



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

PROPERTY INFORMATION
ADDRESS: 1036 DELL AVENUE SE
SMYRNA, GA
SUBDIVISION: SMYRNA HEIGHTS
ZONING CLASS: R15 - RESIDENTIAL

IMPERVIOUS MATRIX			
PROPERTY AREA	12,052 SF		
PRINCIPAL BUILDING	EXISTING	PROPOSED	TOTAL
FLOOR AREA	744 SF	0 SF	744 SF
PORCHES & ACCESSORY BLDGS	177 SF	-29 SF	148 SF
DRIVES AND SIDEWALKS	1,105 SF	-353 SF	752 SF
ADDITION			
FLOOR AREA	0 SF	1,100 SF	1,100 SF
PORCHES & DECK	0 SF	384 SF	384 SF
DRIVES AND SIDEWALKS	0 SF	0 SF	0 SF
TOTAL IMPERVIOUS AREA	2,026 SF	1,484 SF	3,128 SF
TOTAL ALLOW. IMPERVIOUS AREA	4,218 SF	35.00%	
PROPOSED IMPERVIOUS AREA	3,128 SF	25.95%	

AREA MATRIX			
PRIMARY HOUSE (SINGLE STORY)			
FLOOR AREA	744 SF		
PORCHES & ACCESSORY BLDGS	148 SF		
ADDITION			
LEVEL 1	1,100 SF		
NA	0 SF		
PORCHES & DECK	384 SF		
TOTAL AREA	2,376 SF		
ALLOWABLE PRIMARY AREA	230 SF	(1/4 TOTAL AREA OF PRINCIPAL BUILDING)	
PROPOSED PRIMARY AREA	1,484 SF		

HEIGHT MATRIX	
ALLOW. ROOF HT.	35' - 0" MEAN ROOF HT.
PROP. ROOF HT.	10' - 10" MEAN ROOF HT.



V1-VARIANCE SITE PLAN

1036 DELL ADDITION

1036 DELL AVENUE SOUTHEAST, SMYRNA, GA

4-26-2024

RIDGECREST VENTURES

