

**VARIANCE
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 16-Other Chapter 20-Signs Chapter 27-Zoning
Code section from which variance is sought: 16-78
Nature of Request: Stream Buffer Variance for Remodel/ Addition

Project:

Name of Project / Subdivision: 4535 W. Sudbury Ct / Dunwoody North Zoning: R-75
Property Address / Location: 4535 W. Sudbury Ct, Dunwoody, GA
District: 18 Land Lot: 356 Block: A Property ID: 18-356-05-012

Owner Information:

Owner's Name: David A. Robinson & Mary H. Robinson
Owner's Address: 4535 W. Sudbury Ct, Dunwoody, GA 30360
Phone: 678.570.3560 Fax: _____ Email: hope@robinson@gmail.com

Applicant Information: Check here if same as Property Owner

Contact Name: Michael Sisson
Address: 1873 Walthall Dr NW, Atlanta, GA 30318
Phone: 678-953-0644 Fax: _____ Email: cs@mmcraftstudios.com

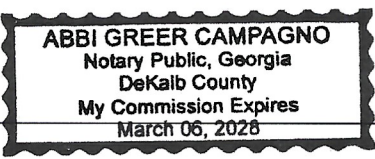
Terms & Conditions:

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 Applicant Checklists and Requirements of the Dunwoody Zoning Ordinance) will result in the rejection of this application.

Applicant's Name: Michael Sisson
Applicant's Signature: [Signature] Date: Sept 2, 2024

Notary:

Sworn to and subscribed before me this 2nd Day of September, 2024
Notary Public: Abbi Greer Campagno
Signature: [Signature]
My Commission Expires: March 6, 2028



Office Use:

Application Fee Paid Public Notice Fee Paid (\$450) Fee: \$
Payment: Cash Check CC Date: _____
 Approved Approved w/ Conditions Denied Date: _____

**Property Owner(s)
Notarized Affidavit**

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 for variance(s), 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: David A. Robinson
 Signature: [Signature] Date: 9/2/2024
 Address: 4535 West Sudbury Ct. Atlanta GA 30360
 Phone: 678-463-6128 Fax: N/A Email: bgtony@hotmail.com
 Sworn to and subscribed before me this 2nd Day of September, 2024
 Notary Public: Abbi Greer Campagno
Abbi Greer Campagno

ABBI GREER CAMPAGNO
Notary Public, Georgia
DeKalb County
My Commission Expires
March 06, 2028

Property Owner (If Applicable):

Owner Name: Mary Hope Robinson
 Signature: [Signature] Date: 9/2/2024
 Address: 4535 W Sudbury Ct. Dunwoody GA 30360
 Phone: 678-570-3560 Fax: N/A Email: hopebrobinson@gmail.com
 Sworn to and subscribed before me this 2nd Day of September, 2024
 Notary Public: Abbi Greer Campagno
Abbi Greer Campagno

ABBI GREER CAMPAGNO
Notary Public, Georgia
DeKalb County
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March 06, 2028

Property Owner (If Applicable):

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

Campaign Disclosure Statement

Community Development
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 Phone: (678) 382-6800 | Fax: (770) 396-4828

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the City of Dunwoody City Council or a member of the City of Dunwoody Planning Commission? YES NO

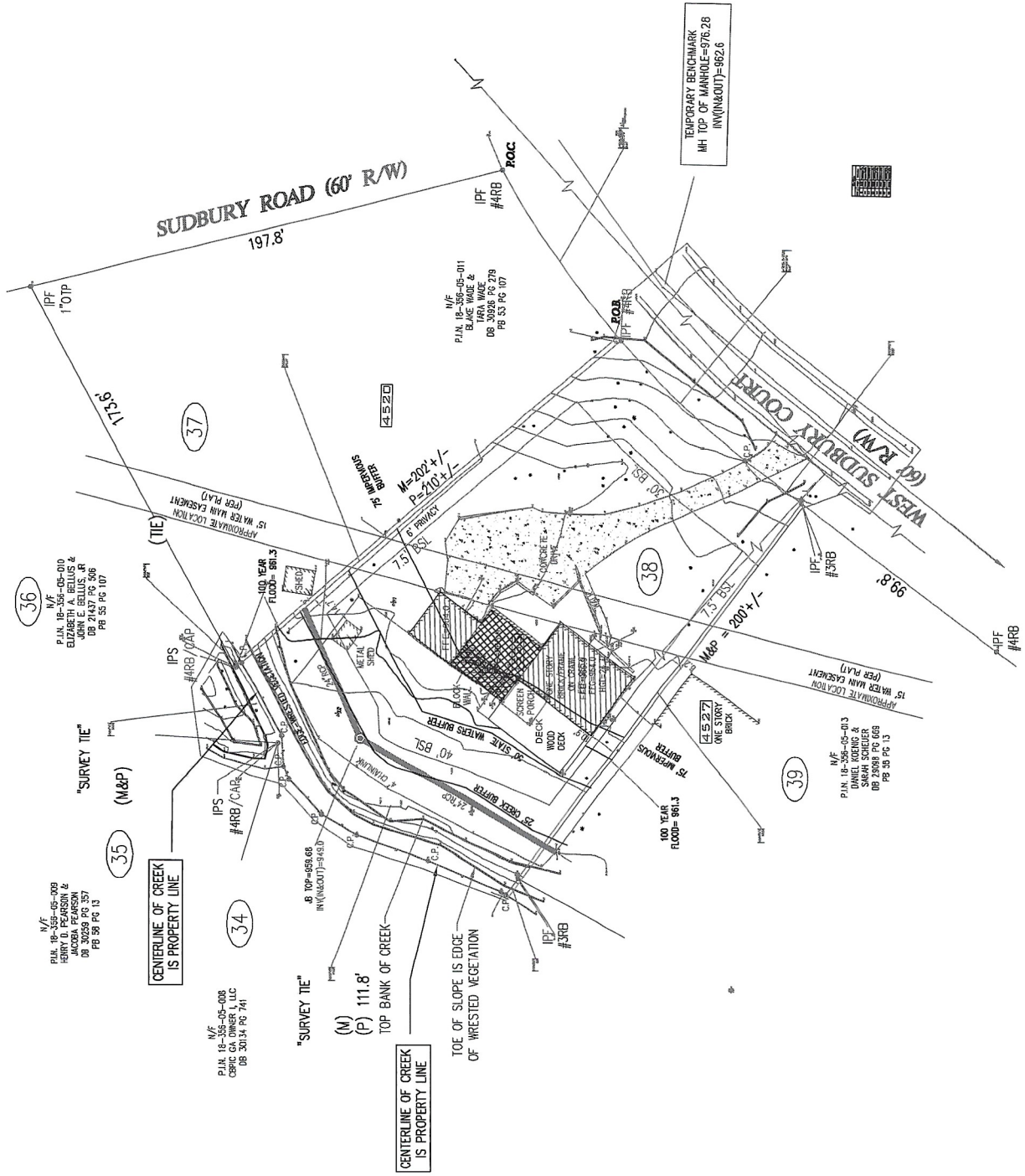
Applicant / Owner: Mary Hope Robinson / David A. Robinson

Signature:	<i>M. Hope Robinson / David A. Robinson</i>	Date:	<u>2 Sept 2024</u>
Address:	<u>4535 W Sidbury Ct Dunwoody, GA 30360</u>		

If the answer above is yes, please complete the following section:

Date	Government Official	Official Position	Description	Amount

Proposed Site Plan



RESERVED FOR THE SUPERIOR COURT CLERK

GENERAL NOTES:
 1. This Plot has been prepared without the benefit of a current title report. Comments or encumbrances may exist that are not shown on this plot.
 2. This plot is subject to any restrictions, easements, covenants or restrictions that may exist either written or unwritten.
 3. Underground utilities not shown herein may exist. The Surveyor does not take responsibility for absence or presence of any such utilities.
 4. No boundary monuments were found within 500 feet of this site.
 5. This Plot has been prepared for the exclusive use of the parent(s) or entities named herein.

REFERENCE: DEED BOOK 12085 PG 65
 PLAT BOOK 55 PG 13

FLOOD HAZARD NOTE: THIS PROPERTY IS LOCATED IN A FLOOD HAZARD AREA AS DESIGNATED BY FIRM MAP OF DEKALB COUNTY, GEORGIA 13085C007X EFFECTIVE DATE AUGUST 15, 2019

SURVEY DATA:
 TYPE OF SURVEY: RETRACEMENT
 SOURCE OF TITLE DESCRIPTION FOR SUBJECT PROPERTY: DE 10495 PG 65
 DEKALB COUNTY PLAT BOOK 55 PG 13
 DAVID A. ROBINSON & MARY H. ROBINSON
 PARCEL NUMBER: 18-358-05-012

THE HORIZONTAL DATUM IS THE NORTH AMERICAN DATUM OF 1983 (NAD83)
 THE VERTICAL DATUM IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
 THE SOURCE OF VERTICAL DATUM IS THE TRIMBLE CORS NETWORK

CENTERLINE OF CREEK IS PROPERTY LINE

TOE OF SLOPE IS EDGE OF WRESTED VEGETATION

TOTAL AREA: 41-23.950 SQ FT. 0.97 AC
 CALCULATED PLAT CLOSURE: 1:60,662

FIELD DATA:
 DATE OF FIELD SURVEY: 7-24-2024
 EQUIPMENT USED:
 TRIMBLE S5 ROBOTIC TOTAL STATION
 TRIMBLE R2 GPS RECEIVER

4535 WEST SUBBURY COURT
ZONING: R-75 (CITY OF DUNWOODY)
HOUSE: 2,022 S.F.
CONCRETE DRIVE / WALK: 2,894 S.F.
FRONT STOOP / STEPS: 40 S.F.
REAR SCREEN PORCH: 172 S.F.
REAR WOOD DECK & STAIRS: 699 S.F.
REAR CONCRETE PATIO: 124 S.F.
METAL SHED: 72 S.F.
ACAD: 25 S.F.
IMPERVIOUS TOTAL AREA: 6,024 S.F.
LOT AREA: 25,990 S.F.
LOT COVERAGE (%): 23.4

BOUNDARY & TOPOGRAPHIC SURVEY FOR
 M&M CRAFT STUDIOS
 LOT 38, BLOCK A, DUNWOODY NORTH SUBDIVISION, UNIT EIGHTEEN
 4535 WEST SUBBURY COURT
 CITY OF DUNWOODY, DEKALB COUNTY, GEORGIA
 LAND LOT 356, DIST 18
 DATE: AUGUST 5, 2024

PLAT NOTES:
 This plat is a re-creation of an existing record or portion of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which are recorded in the public records are stated herein.
 This plat is subject to any restrictions, easements, covenants or restrictions that may exist either written or unwritten.
 AVAILABILITY OF PERMITS: COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS FOR SUBDIVISION FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for the Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-97.

M/F
 P.L.A. 18-358-05-009
 HENRY D. PEARSON &
 MARGA PEARSON
 DB 21437 PG 506
 PG 55 PG 13

"SURVEY TIE"
 N60°11'41"E
 (M&P) 35.00'

CENTERLINE OF CREEK IS PROPERTY LINE

M/F
 P.L.A. 18-358-05-008
 GEORGE C. JONES III LLC
 DB 30134 PG 74

"SURVEY TIE"
 N29°08'43"E
 (M) 112.31'
 (P) 111.8'

TOP BANK OF CREEK

M/F
 P.L.A. 18-358-05-010
 ELIZABETH A. BELLUS &
 JOHN E. BELLUS, JR.
 DB 21437 PG 506
 PG 55 PG 107

N40°52'44"W
 3.03'

APPROXIMATE LOCATION
 15' WATER MAIN EXISTENT
 (PER PLAT)

M/F
 P.L.A. 18-358-05-011
 BLAKE WARE &
 TARA WARE
 DB 22671 PG 279
 PG 55 PG 107

M=202+/-
 P=210+/-

M/F
 P.L.A. 18-358-05-013
 DANIEL KWONG &
 SRAINI SCHRIER
 DB 23998 PG 669
 PG 56 PG 13

N53°18'00"W
 191.38'

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 (PER PLAT)

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THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORABLE. ERRORS IN THE PLAT ARE THE RESPONSIBILITY OF THE SURVEYOR AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THIS SURVEYOR.

ZONING NOTE:
 BEFORE DEVELOPMENT OF THIS PROPERTY, DEVELOPER AND ARCHITECT TO CONFORM ZONING, PER CITY OR COUNTY ZONING DEPARTMENT.

NOTE: BUILDING TIES SHOULD NOT BE USED FOR DESIGN OR CONSTRUCTION WITHOUT VERIFICATION

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LEGEND

- POB POINT OF COMMENCEMENT
- POE EDGE OF PAVEMENT
- BSB BACK OF CURB
- ESL EXISTING SURFACE LINE (PRIMARY)
- FFL FINISHED FLOOR ELEVATION
- LLL LAND LOT LINE
- PP POWER POLE
- GW GUIDE WIRE
- R/W RIGHT OF WAY
- C.P. CALCULATED POINT
- IPF IRON PIN FOUND
- SW 1/2" REBAR SET
- WALK
- BOLLARD
- OHF OVERHEAD POWER
- UP UNDERGROUND POWER
- UG UNDERGROUND POWER
- GAS UNDERGROUND GAS
- UW UNDERGROUND WATER
- UT UNDERGROUND TELEPHONE
- UNDERGROUND SEWER
- TH FIRE HYDRANT
- FD FIRE DEPT. CONNECTION
- CB CATCH BASIN
- DWCB DOUBLE WING CATCH BASIN
- SWCB SINGLE WING CATCH BASIN
- MH MANHOLE
- JB JUNCTION BOX
- WM WATER METER
- WW WATER VALVE
- GV GAS VALVE
- EM ELECTRIC METER
- CE CLEANOUT
- ED ELECTRIC DISTRIBUTION
- EA AIR CONDITIONING UNIT
- TE TELEPHONE BOX
- ICB IRRIGATION CONTROL BOX
- ICV IRRIGATION CONTROL VALVE
- LP LIGHT POLE
- CONCRETE PAD
- ASPHALT
- STONE
- GRAVEL

- TREE SYMBOLS
 - X = DIAMETER IN INCHES
 - HARDWOOD
 - SWEETGUM
 - PINE
 - MAPLE
 - POPULAR
 - MAGNOLIA
- (M) MEASURED
 (D) DEED
 (P) PLAT

Line #	Length	Direction
L1	2.15	N33°05'24"E
L2	32.24	N22°55'48"E
L3	30.88	N19°11'19"E
L4	16.76	N29°59'48"E
L5	19.29	N46°58'17"E
L6	5.90	N65°49'43"E
L7	12.72	N68°21'49"E
L8	33.75	N60°35'18"E



PREPARED BY:
 DEKALB SURVEYS, INC.
 407 WEST POST OFFICE BOX
 DECATUR, GEORGIA 30030
 404.373.9003

DATE SIGNED: 08.30.24

© 2018-2024 THIS IS A PLANNING AND REPRODUCTION OF THE ORIGINAL SURVEY AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THIS SURVEYOR.



BUILDING HEIGHT SHOWN IS MEASURED FROM THE MEAN FINISHED GROUND LEVEL AT THE FRONT OF THE BUILDING TO THE HIGHEST POINT OF THE ROOF

Letter of Intent: Request for Stream Buffer Variance

Address: 4535 W. Sudbury Ct, Dunwoody, GA 30360

Date: August 31, 2024

Dear Zoning Board of Appeals,

We are writing to formally request a variance to build a small addition to our existing home at 4535 W. Sudbury Ct, Dunwoody North. We have been proud residents of Dunwoody for 23 years, raising our kids and being involved in the schools here. We've looked at houses for over a year, but don't want to leave Dunwoody or our neighborhood. So, we want to make our home our forever home. Our lot comes with features like a stream in the backyard and gorgeous trees. It also comes with an easement which prohibits us from extending the front of our house. So, to add some much needed space, we need to extend to the back a bit. We're looking forward to another 20+ years in Dunwoody. Help us make our dream a reality?

Project Overview, Reason for Variance and Justification:

- The desired plan is to remodel the entire home, keeping the same foot print of the existing 2 story home with modifications to layout while slightly enlarging the area between the Main House and Garage to create a Family Room and adding a 2nd story Master Suite.
- David and Mary have spent many years dreaming of this, while at the same time talking with Real Estate agents in the area to ensure this remodel works for the subdivision. They have received much positive feedback from them that the neighborhood will support the remodel.
- As noted above, due to a 15' Water Main Easement that runs along the front of the home, there is no possibility of building towards the front of the property. The proposed addition to the area between the Garage and Main Home would be inside the 75' Stream Buffer, but well outside the 100 Year Flood plain. Due to Easement, it's the only viable way with least impact to increase space and fulfill their dream home. In addition, this area already has a concrete pad that has been in existence since before they purchased the home, so there is virtually no change to the impervious conditions with the addition.
- Upon looking at the new survey, there is a metal shed that has existed since they purchased the home that is in the 100 Year Flood plain that they would remove, thus reducing the impervious conditions along the stream buffer. In addition, they love the existing conditions of the trees and native plantings, so they have no intention of altering any of this to keep the peaceful and natural surroundings of the backyard/stream.

Factors Supporting the Variance:

- Stream Bank, Soil Stabilization and Trapping of Sediment in Surface Runoff:
 - o As mentioned above, there is an existing concrete pad that would be replaced with the addition, thus virtually no change to impervious conditions. By removing the Metal Shed, this will mitigate and decrease the impervious conditions along the stream buffer.
 - o As always during construction, all civil engineering controls will be in place to ensure NO runoff into stream buffer up to and including silt fencing and wheat straw bales. Once addition is completed and/or shed is removed, sod/seed with wheat straw will be installed to ensure stabilization of soil.

- Removal of Nutrients, Heavy Metals, Pesticides and other Pollutants from Surface Runoff:
 - o As noted above, the Metal Shed will be Removed and Hauled off and Soil under shed stabilized with new Sod/Seed. Not only does this reduce the impervious conditions, but will also eliminate any Pollutants from runoff from the Shed over time.
 - o We will also ensure that Silt Fence and Wheat straw bales stop any runoff, with all buildup caught within the barrier be hauled off to dump, eliminating any runoff from project into stream.
- Terrestrial Habitat, Food Chain, and Migration Corridor:
 - o Both David and Mary love the existing habitat along the backyard and with the remodel/addition, want to maximize their enjoyment of this by creating views to the backyard from within.
 - o The proposed Remodel/Addition will NOT in any way reduce/interfere/alter any part of the natural surrounding as noted above by implementing all Civil Engineering requirements during and after construction. Their dream is to create a space to further enjoy the property/view and surroundings along the stream.
- Buffering of Flood Flows:
 - o By implementing all Civil Engineering requirements and due to the location of the 100 Year Flood line, all Buffering will be outside of this line, thus there will be NO interference with existing Flood Plain/Flow during or upon completion of the Project.
- Infiltration of Surface Runoff:
 - o Existing landscape will not be touched during or after Project/Construction.
 - o To mitigate any Infiltration of Surface Runoff during Project, All required Civil Engineering required practices will be in place. In addition, any/all sediment will be hauled off that would be captured within the Silt Fencing and/or wheat straw bales, ensuring Surface Runoff does not enter stream buffer zone.
 - o Upon Completion and as currently exists, all areas impacted will have Sod/Seed installed to ensure Infiltration of Surface Runoff resumes as currently exists.
- Noise and Visual Buffers:
 - o As noted above, David and Mary love the existing habitat and plan to continue to enjoy it as is and to allow it to flourish over time. Due to placement of existing and planned addition, there should be NO impacts to neighbors and/or the natural habitats.
- Downstream Water Quality:
 - o As noted above, all required Civil Engineering controls will be put in place during and after construction. By doing so, there will be NO impacts to Water Quality during construction.
 - o Additionally, upon completion of Remodel/Construction of Addition, all impacted areas will have New Sod and/or Seed installed, including where Metal Shed existed, allowing for the continued natural runoff that has existed on the property for over 23 years.
- Impact on Threatened and Endangered Species:
 - o With the location of the Construction/Addition, there is no impact to the surrounding habitat/species within the Stream. Also, by eliminating the Metal Shed out of the 100 Year Flood Plain, this will enhance the natural surroundings for existing Species as it will decrease the impervious conditions along the stream.

Justification for Variance:

- Due to 15' Water Main Easement that sits across front of Home, there is no opportunity to build towards the street. To fulfill their desired dream home by creating a family room with complete master suite above the only opportunity they are allowed is to add square footage to the existing structure between the Main House and Garage.
- As seen in the GA Flood Map – Flood Risk Viewer, granting the request would not constitute a grant of special privileges inconsistent with the limitations of other homes in the neighborhood along Nancy Creek as several homes are setback further into the stream buffer/flood zone of High Risk than even this addition would allow into the Moderate Risk area.
 - o See Link to Georgia Flood Map(Screenshot at Bottom of Document):
<https://www.georgiadfirm.com/Snapshot.html?Address=4535%20W%20Sudbury%20Ct,%20Atlanta,%20Georgia,%2030360&X=-84.27791788311733&Y=33.92843264226703&xMin=-89.27791788311733&yMin=28.928432642267033&xMax=-79.27791788311733&yMax=38.92843264226703>
- Granting of the variance will not be detrimental to the surrounding neighborhood, and as previously stated, David and Mary did their due diligence prior to embarking down this road of consulting with Real Estate Agents to ensure their vision is suitable for the neighborhood. They want to very much create their dream home while at the same time, ensure it fits within the neighborhood.
- As noted above, to create their dream home and enjoy the natural habitat is only afforded by building the small addition to the existing home due to the existing 15' Water Main Easement that the existing Home is up against. Thus, the hardship to ask for the variance is not caused by David and Mary, but by the limitations of the easement that runs through their property. By not allowing for the small addition to the existing property, Mary and David would look to sell and move, something they absolutely do not want to do due to their love of the existing habitat, neighborhood and Dunwoody.

Conclusion:

- Mary and David have lived in and been active community members of Dunwoody for over 23 years, raising their kids and wanting to continue to enjoy their home, surroundings, neighborhood and living in Dunwoody. Under no circumstances do they want to affect the natural surroundings, and ultimately want to enhance their lives by enjoying it from within through the remodel/addition being proposed due to their love of the natural habitat found in their backyard.

Site Photos:









GA Flood Map

4535 W Sudbury Ct, Atlanta, Georgia,
30360



Current Flood Zone:
*Probability of Flooding:
(30-Year Period)
Base Flood Elevation:
Lowest Adj Grade:
Preliminary Flood Zone:
Flood Zone Change Type:

Location Information

	W:
	Comm:
	Ma:

* Flood Depths shown on this re rounded to the nearest tenth of modeling and represent the bes watershed will have this data av available. For more information, <https://msc.fema.gov/portal/nsc>

Nature Doe

Many pec the floodp 26% chan SFHA

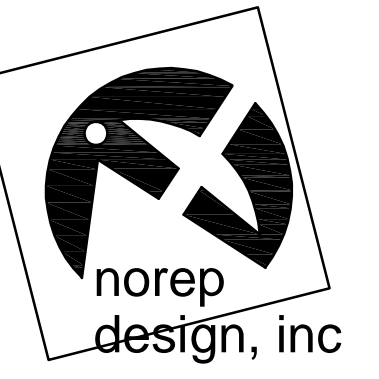
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FOR MORE INFORMATION

Legend with Flood Zone Designations

- Flood Control Structures
- 1% Flood - Floodway (High Risk)
- 1% Flood - Zone VE (HighRisk)
- Floodway Decrease
- ~ Base Flood Elevations
- 1% Flood - Zone AE (High Risk)
- Area Not Included
- Floodway Increase
- Cross Sections
- 1% Flood - Zone A, AH, or AO (HighRisk)
- Letters of Map Revision
- 100-Year Flood Zone Decrease
- - Coastal Transects
- 0.2% Flood - X-Shaded (Moderate Risk)
- Coastal Barrier Resource Area
- 100-Year Flood Zone Increase
- FIRM Panel Index
- Area of Undertermined Flood Hazard
- Limit of Moderate Wave Action
- Zone Change

Disclaimer: This data is not to be used to determine any base flood elevations or flood zone designations for NFIP (National Flood Insurance Program) purposes. For NFIP flood insurance and regulation purposes, please refer to the published effect concern. Values displayed for Current Flood Zone, Preliminary Flood Zone, Flood Zone Change Type, and Probability of Flooding over a 30-year period based on center of dot location, not extent of structure(s).

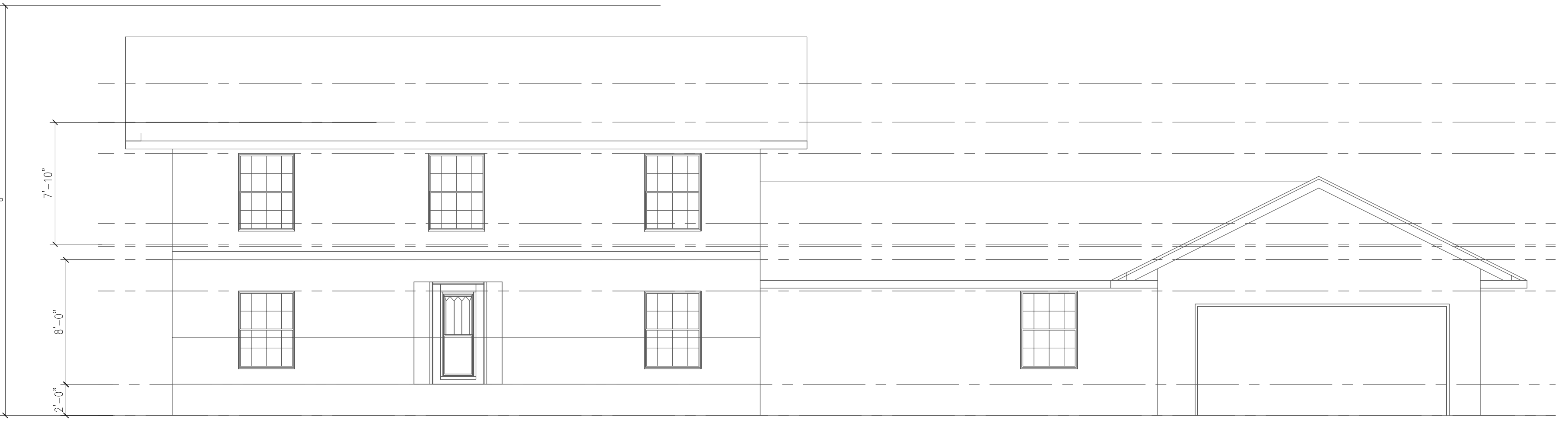


6478 North Rural St
Indianapolis, in 46220
678.768.8063
norepdesign@yahoo.com

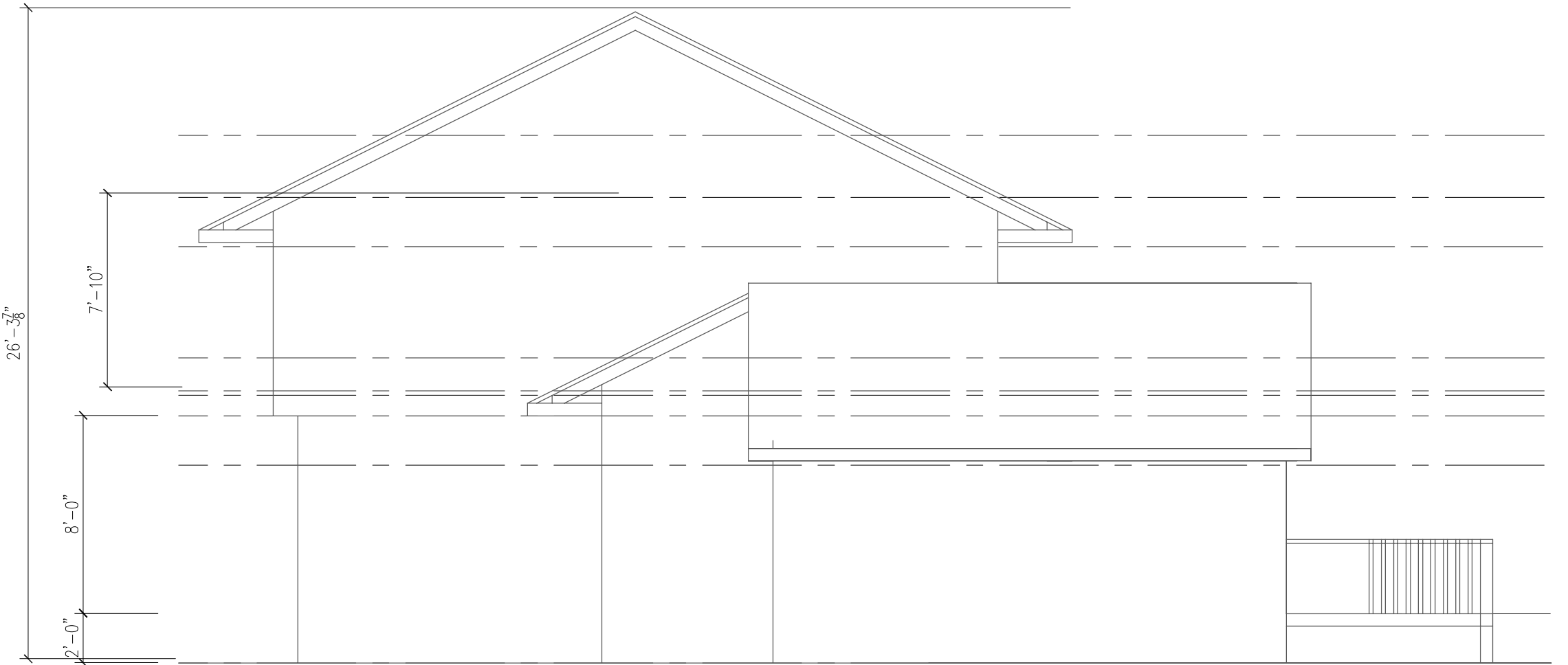
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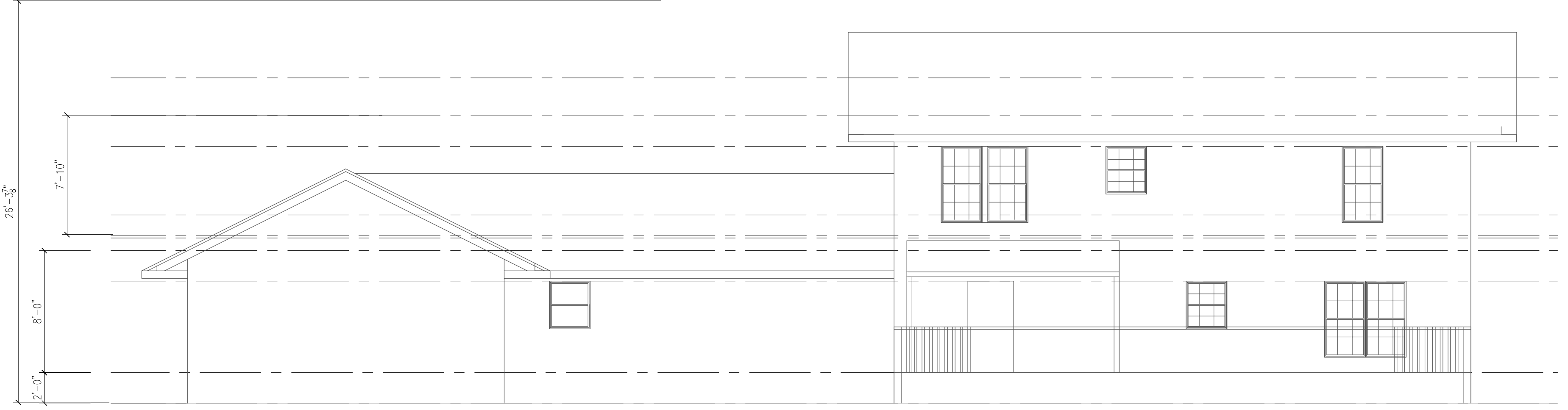
4 EXISTNG LEFT ELEVATION
1/4" = 1'-0"



3 EXISTNG FRONT ELEVATION
1/4" = 1'-0"



1 EXISTNG RIGHT SIDE ELEVATION
1/4" = 1'-0"



2 EXISTNG REAR ELEVATION
1/4" = 1'-0"

JOB TITLE:
The W Sudbury Ct Renovation/Addition
4535 W Sudbury Ct, Dunwoody, GA 30360

ISSUED FOR: CONSTRUCTION
DATE: 09.03.2024

REVISION :		
NO	DATE	DESCRIPTION

PROJECT NO: 21.008
DRAWN BY: XXX
CHECKED BY: XXX
APPROVED BY: XXX

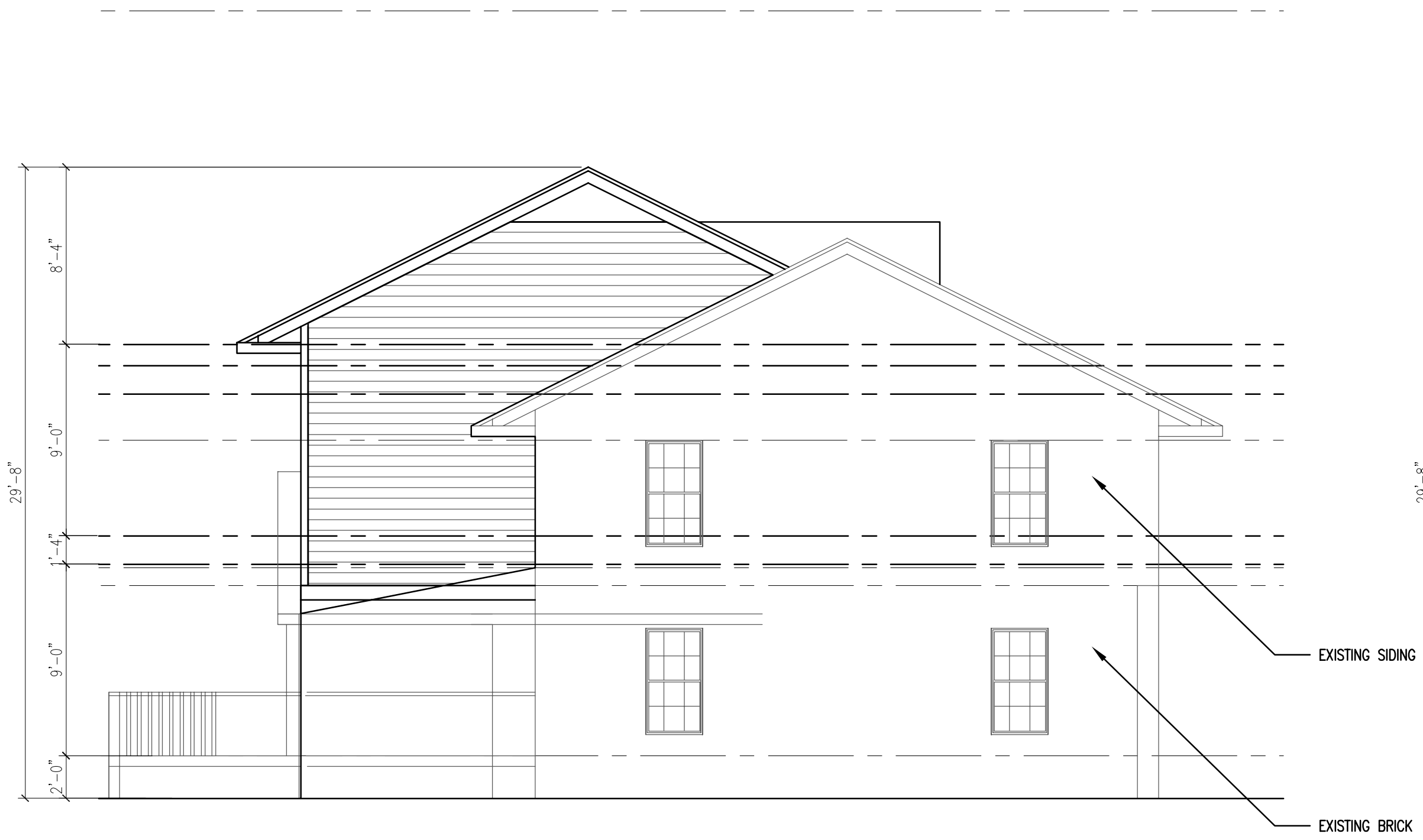
DRAWING NAME:
EXISTING ELEVATION
DEMOLITION

SHEET :
A-4

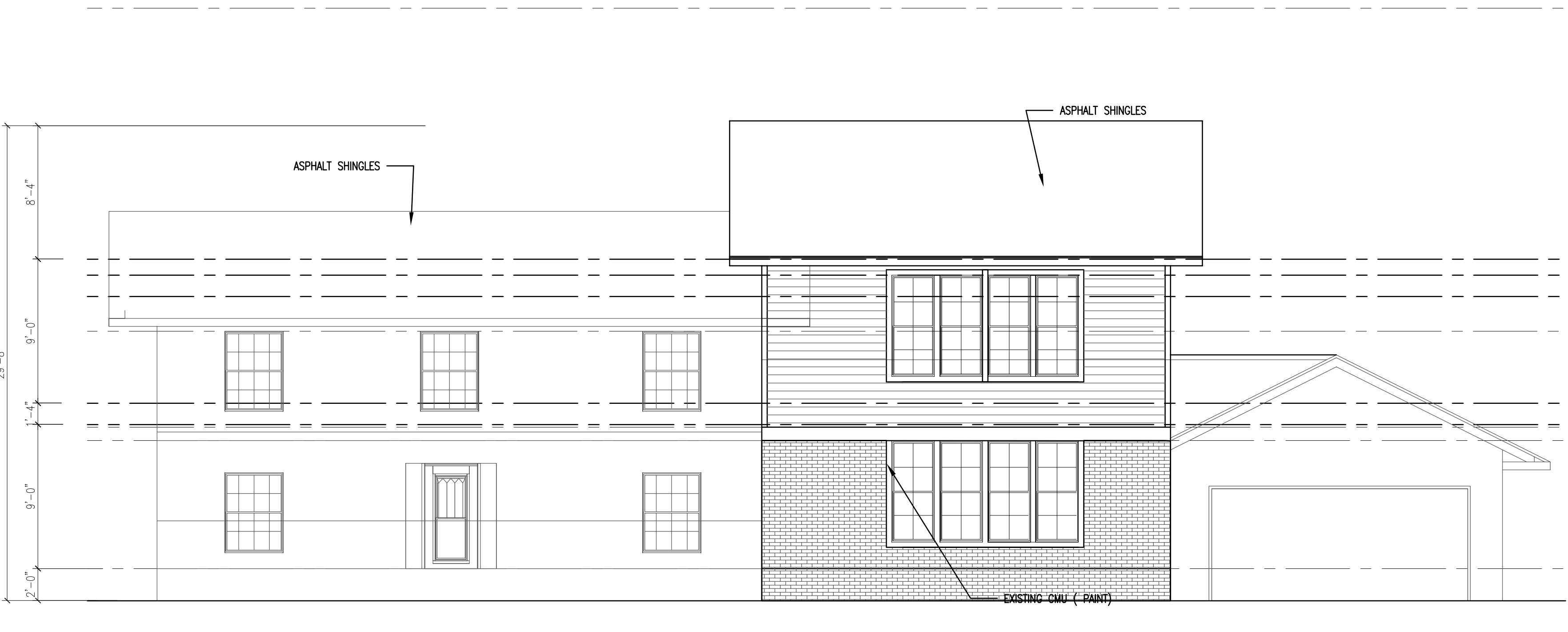


6478 North Rural St
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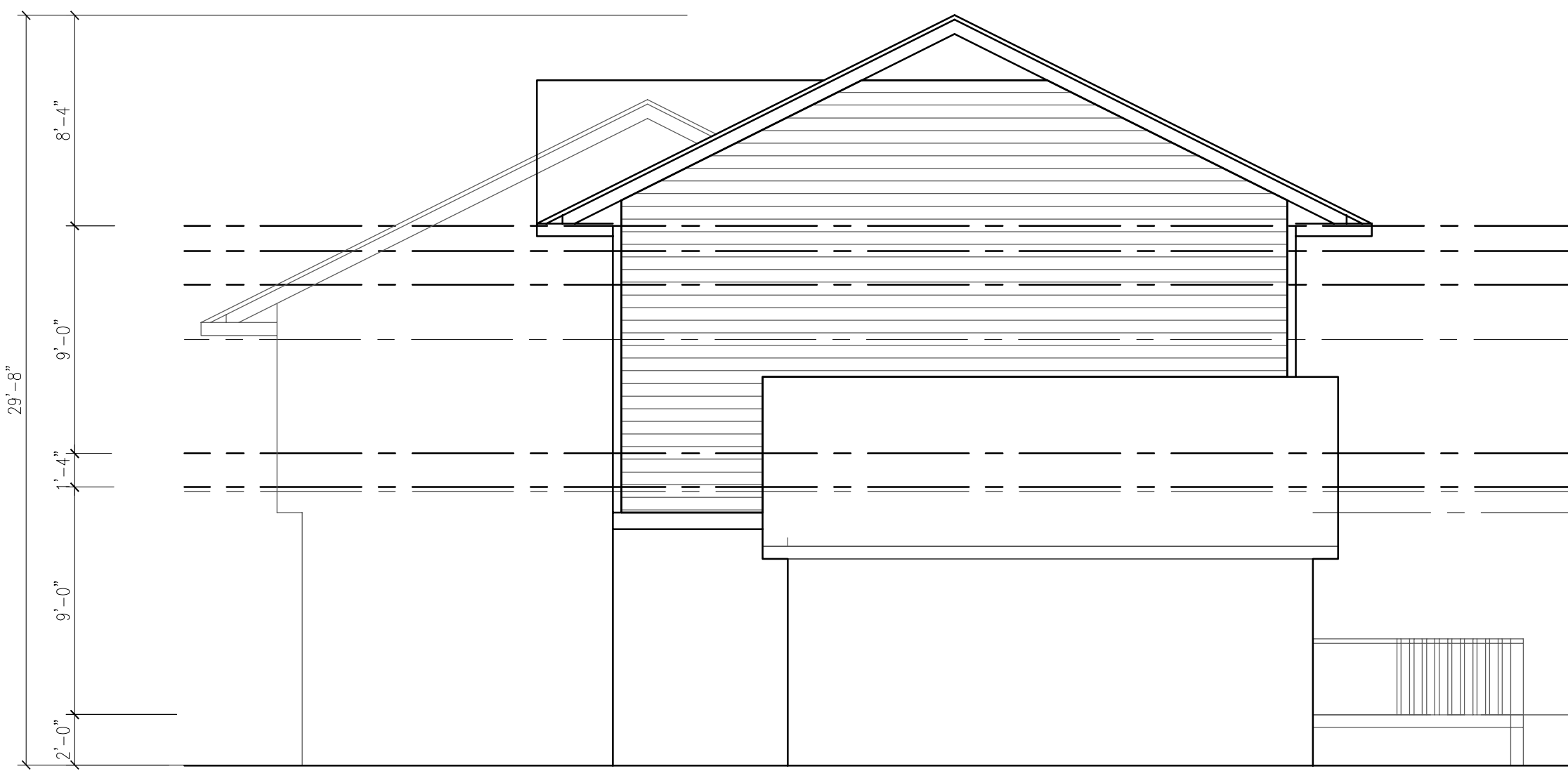
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1 PROPOSED RIGHT SIDE ELEVATION
1/4" = 1'-0"



2 PROPOSED REAR ELEVATION
1/4" = 1'-0"



3 PROPOSED FRONT ELEVATION
1/4" = 1'-0"



4 PROPOSED LEFT ELEVATION
1/4" = 1'-0"

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NO. DATE DESCRIPTION

PROJECT NO: 21.008
DRAWN BY: XXX
CHECKED BY: XXX
APPROVED BY: XXX

DRAWING NAME:
PROPOSED
ELEVATIONS

SHEET :
A-4a