

DESIGN REVIEW BOARD APPLICATION

MEETING DATE: 4/1/25

TYPE OF REVIEW: FINAL ☐ COURTESY ☒ CASE #

PROJECT INFORMATION

PROJECT NAME: GARAGE addition and other structures built by previous owner.

PROJECT ADDRESS: 315 North Court

OVERLAY/FORM BASED CODE: Crabapple FBC

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: GARAGE Addition and other structures built by previous owners. I bought the property in September 2024.

APPLICANT/REPRESENTATIVE INFORMATION

CONTACT PERSON NAME: RON Presswood

COMPANY: N/A

ADDRESS: 315 North Court

PHONE: 770-367-3831 FAX:

EMAIL: ronpresswood@gmail.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 4/1/25 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:  Date 2/28/25

VARIANCE COURTESY REVIEW (6A)

Applicant: Ron Presswood

Address: 315 North Court

MILTON

ESTABLISHED 2006



VARIANCE COURTESY REVIEW (6A)

Variance Requests:

- Sec. 4.6.1.B. – Unified Development Code.** To reduce the 7 feet minimum side yard to 4.47 feet adjacent to the north property line for a proposed garage and shop addition.
- Sec. 4.6.1.B. – Unified Development Code.** To reduce the 7 feet minimum side yard to 1 foot adjacent to the south property line for remaining portion of existing shed accessory structure after partial removal.
- Sec. 4.6.1.D. – Unified Development Code.** To reduce the 50 feet minimum rear yard to 0.5-foot adjacent to the east property line for remaining portion of existing shed accessory structure after partial removal.
- Sec. 4.6.1.D. – Unified Development Code.** To reduce the 50 feet minimum rear yard to 12.7 feet adjacent to the east property line for an existing Covered Grill and Wet Bar Accessory Structure.
- Sec. 4.6.1.D. – Unified Development Code.** To reduce the 50 feet minimum rear yard to 11.1 feet adjacent to the east property line for an existing Covered Patio Accessory Structure.



Variances Requested:

- Sec. 4.6.1.B. – UDC. To reduce the 7 feet minimum side yard to 4.47 foot adjacent to the north property line for a proposed garage and home addition.
- Sec. 4.6.1.B. – UDC. To reduce the 7 feet minimum side yard to 1 foot adjacent to the south property line for an existing shed accessory structure.
- Sec. 4.6.1.D. – UDC. To reduce the 50 feet minimum rear yard to 0.5-foot adjacent to the east property line for an existing shed accessory structure.
- Sec. 4.6.1.D. – UDC. To reduce the 50 feet minimum rear yard to 12.7 feet adjacent to the east property line for an existing Covered Grill and Wet Bar Accessory Structure.
- Sec. 4.6.1.D. – UDC. To reduce the 50 feet minimum rear yard to 11.1 feet adjacent to the east property line for an existing Covered Patio Accessory Structure.

Letter of Appeal for Variance

Ron Presswood
315 North Court
Milton, GA 30004
ronpresswood@gmail.com
770-367-3831
4/1/2025

Board of Zoning Appeals
City of Milton
2006 Heritage Walk
Milton, GA 30004

Dear Members of the Board,

I am writing to appeal for a variance to add a 2-car garage to my house. The previous owners converted the original garage into a second kitchen. Since purchasing the house in September 2024, my wife and I have realized we need a garage to protect our vehicles from weather elements like rain and sun and provide secure parking and storage space. The other four variances are for structures built without permits by the previous owner. My intention is to obtain proper permits for these structures.

A. Relief Would Not Offend the Spirit or Intent of the UDC:

The request for a variance aligns with the spirit and intent of the Unified Development Code (UDC). The garage, which is only 22 feet wide, matches the style of all the other houses in North Arbor subdivision, where most garage doors face the street. Added windows and shutters give the garage a classic look that complements the house and enhances curb appeal for my neighbors.

B. Extraordinary and Exceptional Situations:

We explored the option of a one-car garage which would be much cheaper to build. However, there are no other one-car garage houses in the neighborhood. In my opinion, maintaining a consistent and attractive look throughout the neighborhood, ensuring that all individual homes complement the community's overall style, is important. Additionally, my wife and I have a truck and a 4-door vehicle, which we prefer they both be kept secure in a garage.

All houses in Arbor North Subdivision have a two-car garage. Our proposed garage design matches the neighborhood and will increase our home's value, benefiting all neighbors.

In September 2024 (during the house closing process), I learned the kitchen renovation and garage enclosure were done without a permit from the City of Milton. On December 20, 2024, I submitted a permit request for the previous owner's work. The permit has been approved and paid for.

In early 2025, I discovered that the previous owners had constructed the covered patio, grill with wet bar, shed, pool renovation, covered porch, and office addition without obtaining City of Milton permits. It is my intention to obtain all necessary Milton permits for the work completed by the previous homeowner. I trust that you will understand the difficulties I am facing, having inherited these issues without prior knowledge. Also, the shed at the rear of the property, I will be removing 36 sq feet so the shed will not cross the property line.

C. No Substantial Detriment to Public Good:

Approving this variance will not negatively impact the surrounding homes in my neighborhood in any way. All houses in Arbor North Subdivision have a two-car garage, and constructing a similar garage on my property should increase the value of all neighboring homes.

The neighbor directly impacted by the garage addition supports this variance request. No neighbors have raised concerns about non-permitted structures, but I intend to ensure all meet City of Milton code requirements.

D. Securing Public Safety, Health, and Welfare:

If the BZA grants these variances, I will obtain all required permits to ensure public safety, health, and welfare for my neighbors and the City of Milton. I appreciate your consideration.

Sincerely,

Ron Presswood
315 North Court
Milton, GA 30004

BACKGROUND INFORMATION

- The applicant purchased the property in September 2024.
- The applicant is requesting five (5) total variances.
- One (1) side setback encroachment variance for a new garage and shop addition.
- Four (4) setback encroachment variances for existing structures built by the previous property owner without first receiving Community Development approved building permits.



BACKGROUND INFORMATION

- The previous property owner enclosed the garage to make a second kitchen/ interior renovation without first receiving a Community Development approved building permit.
- The current property owner, and variance applicant, submitted a retroactive building permit for the enclosed garage work, and received a Community Development approved permit on February 28, 2025.



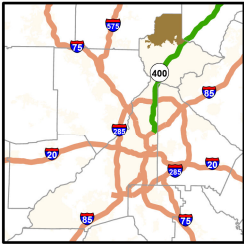
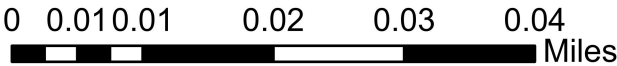


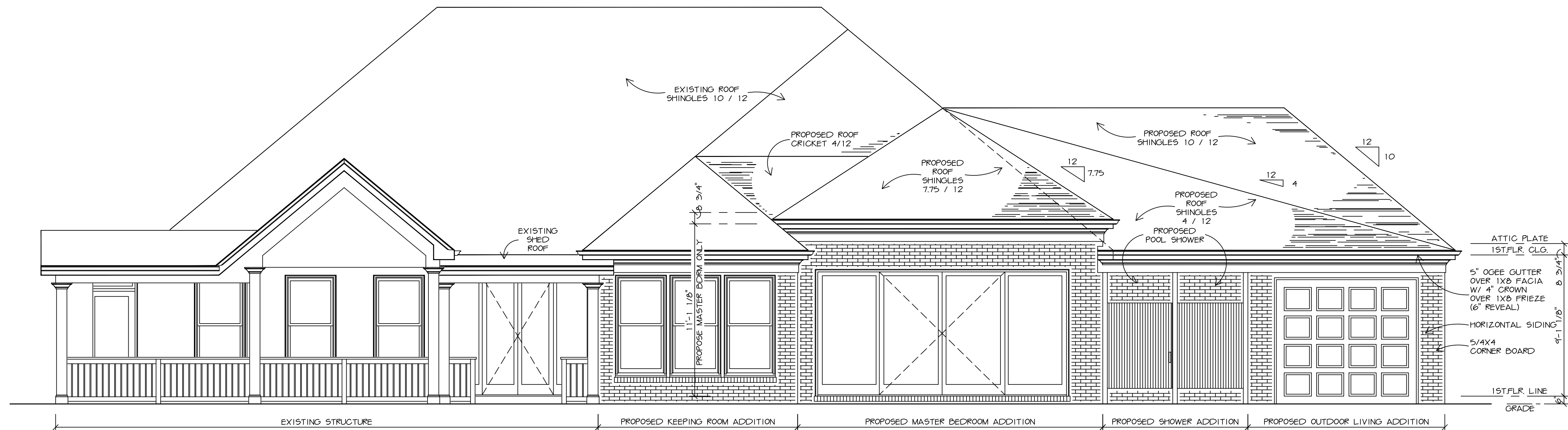
V25-09
315 North Court

- Street Centerlines
- Subject Site
- Parcels
- City Limits

6 A

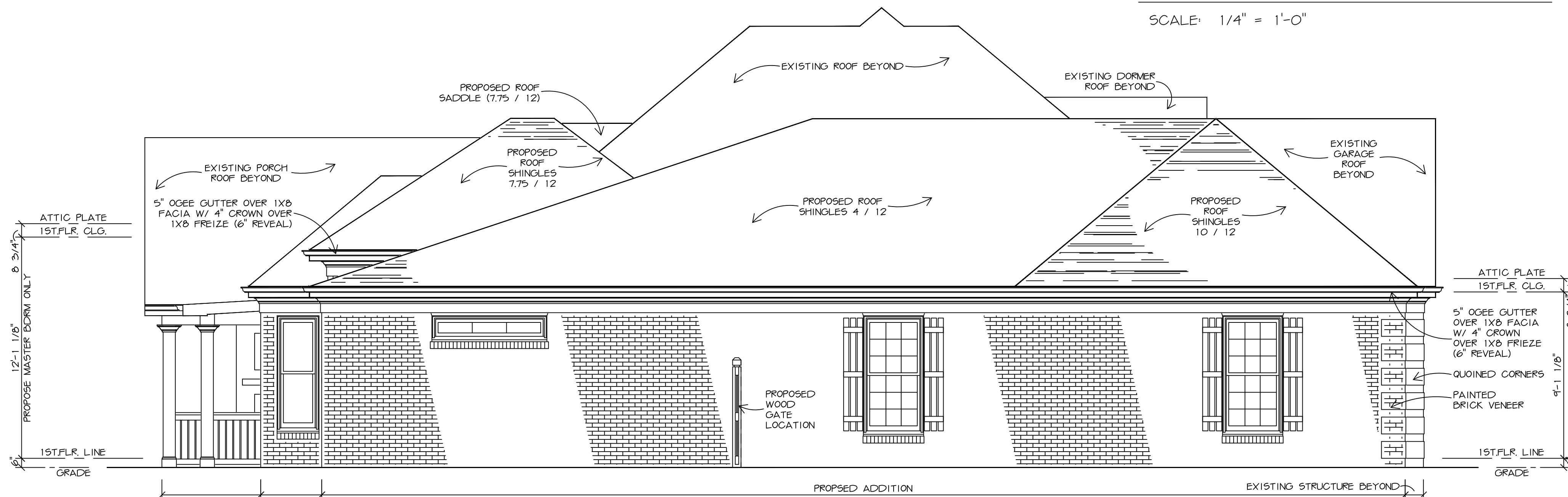
City of Milton
2025





PROPOSED REAR ELEVATION

SCALE: 1/4" = 1'-0"



PROPOSED LEFT ELEVATION

SCALE: 1/4" = 1'-0"

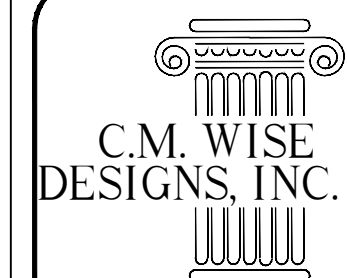


PROPOSED FRONT ELEVATION

SCALE: 1/4" = 1'-0"

PLEASE NOTE:

- C.M. WISE DESIGNS ASSUMES NO LIABILITY FOR ANY HOME CONSTRUCTED WITHOUT THE DESIGNER'S SIGNATURE AND SEAL. THIS PLAN IS TO BE USED FOR PERMITS ONLY AND IS NOT TO BE USED FOR CONSTRUCTION.
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 - 2) CONTRACTORS MUST VERIFY COMPLIANCE WITH ALL LOCAL BUILDING DEPARTMENT REQUIREMENTS AND OBTAIN ALL NECESSARY PERMITS.
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- CAUTION SHOULD BE EXERCISED IN MAKING MODIFICATIONS TO THIS PLAN. ONLY A QUALIFIED DESIGNER, ARCHITECT, CONTRACTOR OR STRUCTURAL ENGINEER SHOULD BE ALLOWED TO MAKE SUCH MODIFICATIONS. ANY SUCH MODIFICATIONS TO THE HOUSE COULD LEAD TO MAJOR PROBLEMS IN ANOTHER AREA.



C.M. WISE
DESIGNS, INC.
4745 BRIGHTON LAKE DRIVE
CUMMING, GA 30040
678-231-8893

THIS PLAN IS THE
PROPERTY OF
C.M. WISE DESIGNS, INC.
AND MAY NOT BE USED
OR REPRODUCED
WITHOUT THEIR
PERMISSION.

PROPOSED ELEVATIONS

A CUSTOM ADDITION / RENOVATION FOR
RON AND DAWN PRESSWOOD

DATE 02/21/25

REV

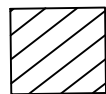
SHEET A 1

OF 5

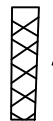
LEGEND

- MONUMENT FOUND/SET
- COMPUTED PROPERTY CORNER
- WM WATER METER
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- N/F NOW OR FORMALLY
- P/L PROPERTY LINE
- B.S.L. BUILDING SETBACK LINE
- R/W ROAD RIGHT-OF-WAY LINE
- CO CLEANOUT
- MB MAILBOX
- LP LIGHT POLE
- SS SANITARY SEWER LINE
- SSMH SANITARY MANHOLE
- C CABLE
- P PHONE
- E TRANSFORMER PAD
- FS FLAGSTONE
- Y YARD INLET

===== PAVER WALLS



PROPOSED ADDITION



PROPOSED REMOVAL AREA

SURVEYORS CERTIFICATION:

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.



J.D.GRACE

LAND SURVEYING, LLC
2300 KIMBROUGH COURT
ATLANTA, GA 30350
CELL: (770) 733-4649
OFFICE: (678) 587-0100
jdgrace13@yahoo.com

VARIANCE SITE PLAN FOR RON AND DAWN PRESSWOOD LAND LOT 1169 2ND DISTRICT, 2ND SECTION FULTON COUNTY, GEORGIA CITY OF MILTON

SITE ADDRESS:

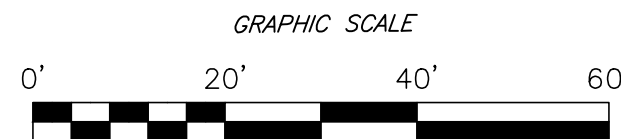
315 NORTH COURT
MILTON, GEORGIA
LOT 20

ARBOR NORTH SUBDIVISION
PARCEL ID: 22 401011690892

ZONED: R4

FIELD WORK DATE: 09-09-2024

PLAT DATE: 02-11-2025



SCALE: 1"=20'

TOTAL AREA
0.350 ACRES
15,232 SF

REFERENCES:

1. FINAL PLAT OF ARBOR NORTH SUBDIVISION, RECORDED IN PB 192 PG 93 OF THE FULTON COUNTY RECORDS.

SURVEY NOTES:

1. BEARING ORIENTATION IS MAGNETIC NORTH FROM REF. # 1.
2. BUILDING SETBACK LINES SHOWN HEREON ARE FROM REF. # 1 AND ZONING FOR DISTRICT R4.

126.85' MORE OR LESS ALONG THE EASTERLY R/W OF NORTH COURT (HAVING A 44' R/W) TO THE EXTENDED R/W INTERSECTION WITH THE NORTHERLY R/W OF ARBOR NORTH WAY (HAVING A 50' R/W), SAID POINT BEING THE P.O.C.

MEASUREMENTS WERE TAKEN WITH A LEICA TS12 WITH ANGULAR ERROR OF 02" PER ANGLE POINT, ADJUSTED USING LEAST SQUARES FOR A TRAVERSE CLOSURE OF 1'/16,243'. PLAT PRECISION OF CLOSURE CALCULATED 1'/108,197'.

THIS PLAT DOES NOT CONSTITUTE AND SHALL NOT BE CONSIDERED AS A TITLE SEARCH OR REPORT AND THUS MAY BE SUBJECT TO ANY EASEMENTS, RIGHT OF WAY OR RESTRICTIONS ONE MAY FIND.

NORTH COURT

(44' R/W) (24' BC-BC)

N 00°09'30"E 100.00'

N 89°50'22"W 151.87'

S 89°55'10"E 152.47'

S 00°30'05"W 100.21'

N/F
THOMAS FOOS
PARCEL ID: 22 401011690900

LOT 20 OWNER'S
6' WOOD FENCE
(0.6' INSIDE P/L)

PARKVIEW SUBDIVISION
6' WOOD FENCE

N/F
ROBERT L. & MARGIE A.
TOEPLER
PARCEL ID: 22 401011692740

N/F
KAREN TOLMACH &
JOHN ROTH
PARCEL ID: 22 401011692732

PARKVIEW SUBDIVISION
6' WOOD FENCE

LOT 20 OWNER'S
2' SHED ENCROACHMENT
APPROX. 36 SQ. FT. OF THE SHED
TO BE REMOVED

N/F
PARKVIEW COMMUNITY ASSOC., INC.
PARCEL ID: 22 401011692807

LOT 20 OWNER'S
6' WOOD FENCE
ENCROACHMENT

LOT 20 OWNER'S
6' WOOD FENCE
(0.5' INSIDE P/L)

N/F
DAVID & LILIANA
SMITH
PARCEL ID: 22 401011690884

PROPOSED GARAGE AND
SHOP ADDITION

CONCRETE
DRIVEWAY

FS SIDEWALK

35' FRONT
B.S.L.

SCRIBE MARK SET
ON TRANSFORMER BOX
P.O.B.

ONE STORY
BRICK/FRAME

COVERED
PATIO

FS TILE
PATIO

50' REAR
B.S.L.

FS TILE
PATIO

COVERED
PORCH

COVERED
GRILL/WET BAR

SHED

1/2" REBAR SET

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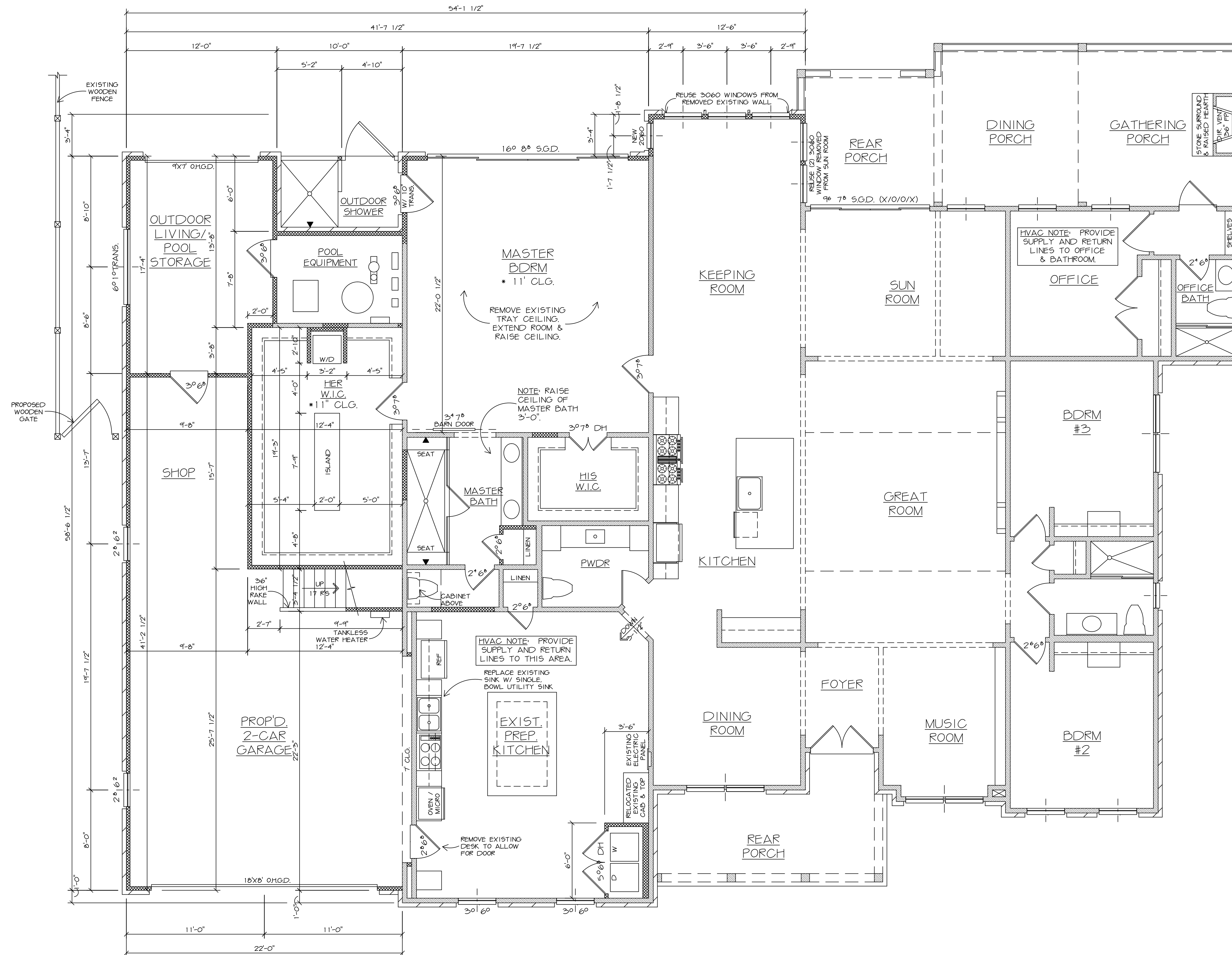
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PROPOSED FLOOR PLAN

SCALE: 1/4" = 1'-0"

UNLESS OTHERWISE NOTED:
- ALL STUDWALLS TO BE 2X4X9" W/ 1/2" DRYWALL EACH SIDE (4-1/2" THICK).
- ALL LUMBER IN DIRECT CONTACT W/ CONCRETE OR MASONRY TO BE PRESSURE TREATED (OR EQUIV).

PROPOSED FLOOR PLAN

A CUSTOM ADDITION / RENOVATION FOR
RON AND DAWN PRESSWOOD

DATE 02/21/25

REV

SHEET A 3

OF 5

PLEASE NOTE:

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CUMMING, GA 30040
678-223-8893

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