

August 23, 2024

Kaitlyn Archibald
5476 Woodsong Trail
Dunwoody, GA 30338

RE: Special Administrative Permit Application for 5476 Woodsong Trail (AP 24-18)

Dear Ms. Archibald:

The staff has reviewed your request for an administrative permit to allow for a 6-foot-tall fence in the street yard.

Per Section 27-267. – Maximum height:

The community development director is authorized to approve an administrative permit (in accordance with article V, division 7) allowing fences in the side yard fronting a street on residential corner lots at a height of up to six feet.

Pursuant to Section 27-441, "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:

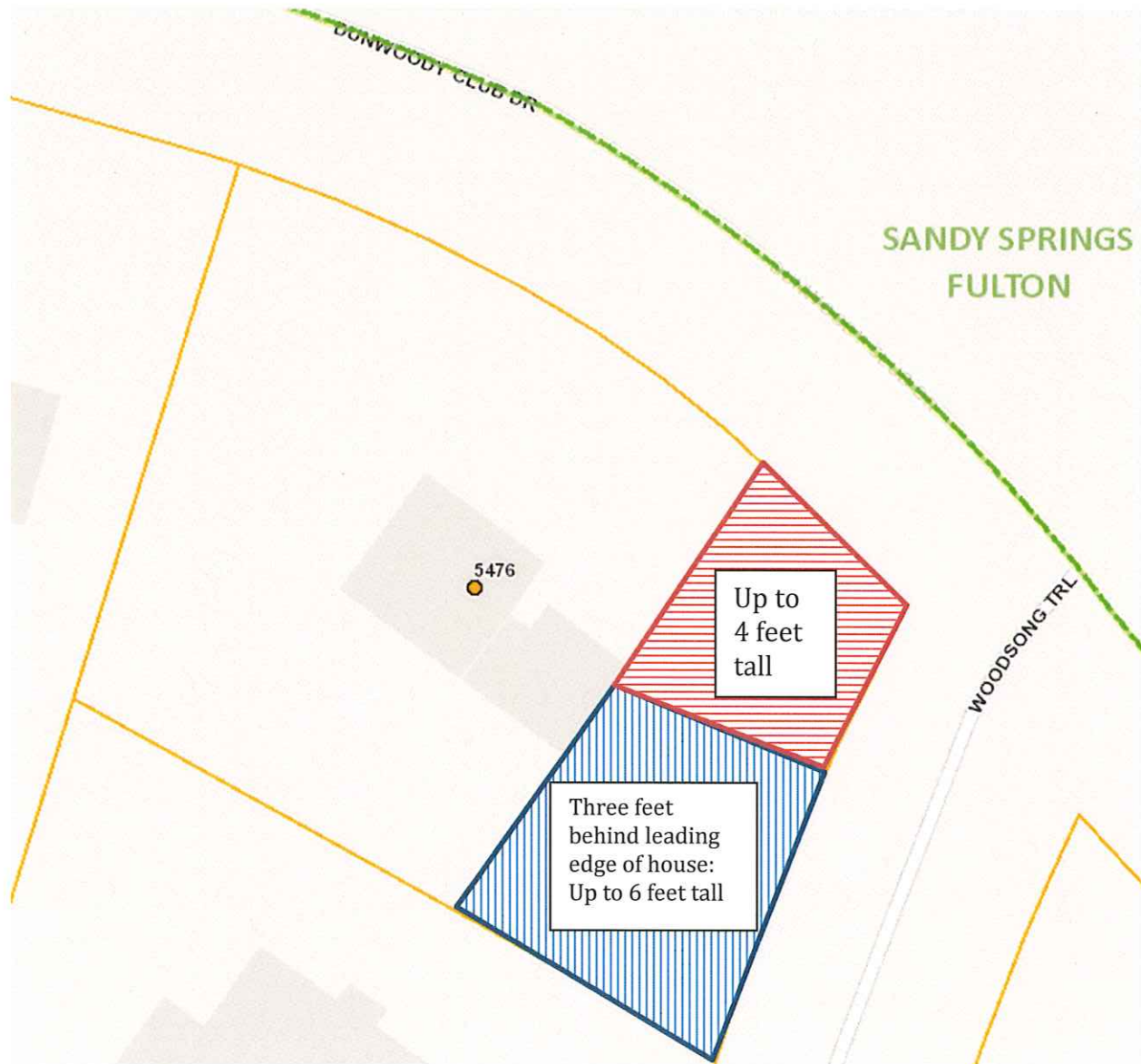
- 1) "The grant of the administrative permit will not be detrimental to the public health, safety or welfare of the public or injurious to the property or improvements;
- 2) The requested administrative permit does not go beyond the minimum necessary to afford relief, and does not constitute a grant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

The Community Development Director is allowed to approve only fence segments in side yards adjacent to a street to be six feet tall. The Director is not authorized to approve fence segments in front yards to be taller than four feet; therefore that part of the application has to be limited to four feet in height.

Analysis

5476 Woodsong Trail is a corner lot abutting Dunwoody Club Drive and Woodsong Trail. The impact of being adjacent to high-volume streets is more pronounced for corner lots as the typically quiet yard is exposed to traffic. A fence in a side yard is a common improvement among homeowners in Dunwoody, therefore staff finds that a privacy fence is helpful in achieving visual separation for the residents and is consistent with the zoning ordinance.

The fence can only be six feet tall in the area of the side yard that is at least three feet behind the leading edge of the house. The segment closer to Dunwoody Club Drive than this may only be up to four feet tall (see chart below).



Based on the review and approval criteria listed above, your application has been **approved with the following conditions:**

1. If work authorized by this action is not permitted within two years, this approval shall be void.
2. No fence segment closer to Dunwoody Club Drive than three feet behind the leading edge of the house may exceed four feet in height.
3. The construction shall be substantially similar to the submitted site plan (Exhibit A).



Community Development

4800 Ashford Dunwoody Road
Dunwoody, GA 30346
Phone: (678) 382-6800
dunwoodyga.gov

Please attach this approval to all future permit requests related to this project. This does not serve as your construction permit approval, nor does it guarantee approval of any construction permit. Should you have any questions, please contact the Community Development Department at 678-382-6800.

Sincerely,

A handwritten signature in blue ink, appearing to read "Richard McLeod", is written over a light blue horizontal line.

Richard McLeod
Community Development Director
City of Dunwoody, Georgia

Exhibit A

