

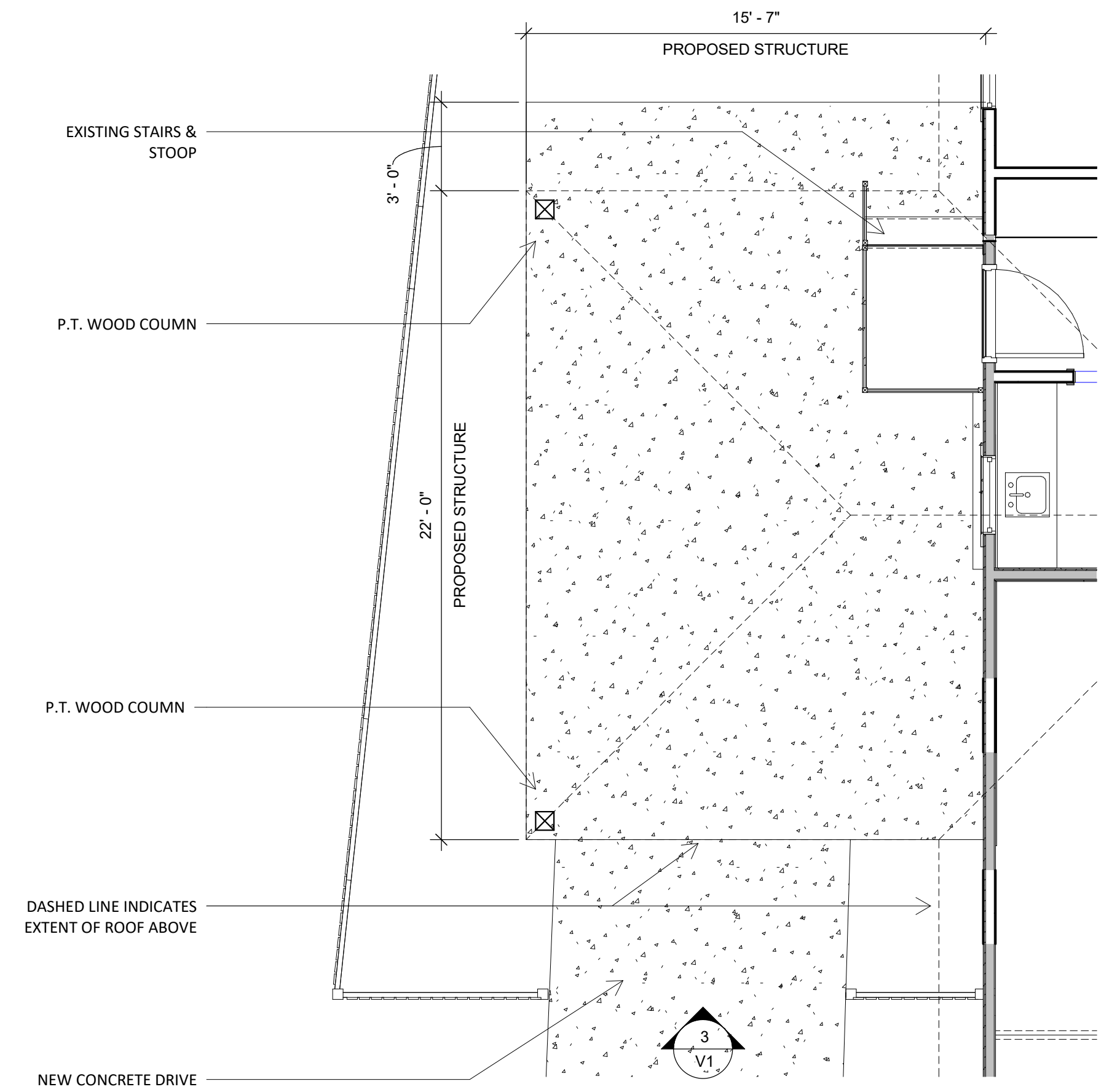
1 VARIANCE SITE PLAN
1" = 10'-0"

PROPERTY INFORMATION
 ADDRESS: 3212 RIDGECREST DRIVE SE
 SMYRNA, GA
 SUBDIVISION: SMYRNA HEIGHTS
 ZONING CLASS: R15 - RESIDENTIAL

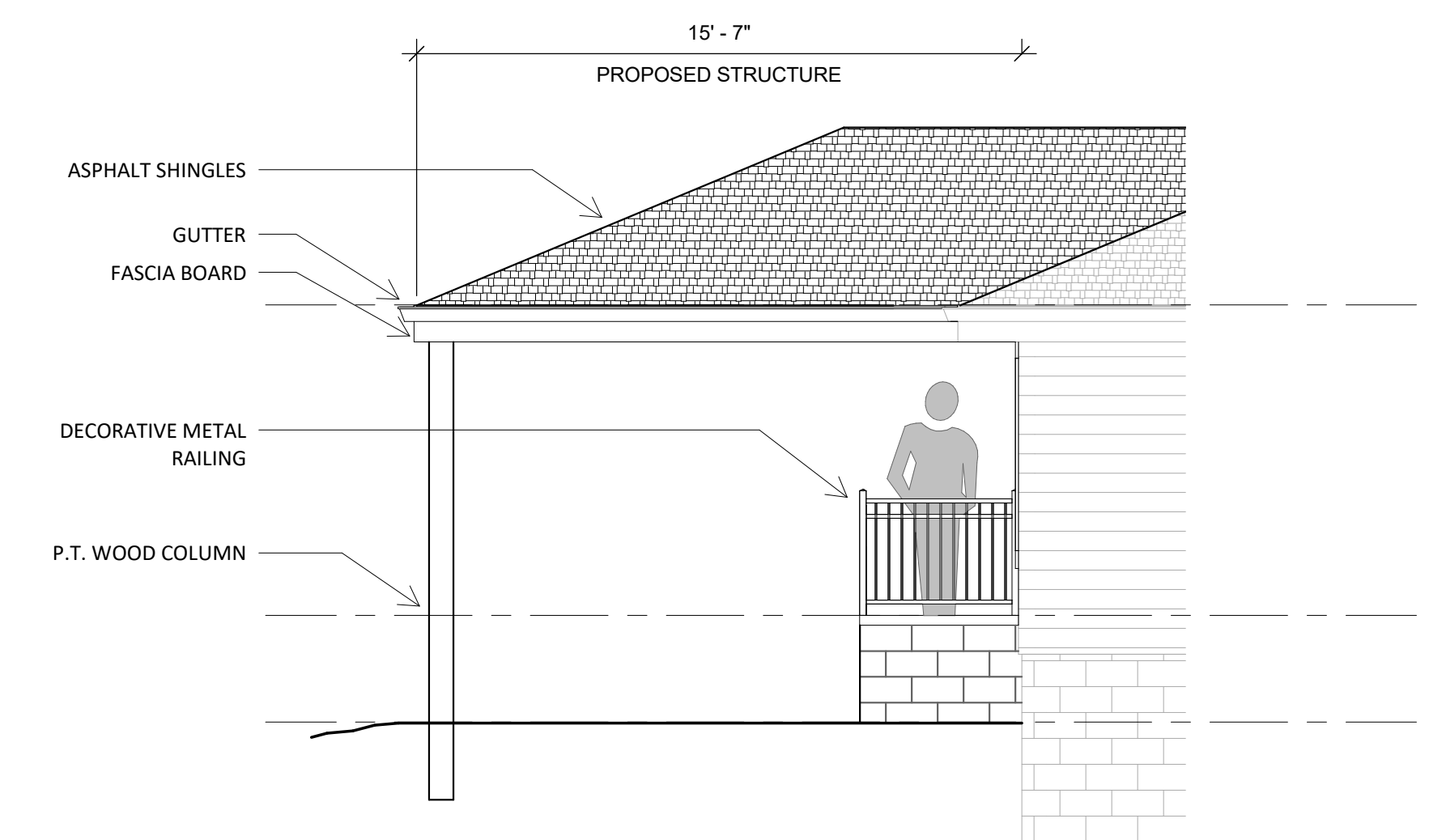
AREA MATRIX

PROPERTY AREA = 11,293 SF (0.26 ACRES)

	EXISTING	TOTAL W/ PROPOSED ADDITION
HOUSE AREA		
MAIN LEVEL	1,333 SF	2,201 SF
DECK	0 SF	392 SF
COVERED PARKING	200 SF	339 SF
ACCESSORY STRUCTURE AREA	287 SF	287 SF
DRIVES & SIDEWALKS	1,750 SF	644 SF
TOTAL IMPERMEABLE AREA	3,570 SF	3,863 SF
	31.6%	34.2%
TOTAL ALLOWABLE AREA = .35 X 11,293 = 3,952 SF		



2 CAR-PORT FLOOR PLAN
1/4" = 1'-0"



3 CAR-PORT ELEVATION
1/4" = 1'-0"

V1-VARIANCE SITE PLAN
MALONE RESIDENCE

3212 Ridgecrest Drive SE, SMYRNA, GA

03/28/21

DEBORAH MALONE AND MARIA SWANSON

