

Stream Buffer Variance Application

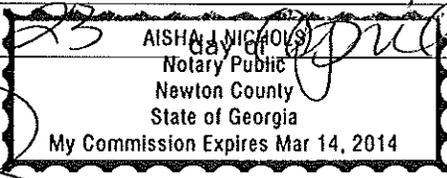
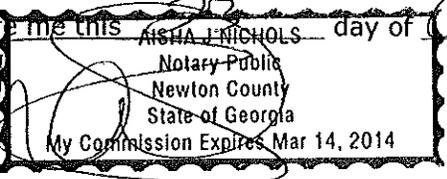
Type	Type of Request: <input checked="" type="checkbox"/> Stream Buffer Variance (Board)		
	Applicable Code Section:		
	Current Stream Buffer Distance:	Proposed Stream Buffer Distance:	
	Required Letter of Intent addressing Six (6) Stream Buffer Conditions- attached? (yes / no)		
Required Letter of Intent Addressing Nine (9) Stream Protection Criteria- attached? (yes / no)			
Project	Name of Project/Subdivision: <u>KINGSLEY</u>		Present Zoning: <u>R100</u>
	Property Address/Location: <u>5140 N. PEACHTREE Rd.</u>		
	District: <u>18th</u>	Land Lot: <u>370</u>	Block: <u>D</u> Property ID: <u>18 370 05 006</u>
Owner Information	Name: <u>ALEX VOLODARSKY AND DAYNA DIAZ</u>		
	Address: <u>5140 N. PEACHTREE Rd.</u>		
	Phone: <u>678-357-2386</u>	Fax:	
	Cell: <u>678-357-2386</u>	Email: <u>eacothers2@hotmail.com</u>	
Applicant	Name: <u>ALEX VOLODARSKY</u>		
	Address: <u>5140 N. PEACHTREE Rd.</u>		
	Phone: <u>678-357-2386</u>	Fax:	
	Cell: <u>678-357-2386</u>	Email: <u>eacothers2@hotmail.com</u>	
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.		
	Applicant's Name: <u>ALEX VOLODARSKY</u>		
	Applicant's Signature: <u>Alex Volodarsky</u>	Date: <u>5-1-12</u>	
Notary	Sworn to and subscribed before me this <u>1st</u> Day of <u>May</u> 20 <u>12</u>		
	Notary Public: <u>Angela D. Gunter</u>	My Commission Expires <u>3/6/15</u>	
	Signature: <u>Angela D. Gunter</u>	Date: <u>5/1/12</u>	
Office Use	Application Received By: <u>BT</u>	Project Title: <u>ZBA 12-071</u>	Project Number: <u>158</u>
	<input type="checkbox"/> Application Fee <input checked="" type="checkbox"/> Sign Fee (\$135 x number of signs required*)—not required for AV		
	Fee: \$ <u>\$250</u> <u>\$135</u>	Payment: <input type="checkbox"/> Cash <input checked="" type="checkbox"/> Check <input type="checkbox"/> CC	Date: <u>sign 5/3</u>
	<input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Date:

* one sign required per street frontage and/or every 500 feet of street frontage

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**Property Owner(s)
 Notarized Certification**

The owner and petitioner acknowledge that this Special Exception 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	Signature: <i>Alex M...</i>	Date: 4-23-12
	Address: 5140 N. Peachtree Rd	City, State: Dunwoody GA
	Phone: 678-357-2386	Zip: 30338
	Sworn to and subscribed before me this 23 day of April, 2012	
Notary Public: <i>[Signature]</i>		
Property Owner (If Applicable)	Signature: <i>Alma Diaz</i>	Date: 4/23/12
	Address: 5140 N. Peachtree Rd	City, State: Dunwoody GA
	Phone: 678-357-2386	Zip: 30338
	Sworn to and subscribed before me this 23 day of April, 2012	
Notary Public: <i>[Signature]</i>		
Property Owner (If Applicable)	Signature:	Date:
	Address:	City, State:
	Phone:	Zip:
	Sworn to and subscribed before me this _____ day of _____, 20____	
Notary Public:		

**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>Dayna Diaz Alexander</i>
	Address: <i>5140 N. Peachtree Rd Dunwoody GA 30338</i>
	Date:

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

Date	Government Official	Official Position	Description	Amount

City of Dunwoody
Community Development
April 30th, 2012

Property owner and location:

Alex Volodarsky and Dayna Diaz
5140 North Peachtree Road
Lot 8 Block D
Dunwoody, Georgia

Letter of Intent

1. We are hereby requesting a variance to encroach into the City of Dunwoody's Stream Buffer setback requirement per Chapter 16 Section 16-254 to construct a two story addition approx. 560sf per floor at the rear of the existing dwelling. (see site survey and proposed plans).
This lot was platted in 1965 and the existing two-story with basement dwelling was constructed prior to the City of Dunwoody's stream buffer requirement. The existing dwelling and proposed addition would not be encroaching into the 25 foot state buffer requirement.
2. The proposed work would include removing the existing open air wood deck and constructing a new two story rear addition (approx. 14' by 37'). We have lived in this home for 10 years. This addition would allow us to expand the kitchen (1st floor) and master bedroom (second floor) areas of our home. The proposed addition would not project past the line of the existing wood deck (which is proposed to be removed) and would be constructed on brick piers to minimize any disturbance to the existing grade.
3. The granting of this variance will not be materially detrimental to this property or adjoining properties. We will not be encroaching or disturbing the existing tree line. No existing vegetation or trees will be removed. The existing topography will remain unchanged. We will be complying with all the BMP's outlined by the SWCC Manual for Erosion and Sediment Control in Georgia and the City of Dunwoody including:
 - a. double row of silt fence
 - b. straw bale ground cover during construction
 - c. install flow wells to contain roof runoff (subject to city staff approval)
 - d. permanent sodding at the completion of construction

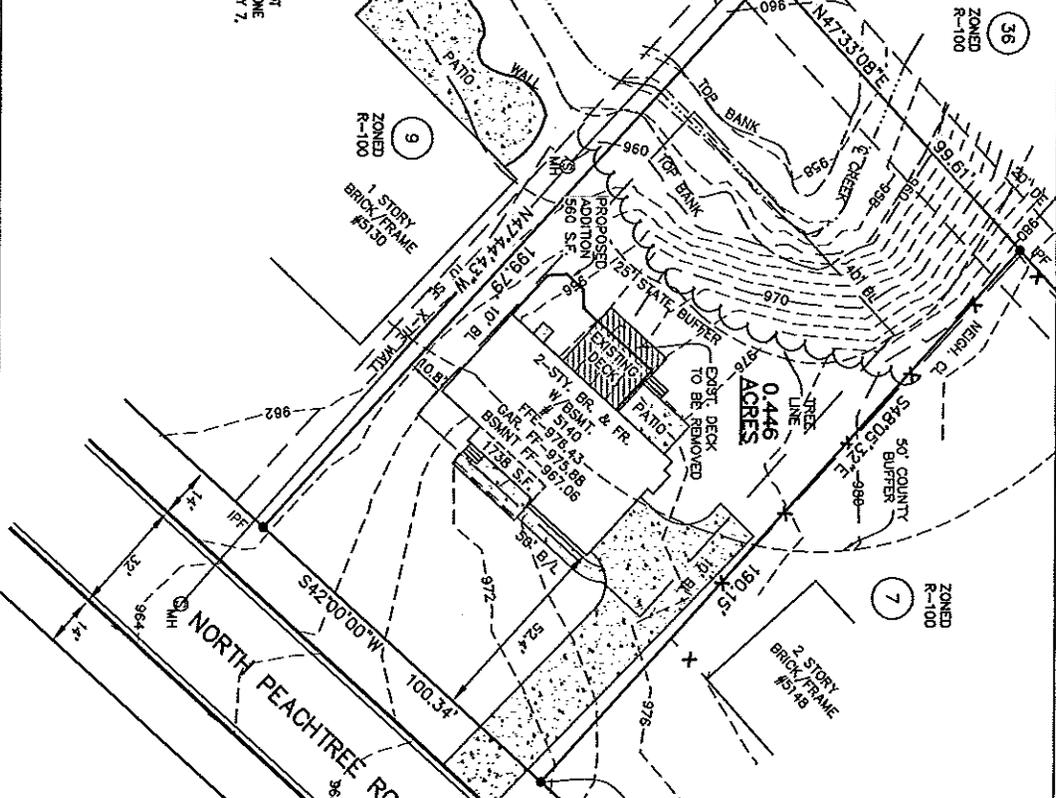
The foundation system will be designed utilizing brick piers (there will be no change to the existing topography) to minimize any disturbance to the existing soil.

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4. This 75 feet stream buffer requirement prevents any expansion to our existing home, all other zoning requirements (R-100) lot coverage, side and rear yard setbacks, building height etc. will be in compliance.
5. We will ensure compliance with all the "Best Management Practices" and Stream Protection Criteria. In addition, all construction material would be stored on the existing driveway and upon completion of construction any disturbed areas will be re- sodded. We will require the Contractor to be "level 1b" certified. No cleaning of paint brushes or other practices that may affect the stream water quality will be permitted in rear yard.
6. We have lived in Dunwoody for 10 years and have raised our child here. We are members of the Dunwoody Homeowners Association. Dayna is a small business owner with an office in the City of Dunwoody. We thank you very much for your consideration and support on approving this variance.

LEGEND
 OF OPEN TOP PINE FOUND
 RE-BAR FOUND
 PROPERTY LINE
 BUILDING LINE
 FENCE
 RIGHT-OF-WAY

FLOOD NOTE
 BASED ON FIELD SURV. ELEVATION, THIS PROPERTY DOES NOT
 LIE IN A FLOOD PLAIN, SPECIAL FLOOD HAZARD AREA (ZONE
 2) PER COMMUNITY PANEL NO. 158980010 H DATED MAY 7,
 2001.



GENERAL NOTES
 THIS PLAT HAS BEEN CALCULATED FOR CLOSURE BY
 LATITUDES AND DEPARTURES AND IS FOUND ACCURATE
 TO WITHIN ONE FOOT IN 18,145 FEET.
 THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A
 CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AND
 AN ANGULAR ERROR OF 0.2 PER ANGLE POINT AND WAS
 ADJUSTED USING COMPASS RULE.
 A TOPCON -- TOTAL STATION WAS USED TO OBTAIN THE
 BEARINGS AND ANGULAR MEASUREMENTS USED IN THE
 PREPARATION OF THIS PLAT.
 DIMENSIONS SHOULD NOT BE PLACED USING SIDE DIMENSIONS
 FROM HOUSE OR STRUCTURE.
 CERTIFICATION IS MADE TO PERSON(S) NAMED ON THIS
 PLAT AND IS NOT TRANSFERABLE TO OTHERS.



IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION
 OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMANCE
 WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

BASE BEARING ON EAST
 R PER RECORDED PLAT
 (ASSUMED)

SURVEY FOR:
**ALEX VOLODARSKY &
 DIANA M. DIAZ**
 LOT 8 BLOCK D UNIT THREE
 SUBDIVISION: KINGSLEY
 LAND LOT 370 18TH DIST.
 DEKALB COUNTY, GEORGIA
 REC. IN PLAT BOOK 59, PG. 33

PROJECT: AN3234628
 DING BY: DCP
 CHD BY: OEX
 DATE: 3/12/12
 SCALE: 1"=50'

SCI Development Services
 ENGINEERS - SURVEYORS - LAND PLANNERS
 3655 HEWATT COURT--STE E--SNELLVILLE GEORGIA 30038
 (770) 738-7888 FAX (770) 738-4823
 MAIL@SURVEYCONCEPTS.NET

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