CITY OF CHAMBLEE
Planning and Development Department

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VARIANCE AND WAIVER APPLICATION

CHECK ALL THAT APPLY: [X] Zoning Variance [ ] Sign Variance [ ] Stream Buffer Variance [ ] Waiver

Detached carport
Name of Project

3135 Janice Circle, Chamblee GA 30341
Property Address

Variance from Sec. 230-8(a)(2) to allow an existing detached carport to remain over the existing driveway,
Brief Description of Project

25'± closer to the street than the principal residence. No new impervious surface.

NR-1			
Zoning District			
1	0.236	3 (residence, play house, carport)	1,832
Total # of Properties Involved	Total Project Acreage	Total Number of Buildings	Total sq. ft. of buildings

OWNER:

[redacted]
Name and Company

[redacted] [redacted]
Mailing Address City, State Zip Code

[redacted] [redacted]
Phone # E-mail

APPLICANT: [ ] Check here if Applicant is also the Property Owner

[redacted]
Name and Company

[redacted] [redacted] [redacted]
Mailing Address City, State Zip Code

[redacted] [redacted]
Phone # E-mail

Applicant Signature 8/17/26 Date

[X] *I hereby certify that all information provided herein is true and correct.*

NOTARY:

Sworn to and subscribed before me this 17 day of August, 2026

Notary Public: [signature]

SHATERIA WALKER NOTARY PUBLIC DEKALB COUNTY, GEORGIA COM. EXP. July 14, 2029

CITY OF CHAMBLEE Planning and Development Department

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Owner Permission Affidavit

Subject Property Street Address: 3135 Janice Cir, Chamblee, GA 30341

Subject Property Tax ID number: 18 - 281 - 08 - 002

Owner:

Name (Person, Firm, Corporation, or Agency): [redacted]

Mailing Address: [redacted]

Phone: [redacted]

Email: [redacted]

Property Owner's Agent (If applicable)

Name (Person, Firm, Corporation, or Agency): [redacted]

Mailing Address: [redacted]

Phone: [redacted]

Email: [redacted]

I am applying for, or I hereby give authority to the applicant to file an application for:

Detached carport varience

Owner/Agent signature

Joseph Xu / Linda Xu

Owner/Agent printed name

This instrument was signed before me on this date 08/15/2026

County DuPage Illinois ~~Georgia~~ Notary Signature:

Affix seal/stamp as close to signature as possible

Official Seal
LARRY PHILIP MATUSIAK
Notary Public, State of Illinois
Commission No. 1019449
My Commission Expires October 20, 2029

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Campaign Contributions Disclosure Form

Have you as applicant, agent for applicant, property owner, or person associated with the application for property, located at 3135 Janice Circle, Chamblee, GA 30341, within the two (2) years immediately preceding the filing of this application, made campaign contributions aggregating $250.00 or more to an elected official of the City of Chamblee? ☐ YES ☒ NO

Applicant/ Owner	Name: [redacted]
	Address: [redacted]
	Signature:
	Date: 8/14/2026

If the answer above is YES, then please complete the following section:

Date	Government Official	Official Position	Description	Amount

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Campaign Contributions Disclosure Form

Have you as applicant, agent for applicant, property owner, or person associated with the application for property, located at 3135 Janice Circle, Chamblee, GA, 30341, within the two (2) years immediately preceding the filing of this application, made campaign contributions aggregating $250.00 or more to an elected official of the City of Chamblee? ☐ YES ☒ NO

Applicant/ Owner	Name: [redacted]
	Address: [redacted]
	Signature:
	Date: 8/17/2026

If the answer above is YES, then please complete the following section:

Date	Government Official	Official Position	Description	Amount

CITY OF CHAMBLEE Planning and Development Department

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PRE-APPLICATION INFORMATION FORM

This page must be completed by the Applicant.

APPLICANT

Michelle Xu

Name

Company

[redacted] Chamblee, GA 30341

Mailing Address Suite/Apt. # City, State Zip Code

[redacted] [redacted]

Primary Phone # Alternate Phone # E-mail

PROJECT SUMMARY

3135 Janice Circle, Chamblee, GA, 30341

Address of Project

Name of Project

Detached car port

Application Type (Amend Zoning Map, Development of Community Impact (DCI), Variance/Waiver, Subdivide Land, Other)

Variance

Total Project Acreage

Detailed Description (*Include Proposed Use(s) and Square Footage of Floor Area for each use*):

We are looking to put up a 20'L x 20'w x 10'H Detached Carport on our driveway. We are unable to build it next to our behind the residence due to lack of space. We are also unable to move it closer to the residence due to the unique shape of our driveway. The reason we are putting up this car port is because my car previously got totaled by a fallen tree while sitting on the driveway.

Applicant Signature

Date: 07 / 24 / 2026

NOTE: This form must be signed by staff and submitted with your application.

For Internal Use Only:

Pre-Application Meeting Date: 08/07/2026

Staff Printed Name: John Torres Signed: *John Torres*

Filed and Recorded: 2/3/2021 10:51:00 AM
Recording Fee: $25.00
Real Estate Transfer Tax: $382.50

CITY OF CHAMBLEE Planning and Development Department RECEIVED 08/17/2026

Clerk of Superior Court
DeKalb County, Georgia

TAX ID: 18 281 08 002

Record and Return to:
PARTNERSHIP TITLE COMPANY, LLC
2921 PIEDMONT ROAD, SUITE B
ATLANTA, GEORGIA 30305
21-2047

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF FULTON

THIS INDENTURE, made the 29th day of January, 2021, between

MC HOMEINVEST, LLC,

of the State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

JOSEPH ZHONGDE XU and LINDA HONGWEI XU
AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,

of the State of Georgia, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of one dollar ($1.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land lying and being in Land Lot 281 of the 18th District, DeKalb County, Georgia, being Lot 2, Block D, Beverly Hills, Unit Two, as per plat recorded at Plat Book 26, Page 41, DeKalb County Records, which plat is hereby referred to and made a part of this description, and being more particularly shown on survey dated May 20, 1988, prepared by Georgia Land Surveying Co., Inc.

TAX ID 18 281 08 002

SUBJECT TO restrictive covenants and general utility easements of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of the said Grantee forever in Fee Simple.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons owning, holding or claiming by, through or under the said Grantor.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed, the day and year first above written.

Signed, sealed and delivered in the presence of:

Unofficial Witness

Notary Public

MC HOMEINVEST, LLC

BY: CARLOS VELASQUEZ
ITS: SOLE MEMBER

KIRSTEN MILLER HOWARD NOTARY PUBLIC FULTON COUNTY, GEORGIA MY COMMISSION EXPIRES AUGUST 12, 2024

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[redacted]
3135 Janice Circle
Chamblee, Georgia 30341
August 14, 2026

City of Chamblee Planning and Development Department
3518 Broad Street
Chamblee, Georgia 30341

Re: Letter of Intent — Variance Request, 3135 Janice Circle, Chamblee, GA 30341

Tax Parcel 18 281 08 002 · Zoning District NR-1 · UDO Sec. 230-8(a)(2)

Dear Members of the Mayor and City Council and Planning and Development Staff:

1. Variance requested and project description

Relief requested: 25 feet±. This is the distance the front of the carport stands forward of the front building line of the residence. Measured from the right-of-way of Janice Circle, the residence sits 62.50 feet back and the carport 37.5 feet±. Because Sec. 230-8(a)(2) requires an accessory structure to be located no closer to the street than the principal structure, the relief needed equals that 25-foot± difference.

We respectfully request a variance from UDO Sec. 230-8(a)(2), which provides that in all residential districts an accessory building or structure shall be located no closer to the street than the principal structure.

The structure is a 20 ft × 20 ft prefabricated open-frame metal carport, 400 square feet in area and 10 feet in height, secured at four corners with ground screw anchors and rated to a 115 mph ultimate wind speed. It is used solely for private passenger vehicle parking. It has no walls, no plumbing, no HVAC, and no permanent electrical service. It rests entirely on the existing paved driveway in front of the residence and added no impervious surface to the property.

Measured from the front lot line, the front building line of the residence is 62.50 feet and the carport is 37.5 feet±, placing the carport 25.0 feet± closer to the street than the principal structure. Measured to the edge of street pavement, the residence is 75 feet± and the carport is 50 feet± — the same differential under either basis of measurement.

Accordingly, the variance requested is 25.0 feet±, or approximately 40 percent of the 62.50-foot front building line of the principal structure.

2. Background

We installed the carport following the loss of a vehicle to a falling tree on this property.

In July 2024, a large limb fell from a mature hardwood onto our vehicle while it was parked in the driveway, destroying the windshield and rear glass and crushing the roof, trunk, and rear quarter panel. The vehicle was declared a total loss. It was paid off in full, and our policy did not include comprehensive coverage for damage of this kind, so we received no settlement. We were required to purchase a replacement vehicle, which remains under a loan. We installed the carport to protect the replacement vehicle from a recurrence of the same hazard, in the same location, from the same trees. A photograph of the July 2024 damage is attached as Exhibit A.

We did so without realizing that a building permit was required. Several detached carports stand over front driveways elsewhere in our neighborhood, and their presence led us to believe in good faith that a carport of this kind was a customary and permitted use of a residential driveway rather than a structure requiring a permit or a violation of the zoning ordinance. We understand now that this belief was mistaken. On January 23, 2026, the City issued a Notice of Violation regarding the accessory structure. We applied for a building permit four days later, on January 27, 2026, in order to bring the structure into compliance, and that application has remained in plan review since that date. The application subsequently received a Planning Corrections List citing Sec. 230-8(a)(2), which is the provision from which we now seek relief. On July 14, 2026, the City issued Citation No. 803101 charging a violation of Sec. 230-8, with an appearance date of September 9, 2026 in Chamblee Municipal Court.

We wish to be clear about our intent. We have sought to comply since the day we were notified. The building permit cannot be issued while Sec. 230-8(a)(2) applies to the structure in its present location, and so the variance is the only available route to compliance. We are pursuing it as promptly as the City’s application calendar allows.

3. Review and Approval Criteria, Section 280-32

Criterion (1) — There are extraordinary and exceptional conditions pertaining to the particular property in question because of its size, shape or topography.

The property presents an unusual combination of size, shape, topography, and vegetation:

- **Size and shape.** The lot is a wedge-shaped interior parcel of 10,273 square feet (0.236 acre), with recorded boundary dimensions of 90.00, 126.00, 135.00, and 70.00 feet per the plat recorded at Plat Book 26, Page 41. It is not rectangular, and it narrows toward the rear property line rather than opening up.
- **Placement of the residence.** The residence sits 62.50 feet back from the front lot line, producing an unusually deep front yard and correspondingly little usable depth behind the dwelling. The remaining rear yard is further reduced by a play house shown on the 1988 survey of the property.
- **Topography.** A slope runs along the southwest portion of the lot, adjacent to the driveway, limiting where a vehicle-accessible surface could be constructed.

- **Tree canopy.** The property carries a mature hardwood canopy, including large trees along the southwest property line and directly overhanging the driveway.

Criterion (2) — The application of this UDO to the particular piece of property would create an unnecessary hardship.

The driveway is the only vehicle parking area on the property, and it lies beneath the tree canopy described above. In July 2024 a limb fell from that canopy onto a vehicle parked in the driveway and destroyed it. Strict application of Sec. 230-8(a)(2) would prohibit any covered structure in the one location where vehicles can physically be parked, leaving a known and already-realized hazard unmitigated.

No alternative location exists. No rear or side yard area on this lot is both large enough for a covered parking structure and accessible to a vehicle. Reaching any rear or side location would require constructing an entirely new driveway alongside the residence, which would add impervious surface, require the removal of mature trees along the southwest side, and cross the existing slope. It would also place vehicles nearer the densest tree cover on the lot rather than farther from it. The single existing driveway has approached the residence from the front since at least 1988.

Strict application of the ordinance would therefore deny us covered vehicle parking entirely, or else compel site work substantially more damaging to the property, its tree canopy, and stormwater management than the modest structure at issue.

Criterion (3) — Such conditions are peculiar to the particular piece of property involved.

The conditions described are specific to this parcel rather than general to the NR-1 district. The combination of a wedge-shaped lot that narrows to the rear, a residence set 62.50 feet back from the front lot line, a single front-approach driveway established decades ago, a slope along the southwest side, and a mature hardwood canopy directly above the only parking area is particular to 3135 Janice Circle. Relief granted here would not imply relief for conventionally shaped lots in the district that retain rear or side yard access.

Criterion (4) — Such conditions are not the result of any actions of the property owner.

None of the conditions giving rise to the hardship were created by the owners:

- The lot’s size and shape were established by the recorded subdivision plat at Plat Book 26, Page 41, decades before the owners acquired the property.
- The residence and its 62.50-foot front setback predate the owners’ acquisition, as does the driveway, which appears on the 1988 survey.
- The play house occupying part of the rear yard likewise appears on the 1988 survey.
- The trees and the slope are natural features that predate the owners’ acquisition.
- The owners acquired the property on February 2, 2021, and inherited all of these conditions as they stood.

- The limb failure in July 2024 was an act of nature.
- Several detached carports over front driveways are visible elsewhere in the neighborhood. Their presence led us to believe that this was a customary and permitted use of a residential driveway. Our failure to apply for a permit before installation was the result of that good-faith misunderstanding, not of any intent to avoid the ordinance.

We acknowledge that the carport was installed before we understood that a building permit was required, and we do not minimize that. But the hardship itself — the absence of any alternative location for covered parking, and the presence of a hazard above the only parking area — existed before the carport was installed and would exist if it were removed tomorrow. The conditions are not of our making.

Criterion (5) — Relief, if granted, would not cause substantial detriment to the public good nor impair the purposes or intent of this zoning ordinance.

- **No increase in impervious surface.** The carport roof covers pavement that has existed since at least 1988. Lot coverage is 23.9 percent both before and after installation, against a maximum of 45 percent in NR-1. Total impervious area is 2,455 square feet of the 10,273-square-foot lot.
- **Substantial setback from the street.** At 37.5 feet± from the front lot line and 50 feet± from the street pavement, the structure is well removed from the right-of-way.
- **Open construction.** The carport is an open metal frame with a roof and no walls. It does not obstruct sight lines along the street or between adjoining properties.
- **Modest and subordinate scale.** At 400 square feet and 10 feet in height, the structure is smaller and lower than the 1,288-square-foot principal residence and is clearly subordinate to it.
- **All other accessory structure standards are met.** The carport stands 14 feet± from the southwest property line, exceeding both the 7.5-foot NR-1 side yard requirement and the 5-foot accessory separation; total accessory structure area is 544 square feet, below both the 1,200-square-foot cap and 50 percent of the principal structure; there are two accessory structures, below the maximum of three; and no stream or stream buffer is present on the property.
- **The structure advances public safety.** The carport mitigates a documented falling-limb hazard above the property's only parking area. Granting the variance allows that hazard to be addressed by a permitted, inspected, engineered structure rated to a 115 mph ultimate wind speed rather than left unaddressed.
- **No detriment to neighboring property.** The structure adds no drainage burden, does not encroach on any property line, and does not obstruct any neighboring view or access.

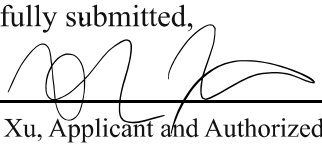
4. Conclusion

The requested variance concerns a single relative-location standard. It adds no impervious surface, does not diminish the character of the street, does not affect the interests of adjoining property owners, and addresses a hazard that has already caused a total loss on this property. Granting it will

allow the property to achieve full compliance with the City's requirements. We respectfully request approval.

Thank you for your consideration.

Respectfully submitted,



Michelle Xu, Applicant and Authorized Agent for the Owners

[redacted]

Submitted on behalf of Joseph Zhongde Xu and Linda Hongwei Xu, owners of record, pursuant to the notarized Owner Permission Affidavits filed with this application.

Attachments

- **Exhibit A —** Photograph of vehicle damage from falling limb, driveway at 3135 Janice Circle, July 2024.
- **Site Plan — Existing (As-Built) Conditions**, showing the carport as installed, dimensioned to the front lot line and street.
- **Site Plan — Conditions Prior to Carport**, documenting the impervious surface baseline.
- **Boundary survey dated 5-20-1988** by Georgia Land Surveying Co., Inc., R.L.S. No. 1751.

Summary of Relief Requested

Code section: UDO Sec. 230-8(a)(2). Front building line of principal structure: 62.50 ft from the front lot line. Location of existing carport: 37.5 ft± from the front lot line. Difference: 25.0 ft± closer to the street, or approximately 40 percent of the 62.50-foot front building line. Zoning district: NR-1. Lot area: 10,273 sq ft (0.236 acre). Impervious ratio before and after: 23.9 percent (45 percent maximum).

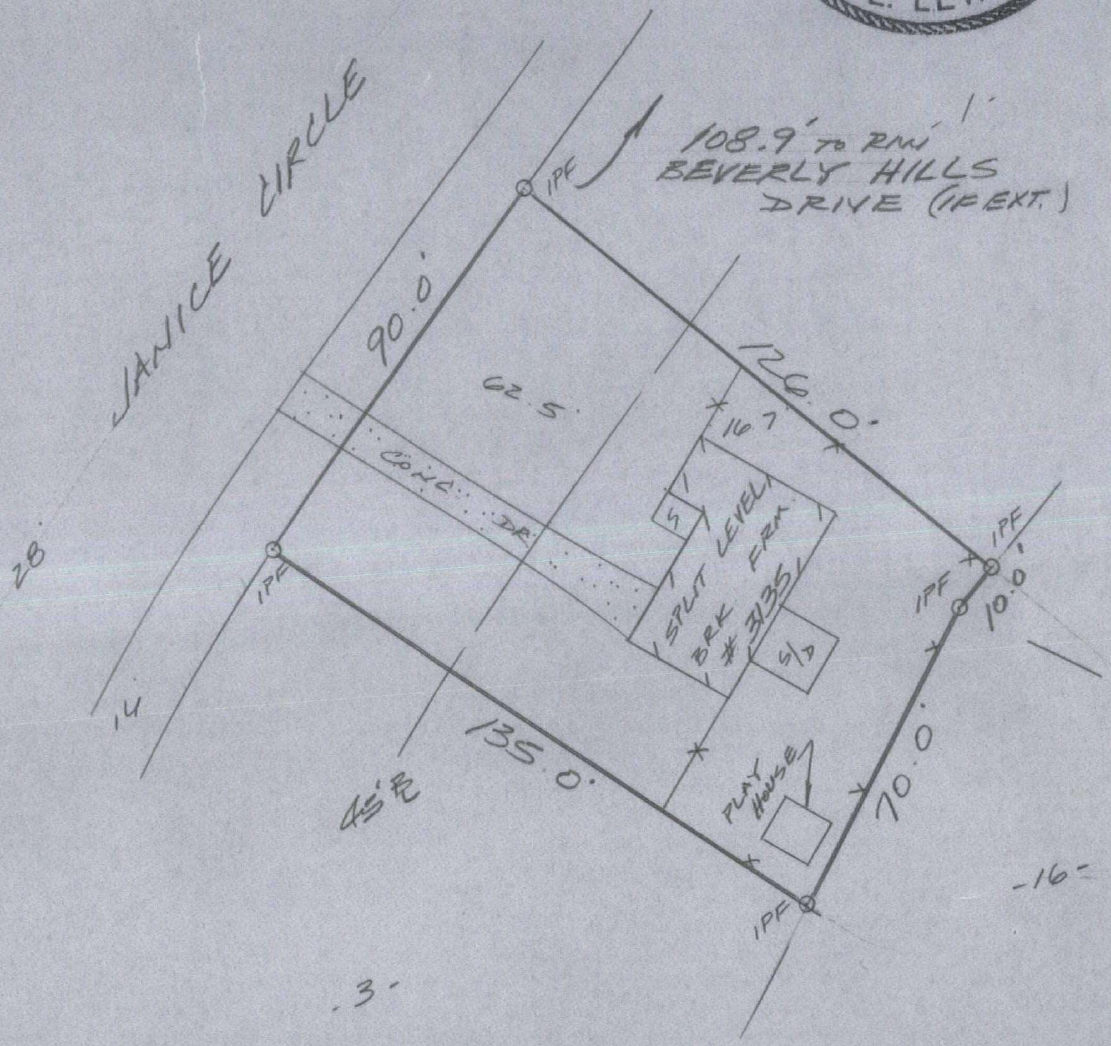
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AF 49149

LOT 2D
BLOCK
UNIT TWO
SUB. BEVERLY HILLS

MAG. NORTH

GEORGIA REGISTERED No. 1751 PROFESSIONAL LAND SURVEYOR JOSH L. LEWIS, III



PROPERTY OF CHARLES WHITTINGTON

LAND LOT 281 18TH DISTRICT
DEKALB COUNTY, GEORGIA
SCALE 1" = 40' DATE: 5-20-88

REG. LAND SURVEYOR NO. 1751
GEORGIA LAND SURVEYING CO., INC.

I CERTIFY THAT THE INFORMATION SHOWN ON THIS DRAWING IS TRUE AND CORRECT

I have, this date, examined the "FIA OFFICIAL FLOOD HAZARD MAP" and found referenced lot (IS NOT) in an area having special flood hazards.

FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE.

NOT FOR RECORDING.

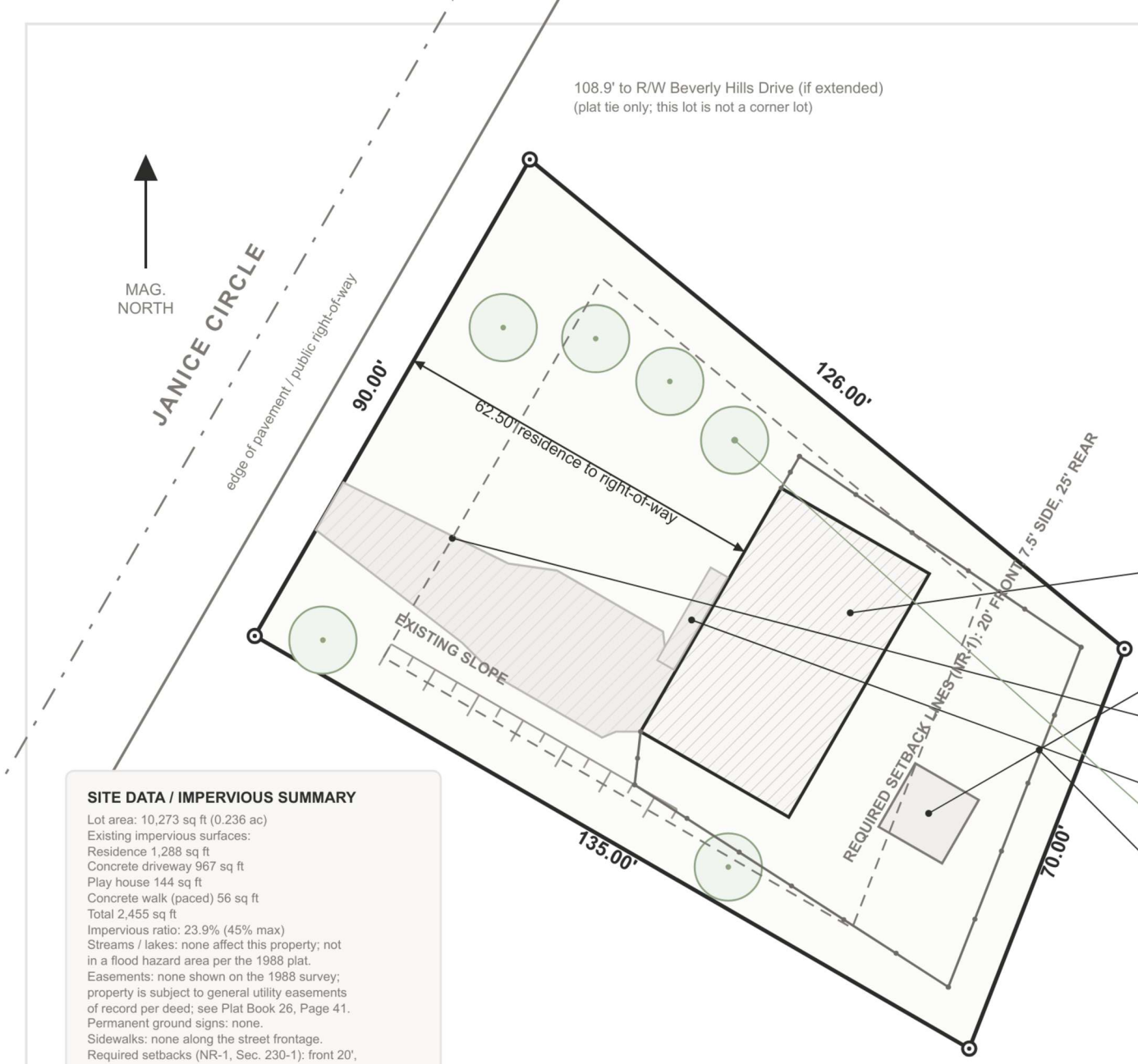
NO. 805330

26-41

N.C.

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SCALE: 1" = 25' at 11" x 8.5" sheet; graphic scale governs

APPLICABLE STANDARD - SEC. 230-8(a)(2)

Sec. 230-8(a)(2): in all residential districts an accessory structure shall be located no closer to the street than the principal structure.

Residence front line	**62.50' from front line**
Accessory structures	**rear yard only**

No accessory structure stood forward of the residence prior to carport installation.

EXISTING RESIDENCE - #3135
Split-level brick / frame
Front building line 62.50' from front lot line (75'± to street pavement)

EXISTING PLAY HOUSE
Accessory structure in rear yard, shown on the 1988 plat

EXISTING CONCRETE DRIVEWAY
Vehicle parking area
9'± to 20'± in width

EXISTING CONCRETE WALK
Front door to driveway; 3.2'± x 17.5'±

EXISTING TREES (TYP.)
Canopy locations approximate

EXISTING WOOD FENCE
Closed rear yard; ties to residence

SITE DATA / IMPERVIOUS SUMMARY

Lot area: 10,273 sq ft (0.236 ac)
Existing impervious surfaces:
Residence 1,288 sq ft
Concrete driveway 967 sq ft
Play house 144 sq ft
Concrete walk (paced) 56 sq ft
Total 2,455 sq ft
Impervious ratio: 23.9% (45% max)
Streams / lakes: none affect this property; not in a flood hazard area per the 1988 plat.
Easements: none shown on the 1988 survey; property is subject to general utility easements of record per deed; see Plat Book 26, Page 41.
Permanent ground signs: none.
Sidewalks: none along the street frontage.
Required setbacks (NR-1, Sec. 230-1): front 20', side 7.5', rear 25'; max height 34'; min lot 8,000 sf. Zoning buffers: none applicable.

SITE PLAN - EXISTING CONDITIONS

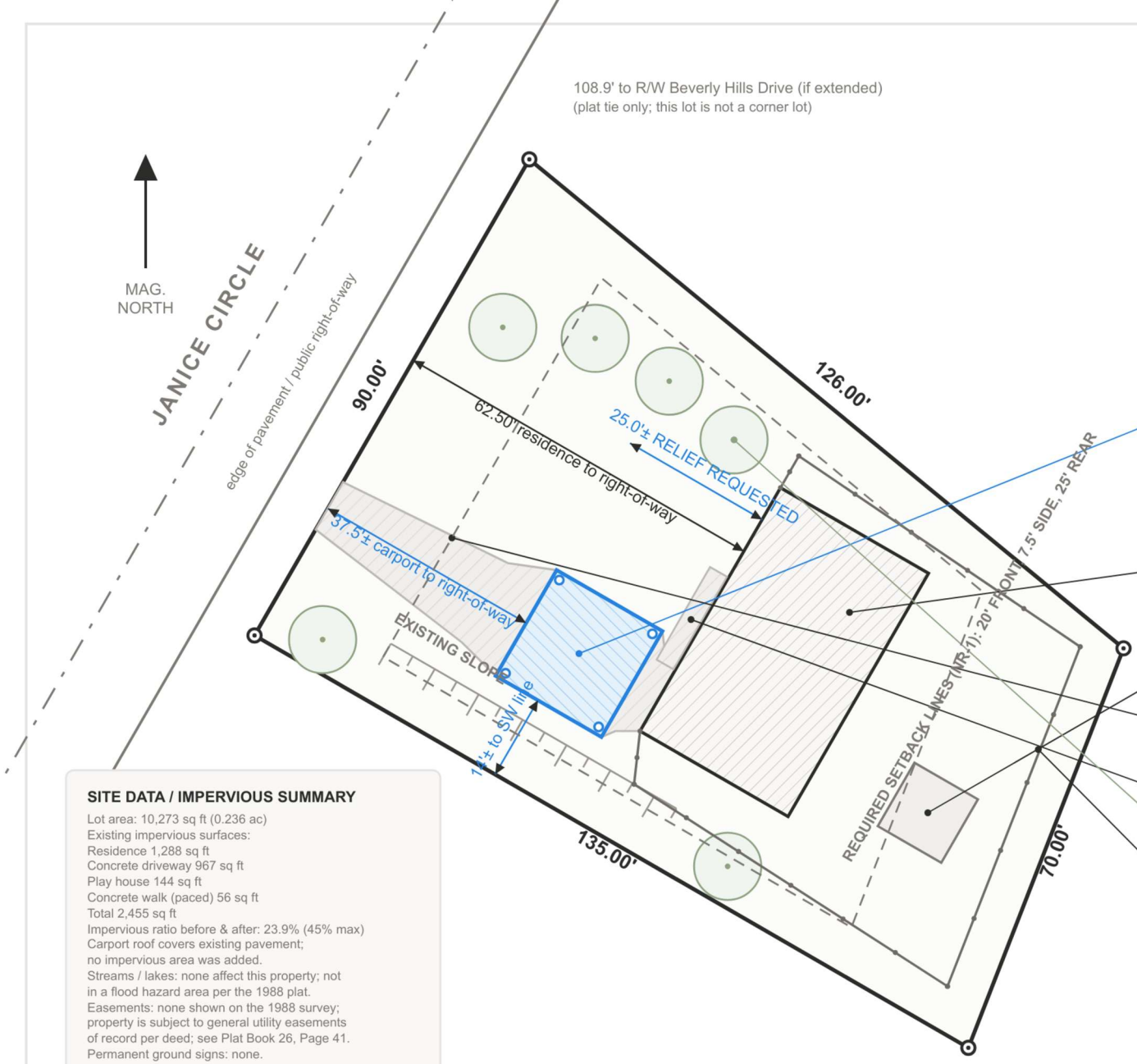
Address	3135 Janice Circle, Chamblee, GA 30341
Owner	Joseph Zhongde Xu & Linda Hongwei Xu
Applicant	Michelle Xu
Legal	Lot 2, Block D, Beverly Hills, Unit Two; Plat Book 26, Page 41, DeKalb County; Land Lot 281, 18th District
Tax parcel	18 281 08 002
Zoning	NR-1 (Neighborhood Residential 1)
Source survey	Georgia Land Surveying Co., Inc., R.L.S. No. 1751, dated 5-20-1988
Drawing	Prior to carport installation
Date	August 14, 2026

NOTES

1. This sheet depicts EXISTING conditions PRIOR TO CARPORT INSTALLATION, documenting the impervious baseline. It is a digital redraw of the 5-20-1988 survey by Georgia Land Surveying Co., Inc. (R.L.S. No. 1751) plus owner field measurements. Proposed conditions with the carport are on a separate sheet.
2. Bold boundary dimensions are from the recorded plat. Dimensions marked ± are scaled or field-measured and must be verified; the City may require a current stamped survey.
3. Residence to street pavement 75'± (per owner measurement).
4. Driveway width: 9'± at the street, 20'± at the widest point, 12'± at the residence.
5. Trees, existing slope and wood fence are shown per owner sketch and photographs; locations are approximate and have not been field-surveyed.

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SCALE: 1" = 25' at 11" x 8.5" sheet; graphic scale governs

VARIANCE ANALYSIS - SEC. 230-8(a)(2)

Sec. 230-8(a)(2): in all residential districts an accessory structure shall be located no closer to the street than the principal structure.

Required	**62.50' from front line**
As-built carport	**37.5'± from front line**
Difference	**25.0'± closer to street**
Variance requested	**40% of 62.50'**

All other accessory standards are met: 14'± to the side lot line (5' min); 23.9% lot coverage (45% max); 2 accessory structures (3 max); 400 sq ft (1,200 sq ft max).

EXISTING DETACHED CARPORT (AS-BUILT)
20'-0" W x 20'-0" L = 400 sq ft
10'-0" height; aluminum frame, steel roof
Use: private vehicle parking only
Anchored at 4 corners (18" screw anchors)
Open sides; on existing concrete driveway
14'± to southwest property line
5'± clear of the residence

EXISTING RESIDENCE - #3135
Split-level brick / frame
Front building line 62.50' from front lot line (75'± to street pavement)

EXISTING PLAY HOUSE
Accessory structure in rear yard, shown on the 1988 plat

EXISTING CONCRETE DRIVEWAY
Vehicle parking area; no new impervious surface added

EXISTING CONCRETE WALK
Front door to driveway; 3.2'± x 17.5'±

EXISTING TREES (TYP.)
Canopy locations approximate

EXISTING WOOD FENCE
Closed rear yard; ties to residence

SITE DATA / IMPERVIOUS SUMMARY

Lot area: 10,273 sq ft (0.236 ac)
Existing impervious surfaces:
Residence 1,288 sq ft
Concrete driveway 967 sq ft
Play house 144 sq ft
Concrete walk (paced) 56 sq ft
Total 2,455 sq ft
Impervious ratio before & after: 23.9% (45% max)
Carport roof covers existing pavement; no impervious area was added.
Streams / lakes: none affect this property; not in a flood hazard area per the 1988 plat.
Easements: none shown on the 1988 survey; property is subject to general utility easements of record per deed; see Plat Book 26, Page 41.
Permanent ground signs: none.
Sidewalks: none along the street frontage.
Required setbacks (NR-1, Sec. 230-1): front 20', side 7.5', rear 25'; max height 34'; min lot 8,000 sf. Zoning buffers: none applicable.

SITE PLAN - PROPOSED CONDITIONS

Address	3135 Janice Circle, Chamblee, GA 30341
Owner	Joseph Zhongde Xu & Linda Hongwei Xu
Applicant	Michelle Xu
Legal	Lot 2, Block D, Beverly Hills, Unit Two; Plat Book 26, Page 41, DeKalb County; Land Lot 281, 18th District
Tax parcel	18 281 08 002
Zoning	NR-1 (Neighborhood Residential 1)
Source survey	Georgia Land Surveying Co., Inc., R.L.S. No. 1751, dated 5-20-1988
Drawing	Carport as built, proposed to remain
Date	August 14, 2026

NOTES

1. This sheet depicts PROPOSED conditions: the carport as currently installed and proposed to remain. It is a digital redraw of the 5-20-1988 survey by Georgia Land Surveying Co., Inc. (R.L.S. No. 1751) plus owner field measurements. Existing conditions prior to installation are on a separate sheet.
2. Bold boundary dimensions are from the recorded plat. Dimensions marked ± are scaled or field-measured and must be verified; the City may require a current stamped survey.
3. Carport to street pavement 50'±; residence to street pavement 75'± (per owner measurement).
4. Driveway width: 9'± at the street, 20'± at the carport bay (covered in its entirety by the 20' x 20' carport), 12'± at the residence.
5. Trees, existing slope and wood fence are shown per owner sketch and photographs; locations are approximate and have not been field-surveyed.

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