



PROPERTY INFORMATION
ADDRESS: 1020 PINDALE DR
 SMYRNA, GA
SUBDIVISION SMYRNA HEIGHTS
ZONING CLASS R15 - RESIDENTIAL

IMPERVIOUS MATRIX			
PROPERTY AREA	11,234 SF		
PRINCIPAL BUILDING	EXISTING	PROPOSED	TOTAL
FLOOR AREA	964 SF	0 SF	964 SF
PORCHES	44 SF	164 SF	208 SF
DRIVES AND SIDEWALKS	760 SF	76 SF	836 SF
ADDITION			
FLOOR AREA	0 SF	662 SF	662 SF
PORCHES AND DECK	0 SF	423 SF	423 SF
DRIVE EXTENSION	0 SF	0 SF	0 SF
TOTAL IMPERVIOUS AREA	1,768 SF	1,085 SF	3,093 SF
TOTAL ALLOW. IMPERVIOUS AREA	3,932 SF	35.00%	
PROPOSED IMPERVIOUS AREA	3,093 SF	27.53%	

AREA MATRIX	
PRIMARY HOUSE (SINGLE STORY)	
FLOOR AREA	964 SF
COVERED PORCHES	44 SF
ADDITION	
LEVEL 1	662 SF
NA	0 SF
COVERED PORCH	423 SF
TOTAL AREA UNDER ROOF	2,093 SF
ALLOWABLE ACCESSORY AREA	252 SF (1/4 TOTAL AREA OF PRINCIPAL BUILDING)
PROPOSED ACCESSORY AREA	1,085 SF

HEIGHT MATRIX	
ALLOWABLE ROOF HEIGHT	35' MEAN ROOF HT.
ACTUAL HEIGHT	10'-10" MEAN ROOF HT.

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

VARIANCE
1020 PINDALE DRIVE

1020 Pinedale Drive, Smyrna, GA

04/29/24

RIDGECREST VENTURES

1020 Pinedale Drive, GA

