

SPECIAL ADMINISTRATIVE PERMIT APPLICATION



Community Development
4800 Ashford Dunwoody Road | Dunwoody, GA 30338
Phone: (678) 382-6800 | Fax: (770) 396-4828

Project #: _____ Date Received: _____
Type: _____

Type of Request: Chapter 16-Streams Chapter 27-Zoning
Code section from which special administrative permit is sought: Sec 27-269
Nature of Request: SAP For Retaining Wall in backyard of property. Over 4' tall. Engineering is included

Project:

Name of Project / Subdivision: Perdleton Retaining Wall Zoning: R-100
Property Address / Location: 1492 Carnaby Court Dunwoody 30338
District: 18th Land Lot: 315 Block: A Property ID: 18-375-01-022

Owner Information:

Owner's Name: Leigh Perdleton
Owner's Address: 1492 Carnaby Court
Phone: 678-643-7347 Fax: _____ Email: leigh.perdleton@mac.com

Applicant Information: Check here if same as Property Owner

Contact Name: Wesley Luftig
Address: 5170 Trumbull Court Dunwoody GA 30338
Phone: 678-575-9954 Fax: _____ Email: wesley@tlchomebuilders.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: Wesley Luftig
Applicant's Signature: [Signature] Date: 8/30/24

Notary:

Sworn to and subscribed before me this 3rd Day of September, 2024
Notary Public: Tina M H Luftig
Signature: [Signature]
My Commission Expires: August 12, 2027



Office Use:

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

**Property Owner(s)
 Notarized Certification**

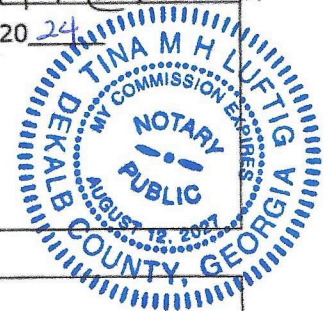
Community Development

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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: LEIGH M. PENDLETON
 Signature: *Leigh Pendleton* Date: 1/16/24
 Address: 14920 CARNABY CT, DUNWOODY 30338
 Phone: 678-643-7347 Fax: _____ Email: leigh.pendleton@mac.com
 Sworn to and subscribed before me this 16 Day of January, 2024
 Notary Public: *Tina M H Luftig*



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: _____



TLC Home Builders, Inc.

Project Details for Special Administrative Permit

Re: 1492 Carnaby Court Dunwoody GA 30338

Summary Of Request:

The property has a private storm water ditch located on the east side of the property, running between 1492 Carnaby Court and 1502 Carnaby Court. Both neighbors agree the storm water ditch is unsightly, dangerous and invites snakes, mice and mosquitos. Both neighbors agree the storm water ditch is difficult to maintain due to the dangerous slope. The request for a Special Administrative Permit is to install a new pipe and retaining wall in order to eliminate the open storm water ditch and make it underground. The expense of the pipe, retaining wall, backfill and maintenance will be the responsibility of the homeowner at 1492 Carnaby Court. The neighbors have agreed to a maintenance and access agreement allowing for the construction and long term maintenance of the pipe and wall. The agreement has been signed and recorded with the DeKalb County Clerk of Superior Court.

- 1). The grant of the administrative permit will not be detrimental to the public health, safety or welfare or injurious to property or improvements. The grant of the permit will improve the overall safety of the homeowners and neighborhood.
- 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.
- 3). The requested administrative permit is consistent with all relevant purpose and in-tent statements of this zoning ordinance.
- 4). It is determined that exceptional topographical restrictions exist on the lot in contact 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 attached site plan provides details of the site conditions, extreme topography and retaining wall details.

5170 Trumbull Court • Dunwoody, GA • 30338

Cantilevered Retaining Wall

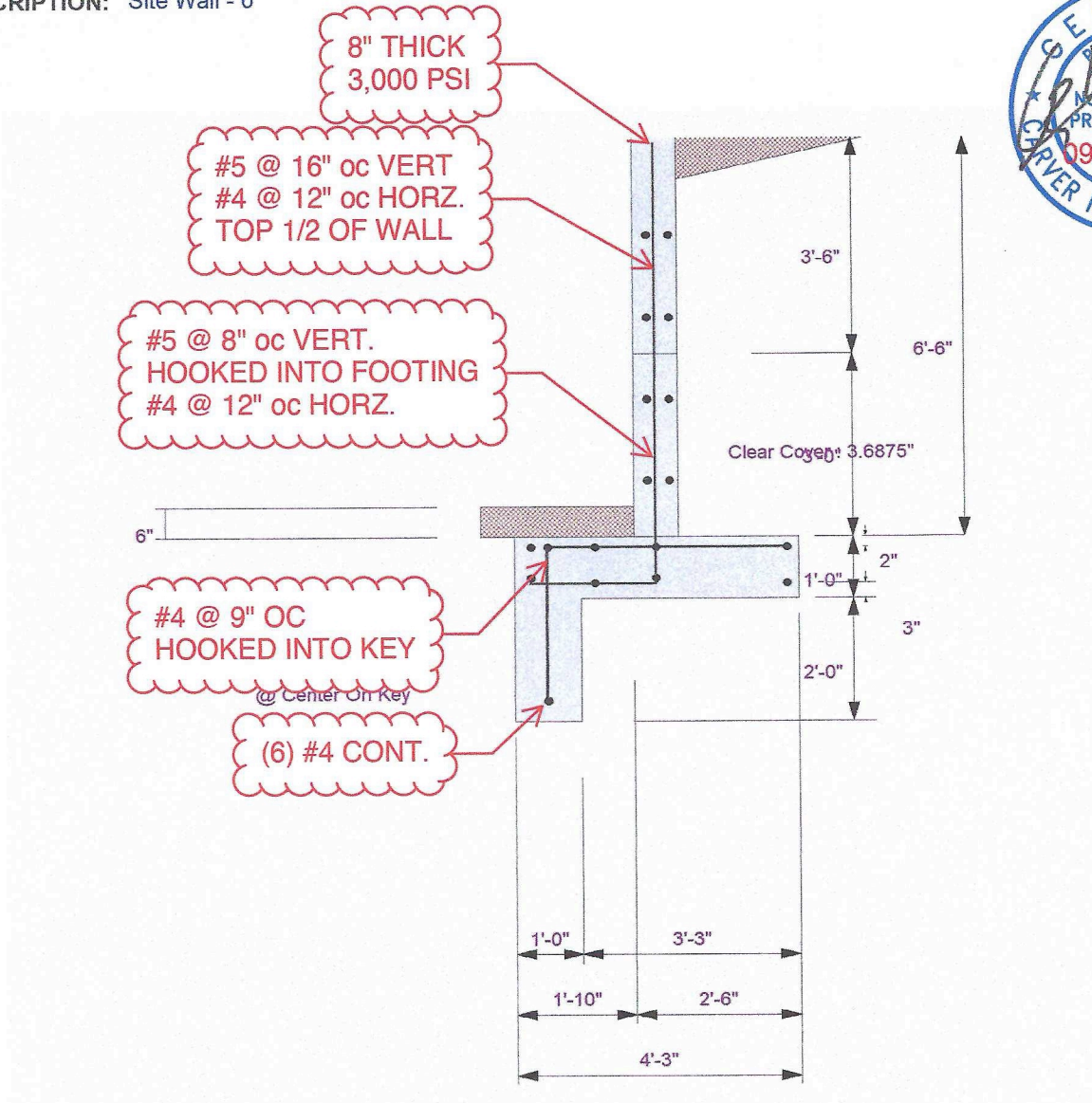
Project File: 2468 - 1492 Carnaby Court.ec6

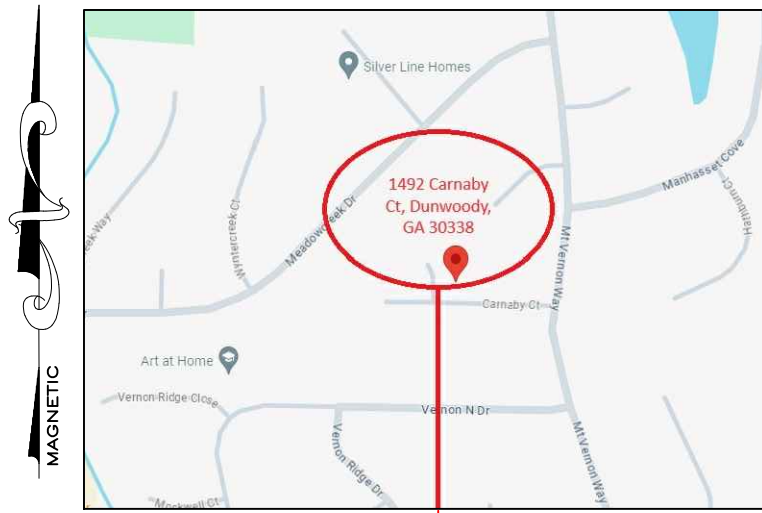
LIC#: KW-06020838, Build:20.24.09.03

STRL ENGINEERING CONSULTANTS, LLC

(c) ENERCALC, LLC 1982-2024

DESCRIPTION: Site Wall - 6'





FLOOD NOTE:
 I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS, WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE TO ITS OPINION FOR SAID PARCEL. MAP ID: 130890005K EFFECTIVE DATE: 8/15/2019 ZONE: X NO STATE WATERS EXIST WITHIN 200 FEET.

THE FLOOD INFORMATION ON THIS PLAN HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA. A SECOND OPINION OR COMPREHENSIVE FLOOD EVALUATION STUDY IS SUGGESTED FOR MORE ACCURATE INFORMATION. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS AND INSURANCE COMPANY OR AN APPRAISER.

FUTURE FLOOD DISCLAIMER:

THE FLOOD DATA SHOWN HEREON IS PER FEMA ACTIVE PANEL MAP WITH EFFECTIVE DATE AS SHOWN. THERE MAY BE FUTURE FLOOD ELEVATION INFORMATION STUDIED INTERNALLY BY THE LOCAL GOVERNING MUNICIPALITY IN WHICH THE SUBJECT PROPERTY SITUATES AND THAT INFORMATION MAY NOT BE AVAILABLE TO THE PUBLIC. THEREBY NOT REFLECTED ON THE CURRENT FEMA PANEL MAP ON THE DATE OF THIS SURVEY. WE REQUEST ANY AND ALL FUTURE FLOOD INFORMATION FROM THE APPLICABLE MUNICIPALITIES AND SHOW THAT INFORMATION HEREON WHENEVER POSSIBLE. IT IS THE RESPONSIBILITY OF THE END USER OF THIS SURVEY TO VERIFY THE APPLICABLE FLOOD INFORMATION DURING THE DEVELOPMENT PHASE, OR OTHER FUTURE USE, BEYOND THE DATE OF THIS SURVEY.

SURVEY NOTES:

- STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN TELEPHONE, ELECTRIC, WATER AND SEWER, GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
- THIS PLAN WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE LOCATED USING SIDE DIMENSIONS FROM THE HOUSE. ALL MATTERS OF THE TITLE ARE EXCEPTED. THIS PLAN IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAY PUBLIC OR PRIVATE.
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD RECORDED AND NOT RECORDED, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCEPTED. PROPERTY OWNER OR PERSON ORDERING THE SURVEY IS RESPONSIBLE TO CONTACT CLOSING ATTORNEY OR TITLE COMPANY FOR A FULL TITLE SEARCH AND COMMITMENT INCLUDING ALL THE EXCEPTION.
- SURVEY LAND EXPRESS, INC IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREIN. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES, TELEPHONE CONVERSATION WITH ZONING OFFICE AT THE COUNTY OR CITY, ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.
- THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAN DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS, ENTITY.

THIS SURVEY PLAT OF THE PROPERTY MUST BE USED AS A SINGLE STAND ALONE DOCUMENT. IT CAN NOT BE SCANNED AND ALTERED, CROPPED OUT COPY/PASTE OR MODIFIED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE. THIS SURVEY PLAT CAN BE ONLY ATTACHED AS A SEPARATE DOCUMENT BY ITSELF TO DEVELOPMENT PROJECTS AND SITEPLANS AND CAN NOT BE INSERTED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE TO SOME OTHER DEVELOPMENT PROJECTS PREPARED BY ANY OTHER PARTY WITHOUT WRITTEN APPROVAL AND ORIGINAL BLUE INK SIGNATURE OF THE SURVEYOR OF RECORD.

ZONING NOTE:
 BEFORE DEVELOPMENT OF THIS PROPERTY, DEVELOPER AND ARCHITECT TO CONFIRM ZONING DISTRICT, PER ZONING DEPARTMENT. ZONING INFORMATION SHOWN HEREON WAS DERIVED FROM ONLINE SOURCE MUNICOD.



PROPERTY IS ZONED R-100 CITY OF DUNWOODY
 BUILDING SETBACKS:
 FRONT 35' (AS PER VARIANCE)
 STREET SIDE: 35'
 SIDE 10'
 REAR 40'
 MAX LOT COVERAGE 40%
 MAX BUILDING HEIGHT 35'

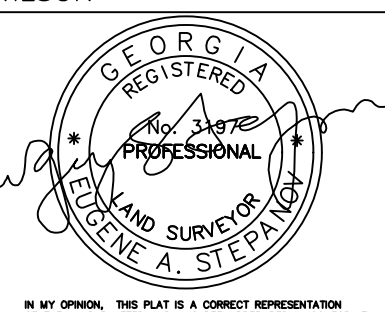
LOT 14	BLOCK A	FINAL AS-BUILT PREPARED FOR:	SHEET 1 OF 1
MT. VERNON LAKE SUBDIVISION	UNIT ONE	FIRST HORIZON BANK, ISAQA/ATIMA	
LAND LOT 375	18TH DISTRICT	LEIGH & JOHN PENDELTON	
DEKALB COUNTY, GEORGIA	PB.52/PG.59	GOGGANS STUTZMAN HUDSON WILSON	
FIELD WORK DATE AUGUST 20, 2024	PRINTED/SIGNED AUGUST 21, 2024	PROPERTY ADDRESS:	
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	PAPER SIZE: 18" x 24"	1492 CARNABY COURT	
		DUNWOODY, GA 30338	

THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET, AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAN. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

SP
 COORD #20170464
 DWG #20220864-2

SURVEY LAND EXPRESS, INC
 LAND SURVEYING SERVICES

24 LENOX POINTE
 ATLANTA, GA 30324
 FAX 404-601-0941
 TEL 404-252-5747
 INFO@SURVEYLANDEXPRESS.COM

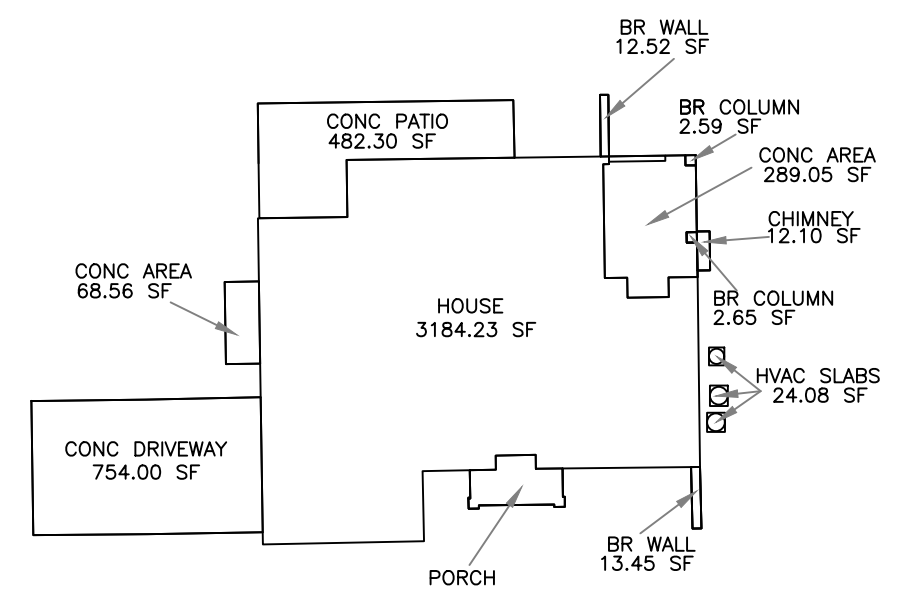


TOTAL LAND AREA
 16899.13 SF /0.388 AC

ALLOWABLE IMPERVIOUS AREA
 6759.65 SF /0.155 AC /40.00%

AS-BUILT IMPERVIOUS AREA
 4942.20 SF /0.113 AC /29.25%

AS-BUILT IMPERVIOUS DETAILS



AS-BUILT IMPERVIOUS AREA BREAKDOWN

HOUSE:	3184.23 SF
PORCH:	96.67 SF
CONC AREA:	289.05 SF
CHIMNEY:	12.10 SF
BR COLUMN:	5.24 SF
BR WALL:	13.45 SF
CONC DRIVEWAY:	754.00 SF
CONC AREA:	68.56 SF
CONC PATIO:	482.30 SF
HVAC SLABS:	24.08 SF
TOTAL:	4942.20 SF

OLD EXIST. HOUSE FFE
 MAIN 1088.83

- SSMH1
 TOP=1080.71
 INV IN=1068.21
 INV OUT=1068.11
- SSMH2
 TOP=1082.70
 (A) INV IN=1067.20
 (B) INV IN=1067.10
 INV OUT=1067.00
- SSMH3
 TOP=1086.17
 (A) INV IN=1064.87
 (B) INV IN=1064.87
 (C) INV IN=1077.17
 INV OUT=1064.67
- MH1
 TOP=1080.62
 INV OUT=1076.12
- MH2
 TOP=1080.44

*** LEGEND ***

- APD AS PER DEED
- AE ACCESS EASEMENT
- AF AS PER FIELD
- AI ANGLE IRON FOUND
- AIF ANGLE IRON FOUND
- APF AS PER PLAT
- APR AS PER RECORD
- APZ AS PER ZONING
- B BOLLARD
- BC BACK OF CURB
- BLK BLOCK
- BL BUILDING LINE SETBACK
- BR BRICK
- CB CATCH BASIN
- CBX CABLE BOX
- CL CENTER LINE
- CLF CHAIN LINK FENCE
- CM CADASTRAL MAP
- CMP CORRUGATED METAL PIPE
- C.O.A. CITY OF ATLANTA
- CO SAN. SEWER CLEANOUT
- CP CALCULATED POINT
- CPT CARPORT
- CTP CRIMP TOP PIPE FOUND
- D DEED
- DE DRAINAGE EASEMENT
- DI DRAINAGE INLET
- EB ELECTRIC POWER BOX
- EM ELECTRIC METER
- EP EDGE OF PAVEMENT
- F FENCE CORNER
- FC FENCE CORNER
- FF FIRE HYDRANT
- FP FENCE POST
- FR FRAME
- GL GAS LINE
- GM GAS METER
- GV GAS VALVE
- GW GUY WIRE
- HDW HEAD WALL
- HW HARDWOOD TREE
- ICM IRRIGATION CONTROL METER
- IPF IRON PIN FOUND
- IPS IRON PIN SET
- IR IRON ROD FOUND
- IM IRRIGATION METER
- IRF IRON FENCE
- IV IRRIGATION VALVE
- JB JUNCTION BOX
- LP LIGHT POLE
- LLL LAND LOT LINE
- MAG MAGNETIC READING
- MGN MAGNOLIA TREE
- MR MAN HOLE
- MTF METAL FENCE
- N NBORS.
- OH OVERHANG
- OTP OPEN TOP PIPE FOUND
- OJ OWNERSHIP UNCLEAR
- PC PROPERTY CORNER
- PL PROPERTY LINE
- PT PINE TREE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PP POWER POLE
- PW POWER LINE
- PF FLAT
- R RECORD
- RFB REINFORCING BAR FOUND
- RBS REINFORCING BAR SET
- RC REINFORCED CONC. PIPE
- R/W RIGHT-OF-WAY
- SN SIGN
- SSE SANITARY SEWER LINE
- SSE SANITARY SEWER EASEMENT
- SP SCREENED PORCH
- TB TOP OF BANK
- TP TRAFFIC POLE
- UE UTILITY EASEMENT
- W WOOD
- WDF WOOD FENCE
- WDK WOOD DECK
- WL WATER LINE
- WM WATER METER
- WRF WIRE FENCE
- WV WATER VALVE
- WW WET WEATHER
- YI YARD INLET
- X-X- FENCE
- INDICATES STAIRS
- INDICATES BUSHES

*** LINE INDICATORS ***

- INDICATES EASEMENT
- INDICATES FENCE LINE
- INDICATES POWER LINE
- INDICATES SANITARY SEWER LINE
- INDICATES DRAINAGE LINE
- INDICATES WATER LINE
- YELLOW LINE (FUEL/GAS/OIL)
- RED LINE (ELECTRICAL)
- ORANGE LINE (TELECOMM)

*** SYMBOLS ***

- ELECTRIC PANEL/METER
- WATER METER
- AIR CONDITIONER
- GAS METER
- WATER VALVE
- SANITARY SEWER MANHOLE
- STORM MANHOLE
- TRAFFIC/INFO SIGN
- GAS MARKER
- LAMP POST
- FIRE HYDRANT
- DRAINAGE INLET

NAME, ADDRESS, AND PHONE NUMBER OF DEVELOPER:
 1492 CARNABY CT
 DUNWOODY GA, 30338
 24-HRS CONTACT: WES LUFTIG
 PHONE: 678-575-9954



