



4800 Ashford Dunwoody Road
Dunwoody, Georgia 30338
dunwoodyga.gov | 678-382-6700

October 11, 2024

Galin Vinasco and Basilio Gaytan
4690 Kings Down Road
Dunwoody, GA 30338

RE: ZBA 24-15 – Variance Application for 4690 Kings Down Road

Dear Ms. Vinasco and Mr. Gaytan,

This letter serves to inform you that at the Zoning Board of Appeals Meeting on October 10, 2024, your application for **a variance** from Chapter 27, Section 58 to allow an accessory structure to encroach into the rear and side setbacks was **denied**.

Your application for **a variance** from Chapter 27, Section 269 to allow retaining walls to encroach into the rear and side setbacks was **approved subject to the following conditions**:

1. Construction must be in substantial compliance with the submitted site plan, prepared by Alpha Land Services and dated 9-19-2024, with the exception that the accessory structure be removed from encroaching into the rear and side setbacks within 90 days of this variance approval. Once removed, the applicant shall notify the Community Development Director who will conduct a site inspection to confirm.

Please attach this approval to all future permit requests. Please be sure to remove the public notice sign from your yard.

Any person aggrieved by a final decision of the zoning board of appeals, including any officer, department, board or agency affected by such decision, may seek review of such decision by petitioning the superior court for a writ of certiorari, setting forth the alleged errors. The petition must be filed within 30 days of the date that the zoning board of appeals renders its final decision.

Should you have any questions, please contact me at 678-382-6808.



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Sincerely,

A handwritten signature in black ink that reads "Allegra DeNooyer". The signature is written in a cursive style.

Allegra DeNooyer
Planner II
City of Dunwoody, Georgia

