

SITE INFORMATION

SITE IS 0.24 ACRES/10,500 SQFT
 SUBDIVISION: ELLERBE ROAD ESTATES
 ADDRESS: 240 WINTERWOOD DRIVE
 SHREVEPORT, LOUISIANA 71106
 GEO#: 161308-017-0147-00
 ZONED: R-1-7
 SITE IS IN "ZONE X" FLOOD ZONE, CERTIFIED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN. SITE CONTOURS DO NOT VARY ENOUGH TO PROVIDE CONTOUR LINES ON SITE PLAN.

EXISTING BUILDING INFORMATION

EXISTING BUILDING IS 2,269 SQFT
 USE: SINGLE FAMILY RESIDENCE
 SINGLE STORY
 OVERALL HEIGHT: 18'-4"
 FINISH FLOOR ELEVATION: 227 FT

PROPOSED BUILDING INFORMATION

PROPOSED BUILDING IS 430 SQFT
 USE: ACCESSORY DWELLING UNIT
 SINGLE STORY
 OVERALL HEIGHT: 16'-11"
 FINISH FLOOR ELEVATION: 227 FT

NEW 5'-0" WIDE COVERED CONCRETE PATIO ALONG SIDE OF DWELLING UNIT

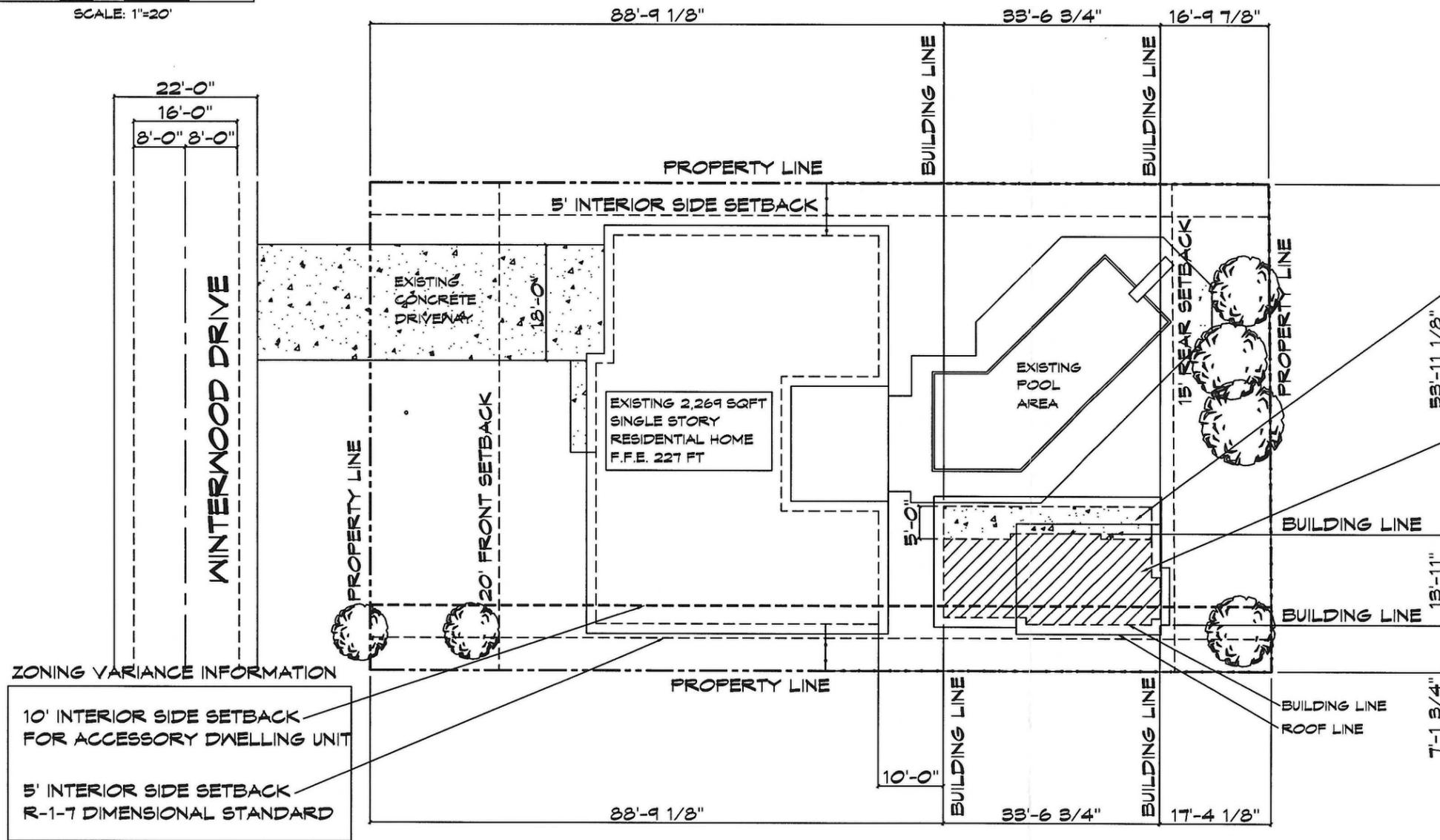
NEW ACCESSORY DWELLING UNIT
 430 SQFT
 F.F.E. TO MATCH EXISTING BUILDING
 OVERALL HEIGHT 16'-11"

ZONING VARIANCE INFORMATION

PROPOSED ACCESSORY DWELLING UNIT IS LOCATED WITHIN THE DIMENSIONAL STANDARDS OF THE SITE AS IS. CURRENTLY ZONED R-1-7 REQUIRING A 5'-0" SIDE INTERIOR YARD SETBACK. AS OUTLINED IN ARTICLE 4, 4.2, TABLE 4-1.

PROPOSED PROJECT IS WITHIN THE REGULATIONS AS SHOWN IN ARTICLE 7, 7.3, ACCESSORY STRUCTURES.

ARTICLE 6 - USE STANDARDS, M). DWELLING-ACCESSORY DWELLING UNIT. 3) REQUIRES SIDE DISTANCE FROM PROPERTY LINE AND ANY STRUCTURE TO BE 10'-0". REQUEST FOR VARIANCE IS FOR NEW STRUCTURE TO BE BUILT WITH IN THE DIMENSIONAL STANDARDS OF R-1-7 WITH OUT THE ADDED DISTANCE REQUIRED FROM THE USE STANDARDS.



ZONING VARIANCE INFORMATION
 10' INTERIOR SIDE SETBACK FOR ACCESSORY DWELLING UNIT
 5' INTERIOR SIDE SETBACK R-1-7 DIMENSIONAL STANDARD

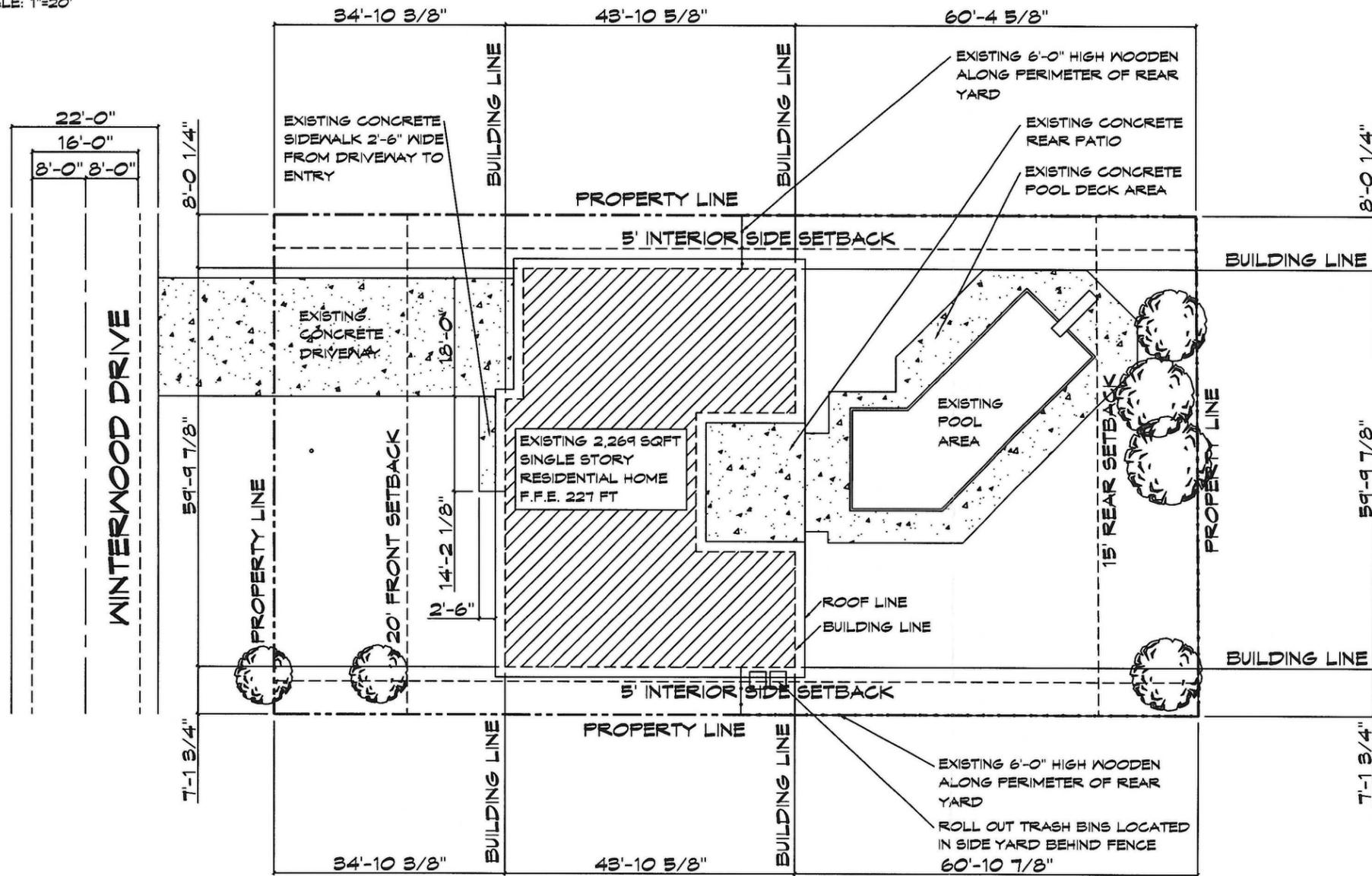
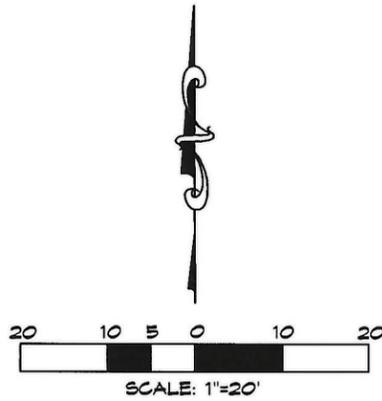
PROPOSED SITE PLAN
 SCALE: 1:20

20-1-BAC
ZBA APPROVED
 5/20/20
 Date By

20-12-C
MPC APPROVED
 3/4/20
 Date By

EXECUTIVE DIRECTOR DATE

OWNER INFORMATION:	OWNER: DAVID & KEELEY PRATT 240 WINTERWOOD DR SHREVEPORT, LA 71106 PH: 918-775-9710
DRAWING INFORMATION:	PLANS PREPARED BY: MAKERS DESIGN, LLC WARD BRYANT 497 RATCLIFF ST SHREVEPORT, LOUISIANA 71104 PH: 918-949-7806
PROJECT INFORMATION:	PARISH: CADDO STATE: LOUISIANA 71106 LEGAL: LOT 147, ELLERBE ROAD ESTATES UNIT NO. 2 161308-017-147 GEO#: 161308-017-0147-00 PROJECT: PRATT TINY HOUSE PLAN TYPE: PROPOSED SITE PLAN SUBDIVISION: ELLERBE ROAD ESTATES ACREAGE: 0.24 ACRES ADDRESS: 240 WINTERWOOD DRIVE CITY: SHREVEPORT
SHEET NO.	A-03



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PARKING INFORMATION

EXISTING BUILDING CONTAINS TWO CAR GARAGE WITH ACCESS OFF OF WINTERWOOD DRIVE. ADDITIONAL PARKING IS ALSO AVAILABLE IN EXISTING CONCRETE DRIVE. NO ADDITIONAL PARKING IS PLANNED OR REQUIRED

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LANDSCAPING/VEGETATION INFORMATION

ALL PLANTING IS COMPOSED OF SMALL CALIPER (1 1/2" TO 3") DIAMETER BIRCH TREES LOCATED ALONG THE SOUTH SIDE OF THE FRONT YARD AREA AND ALONG THE EASTERN PROPERTY LINE AS SHOWN IN SITE PLAN. ALL OTHER AREAS OUTSIDE OF THOSE EXISTING AND PROPOSED FOR DEVELOPMENT ARE COVERED IS EXISTING GRASS/SOD AND WILL REMAIN AFTER CONSTRUCTION IS COMPLETE.

EXISTING SITE PLAN

SCALE: 1:20

20-1-BAC
ZBA APPROVED

5/20/20 By *[Signature]*

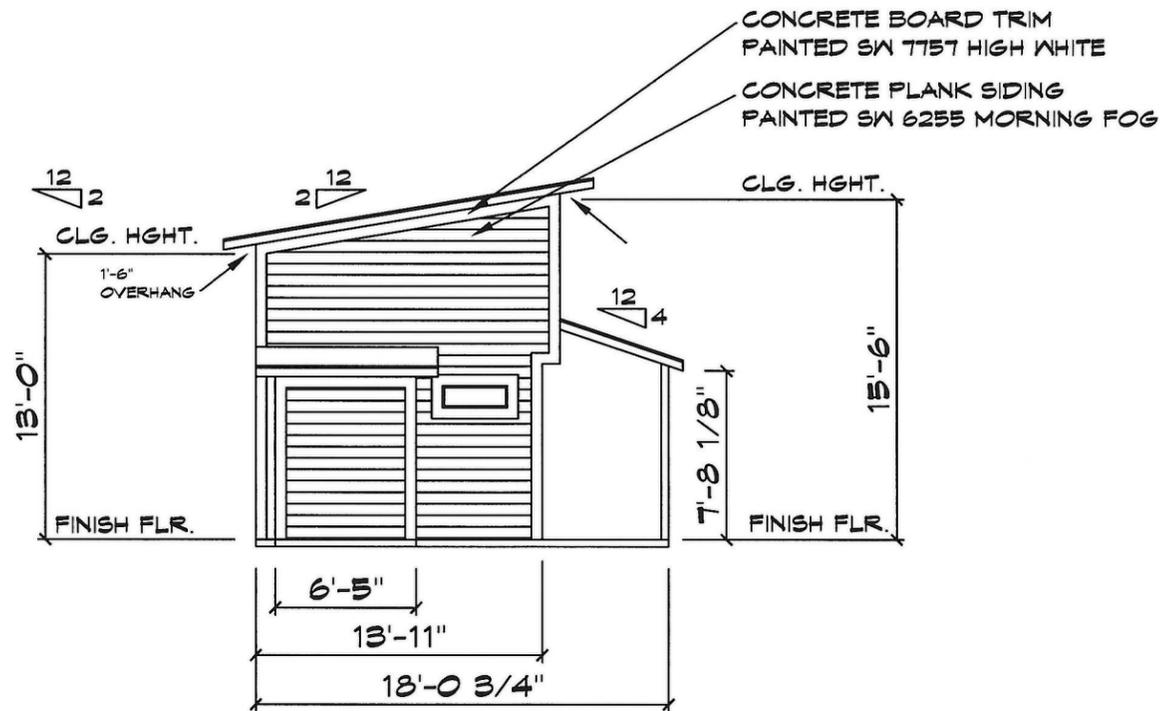
20-12-C
MPC APPROVED

3/4/20 By *[Signature]*

EXECUTIVE DIRECTOR

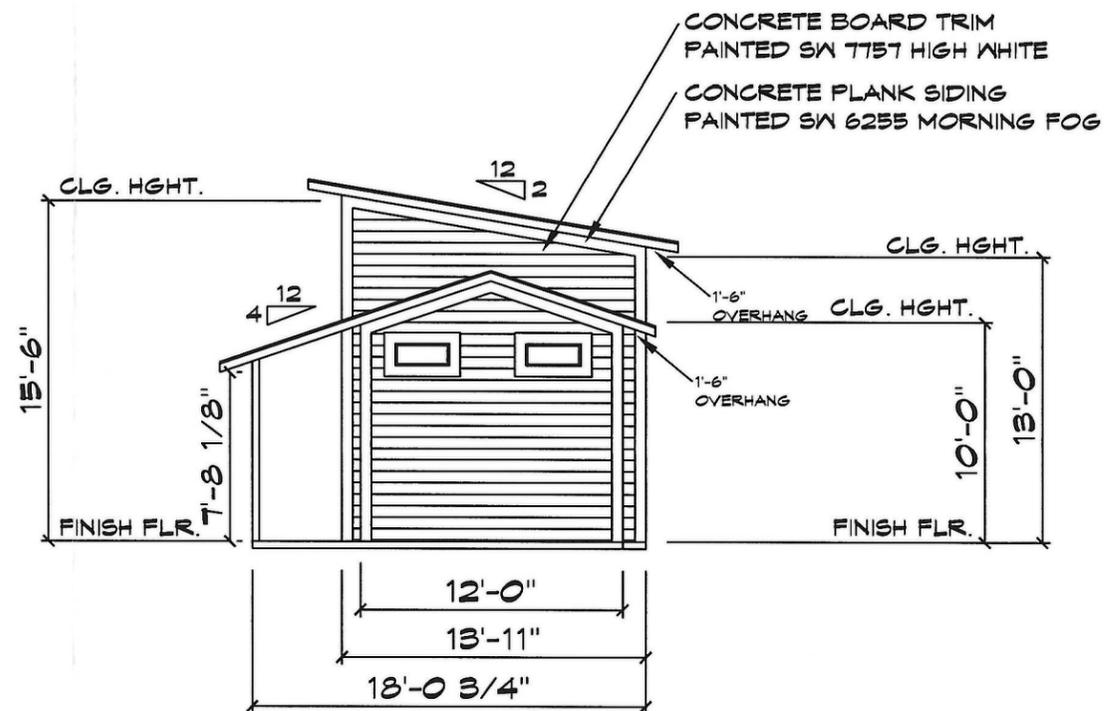
DATE

OWNER INFORMATION:	OWNER: DAVID & KEELEY PRATT 240 WINTERWOOD DR SHREVEPORT, LA 71106 PH: 518-775-9110
DRAWING INFORMATION:	PLANS PREPARED BY: MAKERS DESIGN, LLC WARD BRYANT 987 RATCLIFF ST SHREVEPORT, LOUISIANA 71104 PH: 518-949-7806
PROJECT INFORMATION:	PARISH: CADDO STATE: LOUISIANA 71106 LEGAL: LOT 147, ELLERBE ROAD ESTATES UNIT NO. 2 161808-17-147 GEO#: 161808-017-0147-00
SHEET NO.:	A-02



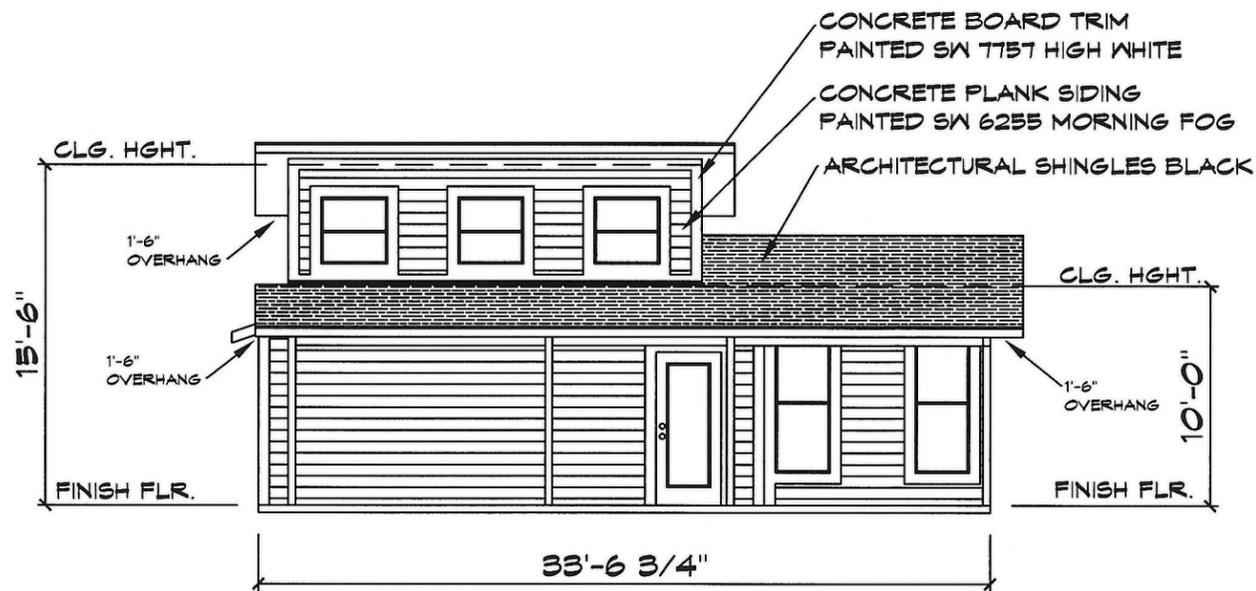
EAST EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"



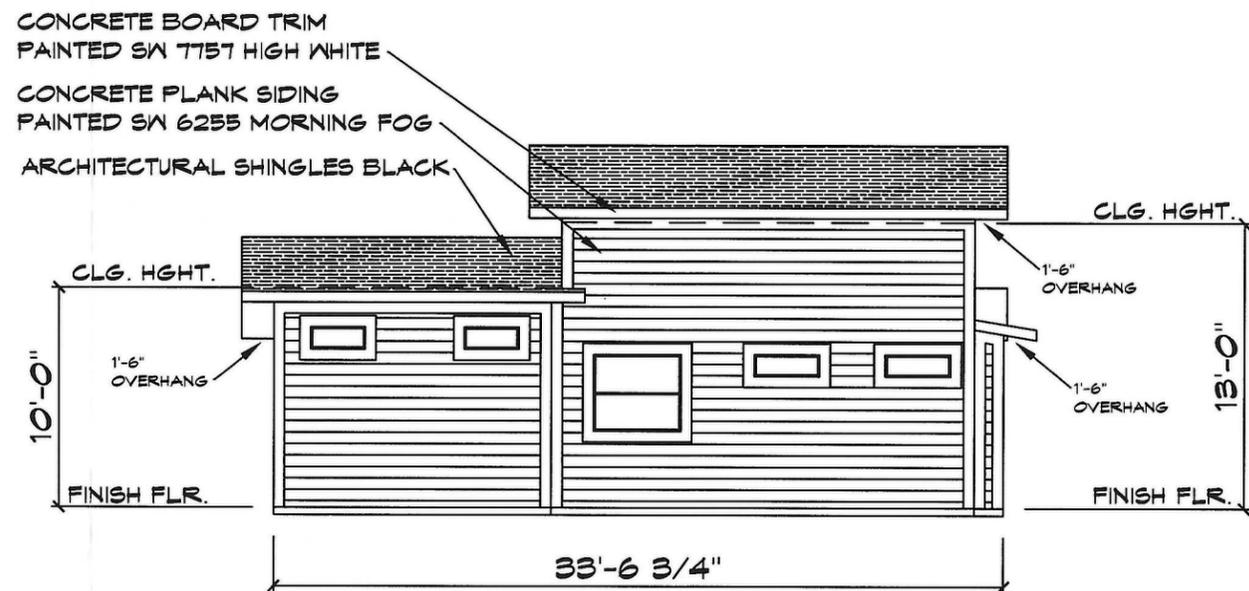
EAST EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"



NORTH EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"



SOUTH EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"

20-1-BAC ZBA APPROVED

5/20/20 
Date By

MPC APPROVED 20-12-C

3/4/20 
Date By

OWNER INFORMATION:	OWNER: DAVID & KEELEY PRATT 240 WINTERWOOD DR. SHREVEPORT, LA 71106 PH: 918-775-9710
DRAWING INFORMATION:	PLANS PREPARED BY: MAKERS DESIGN, LLC WARD BRYANT 957 RATCLIFF ST SHREVEPORT, LOUISIANA 71104 PH: 918-344-7806
PROJECT INFORMATION:	PARISH: CADDO STATE: LOUISIANA 71106 LEGAL: LOT 147, ELLERBE ROAD ESTATES UNIT NO.2 161808-17-147 ACREAGE: 0.24 ACRES ADDRESS: 240 WINTERWOOD DRIVE CITY: SHREVEPORT GEOR: 161808-017-0147-00
SHEET NO.	A-04