



Lorraine Cochran-Johnson

**DeKalb County Zoning Board of Appeals**  
Department of Planning & Sustainability  
178 Sams Street,  
Decatur, GA 30030

**Wednesday, September 9, 2026**

**Planning Department Staff Analysis**

Chief Executive Officer



Juliana  
Njoku

Director

**D1. Case No: A-26-1248134**

**Parcel ID(s): 18 055 04 011**

**Commission District 02 | 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:**

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.
3. Reduce the minimum required off-street parking from six spaces to four spaces pursuant to Section 27-6.1.4.
4. The relief would facilitate renovation of an existing duplex into a four-unit multifamily residential building in the MR-2 zoning district.

**Staff Recommendation: Denial**

## **STAFF FINDINGS:**

The subject lot contains approximately 10,567 square feet, or 0.243 acre. The existing duplex represents a density of approximately 8.2 dwelling units per acre, while the proposed four-unit development would represent approximately 16.5 dwelling units per acre.

The submitted plans identify the property as being within the Suburban Character Area. That character area provides for a maximum density of eight dwelling units per acre, including applicable bonuses. Additionally, the MR-2 density table in Section 2.14.5 does not identify the Suburban Character Area as an eligible location for new MR-2 density.

The existing duplex may retain legal nonconforming status, subject to Article 8 and confirmation of the property's zoning history. However, that status does not necessarily authorize an increase from two units to four units. Section 7.5.4(A) prohibits the Zoning Board of Appeals from authorizing a density of development that is not otherwise authorized. Consequently, approval of the requested dimensional variances would not independently authorize the proposed four-unit density.

**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.**

Although the lot has unusual physical characteristics, it already supports a viable duplex. The requested relief is necessary primarily to accommodate the proposed four-unit development rather than to preserve reasonable use of the property.

**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 proposal would double the units and floor area while reducing the required buffer from 50 feet to five feet. The application does not demonstrate that this represents the minimum necessary relief. Therefore, the criterion is not met.

**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 record does not adequately address the effects of the additional building mass, reduced buffer, new encroachments, and front-yard parking on adjoining property.

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

The property already supports a viable duplex. The asserted hardship results primarily from the proposed increase from two units to four units rather than an inability to use the property.

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

The proposed density of approximately 16.5 units per acre exceeds the eight-unit-per-acre maximum associated with the Suburban Character Area. The proposal is therefore inconsistent with the applicable density guidance and the purpose of the requested development standards.

**FINAL STAFF ANALYSIS:**

The requested variances are tied to the proposed expansion of an existing duplex into a four-unit development at approximately 16.5 dwelling units per acre. The Zoning Board of Appeals may not use dimensional variances to authorize density that is not otherwise permitted.

Independently of the density issue, the property retains a viable duplex use; the application does not demonstrate that reducing the transitional buffer from 50 feet to five feet represents the minimum necessary relief; the record does not adequately address potential impacts associated with the added second-story mass, new encroachments, and front-yard parking; and the requested parking reduction lacks an express finding required by Section 7.5.2.

Therefore, Staff recommends denial of the requested variances.

**Staff Recommendation: Denial**

**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](mailto:plansustain@dekalbcountyga.gov) with any questions

DEPARTMENT OF PLANNING & SUSTAINABILITY

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**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.

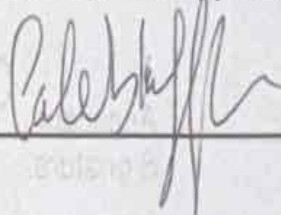
I hereby certify that the information provided in the application is true and correct.

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 Markan Drive

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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Architecture Firm  
ATL-MCM

**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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ATL-MCM

## **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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Architecture Firm  
ATL-MCM

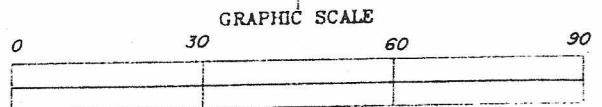
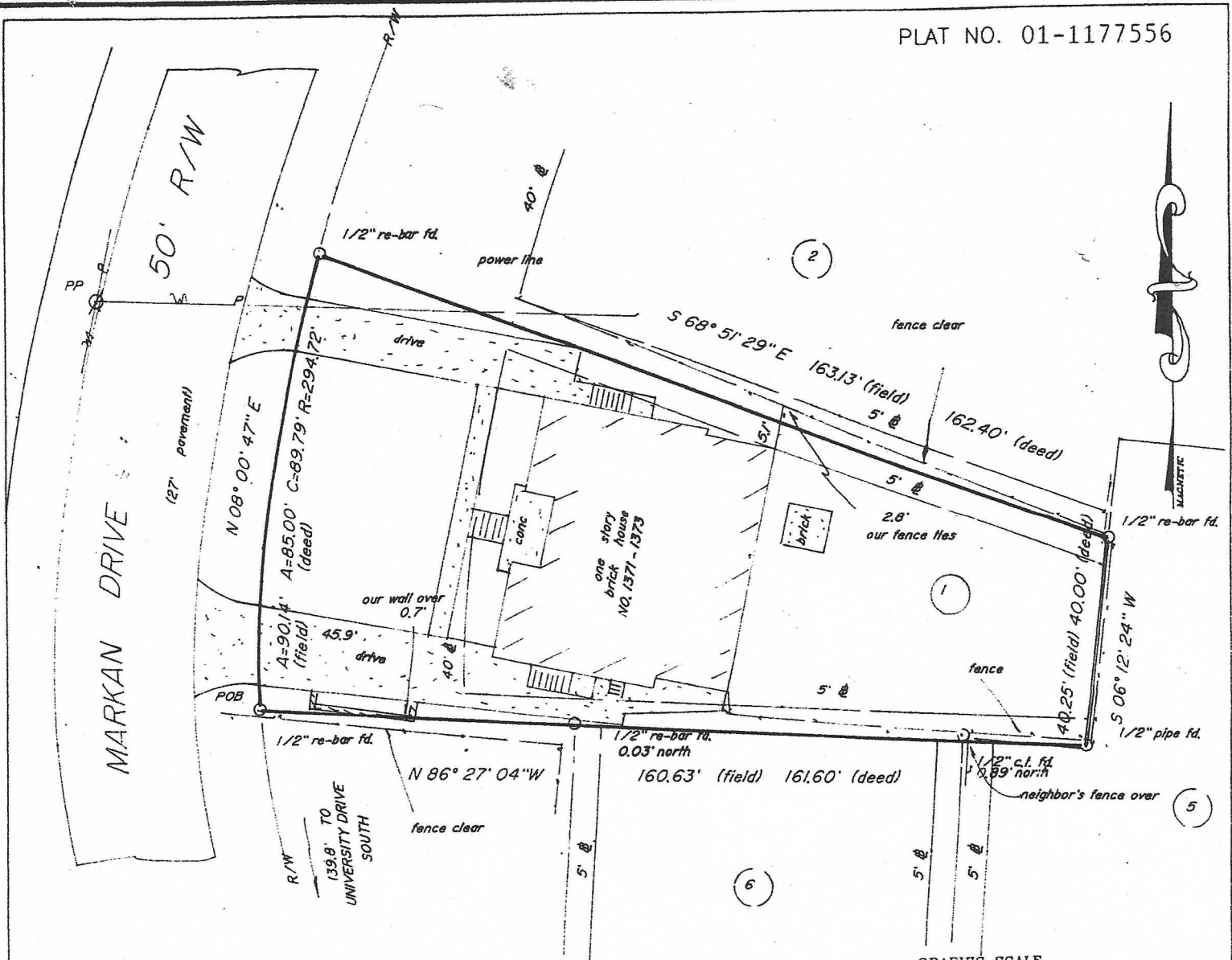
## **5. Alignment with the Spirit of the Law:**

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



BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD BOUNDARY MAPS FURNISHED BY THE DEPT. OF H.U.D. THROUGH THE FEDERAL INSURANCE ADMINISTRATION. IT IS MY OPINION, BY GRAPHIC PLOTTING ONLY, THAT THE PROPERTY SHOWN HEREON IS OUTSIDE OF THE FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS INFORMATION.

ABOVE GROUND SURVEY FOR :

WYNN, JAMES &  
MARTHA R.

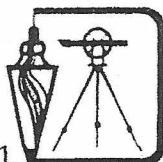
LAND LOT(S) 55

18TH DISTRICT -- SECTION

DEKALB COUNTY ROCK SPRINGS ESTATES INC. SUBDIVISION-PHASE

PART OF LOT 1 BLOCK "H" UNIT -- SECTION -- PLAT BOOK 14 PAGE 117

SCALE: 1"= 30'  
DATE NOVEMBER 26, 2001



*Pearson & Associates, Inc.* **WILLIAM W. DeLOACH**  
LAND SURVEYING-ENGINEERING-SITE PLANNING  
DEVELOPMENT-CONSTRUCTION LAYOUT  
530A FOREST PARKWAY  
FOREST PARK, GA 30297  
(404)366-7715 (404)366-0813 (FAX)  
E-Mail pearsonsurvey@mindspring.com  
REGISTERED LAND SURVEYOR  
JW  
DRAWN BY

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 03" PER ANGULAR POINT AND WAS ADJUSTED USING LEAST SQUARES.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000+ FEET.

EQUIPMENT UTILIZED FOR ANGULAR AND LINEAR MEASUREMENT - TOPCON GTS 303.

LOCATION AND DESCRIPTION OF EASEMENTS AND UTILITIES TAKEN GRAPHICALLY FROM RECORDED SUBDIVISION PLAT WHERE APPLICABLE.  
DO NOT USE HOUSE TO PROPERTY LINE DISTANCE OR FENCES FOR PROPERTY LINE LOCATION.

ALL MATTERS OF TITLE EXCEPTED.



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

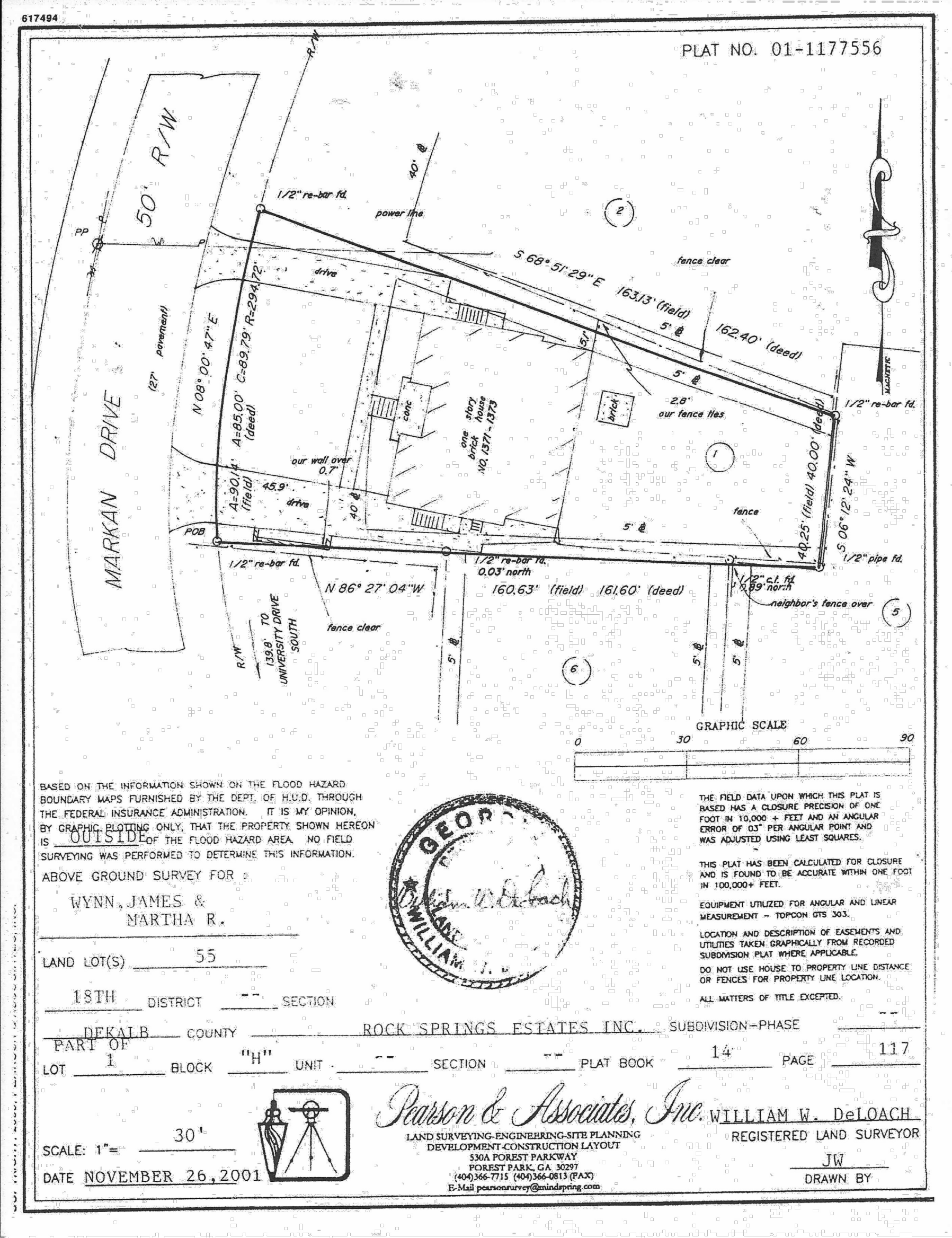
A3.1 EXISTING ELEVATIONS  
A3.2 PROPOSED ELEVATIONS  
A3.3 INSPIRATION IMAGES

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



EXISTING CONDITIONS SURVEY

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

STATE OF GEORGIA

KATARZYNA ZYCINSKA

2026.05.08

PLATE NO. R-101

REGISTERED ARCHITECT

MARKAN QUADRUPLX

1371-1373 MARKAN DRIVE | ATLANTA, GA 30306

VARIANCE APPLICATION

ISSUED RECORD

MAY, 8 2026 | VARIANCE

COVER SHEET

A1.1

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



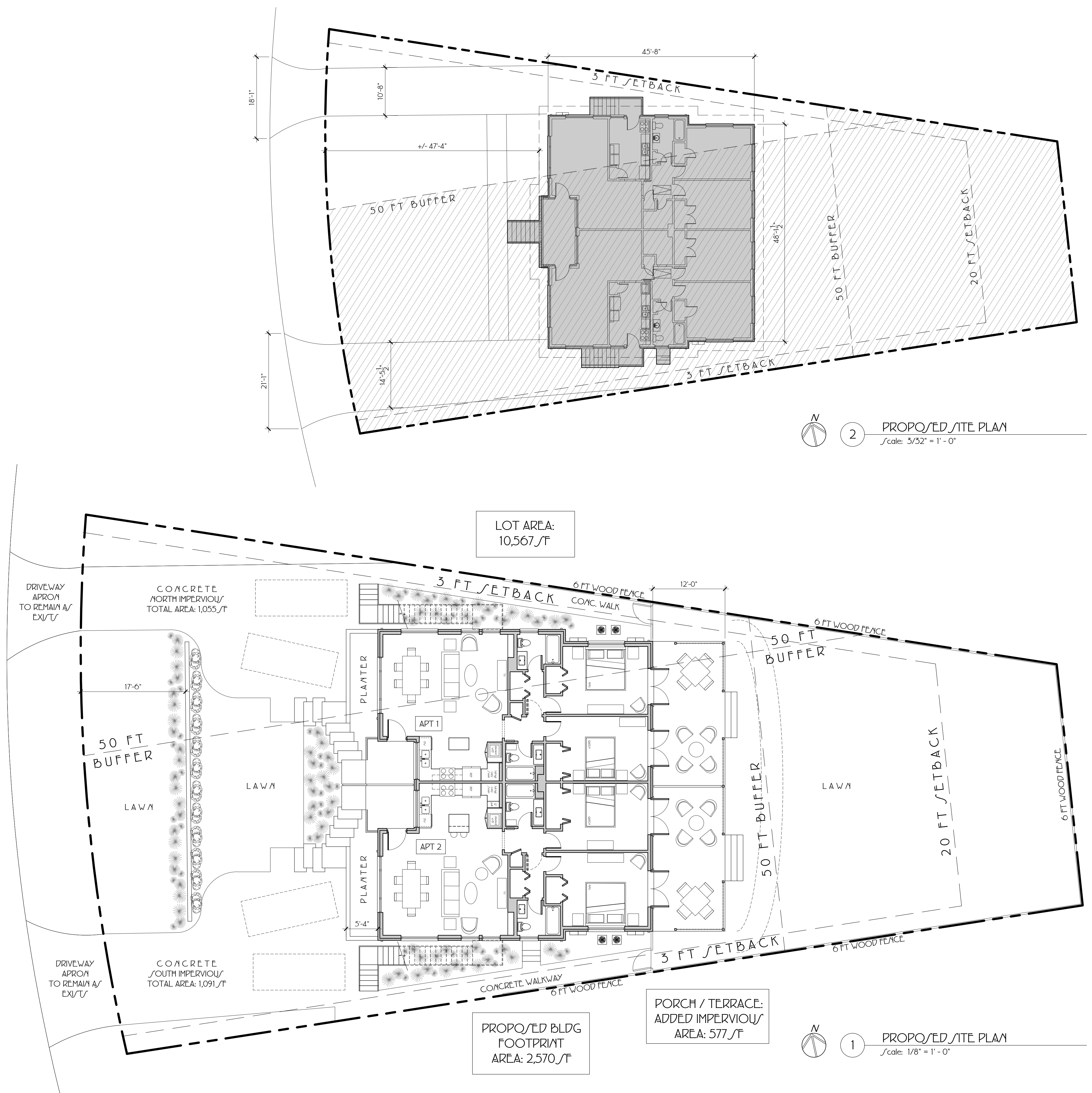
MARKAN QUADRUPLEX  
1371-1373 MARKAN DRIVE | ATLANTA, GA 30306  
VARIANCE APPLICATION

ISSUED RECORD

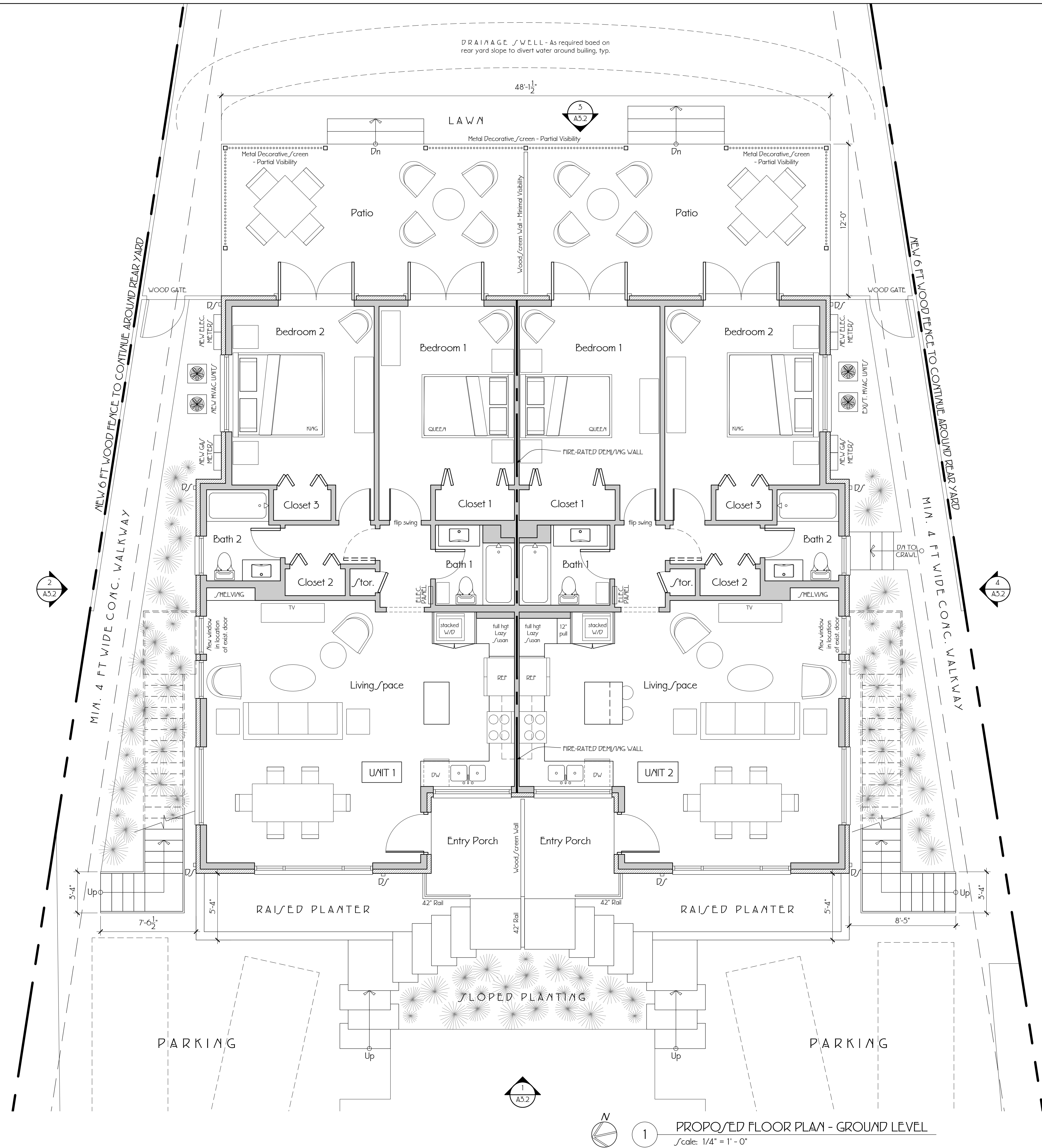
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| MAY, 8 2026 | VARIANCE |
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SITE PLAN

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







1

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



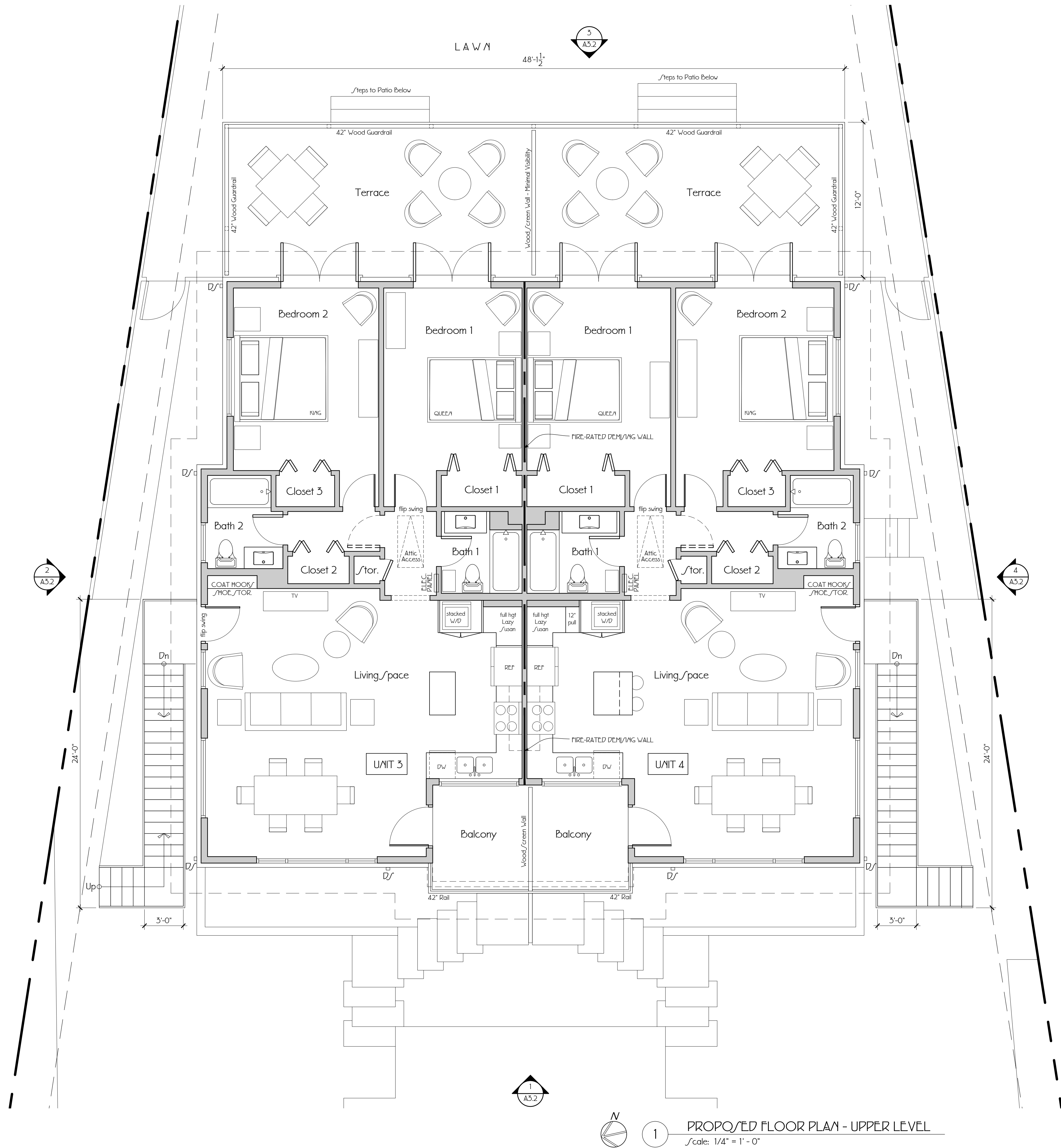
MARKAN QUADRUPLEX  
1371-1373 MARKAN DRIVE | ATLANTA, GA 30306  
VARIANCE APPLICATION

ISSUED RECORD  
MAY, 8 2026 | VARIANCE

PROPOSED  
GROUND LEVEL

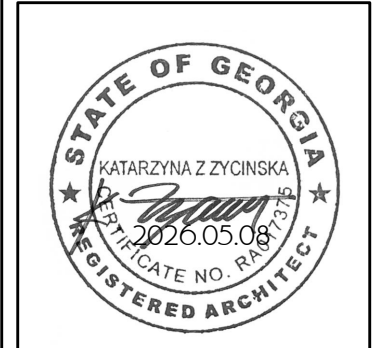
A2.2

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



1

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



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

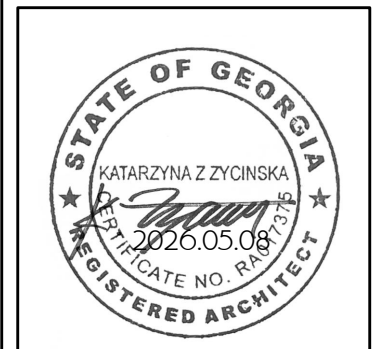
ISSUED RECORD  
MAY, 8 2026 | VARIANCE

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PROPOSED  
UPPER LEVEL

A2.3

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



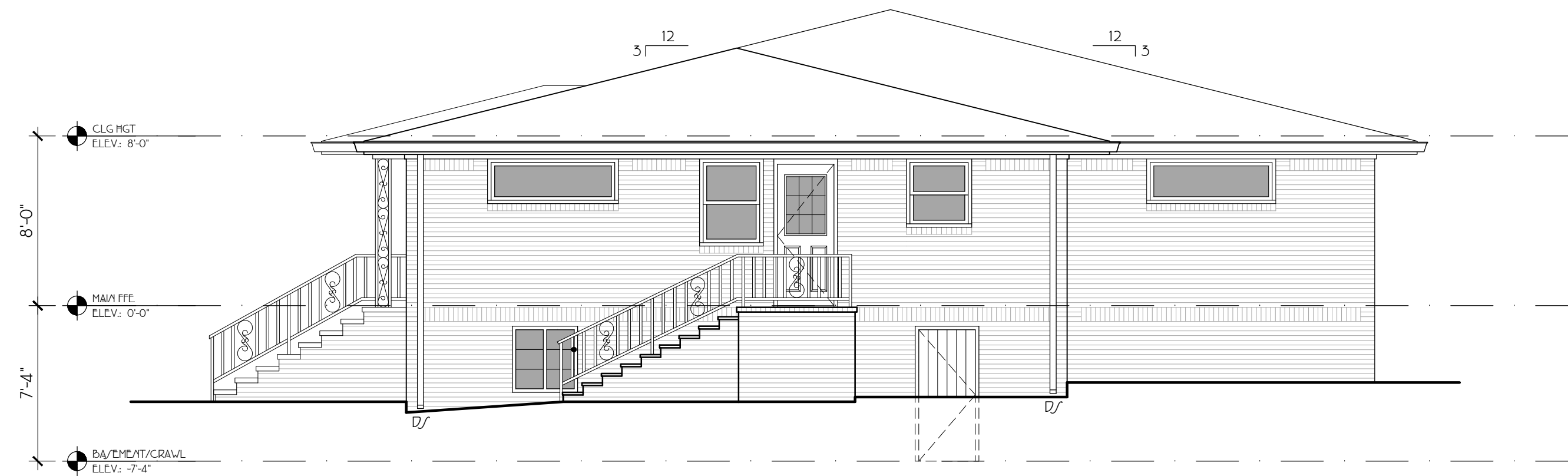
MARKAN QUADRUPLEX  
1371-1373 MARKAN DRIVE | ATLANTA, GA 30306  
VARIANCE APPLICATION

ISSUED RECORD  
MAY, 8 2026 | VARIANCE

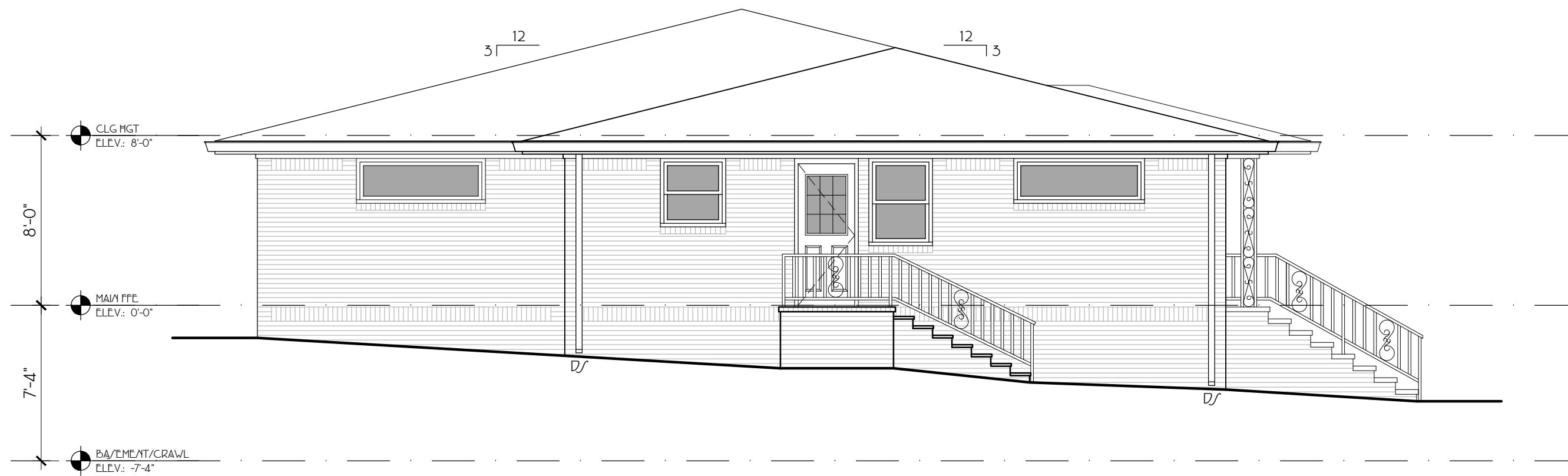
EXISTING  
ELEVATIONS

A3.1

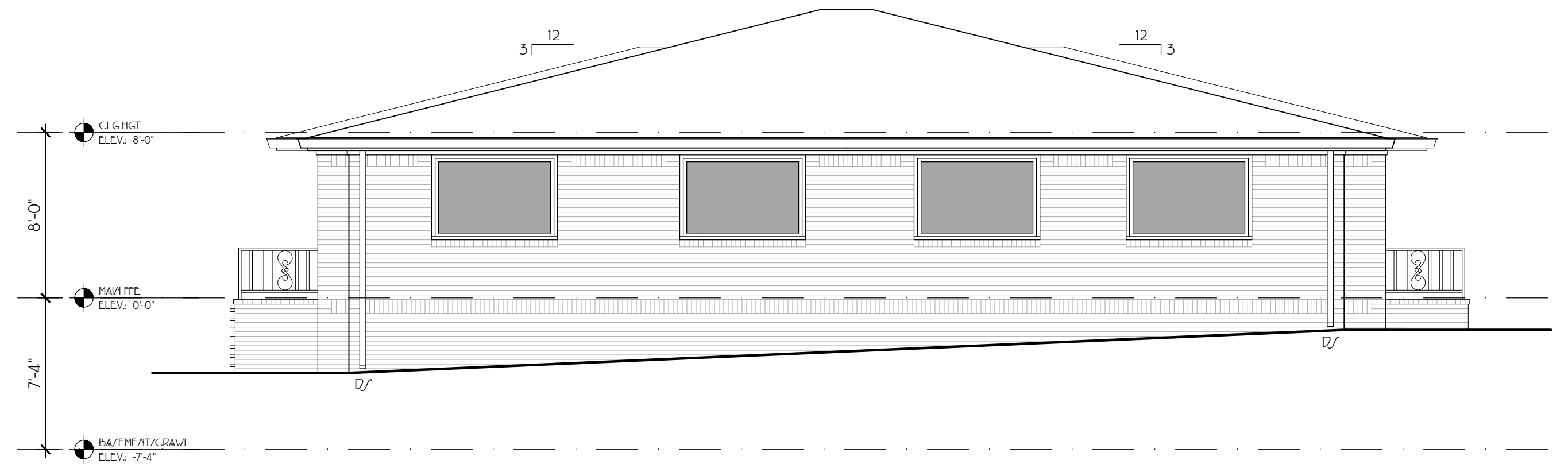
\*\*\*RELEASED FOR VARIANCE APPLICATION SUBMISSION\*\*\*



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"



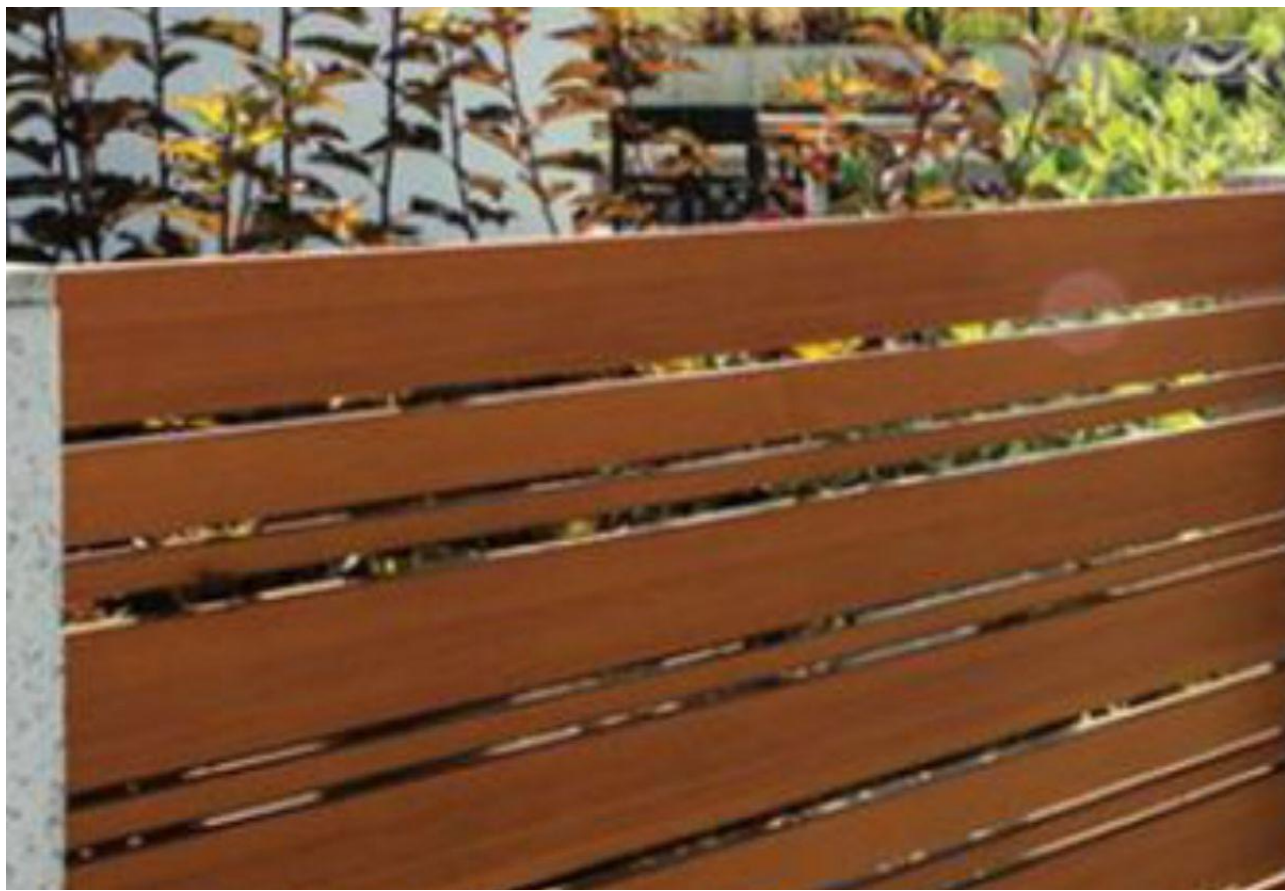
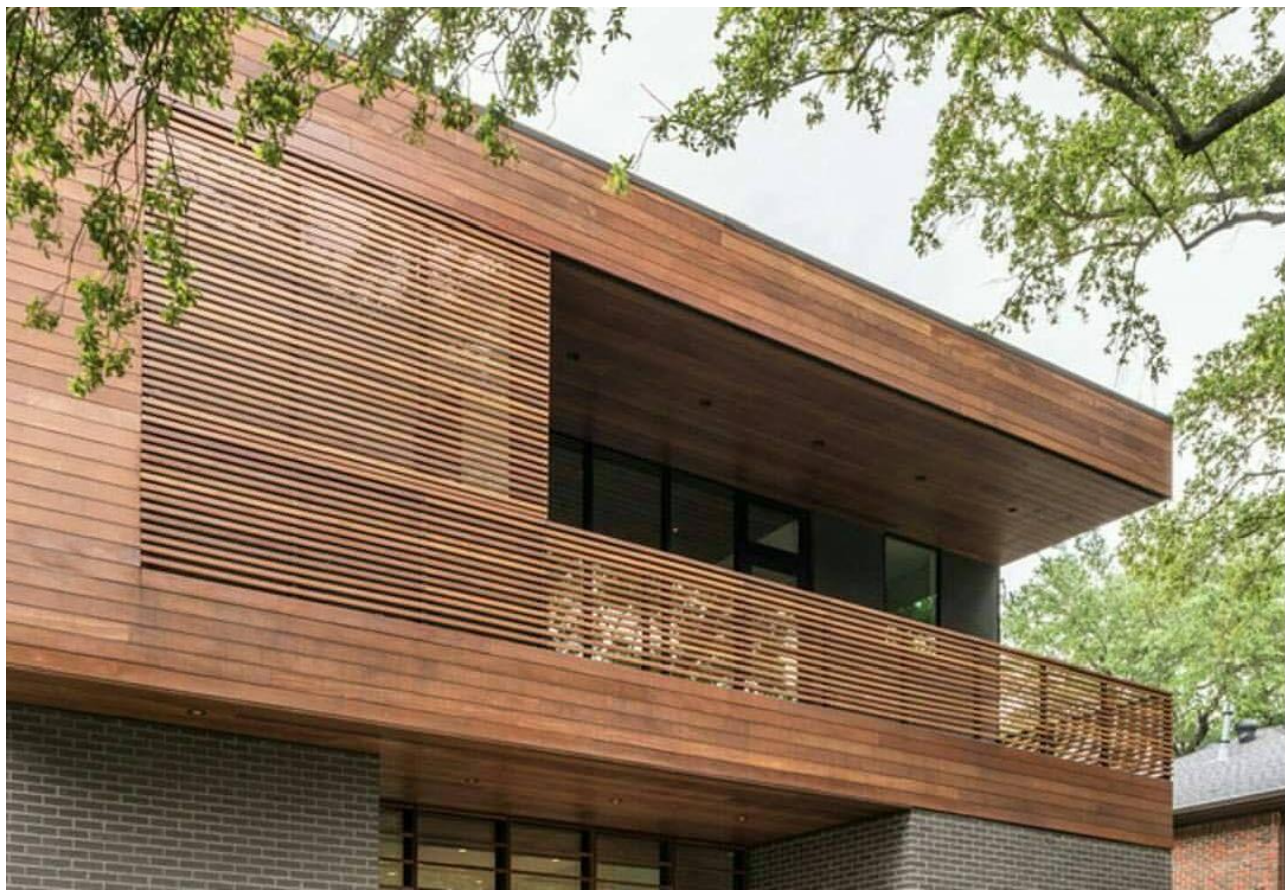
1 EXISTING FRONT ELEVATION  
Scale: 3/16" = 1' - 0"



EXISTING FRONT ELEVATION



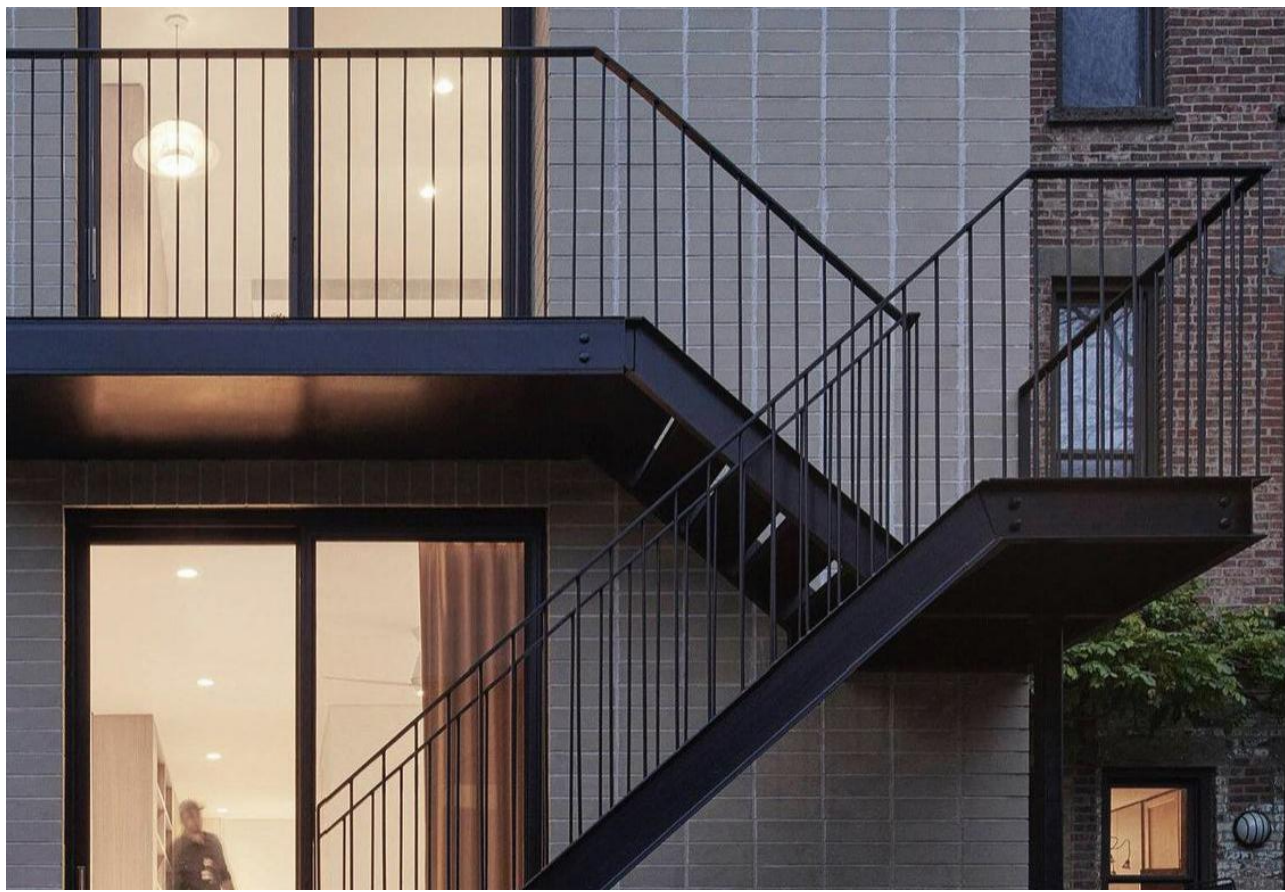
STAINED WOOD RAIL



BUILDING COLOR SCHEME



ENTRY METAL STAIR



ENTRY CONCRETE STAIR

