

MAINTAIN DRIVE OFF SHEPHERDS LANE

SHEPHERDS LANE

EXISTING SIDEWALK

PROPERTY LINE & R.O.W.

20' PROPOSED SETBACK

1179

6' FENCE

1489

PROPOSED OFFICE 'A'

PROPOSED OFFICE 'B'

PROPOSED 40' SETBACK

PROPERTY LINE

TRANSITIONAL BUFFER ZONE

PROPOSED SIGN W/ R.O.W. PROPOSED RIGHT-IN ONLY (GDOT)

BUILDABLE AREA (with current setbacks)

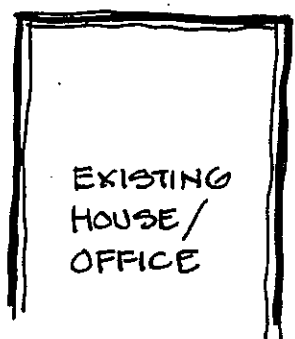
SIDEWALK, HANDICAP RAMPS AND CROSSWALK

EXISTING BUILDING TO BE REMOVED

1493

ZONED: O-1 Office/Institutional

Minimum Yard Requirements:	Proposed:
Front yard	50'
Side/Front yard	50'
Side yard	20'
Rear yard	30'



Building Square Footage

Building 'A'	750 SF (+/-)
Building 'B'	1500 SF (+/-)
Total	2250 SF (+/-)

LOT AREA = 27,170 SF LOT COVERAGE = 8,695 SF (32%)

Parking: Office

Required Spaces: 9 (1/250 sf)
Spaces provided: 9
(1) Handicap
(8) Standard

VARIANCE SITE PLAN - 1489 LAVISTA RD., ATLANTA, GA • DEKALB CO.

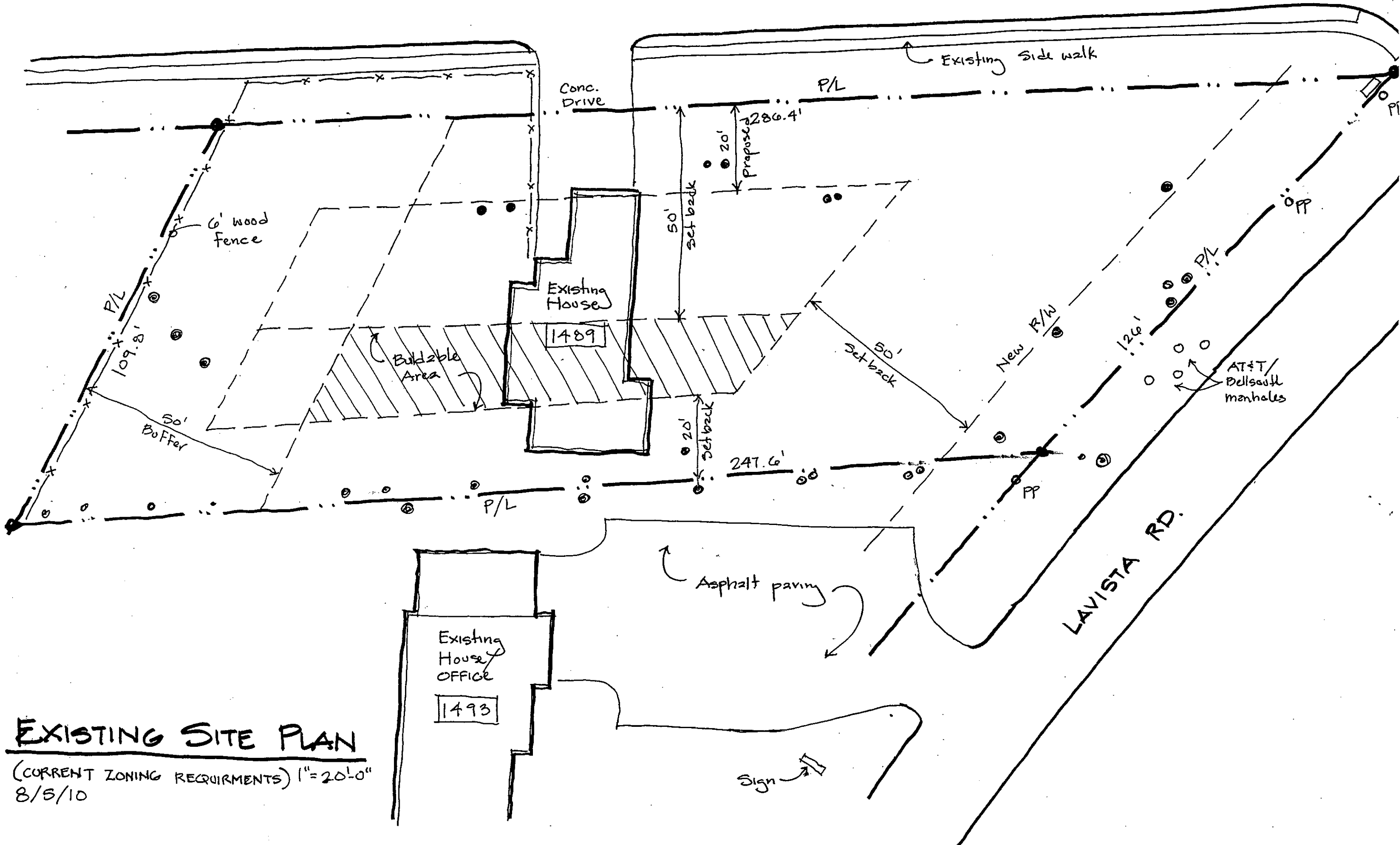
P/a. POWER architects

8/5/10

* Property is not within boundaries of 100 yr. flood plain.

1" = 20'-0"

SHEPHERDS LANE



EXISTING SITE PLAN

(CURRENT ZONING REQUIRMENTS) 1"=20'-0"
8/5/10