



Lorraine Cochran-Johnson

Chief Executive Officer

DeKalb County Zoning Board of Appeals

Department of Planning & Sustainability

178 Sams Street,

Decatur, GA 30030

Wednesday, July 8, 2026

Planning Department Staff Analysis



Juliana
Njoku

Director

N1. Case No: A-26-1248005

Parcel ID(s): 18 055 04 011

Commission District 01 Super District 06

Applicant: **Katarzyna "Kasia" Zycinska, Architect**
ATL-MCM, LLC
3424 Northlake Trail
Atlanta, GA 30340

Owner: **Caleb Koffler / 1373 Markan, LLC**
1511 Rainier Falls Drive
Atlanta, GA 30329

Project Name: **Markan Quadruplex**

Location: 1371-1373 Markan Drive, Atlanta, GA 30306

Requests: Request variances from Chapter 27 of the DeKalb County Zoning Ordinance to:

- (1) reduce the required 50-foot transitional buffer to five feet pursuant to Section 27-5.4.5;
- (2) allow off-street parking within the front yard pursuant to Section 27-6.1.3; and
- (3) reduce the minimum required off-street parking from six spaces to four spaces pursuant to Section 27-6.1.4 to allow renovation of an existing duplex into a four-unit multifamily residential building in the MR-2 zoning district.

Staff Recommendation: Approval with conditions

Conditions:

1. The following information about this variance shall be noted on any site plan prepared for the subject property: case number, approval date, type of variance, and condition(s) of approval.
2. Any permit drawings submitted for review shall be substantially consistent with the site layout and improvements presented with this application, including the proposed building footprint, four-unit layout, parking configuration, driveway locations, pedestrian walkways, landscape areas, front-yard improvements, and transitional buffer reduction.

3. The approved off-street parking reduction shall be limited to four parking spaces total. No additional parking spaces shall be added within the front yard, side yard, or rear yard without review and approval by the Zoning Board of Appeals or other approval as required by the Zoning Ordinance.
4. Parking shall be limited to improved parking surfaces shown on the approved site plan. Parking on lawn areas, landscaped areas, pedestrian walkways, sidewalks, or within the public right-of-way shall be prohibited.
5. The final site plan shall clearly delineate all parking spaces, drive aisles, walkways, and landscaped areas. Parking spaces shall be designed and maintained so that parked vehicles do not overhang into the public right-of-way, sidewalk area, or required pedestrian access areas.
6. The existing driveway apron locations shall remain substantially as shown in the submitted plans. No additional curb cuts, driveway aprons, or widening of driveway aprons shall be permitted unless approved by the appropriate reviewing department and found consistent with the intent of this variance approval.
7. The final site plan shall include landscape screening or planting areas between the front-yard parking areas and Markan Drive, where feasible, to soften the visual impact of parked vehicles from the street. Required screening shall be maintained in healthy condition.

STAFF FINDINGS:

The subject property is located at 1371-1373 Markan Drive in the MR-2 zoning district. The site contains an existing single-story duplex constructed prior to the current zoning framework. The applicant proposes to renovate the existing duplex and add a second story to create a four-unit multifamily residential building. The existing use is a duplex and the proposed use is a four-unit multifamily residential building with four two-bedroom units. The drawings also indicate a proposed building height of two stories and approximately 30 feet, where the district allows up to two stories or 35 feet.

The subject lot contains approximately 10,567 square feet, or 0.243 acre, with approximately 90 feet of frontage on Markan Drive. The parcel narrows toward the rear and that the existing building is positioned in a manner that limits vehicular access around the structure. The applicant states that rear-yard parking is impractical because the lot shape and existing building placement do not provide sufficient clearance for vehicles to pass to the rear of the property.

The property is adjacent to lower-intensity residential zoning or residentially developed properties to the south and east, triggering the 50-foot transitional buffer requirement. The applicant contends that strict application of the buffer would cover most of the lot and would significantly restrict the ability to renovate or modify the existing residential structure. The applicant is therefore requesting a buffer reduction, permission for front-yard parking, and a reduction of the required parking from six spaces to four spaces.

1. There is an extraordinary or exceptional physical condition(s) pertaining to the particular piece of property (such as, but not limited to, lot size, lot shape, specimen tree(s), steep slope(s), or preservation of historic characteristics of the property), which was not created by the current owner, previous owner, or applicant; by reason of a clearly demonstrable condition(s), the strict application of the requirements of this chapter would deprive the property owner of rights and privileges enjoyed by other property owners in the same zoning district, as distinguished from a special privilege or convenience sought by the property owner.

The subject property appears to exhibit exceptional physical and regulatory conditions related to its narrow lot configuration, existing building placement, and adjacency to lower-zoned residential properties. The lot is relatively small for application of a 50-foot transitional buffer, and the submitted materials indicate that the buffer would consume a substantial portion of the property. These conditions are intensified by the existing duplex structure, which was constructed prior to the current zoning requirements and occupies the lot in a manner that limits rear-yard access for parking.

2. The requested variance does not go beyond the minimum necessary to afford relief, and does not constitute a grant of special privilege inconsistent with the limitations upon other properties in the zoning district in which the subject property is located:

The requested relief appears to be limited to what is necessary to allow adaptive reuse and modest intensification of the existing residential structure. The proposal adds residential units vertically through a second-story addition rather than through a substantially larger horizontal building expansion across the site. This approach reduces the extent of new building coverage and helps preserve more of the existing site area.

The requested parking reduction from six spaces to four spaces also appears to reduce, rather than intensify, the visual and physical impact of parking on the front yard. Providing the full six spaces on-site would likely require additional front-yard paving or a more parking-dominated frontage, given the applicant's showing that rear-yard parking access is impractical. The recommended conditions limit the approval to four spaces, prohibit parking on landscaped areas, preserve the central landscaped frontage, and require parking-area delineation and screening.

3. The grant of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the zoning district in which the subject property is located:

The proposed use is residential in nature and would remain consistent with the residential character of Markan Drive. The submitted materials indicate that nearby properties include one-, two-, and three-story residential structures, including properties of similar or greater scale. The proposed two-story structure is not expected to create a substantial adverse visual impact if developed in substantial conformity with the submitted architectural and site plans.

4. The literal interpretation and strict application of the applicable provisions or requirements of this chapter would cause undue and unnecessary hardship:

Strict application of the transitional buffer requirement would appear to create an undue and unnecessary hardship due to the size and configuration of the property. A 50-foot buffer applied to a lot of this size and shape would substantially constrain the buildable area and limit the ability to renovate or modify the existing residential building. Strict application of the front-yard parking limitation and full parking requirement would also create practical difficulty because the existing building placement and narrowing lot configuration make rear-yard parking access impractical.

5. The requested variance would be consistent with the spirit and purpose of this Chapter and the DeKalb County Comprehensive Plan Text:

The requested variances would be generally consistent with the spirit and purpose of this Chapter and with the DeKalb County Comprehensive Plan. The proposal would support residential infill and housing diversity by converting an existing duplex into a four-unit multifamily building within an MR-2 zoning district. The proposed building remains residential in use, maintains a two-story scale, and concentrates additional residential density within and above the existing building area rather than expanding the structure broadly across the site.

FINAL STAFF ANALYSIS:

The subject property is an MR-2 residential lot developed with an existing duplex structure. The applicant proposes renovating the building and add a second story to create a four-unit multifamily residential building. The submitted materials demonstrate that the lot's size, narrowing shape, existing building placement, and adjacency to lower-zoned residential properties create practical difficulties in meeting the 50-foot transitional buffer requirement, rear-yard parking expectations, and full off-street parking requirement.

Staff finds that the request presents sufficient grounds for approval because the relief is tied to the physical and regulatory constraints of the site and would allow residential infill in a manner generally compatible with the surrounding residential context. Staff further find that the parking reduction may lessen the visual impact of the proposal by avoiding a larger front-yard parking area. The recommended conditions are intended to ensure that the approval does not result in expanded informal parking, excessive paving, parking on lawn areas, or additional curb cuts beyond what is shown in the submitted materials.

Therefore, staff recommends approval with conditions.

Staff Recommendation: Approval with conditions

Conditions:

1. The following information about this variance shall be noted on any site plan prepared for the subject property: case number, approval date, type of variance, and condition(s) of approval.
2. Any permit drawings submitted for review shall be substantially consistent with the site layout and improvements presented with this application, including the proposed building footprint, four-unit layout, parking configuration, driveway locations, pedestrian walkways, landscape areas, front-yard improvements, and transitional buffer reduction.
3. The approved off-street parking reduction shall be limited to four parking spaces total. No additional parking spaces shall be added within the front yard, side yard, or rear yard without review and approval by the Zoning Board of Appeals or other approval as required by the Zoning Ordinance.
4. Parking shall be limited to improved parking surfaces shown on the approved site plan. Parking on lawn areas, landscaped areas, pedestrian walkways, sidewalks, or within the public right-of-way shall be prohibited.
5. The final site plan shall clearly delineate all parking spaces, drive aisles, walkways, and landscaped areas. Parking spaces shall be designed and maintained so that parked vehicles do not overhang into the public right-of-way, sidewalk area, or required pedestrian access areas.
6. The existing driveway apron locations shall remain substantially as shown in the submitted plans. No additional curb cuts, driveway aprons, or widening of driveway aprons shall be permitted unless approved by the appropriate reviewing department and found consistent with the intent of this variance approval.
7. The final site plan shall include landscape screening or planting areas between the front-yard parking areas and Markan Drive, where feasible, to soften the visual impact of parked vehicles from the street. Required screening shall be maintained in healthy condition.

ZONING BOARD OF APPEALS (ZBA) APPLICATION
to Amend the Official Zoning Map of DeKalb County, Georgia

Subject Property Address: _____

City: _____ State: _____ Zip: _____

Parcel ID Number(s): _____ Acreage: _____

District: _____ Land Lot: _____ Block: _____ Parcel: _____

Commission District(s): _____ Super District: _____

Type of Hearing Requested (check one):

VARIANCE (from Development Standards causing undue hardship upon owners of property.)

SPECIAL EXCEPTIONS (to Reduce or Waive off-street parking or loading space requirements.)

OFFICIAL APPEAL OF ADMINISTRATIVE DECISIONS.

***PLEASE REVIEW THE FILING GUIDELINES ON PAGE 4.**

FAILURE TO FOLLOW GUIDELINES MAY RESULT IN SCHEDULING DELAYS.*

I hereby authorize the staff of the Planning and Sustainable Department to inspect the property that is the subject of this application.

☐ Owner ☐ Agent

Signature

Date

ZONING BOARD OF APPEALS (ZBA) APPLICATION FEE:

\$300.00

DeKalb County does not require payment by wire transfer.
Be aware of scammers and fraudulent emails.

Email plansustain@dekalbcountyga.gov with any questions

DEPARTMENT OF PLANNING & SUSTAINABILITY

ZONING BOARD OF APPEALS APPLICATION

AUTHORIZATION OF THE PROPERTY OWNER

I hereby authorize the staff and members of the Zoning Board of Appeals to inspect the premises of the Subject Property.

I hereby certify that the information provided in the application is true and correct.

I hereby certify that I am the owner of the property subject to the application.

DATE: _____ Applicant _____
Signature: _____

DATE: _____ Applicant _____
Signature: _____

K. Zycinska

DEPARTMENT OF PLANNING & SUSTAINABILITY

ZONING BOARD OF APPEALS APPLICATION

AUTHORIZATION TO REPRESENT THE PROPERTY OWNER

I hereby authorize the staff and members of the Zoning Board of Appeals to inspect the premises of the Subject Property.

I hereby certify that the information provided in the application is true and correct.

I hereby certify that I am the owner of the property and that I authorize the applicant/agent to apply for a hearing to the Zoning Board of Appeals for the requests as shown in this application.

DATE:

5/6/26

Applicant/Agent
Signature:



TO WHOM IT MAY CONCERN:

(I)/ (WE):

Caleb Koffler

(Name of Owners)

being (owner/owners) of the property described below or attached hereby delegate authority to the above signed agent/applicant.

Notary Public

Notary Public

Notary Public



Owner Signature

Owner Signature

Owner Signature



Atlanta Mid-Century Modern
Architecture Firm
ATL-MCM

Variance Application | Letter of Intent

1 3 7 1 - 1 3 7 3 M a r k a n D r i v e

2026.05.08

Dear Members of the Board and Fellow Neighbors,

On the behalf of the owner of the duplex property at 1371-1373 Markan Drive, Caleb Koffler, I am requesting variances as noted below. The intent for the variance asks is to be able to renovate the 1956 single-story building into a quadriplex by adding another floor that would be a duplicate of the existing floor plan and reconstruction of the roofline as currently exists to create a timeless and architecturally appropriate structure seeming as it has always been designed and constructed in such manner. We are intending to continue to fit in with the scale and character of the neighborhood and adjacent buildings while enhancing the existing streetscape.

Although adding a second story to a single story building on a property zoned MR-2 does not seem as something that would require a Zoning Board of Appeals permission, as even a single family home can reach 3-stories and 35 feet in height, 1371-1373 Markan Drive is adjacent to the south side and east rear to properties having a lower zoning designations:

- 1363 Markan Dr - South-West, side - RSM, Residential Small Mix, Druid Hills Historic District
- 1300 University Dr - South-East, side - R-3
- 1302 University Dr - East, rear - R3

These designations necessitate a 50 ft wide buffer, which when applied, takes up 80% of this small lot, becoming the major hurdle to any renovation or changes of this property and therefore the first variance ask below.



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Architecture Firm
ATL-MCM

Variances Requested:

A. Reduction of 50 ft transitional buffer along the south side to ____ ft (TBD per new survey), as required per Municode Chapter 27, Article 5, Section 5.4.5 - Transitional Buffers:

We understand very well the merits of such buffers, providing a breather between lower and higher zoned sites and can imagine ample conditions where such a buffer serves both properties very well (for instance a single family home adjacent to a 4-story apartment complex, that could very well be constructed in MR-2 zoning). In our particular case, such buffer has no merit, as it would not be separating dissimilar properties. At the moment, the properties adjacent to the south, in fact, appear to be of higher use than our property regarding their scale. As shown in the Google Street View, they are 2 and 3 stories tall. What we are requesting is to bring our property's scale to what's already adjacent to us. With 1371-1373 Markan Drive being a 2-story structure, it will create a unified street frontage regarding the character and scale with the properties adjacent to the south, appearing as zoned the same and not standing out, and therefore not requiring any buffer.

The buffer that we are proposing for the reduction width in this variance is predicated on the existing building footprint and its most protruding to the south corner.

B. Allowance of off-street parking in front yard that typically is not allowed in MR-2 per Municode Chapter 27, Article 6, Section 6.1.3 - 4, unless parking in the rear is not possible or impractical:

Due to the narrowing of the lot from front to back and existing building footprint, there is insufficient clearance between the property lines and building corners to allow for a car to pass through into the rear, see survey.



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C. Reduction of minimum required off-street parking per Municode Chapter 27, Article 6, Section 6.1.4, Table 6.2: Off-street Parking Ratios:

Table 6.2: Off-street Parking Ratios stipulates that a multi-family dwelling (1 or more bedrooms) requires minimum of one and one-half (1.5) spaces for every dwelling unit, imposing a minimum of 6 parking spaces. This would not be difficult to achieve if rear parking were feasible and we do not wish to reduce the front yard to nothing but a parking lot as it would not be in keeping with the required character of the streetscape.

As such, we are proposing reduction to one (1) parking space per unit, four (4) in total which can be accommodated easily in the front, not exceed the typical amount of parking accustomed seeing at single family homes (with 2 cars parked side by side in front of a house) and able to thoughtfully integrate the parking into the front scape and partially screened with landscaping elements as shown in drawings that accompany this letter. Providing the full six required spaces in the front setback area would substantially increase impervious surface coverage and visually dominate the streetscape with parking, contrary to the residential character of Markan Drive. The requested reduction allows the site to maintain landscaping, soften the visual impact of parked vehicles, and preserve a more pedestrian-oriented frontage.

Variance Justifications:

1. Extraordinary or exceptional physical condition(s) pertaining to the particular piece of property:

The difficult condition of this particular property is its adjacency to properties in the south and east carrying zoning that necessitates a 50 ft wide buffer because the lot in question at its widest in the front is only 90 ft wide, but at the same time well within the minimum size for an MR-2 lot. Indeed if the lot was vacant, it would be unbuildable. The property already has a structure on it from 1956 that predates the implementation of the first zoning regulations in 1970s.



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2. Minimum Variance Necessary:

The minimum variance necessary is to allow this property to be developable without having to rely on grandfathering of an existing structure. The buffer should be reduced to allow for the existing structure to be able to be legally modified in ways that does not violate any of the zoning regulations building or site constraints for MR-2 zoning designation, such as a modest addition of a second story as proposed.

3. Public Welfare:

The proposed 2-story structure does not create a negative impact on the neighborhood or adjacent properties as it is in keeping with the existing multi-story character of the neighborhood and will blend well with the adjacent historic structures. It will help graduate the scale of the structures - from the 3-story corner at University and Markan Drive, followed by the 2-story apartment structure directly adjacent on the south, and the single-story structure to the north - becoming an architectural bridge between the scale and style.

Additionally, the proposed quadriplex increases the supply of modestly sized 2-bedroom rental housing in an area experiencing continued population and housing demand growth.

4. Ordinance Hardship:

The strict interpretation of the zoning ordinance regarding the 50 ft buffer leaves the property undevelopable as it covers almost the entirety of the lot. Strict application of the transitional buffer leaves only a limited and impractical building envelope relative to the existing structure.

Furthermore, strict interpretation is not in keeping with the intent of this type of buffer because it would separate properties that are identical in use, scale, and character.

Municode is about metrics. Variance is about common sense to how zoning regulations should be applied - less about metrics and more about merits and built environment outcomes. What we are considering when asking about the variance is an optimal use of my client's property, as well as the most appropriate outcome for the adjacent properties scale and neighborhood character as a whole. Making our ask modest and sensible.



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5. Alignment with the Spirit of the Law:

The proposed quadriplex is in keeping with the spirit of Dekalb County's Zoning Regulations and Comprehensive Land Use Plan. The proposed structure maintains the intent of MR-2 zoning and does not violate any of the building or site constraints delineated in the zoning code. Additionally, it promotes and increases the density of the lot as outlined for the future of this area in the Comprehensive Land Use Plan. The proposal concentrates additional density effortlessly and unobtrusively - vertically within the existing building footprint rather than expanding building coverage across the site. The design put forward harmonizes with the adjacent neighbors and intends to create a timeless structure seeming as original to the street scape in its 2-story form as it was as a single-story building, ever-present, defining the historic character of the area.

The property's owner, Caleb Koffler, is committed to maintaining a residential character compatible with the surrounding neighborhood through careful architectural detailing, landscaping, and responsible site planning. The intent is to improve an aging structure while minimizing visual and operational impacts on adjacent properties.

Thank you in advance for your consideration,

Kasia Zycinska
Principal Architect
A T L - M C M
Atlanta Mid-Century Modern
Architecture Firm
901.287.1179
kasia@atl-mcm.com



LEFT: PROPERTY TO THE NORT, 1379 Markan Dr. CENTER: VARIANCE PROPERTY



LEFT: VARIANCE PROPERTY. CENTER & RIGHT: 1363 Markan Dr, R/M, Druid Hills Historic District



LEFT & RIGHT: 1363 Markan Dr, R/M, Druid Hills Historic District

PROJECT INFO

EXISTING UNIT MATRIX:

LEVEL	UNIT	HEATED SF	BED/BATH
GROUND	UNIT 1	1,054 SF	2 / 1
	UNIT 2	1,097 SF	2 / 1
TOTAL	2	2,151 SF	4 / 2

PROPOSED UNIT MATRIX:

LEVEL	UNIT	HEATED SF	BED/BATH
GROUND	UNIT 1	1,054 SF	2 / 2
	UNIT 2	1,097 SF	2 / 2
UPPER	UNIT 3	1,054 SF	2 / 2
	UNIT 4	1,097 SF	2 / 2
TOTAL	4	4,302 SF	8 / 8

PARKING:

(1) SPACE PER UNIT
(4) SPACES TOTAL

BUILDING HEIGHT:
MAX. ALLOWED: 2-STORIES OR 35 FT
PROPOSED HEIGHT: 2-STORIES & 30 FT

ZONING / SITE INFO

PARCEL: 18 055 04 011
ZONING: MR-2
LAND USE: SUB
LOT AREA: 10,567 SF
FRONTAGE: 90 FT
EXIST. BLDG FOOTPRINT: 2,493 SF
EXIST. BLDG COVERAGE: 24%

PROPOSED BLDG FOOTPRINT: 3,147 SF
PROPOSED BLDG COVERAGE: 30%

EXISTING USE: DUPLEX
PROPOSED USE: 4-UNITS / MULTI-FAMILY
PROPOSED DENSITY: 16 UNITS/ACRE

PROPOSED LOT COVERAGE / IMPERVIOUS:

BLDG FOOTPRINT: 3,147 SF (*)
NORTH IMPERVIOUS: 1,055 SF
SOUTH IMPERVIOUS: 1,091 SF
BRICK BREEZE WALL: 32 SF
TOTAL: 5,325 SF (50%)

MAX LOT COVERAGE ALLOWED: 75%

(*) INCLUDES: EXIST. BLDG FOOTPRINT & NEW
FRONT & SIDE STAIRS, AS WELL REAR PATIO /
TERRACE AREA

DRAWING LIST

A1.1 COVER SHEET
A1.2 SITE PLANS
A2.1 EXISTING PLANS
A2.2 PROPOSED GROUND LEVEL
A2.3 PROPOSED UPPER LEVEL
A3.1 EXISTING ELEVATIONS
A3.2 PROPOSED ELEVATIONS
A3.3 INSPIRATION IMAGES

PROJECT SCOPE

RENOVATION OF EXISTING SINGLE-STORY
RESIDENTIAL DUPLEX BUILDING AND ADDITION
OF SECOND STORY TO EXPAND IT INTO A
QUADRUPLX. ADDITION OF REAR PATIO FOR
GROUND LEVEL AND TERRACE ABOVE FOR UPPER
LEVEL. UPGRADES TO BUILDING FRONTAGE.

VARIANCE REQUESTS

- Article 5, Section 5.4.5 - Transitional Buffers:
Reduction of 50 ft transitional buffer required
- Article 6, Section 6.1.3 - 4: allowance of front
yard parking
- Article 6, Section 6.1.4, Table 6.2: Off-street
Parking Ratios: reduction of off-street parking
minimum requirement

PROJECT CONTACTS

PROJECT NAME:
MARKAN QUADRUPLX

PROJECT ADDRESS:
1371-1373 MARKAN DRIVE
ATLANTA, GA 30306

PROPERTY OWNER:
CALEB KOFFLER
1511 RAINIER FALLS DR
ATLANTA, GA 30329
770.542.7551
CALEB.KOFFLER@GMAIL.COM

APPLICANT & ARCHITECT:
KATARZYNA "KASIA" ZYCINSKA
ATL-MCM, LLC
3424 NORTHLAKE TRL
ATLANTA, GA 30340
901.287.1179
KASIA@ATL-MCM.COM

ATL
MCM

ATLANTA
MID-CENTURY
MODERN
ARCHITECTURE FIRM

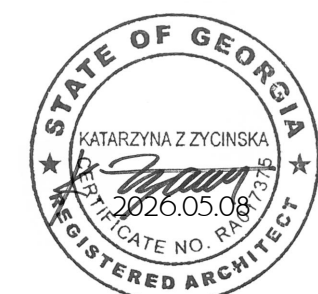


MARKAN QUADRUPLX
1371-1373 MARKAN DRIVE | ATLANTA, GA 30306
VARIANCE APPLICATION

ISSUED RECORD
MAY, 8 2026 | VARIANCE

COVER SHEET

A1.1



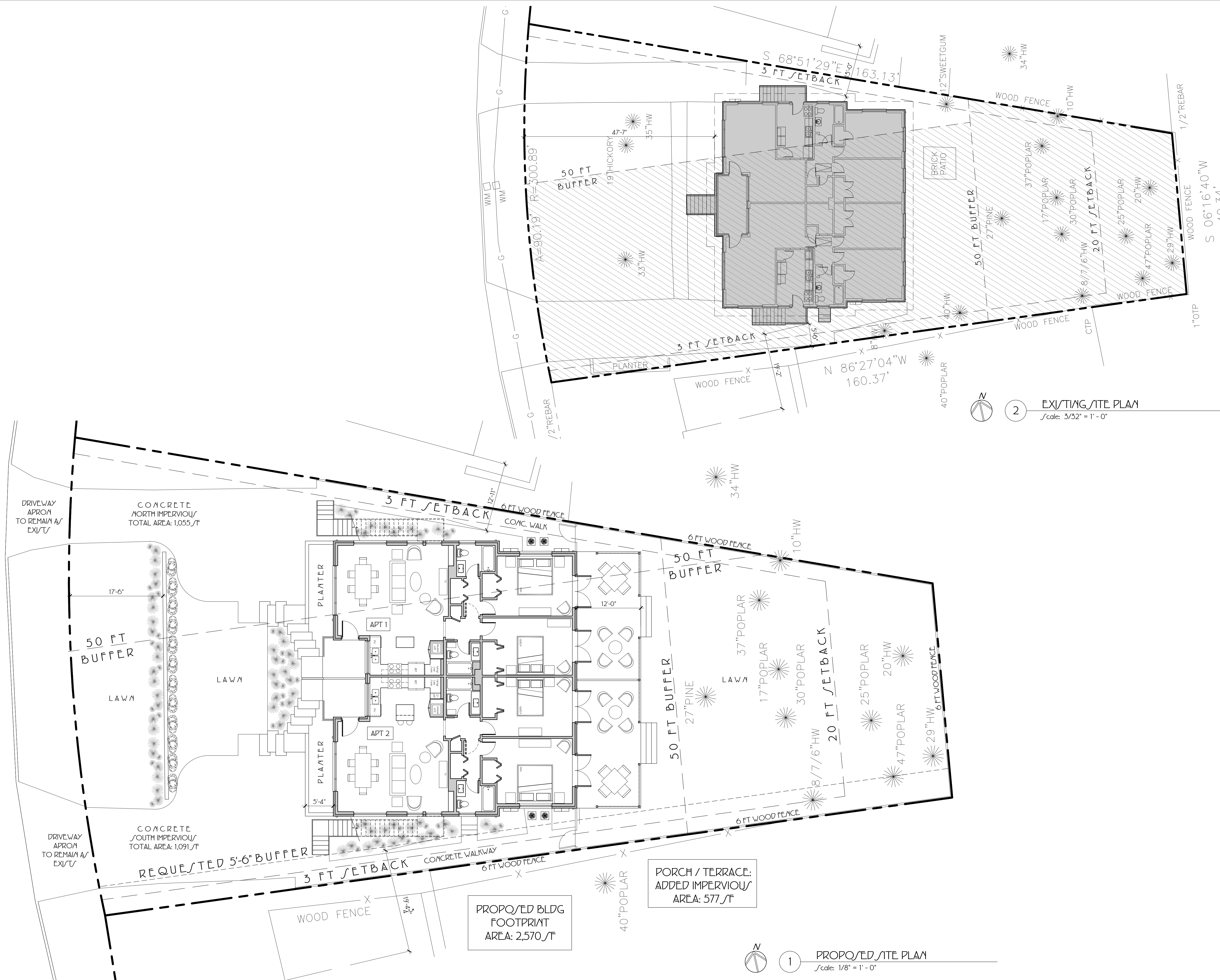
MARKAN QUADRUPLEX
1 371 - 1 373 MARKAN DRIVE | ATLANTA, GA 30306
VARIANCE APPLICATION

ISSUED RECORD
MAY, 8 2026 | VARIANCE

SITE PLANS

A1.2

*****RELEASED FOR VARIANCE APPLICATION SUBMISSION*****





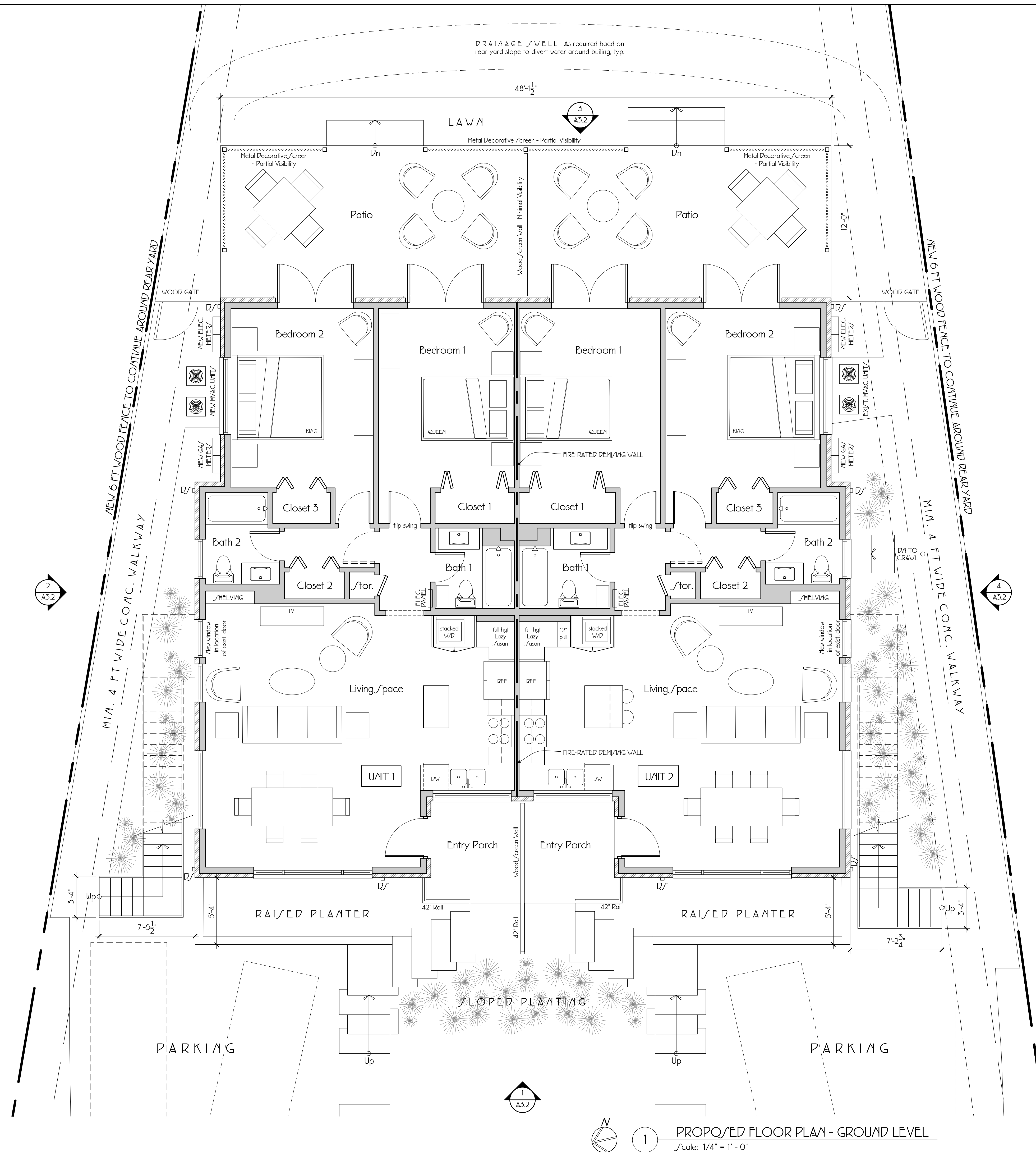
MARKAN QUADRUPEX
1371-1373 MARKAN DRIVE | ATLANTA, GA 30306
VARIANCE APPLICATION

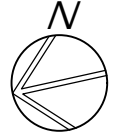
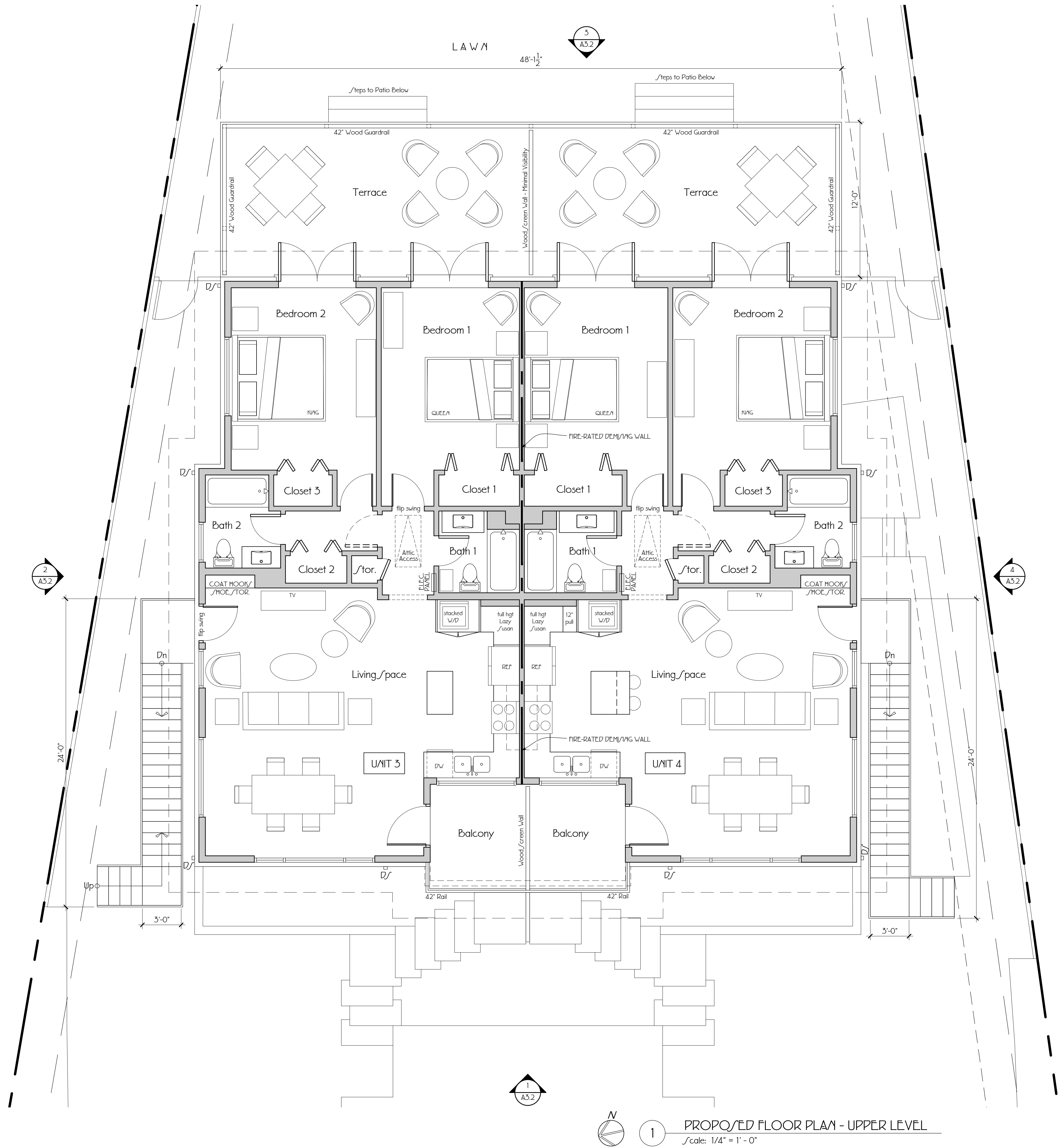
ISSUED RECORD
MAY, 8 2026 | VARIANCE

PROPOSED
GROUND LEVEL

A2.2

RELEASED FOR VARIANCE APPLICATION SUBMISSION





1
A3.2

PROPOSED FLOOR PLAN - UPPER LEVEL
Scale: 1/4" = 1' - 0"



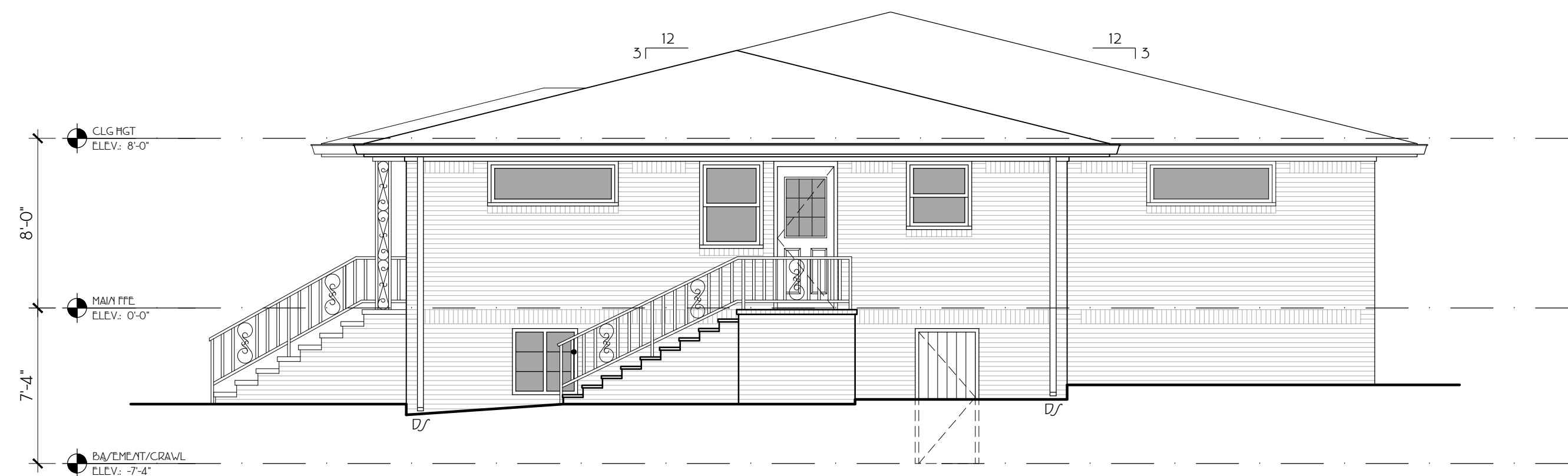
MARKAN QUADRUPLEX
1371-1373 MARKAN DRIVE | ATLANTA, GA 30306
VARIANCE APPLICATION

ISSUED RECORD
MAY, 8 2026 | VARIANCE

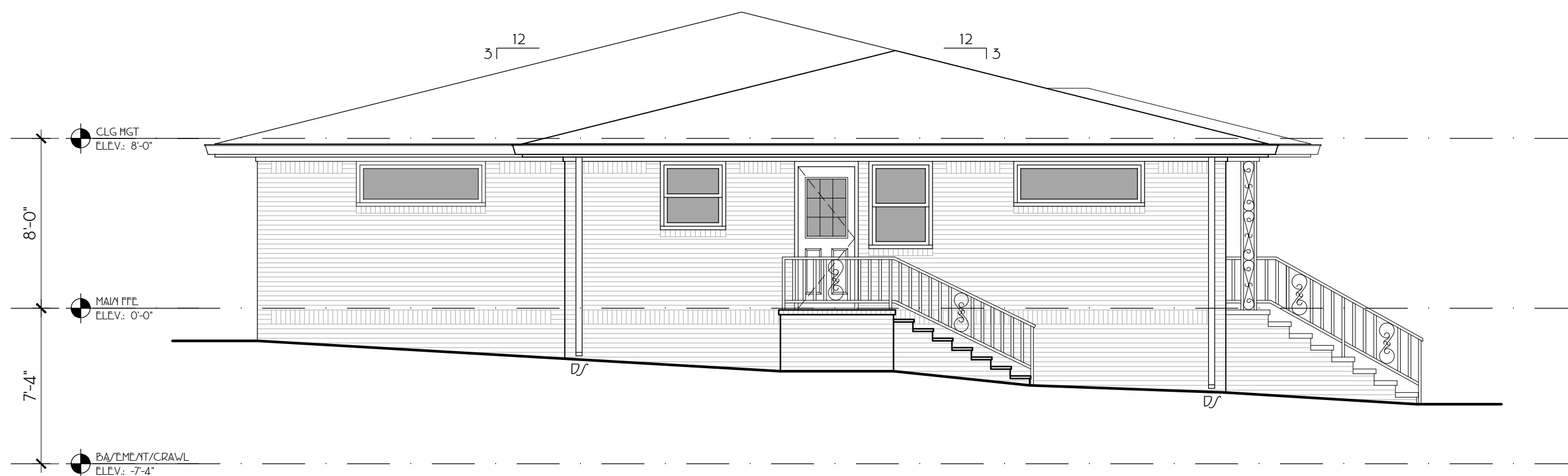
PROPOSED
UPPER LEVEL

A2.3

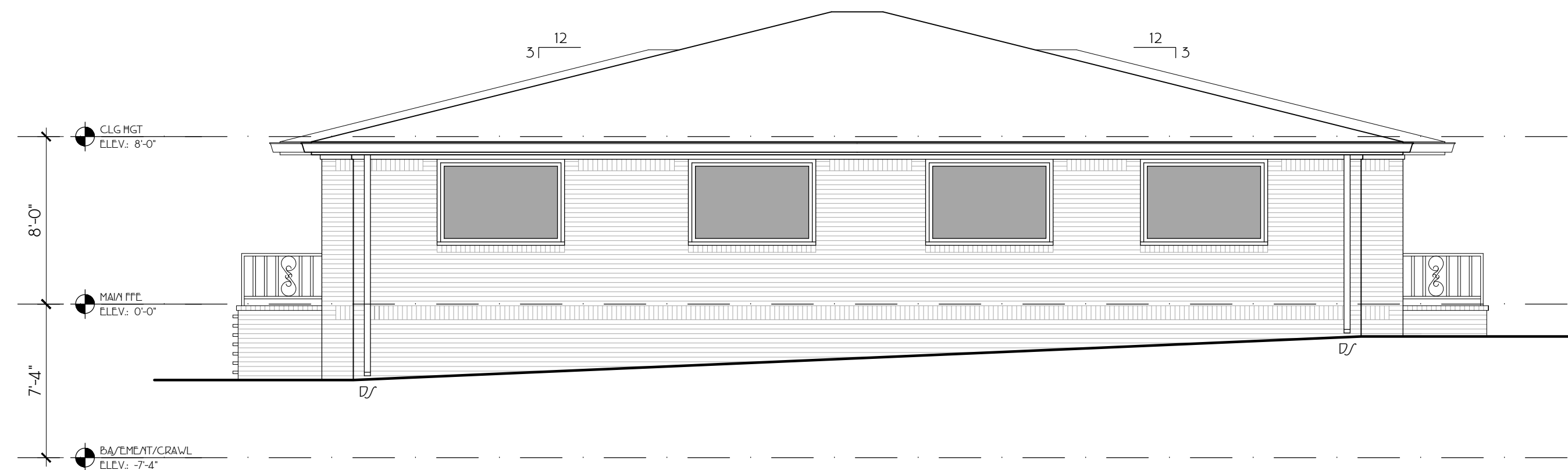
RELEASED FOR VARIANCE APPLICATION SUBMISSION



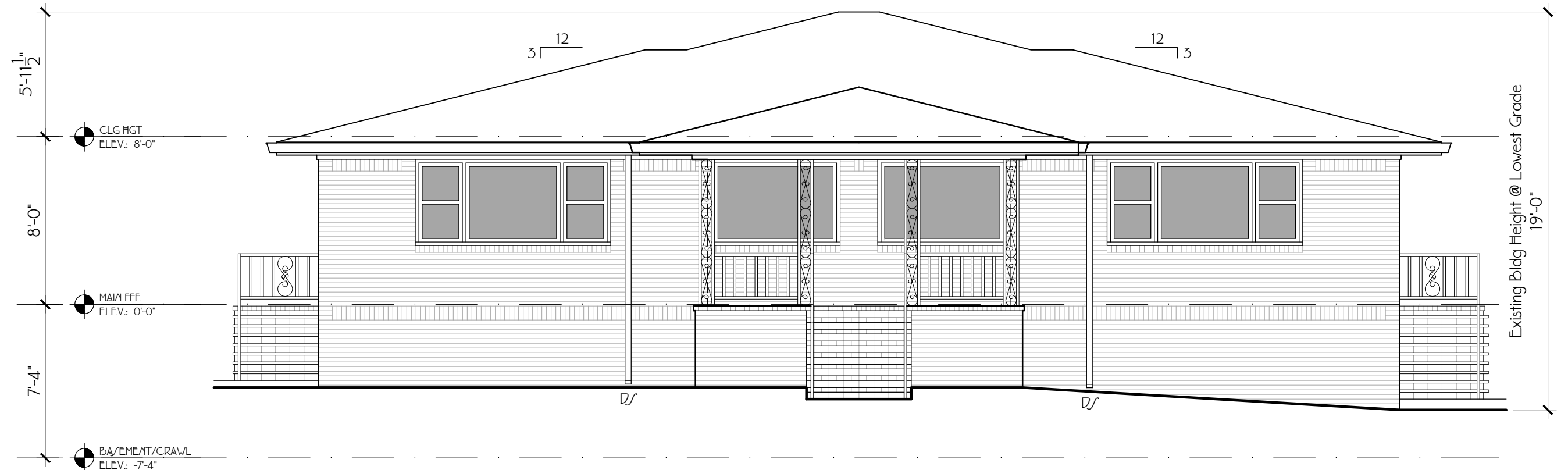
4 EXISTING SIDE ELEVATION
Scale: 3/16" = 1' - 0"



2 EXISTING SIDE ELEVATION
Scale: 3/16" = 1' - 0"



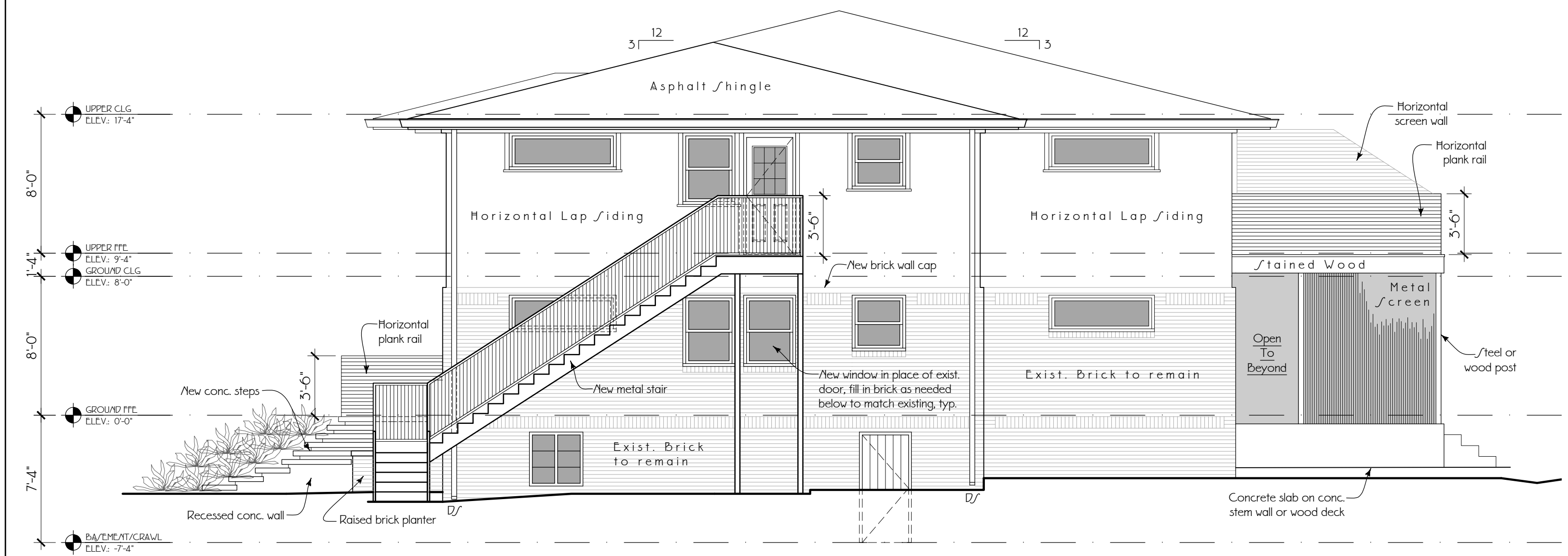
3 EXISTING REAR ELEVATION
Scale: 3/16" = 1' - 0"



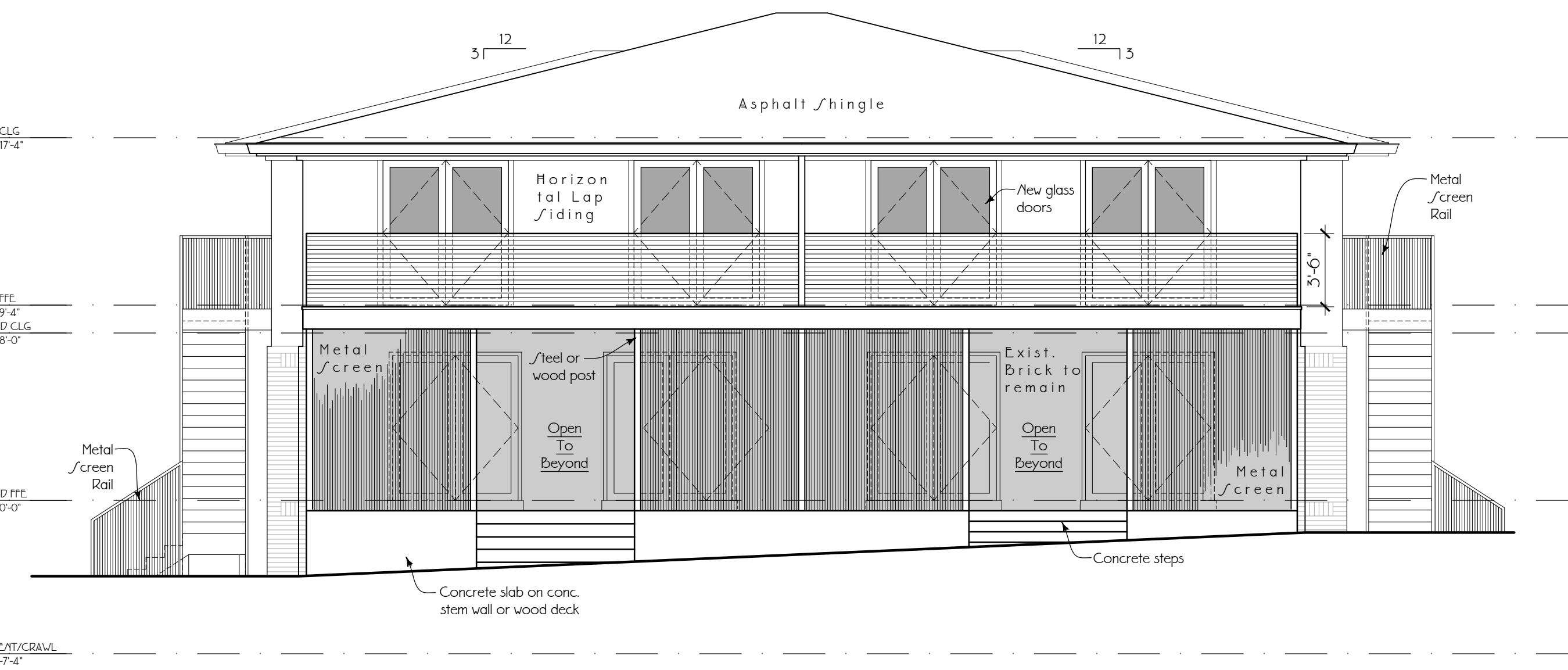
1 EXISTING FRONT ELEVATION
Scale: 3/16" = 1' - 0"



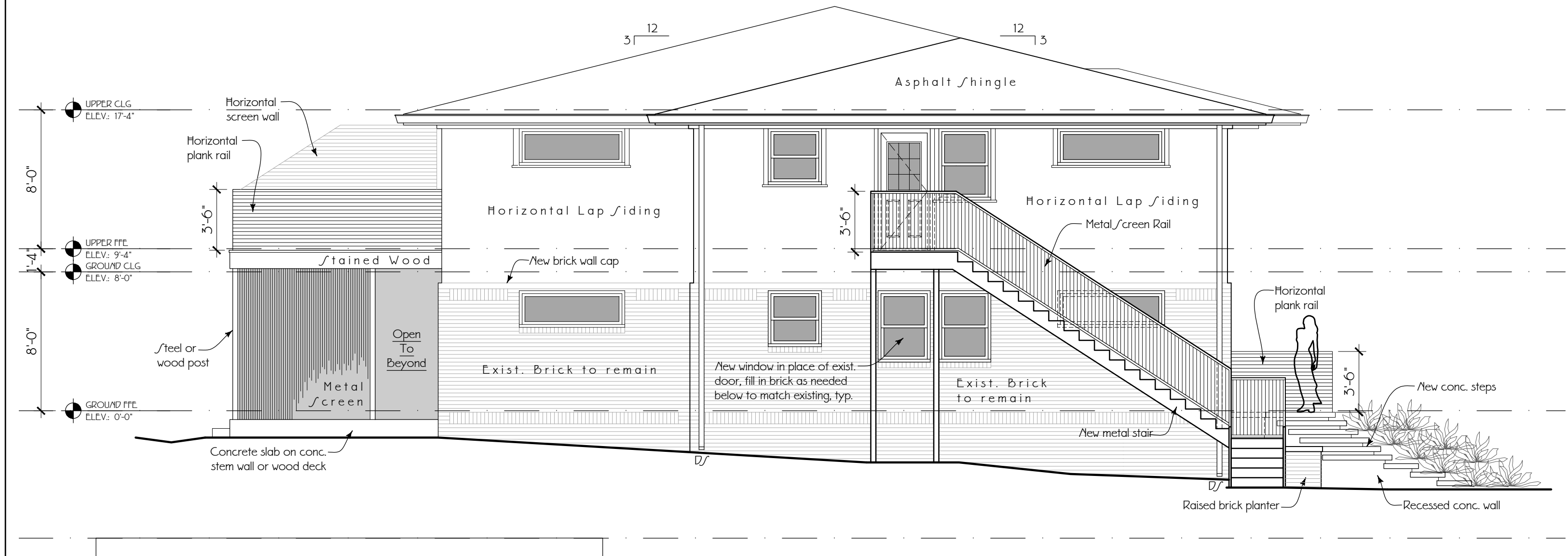
EXISTING FRONT ELEVATION



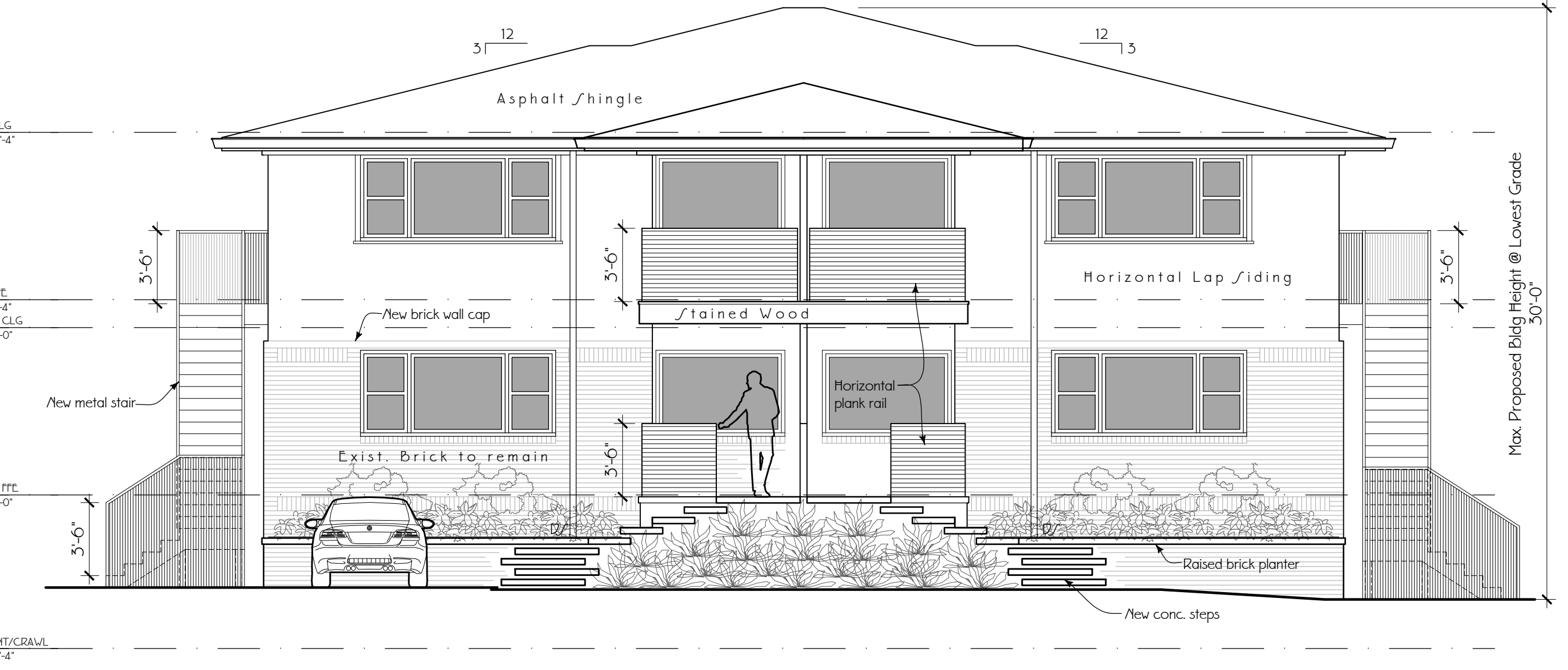
4 PROPOSED SIDE ELEVATION
Scale: 3/16" = 1' - 0"



3 PROPOSED REAR ELEVATION
Scale: 3/16" = 1' - 0"



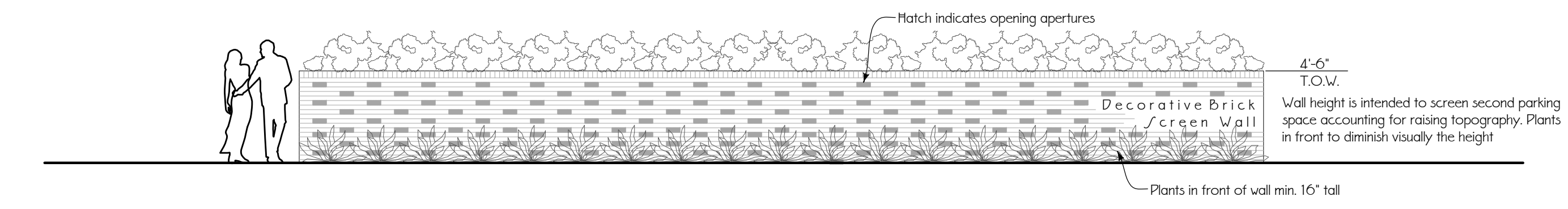
2 PROPOSED SIDE ELEVATION
Scale: 3/16" = 1' - 0"



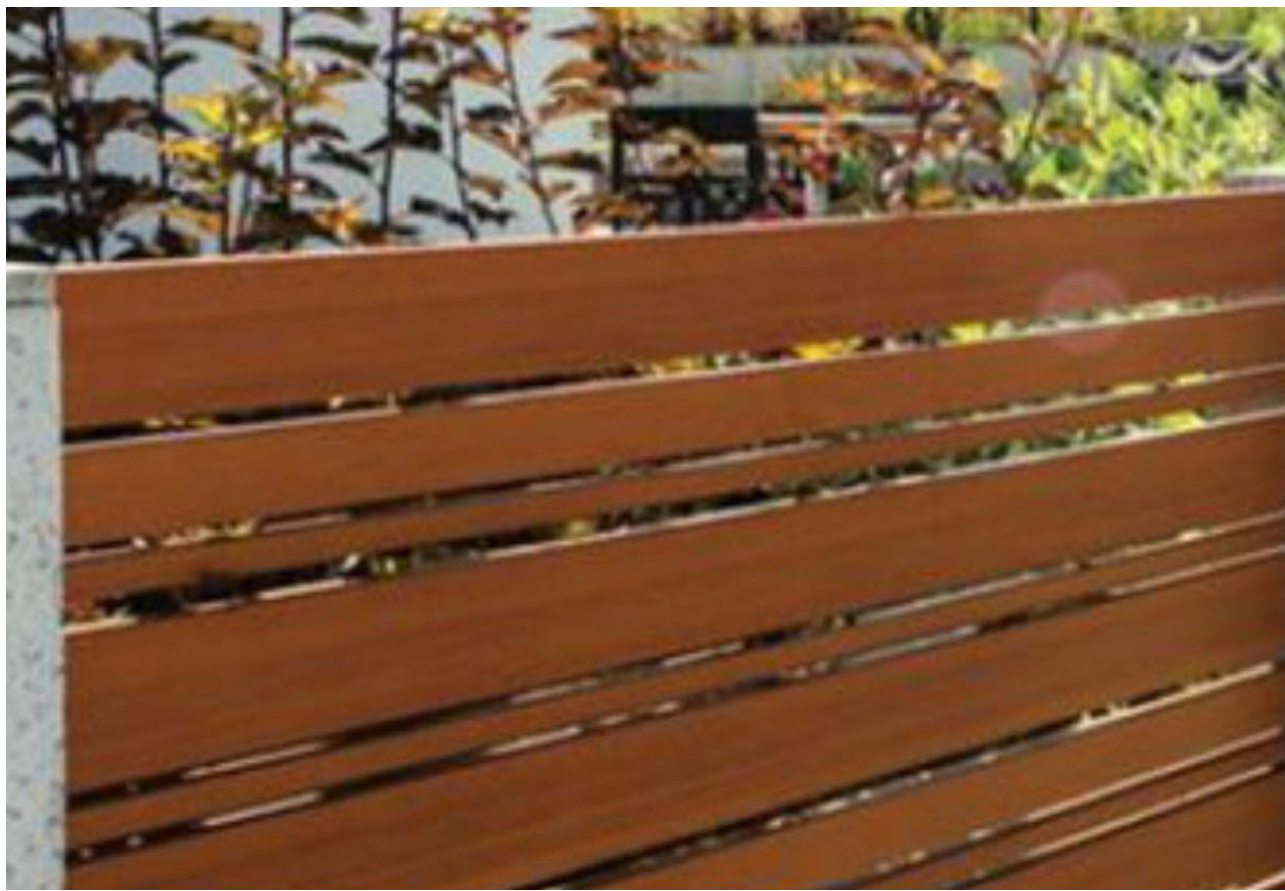
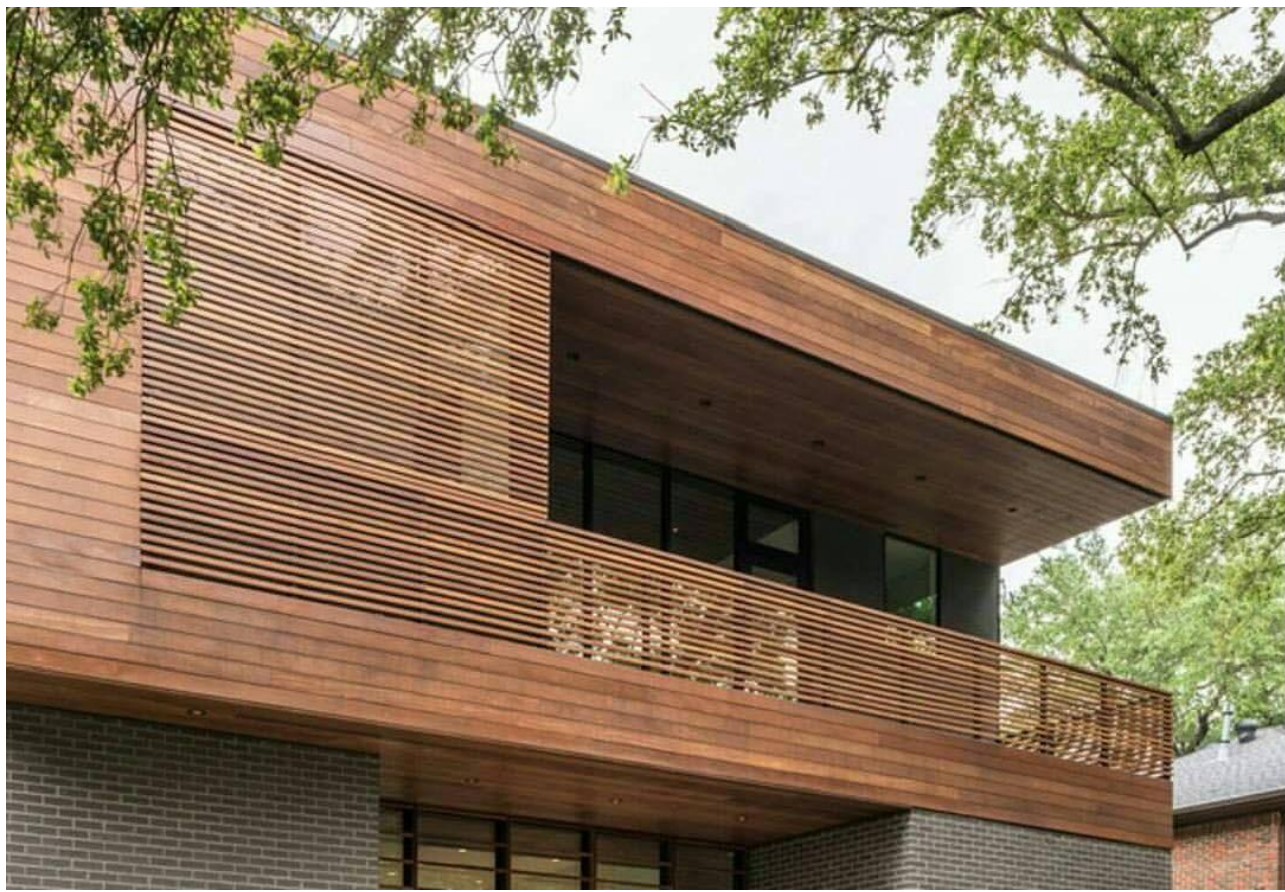
1 PROPOSED FRONT ELEVATION
Scale: 3/16" = 1' - 0"

EXTERIOR FINISH SCHEDULE

EXIST. BRICK	COLOR TO REMAIN
NEW BRICK	TO MATCH EXISTING
LAP SIDING	PAINTED, LIGHT BROWN COLOR
TERRACE / BALCONY	STAINED, MEDIUM BROWN COLOR
WOOD RAILS	STAINED, MEDIUM BROWN COLOR
WINDOW SASHES	DARK GRAY
METAL STAIR	DARK GRAY
METAL SCREEN	DARK GRAY
ROOFING	MEDIUM GRAY



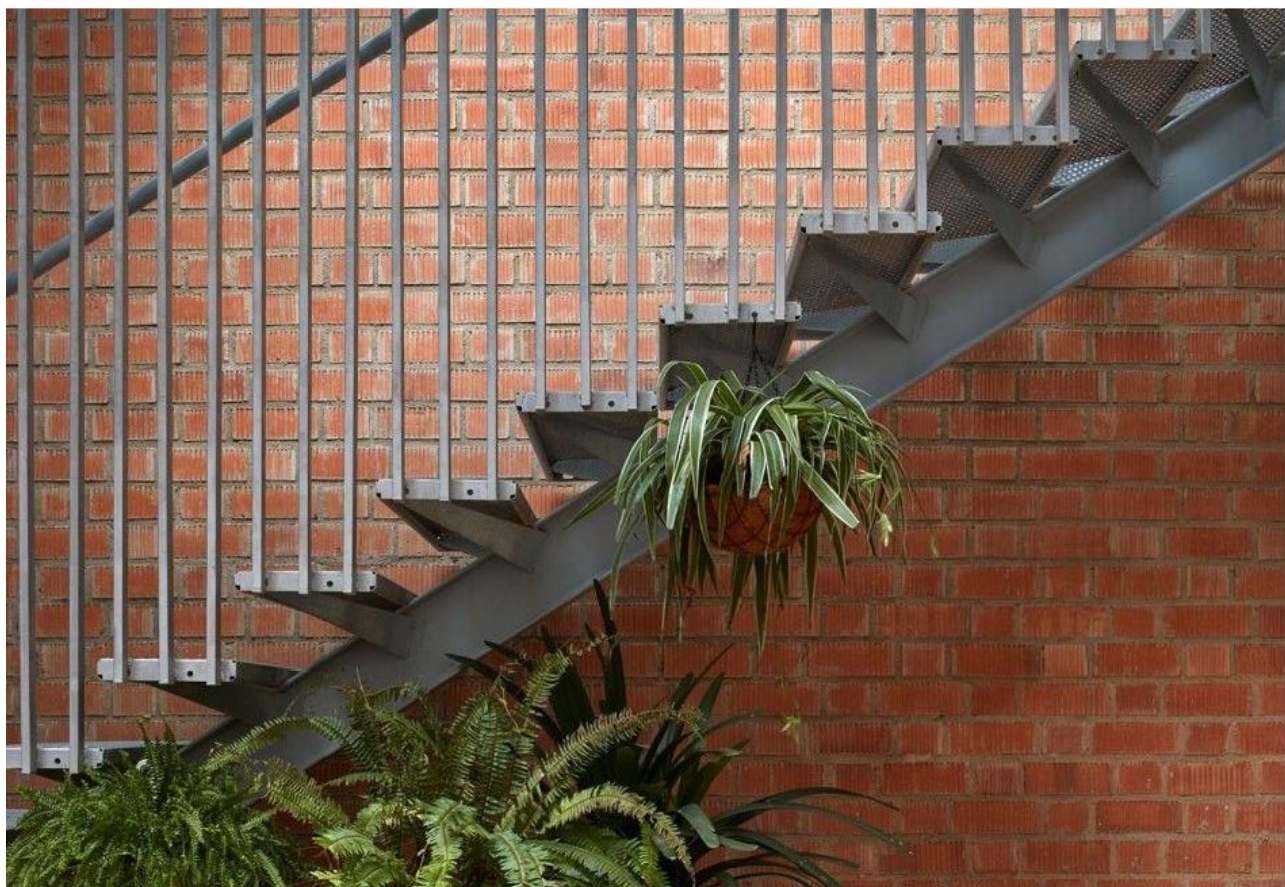
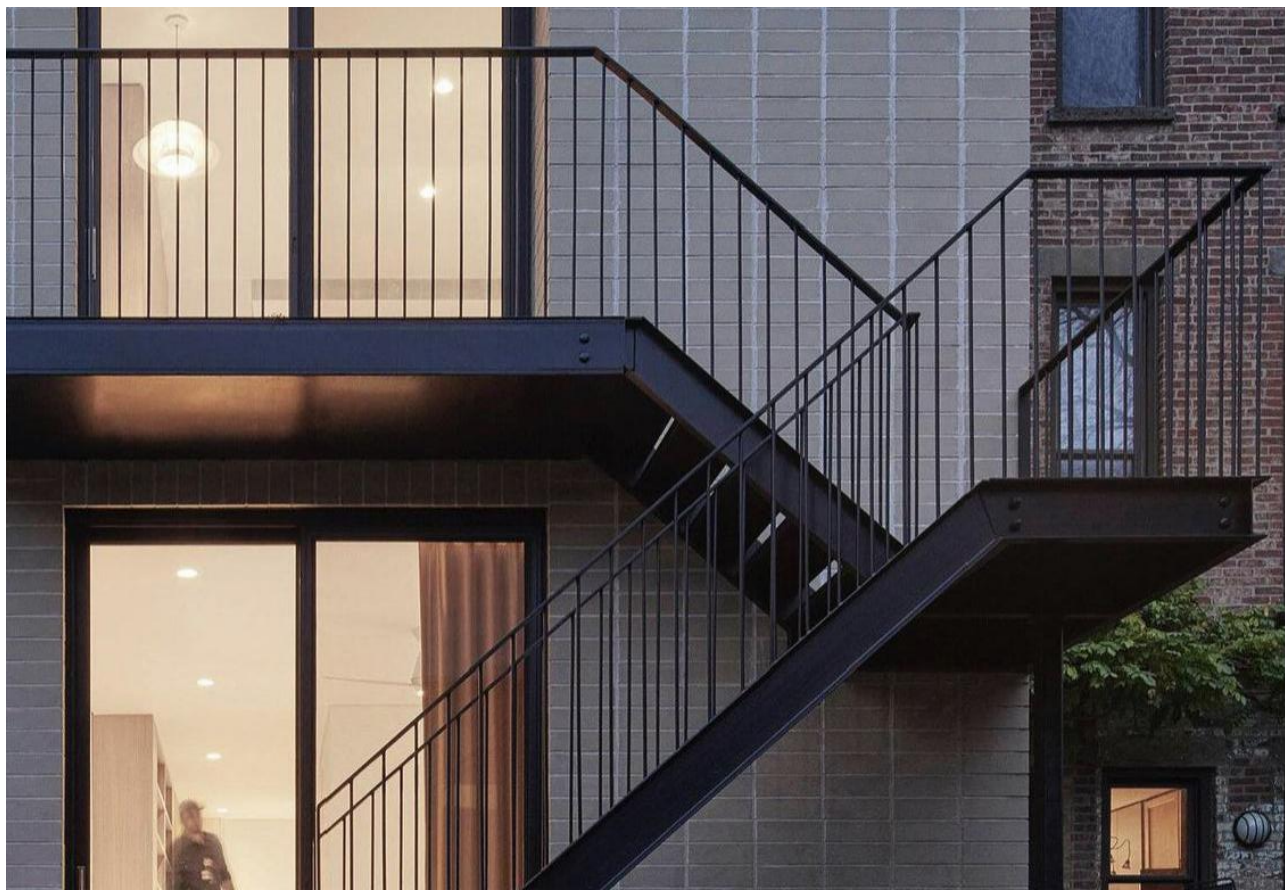
STAINED WOOD RAIL



BUILDING COLOR SCHEME



ENTRY METAL STAIR



ENTRY CONCRETE STAIR

