



License and Variance Board Meeting - Final

May 24, 2023
10:00 AM

-
- G. **V23-034** Public Hearing - Variance Request - V23-034 - Allow new construction on lot of record below minimum requirements - Land Lot 519 - 2484 Adams Drive - Rick Kolb



City of Smyrna

Issue Sheet

A Max Bacon
City Hall
2800 King Street
Smyrna, GA 30080

File Number: V23-039

Agenda Date: 5/24/2023

In Control: License and Variance Board

File Type: Variance Item

Agenda Section:
Formal Business

Agenda Number: G

Department: Community Development

Agenda Title:

Public Hearing - Variance Request - V23-034 - Allow new construction on lot of record below minimum requirements - Land Lot 519 - 2484 Adams Drive - Rick Kolb

Ward 3 Councilmember - Travis Lindley

ISSUE AND BACKGROUND:

The applicant is requesting several variances to build a new single-family home at 2484 Adams Drive on a substandard lot. Section 1208 of the Zoning Ordinance requires a variance to build on a lot of record below minimum requirements. Section 801 of the Zoning Ordinance establishes the restrictions for properties in the R-20 zoning district, which requires 12-foot building side setbacks and a maximum of 25% of impervious surface area in the front yard.

RECOMMENDATION / REQUESTED ACTION:

The applicant is requesting to deviate from the City's minimum lot area, side setbacks, and impervious surface requirements established for the R-20 Zoning District. According to Section 1403 of the Zoning Ordinance, variances must be reviewed under the following standards: (1) Whether there are unique and special or extraordinary circumstances applying to the property; (2) Whether any alleged hardship is self-created by any person having an interest in the property; (3) Whether strict application of the relevant provisions of the code would deprive the applicant of reasonable use of the property; and (4) Whether the variance proposed is the minimum variance needed. Community Development believes that the requested variances will not adversely affect surrounding properties. Therefore, Community Development recommends approval of the requested variances with the following condition:

Approval of the requested variances shall be conditioned upon the development of the property in substantial compliance with the site plan and elevations submitted with the variance application.

CITY OF SMYRNA COMMUNITY DEVELOPMENT MEMORANDUM

To: License and Variance Board

From: Rusty Martin, AICP, Community Development Director
Caitlin Crowe, Planner I

Date: May 12, 2023

RE: VARIANCE CASE V23- 034

2484 Adams Drive – Allow new construction on lot of record below minimum requirements

VARIANCE CASE V23- 035

2484 Adams Drive – Reduce the northern side setback from 12 feet to 8.3 feet

VARIANCE CASE V23- 036

2484 Adams Drive – Reduce the southern side setback from 12 feet to 7.9 feet

VARIANCE CASE V23- 037

2484 Adams Drive – Reduce the driveway setback from 5 feet (Withdrawn)

VARIANCE CASE V23- 038

2484 Adams Drive – Allow over 25% of the front yard to be impervious surface area

BACKGROUND

The applicant is requesting several variances to build a new single-family home at 2484 Adams Drive on a substandard lot. Section 1208 of the Zoning Ordinance requires a variance to build on a lot of record below minimum requirements. Section 801 of the Zoning Ordinance establishes the restrictions for properties in the R-20 zoning district, which requires 12-foot building side setbacks and a maximum of 25% of impervious surface area in the front yard.

ANALYSIS

The subject parcel is a 0.19-acre lot located on the west side of Adams Drive (see Figure 1). The subject parcel and adjacent parcels to the north and west are zoned R-20 whereas the adjacent parcels to the south and east are zoned RDA; all are occupied by detached single-family homes. The subject parcel is located within the J. H. Taylor Subdivision, which was platted in 1944 in Cobb County, prior to the current Smyrna Zoning Ordinance, which was implemented in 1974.

The subject property was annexed into the City in May 2021 through House Bill 744, which brought several Unincorporated Cobb County islands into the City's jurisdiction. Through the

VARIANCE CASE V23-034 through 038

May 12, 2023

Page 2 of 6

annexation, all annexed properties were brought into the City of Smyrna in the R-20 zoning district, which was Cobb County's equivalent zoning district. However, the subject property is only 8,042 square feet while the R-20 zoning district requires a minimum lot size of 20,000 square feet. Since the subject property is an existing lot of record, originally filed for platting in 1944 in Cobb County and then annexed accordingly into the City, the hardship is not self-created.

The applicant is proposing to demolish the existing 742 square foot ranch house and build a new 3,920 square foot two-story single-family home on the subject property, which will include three bedrooms and three bathrooms. The façade will be a mixture of brick and hardiplank. As mentioned, the existing one-story home is 742 square feet, well below the minimum house size of the R-20 zoning district at 2,100 square feet. With the rebuild, the home will be brought into compliance with the R-20 zoning district floor area requirement.

Due to the property being well below the required 20,000 square feet lot area, the setback requirements create an unfeasible buildable area. The proposed home is centered in the middle of the lot to minimize the scale of the variances needed but due to the constraints of the site, the applicant is requesting to reduce the side setbacks to build the new home. Additionally, to limit land disturbance, the new home is being placed on roughly the same footprint as the previous home, including the front setback encroachment. However, in accordance with Section 1205, since the average front setback for the homes zoned R-20 within 200 feet is 16 feet, no variance is required to allow for a 25-foot front setback.

The existing home has a one-car driveway along the northern property line, which is encroaching into the required 5-foot driveway setback. When the new home is erected, the applicant is proposing to move the driveway to be in line with the new garage, which will be 8.3 feet from the property line. However, due to the narrowness of the lot, the typical standard of a two-car driveway (along with the front setback encroachment) will be more than 25% of the front yard. Since the driveway width is typical of today's homes and will allow additional parking off the narrow road of Adams Drive, staff is supportive of the variance.

The subject property is unique in that it has less square footage than what the R-20 zoning district requires; the hardship is not self-created as the property is an existing lot of record. The setback variances requested are the minimum variances needed to build a new single-family home on the subject property in line with the surrounding neighborhood. Furthermore, variances of this nature have been approved in the past for the property to the north, 2474 Adams Dr (V21-028), so no negative precedent would be set. Community Development has not received any calls in opposition to the request.

STAFF COMMENTS

The applicant is requesting to deviate from the City's minimum lot area, side setbacks, and impervious surface requirements established for the R-20 Zoning District. According to Section 1403 of the Zoning Ordinance, variances must be reviewed under the following standards: (1) Whether there are unique and special or extraordinary circumstances applying to the property; (2) Whether any alleged hardship is self-created by any person having an interest in the property; (3) Whether strict application of the relevant provisions of the code would deprive the

applicant of reasonable use of the property; and (4) Whether the variance proposed is the minimum variance needed. Community Development believes that the requested variances will not adversely affect surrounding properties. Therefore, Community Development recommends **approval** of the requested variances with the following condition:

1. Approval of the requested variances shall be conditioned upon the development of the property in substantial compliance with the site plan and elevations submitted with the variance application.

Figure – 1



Figure – 2
Site Plan

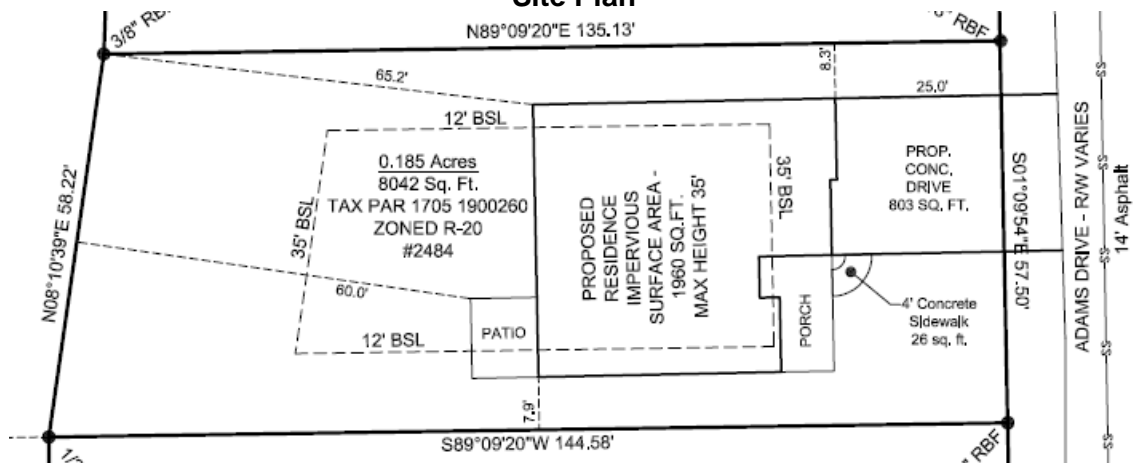


Figure – 3
Front Elevation



Figure – 4
Subject Property



Figure – 5
Adjacent Property to the South



Figure – 6
Adjacent Property to the North

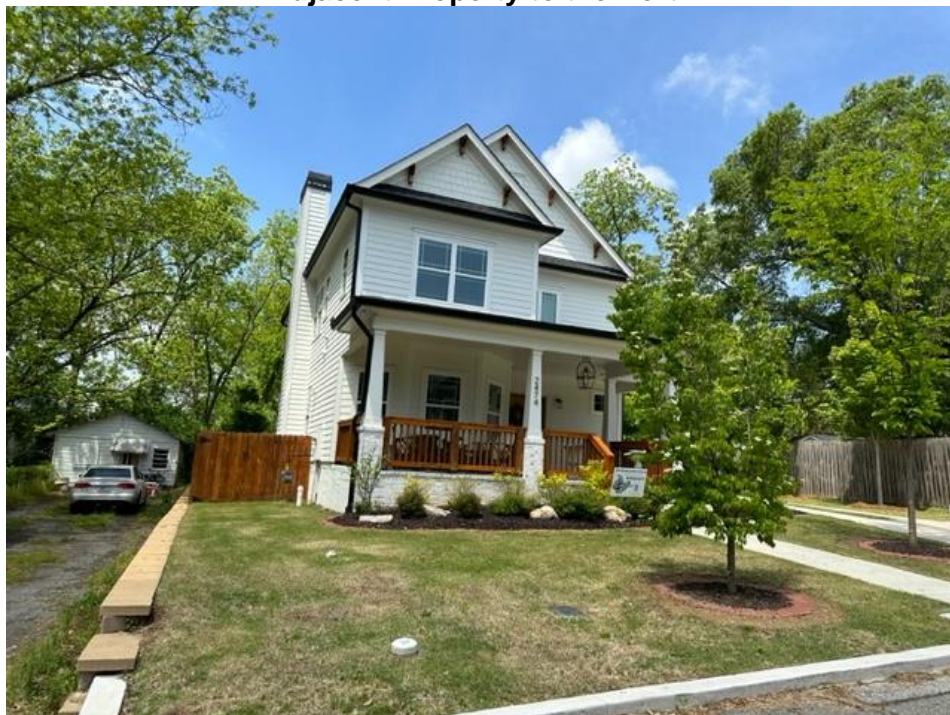
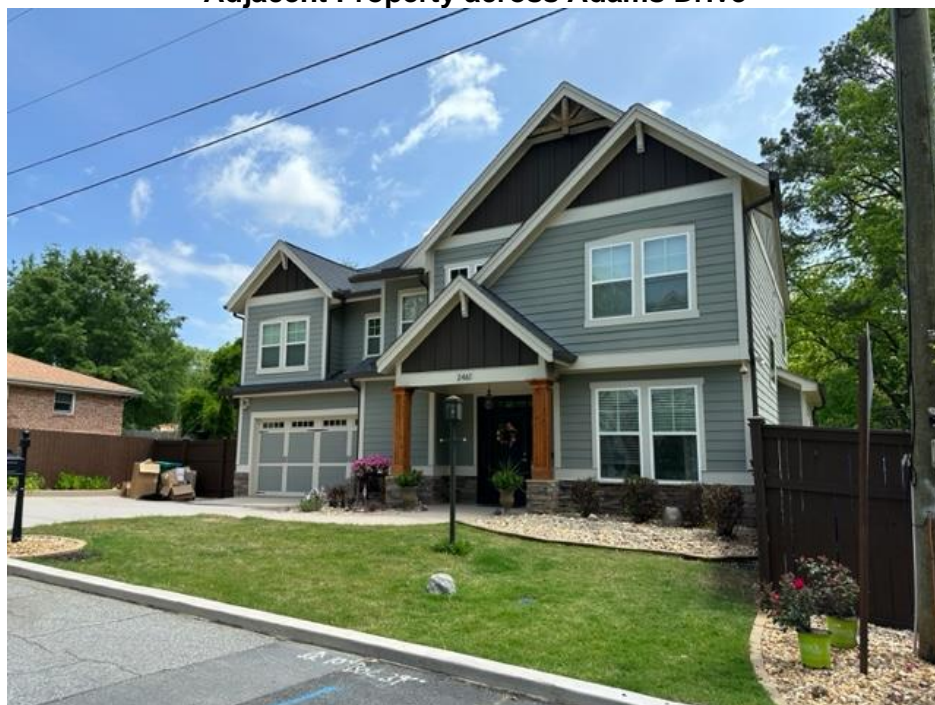


Figure – 7
Adjacent Property across Adams Drive



Figure – 8
Adjacent Property across Adams Drive





Variance Application

Applicant

Primary Location

VAR-23-20

Submitted On: May 5, 2023

 Richard Kolb
 404-518-3542
@ rkolb3553@aol.com

2484 ADAMS DR SE
SMYRNA, GA 30080

Applicant Information

First Name

Rick

Last Name

Kolb

Street Address

2332 Poplar Springs Drive

City

Brookhaven

State

GA

Zip Code

30319

Email

rkolb3553@aol.com

Phone Number

404-518-3542

Are you the titleholder of the subject property?

No

Titleholder Information

Full Name (i.e., First and Last Name, or Name of Entity)

Terry McCollister

Street Address

3901 Blustery Way

City

Marietta

State

GA

Zip Code

30066

Email Address

glennnda@ansleyatalanta.com

Phone Number

678-755-3711

Property Information

Property Address

2484 Adams Drive

Description of Requested Variances

A variance will be required in order to build a new home on a lot that is currently considered "non-conforming" based upon square footage, as well as reductions to the front and side setbacks.

Comprehensive Narrative

In rendering its decisions, the License and Variance Board shall consider the following factors:

1. Whether there are extraordinary and exceptional conditions applying to the property in question, or to the intended use of the property, that do not apply generally to other properties in the same district.

Acknowledgement

Applicant understands that if they make a false statement or omission in this application, they may be subject to prosecution for violation of the City of Chicago Code, Section 16-05-20 (False Swearing) and a possible fine of not more than \$1,000.00 or imprisonment for not less than one (1) year and not more than five (5) years, or both. Applicant understands that if the variance is granted, the variance would deprive the applicant of reasonable use of the property for which the variance is sought.

Applicant Signature:

true

4. Whether the variance proposed is the minimum variance which makes possible the reasonable use of the property.

A comprehensive narrative detailing the extraordinary and exceptional conditions which will necessitate a nonconforming use.

The applicant believes the the requested variances are reasonable in that by granting them, the Board will be permitting a reasonable use of the property, based upon what is currently located on the adjacent lots, as well as many additional lots within close proximity.



PROPERTY OWNER AUTHORIZATION

City of Smyrna Community Development Department, 3180 Atlanta Rd, Smyrna, GA 30080
Office Phone 770-319-5387 / Fax 770-431-2808

I, Jane McCollister, swear that I am the Property Owner of the property

located at: **2484 Adams Drive, Smyrna, GA 30080**

as shown in the records of Cobb County, Georgia, which is the subject matter of the attached application.

I authorize the person named below to act as the applicant in pursuit of this application.

Name of Applicant (print clearly): Rick Kolb

Address: 2332 Poplar Springs Drive

Telephone: **404-518-3542** Email: **rkolb@remax.net**

I have read, understood, and answered the aforementioned items to the best of my knowledge. If I am found to have misrepresented myself on this affidavit or the attached application, I am aware I may be in violation of the City Code and run the risk of being issued a citation for violation of the City of Smyrna Code of Ordinances.

(Must be signed by the property owner. If the landowner is a corporation, the form must be signed by an officer of the corporation.)

Jane Mcollister

dotloop verified
05/04/23 11:07 AM EDT
J3CJ-CU7V-YAFV-MKOG

Signature of Property Owner

3901 Blustery Way NE Marietta GA

Address

Name of Property Owner (print clearly)

City, State, Zip



**APPLICATION FOR VARIANCE
TO THE CITY OF SMYRNA**

Type or Print Clearly

APPLICANT: Brookhaven Home Designs, LLC

Representative's Name (print): Rick Kolb

Address: 2332 Poplar Springs Drive, Brookhaven, GA 30319

Business Phone: _____ Cell Phone: 404-518-3542 Home Phone: _____

E-Mail Address: rkolb@remax.net

Signature of Representative: _____

A handwritten signature in black ink, appearing to read "Rick Kolb", written over a horizontal line.

TITLEHOLDER: Terry McCollister

Address: 3901 Blustery Way, Marietta, GA 30066

Business Phone: _____ Cell Phone: _____ Home Phone: _____

Signature: Jane McCollister

dotloop verified
05/04/23 11:07 AM EDT
N9FL-KBWD-B4YF-UHFS

VARIANCE:

Present Zoning: R-20 Type of Variance: Requesting permission to build on a "non-conforming" lot,
as well as reduction to front and side setbacks.

Explain Intended Use: The applicant seeks permission to build a new 4BR/3BA home, approximately 2,650sf.

Location: 2484 Adams Drive, Smyrna, GA 30080

Land Lot(s): 15 District: 17th Size of Tract: 0.185 Acres

CONTIGUOUS ZONING

North: R-20

East: RDA

South: R-20

West: R-20

ZONING ORDINANCE SECTION 1403 VARIANCE REVIEW STANDARDS

In rendering its decisions, the License and Variance Board shall consider the following factors:

1. Whether there are extraordinary and exceptional conditions applying to the property in question, or to the intended use of the property, that do not apply generally to other properties in the same district.
2. Whether any alleged hardship which is self-created by any person having an interest in the property or is not the result of mere disregard for or ignorance of the provisions from which relief is sought.
3. Whether strict application of the relevant provisions of the zoning code would deprive the applicant of reasonable use of the property for which the variance is sought.
4. Whether the variance proposed is the minimum variance which makes possible the reasonable use of the property.

Please include your narrative here, or you may submit a typed narrative as a supplement to this application.

COMPREHENSIVE NARRATIVE

Applicant seeks to tear down the existing structure and construct a new 4BR/3BA home on the property. This lot is currently deemed "non-conforming" due to the total square footage, so applicant is requesting a variance allowing this construction to proceed. Applicant is also requesting a reduced front setback to 20' as well as reduced side setbacks of 7'6" on each side.

This is in line what has been approved previously on either side of this lot.

7021 1970 0000 6256 0596

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SMYTH GA 30141
OFFICIAL USE

Certified Mail Fee \$4.15

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage \$

Total Postage and Fees \$

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BBO Investments
Street and Apt. No., or PO Box No.
20 Hardy Rd.
City, State, ZIP+4®
Hiram GA 30141

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage \$

Total Postage and Fees \$

Sent To
Joel Smyt
Street and Apt. No., or PO Box No.
2414 Adams Drive
City, State, ZIP+4®
Smyrna GA 30080

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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SMYTH GA 30080
OFFICIAL USE

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage \$

Total Postage and Fees \$

Sent To
Michael & Pamela Cargal
Street and Apt. No., or PO Box No.
2461 Adams Drive
City, State, ZIP+4®
Smyrna GA 30080

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage \$

Total Postage and Fees \$

Sent To
Ron Dickinsen
Street and Apt. No., or PO Box No.
2466 Adams Dr.
City, State, ZIP+4®
Smyrna GA 30080

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Munis Self Service

Real Estate (Your House or Land)

View Bill

As of	5/2/2023
Bill Year	2022
Bill	11002
Owner	MCCOLLISTER TERRY
Parcel ID	17051900260

View payments/adjustments

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	11/15/2022	\$616.25	\$616.25	\$0.00	\$0.00	\$0.00
TOTAL		\$616.25	\$616.25	\$0.00	\$0.00	\$0.00

Real Estate (Your House or Land)

[Return to view bill](#)

Payments/Adjustments

As of 5/2/2023

Bill Year	2022
Bill	11002

Activity	Posted	Entered	Reference #	Paid By/Reference	Amount
Payment	10/14/2022	10/14/2022	2969498	MCCOLLISTER TERRY	\$616.25

[Return to view bill](#)



Printed: 5/2/2023

Cobb County Online Tax Receipt

Thank you for your payment!

CARLA JACKSON TAX COMMISSIONER
HEATHER WALKER CHIEF DEPUTY
Phone: 770-528-8600
Fax: 770-528-8679

Payer:
Jane Mccollister

MCCOLLISTER TERRY

Payment Date: 9/25/2022

Tax Year	Parcel ID	Due Date	Appeal Amount			Taxes Due
2022	17051900260	10/15/2022	Pay:	N/A	or	\$0.00
Interest	Penalty	Fees	Total Due	Amount Paid	Balance	
\$0.00	\$0.00	\$0.00	\$0.00	\$1,747.65	\$0.00	



Scan this code with your
mobile phone to view
this bill!

NOTES:

1. Field Data: Closure Prediction - 1702.189°, Angular Error = 0.047514°
2. The measurements were taken with a Carlson BR72 on 04/26/2013, and were balanced using the Compound Rule.
3. Page Number is based on Reference 1.
4. Page Prediction: 1710.007°.
5. The portion of the property line with a Special Flood Area as indicated on F.I.R.M. No. 130672Z021194, dated 03/04/2013.
6. There are State Waters or Wetlands located on this site as shown on the attached map.
7. The public records referenced herein reflect only those records available to establish the boundaries hereon, and do not constitute a title search or title opinion.

William J. Givens - Co. P.L.S #2843

—Dated: May 1, 2023



THE OWNER OF THE LAND SHOWN ON THIS PLAT ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATES TO THE USE OF THE PUBLIC FOREVER BRAIN EASEMENTS HEREON SHOWN FOR THE PURPOSE AND CONSIDERATION EXPRESSED.

PREPARER'S ACKNOWLEDGEMENT

CORRECT SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, THAT THE MONUMENTS

HAVE BEEN PLACED AS SHOWN HEREON, AND IS TO THE ACCURACY AND SPECIFICATIONS REQUIRED BY THE CITY OF SHERMAN SUBMISSION REGULATIONS.

CITY OF SMYRNA DEVELOPMENT CERTIFICATION

THIS PLAN, HAVING BEEN SUBMITTED TO THE CITY OF SANFRA AND HAVING BEEN FOUND TO COMPLY WITH THE CITY OF SANFRA SUBMISSION REGULATIONS AND THE CITY OF SANFRA ZONING REGULATIONS IS APPROVED SUBJECT TO INSTALLATION AND DEDICATION OF EASEMENTS AND OTHER IMPROVEMENTS IN ACCORDANCE WITH THE STANDARDS DESIGN SPECIFICATIONS.

MAYOR, CITY OF SURREY **DATE**

PLANNING AND ZONING COMMISSION	DATE
--------------------------------	------

BUILDING INSPECTOR _____ DATE _____

1.) NUMBER 4 REBAR SET AT ALL CORNERS UNLESS OTHERWISE SHOWN.

- 2.) TOTAL AREA: 0.065 ACRES
- 3.) TOTAL NUMBER OF LOTS: 1
- 4.) DENSITY --UNITS/ACRE
- 5.) SETBACKS:

6.) EXISTING ZONING: RAD CONDITIONAL (Z20-005)

- 7.) BUILDING SETBACKS ALONG ROAD MEASURED FROM R.O.W.
8.) THERE ARE NO CULTURAL FEATURES, INCLUDING CEOMETRIES AND OR
HISTORIC FEATURES ON THIS PROPERTY.

REFERENCE MATERIAL

1. A Part of The Property of J.H. Taylor by R.E. Smith dated 08/10/1904.
2. A Part of The Property of Henry Adams and J.M. Adams Ltd Nos. 72 - 73 Belmont Subdivision by J.P. Pringle, date January 24, 1901

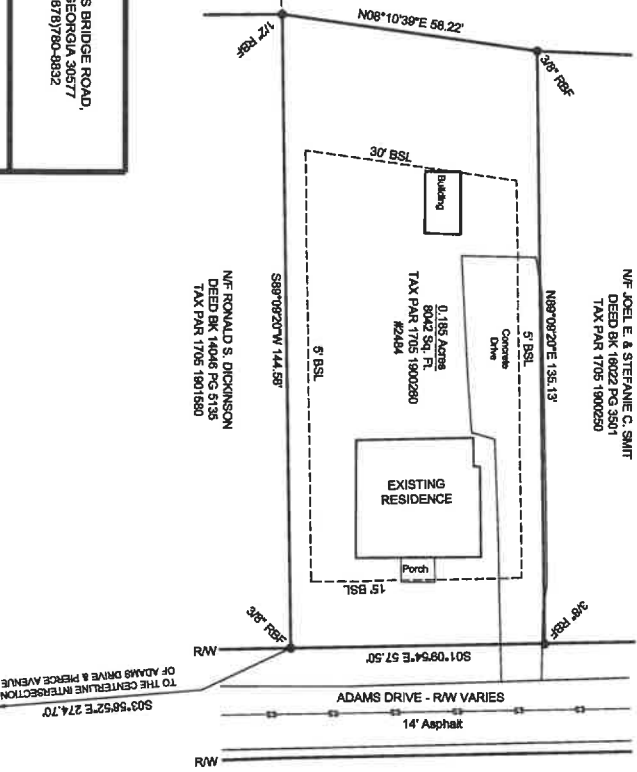
2. A Part of The Property of Henry Adams and J.M. Adams Ltd Hock. 72-73
Barnet Subdivision by J.P. Phipps, date January 24, 1911

205 WILLIAMS BRIDGE ROAD,
TOCCOA, GEORGIA 30577
PHONE: (878)780-8832

**BOUNDARY SURVEY OF 24.84
ADAMS DRIVE FOR:
BROOKWOOD HOME
DESIGNS, LLC**

LOCATED IN:
LAND LOT 519, 17TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA

DRAWN:	JBG
CC:	WJG
DATE:	05/01/2023
SCALE:	1"=20'
JOB NUMBER:	23-051
SHEET NUMBER:	1 OF 1



ADAMS DRIVE - R/W VARIES

14' Asphalt

TO THE CENTURINE INTERSECTION
303.5657E 274.70


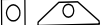
R/W

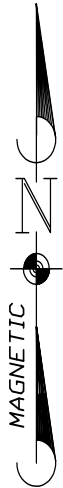
BSL	BUILDING SETBACK LINE	POB	POINT OF BEGINNING
R/F	IRON PIN FOUND	R/W	RIGHT-OF-WAY
PS	IRON PIN SET (4x REBAR)	WM	WATER METER

LL	LAND LOT		SANITARY MANHOLE
LL	LAND LOT LINE		CATCH BASIN



LEGEND:

BSL	BUILDING SETBACK LINE	POB	POINT OF BEGINNING
IPF	IRON PIN FOUND	R/W	RIGHT-OF-WAY
IPS	IRON PIN SET (#4 REBAR)	WM	WATER METER
LL	LAND LOT		SANITARY MANHOLE
LLL	LAND LOT LINE		CATCH BASIN

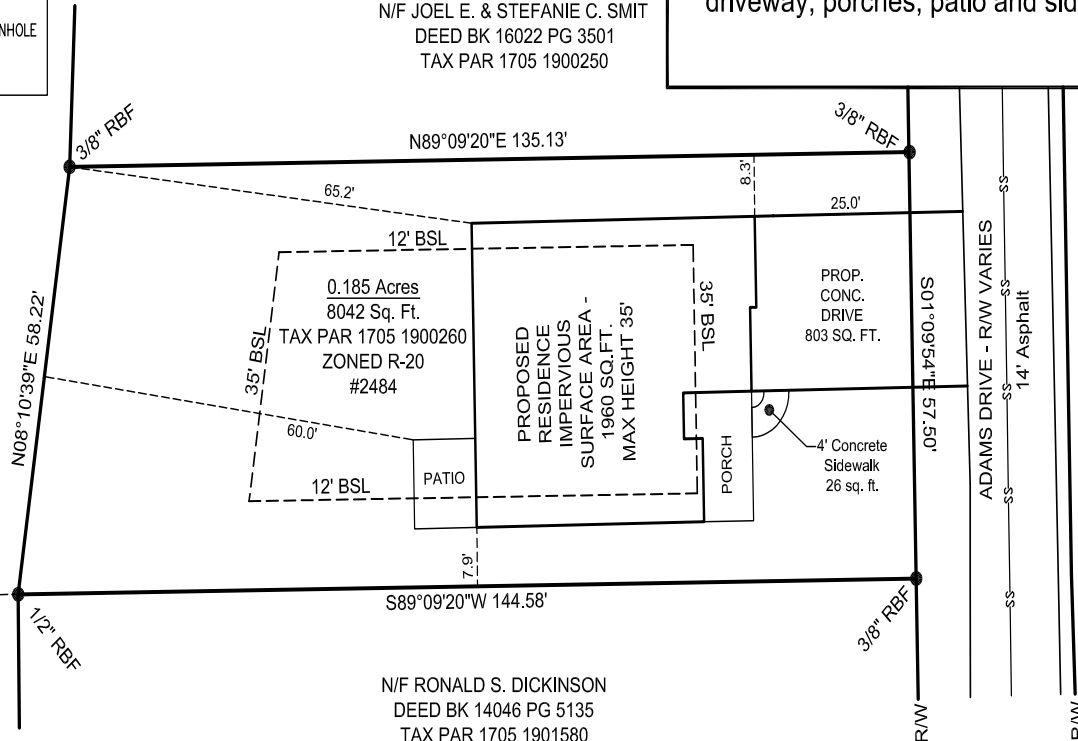


N/F TERRY MCCOLLISTER
DEED BK 14717 PG 1153
TAX PAR 1705 1900240

N/F JOEL E. & STEFANIE C. SMIT
DEED BK 16022 PG 3501
TAX PAR 1705 1900250

N/F RONALD S. DICKINSON
DEED BK 14046 PG 5135
TAX PAR 1705 1901580

- Total Lot Size - 0.185 Acres (8,042 Sq. Ft.)
- Total Allowable Impervious Surface - 35 %
- Total Proposed Impervious Surface including residence, driveway, porches, patio and sidewalks - 2789 sq. ft. (34.6 %)



PLAT NOTES:

- 1.) NUMBER 4 REBAR SET AT ALL CORNERS UNLESS OTHERWISE SHOWN.
- 2.) TOTAL AREA: 0.185 ACRES
- 3.) TOTAL NUMBER OF LOTS: 1
- 4.) DENSITY ---UNITS/ACRE
- 5.) SETBACKS:
FRONT BUILDING LINE: 35'
REAR BUILDING LINE 35'
SIDE BUILDING LINE 12'
- 6.) EXISTING ZONING: R-20
- 7.) BUILDING SETBACKS ALONG ROAD MEASURED FROM R.O.W.
- 8.) THERE ARE NO CULTURAL FEATURES, INCLUDING CEMETERIES AND OR HISTORIC FEATURES ON THIS PROPERTY.

REFERENCE MATERIAL:

1. A Plat of The Property of J.H. Taylor by R.E. Smith dated 06/10/1944.
2. A Plat of The Property of Henry Adams and J.M. Adams Lot Nos. 72 - 73 - Belmont Subdivision by J.P. Phillips, date January 24, 191

LandTec
Surveying

205 WILLIAMS BRIDGE ROAD,
TOCCOA, GEORGIA 30577
PHONE: (678)780-8832

SITE PLAN OF 2484
ADAMS DRIVE FOR:
**BROOKWOOD HOME
DESIGNS, LLC**

LOCATED IN:
LAND LOT 519, 17TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA

DRAWN:	JBG
CC:	WJG
DATE:	5/5/2023
SCALE:	1"=20'
JOB NUMBER:	23-051
SHEET NUMBER:	1 OF 1



0 20 40
SCALE: 1"= 20'



AREA CALCULATIONS

FINISHED, CONDITIONED

FINISHED, UNCONDITIONED

FIRST FLOOR	1,664 SF	GARAGE	441 SF
SECOND FLOOR	1,520 SF	FRONT PORCH	151 SF
		REAR PORCH	144 SF
TOTAL	3,184 SF	TOTAL	736 SF

TOTAL AREA OF PLAN
3,920 SQUARE FEET

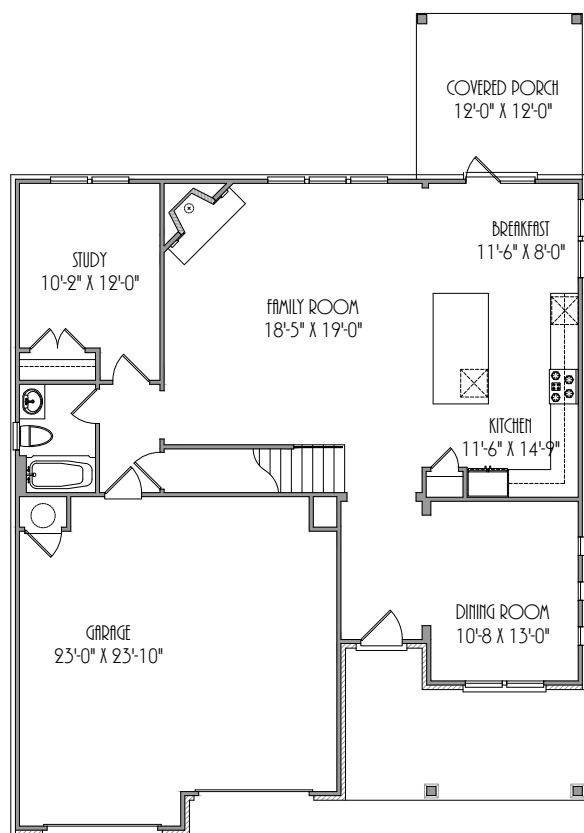
FULLER STUDIOS

KEN@FULLER-STUDIOS.COM
404.787.1897

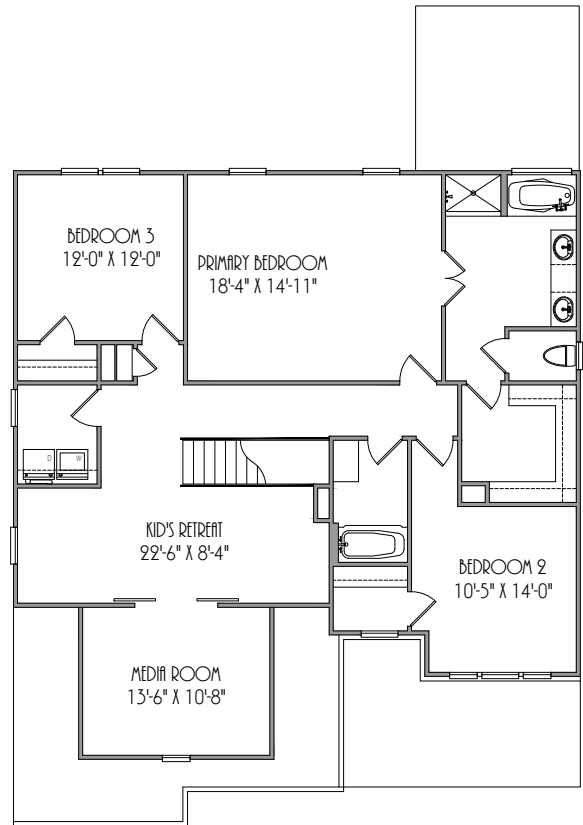
SHELBY C - WALKER COURT SMYRNA, GEORGIA



DESIGN # 2204
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FIRST FLOOR



SECOND FLOOR

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