



CITY OF DUNWOODY

41 Perimeter Center East

Dunwoody, GA 30346

Phone: 678.382.6800 • Fax: 770.396.4828

www.dunwoodyga.gov

AGENDA

City of Dunwoody Zoning Board of Appeals

Thursday, July 2, 2009 – 7:00 PM

Dunwoody City Hall – 1st Floor of 41 Perimeter Center East

A. Call to Order / Roll Call

B. Approval of Minutes

1. Special Called Meeting - April 27, 2009
2. Regularly Scheduled Meeting - June 4, 2009

C. Old Business

1. **ZBA09-052:** Richard Brown of 1471 Carnaby Court, Dunwoody, Georgia 30338, owner/applicant; requests a variance to the City of Dunwoody Zoning Ordinance, §2C-6, sub-section (e), to decrease a required rear yard setback from forty (40) feet to twenty-four (24) feet, a reduction of 40%, to re-build a deck. The subject property is located at **1471 Carnaby Court**, Dunwoody, Georgia 30338, at the western terminus of Carnaby Court. The tax parcel number is 18 375 01 017.

D. New Business

1. **ZBA09-061:** Dunwoody Village Place, LLC, owner; represented by Rich & Peggy Kernan of 210 Scotney Glen Circle John's Creek, Georgia request the following variance: (1) to the City of Dunwoody Land Development and Environmental Protection Ordinance: §11 of Article 2 to encroach into an undisturbed state waters bufferyard; The subject property is located at **1536 Dunwoody Village Parkway**, Dunwoody Georgia 30338. The tax parcel number is 18 366 06 065. *This request was previously assigned case number ZBA09-053.*
2. **ZBA09-062:** The Branches Club, Inc.; represented by Bryan C. Hutchinson, President; of 1318 Winding Branch Circle, Dunwoody, Georgia; requests the following variance: a change of DeKalb County Board of Zoning Appeals conditions to add lights to an outdoor tennis court; The subject property is located at **1318 Winding Branch Circle**, Dunwoody Georgia 30338. The tax parcel number is 18 365 03 031.
3. **ZBA09-063:** Seaman Development Corporation, of 400 Perimeter Center Terrace, Suite 800 Dunwoody, Georgia 30346; represented by Carl E. Westmoreland and Jessica L. Hill, of Seyfarth Shaw LLP; request the following variances:
 - (1) Variance from Chapter 27, Section 2Y-10 to increase the lot coverage permitted from eighty percent (80%) to ninety-one percent (91 %);
 - (2) Variance from Chapter 27, Section 4-21 to eliminate the landscaping requirements for parking lots and permit the existing landscaping;
 - (3) Variance from Chapter 27, Section 2Y-7 to eliminate the 50 foot transitional buffer along the west property line where the site abuts the R-150 zoned cemetery property to permit existing conditions to remain.
 - (4) Variance from Chapter 27, Section 2Y-6(c)(2) to eliminate the five foot landscape strip required within the west interior side yard setback;



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- (5) Change of previous DeKalb County Zoning Board of Appeals condition to reduce the required parking from 4.5 spaces per 1,000 square feet of retail as granted through a previous variance to 4.15 spaces per 1,000 square feet;
 - (6) Change of previous DeKalb County Zoning Board of Appeals condition to reduce the required loading spaces from seven 12'x35' spaces to zero 12'x35' spaces; and
 - (7) Variance from Chapter 14, Section 14 to permit the existing non-conforming water quality measures to remain in lieu of implementing the current City of Dunwoody requirements.

The subject property is located at the **southwest corner of Ashford-Dunwoody Road and Hammond Drive**. The tax parcel number is 18 348 02 001.

4. **ZBA09-064:** Seaman Development Corporation, of 400 Perimeter Center Terrace, Suite 800 Dunwoody, Georgia 30346; represented by Carl E. Westmoreland and Jessica L. Hill, of Seyfarth Shaw LLP; request the following variances:

- (1) Variance from Chapter 21, Section 12(b) to permit a 150 square foot wall sign on the Ashford Dunwoody Road side of the existing retail building;
- (2) Variance from Chapter 21, Section 12(b) to permit two additional wall signs on the Hammond Drive façade of the existing building to permit each tenant in the building to have its own sign identifying the main entrance of each store;

The subject property is located at the **southwest corner of Ashford-Dunwoody Road and Hammond Drive**. The tax parcel number is 18 348 02 001.

5. **ZBA09-065:** Jack D Hudson of 1984 Dellfield Court Dunwoody, Georgia 30338; requests the following: Variance from Chapter 27, Section 2L-6(b)(2) to permit a building addition and remodeling on the rear of an existing single family home.

The subject property is located at the **northern terminus of Dellfield Court, north of its intersection with Dunwoody Club Way**. The tax parcel number is 06 341 01 112.

6. **ZBA09-066:** Steven J. Campbell, President of the Dunwoody Court Condominium Association, of 306 Dunbar Drive, Dunwoody GA 30338; represented by Doyle P. Jones of Capitol Community Management; requests the following: variance to Chapter 14, the City of Dunwoody Land Development and Environmental Protection Ordinance: §11 of Article 2 to encroach into an undisturbed state waters bufferyard to permit the replacement/reconstruction of an existing retaining wall.

The subject property is located at **1010 Dunbar Drive**, Dunwoody GA 30338; The tax parcel number is 18 344 08 001.

E. **Items for discussion not otherwise addressed by this agenda**

F. **Adjourn**