

October 18, 2024

Wesley Luftig
 5170 Trumbull Court
 Dunwoody, GA 30338

RE: Special Administrative Permit Application for 1492 Carnaby Court (AP 24-19)

Dear Mr. Luftig:

The staff has reviewed your request to allow a maximum 6-foot-tall retaining wall to encroach into the rear setback.

Per Section 27-269:

Required Approval	Maximum Height (feet)
Administrative permit (article V, division 7)	More than 4, up to 8

(3) On lots occupied by a detached house, retaining walls must be set back from all property lines a distance equal to the required building setback. The community development director is authorized to approve an administrative permit (in accordance with article V, division 7) allowing a retaining wall to encroach the setback.

Relief from Sec. 27-269 may be granted, 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."

Analysis

The applicant proposes to build a retaining wall that will range in height up to 6 feet and encroach into the rear setback. The applicant is proposing the retaining wall in order to create usable space around the house since the property slopes down 14 feet from the western property line to the eastern property line. Due to the relatively minor scope of work, staff finds that the proposed retaining walls would not have any adverse impacts to the public health, safety or welfare, nor would it negatively impact surrounding properties. A retaining wall is a typical improvement for many homeowners, and as such, staff finds that the approval of this special administrative permit would not grant the homeowner special

privileges and finds the request consistent with the purpose and intent of the zoning ordinance.

Based on the subsequent 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. The construction shall be substantially similar to the submitted site plan (Exhibit A).

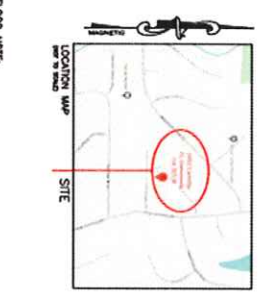
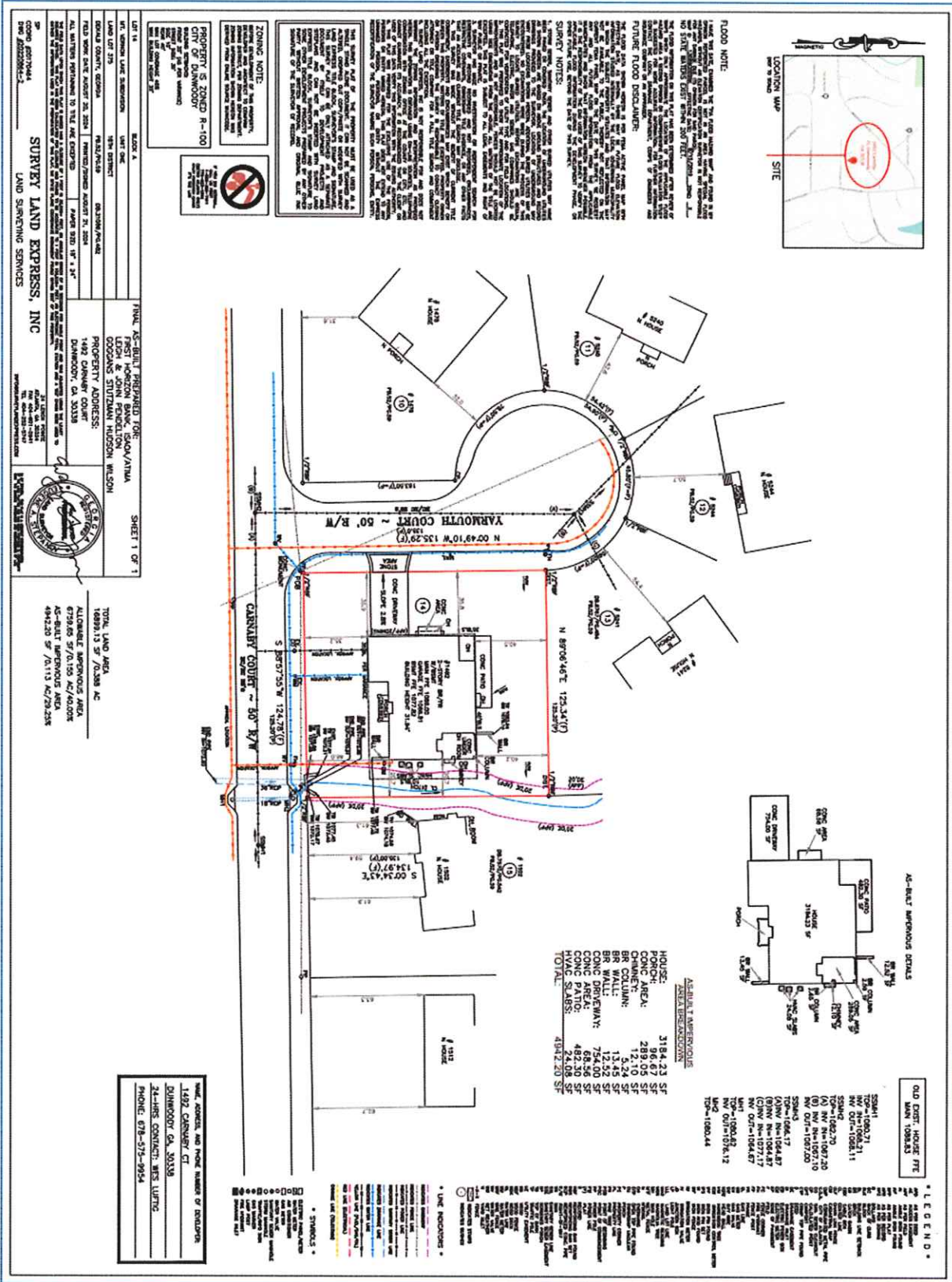
Please attach this approval to all future permit requests related to this project. This does not serve as your construction permit approval, nor does it guarantee approval of any construction permit. Should you have any questions, please contact the Community Development Department at 678-382-6800.

Sincerely,



Richard McLeod
Community Development Director
City of Dunwoody, Georgia

Exhibit A



FLOOD NOTE:
 THE USER SHALL CONSULT THE LOCAL FLOOD HAZARD MAP AND OTHER MAPS TO DETERMINE IF THERE IS A FLOOD HAZARD ON THE PROPERTY. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL GOVERNMENT. THIS SURVEY DOES NOT CONSTITUTE A FLOOD INSURANCE DISCLAIMER.

ZONING NOTE:
 THE USER SHALL CONSULT THE ZONING ORDINANCE TO DETERMINE THE ZONING OF THE PROPERTY AND THE REQUIREMENTS FOR THE PROPERTY. THIS SURVEY DOES NOT CONSTITUTE A ZONING DISCLAIMER.

PROPERTY'S ZONED R-100
 RESIDENTIAL SINGLE-FAMILY
 CONVEYED BY THE PROPERTY'S ZONING.

AS-BUILT MERCEDES BENZ

PROPERTY'S SURVEY:
 1:482 CARNABY COURT, DUNWOODY, GA 30338

FINAL AS-BUILT PREPARED FOR:
 FIRST HORIZON BANK, C/OAON/ATMA
 1492 CARNABY COURT, DUNWOODY, GA 30338

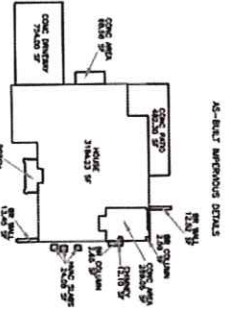
PROPERTY ADDRESS:
 1492 CARNABY COURT, DUNWOODY, GA 30338

LAND SURVEYING SERVICES

AS-BUILT MERCEDES BENZ

AS-BUILT MERCEDES BENZ

HOUSE:	3184.23 SF
PORCH:	96.67 SF
CONC AREA:	289.05 SF
CONC DRIVE:	5.24 SF
BR WALL:	1.34 SF
BR W/ALL:	1.34 SF
CONC DRIVEWAY:	75.02 SF
CONC AREA:	68.56 SF
HVAC PATIO:	482.30 SF
TOTAL:	4342.20 SF



OLD EXIST. HOUSE FTE
 MAIN 108843

550841	TOP-108841
550842	TOP-108842
550843	TOP-108843
550844	TOP-108844

DATE, ADDRESS AND PHONE NUMBER OF DEVELOPER
 1492 CARNABY CT
 DUNWOODY, GA 30338
 24-HOUR CONTACT: MRS. LUTING
 PHONE: 678-575-9954

LEGEND

• LIT. (LINE) - LIGHTNING PROTECTIVE SYSTEM
 • LIT. (CABLE) - CABLE TELEVISION
 • LIT. (CROSS) - CROSSING
 • LIT. (E) - EASEMENT
 • LIT. (F) - FLOOD HAZARD
 • LIT. (G) - GAS LINE
 • LIT. (H) - HIGH VOLTAGE
 • LIT. (I) - IRRIGATION
 • LIT. (J) - JUMP
 • LIT. (K) - KITCHEN
 • LIT. (L) - LAWN
 • LIT. (M) - MAILBOX
 • LIT. (N) - NESTING BOX
 • LIT. (O) - OPEN SPACE
 • LIT. (P) - PAVEMENT
 • LIT. (Q) - QUARTERMASTER
 • LIT. (R) - ROADWAY
 • LIT. (S) - SIDEWALK
 • LIT. (T) - TANK
 • LIT. (U) - UTILITY
 • LIT. (V) - VENT
 • LIT. (W) - WALL
 • LIT. (X) - WINDOW
 • LIT. (Y) - YARD