

482

SPECIAL ADMINISTRATIVE PERMIT APPLICATION



41 Perimeter Center East | Dunwoody, GA 30346
Phone: (678) 382-6800 | Fax: (770) 396-4828

Project #: AP 16-051 Date Received: 4/22/16

* Type:

Type of Request: Chapter 16-Streams Chapter 27-Zoning
 Code section from which special administrative permit is sought: SECTION 27-58 LOT'S BUDG REGS.
 Nature of Request: REDUCE LEFT SIDE SET-BACK BY 10%

* Project:

Name of Project / Subdivision: LOT 35 / HERITAGE AT DUNWOODY Zoning: _____
 Property Address / Location: 1864 WALBURY DRIVE, DUNWOODY, GA 30338
 District: 18TH Land Lot: 361 Block: _____ Property ID: _____

* Owner Information:

Owner's Name: PETER FRITZ
 Owner's Address: 1864 WALBURY DRIVE, DUNWOODY, GA 30338
 Phone: 646-651-7801 Fax: _____ Email: _____

* Applicant Information: Check here if same as Property Owner

Contact Name: ASHTON WOODS / CLIFF NIEDERPRUEM
 Address: 3870 MANSUELL RD ST. 300, ALPHARETTA, GA
 Phone: 404-593-1559 Fax: _____ Email: CLIFF.NIEDERPRUEM@ASHTONWOODS.COM

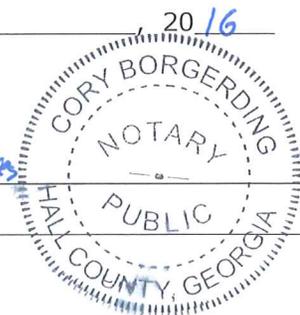
* Terms & Conditions:

I hereby certify that to the best of my knowledge, this application form is correct and complete. If additional materials are determined to be necessary, I understand that I am responsible for filing additional materials as specified by the City of Dunwoody Zoning Ordinance. I understand that failure to supply all required information (per the relevant requirements of the Dunwoody Zoning Ordinance) will result in the rejection of this application.

Applicant's Name: ASHTON WOODS / CLIFF NIEDERPRUEM
 Applicant's Signature: [Signature] Date: 4/22/16

* Notary:

Sworn to and subscribed before me this 22 Day of April, 2016
 Notary Public: [Signature] Cory Borgerding
 Signature: [Signature]
 My Commission Expires: 08/25/2018 *Commission expires 08/25/2018*



* Office Use:

Application Fee: \$250 for Single-Family \$350 for Commercial/Other
 Payment: Cash Check CC Date: 4/22/16
 Decision: _____ Date: _____

Property Owner(s) Notarized Certification

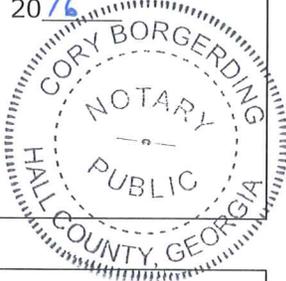


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The owner and petitioner acknowledge that this application form is correct and complete. By completing this form, all owners of the subject property certify authorization of the filing of the application, and authorization of an applicant or agent to act on their behalf in the filing of the application including all subsequent application amendments.

*** Property Owner (If Applicable):**

Owner Name: Peter J. Fortz, Jr
 Signature: *Peter J. Fortz, Jr* Date: 4/22/16
 Address: _____
 Phone: _____ Fax: _____ Email: _____
 Sworn to and subscribed before me this 22 Day of April, 2016
 Notary Public: *[Signature]* Commission expires 08/25/2018
Cory Borg erding



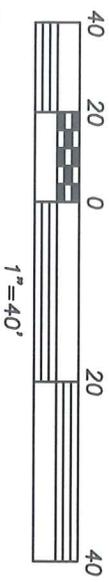
*** Property Owner (If Applicable):**

Owner Name: _____
 Signature: _____ Date: _____
 Address: _____
 Phone: _____ Fax: _____ Email: _____
 Sworn to and subscribed before me this _____ Day of _____, 20____
 Notary Public: _____

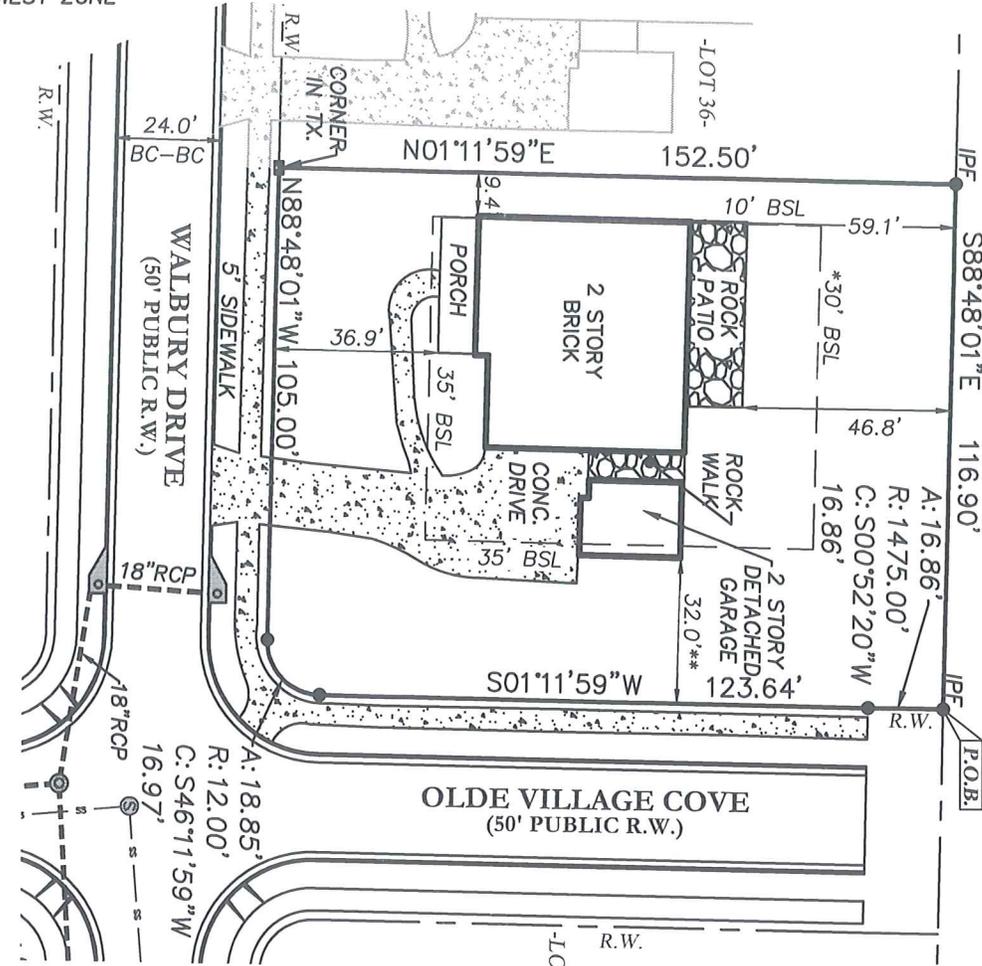
*** Property Owner (If Applicable):**

Owner Name: _____
 Signature: _____ Date: _____
 Address: _____
 Phone: _____ Fax: _____ Email: _____
 Sworn to and subscribed before me this _____ Day of _____, 20____
 Notary Public: _____

GRID NORTH
GA WEST ZONE



TOTAL ACRES = 0.409 ACRES
TOTAL AREA = 17,811 Sq. Ft.



NOW OR FORMERLY
ROY EUGENE POSS
(DB 7916, PG. 384)
(DB 11540, PG. 297)

- BSL - BUILDING SETBACK LINE
- MFFE - MIN. FINISHED FLOOR ELEV.
- CMP - CORRUGATED METAL PIPE
- R.W. - RIGHT OF WAY

GENERAL NOTES
ALL MATTERS OF TITLE EXCEPTED.

DATE OF FIELD WORK: 12.18.15
REFERENCE: PB 234, PG. 1

SITE ADDRESS: 1864 WALEBURY DRIVE
DUNWOODY, GA 30338

CLOSURE STATEMENT

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS AN ANGULAR ERROR OF 1 SECONDS PER ANGLE POINT AND A PRECISION RATIO OF 1 IN 15,822. THE DATA SHOWN ON THIS PLAT HAS A CLOSURE PRECISION RATIO OF 1 IN 161,122.

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.

THE SURVEY AND PLAT SHOWN HEREON IS NOT INTENDED FOR USE OR RELIANCE BY ANY PARTIES OR ENTITIES NOT SPECIFICALLY LISTED IN THE TITLE. UNAUTHORIZED THIRD PARTIES SHALL INDEMNIFY AND HOLD GUNNIN LAND SURVEYING, LLC HARMLESS AGAINST ANY AND ALL LIABILITY FOR ANY LOSS ARISING OUT OF, OR RELATED TO, RELIANCE BY ANY THIRD PARTY ON ANY WORK PERFORMED THEREUNDER, OR THE CONTENTS OF THE SURVEY.

Gunnin

LAND SURVEYING, LLC

105 MOUNTAIN BROOK DRIVE, SUITE 104
CANTON, GA 30115
Tel: 678.880.7502 Fax: 678.609.4731
Land Surveyor Firm License No. LSF001033
www.gunninlandsurveying.com

FINAL SURVEY OF: LOT 35, HERITAGE AT DUNWOODY

LAND LOT 361, 18th DIST.
DEKALB COUNTY, GEORGIA
PROJECT NO: 13048
PLAN PREP: 04.12.2016
MADE FOR: PETER J. FRITZ
AND KERI FRITZ

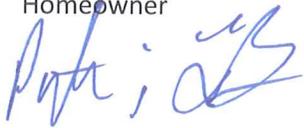


Application for Special Administrative Permit:

Application is to reduce the left side setback of lot 35 (along shared property line between lots 35 and 36) by 10%. Refer to survey of subject property.

Peter Fritz

Homeowner

A handwritten signature in blue ink, appearing to read "Peter Fritz", with a stylized flourish at the end.

Cliff Niederpruem

Ashton Woods

A handwritten signature in blue ink, appearing to read "Cliff Niederpruem", with a long horizontal flourish extending to the right.



A. Settlement Statement (HUD-1)

B. Type of Loan		6. File Number:	7. Loan Number:	8. Mortgage Insurance Case Number:
1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> RHS	3. <input checked="" type="checkbox"/> Conv. Unins.	AW170-16-0130	0500687876
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv. Ins.			

C. Note: *This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.* (AW170-16-0130/9)

D. Name and Address of Borrower: Peter J. Fritz, Jr. and Keri M. Fritz 330 Mystic Ridge Lane Atlanta, GA 30342	E. Name and Address of Seller: Ashton Atlanta Residential, LLC 3820 Mansell Road, Suite 300 Alpharetta, GA 30022	F. Name and Address of Lender: Wells Fargo Bank, N.A. 2701 Wells Fargo Way Minneapolis, MN 55467-8000
G. Property Location: 1864 Walbury Drive Dunwoody, GA 30038 DeKalb County, Georgia LL, DIST, SEC., DeKalb County, Heritage at Dunwoody, , PHASE, BLK, BLDG U/35,	H. Settlement Agent: Weissman, Nowack, Curry & Wilco, I 5909 Peachtree Dunwoody Road, Suite 820 Atlanta, GA 30328 Place of Settlement: 5909 Peachtree Dunwoody Road Suite 820 Atlanta, GA 30328	I. Settlement Date: April 20, 2016 Disbursement Date: April 20, 2016

J. Summary of Borrower's Transaction		K. Summary of Seller's Transaction	
100. Gross Amount Due from Borrower		400. Gross Amount Due to Seller	
101. Contract sales price	1,029,609.00	401. Contract sales price	1,029,609.00
102. Personal property		402. Personal property	
103. Settlement charges to borrower (line 1400)	9,963.83	403.	
104. 2nd QTR HOA Fees-Heritage at D	04/20/16-06/30/ 178.02	404.	
105. 3rd QTR HOA Fees-Heritage at Dunwoody	225.00	405.	
Adjustments for items paid by seller in advance		Adjustments for items paid by seller in advance	
106. City/Town taxes		406. City/Town taxes	
107. County taxes		407. County taxes	
108. Assessments		408. Assessments	
109. Initiation Fee-Heritage at Dunwoody	950.00	410.	
110. Closing Letter fee-William Douglas Management	100.00	411. Survey	Mark Veal, RLS
111. Survey	Mark Veal, RLS 350.00	412.	
112.		420. Gross amount due to Seller	1,029,959.00
120. Gross amount due from Borrower	1,041,375.85	500. Reductions in Amount Due to Seller	
201. Deposit or earnest money	30,000.00	501. Excess deposit (see instructions)	30,000.00
202. Principal amount of new loan(s)	823,687.00	502. Settlement charges to seller (line 1400)	30,913.27
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff of first mortgage loan	
205. Extended Lock Fee POC	1,900.00	505. Payoff of second mortgage loan	
206.		506.	
207.		507. Payoff Mortgage Wells Fargo Bank, N.A.	908,621.31
208. Option Deposits	51,339.00	508. Option Deposits	51,339.00
209. Seller Paid Closing Costs	7,500.00	509. Seller Paid Closing Costs	7,500.00
Adjustments for items unpaid by seller		Adjustments for items unpaid by seller	
210. City/Town taxes		510. City/Town taxes	
211. County taxes	01/01/16 to 04/20/16 1,225.06	511. County taxes	01/01/16 to 04/20/16 1,225.06
212. Assessments		512. Assessments	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517. StructSure Home Warranty	360.36
218.		518.	
219.		519.	
220. Total paid by/for Borrower	915,651.06	520. Total reduction amount due Seller	1,029,959.00
300. Cash at Settlement from/to Borrower		600. Cash at Settlement from/to Seller	
301. Gross amount due from Borrower (Line 120)	1,041,375.85	601. Gross amount due to Seller (Line 420)	1,029,959.00
302. Less amount paid by/for Borrower (Line 220)	(915,651.06)	602. Less reductions due Seller (Line 520)	(1,029,959.00)
303. CASH FROM BORROWER	125,724.79	603. CASH TO/FROM SELLER	0.00

The Public Reporting Burden for this collection of information is estimated to average 35 minutes per response for collecting, reviewing, and reporting the data. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. No confidentiality is assured; this disclosure is mandatory. This is designed to provide the parties to a RESPA covered transaction with information during the settlement process.