

Historic Preservation Studio  
Office of Design  
55 Trinity Avenue S.W., Suite 3350  
Atlanta, Georgia 30303 (404) 330-6145



Department of  
**CITY PLANNING**

Application #: _____
Date Accepted: _____

Application for Certificates of Appropriateness, Staff Review, and Review and Comment

Applicant's Name Adam Stillman

Applicant's Address 270 OB Land Lane

City Lakemont State GA Zip 30552

Phone # 770-330-3389 E-Mail apstillman@gmail.com

DESCRIPTION OF PROPERTY:

Property Address 335 Sinclair Ave NE

Zoning Category SPI-5/HC-20L-SA1 Beltline? Y In SPI / MR / MRC / NC? N

Is Inclusionary Zoning applicable to this project? Yes  No

\*Note: IZ is applicable to all new or conversion multifamily residential rental projects with ten (10) or more units in either the Beltline Overlay District or four Westside Neighborhoods (English Avenue, Vine City, Ashview Heights, or AUC). For these projects, applicant must complete and submit the supplemental Inclusionary Zoning Certification form.

DESCRIPTION OF PROJECT:

Describe clearly and in detail all proposed construction, alterations, repairs and other changes to the exterior appearance or site. The Office of Design Staff will use this description to determine the appropriate application type. Additional pages may be used if more space is needed, but "See Attached" will not be accepted

Rear two-story addition to the existing one-story contributing structure and interior renovations to the existing house; a screen porch addition has been previously approved under COA application CA2S-22-423 and building permit BB-202206247, but construction has not yet commenced as of the time of this application.

The Office of Design Accepts Applications  
Monday through Friday from 8:30 Am to 3:00 PM  
Incomplete applications will NOT be accepted.

## Application Checklist

**Required Submission Materials: (*Incomplete applications will NOT be accepted*).** All submitted materials are retained by the Office of Design and not returned to the applicant.

Many scopes will require Compatibility Comparisons. Please see District regulations for specific requirements.

- Alterations with no structural changes (repairs/replacement):
  - Photographs
  - Manufacturer's spec. sheets for replacement products
- Alterations with structural changes:
  - Elevations
  - Photographs
- Additions and new construction:
  - Site Plans
  - Elevations
  - Photographs
- Specific requirements for window and door work:
  - Window and door repair:
    - Photographs of each window and door proposed for repair keyed to a rough floor plan
    - Description of the repair methods that will be used
  - Window and door replacement:
    - Photographs of each window and door proposed for replacement keyed to a rough floor plan
    - Elevations (only if windows are changing location)
    - Information detailing the infeasibility of repairing the existing windows and doors including various methods considered; and,
    - Information on the proposed replacement window product (Manufacturers Spec. Sheet)
- Specific requirements for fences and site work:
  - To-scale site plans which show all 4 corners of the subject property and the structure
  - For fences and walls:
    - The location, height, and materials of the fence/wall clearly noted on the site plan
  - For paving:
    - The location and materials of the paving clearly noted on the site plan
  - For decks
    - The location of the deck clearly noted on the site plan

While it is not required and will not affect the outcome of your review, the Office of Design Staff strongly recommends that you contact your neighborhood association for their input on your project before submitting for a review.

I HEREBY AUTHORIZE THE OFFICE OF DESIGN STAFF AND MEMBERS OF THE ATLANTA URBAN DESIGN COMMISSION TO INSPECT THE PREMISES OF THE ABOVE DESCRIBED PROPERTY. I HEREBY DEPOSE AND SAY THAT ALL STATEMENTS HEREIN AND ATTACHED STATEMENTS SUBMITTED ARE TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.



APPLICANT OR AGENT

for, DOUG YOUNG, EXECUTIVE DIRECTOR

### Authorization by Property Owner

(Required only if the applicant is not the owner of the property subject to the proposed application.)

(Please Print Clearly)

I, Barbara Smith (OWNER'S NAME) SWEAR AND AFFIRM THAT I AM THE OWNER OF THE PROPERTY AT 335 Sinclair Ave NE, Atlanta GA 30307 (PROPERTY ADDRESS), AS SHOWN IN THE RECORDS OF Fulton COUNTY, GEORGIA, WHICH IS THE SUBJECT MATTER OF THE ATTACHED APPLICATION. I AUTHORIZE THE PERSON NAMED BELOW TO FILE THIS APPLICATION AS MY AGENT.

**NAME OF APPLICANT:**

LAST NAME Stillman FIRST NAME Adam  
ADDRESS 270 OB Land Lane SUITE \_\_\_\_\_  
CITY Lakemont STATE GA ZIP CODE 30552

OWNER'S TELEPHONE NUMBER: \_\_\_\_\_

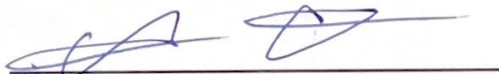


SIGNATURE OF OWNER

Barbara Smith

PRINT NAME OF OWNER

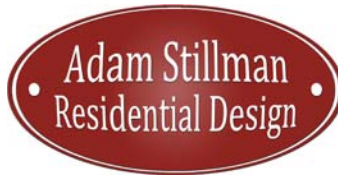
PERSONALLY APPEARED BEFORE ME THE ABOVE NAMES, WHO SWEARS THAT THE INFORMATION CONTAINED IN THIS AUTHORIZATION IS TRUE AND CORRECT TO THE BEST KNOWLEDGE AND BELIEF.



NOTARY PUBLIC

5-10-23  
DATE





## Project Description – 335 Sinclair Avenue NE

This application for a Type III Certificate of Appropriateness with Variance Petition Addendum includes a rear two-story addition to the existing one-story contributing structure and interior renovations to the existing house. The house was constructed in 1920, according to Fulton County tax records. The lot appears vacant on the 1911 Sanborn Fire Insurance Map.

A screen porch addition has been previously approved under COA application CA2S-22-423 and building permit BB-202206247, but construction has not yet commenced as of the time of this application.

Proposed renovations to the existing house:

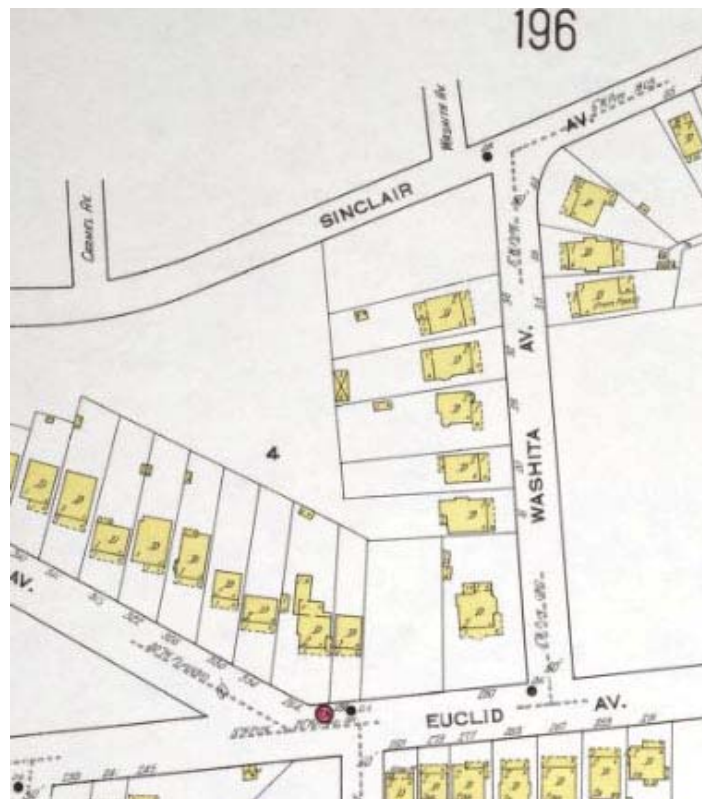
1. Interior renovations to bathrooms, closets, and for new stairs.

Proposed addition to the house:

1. Construct an upper level addition over the rear of the house containing two children's bedrooms with closets, a shared bathroom, a "homework loft", and storage/mechanical room.

Site:

1. No site work is proposed beyond what has been previously approved for the proposed screen porch addition.



1911 Sanborn Fire Insurance Map showing un-subdivided land along Sinclair Avenue.

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Department of  
**CITY PLANNING**

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## Application for Variances and Special Exceptions

Applicant's Name Adam Stillman

Applicant's Address 270 OB Land Lane

City Lakemont State GA Zip 30552

Phone # 770-330-3389 E-Mail apstillman@gmail.com

### DESCRIPTION OF PROPERTY:

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Is Inclusionary Zoning applicable to this project? Yes  No

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Variances and Special Exceptions must be accompanied with an application for a Certificate of Appropriateness to approve the proposed work. Variances and Special Exceptions require a separate application and fee.

- Variances:
  - Responses to all five (5) of the Variance Criteria found in this packet.
  - Project documents such as a site plan or elevations showing the requested deviations from the Zoning Ordinance (disregard if you are submitting this request along with another application for a Certificate of Appropriateness).
  - Completed and Notarized Authorization by Property Owner Form (disregard if you are submitting this request along with another application for a Certificate of Appropriateness)
  
- Special Exceptions:
  - Responses to one (1) of the four (4) Special Exception Criteria found in this packet.
  - Project documents such as a site plan or elevations showing the requested deviations from the Zoning Ordinance (disregard if you are submitting this request along with another application for a Certificate of Appropriateness).
  - Completed and Notarized Authorization by Property Owner Form (disregard if you are submitting this request along with another application for a Certificate of Appropriateness)
  -

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# ADDENDUM - VARIANCE PETITION

**Directions: Complete responses must be provided for ALL questions. Incomplete applications will not be accepted. If extra space is needed, please attach information and reference attachments for the appropriate question. Applicant, having received a determination that proposed action is at broad variance with the referenced zoning regulations when seeking a Certificate of Appropriateness, hereby requests that the Atlanta Urban Design Commission grant a variance for (description of variance):**

Relief from section 16-20L.006.1.g.i to allow an addition higher than  
the existing structure.

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**for the following reasons:**

(1) What are the extraordinary and exceptional conditions pertaining to the particular piece of property in question (size, shape or topography)?

Please see next page for all answers

(2) How would the application of the Zoning Ordinance of the City of Atlanta to this particular piece of property create an unnecessary hardship?

(3) What conditions are peculiar to this particular piece of property?

(4) Submit facts to show that relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the Zoning Ordinance of the City of Atlanta.

(5) State whether the property described in this application forms any part of the subject matter of a pending application or ordinance for a zoning change or Special Use Permit. \_\_\_\_\_YES NO

I HEREBY FILE THIS REQUEST FOR VARIANCE FROM THE TERMS OF THE ZONING REGULATIONS FOR THE Inman Park Historic DISTRICT AND OTHER TERMS OF THE ZONING ORDINANCE OF THE CITY OF ATLANTA, WHICH APPLY TO THE PROPERTY IN QUESTION. I HEREBY AUTHORIZE THE OFFIC OF DESIGN STAFF AND THE MEMBERS OF THE ATLANTA URBAN DESIGN COMMISSION TO INSPECT THE PREMISES OF THE ABOVE DESCRIBED PROPERTY. I HEREBY DEPOSE AND SAY THAT ALL STATEMENTS HEREIN AND ATTACHED STATEMENTS SUBMITTED ARE TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.



Applicant

For Doug Young, Executive Director.



# Addendum - Variance Petition

## Description of Variances requested:

Relief from section 16-20L.006.1.g.i to allow an addition higher than the existing structure

(1) *What are the extraordinary and exceptional conditions pertaining to the particular piece of property in question (size, shape or topography)?*

The block face contains six contributing structures, with lot depths ranging from 84' to 247.5' deep. The lots are generally narrow and deep, and a rear alley runs behind 5 of the 6 lots at an angle, resulting in lots becoming generally smaller moving from north to south. The subject property has less depth than the similar lots at 339, 343, and 347, limiting the area for additions on the lot. Although 331 and 351 have less depth than the subject property, they are slightly wider at the street, and significantly wider at the rear.

(2) *How would the application of the Zoning Ordinance of the City of Atlanta to this particular piece of property create an unnecessary hardship?*

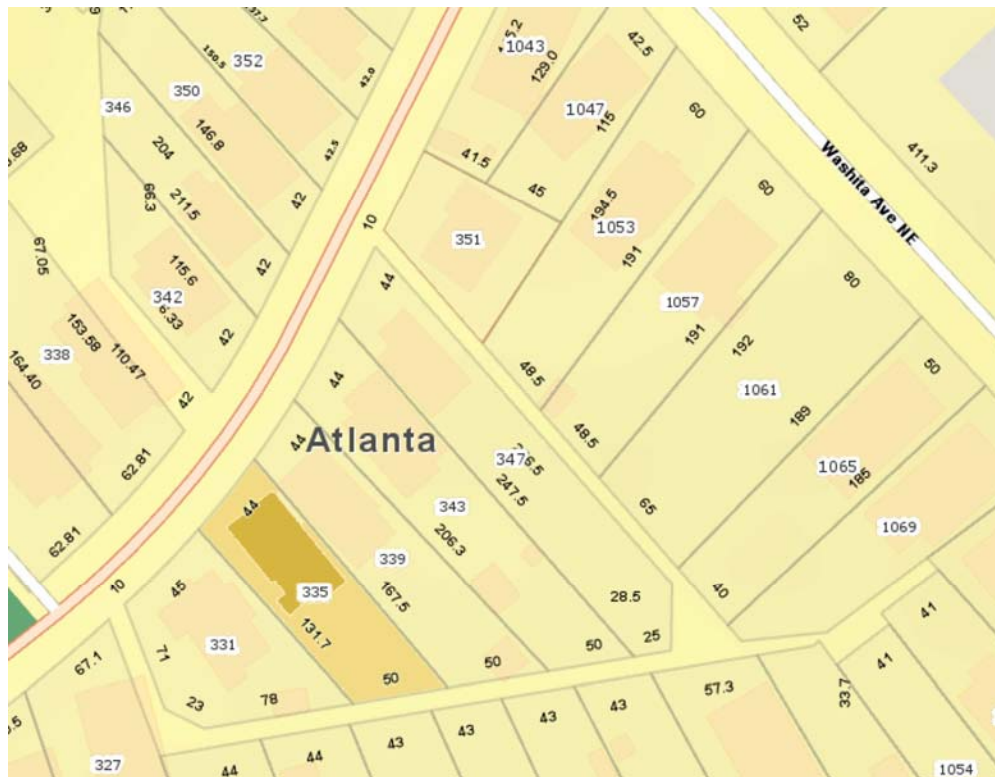
Due to the small size of the lot and an existing detached carport accessed from the rear alley, the lot has very limited buildable area for expansion of the existing house to accommodate the needs of the homeowners as their children grow. The existing house is well below the maximum allowable 0.50 floor area ratio but is near the maximum allowable 55% lot coverage, so any expansion of the house necessitates a two-story addition to provide additional floor area.

(3) *What conditions are peculiar to this particular piece of property?*

The lot has the smallest depth of the other lots on the block face with similar widths and parallel side lot lines, and does not have the wider proportions of the other two smaller lots.

(4) *Submit facts to show that relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the Zoning Ordinance of the City of Atlanta.*

The main level of the house sits 7.2' above street level, with a steep rise in the front yard before the lot levels out along the depth of the existing house. Because of this, the proposed additions would not be visible from the street, as the existing side-to-side gable and proximity of the adjacent houses block the view of the proposed addition from the street (see included photographs and line of sight diagrams on the Proposed Right and Left Elevations on sheets A-3 and A-4). Therefore, the purpose and intent of the Inman Park Historic District Regulations are not impaired, as the spatial relationship between the building and street are preserved.



Subject property and five other contributing properties on the block face (331 through 351)





Front of house



Rear of house



Left side of house from front corner



Right side of house from rear corner





Streetscape from north, far side of street



Streetscape from north, near side of street



Streetscape from south, far side of street



Streetscape from south, near side of street





View from sidewalk, far side of street



View from sidewalk, near side of street



OWNER/CONTRACTOR/24 HR CONTACT

Barbara Smith and Alan Paul  
335 SINCLAIR AVE NE  
ATLANTA GA 30307  
404-746-2870

ARCHITECT

ADAM STILLMAN  
350 SINCLAIR AVE NE  
ATLANTA, GA 30307  
770-330-3389

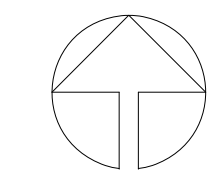
Before starting land-disturbance activities, the Contractor is required to schedule a pre-construction meeting with Erosion & Sediment Control. Call (404) 546-1300

TREE REPLACEMENT CALCULATION CHART

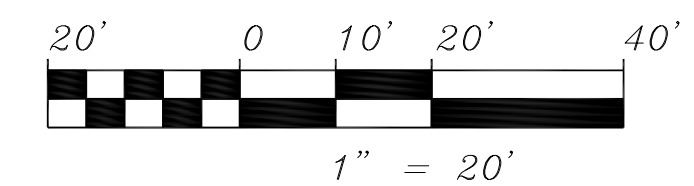
TREES RECOMPENSE:		
$\$ \text{ AMOUNT} = \$100.00[(\# \text{ OF TREES DESTROYED} + \# \text{ OF TREES LOST}) - \# \text{ OF TREES REPLACED}] + \$30.00 [(\# \text{ DBH INCHES DESTROYED} + \# \text{ DBH INCHES LOST}) - \# \text{ CALIPER INCHES REPLACED}]$		
+ \$100.00 x # OF TREES DESTROYED	+ \$100.00 x 0 =	+\$ 0.00
+ \$100.00 x # OF TREES LOST	+ \$100.00 x 0 =	+\$ 0.00
- \$100.00 x # OF TREES REPLACED	- \$100.00 x 0 =	-\$ 0.00
+ \$30.00 # DBH INCHES DESTROYED	+ \$30.00 x 0 =	+\$ 0.00
+ \$30.00 # DBH INCHES LOST	+ \$30.00 x 0 =	+\$ 0.00
- \$30.00 # CALIPER INCHES REPLACED	- \$30.00 x 0 =	-\$ 0.00
		\$ AMOUNT = 0.00

NO WATERS OF THE STATE EXIST WITHIN 200' OF THE PROJECT SITE

NOTE: LIMITS OF DISTURBANCE COINCIDE WITH SILT FENCE



NORTH



NO GRADED SLOPES SHALL EXCEED 2H:1V

CONTOUR TYPE

- EXISTING TO REMAIN
- EXISTING TO BE REMOVED
- NEW CONTOUR

- NOTES:
- DISTURBED AREAS LEFT IDLE SHALL BE STABILIZED WITH TEMPORARY VEGETATION AFTER 14 DAYS; AFTER 30 DAYS PERMANENT VEGETATION SHALL BE ESTABLISHED.
  - SEPARATE PERMIT IS REQUIRED FOR SIDEWALK AND/OR DRIVEWAY CONSTRUCTION IN THE PUBLIC RIGHT-OF-WAY CONTACT TECHNICAL SERVICES AT (404) 330-6039.
  - SILT FENCE SHALL MEET THE REQUIREMENTS OF SECTION 181-TEMPORARY SILT FENCE, OF THE GEORGIA STANDARD SPECIFICATIONS, 1983 EDITION.
  - MAINTENANCE STATEMENT- EROSION CONTROL MEASURES WILL BE INSPECTED AT LEAST WEEKLY, AFTER EACH RAIN AND REPAIRED BY THE GENERAL CONTRACTOR
  - STATEMENT- ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTION
  - NO GRADED SLOPE SHALL EXCEED 2H:1V
  - PROPERTY ADDRESS = 335 SINCLAIR AVE ATLANTA, GEORGIA
  - TOTAL LOT AREA = 0.147 acre
  - TOTAL AREA DISTURBED: 0.04 acre
  - CUT ± 0 C.Y. FILL ± 0 C.Y. BALANCE DIRT ON SITE. DEMOLITION DEBRIS ± 10 C.Y.
  - THE BENCHMARK FOR THIS SITE Survey By Dekalb Surveys
  - PROPERTY IS NOT IN 100 YEAR FLOOD PLAIN. FEMA MAP 13121C0263G 9/18/2013
  - OWNER: Barbara Smith and Alan Paul

TREE SYMBOL LEGEND

SYMBOL:	DESCRIPTION:
⊙	NEW TREE
⊙	EXISTING TREE TO REMAIN
⊗	EXISTING TREE TO BE REMOVED

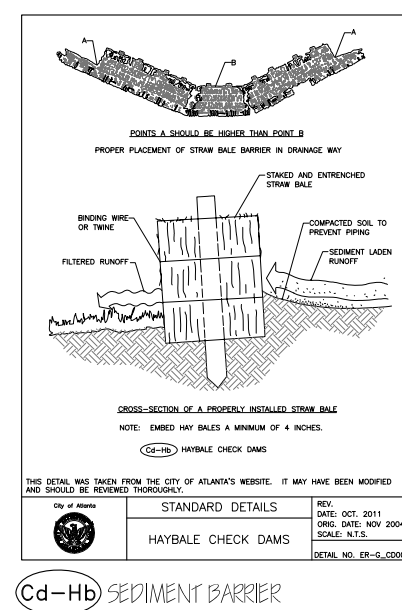
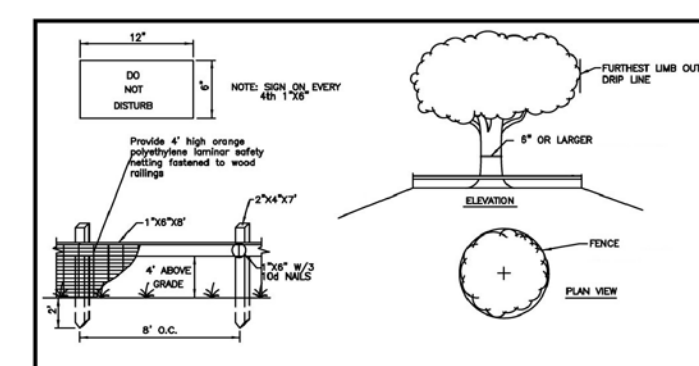
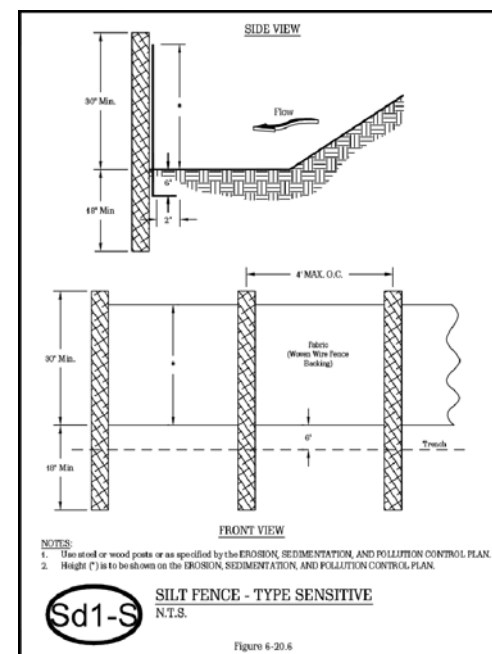
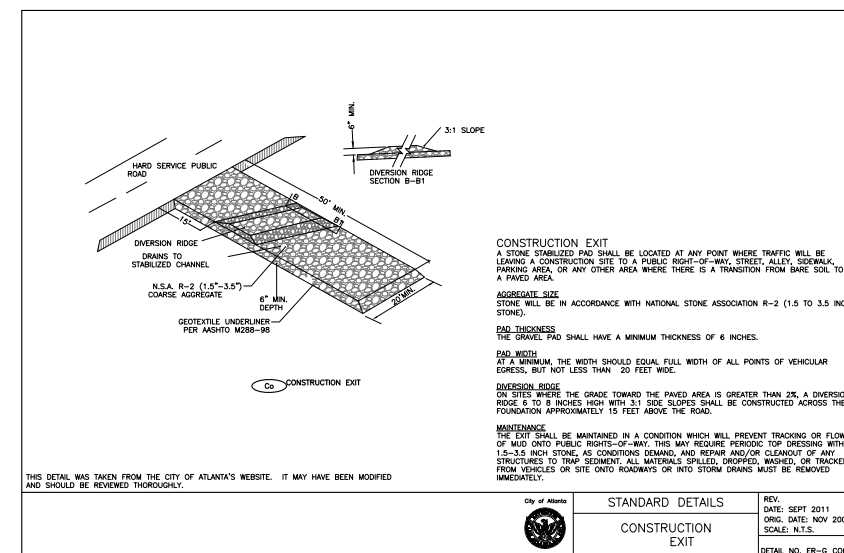
- |  |   |
|--|---|
| Ds1<br>DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)<br>Establish temporary protection for disturbed areas where seedling will not have a suitable growing season to produce on erosion retarding cover. | Ds3<br>DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)<br>Establish permanent vegetative cover such as trees, shrubs, vines, grasses, rock, or aggregate on disturbed areas. |
| Ds2<br>DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)<br>Establish a temporary vegetative cover with fast growing seedlings on disturbed areas.   | Ds4<br>DISTURBED AREA STABILIZATION (WITH SODDING)<br>Establish permanent vegetative cover with sod grass on disturbed areas.   |

EROSION AND SEDIMENT CONTROL PRACTICES

- The escape of sediment from the site shall be prevented by the installation of erosion and sediment control measures prior to or concurrent with land-disturbance activities.
- Erosion and sediment control measures shall be maintained at all times. Additional measures beyond the approved plan shall be implemented as necessary.
- Disturbed areas idle 14 days shall be stabilized with temporary vegetation; disturbed areas idle 30 days shall be stabilized with permanent vegetation.
- Erosion and sediment control measures shall be inspected at least twice weekly, after each rain, and repaired as necessary.
- Additional erosion and sediment control measures shall be installed if determined necessary by on-site inspection.
- Silt fence shall meet the requirements of Section 171 - Type C temporary silt fence, of the Georgia Department of Transportation Standard Specifications, 1993 Edition.

VEGETATIVE PLAN

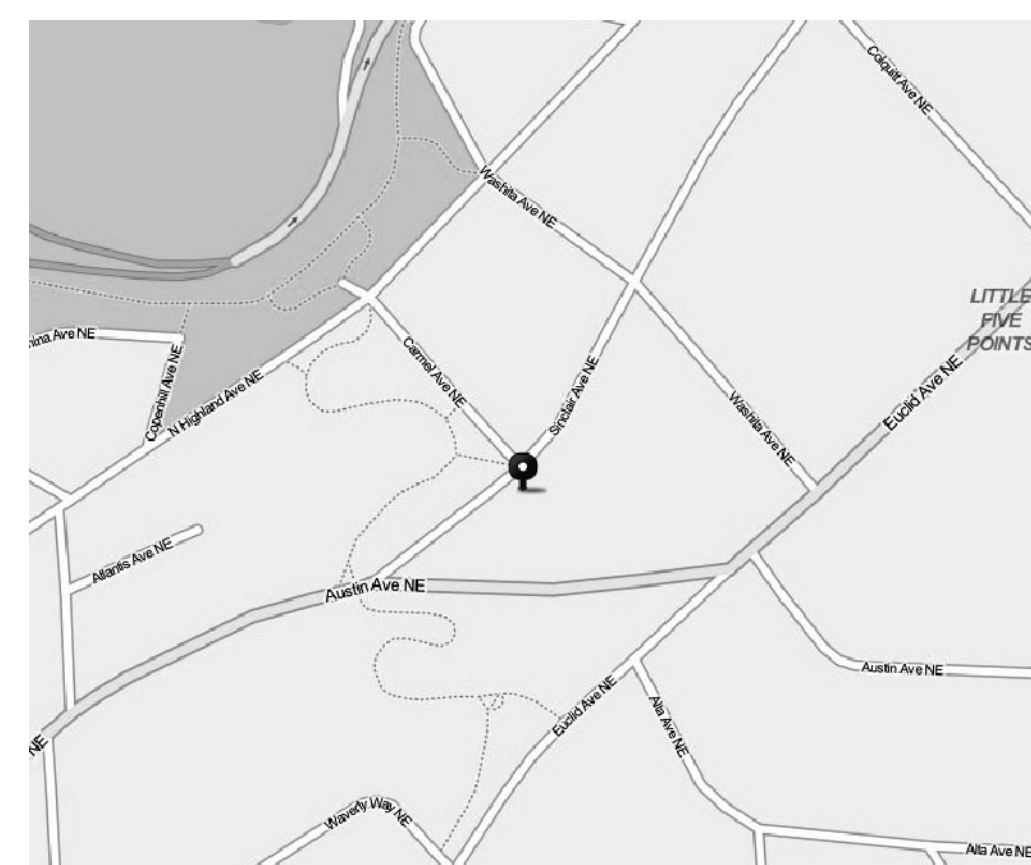
- FALL SEEDING
- Treat soil with 40lbs/1000sf lime, till soil, and water thoroughly. Seed with 6-8lbs./1000sf Bermuda (Cynodon dactylon) and Centipede (Eremochloa ophiuroides) with 4lbs/1000sf starter fertilizer (20-27-5) and mulch with straw at a rate of 1 bale/800sf. Fertilize with 24-6-12 at 60 and 150 days after seeding. Skip 150 day fertilizing if WITHIN 30 days of Spring Seeding.
- SPRING SEEDING
- Treat soil with 40lbs/1000sf lime, till soil, and water thoroughly. Seed with 6-8lbs./1000sf Ryegrass (Lolium multiflorum) and Red Fescue (Festuca rubra) with 4lbs/1000sf starter fertilizer (20-27-5) and mulch with straw at a rate of 1 bale/800sf. Fertilize with 24-6-12 at 60 and 150 days after seeding. Skip 150 day fertilizing if WITHIN 30 days of Fall Seeding.
  - Test soil and reapply 40lbs/1000sf lime as needed on an annual basis



- NOTES:
- ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEGMENTATION.
  - ALL TREE PROTECTION DEVICES TO BE INSTALLED PRIOR TO THE START OF THE LAND DISTURBANCE. ALL DEVICES TO BE MAINTAINED THROUGHOUT CONSTRUCTION AND REPLACED AS NEEDED.
  - NO EXCESSIVE TRAFFIC OR OTHER CONSTRUCTION ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS.
  - ALL REQUIRED VEGETATION MUST BE MAINTAINED FOR TWO GROWING SEASONS AFTER THE DATE OF FINAL INSPECTION.

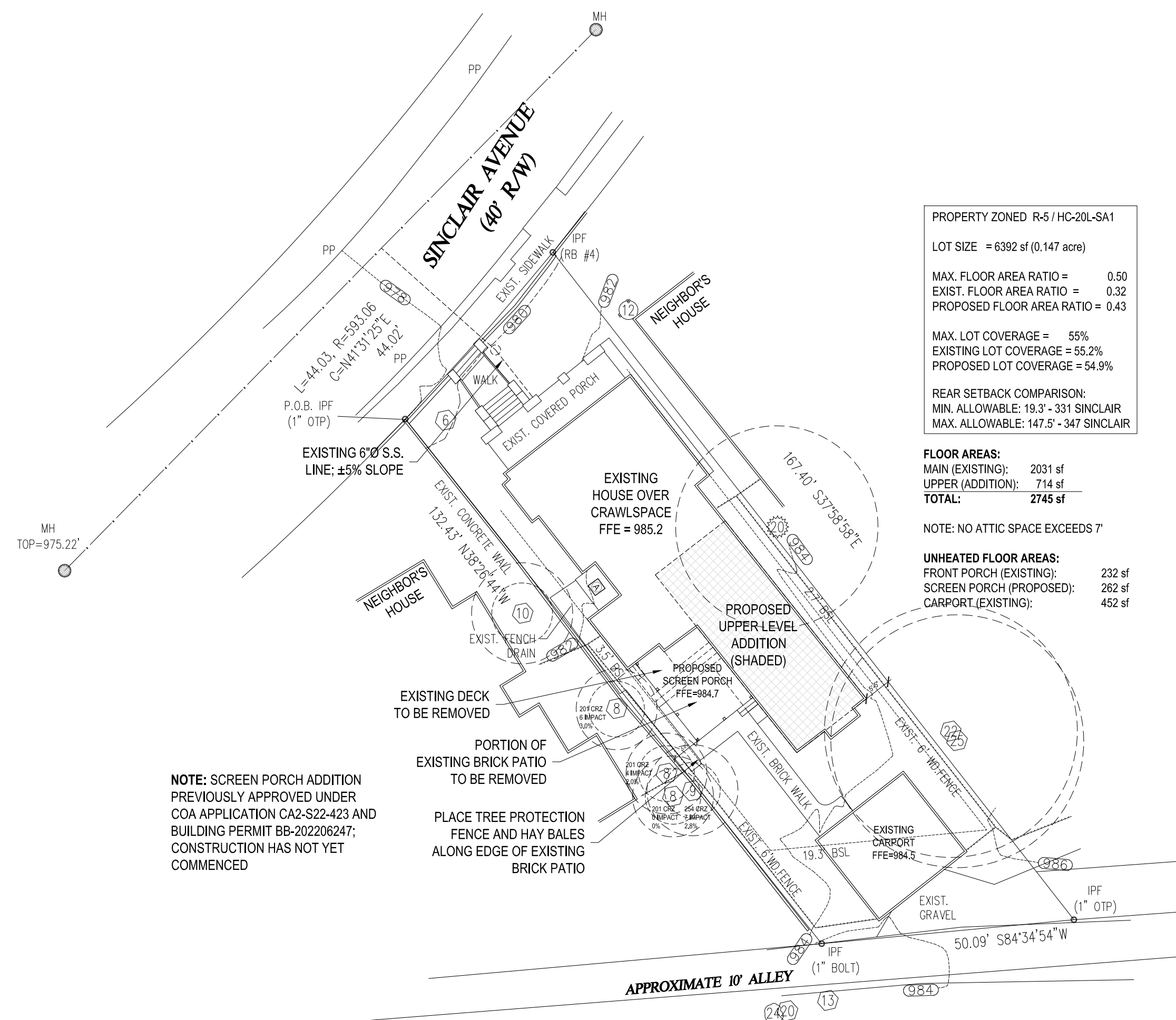
TS1 TREE PROTECTION FENCE

CD-HB SEDIMENT BARRIER



VICINITY MAP

NOT TO SCALE



NOTE: SCREEN PORCH ADDITION PREVIOUSLY APPROVED UNDER COA APPLICATION CA2-S22-423 AND BUILDING PERMIT BB-202206247; CONSTRUCTION HAS NOT YET COMMENCED

PROPERTY ZONED R-5 / HC-20L-SA1

LOT SIZE = 6392 sf (0.147 acre)

MAX. FLOOR AREA RATIO = 0.50  
EXIST. FLOOR AREA RATIO = 0.32  
PROPOSED FLOOR AREA RATIO = 0.43

MAX. LOT COVERAGE = 55%  
EXISTING LOT COVERAGE = 55.2%  
PROPOSED LOT COVERAGE = 54.9%

REAR SETBACK COMPARISON:  
MIN. ALLOWABLE: 19.3' - 331 SINCLAIR  
MAX. ALLOWABLE: 147.5' - 347 SINCLAIR

LOT COVERAGE CALCULATIONS:

	EXISTING:	PROPOSED:
HOUSE/ FRONT PORCH:	2293 sf	2293 sf
DECK:	136 sf	-
SCREEN PORCH:	-	262 sf
CARPOR:	452 sf	452 sf
GRAVEL:	193 sf	193 sf
FRONT WALKS/STEPS:	120 sf	120 sf
BRICK WALK/PATIO:	289 sf	154 sf
WALLS:	30 sf	30 sf
HVAC:	8 sf	8 sf
<b>TOTAL:</b>	<b>3531 sf</b>	<b>3512 sf</b>

FLOOR AREAS:

MAIN (EXISTING):	2031 sf
UPPER (ADDITION):	714 sf
<b>TOTAL:</b>	<b>2745 sf</b>

NOTE: NO ATTIC SPACE EXCEEDS 7'

UNHEATED FLOOR AREAS:

FRONT PORCH (EXISTING):	232 sf
SCREEN PORCH (PROPOSED):	262 sf
CARPOR (EXISTING):	452 sf

ACCESSORY STRUCTURE FLOOR AREAS (EXISTING):

REAR YARD CALCULATIONS (EXISTING):  
REAR YARD AREA: 1950 sf  
CARPORT FOOTPRINT: 452 sf (23.2%)

SITE PLAN (PROPOSED)

1" = 20'-0"

Adam Stillman Residential Design

Your Home. You're Home.

(770) 330-3389  
adam@adamstillman.net

335 Sinclair Avenue NE  
Atlanta, Georgia

revisions

architect seal

ISSUED FOR CONSTRUCTION

All drawings are the property of Adam Stillman, and must be returned at the completion of work. They shall not be reproduced, modified, or revised in any way without written consent. The contractor shall check and verify all dimensions and report any discrepancies before proceeding with the work. Adam Stillman shall protect this copyright and be reimbursed for all legal and court costs, etc., for any necessary protection of the drawings. Submission of these drawings to any public body for any use does not release in any way the copyright and ownership of drawings provisions listed herein.

title  
SITE PLAN

scale  
1" = 20'-0"

drawn checked  
APS

date  
05-15-2023

project no.  
335Sinclair

sheet no.  
S-1



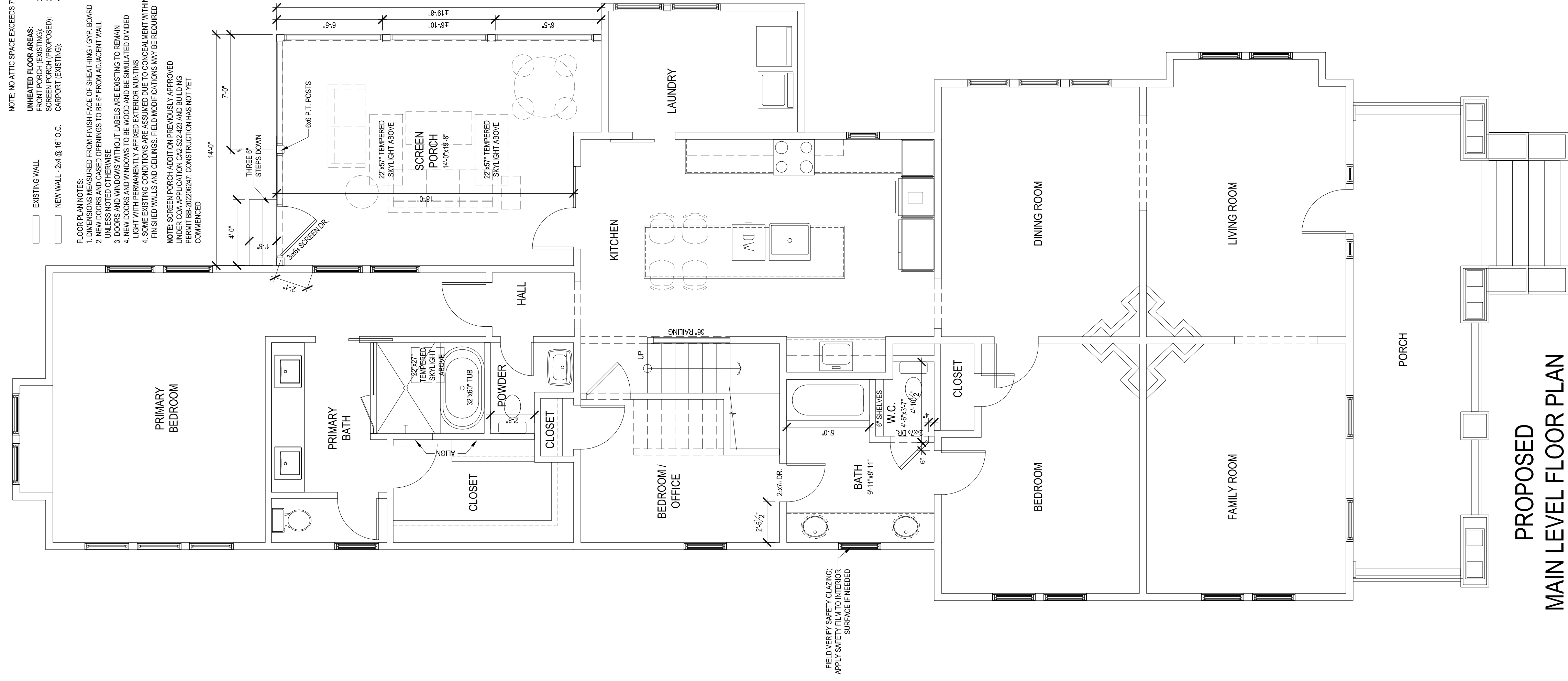
FLOOR AREAS:  
 MAIN (EXISTING): 2031 sf  
 UPPER ADDITION: 714 sf  
 TOTAL: 2745 sf

NOTE: NO ATTIC SPACE EXCEEDS 7'.

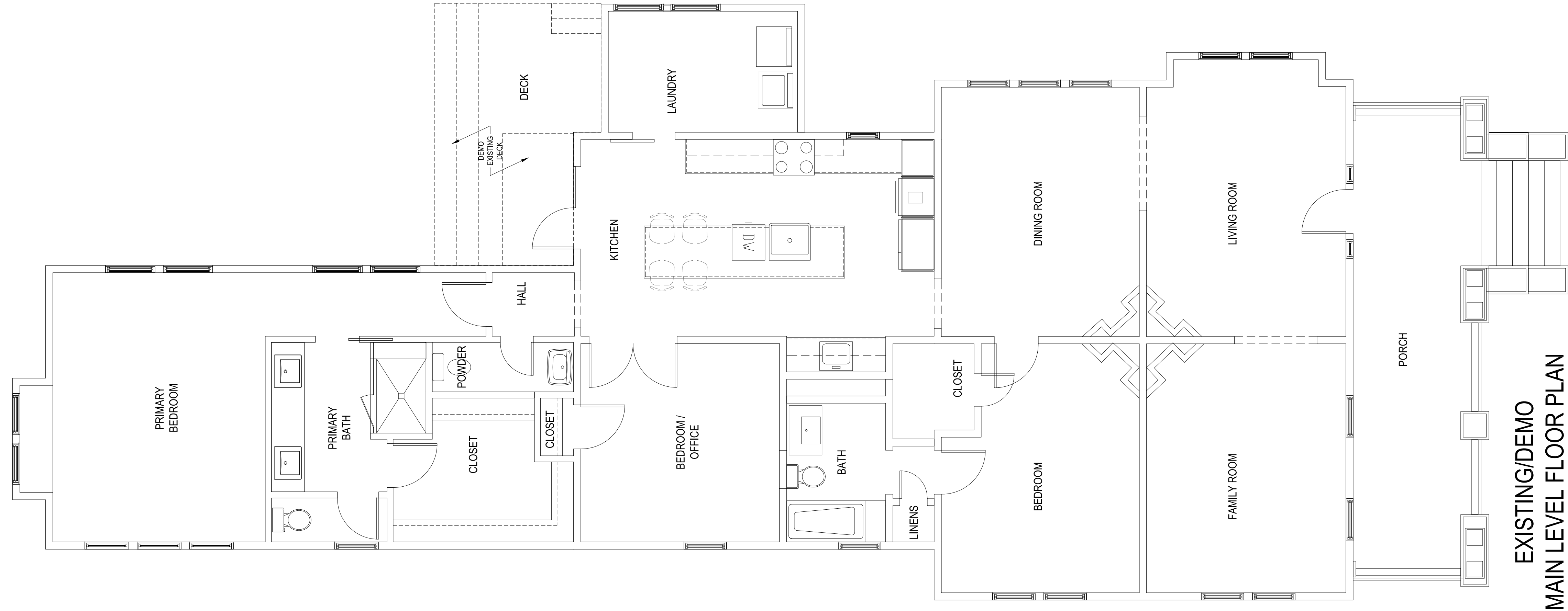
UNITS FOR ALL AREAS:  
 FRONT PORCH (EXISTING): 232 sf  
 SCREEN PORCH (PROPOSED): 282 sf  
 CHAPEL (EXISTING): 452 sf

EXISTING WALL  
 NEW WALL - 2x4 @ 16" O.C.

FLOOR PLAN NOTES:  
 1. DIMENSIONS MEASURED FROM FINISH FACE OF SHEATHING (GYP BOARD UNLESS NOTED OTHERWISE).  
 2. NEW DOORS AND CASED OPENINGS TO BE 6" FROM ADJACENT WALL UNLESS NOTED OTHERWISE.  
 3. ALL NEW DOORS AND CASED OPENINGS TO BE 6" FROM ADJACENT WALL UNLESS NOTED OTHERWISE.  
 4. NEW DOORS AND WINDOWS TO BE WOOD AND BE SIMULATED DIVIDED LIGHT WITH PERMANENTLY AFFIXED EXTERIOR MOUNTING.  
 5. SOME EXISTING CONDITIONS ARE ASSUMED DUE TO CONFORMANCE WITH FINISHED WALLS AND CEILINGS. FIELD MODIFICATIONS MAY BE REQUIRED.  
 NOTE: SCREEN PORCH ADDITION PREVIOUSLY APPROVED PERMIT BE-202202827. CONSTRUCTION HAS NOT YET COMMENCED.



PROPOSED  
 MAIN LEVEL FLOOR PLAN  
 1/4" = 1'-0"



EXISTING/DEMO  
 MAIN LEVEL FLOOR PLAN  
 1/4" = 1'-0"



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 (770) 330-3389  
 adam@adamstillman.net

335 Sinclair Avenue NE  
 Atlanta, Georgia

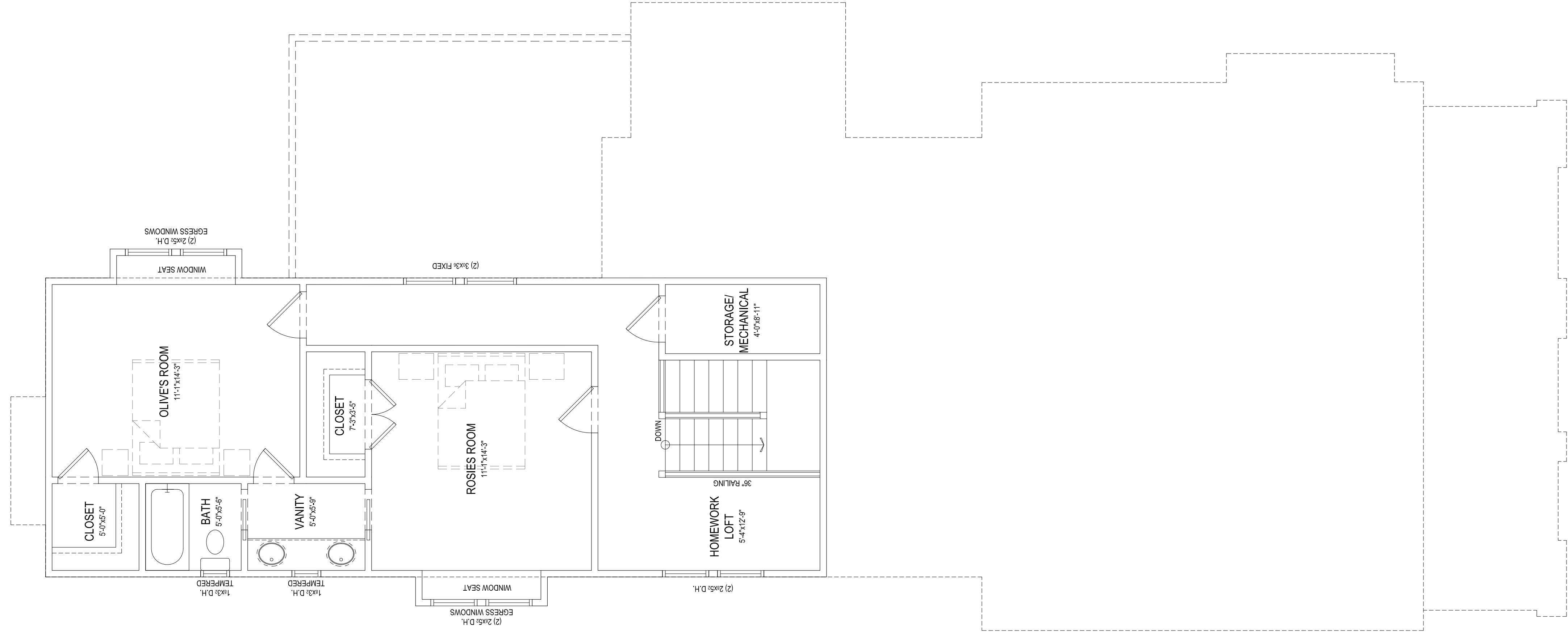
revisions

architect seal

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Title MAIN LEVEL FLOOR PLANS	
Scale 1/4" = 1'-0"	
drawn APS	checked
date 05-15-2023	sheet no.
project no. 335Sinclair	A-1



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



**335 Sinclair Avenue NE**  
Atlanta, Georgia

revisions

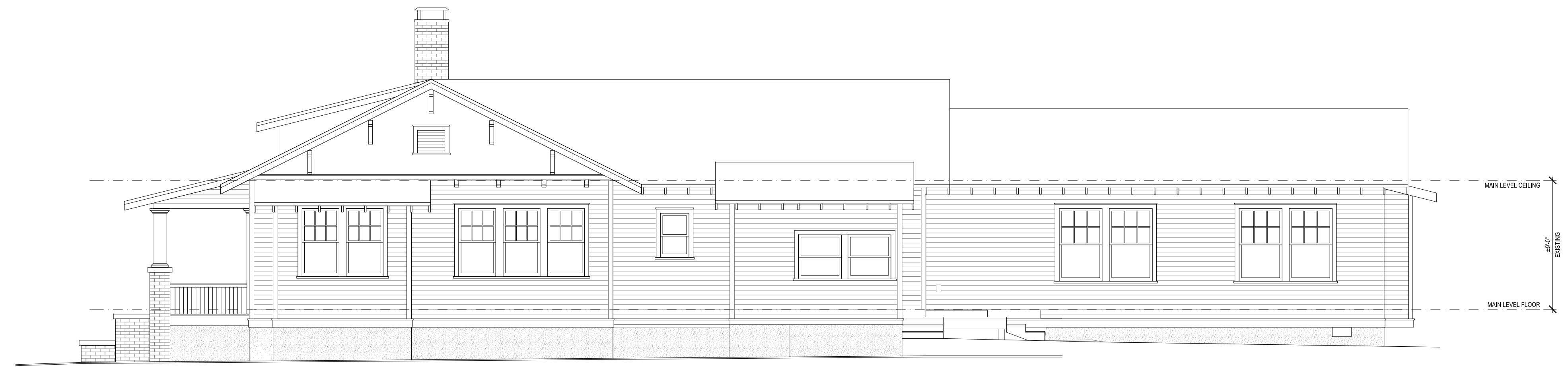
architect seal

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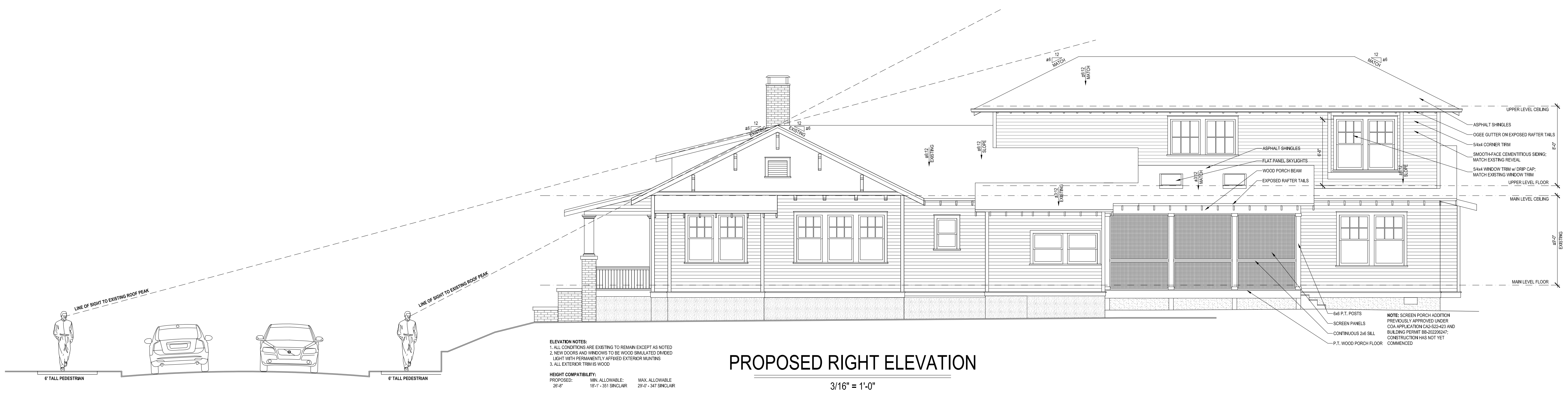
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<b>scale</b> 1/4" = 1'-0"	
<b>drawn</b> APS	<b>checked</b>
<b>date</b> 05-15-2023	<b>sheet no.</b> A-2
<b>project no.</b> 335Sinclair	





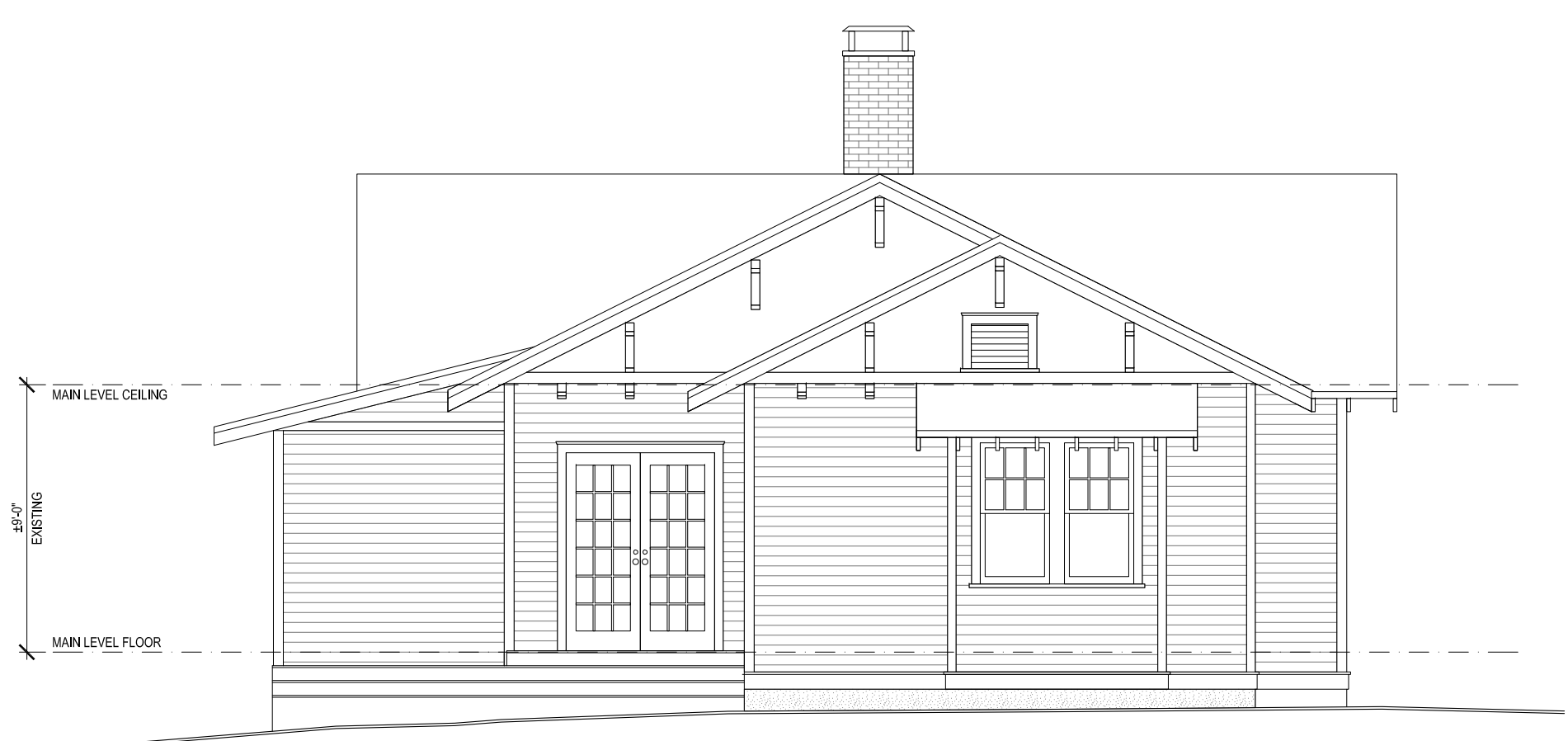
**EXISTING RIGHT ELEVATION**

3/16" = 1'-0"



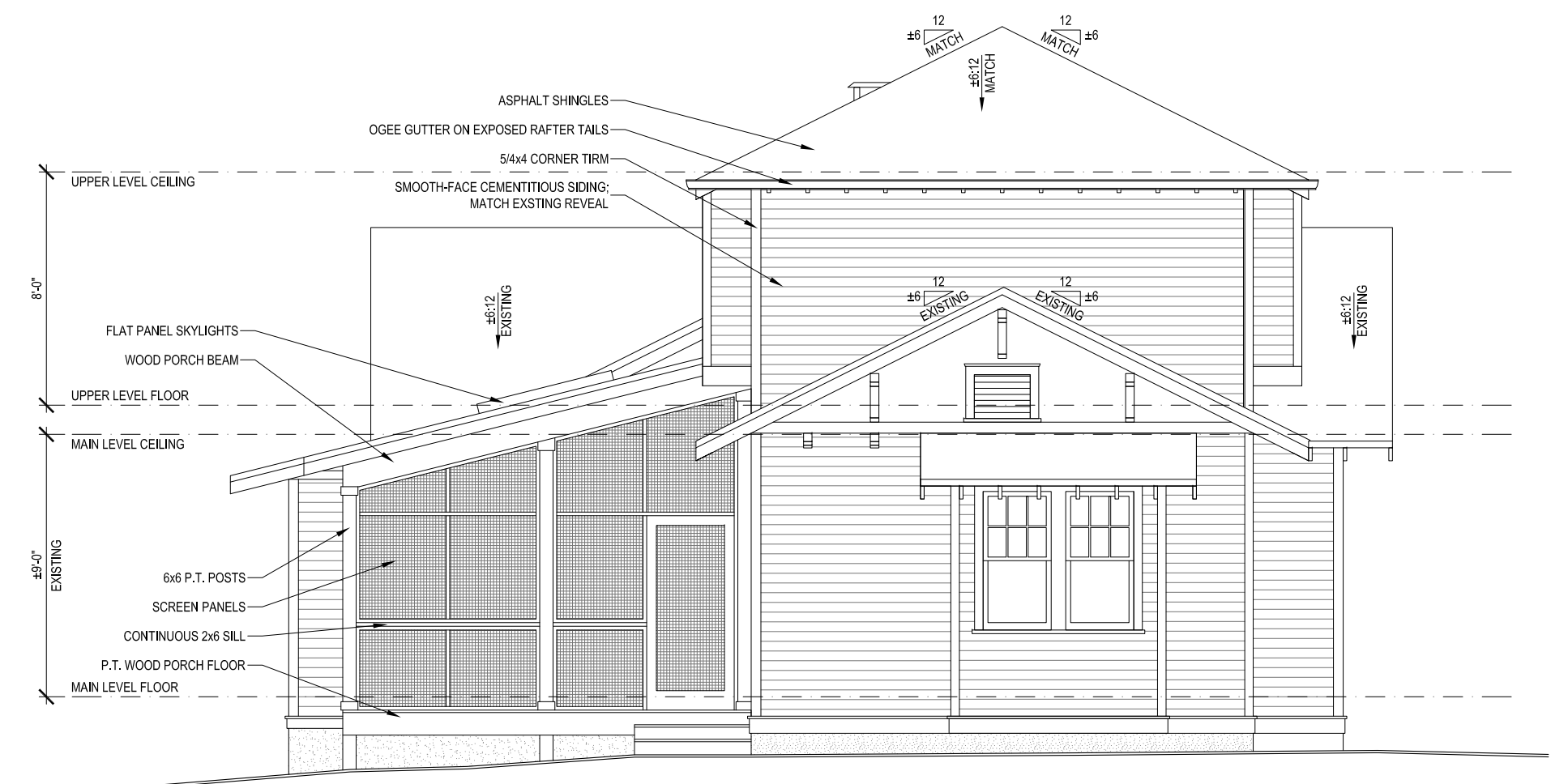
**PROPOSED RIGHT ELEVATION**

3/16" = 1'-0"



**EXISTING REAR ELEVATION**

3/16" = 1'-0"



**PROPOSED REAR ELEVATION**

3/16" = 1'-0"

**335 Sinclair Avenue NE**  
Atlanta, Georgia

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**Title**

RIGHT & REAR ELEVATIONS

**scale**

3/16" = 1'-0"

**drawn** checked

APS

**date** **sheet no.**

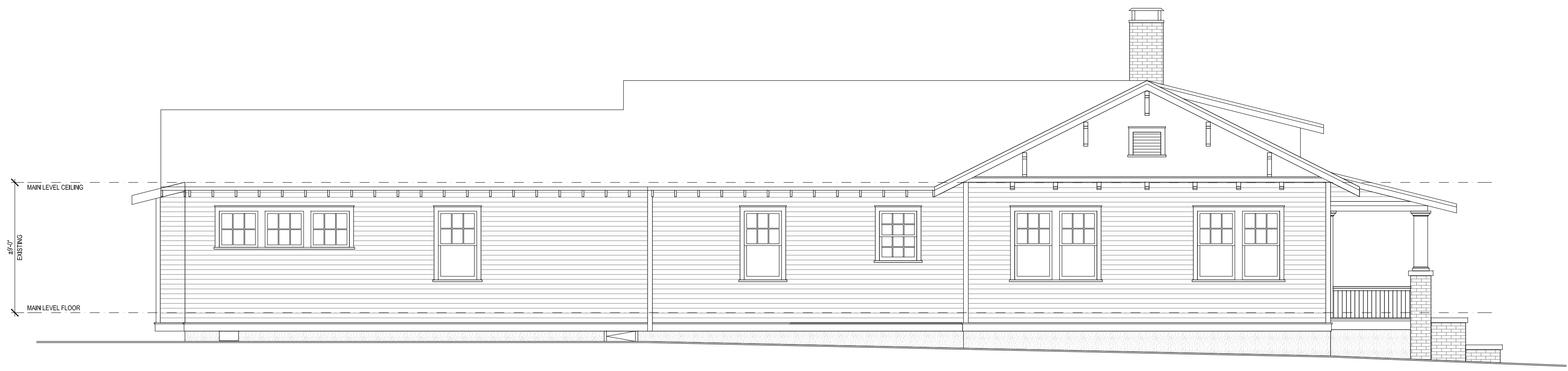
05-15-2023

**project no.**

335Sinclair

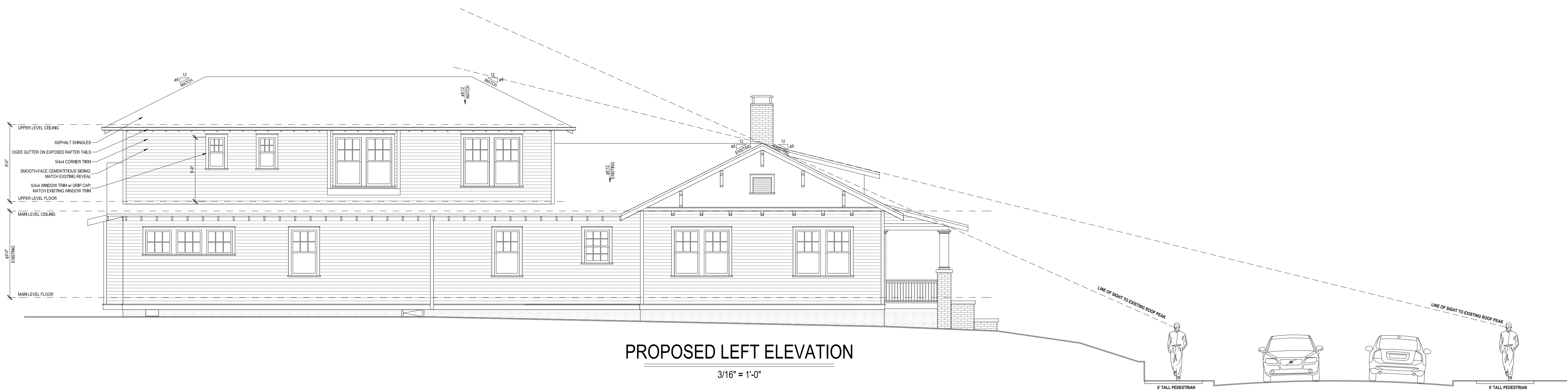
**A-3**

335 Sinclair Avenue NE  
Atlanta, Georgia



EXISTING LEFT ELEVATION

3/16" = 1'-0"



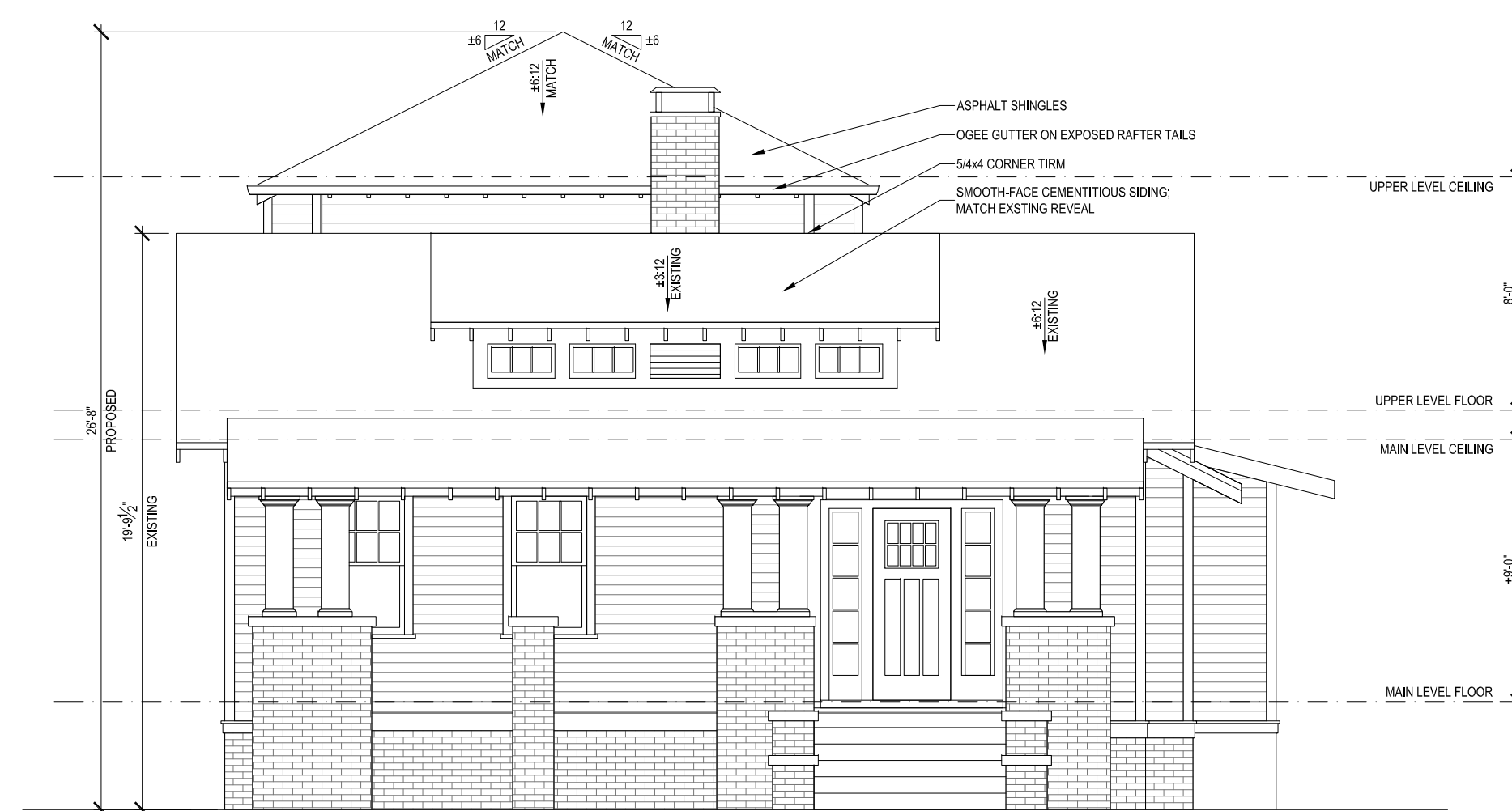
PROPOSED LEFT ELEVATION

3/16" = 1'-0"



EXISTING FRONT ELEVATION

3/16" = 1'-0"



PROPOSED FRONT ELEVATION

3/16" = 1'-0"

ELEVATION NOTES:  
1. ALL CONDITIONS ARE EXISTING TO REMAIN EXCEPT AS NOTED  
2. NEW DOORS AND WINDOWS TO BE WOOD SIMILATED DIVIDED  
3. LIGHT WITH PERMANENTLY AFFIXED EXTERIOR MOUNTING  
3. ALL EXTERIOR TRIM IS WOOD

HEIGHT COMPATIBILITY:  
PROPOSED: 20'4"  
MIN. ALLOWABLE: 18'11" SINCLAIR  
MAX. ALLOWABLE: 22'6" 347 SINCLAIR

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ISSUED FOR CONSTRUCTION

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Title  
LEFT & FRONT ELEVATIONS

Scale  
3/16" = 1'-0"

drawn checked  
APS

date  
05-15-2023

project no.  
335Sinclair

sheet no.  
A-4