
MEMORANDUM

To: Mayor and City Council

From: Steve Dush, AICP

Date: 5/29/12

Subject: **SLUP 11-121: Congregation Ariel seeks to change the conditions of a prior special land use permit for a place of worship.**

ITEM DESCRIPTION

This application is made on behalf of Congregation Ariel, located at 5227 Tilly Mill Road, Dunwoody, Georgia 30338. The request is to expand an existing place of worship through renovation, remodeling and addition, which pursuant to §27-185, requires approval from the Mayor and City Council. The use has been previously enabled through an act of the DeKalb County Board of Commissioners, and because that approval was conditioned to an earlier site plan, the proposal before you this evening requires a change of those conditions from the prior approval. The applicant requests this Special Land Use Permit (SLUP) to perform a phased project that will ultimately expand the structures and increase parking on the site. The height of the existing structures is not indicated to change, nor a part of this application.

When considering the proposal as submitted, the Mayor & City Council have three action options:

1. Approve the SLUP as presented; or
2. Approve the SLUP with additional conditions; or
3. Deny the request outright (this leaves the existing entitlement in place with no proposed changes as presented).

The first and third options are: approve the use consistent with the submittal documents, after finding they comply and are congruent with the terms found in the above analysis, or deny the application, for not being appropriate.

When creating conditions of approval, the choices may seem endless, but in fact are limited to those conditions which are found to have a rational nexus between the uses proposed and the conditions assigned, and those conditions which do not deviate from the established policies and procedures found in the City Code. The conditions of approval must only apply directly to the initiation of the new use as submitted.

BACKGROUND

On December 28, 1999, the applicant originally obtained a Special Land Use Permit (SLUP-99025) with conditions from the DeKalb County Commission to initiate the use as it currently exists—a place of worship. The applicant's request is to change those conditions of

the existing SLUP to allow additions not considered in the original site plan. Pursuant to the following, the applicant may request a change to the conditions specified in the original approval:

Sec. 27-185. - Special permits.

The following uses and structures shall be authorized only by permits of the type indicated:

- (1) Special administrative permit from city manager or his designee: Home occupation involving no customer contact and no employee other than a person residing on the premises.
- (2) Special exception permit from the zoning board of appeals: Utility structure necessary for the transmission or distribution of service.
- (3) Special land use permit from city council:
 - a. Adult day care facility.
 - b. Amateur radio service antenna exceeding 70 feet.
 - c. Cemetery, columbarium, or mausoleum.
 - d. Child day care facility.
 - e. Convent or monastery.
 - f. Home occupation involving any customer contact.
 - g. Home stay bed and breakfast residence.
 - h. Neighborhood recreation club.
 - i. Place of worship.**
 - j. Private elementary, middle and high school.
 - k. Congregate personal care home if located on a campus of no less than 25 acres.

(Comp. Ords. 2008, ch. 27, § 2C-5)

Conditions of the Zoning Ordinance

Section 27-1491 of the City of Dunwoody Zoning Ordinance identifies the following criteria for evaluation that should be examined when determining the appropriateness of a special land use permit:

- (a) Adequacy of the size of the site for the use contemplated and whether or not adequate land area is available for the proposed use including provision of all required yards, open space, off-street parking, and all other applicable requirements of the zoning district in which the use is proposed to be located;
The size of the site is acceptable for the proposed use—the applicant proposes to construct additions on the existing house of worship to accommodate (1) additional educational classrooms, (2) a sanctuary

expansion, (3) administration space, and (4) a kitchen facility. Additionally, there is indicated an expansion of the parking lot to facilitate the additional building square footage, pursuant to the requirements for off-street parking the Dunwoody zoning ordinance. No expansion will encroach into the previously agreed upon landscape buffer that currently surrounds the property. The proposed building development is entirely contained within the buildable area, which would serve to indicate the proposed structure is appropriate for the site as proposed. Also, the use currently exists on the site—the applicant would like to enhance the services provided as well as almost double the parking capacity in an attempt to reduce on-street parking in surrounding neighborhoods.

- (b) Compatibility of the proposed use with adjacent properties and land uses and with other properties and land uses in the district;

Houses of worship are often located within residential districts to remain in close proximity to members of the congregation and to be a part of and contribute to the community which they serve.

- (c) Adequacy of public services, public facilities, and utilities to serve the use contemplated;

The approval of the change of conditions for a special land use permit should not appreciably increase the demand on water, sewer, gas or any other utility. It is not expected that the use will increase demand for public services, or utilize any public facility, as the use currently exists.

- (d) Adequacy of the public street on which the use is proposed to be located and whether or not there is sufficient traffic-carrying capacity for the use proposed so as not to unduly increase traffic and create congestion in the area;

It may be expected that traffic is increased as a function of the development the increase would be nominal and inconsequential; therefore, traffic congestion would not be unduly increased. Additionally, a considerable portion of the congregation walks to services, and this is expected to continue after construction.

- (e) Whether or not existing land uses located along access routes to the site will be adversely affected by the character of the vehicles or the volume of traffic generated by the proposed use;

Adjacent land uses may benefit from the existing use since some of the uses are members of the congregation or may attend community events. Additionally, the existing use causes a higher traffic volume during peak hours of worship. It is not likely that this development will significantly alter those existing traffic patterns.

- (f) Ingress and egress to the subject property and to all proposed buildings, structures, and uses thereon, with particular reference to pedestrian and automotive safety and convenience, traffic flow and control, and access in the event of fire or other emergency;

The proposed use will maintain the two existing full-access curb cuts on either side of the lot fronting Tilly Mill Road. There is over 300 feet of separation between the curb cuts, which is accepted in accordance with city requirements as a safe distance between driveways. Traffic is able to flow in two directions around the lot, and there is adequate access for emergency vehicles. A sidewalk currently exists for pedestrian access in the right-of

way, and driveway crosswalks are proposed to be added across each entrance. Additional sidewalks are proposed to be added in the interior of the site that will integrate with the existing pedestrian access network.

- (g) Whether or not the proposed use will create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust, or vibration generated by the proposed use;

It is not anticipated that granting the change of conditions would create any adverse impacts on the site. Smoke, odor, dust and vibration are not relevant to this application except for the temporary construction condition.

- (h) Whether or not the proposed use will create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use;

The existing hours of operation are not proposed to be changed as a result of the application. Additionally, the hours of operation are primarily comparable to the activity in a residential district and will not be concentrated during peak travel hours.

- (i) Whether or not the proposed use will create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use.

The use will not be substantially different from what is currently performed on the lot, so it should not create adverse impacts on neighboring land uses.

- (j) Whether or not the proposed plan is otherwise consistent with the requirements of the zoning district classification in which the use is proposed to be located;

The plan appears to be substantially compliant with the zoning district classification. It appears the impervious surface ratio of the lot exceeds the maximum 35% for a lot located in R-100. The applicant has indicated in the submittal that they will work with staff to identify locations to utilize pervious pavers to reduce the lot coverage. Additionally, the parking requirement is not met, which is also addressed by the applicant. The applicant will need to resolve these issues by obtaining a variance and special exception from the Zoning Board of Appeals prior to obtaining a building permit for construction.

- (k) Whether or not the proposed use is consistent with the policies of the comprehensive plan;

The proposed use is consistent with the current Comprehensive Plan. The subject property is located in the Suburban Neighborhood Character Area that prescribes a traditional neighborhood pattern of development inclusive of places of worship.

- (l) Whether or not the proposed plan provides for all required buffer zones and transitional buffer zones where required by the regulations of the district in which the use is proposed to be located;

Pursuant to Section 27-1338, the supplemental regulations require that all building be setback 75 feet from property lines adjoining residential property. There are existing 20 foot landscaping buffers required from property lines for parking and driveways.

- (m) Whether or not there is adequate provision of refuse and service areas;

Since the use already exists, there are already adequate refuse and service areas. It is not anticipated that the use will generate more refuse than the existing house of worship use.

- (n) Whether the length of time for which the special land use permit is granted should be limited in duration;

There should be no limit to the special land use permit because the use, if found to be compatible with the surrounding neighborhood, should run with the land, not with the operator. There has not been found any demonstrable benefit to creating an arbitrary time frame for when an approved use is appropriate, and when the use is no longer appropriate, in the absence of a major land use change in the neighborhood or surrounding region. Expirations for a SLUP only force the applicant to again apply, which necessitates a nearly four months long process, only to re-initiate a use already found to be appropriate at an earlier date.

- (o) Whether or not the size, scale and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale and massing of adjacent and nearby lots and buildings;

Additional structures are proposed on the rear of the building where there is a 20 foot landscaping buffer and approximately an additional 40 feet free of structures at the closest to neighboring properties and as far away as 100+ feet in others. The height of the building will not exceed the 35 foot height limit of the district.

- (p) Whether the proposed plan will adversely affect historic buildings, sites, districts, or archaeological resources;

There are no known historic buildings, sites, districts, or archaeological resources in any proximity to the site, nor would any such resources be impacted by the proposed use.

- (q) Whether the proposed use satisfies the requirements contained within the supplemental regulations for such special land use permit.

The proposed use satisfies the requirements of the supplemental regulations (§27-1338).

- (r) Whether or not the proposed building as a result of its proposed height will create a negative shadow impact on any adjoining lot or building.

The proposed height is not proposed to create a negative shadow impact, as all structures are far from all property lines and the height will not exceed 35 feet.

RECOMMENDED ACTION

Community Council voted 5-0 in favor of the application at the March 8, 2012 meeting. Planning Commission voted 5-0-1, Paul Player abstaining, in favor of the application with the condition that the parking is installed during the first phase of building at the April 10, 2012 meeting.

Staff recommends approval of the application to change the conditions of the special land use permit to allow the expansion of the structures for a house of worship in an R-100 zoning district.

STATE OF GEORGIA
CITY OF DUNWOODY

ORDINANCE 2012-XX-XX

**AN ORDINANCE TO AMEND THE CITY OF DUNWOODY ZONING
MAP FOR ZONING CONDITIONS OF LOT PARCEL NUMBER 18 369 03 008 IN
CONSIDERATION OF SPECIAL LAND USE PERMIT 11-121 (5237 Tilly Mill
Road, Dunwoody, Georgia 30338)**

WHEREAS: Notice to the public regarding said modification to conditions of zoning has been duly published in The Dunwoody Crier, the Official News Organ of the City of Dunwoody, Georgia; and

WHEREAS, the Special Land Use Permit 11-121 is requested pursuant to Section 27-185 of the City of Dunwoody Zoning Ordinance to allow an expansion of existing place of worship to perform a phased project that expands the structures and parking at the address of 5237 Tilly Mill Road, Dunwoody, Georgia 30338; and

WHEREAS: First Read of this Ordinance was held by the Mayor and City Council on May 14, 2012, and a public hearing has been set for May 29, 2012 during Second Read of this Ordinance.

NOW THEREFORE, The Mayor and City Council of the City of Dunwoody while in Regular Session on May 29, 2012 hereby ordains and approves the Special Land Use Permit 11-121 of this said property in order to allow a phased expansion of the building(s) and parking lot on the property at 5237 Tilly Mill Road, Dunwoody, Georgia, 30338, subject to the following condition(s):

- The Parking is installed during the first phase of building, consistent with the site plan submitted January 9, 2012.

SO ORDAINED AND EFFECTIVE, this _____ day of _____, 2012.

Approved by:

Michael G. Davis, Mayor

Attest:

Approved as to Form and Content

Sharon Lowery, City Clerk

Brian Anderson, City Attorney

SEAL

CITY OF DUNWOODY
March 8, 2012
COMMUNITY COUNCIL MINUTES

The Community Council of the City of Dunwoody held a Meeting on March 8, 2012 at 7:00 PM. The meeting was held in the City of Dunwoody City Hall, 41 Perimeter Center East, Dunwoody, Georgia 30346. Present for the meeting were the following:

Voting Members: Clayton Coley, Community Council Member
Claire Botsch, Community Council Member
Tony Delmichi, Community Council Member
Stephen Barton, Community Council Member
Susan Harper, Community Council Member

Also Present: Steve Dush, Community Development Director
Howard Koontz, City Planner

A. CALL TO ORDER

Clayton Coley called the meeting to order.

B. ROLL CALL

All members were present except for Norb Leahy and Rick Callihan.

C. MINUTES

D. ORGANIZATIONAL AND PROCEDURAL ITEMS

1. Discussion of Community Council Procedures.

Howard Koontz gave an overview of the rules and procedures for the Community Council.

2. Nomination of Chair and Vice Chair.

The Council deferred this item until all members are able to attend the meeting the night of the vote.

3. Zoning Code Rewrite Update.

Steve Dush introduced the Code Rewrite project to the Community Council.

E. UNFINISHED BUSINESS

1. SLUP 11-121: Congregation Ariel, located at 5227 Tilly Mill Road, seeks to change the conditions of a prior special land use permit for a place of worship.

Howard Koontz introduced the item.

Laurel David, counsel on behalf of the applicant, presented the item and spoke in favor of the application. A representative of Congregation Ariel also spoke in favor of the application.

Members of the public spoke in favor of the application.

Judy Margo, Ann Ahern, Bob Tagley, and other members of the public spoke in opposition of the SLUP.

Laurel responded to the concerns from those opposed.

Members of the Council asked questions of the applicant.

Tony Delmichi motioned to approve. Susan Harper seconded. The motion was voted and Passed (5 - 0)

F. NEW BUSINESS

G. OTHER BUSINESS

Howard discussed Community Council documents.

H. PUBLIC COMMENT


Members of the public commented on the application.

I. COMMUNITY COUNCIL COMMENT

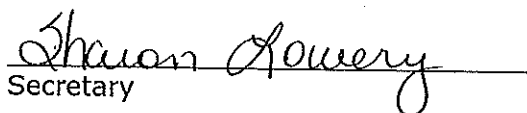
Susan Harper thanked the public.

J. ADJOURN

Approved by:


Chairman

Attest:


Secretary

CITY OF DUNWOODY
April 10, 2012
PLANNING COMMISSION MINUTES

The Planning Commission of the City of Dunwoody held a Meeting on April 10, 2012 at 7:00 PM. The meeting was held in the City of Dunwoody City Hall, 41 Perimeter Center East, Dunwoody, Georgia 30346. Present for the meeting were the following:

Voting Members: Bob Dallas, Chairman
 Paul Player, Vice Chairman
 Don Converse, Commission Member
 Tom Dwyer, Commission Member
 Bill Grossman, Commission Member
 Renate Herod, Commission Member

Also Present: Steve Dush, Community Development Director
 Howard Koontz, City Planner
 Rebecca Keefer, Planning Coordinator

A. CALL TO ORDER

B. ROLL CALL

All members were present except Kirk Anders.

C. MINUTES

1. Approval of Meeting Minutes from February 14, 2012 Planning Commission Meeting.

**Commission Member Paul Player motioned to approve. Commission Member Bill Grossman seconded.
 The motion was voted and Passed (6 - 0)**

D. ORGANIZATIONAL AND PROCEDURAL ITEMS

1. Zoning Code Rewrite Update.

Steve gave an update on the Zoning Code Rewrite and Project Renaissance.

E. UNFINISHED BUSINESS

F. NEW BUSINESS

1. SLUP 11-121: Laurel David, representative on behalf of the applicant, Steve Mendel of Congregation Ariel, requests the following Special Land Use Permit: Pursuant to the City of Dunwoody Zoning Ordinance §27-185, Congregation Ariel seeks permission to change the conditions of a special land use permit for a place of worship in an R-100 Zoning District. The subject property is located at 5227 Tilly Mill Road, Dunwoody, Georgia 30338. The tax parcel number is 18 369 03 008.

Howard introduced the item and gave the recommendation of staff and Community Council. Staff recommended approval, and Community Council voted to approve the item (5-0).

Bob Dallas opened the Public Hearing.

Laurel David spoke in favor of the application.

Anne Ahern who lives on Dunwoody Glen spoke in opposition to the application.

Andy Margo of 2160 Dunwoody Glen spoke in opposition to the application.

Bob Dallas closed the Public Hearing.

The Commission asked questions and discussed the SLUP.

Tom Dwyer motioned to approve with the condition that the parking is installed concurrent with the first phase of building. Renate Herod seconded.

The motion was voted and Passed 5 - 0 - 1) with Paul Player abstaining.

G. OTHER BUSINESS

The Commission discussed text amendments being heard at the Mayor and Council.

H. PUBLIC COMMENT

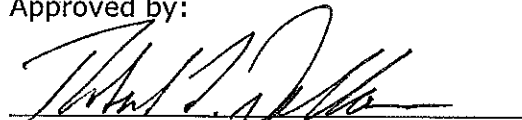
Bob Lundsten discussed the proposed stream buffer ordinance.

I. COMMISSION COMMENT

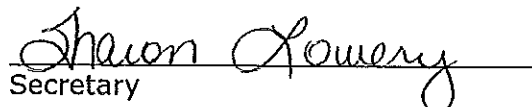
Bob Dallas discussed a possible meeting with hydrology experts regarding the stream buffer ordinance.

J. ADJOURN

Approved by:


Chairman

Attest:


Secretary





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Community Development
 41 Perimeter Center East | Dunwoody, Georgia
 Suite 250 | 30346-1902
 678-382-6800 ~ www.dunwoodyga.gov

5227 Tilly Mill Road

Aerial

April, 2012

Legend

-  Street Centerlines
-  Tax Parcels



Scale: 1" = 150'
(1:1800)

Map Notes:



5227 Tilly Mill Road

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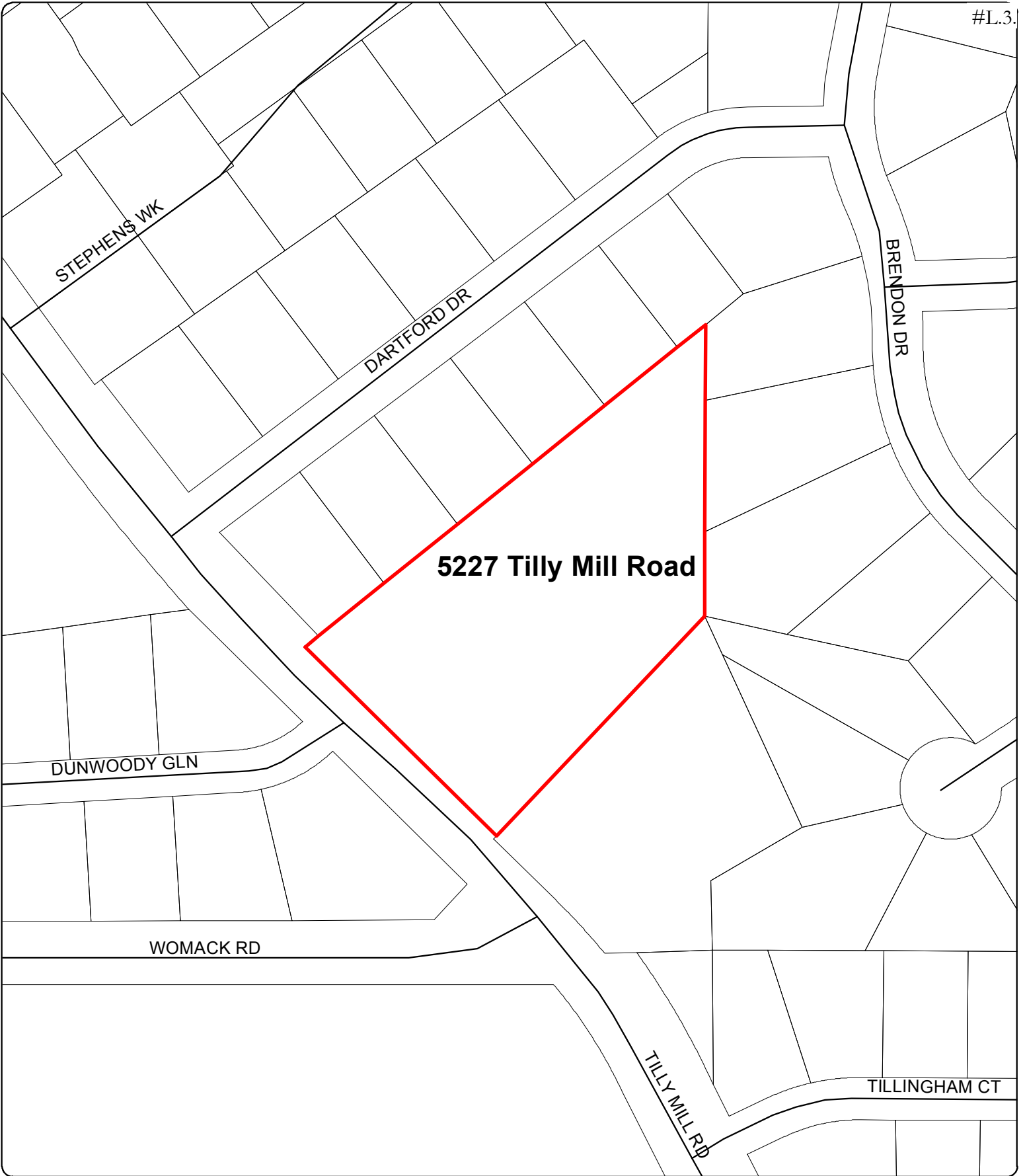
5227 Tilly Mill Road
 Future Land Use
 April, 2012

Legend

- Street Centerlines
- Tax Parcels
- Institutional/Campus
- Residential

Scale: 1" = 150'
(1:1800)

Map Notes:



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5227 Tilly Mill Road
 Site Location
 April, 2012

Legend

- Street Centerlines
- Tax Parcels

Scale: 1" = 150'
 (1:1800)

Map Notes:







5227 Tilly Mill Road

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5227 Tilly Mill Road
 Zoning
 April, 2012

Legend

-  Street Centerlines
-  Tax Parcels
-  Single Family Residential

 Scale: 1" = 150'
 (1:1800)

Map Notes:

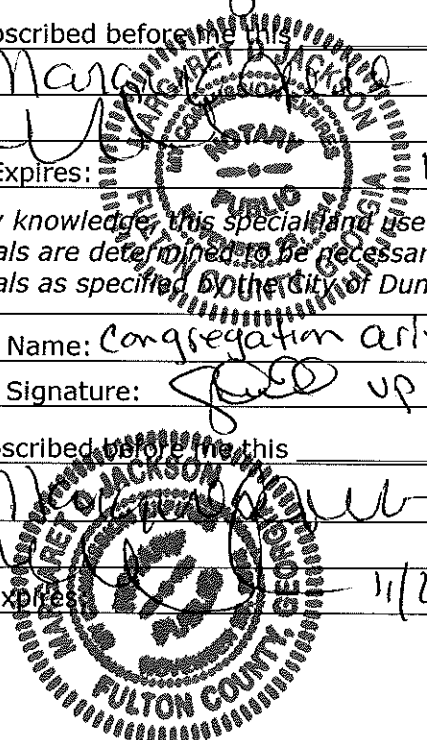


City of Dunwoody
 41 Perimeter Center East
 Dunwoody, GA 30346
 Phone: (678) 382-6800
 Fax: (770) 396-4828



Special Land Use Application

Applicant	Name: Congregation Ariel, Inc., c/o Laurel David, The Galloway Law Group, LLC		
	Address: 3500 Lenox Road, Suite 760, Atlanta GA 30326		
	Phone: (404) 965-3680	Fax:	Email: laurel@glawgp.com
Property Owner	Owner's Name: Same as above		
	Owner's Address:		
	Phone:	Fax:	Email:
Property Information	Property Address:		Parcel ID:
	Current Zoning Classification: R-100		
	Requested Use of the property: modify an existing SLUP for an existing place of worship		
Applicant Affidavit	To the best of my knowledge, this special land use application form is correct and complete. If additional materials are determined to be necessary, I understand that I am responsible for filling additional materials as specified by the City of Dunwoody Zoning Ordinance.		
	Applicant's Name: Congregation Ariel Steve Mendel vice president		
	Applicant's Signature:	up for cong ariel	Date: 7/6/12
Notary	Sworn to and subscribed before me this _____ Day of _____, 20____		
	Notary Public:		
	Signature:	My Commission Expires: 11/23/14	
Owner Affidavit	To the best of my knowledge, this special land use application form is correct and complete. If additional materials are determined to be necessary, I understand that I am responsible for filling additional materials as specified by the City of Dunwoody Zoning Ordinance.		
	Property Owner's Name: Congregation Ariel Steve Mendel u.p.		
	Property Owner's Signature:	up for cong ariel	Date: 7/6/12
Notary	Sworn to and subscribed before me this _____ Day of _____, 20____		
	Notary Public:		
	Signature:	My Commission Expires: 11/23/14	


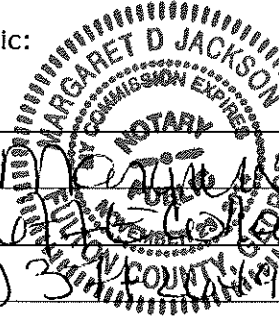


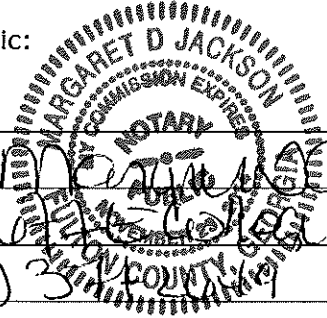


City of Dunwoody
41 Perimeter Center East
Dunwoody, GA 30346
Phone: (678) 382-6800
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Property Owner(s) Notarized Certification

The owner and petitioner acknowledge that this Land Use Petition application form is correct and complete. If additional materials are determined to be necessary, they understand that they are responsible for filing additional materials as specified by the City of Dunwoody Zoning Ordinances.

Property Owner (If Applicable)	Signature: Congregation Ariel  up cong ariel		Date: 7/6/12
	Address:	City, State:	Zip:
	Phone:		
	Sworn to and subscribed before me this _____ day of _____, 20____		
Property Owner (If Applicable)	Signature:  D Jackson		Date:
	Address: 2615 College Ave	City, State: Dec, Ga	Zip: 30030
	Phone: 4) 303-281-1119		
	Sworn to and subscribed before me this _____ day of _____, 20____		
Property Owner (If Applicable)	Signature:		Date:
	Address:	City, State:	Zip:
	Phone:		
	Sworn to and subscribed before me this _____ day of _____, 20____		
Notary Public:			





City of Dunwoody
41 Perimeter Center East
Dunwoody, GA 30346
Phone: (678) 382-6800
Fax: (770) 396-4828

Campaign Disclosure Statement

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>Lawrence Dand</i>
	Address: <i>3500 Lenox Road, Suite 760, Atlanta 30326</i>
	Date: <i>January 9, 2012</i>

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

Date	Government Official	Official Position	Description	Amount

LETTER OF INTENT

ORIGINAL

APPLICATION FOR SPECIAL LAND USE PERMIT

The Applicant and Owner, Congregation Ariel, Inc. (the "Applicant"), requests a modification to an existing Special Land Use Permit for approximately 3.114 acres of land located at 5227 Tilly Mill Road, in the City of Dunwoody in Land Lot 369 of the 18th District of DeKalb County, Georgia (the "Subject Property"). There currently exists one primary building and three accessory buildings on the site. The primary building has approximately 9,565 square feet in heated floor area and includes the sanctuary. The first one-story brick accessory building is being used as Congregation Ariel's administrative office building. A second one-story brick accessory building is being used for religious studies by the youth of the congregation. The third one-story brick accessory building is being used as a mikveh, which is a ritual bath.

The Applicant requests this modification to remove the first and second accessory buildings and to renovate and expand the existing building. The ritual bath would remain its current size at its current location. The Applicant wishes to consolidate the administrative offices and classrooms into the main building and expand the kitchen area. A later phase will include building a dedicated sanctuary. Currently the congregation uses a portion of its event space for worship. At such time as the new sanctuary is built, the Applicant will also expand the parking area. The Applicant is not proposing to increase the height of the existing building.

The Applicant is requesting this SLUP from the Mayor and City Council pursuant to Section 27-185 of the City of Dunwoody Zoning Ordinance ("Zoning Ordinance") in order to modify an existing Special Land Use Permit for a place of worship.

With respect to the criteria contained in Section 27-1491 of the Zoning Ordinance, the Applicant responds to the following criteria:

- A. Adequacy of the size of the site for use contemplated and whether or not adequate land area is available for the proposed use including provision of all required yards, open space, off-street parking, and all other applicable requirements of the zoning district in which the use is proposed to be located.

The Subject Property consists of 3.114 acres with existing buildings as outlined above. The Subject Property fronts Tilly Mill Road. The synagogue consists of rooms and accessory buildings normally associated with a place of worship, such as, a sanctuary for worship, classrooms, small offices, and a social hall with kitchen for gathering for meals associated with religious ceremonies and services.

When the Applicant is ready to construct the dedicated sanctuary it will apply for a special exception to reduce the required parking. Section 27-190 requires one (1) space for each three (3) seats in the largest assembly room used for public worship, or, where fixed seats are not utilized, one (1) space for each twenty-five (25) square feet of floor space in the largest assembly room used for public worship. The Applicant plans to construct a dedicated sanctuary with 374 fixed seats, which would require 125 parking spaces. The Applicant proposes to construct 103 spaces. However, due to the nature of orthodox Jewish religious practice, which discourages riding in or operating automobiles on the Sabbath or holy days, most members of the congregation walk to the main religious services held on Friday night and Saturday, and to the services held on holy days. In addition, since many of the congregants live in very close proximity to the proposed site because of these religious requirements, congregants usually walk to the synagogue for non-worship activities, such as religious study classes. Thus, the proposed number of parking spaces (103) is more than adequate to accommodate the regular activities of the congregation.

In order to provide additional parking for the infrequent occasions when a larger number of parking spaces may be needed, the Applicant has parking agreements with the Jewish Community Center and Georgia Perimeter College. The Applicant can qualify for the special exception because it can show that the character of the use of the synagogue is such as to make unnecessary the full provision of parking spaces and overflow parking will be reliably available close by when needed.

In addition, the Subject Property will require a variance to the lot coverage requirement. When the proposed plan is fully constructed, the proposal will have a lot coverage of 51%. However, the Applicant will work with City of Dunwoody officials to identify areas where pervious paving materials can be used to reduce this percentage of lot coverage.

B. Compatibility of the proposed use with adjacent properties and land uses and with other properties and land uses in the district.

The Applicant's place of worship is consistent with the neighboring and nearby properties. Surrounding properties are zoned for residential uses, the Jewish Community Center and Georgia Perimeter College's Dunwoody campus. The use is a synagogue to serve the religious needs of the local community. Places of worship are allowed either as a permitted use or by special land use permit in most zoning districts in the City of Dunwoody, including all residential classifications. Therefore, the use is compatible with adjacent properties.

In addition, denial of this application will impede the religious exercise of the members of its congregation. Congregation Ariel has maintained a congregation on the Subject Property in this

community since 1995. A denial of this application would coerce the Applicant to operate in inadequate facilities in a different area and with additional expense. Additionally, locating the synagogue near to the residences of its congregation is integral to the religious exercise of the orthodox Jewish faith as its members may not drive to services on Friday nights, Saturdays or holy days. Accordingly, the Applicant would suffer a substantial burden if it were not allowed to accommodate its congregation on the Subject Property close to the residences of its members.

C. Adequacy of public services, public facilities, and utilities to serve the use contemplated.

There are adequate public services, facilities and utilities to serve the Property.

D. Adequacy of the public street on which the use is proposed to be located and whether or not there is sufficient traffic-carrying capacity for the use proposed so as not to unduly increase traffic and create congestion in the area.

The Applicant will utilize the two existing driveway curb cuts on Tilly Mill Road. The proposed use is a service to families in the community. Most will walk to services. Families are likely to travel together to other religious gatherings, thereby minimizing automobile traffic. Therefore, the public street has sufficient carrying capacity for the use proposed.

E. Whether or not existing land uses located along access routes to the sites will be adversely affected by the character of the vehicles or the volume of traffic generated by the proposed use.

As stated above, members of the congregation usually walk to services on Friday night, Saturday and holy days. Families usually drive together to other occasions, which should result in an overall decrease in the number of automobile trips that could be generated by a use of this size. Therefore the volume of traffic generated by the synagogue will not adversely affect existing adjacent land uses.

Occasional events are held at the synagogue that are attended by a larger number of people than usual. Every effort will be made to ensure that guests arriving for these events do not park on adjacent streets and cause congestion.

F. Ingress and egress to the Subject Property and to all proposed buildings, structures, and uses thereon, with particular references to pedestrian and automotive safety and convenience, traffic flow and control, and access in event of fire or other emergency.

The Applicant intends to provide adequate access to the Subject Property and the proposed use, including adequate access in the event of fire or other emergency.

G. Whether or not the proposed use will create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust, or vibration generated by the proposed use.

The use is an existing use on the Subject Property and does not create smoke, odors, dust or vibrations.

H. Whether or not the proposed use will create adverse impacts upon any adjoining land use by reason of hours of operation of the proposed use.

The proposed use will not create any significant adverse impacts upon any adjoining land uses by reason of the hours of operation of the proposed use.

I. Whether or not the proposed use will create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use.

The proposed use will not create any adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use. As stated above, members of the congregation usually walk to services on Friday night, Saturday and holy days. Occasional events are held at the synagogue that are attended by a larger number of people than usual. Every effort will be made to ensure that guests to these events do not park on adjacent streets and cause congestion.

J. Whether or not the proposed plan is otherwise consistent with the requirements of the zoning district classification in which the use is proposed to be located.

The proposed plan is consistent with the intent of the R-100 District. Section 27-182 states the purpose and intent of R-100 is to assure that authorized uses are those “designed to serve the housing, recreational, educational, religious, and social needs of the neighborhood.”

K. Whether or not the proposed use is consistent with the policies of the comprehensive plan.

The Applicant’s proposal is in conformity with the recommendations of Dunwoody’s 2010 Comprehensive Land Use Plan. The Comprehensive Plan designates the Subject Property as Suburban Neighborhood. The vision and intent of the Suburban Neighborhood Character Area is “Stable, owner-occupied single-family residential area that is characterized by a traditional suburban pattern of development with accessible sidewalks, extensive landscaping, and access to parks and functional greenspace, places of worship and schools.”

Property across the street is designated as Institutional/Campus. The Applicant’s proposal is compatible as it is a public and institutional use.

- L. Whether or not the proposed plan provides for all required buffer zones and transitional buffer zones where required by the regulations of the district in which the use is proposed to be located.

In a residential district, Section 27-768 requires any building or structure established in connection with places of worship to be located at least seventy-five (75) feet from any property line. The Applicant provides for this setback. No other transitional buffer zones are required.

- M. Whether or not there is adequate provision of refuse and service areas.

Yes. There exists adequate provision of refuse and service areas to serve the existing and proposed uses.

- N. Whether the length of time to which the Special Land Use Permit is granted should be limited in duration.

No. The SLUP should be permanent.

- O. Whether or not the size, scale and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale and massing of the adjacent and nearby lots and buildings.

The proposed synagogue is appropriate in relation to the size of the Subject Property and in relation to the size, scale and massing of adjacent and nearby lots in the area. The proposed building will conform to the thirty-five (35) foot height limit in the R-100 district.

- P. Whether the proposed plan will adversely affect historic buildings, sites, districts or archeological resources.

The Applicant is not aware of any historic buildings, sites, districts, or archeological resources located on or adjacent to the Subject Property.

- Q. Whether the proposed use satisfies the requirements contained within the supplemental regulations for such special land use permit.

The proposed use satisfies the supplemental regulations contained in Section 27-1338 of Dunwoody's Zoning Code. That is, the proposed building shall be located at least seventy-five (75) feet from any property line and will have the required front-yard setback from each property line that adjoins a street right-of-way; parking areas and driveways will be located at least twenty (20) feet from the boundaries of any property line with a visual screen; the Subject Property is a minimum area of three (3) acres and has public street frontage of at least one hundred (100) feet.

As mentioned above, the Applicant anticipates the need to apply for a special exception to reduce parking and a variance to increase lot coverage on the Subject Property. The proposal

otherwise conforms to the R-100 zoning district regulations and applicable supplemental regulations found in Sections 27-1338 and 27-1303.

R. Whether or not the proposed building as a result of its proposed height will create a negative shadow impact on any adjoining lot or building.

The building will not create a negative shadow on any adjoining lot or building.

Georgia Law requires us to raise Federal and State Constitutional objections during the application process. While the Applicant anticipates a smooth application process, failure to raise constitutional objections at this stage may mean that the Applicant will be barred from raising important legal claims later in the process. Accordingly, we are required to raise the following constitutional objections at this time:

A denial of the requested SLUP would be unconstitutional in that it would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983 and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

Any application of the Code of the City of Dunwoody, or the Zoning Ordinance of the City of Dunwoody to the Property that prohibits the Applicant from developing the Property as proposed is unconstitutional, illegal, null and void because such an application constitutes a taking of the Applicant's property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section III, Paragraph I, of the Constitution of the State of Georgia of 1983 and a violation of the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States because such an application denies the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this application would also constitute an arbitrary and capricious act by the City of Dunwoody Mayor and City Council without any rational basis therefore, thereby constituting an abuse of discretion in violation of Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983 and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

A refusal by the City of Dunwoody Mayor and City Council to grant the Applicant's SLUP would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of similarly situated property in violation of Article I, Section I,

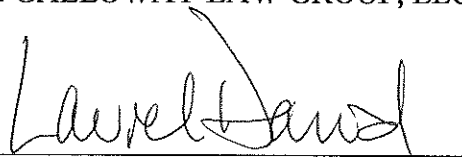
Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any approval of the SLUP that subjects the Property to conditions that are different from the conditions requested by the Applicant, to the extent such different conditions would have the effect of further restricting the Applicant's utilization of the Property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Property to an unconstitutional category and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

A denial of this Application or approval subject to conditions which differ from those proposed by the Applicant, would also violate the Religious Land Use and Institutionalized Persons Act by imposing a substantial burden on the exercise of religion without a compelling government interest or without using the least restrictive means possible of furthering a compelling governmental interest.

In addition, this Letter of Intent constitutes formal written notice to the City of Dunwoody Mayor and City Council, Georgia pursuant to O.C.G.A. § 36-33-5 that the Applicant plans to seek to recover all damages that they sustain or suffer as a result of the denial of this application and/or the unconstitutional zoning of the Property from the City of Dunwoody, Georgia. Such damages may include, but are not necessarily limited to, damages related to the diminution in the value of the Property, attorneys' fees and expenses of litigation.

Accordingly, the Applicant respectfully requests that the City of Dunwoody Mayor and City Council grant the Applicant the modification to existing SLUP requested above.

THE GALLOWAY LAW GROUP, LLC

By: 

Laurel A. David
Attorney for Applicant

3500 Lenox Road, NE
Suite 760
Atlanta, Georgia 30326
(404) 965-3680
(404) 965-3670 Facsimile

RECEIVED
ST 1/12

ORIGINAL

Attached are the following:

1. List of addressees who were sent letters via US Mail inviting them to community meeting
2. Sign-in sheet from community meeting, held on Wednesday, January 4, 2012 at Congregation Ariel

Name

John Daniel

TED UNGER

no "

Ceri + BOB TAGLIA

Judy + Andy Moeyo

Ann O'hearn

Catherine Roney

Dennis Herman

Address

2371 Lakeside Lake Dr

2100 Dunwoody Glen

2148 DUNWOODY, GLEN

2160 Dunwoody Glen

2132 DUNWOODY GLEN

2209 Prestwood Court

2147 Brandon Drive

Email address or phone #

Jedaniel 47c@hotmail.com
TedUnger@Comcast.net

btaglia@bellsouth.NET

andy moeyo @ aol.com

homeswithann@gmail.com

CRoney@Comcast.NET

dennis.herman@juno.com

Carol C. or Christopher R. Pajer
2232 Dartford Dr.
Atlanta, GA 30338-5337

Fred Glusman or Alison Rosengarten
2140 Dunwoody Glen
Dunwoody, GA 30338-4438

Micheal or Carolyn H. Gaynor
4304 Felmellow Dr.
Grovetown, GA 30813-2248

Frederick J. or Shirley A. Dyer
2222 Dartford Dr.
Atlanta, GA 30338-5337

Ann Ahern
2312 Dunwoody Glen
Dunwoody, GA 30338-4438

Helen Sonsino
2149 Dunwoody Glen
Dunwoody, GA 30338-4438

Craig T. or Nancy H. Clark
2127 Brendon Dr.
Dunwoody, GA 30338-4503

Robert E. Jr. or
Patricia Tucker Lamb
2116 Dunwoody Glen
Dunwoody, GA 30338-4438

Avrohom or Malkie G. Horowitz
2157 Dunwoody Glen
Dunwoody, GA 30338-4438

Marnell Silverstein
2261 Dartford Dr.
Dunwoody, GA 30338-5336

Lytisha B. Smith
2124 Dunwoody Glen
Dunwoody, GA 30338-4438

Kenneth L. Levy
2165 Dunwoody Glen
Dunwoody, GA 30338-4438

Blake W. or Emily C. Haugher
2251 Dartford Dr.
Atlanta, GA 30338-5337

Enoch David or Kim Goodfriend
2108 Dunwoody Glen
Dunwoody, GA 30338-4438

Maryann Toub
2092 Stephens Walk
Dunwoody, GA 30338-4462

Willard L. Dickinson or
Judith A. Michina
2241 Dartford Dr.
Atlanta, GA 30338-5336

Joanne H. or Ted H. Unger
2100 Dunwoody Glen
Dunwoody, GA 30338-4438

Donald or Linda E. Miller
2100 Stephens Walk
Dunwoody, GA 30338-4466

Noam and Amanda Bunder
2231 Dartford Dr.
Atlanta, GA 30338-5336

Amir or Jacob Khalili
2107 Dunwoody Glen
Dunwoody, GA 30338-4438

William Boyd Sr or
Barbara Bolen Florence
2108 Stephens Walk
Dunwoody, GA 30338-4466

Edwin C or Elise Mize
2221 Dartford Dr.
Atlanta, GA 30338-5336

Al or Patricia Bridges
2115 Dunwoody Glen
Dunwoody, GA 30338-4438

Barbara Fuller
2116 Stephens Walk
Dunwoody, GA 30338-4466

Andrew Joseph or Judith A. Morgo
2160 Dunwoody Glen
Dunwoody, GA 30338-4438

Victoria Sisian or Joshua B. Ahlzadeh
2123 Dunwoody Glen
Dunwoody, GA 30338-4437

Samuel or Judith E. Appel
2124 Stephens Walk
Dunwoody, GA 30338-4466

Robert B. or Geraldine O. Taglia
2148 Dunwoody Glen
Dunwoody, GA 30338-4438

Bobbie G. Livnat
2133 Dunwoody Glen
Dunwoody, GA 30338-4438

David M or Ellen Herold
2132 Stephens Walk
Dunwoody, GA 30338-4466

William R or Catherine C. Schmitz
2140 Stephens Walk
Dunwoody, GA 30338-4466

Frank or Gay Baldasare
2160 Stephens Walk
Dunwoody, GA 30338-4467

Nancy R. Simon
2212 Stephens Walk
Dunwoody, GA 30338-4464

Joseph P. or Charlotte R. Theissin
2148 Stephens Walk
Dunwoody, GA 30338-4466

Lurene S. or Donald G. Sr. Braswell
2221 Stephens Walk
Dunwoody, GA 30338-4467

Joan K. Goldman
2220 Stephens Walk
Dunwoody, GA 30338-4464

Karen Miller
2152 Stephens Walk
Dunwoody, GA 30338-4466

Alan M. Sheron
2213 Stephens Walk
Dunwoody, GA 30338-4467

Atlanta Jewish Community
5342 Tilly Mill Road
Dunwoody, GA 30338-4499

Geneva L. Barnhill
2156 Stephens Walk
Dunwoody, GA 30338-4466

Judy M. Butler
2164 Stephens Walk
Dunwoody, GA 30338-4466

Congregation Ariel Inc
5237 Tilly Mill Road
Dunwoody, GA 30338-4499

C. Kenneth or Janie W. Lester
2133 Stephens Walk
Dunwoody, GA 30338-4467

Richard M. or Marilyn H. McCraney
2168 Stephens Walk
Dunwoody, GA 30338-4467

Tony C. Mitchell
5207 Tilly Mill Road
Dunwoody, GA 30338-4423

Chadd Rosenberg
2125 Stephens Walk
Dunwoody, GA 30338-4467

William Loventhal III
2172 Stephens Walk
Dunwoody, GA 30338-4467

David G. Jr. or Traci T. Goodchild
5164 Tilly Mill Road
Dunwoody, GA 30338-5206

D. Campbell Mabel
2117 Stephens Walk
Dunwoody, GA 30338-4467

Pierre M. Kimball
2180 Stephens Walk
Dunwoody, GA 30338-4466

Daniel C. Cleveland
5148 Tilly Mill Road
Dunwoody, GA 30338-5206

Leonetta B. Vidal
2109 Stephens Walk
Dunwoody, GA 30338-4467

Betty C. or William J. Long
2188 Stephens Walk
Dunwoody, GA 30338-4466

Dorothy Chambers Peterson
5140 Tilly Mill Road
Dunwoody, GA 30338-5206

Robert or Charlotte Goldstein
2101 Stephens Walk
Dunwoody, GA 30338-4467

Diane Shulman
2196 Stephens Walk
Dunwoody, GA 30338-4466

Frances E Fuchs
4838 Happy Hollow Road
Doraville, GA 30360-1646

Dudley A. or Mary J. McRae
2093 Stephens Walk
Dunwoody, GA 30338-4467

Timothy D. or Margaret A. Lamb
2204 Stephens Walk
Dunwoody, GA 30338-4464

Cheryl Ann Summers
5116 Tilly Mill Road
Dunwoody, GA 30338-5206

Deborah J. Lucca
249 Webney Dr.
Marietta, GA 30068-3861

Rebecca Anna Guthrie
2208 Prestwood Ct.
Dunwoody Ga 30338-5329

Damon B. or Rebecca I. Paolozzi
2214 Brendon Ct.
Dunwoody, GA 30338-4546

Earl Douglas or
Marilyn Bonnet Sparling
5115 Tilly Mill Road
Dunwoody, GA 30338-5205

Leonid or Sarah Felgin
2210 Prestwood Ct.
Dunwoody Ga 30338-5329

Hannah H. Esther
2212 Brendon Ct.
Dunwoody, GA 30338-4546

Lisa A. Higdon
5151 Tilly Mill Road
Dunwoody, GA 30338-5207

Catherine M or Bonnie D. Rongey
2209 Prestwood Ct.
Dunwoody Ga 30338-5329

Thomas J. or Janet B. Raper
2208 Brendon Ct.
Dunwoody, GA 30338-4546

Gail C. or Steve Sinno
5159 Tilly Mill Road
Dunwoody, GA 30338-5207

Betty D. Mayers
2207 Prestwood Ct.
Dunwoody Ga 30338-5329

Jeffry or Sara McCrory
2200 Brendon Ct.
Dunwoody, GA 30338-4546

Gloria J. Hecking
5167 Tilly Mill Road
Dunwoody, GA 30338-5206

James A and Eloise D. Ryan
2205 Prestwood Ct.
Dunwoody Ga 30338-5329

Nancy H or T. Craig Clark
2127 Brendon Dr.
Dunwoody, GA 30338-4503

Patricia N McWilliams
5231 Seaton Dr.
Dunwoody GA, 30338-4534

Thomas A. Bowen
2209 Brendon Ct.
Dunwoody, GA 30338-4546

Suk joon or Sam Cheon Ko
2117 Brendon Dr.
Dunwoody, GA 30338-4503

Jean B. Cox
5223 Seaton Dr.
Dunwoody GA, 30338-4534

Shirley E. Adams
2211 Brendon Ct.
Dunwoody, GA 30338-4546

Ronald P. Draker
2226 Brendon Dr.
Dunwoody, GA 30338-4503

E Lynn Brackey
5215 Seaton Dr.
Dunwoody GA, 30338-4534

Jeffrey H. or Susan N. Brickman
2213 Brendon Ct.
Dunwoody, GA 30338-4546

Mrs. Brenda Winsberg
2210 Brendon Dr.
Dunwoody, GA 30338-4506

Miho or James S. Minnoch
5207 Seaton Dr.
Dunwoody GA, 30338-4534

Christina A Wheeler
2215 Brendon Ct.
Dunwoody, GA 30338-4546

G. Larry or Glenda S. Fountain
2200 Brendon Dr.
Dunwoody, GA 30338-4503

Robert A. or Susan H. Sobel
5199 Seaton Dr.
Dunwoody GA, 30338-4534

Donna Maria Faer
2216 Brendon Ct.
Dunwoody, GA 30338-4547

Rae Brewer
2196 Brendon Dr.
Dunwoody, GA 30338-4503

Jason & Jodi Silver Loar
2191 Spring Mill Cove
Dunwoody, GA 30338-5339

Sally Tyler Lehr
2220 Spring Mill Cove
Dunwoody GA 30338-5339

Isaac or Betty Goodfriend
2156 Tillingham Court
Atlanta GA 30338-5342

Sidney or Doris Sellars
2201 Spring Mill Cove
Dunwoody, GA 30338-5339

Eva Herr
4514 Chamblee Dunwoody Rd. 251
Atlanta, GA 30338

Brenda L. Mooney or
Marc L. Komisarow
2148 Tillingham Court
Atlanta GA 30338-5342

Janice M. Suvoski
2209 Spring Mill Cove
Dunwoody GA 30338-5339

Bruce J. and Laura D. Barron
2159 Tillingham Court
Atlanta GA 30338-5342

Mitchell G. or
Susan B. Peppercorn Weathrtly
2206 Peachtree North Court
Dunwoody, GA 30338-5327

Micheal Yaschik
2219 Spring Mill Cove
Dunwoody GA 30338-5339

Patricia M. Peters
2169 Tillingham Court
Atlanta GA 30338-5342

Joe T. or Dean M. Woodie
2222 Peachtree North Court
Dunwoody, GA 30338-5327

Mitchell or Etti Alon
4814 Cherring Dr.
Atlanta GA, 30338-5247

Debra D. Berstein
2177 Tillingham Court
Atlanta GA 30338-5342

Margaret Englett Smith
2230 Peachtree North Court
Dunwoody, GA 30338-5327

Sydne S. or Neal Cooper
2237 Spring Mill Cove
Dunwoody GA 30338-5339

Frank J. Jr. or Patricia A. Paolozzi
2183 Tillingham Court
Atlanta GA 30338-5342

Zographia P. Kanellos
2272 Dartford Dr.
Atlanta, GA 30338-5337

Tad Allen Crick
2238 Spring Mill Cove
Dunwoody GA 30338-5339

Livia Whisenhunt or Dewey Johnson
2186 Tillingham Court
Atlanta GA 30338-5342

Bertha Irene Snyder
2262 Dartford Dr.
Atlanta, GA 30338-5337

Mary Beth Phillips
2230 Spring Mill Cove
Dunwoody GA 30338-5339

Su Ju Yang
2180 Tillingham Court
Atlanta GA 30338-5342

Jerris D. Burge
2252 Dartford Dr.
Atlanta, GA 30338-5337

Sherry C. or David E. Graf, Sr.
2220 Spring Mill Cove
Dunwoody GA 30338-5339

Edward S. or Sheri S. Levin
2172 Tillingham Court
Atlanta GA 30338-5342

James R. or Corinne A. Shaw
2242 Dartford Dr.
Atlanta, GA 30338-5337

Mark and Anzhelika, Davydov
2210 Spring Mill Cove
Dunwoody GA 30338-5339

James D. or Kathleen G. Kelly
2164 Tillingham Court
Atlanta GA 30338-5342

James R. Jr. or
Helen Donahue Shaw,
2214 Peachtree North Court
Dunwoody, GA 30338-5327

Thomas Allen or Mary Ellen Nunnelly
2186 Brandon Dr.
Dunwoody, GA 30338-4555

Dennis R. or Melinda S. Herman
2147 Brandon Dr.
Dunwoody, GA 30338-4557

Thomas D or Jean S. Hall
2176 Brandon Dr.
Dunwoody, GA 30338-4555

George C. or Anne B. Duncan
2157 Brandon Dr.
Dunwoody, GA 30338-4557

Bret N. Kempler
2166 Brandon Dr.
Dunwoody, GA 30338-4555

Chad E or Shoshana Melamed
2167 Brandon Dr.
Dunwoody, GA 30338-4557

Nancy or Manuel Keita
2146 Brandon Dr.
Dunwoody, GA 30338-4555

William Gary Gregg
2177 Brandon Dr.
Dunwoody, GA 30338-4557

Beth Ellis
2136 Brandon Dr.
Dunwoody, GA 30338-4555

Jacqueline S. Thelen
or Scott A. Buckley
2187 Brandon Dr.
Dunwoody, GA 30338-4557

Peter J. or Linda B. Thomas
2120 Brandon Dr.
Dunwoody, GA 30338-4504

Phillip J or Keely D. Funkhouser
2199 Brandon Dr.
Dunwoody, GA 30338-4556

Artur Pinkhasov
2100 Brandon Dr.
Dunwoody, GA 30338-4504

Jennifer Pearlman
2203 Brandon Dr.
Dunwoody, GA 30338-4505

Teresa O. Wood
2090 Brandon Dr.
Dunwoody, GA 30338-4504

Kim B. or Alan H Wilson
2211 Brandon Dr.
Dunwoody, GA 30338-4504

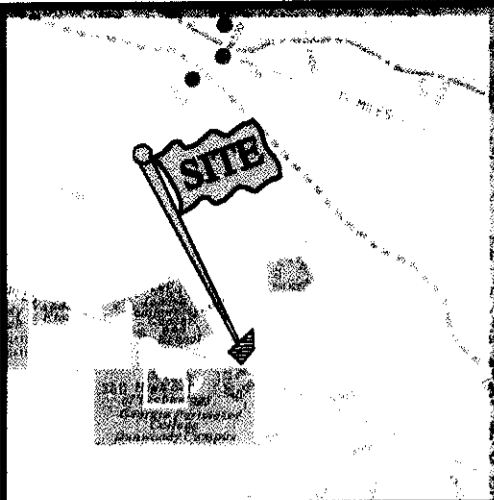
Thomas W. Jr. Lambert
2080 Brandon Dr.
Dunwoody, GA 30338-4504

Angela Tonn
2219 Brandon Dr.
Dunwoody, GA 30338-4505

Glenn E. Gordon
2137 Brandon Dr.
Dunwoody, GA 30338-4557

Edie K. Friedman
2227 Brandon Dr.
Dunwoody, GA 30338-4505

REFERENCE: DB 11775, PG. 772;
 DB 11894, PG. 652;
 DB 8684, PG. 111;
 PB 54, PG. 53;
 PB 61, PG. 62.



LOCATION MAP

- LEGEND:**
- ARC LENGTH OF CURVE
 - BC BACK OF CURB
 - BSL BUILDING SETBACK LINE
 - CB CATCH BASIN
 - CHD LENGTH OF CHORD
 - CLF CHAIN LINK FENCE
 - CMP CORRUGATED METAL PIPE
 - C&G CURB AND GUTTER
 - CO CLEAN OUT
 - CONC CONCRETE
 - EM ELECTRIC METER
 - EP EDGE OF PAVEMENT
 - FH FIRE HYDRANT
 - FDC FIRE DEPARTMENT CONNECTION
 - GI GRATE INLET
 - GM GAS METER
 - GL GROUND LIGHT
 - GV GAS VALVE
 - GW GUY WIRE
 - HW HEADWALL
 - IPF IRON PIN FOUND
 - IPS IRON PIN SET
 - LP LIGHT POLE
 - MN MONITORING WELL
 - N/F NOW OR FORMERLY
 - OTP OPEN TOP PIPE
 - OC OVERHEAD CABLE
 - PIV POST INDICATOR VALVE
 - P/L PROPERTY LINE
 - P/B POINT OF BEGINNING
 - PP POWER POLE
 - RAD RADIUS OF CURVE
 - RCP REINFORCED CONCRETE PIPE
 - R/W RIGHT-OF-WAY
 - SS SANITARY SEWER LINE
 - SDM STORM DRAIN MANHOLE
 - SSMH SANITARY SEWER MANHOLE
 - SL SPOT LIGHT
 - S/W SIDEWALK
 - T/B TELEPHONE BOX
 - TRANS TRANSFORMER
 - U/E UNDERGROUND ELECTRIC CABLE
 - WI WATER LINE
 - WI METEOR INLET
 - WM WATER METER
 - WV WATER VALVE

NOTES:
 THIS PROPERTY IS LOCATED ON PANEL 13089C0010 E OF THE F. I. A FLOOD INSURANCE RATE MAP DATED 05/07/01 FOR DEKALB COUNTY & INCORP. AREAS, AND IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS, ZONE X

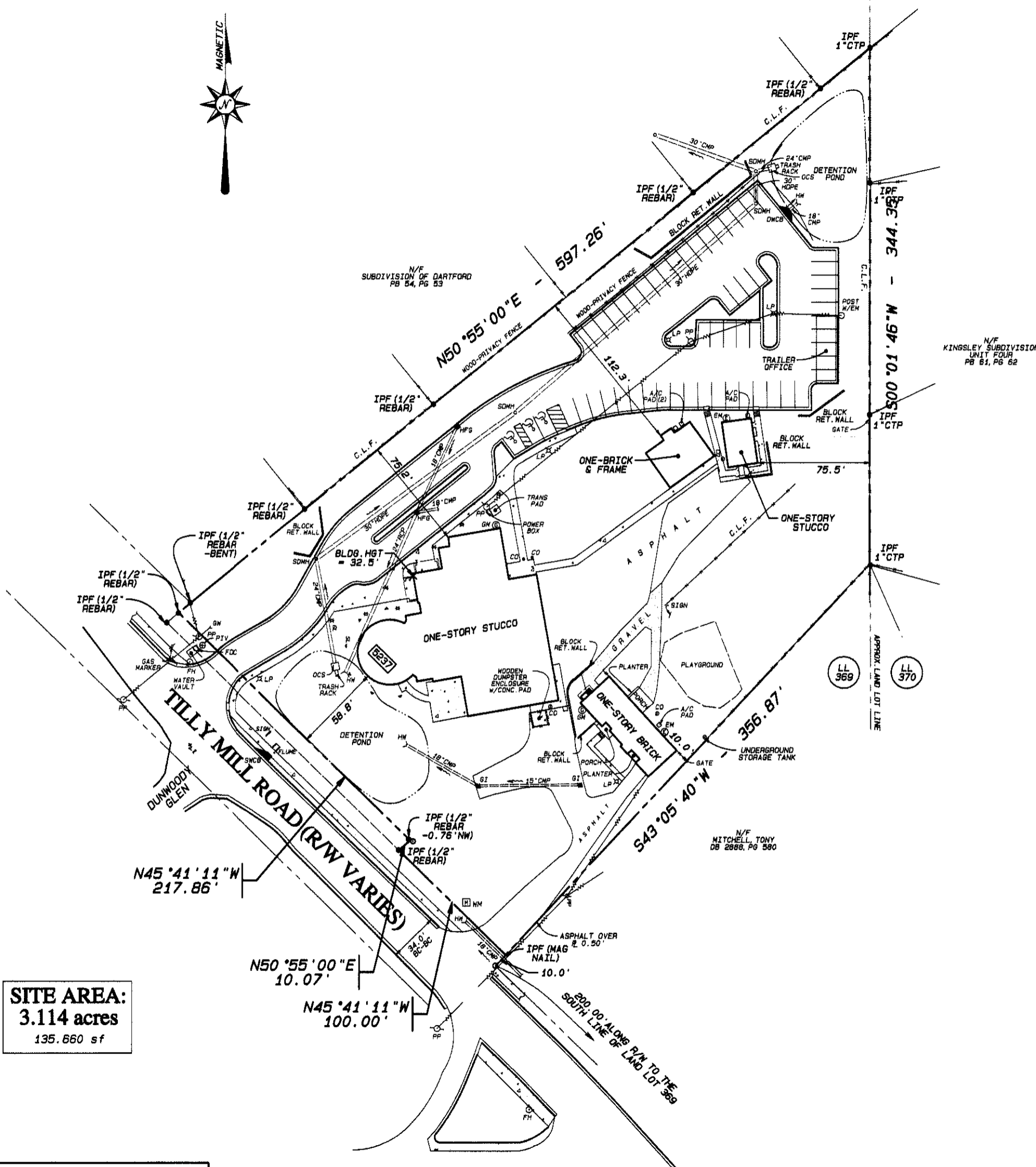
UTILITY LOCATIONS ARE FROM FIELD OBSERVATION, AND/OR DOCUMENTATION FURNISHED BY THE OWNER AND/OR OWNER'S REPRESENTATIVE. NEITHER ACCURACY NOR COMPLETENESS OF UNDERGROUND UTILITIES ARE GUARANTEED BY URBAN ENGINEERS, INC.

STANDARD SURVEY NOTES:

- 1.) THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 30,809 FEET AND AN ANGULAR ERROR OF 2.86CS PER ANGLE POINT, AND ADJUSTED USING THE NOT ADJ. RULE.
- 2.) THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 488,527 FEET.
- 3.) THE MEASUREMENT FOR FIELD DATA USED FOR PREPARING THIS PLAT WAS TAKEN BY A TOPCON GTS-311.

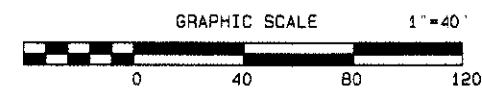
REVISIONS		
DATE	Δ	DESCRIPTION

SITE AREA:
 3.114 acres
 135,660 sf

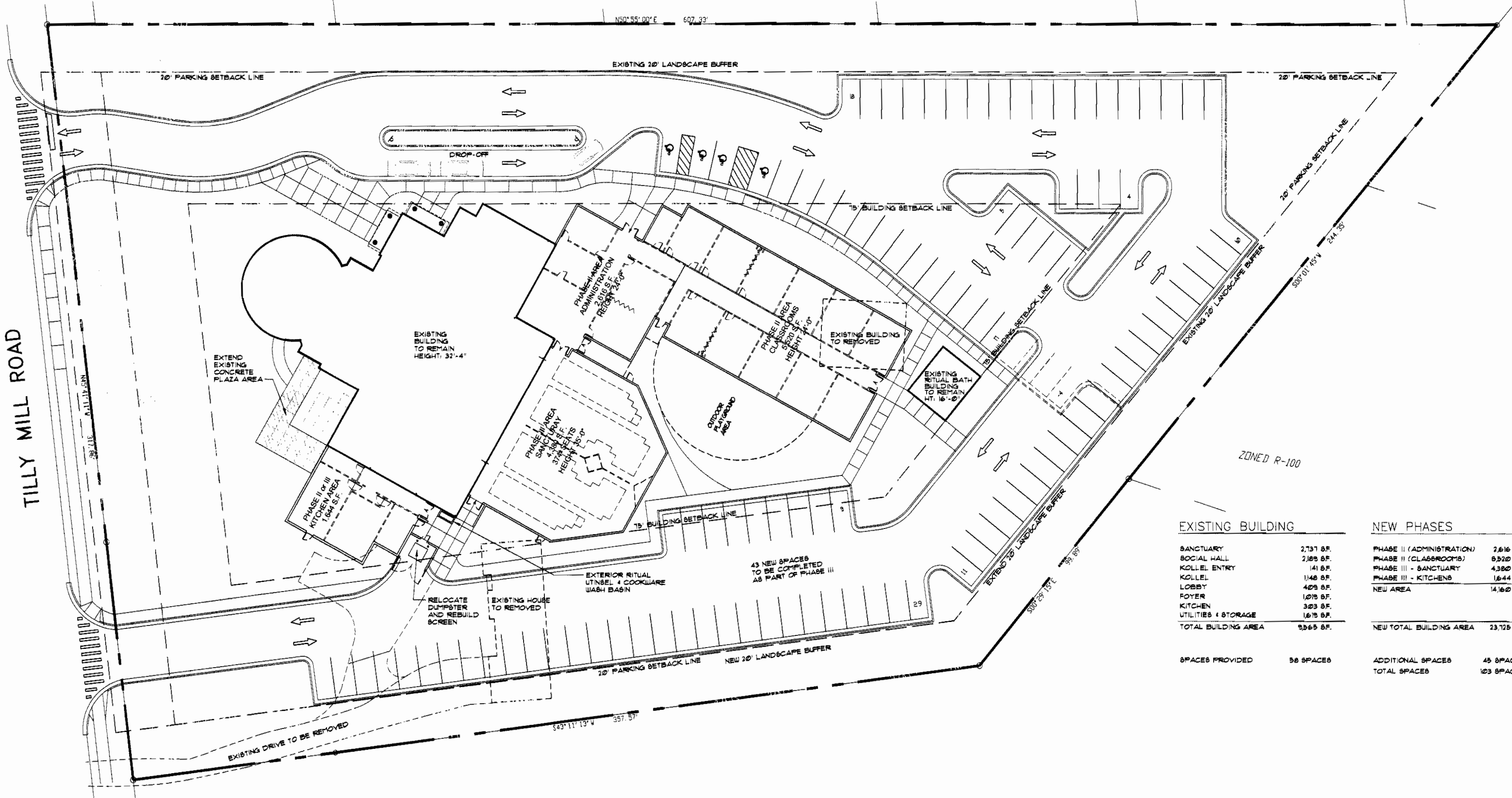


SURVEY OF PROPERTY FOR:
CONGREGATION ARIEL
 LAND LOT 369 18th DISTRICT
 DEKALB COUNTY, GEORGIA

PREPARED BY:
URBAN ENGINEERS, INC.
 1904 MONROE DRIVE, NE STE 100
 ATLANTA, GEORGIA 30324
 PHONE: (404) 873-5874 FAX: (404) 873-5877
 SCALE: 1" = 40' DATE: 09/13/11



TILLY MILL ROAD



ZONED R-100

EXISTING BUILDING		NEW PHASES	
SANCTUARY	2,737 S.F.	PHASE II (ADMINISTRATION)	2,616 S.F.
SOCIAL HALL	2,105 S.F.	PHASE II (CLASSROOMS)	6,520 S.F.
KOLLEL ENTRY	141 S.F.	PHASE III - SANCTUARY	4,380 S.F.
KOLLEL	1,148 S.F.	PHASE III - KITCHENS	1,644 S.F.
LOBBY	425 S.F.	NEW AREA	14,160 S.F.
FOYER	1,015 S.F.		
KITCHEN	323 S.F.		
UTILITIES & STORAGE	1,615 S.F.		
TOTAL BUILDING AREA	9,565 S.F.	NEW TOTAL BUILDING AREA	23,725 S.F.
SPACES PROVIDED	58 SPACES	ADDITIONAL SPACES	45 SPACES
		TOTAL SPACES	103 SPACES

45 NEW SPACES TO BE COMPLETED AS PART OF PHASE III

SITE PLAN PREPARED BY:

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1 MASTER SITE PLAN
SP-1 SCALE: 1"=20'-0"



CONGREGATION ARIEL MASTER PLAN
DUNWOODY, GEORGIA

DRAWING PREPARED JULY 20, 2011

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