

Variance Application



City of Dunwoody
 41 Perimeter Center East
 Dunwoody, GA 30346
 Phone: (678) 382-6800
 Fax: (770) 396-4826

Type	Type of Request: <input checked="" type="checkbox"/> Zoning Variance (Board) <input type="checkbox"/> Sign Variance (Board) <input type="checkbox"/> Variance (Administrative)				
	Applicable Zoning/Sign Code Section:				
	Nature of Request:	Required:	Proposed:	Minimum Setback Requirements	Proposed Setback Requirements
	<input checked="" type="checkbox"/> Setback	(See Chart to the Right)		Front 75	Front 15' 13
<input type="checkbox"/> Sign			Side 50	Side 50	
<input checked="" type="checkbox"/> # Parking Spaces	57	19	Rear 30	Rear 20	
<input checked="" type="checkbox"/> Other: Landscape Strips	15 - front 15 - side	2 - front 4 - side	Other	Other	
Project	Name of Project/Subdivision: Chick-Fil-A - Dunwoody Club				Lot Area: 77 ac
	Building Footprint: 4,275 SF				
	Property Address/Location: 2526 Mount Vernon Rd, Dunwoody, GA				
Property Owner Information	District: 6	Land Lot: 339	Block:	Property ID: 06 339 005 03	Present Zoning: C-1
	Name: Patsy B. Akin				
	Company: L. Judson Akin No. Seven, LLC				
	Address: 9800 Medlock Bridge Road Suite 3 Johns Creek, GA 30097				
	Phone: (770) 418-9440			Fax: (770) 418-9664	
	Cell: (404) 580-0456			Email: akin7476@comcast.net	
Representative	Name: Ralph Davia				
	Company: Greyden Engineering C/O Chick-Fil-A				
	Address: 5285 Hunters Oaks Drive, Alpharetta, GA 30009				
	Phone: 770-573-4801		Fax: 678-302-6362		
Cell: 770-355-8070		Email: rdavia@greydenllc.com			
Affidavit	To the best of my knowledge, this variance 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. I have read the provisions of the Georgia Code Section 36-67A-3 as required regarding Campaign Disclosures. My Signed Campaign Disclosure Statement is included with the Application.				
	Property Owner's Signature: Patsy B. Akin			Date: 11-30-10	
	Representative's Signature: J. M. Snyder			Date: 11-30-10	
Notary	Sworn to and subscribed before me this 30 th Day of November 20 10				
	Notary Public: Kimberly Snyder				
	Signature: [Signature]				
Office Use	Application Received By: PMK			Date: 11/2/10	
	Project Title: 2010 ZBA 11-022		Project Number: 107		
	Fee: \$820.00	Received By: PMK	Payment: <input type="checkbox"/> Cash <input type="checkbox"/> Check <input type="checkbox"/> CC	Date: 12/2/10	
	<input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied			By: [Signature] Date: 7/2/11	
Additional Notes:					

Campaign Disclosure Statement



City of Dunwoody
 41 Perimeter Center East
 Dunwoody, GA 30346
 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	Signature: <i>Patricia R. Aikin</i>
	Address: <i>9800 Medlock Bridge Road, Suite 3, Johns Creek, Ga 30097</i>
	Date: <i>11-30-10</i>

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

Date	Government Official	Official Position	Description	Amount

GREYDEN

E N G I N E E R I N G

December 2, 2010

City of Dunwoody Planning and Zoning
41 Perimeter Center East
Dunwoody, GA 30346

RE: Letter Of Intent
CFA - Dunwoody Club (#2855)

Dear Sir or Madame;

We are submitting the following Variance Application for an attempt to re-develop the property located at 2526 Mount Vernon Road from a closed video rental store to a quick service restaurant. This triangle shaped parcel is located within the Dunwoody city limits and has a parcel ID number of 06 339 005 03. Current zoning building setbacks are 75 feet on one frontage, 50 feet on another frontage side and 30 feet on the rear. Current landscape setbacks are 15 feet along the frontage. This particular piece of land has had a DOT Right-Of-Way taking in the past which also limits its development. We are planning to keep the mature landscape around the perimeter intact and remove impervious pavements while replacing with landscaping green space. We are asking for a variance for the building setbacks and landscaping buffers.

Letter of Intent Response:

1. ***By reason of exceptional shape of this specific lot the strict application of the requirements of this Chapter would deprive the property owner of rights and privileges enjoyed by other property owners in the same district.***
2. ***The grant of this variance will not materially detrimental to the public welfare or injurious to the property***