

**SPECIAL ADMINISTRATIVE PERMIT APPLICATION**



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

Project #: \_\_\_\_\_ Date Received: 5/16/16

\* Type:

Type of Request:  Chapter 16-Streams  Chapter 27-Zoning

Code section from which special administrative permit is sought: Administrative Permit

Nature of Request: Rear Setback requested to be 31' NOT 40'

\* Project:

Name of Project / Subdivision: Glen Moyers Residence Zoning: R-100

Property Address / Location: 1007 Redfield Terrace ?

District: 377, 18<sup>th</sup> Land Lot: 45 Block: A Property ID: \_\_\_\_\_

\* Owner Information:

Owner's Name: Julie and Glen Moyers

Owner's Address: 1007 Redfield Terrace, Dunwoody, GA 30338

Phone: 404-394-4849 Fax: \_\_\_\_\_ Email: gmoyers@kpmg.com

\* Applicant Information:  Check here if same as Property Owner

Contact Name: Jim Lesti of Landscape Studio

Address: 2582 North Druid Hill Rd NE Atlanta GA

Phone: 404-454-4257 Fax: \_\_\_\_\_ Email: JimLesti@gmail.com 30329

\* 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: James Lesti

Applicant's Signature: James Lesti Date: 5-16-16

\* Notary:

Sworn to and subscribed before me this 16<sup>th</sup> Day of May, 2016

Notary Public: Vivian Hutto

Signature: Vivian Hutto

My Commission Expires: 2-29-2020

**Vivian Hutto**  
NOTARY PUBLIC  
DeKalb County, GEORGIA  
My Comm. Expires  
02/29/2020

\* Office Use:

Application Fee:  \$250 for Single-Family  \$350 for Commercial/Other

Payment:  Cash  Check  CC Date: \_\_\_\_\_

Decision: \_\_\_\_\_ Date: \_\_\_\_\_

# Property Owner(s) Notarized Certification

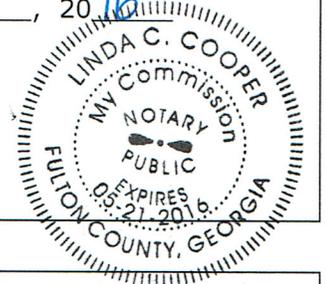


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The owner and petitioner acknowledge that this application form is correct and complete. By completing this form, all owners of the subject property certify authorization of the filing of the application, and authorization of an applicant or agent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

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

Owner Name: <u>Glen Moyers</u>
Signature: <u>[Signature]</u> Date: <u>May 13, 2016</u>
Address: <u>1007 Redfield Terrace, Dunwoody GA 30338</u>
Phone: <u>404-394-4849</u> Fax: _____ Email: <u>gmoyers@kpmg.com</u>
Sworn to and subscribed before me this <u>13<sup>th</sup></u> Day of <u>May</u> , 20 <u>16</u>
Notary Public: <u>Linda C. Cooper</u>



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

Owner Name: <u>Julie Moyers</u>
Signature: <u>[Signature]</u> Date: <u>May 13, 2016</u>
Address: <u>1007 Redfield Terrace, Dunwoody GA 30338</u>
Phone: <u>678-438-2722</u> Fax: _____ Email: <u>jumoyers@bellsouth.net</u>
Sworn to and subscribed before me this <u>13<sup>th</sup></u> Day of <u>May</u> , 20 <u>16</u>
Notary Public: <u>Linda C. Cooper</u>



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

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



## **SPECIAL ADMINISTRATIVE PERMIT NARRATIVE FOR THE MOYERS RESIDENCE**

**1007 Redfield Terrace Dunwoody, GA**

**5/16/16**

The Moyers are going to renovate the interior of their Dunwoody home. This project will have new French doors out of the back of the house. If standing in the back yard looking at the house, you will see a bay window all the way to the right side. This is where the new doors will be built. **(See attached photos)** The new door location creates the need for a wood deck on this side of the house, as we are 9' above grade at this part of the property. **(There is a basement walkout below)** Unfortunately, the rear yard setback is very large, at 40' and we need to infringe upon this with a portion of the deck....just 9' into the setback for a small portion of the deck **(See site plan)**.

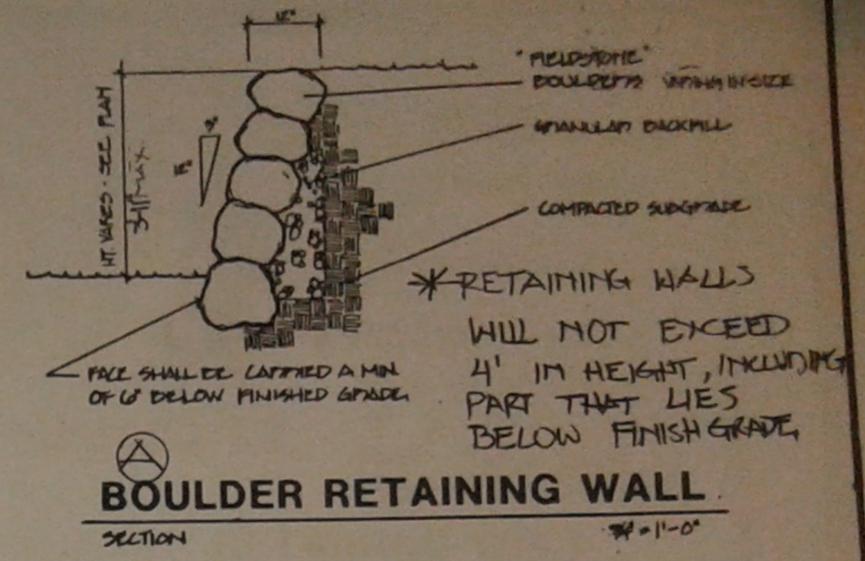
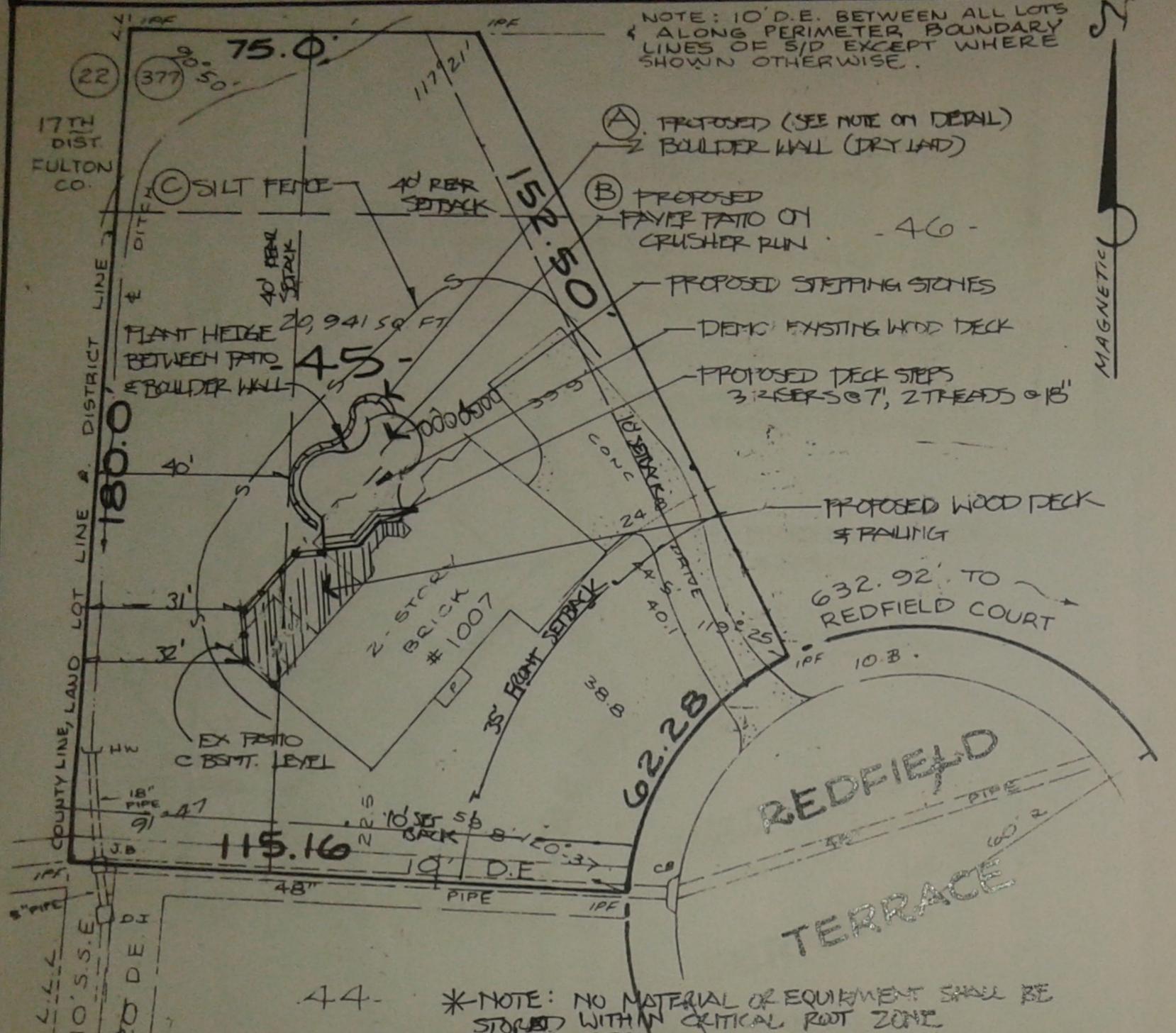
Allowing this special permit will in no way be detrimental to the public health, safety or welfare of the public or injurious to the property or improvements. The deck size is a fairly standard deck size and is not excessive at all **(26' x 16')**. We also designed the shape of the deck with 45 degree angled corners. Doing this shortens the amount we are proposing to infringe in the setback.

This request is consistent with the neighbor's on Redfield Terrace. The neighbors to the left (the Mitchell's at 1015 Redfield Terrace and the Crumps at 1031) have the same conditions and were both granted special permits to do similar projects. They both were granted permission to build screened in decks in the rear yard setback. The rear yard setback at 40' just doesn't allow enough room to allow for the owners on Redfield Terrace to enjoy their property with exterior spaces (decks, porches, etc.)

We are only asking for permission of one small section of the wood deck to infringe inside the setback. Our request is asking for 9' infringement which is below the allowed 10'.

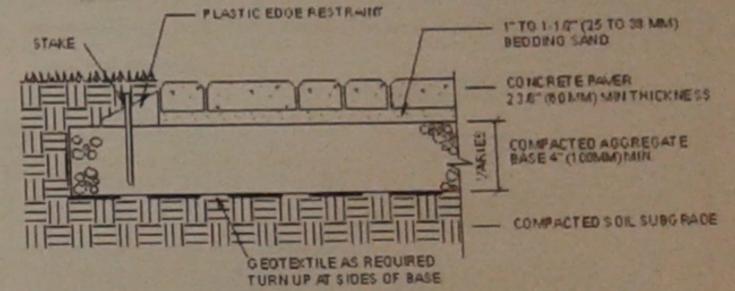
Thanks for your consideration of our request.

NOTE: 10' D.E. BETWEEN ALL LOTS ALONG PERIMETER BOUNDARY LINES OF S/D EXCEPT WHERE SHOWN OTHERWISE.



**BOULDER RETAINING WALL**  
SECTION  
1" = 1'-0"

PROJECT LIMITS AND RATIO CALCULATIONS	AREA
Total Site Area = 20,941 sf.	20,941 sf.
Disturbed Area = 1,750 sf.	
Site is Zoned for 40% allowable impervious	
Existing Impervious Surface: 21% lot coverage	
Allowable impervious on this site: 40%	8,376 sf.
<b>ZONING IS R-100 ZONING DISTRICT</b>	
Proposed Additions:	
Subtract Existing Deck and Add New Deck and Paver Patio	
Net Difference is an addition of 450 sf.	450 sf.
Existing Impervious	4,375 sf.
% of Existing Impervious Surface:	21.00%
Proposed Impervious Surface after construction:	4,825 sf.
% of Impervious Surface after construction:	23.00%
<b>TREE REMOVAL</b>	
No Trees will be removed or Impacted	



NOTE  
1. THICKNESS OF AGGREGATE BASE WILL VARY WITH SUBGRADE CONDITIONS AND CLIMATE. COLDER CLIMATES MAY REQUIRE THICKER BASES.  
2. A MINIMUM 6" (150MM) BASE IS RECOMMENDED FOR DRIVEWAY APPLICATIONS.

**(B) PAVER PATIO**

Deck and Patio Proposal for the:  
**Moyers Residence**  
1007 Redfield Terrace Dunwoody GA

Survey for **GLEN MOYERS**  
And **JULIE A. MOYERS**  
Of property at **1007 Redfield Terrace**  
Lot 45, Block A, Redfield, Unit II  
plat Book 69, Page 12  
Lend Lot 377, 18th District, DeKalb County, Georgia

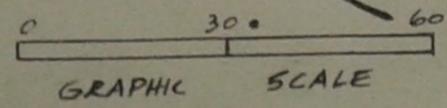
Date: 6/18/96 Scale: 1" = 30'

THIS PROPERTY (IS) **NOT** LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY "FIA OFFICIAL FLOOD HAZARD MAPS"

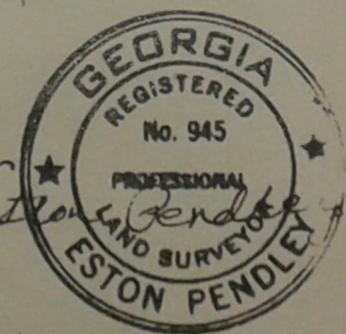
BY **ESTON PENDLEY & ASSOC., INC.**  
REGISTERED LAND SURVEYORS

2970 PARK STREET EAST POINT, GA. 30344

44. \*NOTE: NO MATERIAL OR EQUIPMENT SHALL BE STORED WITHIN CRITICAL ROOT ZONE OF ANY TREE.  
\* TREE SAVE FENCE WHERE NEEDED WITHIN LIMITS OF DISTURBANCE  
SCALE: 1" = 20'  
R-1 ZONING DISTRICT.



CLOSURE 1" IN 5,000'  
In my opinion, this plat is a correct representation of the land platted and has been prepared in conformity with the minimum standards and requirements of law.



*Eston Pendley*  
Member SAMSOG

By: **Landscape Studio**

Scale: 1" = 20'

Date: 5/1/16

**Jim Lesti**  
Custom Outdoor Spaces







NEW FRENCH DOORS TO GO HERE  
SO WE NEED  
A WOOD DECK  
HERE.

