

# SPECIAL ADMINISTRATIVE PERMIT APPLICATION



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

Project #: AP 16101 Date Received: 9/12/2016

\* Type:

Type of Request:  Chapter 16-Streams  Chapter 27-Zoning  
 Code section from which special administrative permit is sought: 27-58  
 Nature of Request: To allow building beyond (upto 10 feet) the rear building set back line.

\* Project:

Name of Project / Subdivision: Whitney Landing Zoning: Residential - R100  
 Property Address / Location: 5356 Whitney Landing Dunwoody, GA 30360  
 District: \_\_\_\_\_ Land Lot: 4 Block: \_\_\_\_\_ Property ID: 06311 01 015 County Parcel ID

\* Owner Information:

Owner's Name: John Satelmajer  
 Owner's Address: 5356 Whitney Landing Dunwoody, GA 30360  
 Phone: 678.571.7052 Fax: \_\_\_\_\_ Email: Jsatelmajer@yahoo.com

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

Contact Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_

\* 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: John Satelmajer  
 Applicant's Signature: [Signature] Date: 9/12/2016

\* Notary:

Sworn to and subscribed before me this 12 Day of September, 2016  
 Notary Public: [Signature]  
 Signature: [Signature]  
 My Commission Expires: 3/5/19



\* Office Use:

Application Fee:  \$250 for Single-Family  \$350 for Commercial/Other  
 Payment:  Cash  Check  CC Date: 9/12/16  
 Decision: \_\_\_\_\_ Date: \_\_\_\_\_

# Property Owner(s) Notarized Certification

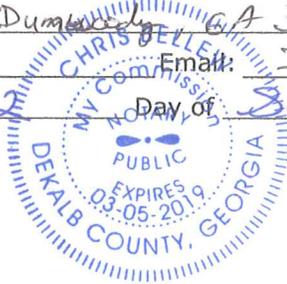


41 Perimeter Center East | Dunwoody, GA 30346  
Phone: (678) 382-6800 | Fax: (770) 396-4828

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>John Sattelmeier</u>	
Signature: <u>[Signature]</u>	Date: <u>9/12/2016</u>
Address: <u>5356 Whitney Laundry Dunwoody GA 30360</u>	
Phone: <u>617.571.7052</u>	Fax: _____ Email: <u>JSattelmeier@yahoo.com</u>
Sworn to and subscribed before me this <u>12th</u> Day of <u>September</u> , 20 <u>16</u>	
Notary Public: <u>[Signature]</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: _____	

**\* 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



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

The City of Dunwoody Community Development Department accepts requests for special administrative permits. Special administrative permits may be approved by the Community Development Director only when the determination has been made that any specific approval criteria associated with the authorized special administrative permit and the following general approval criteria have been met:

- The grant of the administrative permit will not be detrimental to the public health, safety or welfare of the public or injurious to the property or improvements;
- The requested administrative permit does not go beyond the minimum necessary to afford relief, and does not constitute a grant of special privilege inconsistent with the limitations upon other similarly situated properties; and
- The requested administrative permit is consistent with all relevant purpose and in-tent statements of this zoning ordinance.

The community development director is authorized to approve special administrative permits for wing walls and retaining walls only when the general approval criteria above, and the following specific approval criteria have been met:

- It is determined that exceptional topographical restrictions exist on the lot in context with the adjoining property that were not created by the applicant or owner, and a determination that no practical alternative retaining wall design is feasible. The applicant must submit a site plan or a topographical map certified by an engineer or landscape architect with any exception application for retaining walls.

The community development director is authorized to approve special administrative permits for proposed front door threshold elevation for new detached houses that exceed the threshold elevation allowed only when the general approval criteria above, and the following specific approval criteria have been met:

- The applicant for a building permit establishes that the elevation of the front door threshold of the proposed residential structure does not exceed the average elevation of the front door thresholds of the residential structures on both lots immediately abutting the subject lot. If any adjacent lot is vacant, the front door threshold shall be calculated using the formula in Sec. 27-147(1)a. The applicant must provide the community development director with the threshold elevations, as certified by a licensed surveyor or engineer.

**Submit a site plan, project details and photos, and a project narrative that addresses how your project meets the applicable special administrative permit criteria listed above.**

**Please submit an electronic version of the entirety of your application submittal, saved as a single PDF.**

A sign must be placed in a conspicuous location on the subject property at least 30 days before the date of the community development director's decision on the special administrative permit request. This required notice must indicate the earliest date that a decision on the special administrative permit will be made and indicate the nature of the request and a contact where additional information can be obtained.

To: City of Dunwoody, Community Development Department

From: John Satelmajer 5356 Whitney Landing 30360

Date: September 12, 2016

Re: Special Administrative Permit

I am requesting to allow the building of the covered porch extending up to 10 feet past the rear building setback line and a new uncovered porch to extend up to 10 feet past the rear building set back line. This addition to the house will not be detrimental to public health, safety or welfare of the public or injurious to the property or improvements. I request the city allow this project due to the hardship caused by the irregular shape of the property and location of the house on the property. Additionally, of the 10 homes in our neighborhood, we are one of the only houses without such a structure. Therefore, this addition would be consistent with the neighborhood. I have discussed the plans with our neighbors and they are supportive of the project.

**Project Summary:** Project is to convert the existing 12 x 20 deck in the rear of the house into a three season screened in porch and add a 10' x 12' deck at ground level. The peak of gabled roof screened in porch will not exceed 17.5 feet from the ground which will be the highest point of the project. A special permit is being requested as the covered porch will extend up to 10 feet past the rear building setback line and the new uncovered porch will extend up to 10 feet past the rear building setback line at it's furthest point.

**Water Considerations:** There are no streams, ponds, lakes or other water features on or near the property.

**Property Coverage:** My survey records indicate a total property size of 15,101 square feet. Current hardscape coverage for the house, front porch, sidewalk, utility box and driveway is 3,762 square feet or 25% coverage. The new enclosed porch will add 240 square feet bringing the total coverage area to 4,002 square fee or 27% coverage.

Sincerely,

A handwritten signature in black ink, appearing to read 'John Satelmajer', with a long horizontal flourish extending to the right.

John Satelmajer

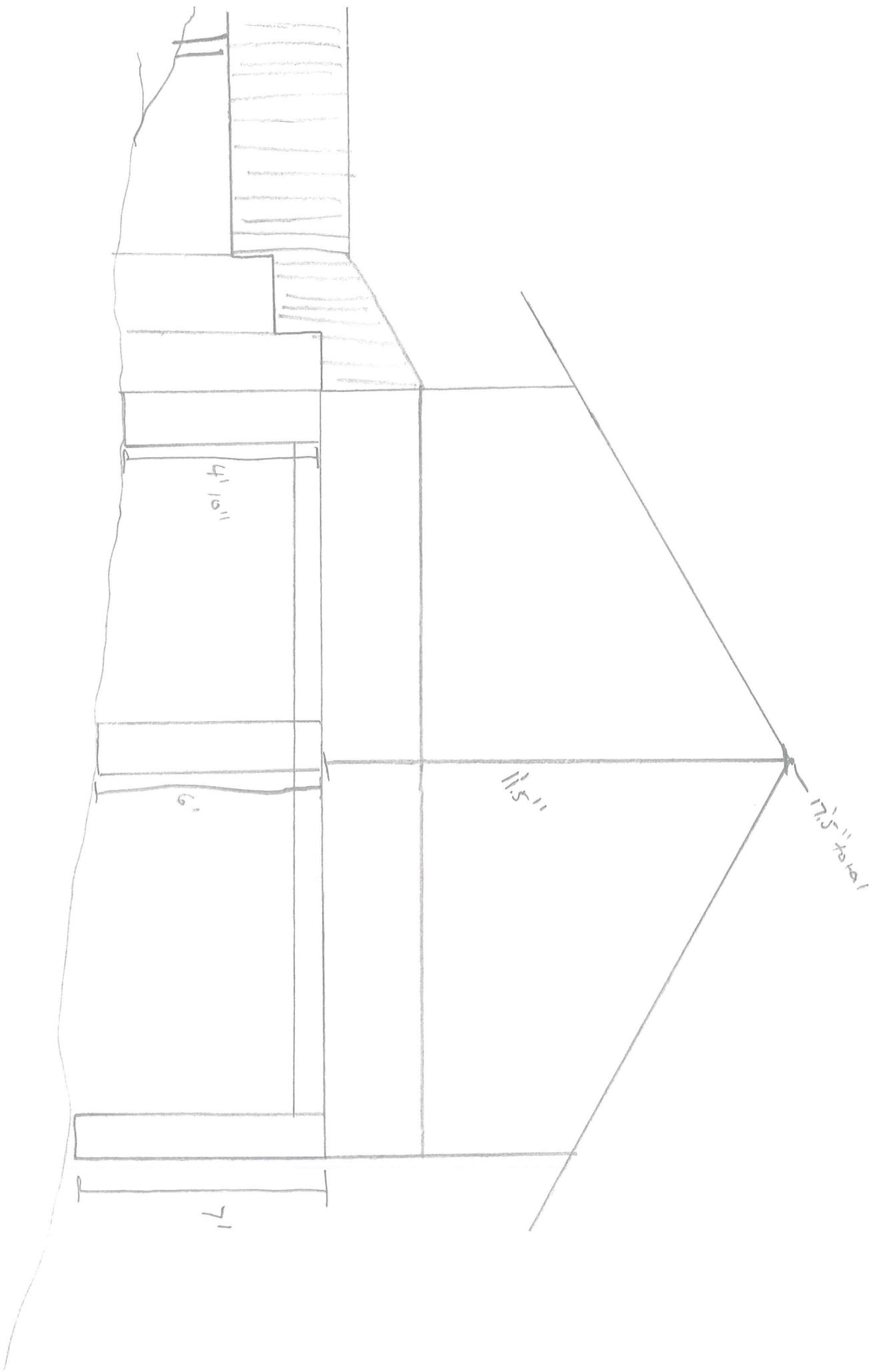
Homeowner and Resident

5356 Whitney Landing

Dunwoody, GA 30360

Mobile Phone: 617.571.7052





Satelmajor  
 5356 Whitney Landing  
 Dunwoody, GA

Sec. 27-441. - Review and approval criteria.

Special administrative permits may be approved by the community development director only when the community development director determines that any specific approval criteria associated with the authorized administrative permit and the following general approval criteria have been met:

- (1) The grant of the administrative permit will not be detrimental to the public health, safety or welfare of the public or injurious to the property or improvements;
- (2) The requested administrative permit does not go beyond the minimum necessary to afford relief; and
- (3) The requested administrative permit is consistent with all relevant purpose and intent statements of this zoning ordinance.

(Ord. No. 2013-10-15, § 1(Exh. A § 27-23.60), 10-14-2013; Ord. No. 2015-01-05, § 1, 1-26-2015)