

DESIGN REVIEW BOARD APPLICATION

MEETING DATE: 6-3-25

TYPE OF REVIEW: FINAL COURTESY CASE # _____

PROJECT INFORMATION

PROJECT NAME: JStover 435 Champions View Garage and Room Addition

PROJECT ADDRESS: 435 Champions View Dr.

OVERLAY/FORM BASED CODE: _____

HAS LDP/BUILDING PERMIT BEEN SUBMITTED FOR REVIEW? YES NO

PROJECT TYPE (CHECK ONE):
SITE/LANDSCAPE _____
BUILDING _____
SALES TRAILER _____
DEMOLITION _____
ZONING/USE PERMIT/VARIANCE
OTHER (EXPLAIN) _____

PROJECT DESCRIPTION: Home owner wishes to add an attached single car garage at back of existing driveway, not to extend beyond the current boundaries of the driveway. Above the garage will be an attached office space / room.

APPLICANT/REPRESENTATIVE INFORMATION

CONTACT PERSON NAME: Gary Warren

COMPANY: Warren Built Homes

ADDRESS: 435 Champions View Dr.

PHONE: 770-616-8361 FAX: _____

EMAIL: warrenbuilt@hotmail.com

APPLICANT'S SIGNATURE: *To the best of my knowledge, this application is correct and complete. I understand that I, or my representative should be in attendance at the Design Review Board meeting on _____, at 6:00pm, to present this project. To the best of my knowledge, I have met all applicable Overlay/Form Based Code conditions (Hwy 9/Deerfield, Birmingham, Crabapple, Rural Milton.)*

Applicant: *Gary Warren* Date April 28, 2025

VARIANCE COURTESY REVIEW (6C)

Applicant: Gary Warren

Address: 435 Champions View Drive

MILTON

ESTABLISHED 2006



VARIANCE COURTESY REVIEW (6C)

Variance Request:

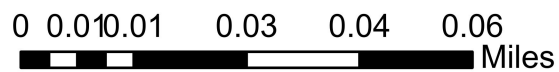
Sec. 3.1.4.B – Unified Development Code. To reduce the 25 feet minimum side yard to 15.2 feet adjacent to the east property line for a proposed home addition.





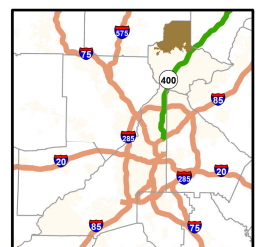
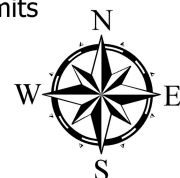


V25-14
435 Champions View Drive

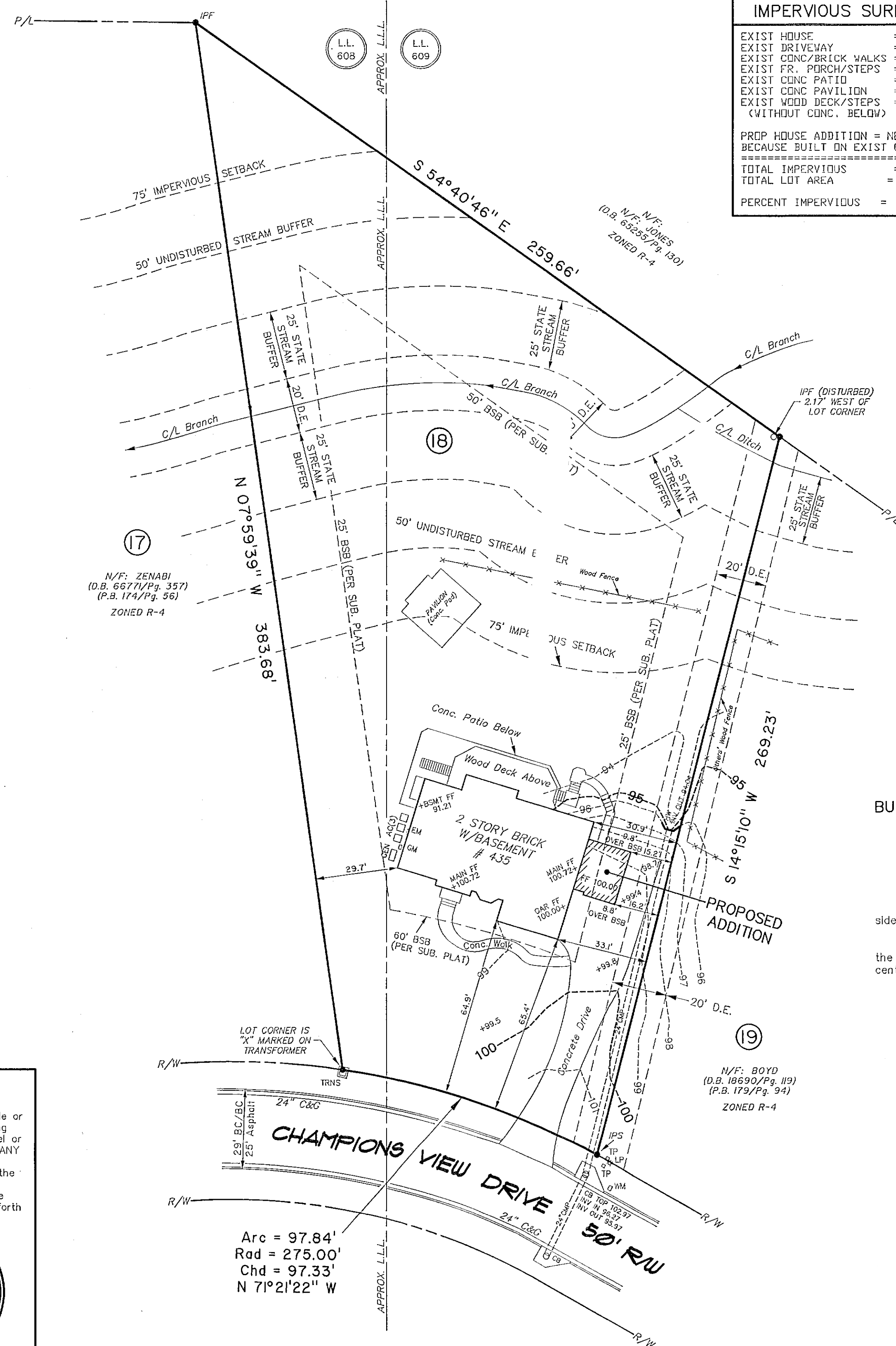
City of Milton
2025



-  Subject Site
-  Parcels
- City Limits



AG-1 Zoning



IMPERVIOUS SURFACES	
EXIST HOUSE	= 2,580 SF
EXIST DRIVEWAY	= 2,027 SF
EXIST CONC/BRICK WALKS	= 332 SF
EXIST FR. PORCH/STEPS	= 39 SF
EXIST CONC PATIO	= 827 SF
EXIST CONC PAVILION	= 440 SF
EXIST WOOD DECK/STEPS	= 47 SF
(WITHOUT CONC. BELOW)	
PROP HOUSE ADDITION = NET ZERO SF	BECAUSE BUILT ON EXIST CONC DRIVE
TOTAL IMPERVIOUS	= 6,292 SF
TOTAL LOT AREA	= 49,025 SF
PERCENT IMPERVIOUS	= 12.83%

LEGEND	
AC	AIR CONDITIONER
BC	BACK OF CURB
C/L	CENTERLINE
CO	CLEANOUT
CMP	CORRUGATED METAL PIPE
DE	DRAINAGE EASEMENT
EM	ELECTRIC METER
FF	FINISH FLOOR (ELEV.)
FH	FIRE HYDRANT
GEN	GENERATOR
GM	GAS METER
GV	GAS VALVE
GW	GUY WIRE
HW	HEADWALL
IPF	IRON PIN FOUND
IPS	IRON PIN SET
LL	LAND LOT
LLL	LAND LOT LINE
LP	LIGHT POLE
N/F	NOW OR FORMERLY
P	POWER LINE (OVERHEAD)
P/L	PROPERTY LINE
RCP	REINFORCED CONC. PIPE
R/W	RIGHT OF WAY
T	TELEPHONE LINE (D/H)
TBM	TEMPORARY BENCHMARK
TP	TELEPHONE PEDESTAL
TRNS	TRANSFORMER
UP	UTILITY POLE
WM	WATER METER
WV	WATER VALVE

PINNACLE LAND SURVEYING SERVICES
 121 HAWKINS FARM LANE
 BALL GROUND, GEORGIA 30107
 TEL (678) 910-6368 pinlss@tds.net

REVISIONS	
03/25/2025	REVISE FOOTPRINT OF PROPOSED HOUSE; ADD ARBITRARY BUFFERS.
04/15/2025	REVISED PER CITY OF MILTON COMMENTS
04/21/2025	REVISED PER CITY OF MILTON COMMENTS

VARIANCE SITE PLAN FOR
JONATHAN STOVER & LYNETTE STOVER
 LOT 18, CHAMPIONS VIEW SUBDIVISION, UNIT 1
 LAND LOTS 608 & 609, 2nd DISTRICT, 2nd SECTION
 CITY OF MILTON, FULTON COUNTY, GEORGIA

SURVEYOR'S CERTIFICATION:
 This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Jon H. Innatko 3/6/2025
 Jon H. Innatko, GA RLS #2825 Date

Revised 3/25/2025 (see Revision Box)
 Revised 4/15/2025 (see Revision Box)
 Revised 4/21/2025 (see Revision Box)

BUILDING ADDITION NOTES:
 No trees exist within 30 feet of proposed construction.
 The proposed building addition extends over the 25-foot side setback line as per the subdivision plat by 9.8 feet.
 The proposed building addition does not extend into the 20-foot wide drainage easement if said easement is centered on the property line per subdivision plat.

April 28, 2025

To: City of Milton Zoning Board

Regarding: Sec. 3.1.4 (B) To reduce the 25-foot minimum side yard to 15.2 feet for a proposed garage addition at 435 Champions View Dr.

To the City of Milton review board and members,

I live in the Champions View neighborhood with my closest entrance on Francis Rd. Our current home has a two-car garage and we would like to add an attached, single car garage with an office above, to the back of our existing driveway. The addition will not extend past the current footprint of the driveway and will not modify the current drainage, configuration of the driveway or home, connections with neighbor yards or otherwise modify the general visibility to current objects around or near my home.

Personal & Family Reasons for the Addition:

We desire to add this single car garage and office to give us badly needed storage capacity and another functional office space. Me and my wife have had changes in job expectations that require us to work longer hours and from home. We currently only have room for one office, making it difficult to have proper and consistent working environments for both of us, not to mention working in rooms in our homes meant for other purposes makes it difficult to separate our work and home lives.

Additionally, we have 3 children, 2 of which are driving age. The need for storage and to at least protect one additional vehicle would be immensely helpful. We use our current two car garage for our cars and to store lawn equipment and other items as best we can. When considering lawn equipment, extra cars and the ability to more optimally store items that are only needed intermittently, we are completely out of storage space. At this point, our only option would be to start leaving our cars in the driveway or roadside and begin using our current garage for storage. This is not an option we would like to pursue as we prefer to keep our yard and home clean, neat and all items where they belong, including cars in the garage. Our basement and all others areas of our current home were completely finished by previous owners. We have considered adding a storage building at the back of our lot. However, there is an easement near the creek in the back of my lot and our HOA guidelines state we are unable to have storage buildings in our neighborhood.

The Finish & Appearance of the Addition:

The finished addition will not add any windows that will face our neighbors, nor will it visually change the type or style of the side wall my neighbor would see compared to the current state. My neighbor's current view of my home (on the proposed addition side) is a garage door, entry door and 2-bedroom windows on the second floor. The visual change will be one less bedroom window and the entry door will no longer be visible from the side. For architectural consistency, there will be two faux windows on the side of the garage facing my neighbor, but they will only feature closed shutters and they will not be functional windows. The addition will also be finished in lime washed brick on all sides, matching my existing home's aesthetics. Our desire is for the addition to appear as if it were part of the original design of the home.

Lot Layout Hardship & Need to Reduce Minimum Side Yard:

In addition to the building itself, the footprint of the addition will sit within the lines of my existing driveway. In fact it will be several feet short of the edge of my current driveway closest to my neighbor, leaving open driveway between us as it is today. My lot is pie shaped with my house sitting toward the most narrow side of the lot (road frontage). If my house sat just 20 feet back from its current location I would not need a variance. Unfortunately I am unable to add the addition further into my backyard or to the backside of my house due to a septic tank located directly behind by driveway. Both the location of my house on the narrow portion of my lot and the location of my septic tank make this the only location I could possibly add an addition, especially a garage connected to my home.

Inability to Add New Landscaping After Addition is Built:

My driveway nears the edge of my lot on the right side (facing the house). I have a walkway from the back of my driveway into the backyard, connecting to my deck. There are currently no trees at the edge of my lot as my driveway also runs directly to the drainage easement, leaving no free space on my property currently for new landscaping. Once the addition is added, the remaining, open driveway at the side of my lot will be the only access to my backyard and the walkway to my back deck, making the addition of trees or other landscaping impossible given the driveway and the drainage easement in that area.

Modifications, Considerations & Accommodations Made to Date:

We have worked through many modifications to find an acceptable solution and design that would be pleasing to all parties. We have continuously evolved and made accommodations during preliminary reviews with the City of Milton personnel and our HOA to proactively mitigate any concerns from the city or other interested parties. We have already worked with our HOA architectural committee and completed their review and approval process earlier this year. Our HOA board has already reviewed the plans and spoken with multiple neighbors and provided their approval for the plans, the same plans we have submitted to you. Hal Proctor is the Head of our Architectural Committee and provided confirmation and approval. His email address is halproctor@bellsouth.net. The HOA board stated they considered new architectural styles around our area as they want

our neighborhood to remain as current as possible and felt these types of additions have become more common on more modern homes in the area. They also acknowledged that other exceptions for similar requests had been made in recent years. We have neighbors that have received approvals from both our HOA board and the City of Milton for garage type additions that have required variance requests and approvals to reduce the side yard requirements, similar to our request.

Part of our HOA review process requires us to advise our closest neighbors of our plans and obtain their consent. We have shared our plans and received support and approval from many of the neighbors on our street, including those with connecting lots.

We have worked diligently and for many months to try and find a thoughtful solution to our family's needs while being considerate of the expectations of our neighbors and our community. We hope we have provided a thoughtful option that will work for everyone.

Thank you in advance for your consideration.

Jonathan Stover

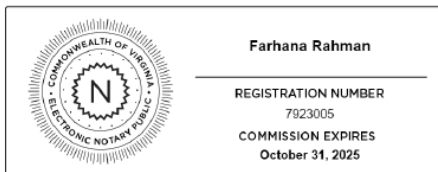


404-405-6170

Corpsolutions.js@gmail.com

Commonwealth of Virginia
County of Prince William county

The foregoing instrument was acknowledged before me



on 05/01/2025 by Jonathan Stover.



7923005

My commission expires: 10/31/2025

Notarized remotely online using communication technology via Proof.

Front of House

Add **attached** garage to right side of existing house at back of driveway



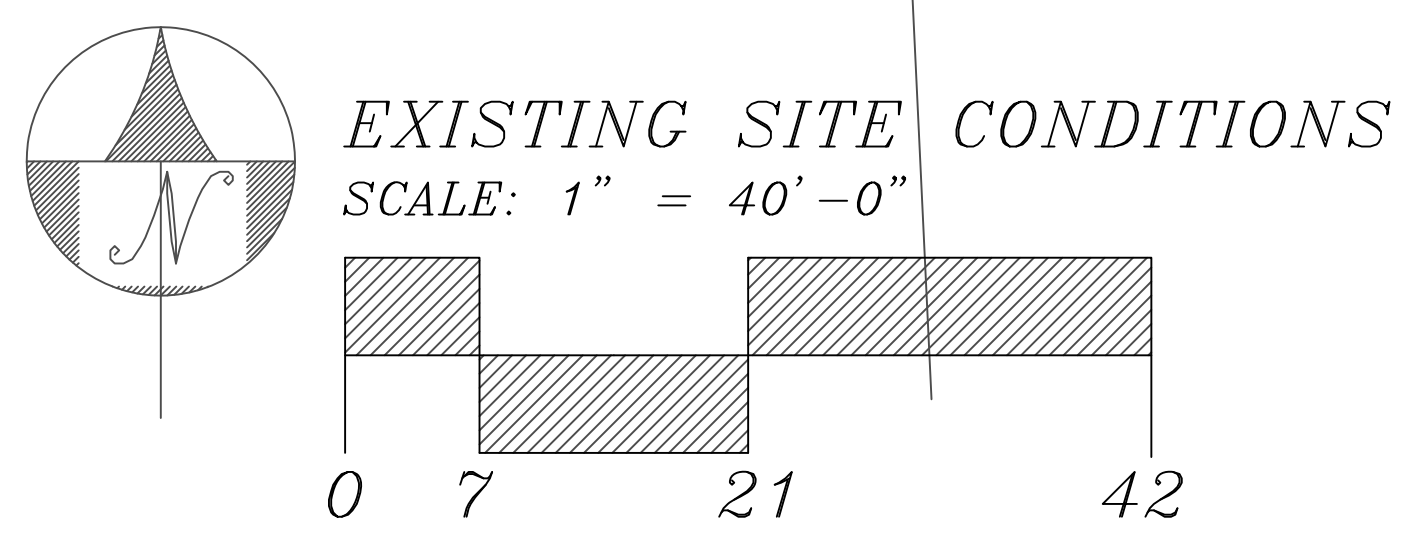
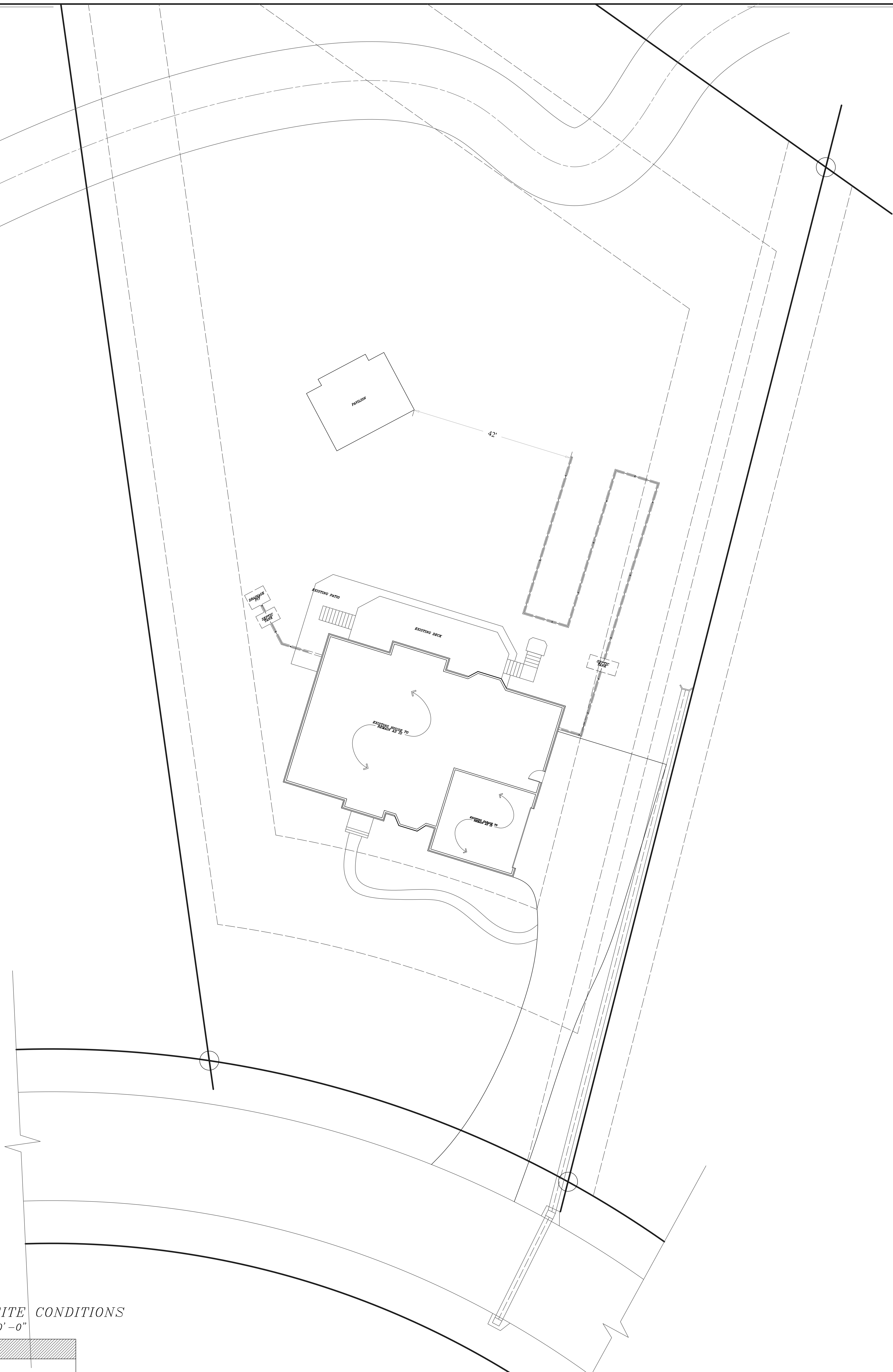
Garage addition would be wrapped in brick, then limewashed to match existing structure.

Front of House

Add **attached** garage to right side of existing house at back of driveway



Garage addition would be wrapped in brick, then limewashed to match existing structure.



RELEASED FOR CONSTRUCTION

MARCH 20, 2025

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1. Builder or contractor must verify all dimensions, structural requirements, and specifications before commencing actual construction.
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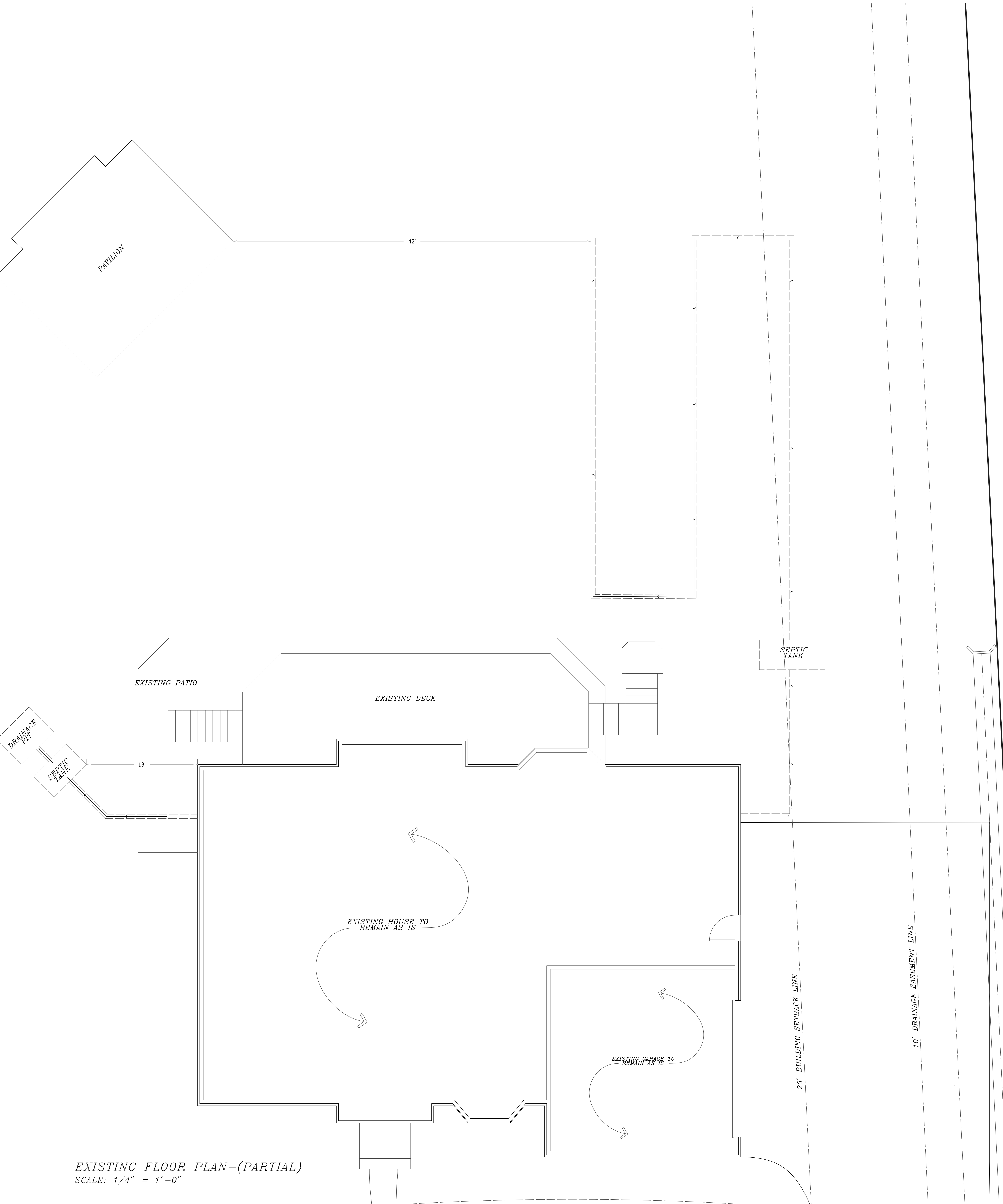
Caution must be exercised in making any changes to this plan. Only a qualified designer, architect, contractor or structural engineer should make changes to this plan. Minor changes could lead to major problems.

AN ATTACHED 1-CAR GARAGE FOR
JON & LYNETTE STOVER
 435 CHAMPIONS VIEW DRIVE MILTON, GA 30004
 BUILDER: WARREN BUILT LLC



CHIP MURRAH
 ARCHITECT
 404 273 2555

DATE	JOB #
3/20/25	
DRAWN	SHEET
C.M.	S-2



EXISTING FLOOR PLAN-(PARTIAL)
SCALE: 1/4" = 1'-0"

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MARCH 20, 2025

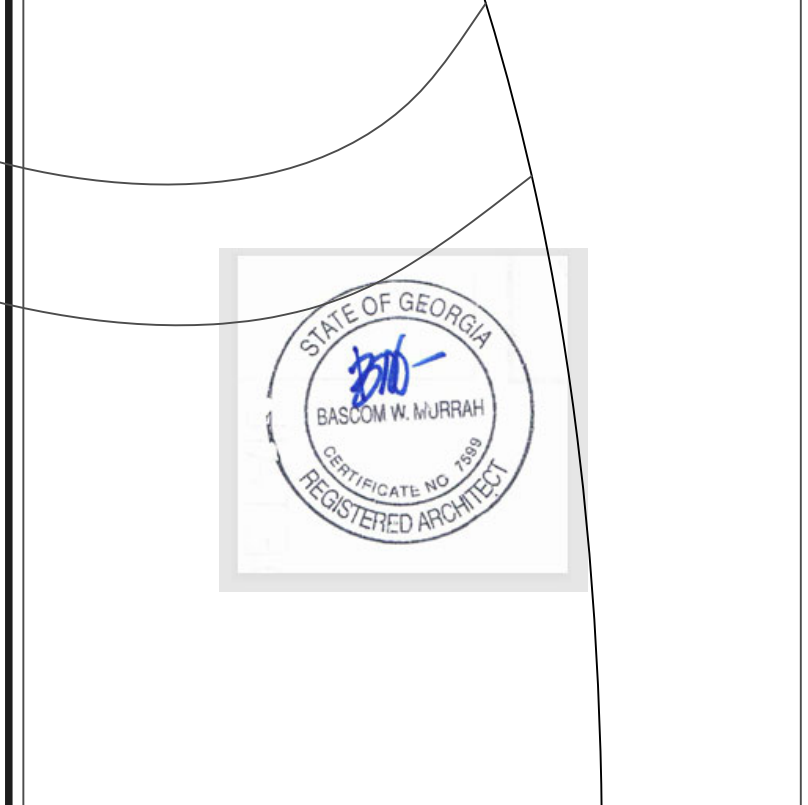
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CHIP MURRAH ARCHITECT 404.273.2555	
DATE	JOB #
3/20/25	
DRAWN	SHEET
C.M.	EX-1

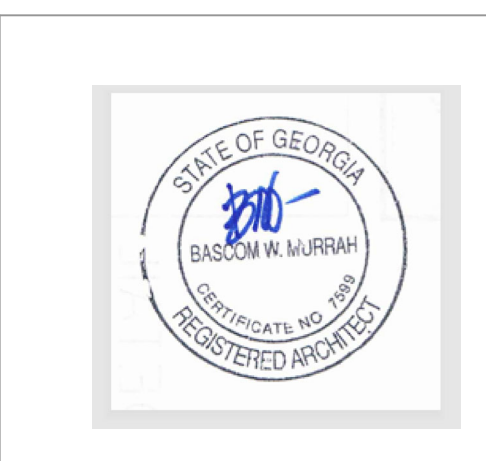
REVISIONS	

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RENOVATED FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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DRAWN	SHEET
C.M.	EX-2

REVISIONS	

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chip@chipmurrharchitect.com

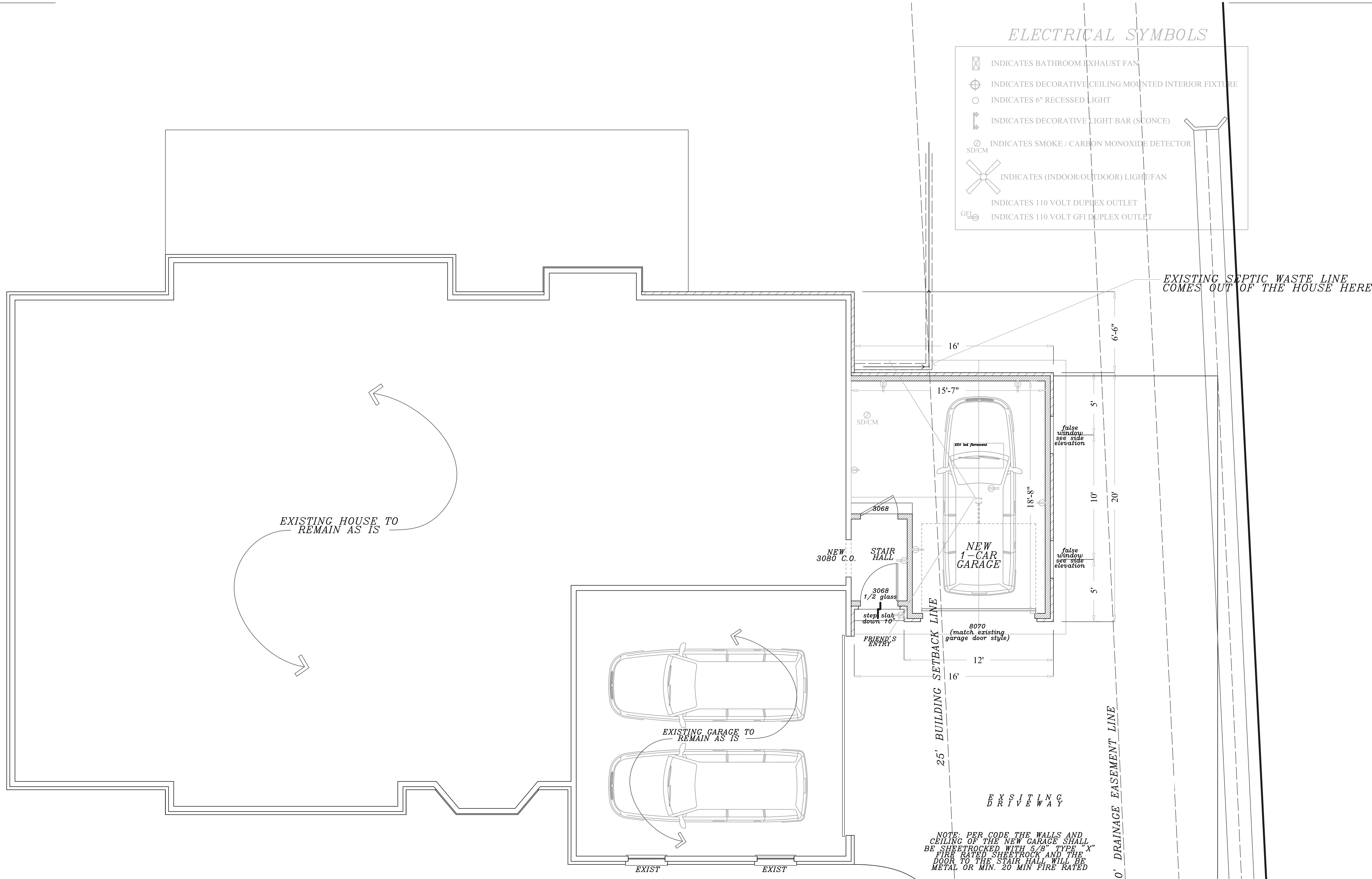
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435 CHAMPIONS VIEW DRIVE MILTON, GA 30004
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C.M.	A-1

ELECTRICAL SYMBOLS

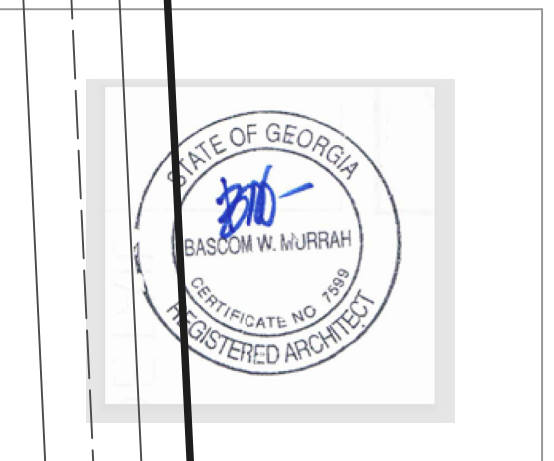
- ⊗ INDICATES BATHROOM EXHAUST FAN
- ⊕ INDICATES DECORATIVE CEILING MOUNTED INTERIOR FIXTURE
- INDICATES 6" RECESSED LIGHT
- ⎓ INDICATES DECORATIVE LIGHT BAR (SCONCE)
- SD/CM INDICATES SMOKE / CARBON MONOXIDE DETECTOR
- ⊗ INDICATES (INDOOR/OUTDOOR) LIGHT/FAN
- ⊕ INDICATES 110 VOLT DUPLEX OUTLET
- GFI ⊕ INDICATES 110 VOLT GFI DUPLEX OUTLET



RENOVATED FLOOR PLAN-(PARTIAL)
SCALE: 1/4" = 1'-0"

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MARCH 20, 2025











REVISIONS

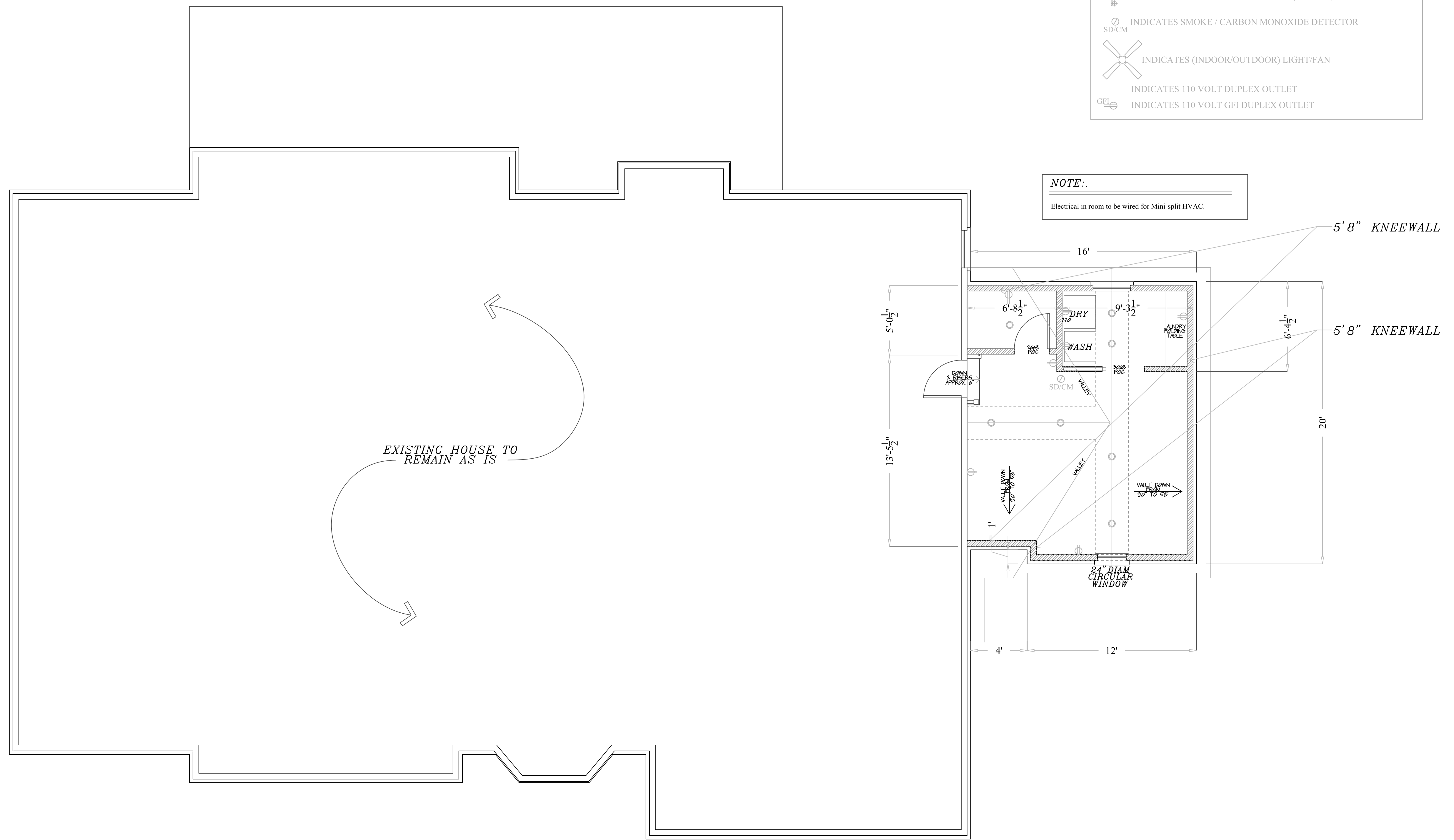
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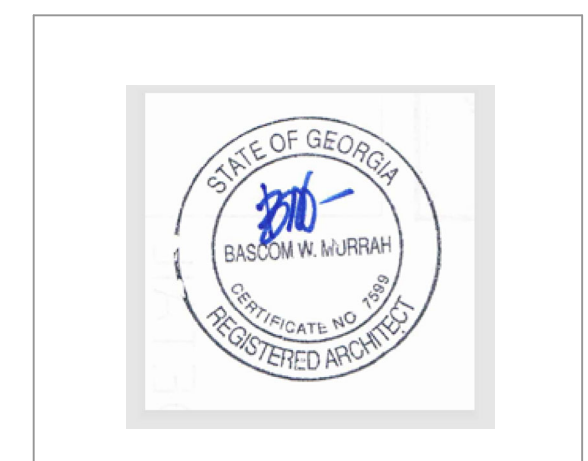
ELECTRICAL SYMBOLS

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-  INDICATES (INDOOR/OUTDOOR) LIGHT/FAN
-  INDICATES 110 VOLT DUPLEX OUTLET
-  INDICATES 110 VOLT GFI DUPLEX OUTLET

NOTE:
Electrical in room to be wired for Mini-split HVAC.



RENOVATED SECOND FLOOR PLAN--(PARTIAL)
SCALE: 1/4" = 1'-0"



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DATE	JOB #
3/20/25	
DRAWN	SHEET
C.M.	A-2

REVISIONS	

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RENOVATED FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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C.M.	A-3

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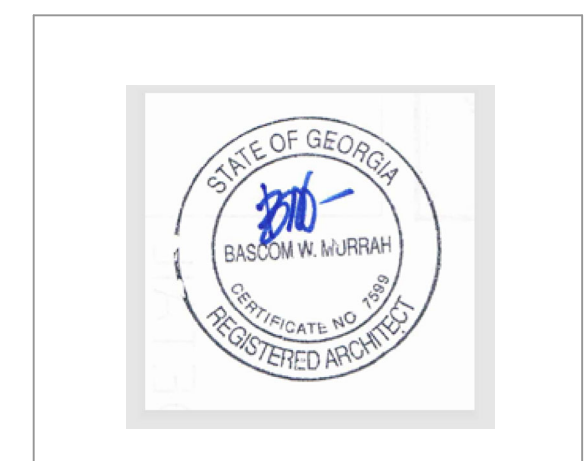
MATCH ROOF SHIGLES
COLOR/STYLE W/ RIDGE
VENTS

MATCH THE CORNICE &
RAKE DETAIL AND
OVERHANG DEPTHS

MATCH THE LIMEWASH
BRICK COLOR



RENOVATED REAR ELEVATION
SCALE: 1/4" = 1'-0"



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C.M.	A-4

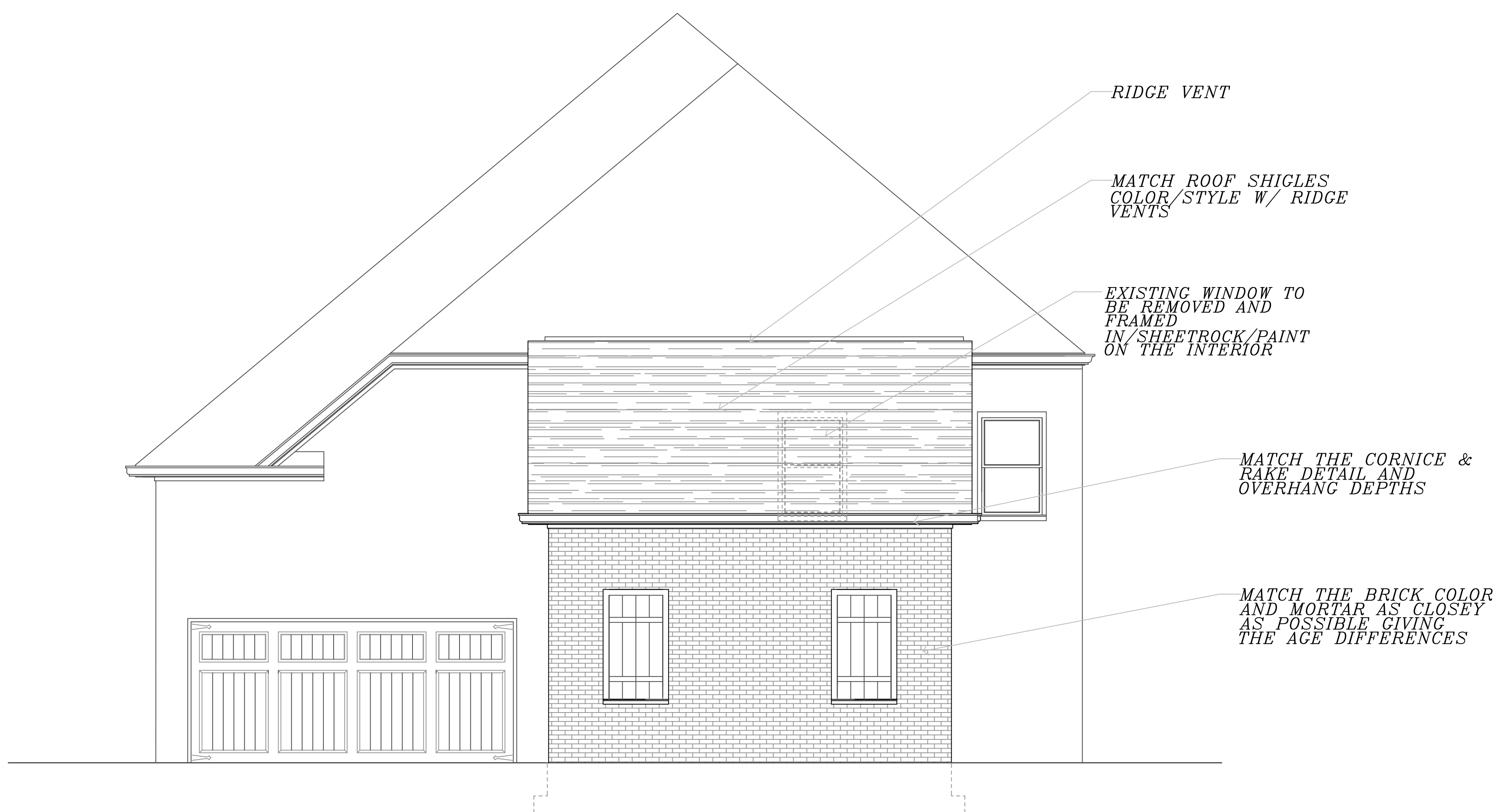
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REVISIONS	

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435 CHAMPIONS VIEW DRIVE MILTON, GA 30004
BUILDER: WARREN BUILT LLC



RENOVATED RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



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C.M.	A-5

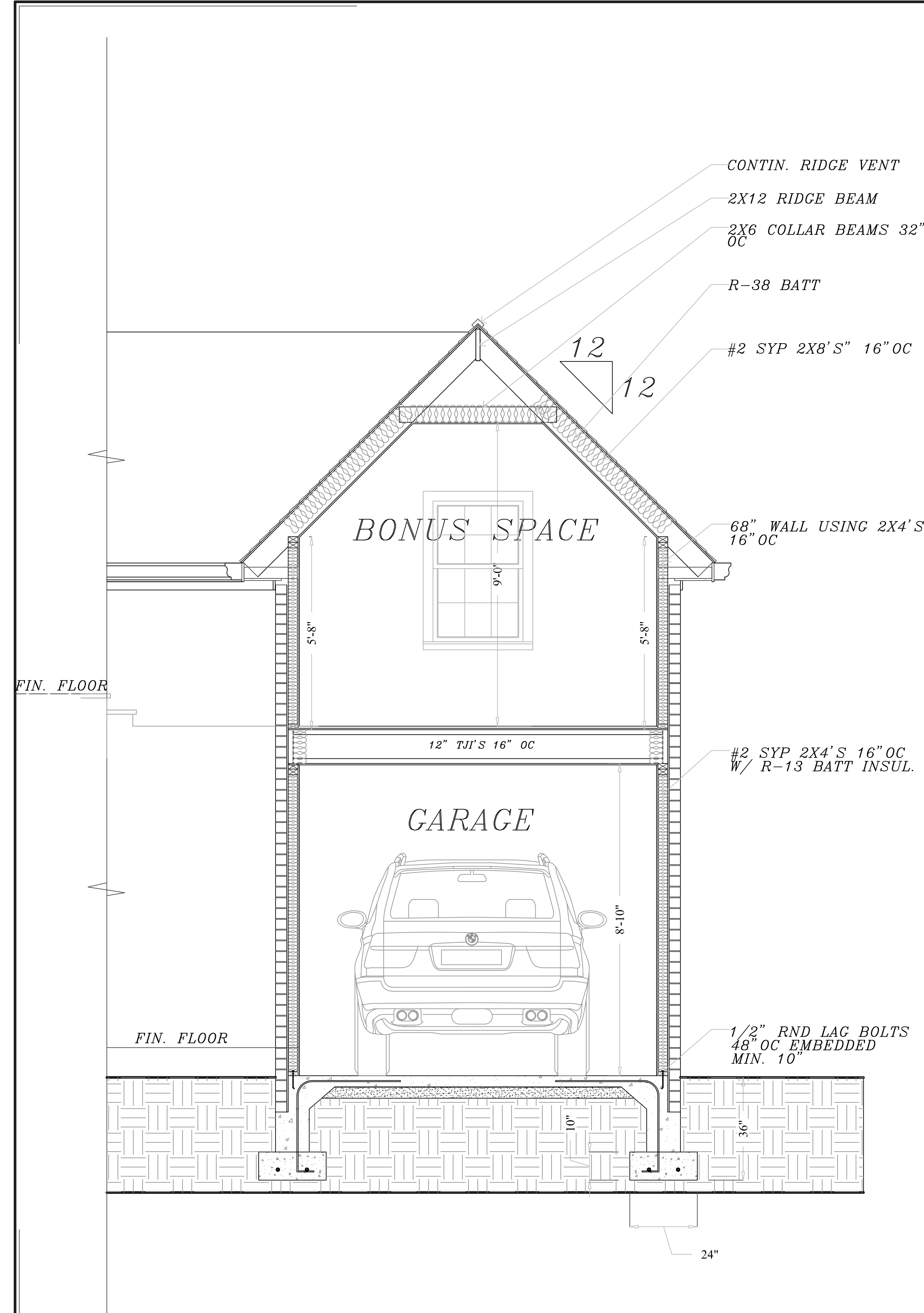
REVISIONS	

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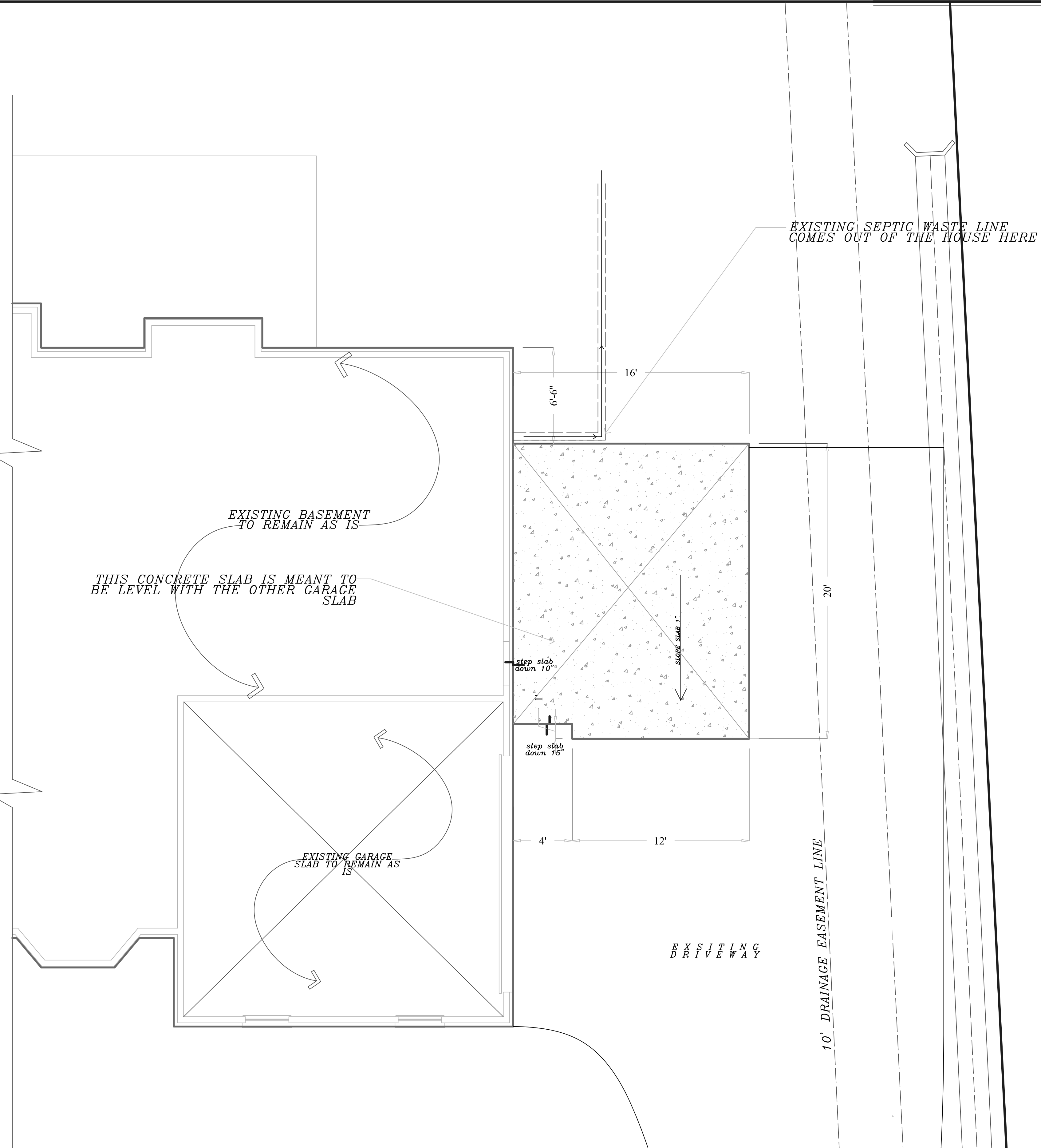
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DRAWN	SHEET
C.M.	A-6



WALL SECTION
SCALE: 1/2" = 1'-0"



PROPOSED FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



RELEASED FOR CONSTRUCTION

MARCH 20, 2025