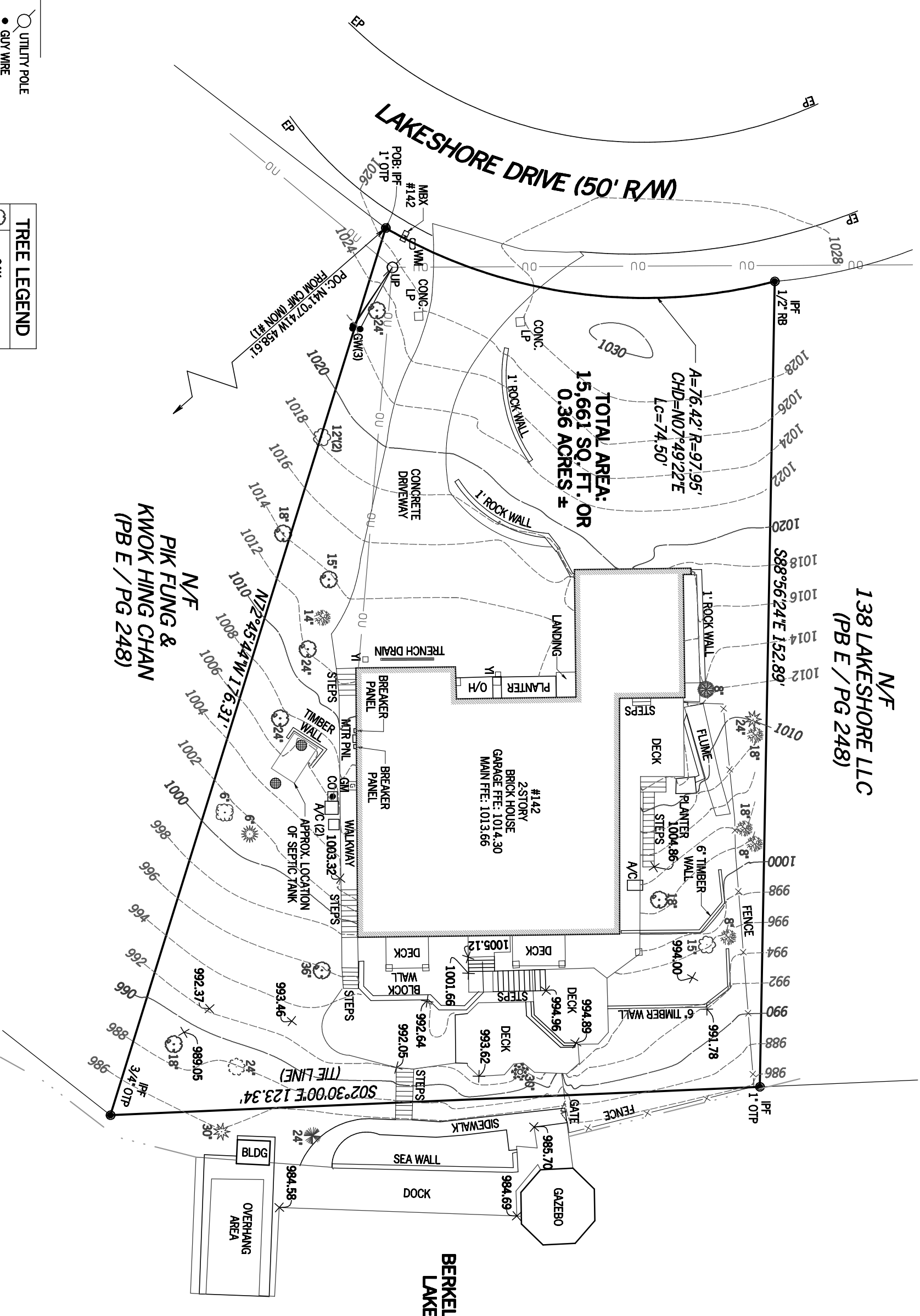
OWNER: BRAD HORBAL & WINTER HORBAL
 SITE ADDRESS: 142 LAKESHORE DRIVE, BERKELEY LAKE, GA 30096
 AREA: 0.36 ACRES ±
 REFERENCE: DEED BOOK 48503 PAGE 854
 PLAT BOOK E PAGE 248 (SOURCE OF BOUNDARY DESCRIPTION)

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 289, 6TH DISTRICT, CITY OF BERKELEY LAKE, GWINNETT COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING, COMMENCE AT A CONCRETE MONUMENT FOUND ALONG THE NORTHERLY RIGHT-OF-WAY OF LAKESHORE DRIVE (HAVING A 50 FOOT RIGHT-OF-WAY), SAID MONUMENT BEING DESCRIBED AS MONUMENT NUMBER 1 IN PLAT BOOK E PAGE 248; THENCE RUN ALONG A THE LINE, NORTH 41°07'41" WEST, 458.61 FEET TO A 1-INCH OPEN TOP PIPE FOUND ALONG SAID EASTERLY RIGHT-OF-WAY OF LAKESHORE DRIVE AND THE TRUE POINT OF BEGINNING; THENCE RUNNING ALONG SAID EASTERLY RIGHT-OF-WAY OF LAKESHORE DRIVE, 76.42 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 97.95 FEET AND BEING SCORBED BY A CHORD BEARING NORTH 07°49'22" EAST, 74.50 FEET TO A 1/4-INCH REBAR FOUND; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY OF LAKESHORE DRIVE AND RUNNING, SOUTH 88°56'24" EAST, 152.89 FEET TO A 1-INCH OPEN TOP PIPE FOUND; THENCE SOUTHERLY ALONG THE EDGE OF BERKELEY LAKE, BEING SUBTENDED BY A THE LINE, SOUTH 02°30'00" EAST, 123.34 FEET TO A 1/4-INCH OPEN TOP PIPE FOUND; THENCE, NORTH 72°45'44" WEST, 176.31 FEET TO A 1-INCH OPEN TOP PIPE FOUND ALONG SAID EASTERLY RIGHT-OF-WAY OF LAKESHORE DRIVE AND THE POINT OF BEGINNING.

SAID TRACT CONTAINS 0.36 ACRES (15,661 SQUARE FEET) MORE OR LESS.



GENERAL NOTES

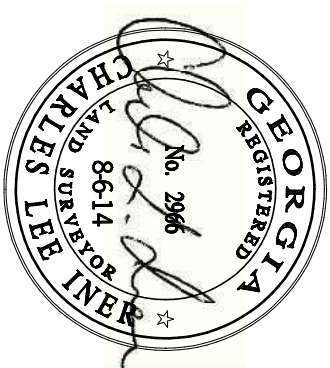
THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT WHICH MAY REVEAL ADDITIONAL CONVEYANCES, EASEMENTS, OR RIGHTS-OF-WAY NOT SHOWN HEREON.
 EQUIPMENT USED FOR ANGULAR & LINEAR MEASUREMENTS: LEICA TORA 1103 ROBOTIC (DATE OF LAST FIELD VISIT: 7-24-22)
 THE FIELD DATA UPON WHICH THIS SURVEY IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 76,045 FEET AND AN ANGULAR ERROR OF 3.0" PER ANGLE POINT AND WAS ADJUSTED USING LEAST SQUARES METHOD.
 THE PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 71,578 FEET.
 THE 2' CONTOURS SHOWN ON THIS SURVEY ARE ADJUSTED TO NAVD 88 DATUM AND HAVE A VERTICAL ACCURACY OF ± 1'. CONTOURS OUTSIDE THE IMMEDIATE SITE AREA ARE APPROXIMATE.
 BEARINGS SHOWN ON THIS SURVEY ARE FROM GRID NORTH. (GA NAD 83 WEST ZONE)
 THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM ABOVE GROUND FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

LEGEND

- UTILITY POLE
- GUY WIRE
- WATER METER
- GAS METER
- SANITARY SEWER CLEANOUT
- SEPTIC TANK MANHOLE
- OVERHEAD UTILITIES
- x— FENCE LINE

TREE LEGEND

- OAK
- FR
- HARDWOOD
- POPLAR
- PINE
- ELM
- BALD CYPRESS
- BEECH
- MAPLE



THIS SURVEY WAS PREPARED IN CONFORMANCE WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 1807 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. 15-6-67.
 CERTIFICATE OF AUTHORIZATION: LSP000843

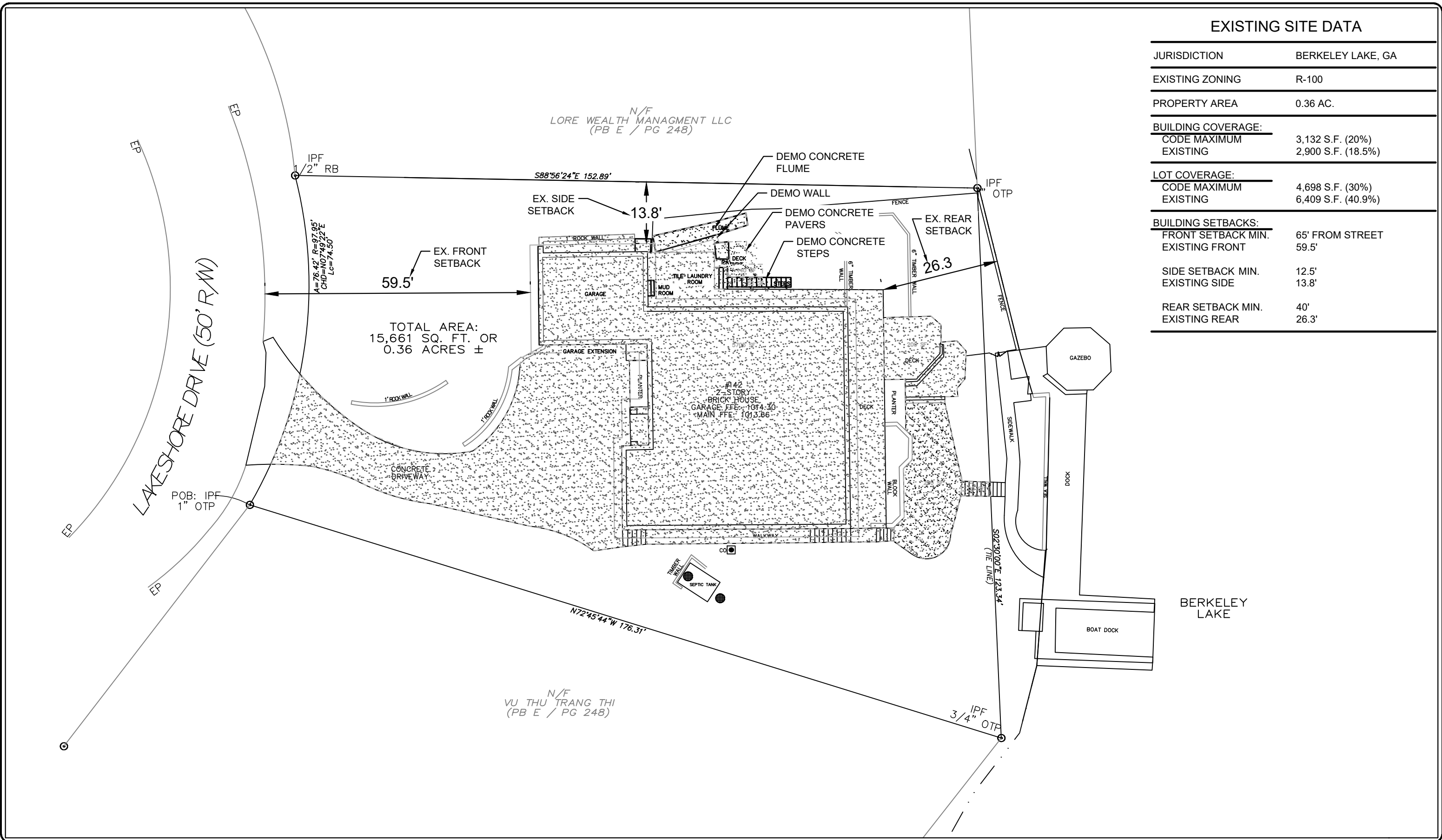


A BOUNDARY RETRACEMENT / TOPOGRAPHIC SURVEY PREPARED BY:
POINT TO POINT LAND SURVEYORS
 810 Jackson Street
 Locust Grove, Georgia 30248
 (p) 678.565.4440 (f) 678.565.4497
 (w) pointtopointsurvey.com

A BOUNDARY RETRACEMENT / TOPOGRAPHIC SURVEY PREPARED FOR:
BRAD HORBAL

| DATE: | RELEASE DESCRIPTION |
|-------|---------------------|
| | |
| | |
| | |
| | |

C:\Users\brad.horbal\Desktop\2023-05-21_Variance Site Plan.dwg EXISTING Jun 13, 2023 12:37pm by: Brad Horbal



EXISTING SITE DATA

| | |
|---------------------------|--------------------|
| JURISDICTION | BERKELEY LAKE, GA |
| EXISTING ZONING | R-100 |
| PROPERTY AREA | 0.36 AC. |
| BUILDING COVERAGE: | |
| CODE MAXIMUM | 3,132 S.F. (20%) |
| EXISTING | 2,900 S.F. (18.5%) |
| LOT COVERAGE: | |
| CODE MAXIMUM | 4,698 S.F. (30%) |
| EXISTING | 6,409 S.F. (40.9%) |
| BUILDING SETBACKS: | |
| FRONT SETBACK MIN. | 65' FROM STREET |
| EXISTING FRONT | 59.5' |
| SIDE SETBACK MIN. | 12.5' |
| EXISTING SIDE | 13.8' |
| REAR SETBACK MIN. | 40' |
| EXISTING REAR | 26.3' |



OWNER:
HORBAL RESIDENCE

PROJECT:
**142 LAKESHORE DRIVE
BERKELEY LAKE, GA**

SITE DATA:

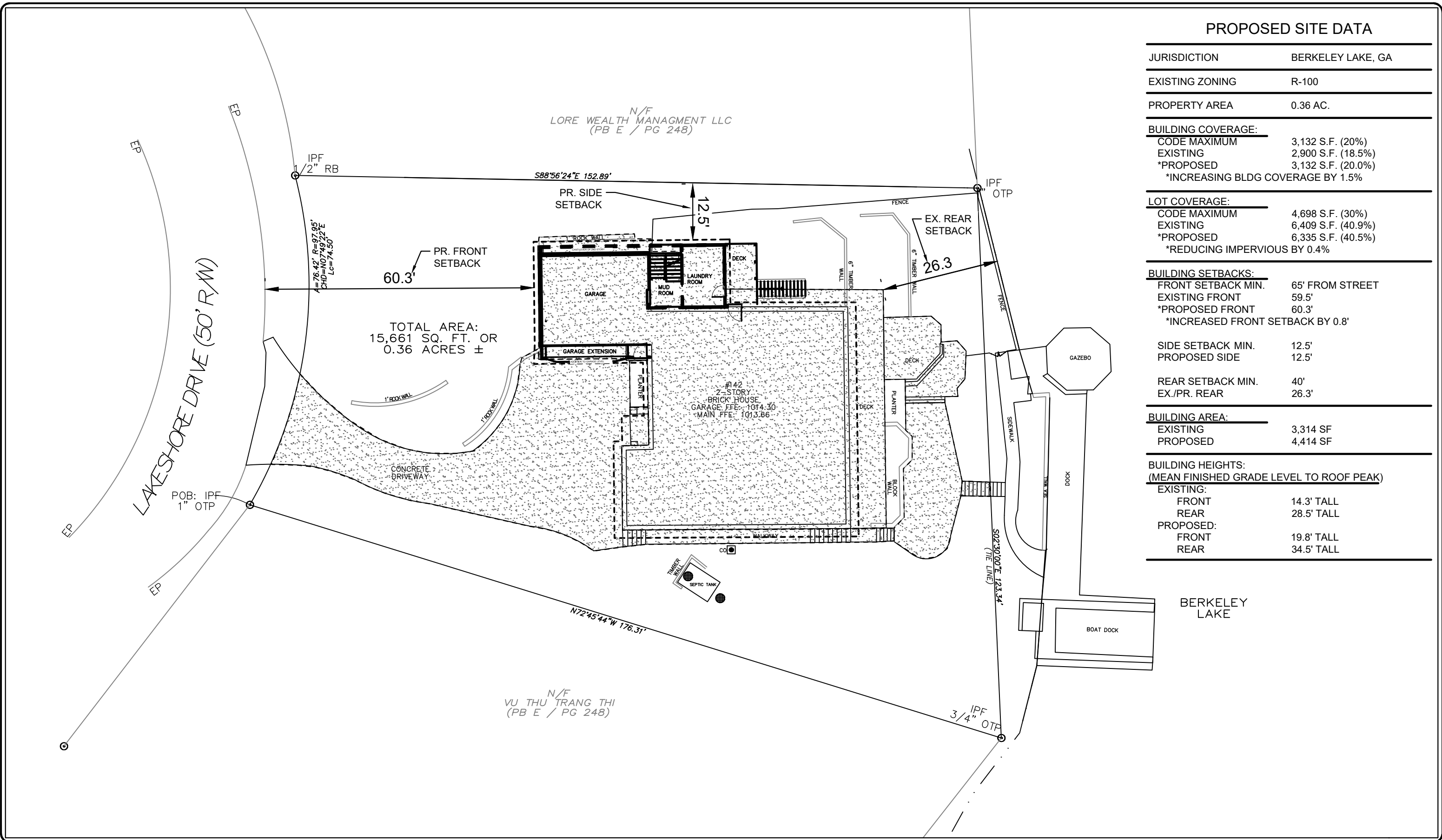
| | |
|---------------|---------|
| SITE: | |
| PROPERTY AREA | 0.36 AC |
| | |
| | |
| | |
| | |

NOTES:

JOB NUMBER: 142 LS DR
SCALE: 1" = 20'
DATE: 6/13/2023
SHEET: EXISTING CONDITIONS

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC. COPYRIGHT KIMLEY-HORN AND ASSOCIATES, INC., 2017

C:\Users\brad.horbal\Desktop\2023-05-21_Variance Site Plan.dwg PROPOSED Jun 13, 2023 12:39pm by: Brad Horbal



PROPOSED SITE DATA

| | |
|---|--------------------|
| JURISDICTION | BERKELEY LAKE, GA |
| EXISTING ZONING | R-100 |
| PROPERTY AREA | 0.36 AC. |
| BUILDING COVERAGE: | |
| CODE MAXIMUM | 3,132 S.F. (20%) |
| EXISTING | 2,900 S.F. (18.5%) |
| *PROPOSED | 3,132 S.F. (20.0%) |
| *INCREASING BLDG COVERAGE BY 1.5% | |
| LOT COVERAGE: | |
| CODE MAXIMUM | 4,698 S.F. (30%) |
| EXISTING | 6,409 S.F. (40.9%) |
| *PROPOSED | 6,335 S.F. (40.5%) |
| *REDUCING IMPERVIOUS BY 0.4% | |
| BUILDING SETBACKS: | |
| FRONT SETBACK MIN. | 65' FROM STREET |
| EXISTING FRONT | 59.5' |
| *PROPOSED FRONT | 60.3' |
| *INCREASED FRONT SETBACK BY 0.8' | |
| SIDE SETBACK MIN. | 12.5' |
| PROPOSED SIDE | 12.5' |
| REAR SETBACK MIN. | 40' |
| EX./PR. REAR | 26.3' |
| BUILDING AREA: | |
| EXISTING | 3,314 SF |
| PROPOSED | 4,414 SF |
| BUILDING HEIGHTS: (MEAN FINISHED GRADE LEVEL TO ROOF PEAK) | |
| EXISTING: | |
| FRONT | 14.3' TALL |
| REAR | 28.5' TALL |
| PROPOSED: | |
| FRONT | 19.8' TALL |
| REAR | 34.5' TALL |



OWNER:
**HORBAL
RESIDENCE**

PROJECT:
**142 LAKESHORE DRIVE
BERKELEY LAKE, GA**

SITE DATA:

| | |
|---------------|---------|
| SITE: | |
| PROPERTY AREA | 0.36 AC |
| | |
| | |
| | |

NORTH

NOTES:
1. VARIANCE REQUEST FROM CODE SECTIONS:
1.1. 78-414
1.2. 78-197 (5)(10)

JOB NUMBER: 142 LS DR
SCALE: 1" = 20'
DATE: 6/13/2023
SHEET: **PROPOSED
SITE PLAN**

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