

4800 Ashford Dunwoody Road Dunwoody, GA 30338 Phone: (678) 382-6800 dunwoodyga.gov

MEMORANDUM

To: City Council

From: Madalyn Smith, Senior Planner

Date: March 13, 2023

Subject: SLUP 22-03 – 1822 Mount Vernon Road, Parcel ID#18 367 01 048

REQUEST

The property owners, Anna Khoklan and Roman Khoklan, request a Special Land Use Permit to allow a 7-resident personal care home.

PLANNING COMMISSION 2.14.2023

Planning Commission held a public hearing regarding the subject case on February 14, 2023. The Planning Commission extended the public comment time period twice, in order to accommodate the attendees who wished to speak. There were two commenters in support of the application, and the remainder were in opposition. The major concerns that were communicated were concerns around the size of the property, the number of requested parking spaces, traffic, stormwater, lot coverage, and the size of the proposed home.

Based on feedback from the public comments and Planning Commission, the applicant's representative noted that they would withdraw the request for the concurrent variance.

Members of the Planning Commission also presented questions about the stormwater, fencing, vegetative screening, and size of the property. Several Planning Commissioners suggested deferral of the case to a future meeting to receive additional information from the applicant.

Ultimately, Commissioner Brown motioned to approve the Special Land Use Permit, amending condition 8 to read as follows: "Within 1 year of approval of the subject Special Land Use Permit, if a home is not under construction, the walls and foundation of the previously demolished home must be removed and the site permanently stabilized.", Commissioner Cameron seconded, motion passed 4-3. Commissioner Brown then motioned to deny the requested concurrent variance, Jackie Edmundson seconded, motion passed 7-0.

UPDATED APPLICATION MATERIALS

In response to comments from the Planning Commission, the applicant submitted the following materials:

- Concurrent Variance Withdraw Letter: The applicant withdrew the request for relief from the parking requirements of Sec. 27-202.
- *Survey*: The property owner submitted the survey, confirming the lot area as .47 acres.
- Site Development Plans: Lastly, the applicant submitted an updated plan set.

BACKGROUND & PROPOSED DEVELOPMENT



The subject property is located on Mount Vernon Road, approximately 1800 feet east of the intersection of Dunwoody Village Parkway. The .47 acre property was formerly a 5,000 SF residential home that was demolished in 2022 with only remnants of the foundation and walls remaining. It is zoned R-100 (Single-dwelling Residential-100) and abuts single-dwelling residences on all sides.

The applicant, who would also be the operator of the proposed establishment and reside at the location, seeks a Special Land Use Permit to allow the operation of a personal care home, providing services to a maximum of seven (7) senior residents.

An applicant-initiated meeting was held on October 8th, 2022. Twenty-three (23) community members were present.

Currently, there is no existing structure on the site, aside from the foundation and a wall from the previous structure. The applicant proposes a new 6,800 SF residential structure, within a similar footprint to the previous home.

The driveway will be significantly altered from the current horseshoe configuration. The eastern driveway entrance will be completely removed. Removing curb cuts on an arterial road such as Mount Vernon will support the transportation goals of the City and increase safety for all road users. The proposed driveway contains four parking spaces, with adequate room to accommodate emergency vehicles. The only formally striped space will be the ADA parking space and the proposed hedges around the parking pad will provide screening of the parking pad. These limitations will aid in maintaining the residential character of the home.



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The exterior of the building is designed to be residential and will meet all proper residential setbacks and height limitations. Staff recommends that 80% of front façade materials be limited to glass, brick, stone, and stucco to ensure a high-quality appearance with traditionally residential façade materials.

The interior of the home is also designed to be residential, with the necessary accommodations for meeting ADA standards and providing administrative space. The kitchen will be residential size and will not require a grease trap. There is no need for any dumpsters; the trash will be handled with typical size residential bins.

SURROUNDING LAND ANALYSIS

The table below summarizes all of the nearby zoning districts and land uses:

Direction	Zoning	Future Land Use	Current Land Use
N	R-100	Single-dwelling residential	Single-dwelling residential
S	R-100	Single-dwelling residential	Single-dwelling residential
E	R-100	Single-dwelling residential	Single-dwelling residential
W	R-100	Single-dwelling residential	Single-dwelling residential

SPECIAL LAND USE PERMIT REVIEW AND APPROVAL CRITERIA

Chapter 27, Section 27-359 identifies criteria for evaluating applications for special land use permits. No application for special land use permit shall be granted by the City Council unless satisfactory provisions and arrangements have been made concerning each of the following factors, all of which are applicable to each application:

- (1) Whether the proposed use is consistent with the policies of the comprehensive plan;
- (2) Whether the proposed use complies with the requirements of this zoning ordinance;
- (3) Whether the proposed site provides adequate land area for the proposed use, including provision of all required open space, off-street parking and all other applicable requirements of the subject zoning district;
- (4) Whether the proposed use is compatible with adjacent properties and land uses, including consideration of:
 - a. Whether 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;
 - b. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use;
 - c. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use;

- d. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the character of vehicles or the volume of traffic generated by the proposed use;
- e. Whether 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; and
- f. Whether the proposed plan will adversely affect historic buildings, sites, districts, or archaeological resources.
- (5) Whether public services, public facilities and utilities—including motorized and nonmotorized transportation facilities—are adequate to serve the proposed use;
- (6) Whether adequate means of ingress and egress are proposed, with particular reference to nonmotorized and motorized traffic safety and convenience, traffic flow and control and emergency vehicle access;
- (7) Whether adequate provision has been made for refuse and service areas; and
- (8) Whether the proposed building as a result of its proposed height will create a negative shadow impact on any adjoining lot or building.

The personal care home is proposed on a property that is zoned R-100; a personal care home is allowed within the R-100 zoning district, provided a Special Land Use Permit is approved. Special review and consideration of the permit ensures that adequate conditions and considerations have been made to ensure the maintenance of the residential character and to prevent an institutional atmosphere.

Within the Suburban Neighborhood Character Area, the Comprehensive Plan (pg. 23) lists "aging in place appropriate residential" as a suitable use. The Community Policies provide "direction to local government officials for making decisions consistent with achieving the Community Goals" (pg. 14). The policies listed for making aging in place achievable states that Dunwoody should "Encourage the integration of senior appropriate housing, both active adult and assisted living, into the fabric of the community, thus offering multi-generational or lifelong housing opportunities," (pg. 17). The integration of a residential care home for senior citizens into a residential area is a step towards achieving a community where aging in place is possible.

The proposed new home is subject to all the requirements of the Zoning Ordinance. The property will comply with all standards of the Zoning Ordinance and will meet the applicable requirements for setbacks and height. Additionally, the subject site is not historical and nor is staff aware of any archaeological resources.

Personal care homes, along with other uses such as churches and schools, are permitted additional lot coverage by the Zoning Ordinance and the proposed home and driveway meets this standard. The proposed site plan shows 43.3% lot coverage; single-family residential homes are permitted 35% lot coverage. The home is situated on the property without the need for any setback variances. Thus, the staff finds that the .47 acre site is adequately sized to accommodate this use.

The proposed personal care home will serve senior citizens who require assistance for their daily life. The provision of this care will not generate increased noise, smoke, odor, dust or vibration. In terms of hours of operation, the residents will receive around the clock care as needed. Visitors are allowed by appointment only and typically limited to one appointment a day, per the applicant.

Staff does not anticipate adverse impacts upon any adjoining land use; the purpose of the personal care home is to provide senior citizens with a residential home that provides them with additional support for daily living. Examples of this support include providing residents with meals, assistance with grooming and dressing, and transportation to appointments. The scale of the operation is residential; there is no need for industrial size kitchens, and thus no grease trap, or a dumpster (the standard residential bins are used). The proposed use is low-impact and will not adversely affect adjacent property.

The nature of this personal care home does not require extensive staff. Per the applicant, typically one additional staff member is present onsite. Visitors are limited. The operations of this care home will not produce adverse impacts due to traffic volume. The ingress and egress of this site will be served by a standard driveway entrance/exit, the same as other residential homes along Mount Vernon Road. As part of the new home construction, the applicant is required to remove the second entrance to the property that previously existed. This is consistent with Public Works' access management policy which seeks to reduce the number of "curb cuts" on major roads. Access to this property, for nonmotorized, motorized, and emergency vehicles is consistent with other homes along Mount Vernon Road and staff finds the standards enforced by the Zoning Ordinance and Public Works policies adequately account for traffic flow and safety.

The proposed home is \sim 6,800 SF. The previous home on the property was \sim 5,000 SF in area. The proposed home maintains a similar footprint, but adds a second floor, whereas the previous structure was a split level home. Overall, the scale and design of the building are consistent with residential homes and will not exceed the maximum height or encroach in any of the prescribed setbacks.

Overall, staff finds the proposed use to be compatible and appropriate for the subject site provided that satisfactory provisions and arrangements—i.e. conditions—are made

COMMENTS FROM OTHER PARTIES

Correspondence Received: Staff has received multiple calls from community members in relation to the subject request. Two letters of support have been submitted. 13 letters in opposition have been submitted.

DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATION

Staff finds that the proposed personal care home, serving a maximum of seven (7) senior citizens, to be consistent with the policies and intent of the Comprehensive Plan and finds that it meets the review and approval criteria necessary for approval.

Thus, staff recommends approval the Special Land Use Permit request, subject to the following exhibits and conditions:

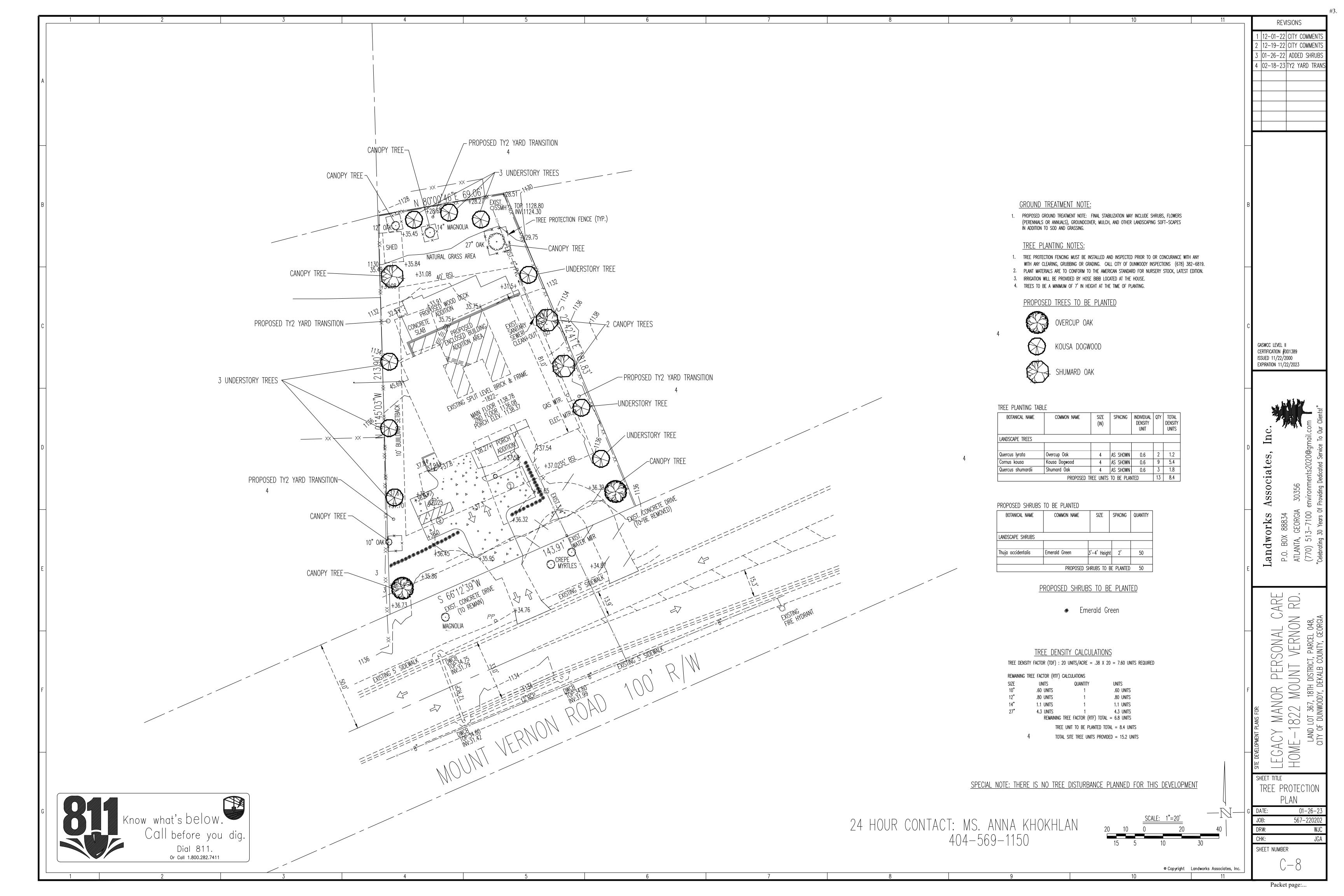
Exhibit A: Site Plan, prepared by Landworks Associated, Inc., and dated February 18, 2023 Exhibit B: Elevations, prepared by Design Today, and dated April 10, 2022

- 1. The owner shall develop the site in general conformity with "Exhibit A", with minor changes allowed as defined by Section 27-337(b) or necessary changes to meet conditions of zoning or land development requirements made necessary by actual field conditions at the time of development;
- 2. The owner shall construct the home in general conformity with "Exhibit B".
- 3. A minimum of 80 percent of the front house façade shall be finished with high quality, durable, materials, such as brick, stone, real stucco, and glass.

- 4. The parking area shall not be striped, except for the required ADA space.
- 5. The parking area shall have a vegetative screen, as provided on Exhibit A.
- 6. A "Transition Yard 2", as defined in Sec. 27-230 of the Zoning Ordinance, shall be provided along the side and rear property lines.
- 7. The personal care home shall be limited to residents 55 years or older.
- 8. Redevelopment of this property will require stormwater management in the form of runoff reduction and/or water quality. The property owner shall provide a runoff reduction and/or water quality design which meets the criteria outlined in the 2016 Edition of the Georgia Stormwater Management Manual (Blue Book) for all onsite impervious surfaces.
- 9. Within 1 year of approval of the subject Special Land Use Permit, if a home is not under construction, the walls and foundation of the previously demolished home must be removed and the site permanently stabilized.
- 10. Streetscape improvements shall be installed in conjunction with the construction of the personal care home, according to the requirements of the Public Works Department.

ATTACHMENTS

- Exhibit A: Site Plan, prepared by Landworks Associated, Inc., and dated February 18, 2023
- Exhibit B: Elevations, prepared by Design Today, and dated April 10, 2022
- Public Comments
- SLUP 22-03 Application Packet







ANDERSEN | TATE | CARR

March 2, 2023

LETTER OF WITHDRAWAL

Variance City of Dunwoody, Georgia

Applicant:

Anna and Roman Khokhlan

Property:

Tax Parcel IDs 18 367 01 048 ±.47 Acres of Land Located at 1822 Mount Vernon Road, Dunwoody Dekalb County, Georgia For A Variance to Increase Parking

Submitted for Applicant by:

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Andersen Tate & Carr, P.C.
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Duluth, Georgia 30097
770.822.0900
awashington@atclawfirm.com

Dear Mayor and City Council,

This withdrawal letter is to formally withdraw the Variance Request from the City of Dunwoody Ordinance 27-202 to add additional parking for Legacy Personal Care Home's ("Legacy Manor")current pending Special Land Use Permit application for a property located at 1822 Mount Vernon Road, Dunwoody, Dekalb County, Georgia.

Following community input at the public hearing, the Applicant is agreeable to using the surface area within the staff-recommended conditions for parking so long as such conditions satisfy all state and federal regulations. The Applicant looks forward to presenting the pending Special Land Use Permit at the upcoming meeting.

Respectfully submitted this 2nd day of March 2023.

ANDERSEN, TATE & CARR, P.C.

Anre' D. Washington

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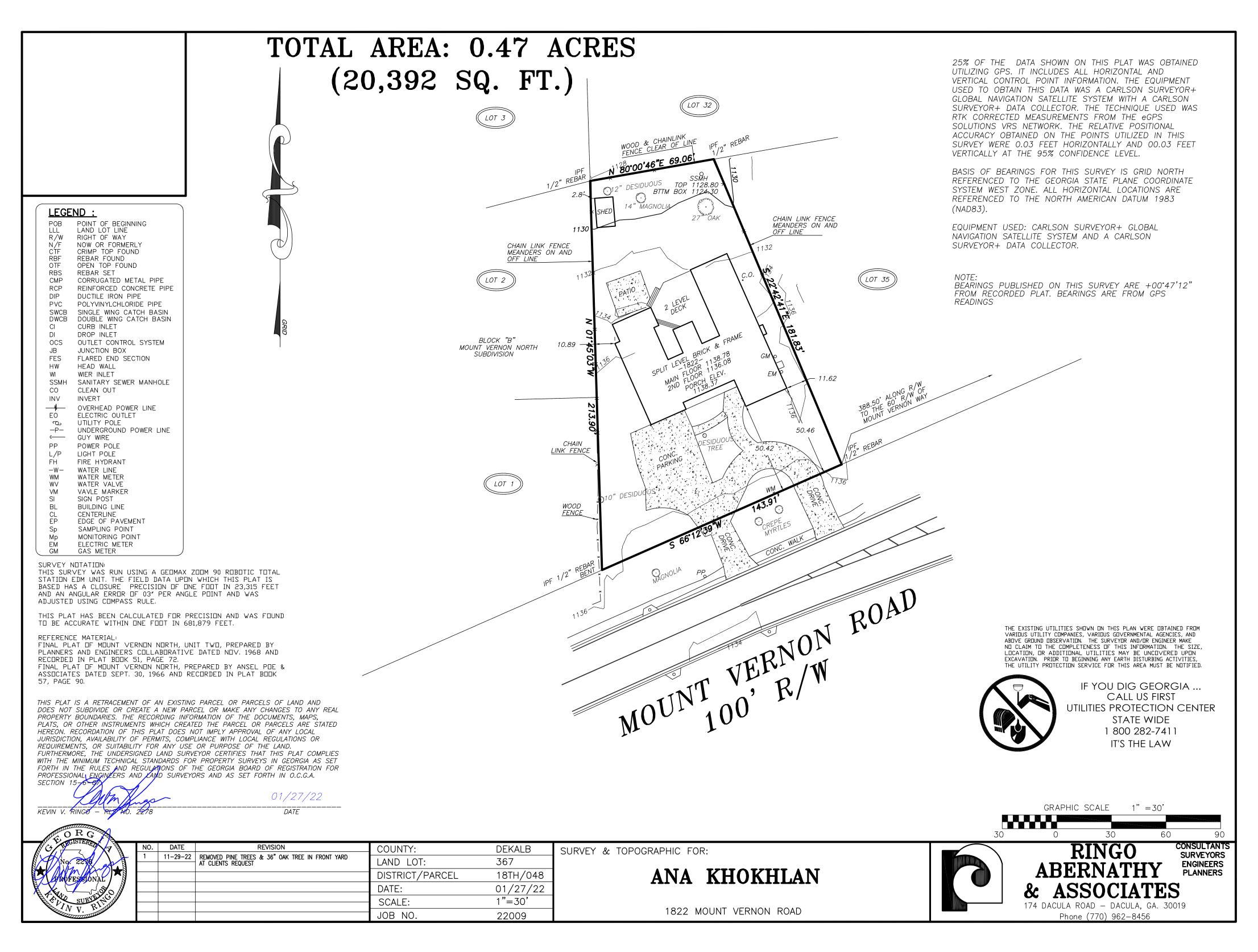
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ANDERSEN, TATE & CARR, P.C.

Anre' D. Washington

Anre' D. Washington, Esq.



SITE DEVELOPMENT PLANS FOR: LEGACY MANOR PERSONAL CARE HOME

1822 MOUNT VERNON ROAD -.47 ACRE SITE, PARCEL 048, LAND LOT 367, 18TH DISTRICT, CITY OF DUNWOODY, DEKALB COUNTY, GEORGIA 33.5654 N -84.1932 W

APPROXIMATE CONSTRUCTION SCHEDULE

	M	4R	AP	'R	MA	4Y	JU
INSTALLATION OF CONSTRUCTION EXIT, PERIMETER SILT FENCE, AND TREE PROTECTION FENCE			_				
CLEARING AND GRUBBING		_		-			
PRELIMINARY GRADING			_				
CONSTRUCTION OF SEDIMENT BASIN / STORMWATER MANAGEMENT SYSTEM		_					
INSTALLATION OF INTERMEDIATE PHASE EROSION CONTROL MEASURES						-	
INSTALLATION OF PAVEMENT BASE			-				
CONSTRUCTION OF BUILDING ADDITION							
FINAL GRADING				-			
FLAT CONCRETE WORK							
FINAL LANDSCAPING							
REMOVE TEMPORARY EROSION CONTROL MEASURES AND TREE PROTECTION FENCE							

THE INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO OR CONCURRENT WITH LAND DISTURBING ACTIVITIES.

SCS PROJECT NARRATIVE:

1822 MOUNT VERNON ROAD - .38 ACRE PROPERTY PERSONAL CARE HOME PARCEL : 048 PARCEL G5 ZONING : R-100 SPECIAL USE PERMIT REQUIRED Land Lot 367 18TH District,

City of Dunwoody, Dekalb County, Georgia

The existing use of this property is a single family house. The total area of the site is .47 acres and the planned land disturbance involves .12 acres. Earthwork totals for the proposed project is approximately 300 cu. yds. The zoning of the subject property is R-100.

The existing site topography slopes from the south to the north with gradients of 2-3 percent. The existing condition on site is a previously constructed split level brick and frame home structure with a concrete parking area and patio. There are existing trees present around the perimeter of the subject property. Offsite areas consist of developed residential homes/lands to the west, east and north. The Mount Vernon public R.O.W. makes up the south property line of the site. There are no known wetlands on site. We have designed various erosion control measures at each of the locations where stormwater run-off has been directed or naturally leaves the property.

This Personal Care Home renovation will only increase the impervious surface area by 314 sf on this property. Therefore, no increase to the existing stormwater run—off will be created from this planned house renovation. The existing stormwater from this small watershed outlets into an un—named tributary to Ball Mill Creek.

Silt fence barriers are to be installed at the toe of all fill slopes on the downstream side around the perimeter of the planned land disturbances. A construction exit consisting of crushed stone is to be provided at the project exit/entrance for the removal of mud from the construction vehicles leaving the property. Disturbed areas of the site are to be stabilized and grassed as soon as construction phases permit.

The site work construction is to be completed in strict accordance with the "Manual For Erosion and Sedimentation Control in Georgia." Permanent stabilization will be accomplished by planting common bermuda. Permanent stabilization is to be achieved in accordance with Chapter 6, Section III "Vegetative Practices" of the Manual for Erosion and Sedimentation Control in Georgia. Erosion control devices will be routinely inspected and maintained throughout the duration of construction.

All erosion control devices shall be cleaned out before achieving a level of 1/3 full.

STANDARD GRADING & DRAINAGE NOTES:

- 1. CONTRACTOR SHALL FIELD VERIFY TOPOGRAPHIC INFORMATION AS PROVIDED PRIOR TO ANY CONSTRUCTION
- 2. MAXIMUM CUT OR FILL SLOPES IS 2H:1V, UNLESS GOVERNING AGENCY IS MORE RESTRICTIVE.
- 3. MAXIMUM CUT SLOPES SHALL BE 2 HORIZONTAL TO 1 VERTICAL. CONTINUOUS FILL SLOPES TEN (10) FEET IN HEIGHT OR LESS MAY BE 2 HORIZONTAL TO 1 VERTICAL. ALL CONTINUOUS FILL SLOPES THAT EXCEED TEN (10) FEET IN HEIGHT MUST BE 3 HORIZONTAL TO 1 VERTICAL UNLESS: A MECHANICALLY ENGINEERED STABILIZATION SLOPE IS APPROVED BY A REGISTERED ENGINEER EXPERIENCED IN GEOTECHNICAL ENGINEERING AND LICENSED IN THE STATE OF GEORGIA.
- 4. FILL PLACEMENT TO BE PERFORMED IN ACCORDANCE WITH PROFESSIONAL GEOTECHNICAL ENGINEERING MONITORING AND FIELD RECOMMENDATIONS.
- 5. TEMPORARY SEDIMENT POND FEATURES ARE TO BE CONSTRUCTED AND FULLY OPERATIONAL PRIOR TO ANY OTHER CONSTRUCTION OR GRADING.
- 6. ALL DRAINAGE RELEASE AREAS MUST BE GRASSED AND PLACED WITH RIP—RAP AS NECESSARY TO
- CONTROL SOIL EROSION.

 7. CONTRACTOR TO CLEAN OUT ACCUMULATED SILT IN DRY EXTENDED DETENTION BASIN, AND STORM
- PIPE(S) AT END OF CONSTRUCTION WHEN DISTURBED AREAS HAVE BEEN STABILIZED.

 8. CONTRACTOR AND CONSTRUCTION STAKING COMPANY ARE SPECIFICALLY RESPONSIBLE FOR STORM STRUCTURE LOCATIONS AND LENGTH OF PIPE BETWEEN THEM BASED ON COORDINATION WITH FIELD

INSPECTOR AND DETAILS CONTAINED WITHIN THESE PLANS.

- 9. ALUMINUM COATED TYPE 2 STEEL PIPE (ACSP) SHALL COMPLY WITH AASHTO M-274 FOR THE COATING, AND AASHTO M-36 FOR THE PIPE FABRICATION. ALL ACSP PIPE JOINTS SHALL BE JOINED WITH A COUPLING BAND FABRICATED FROM THE SAME MATERIAL AS THE PIPE. MINIMUM BAND GAUGES SHALL BE PER AASHTO M-196, SECTION 19. IF REQUIRED, GASKETS TO BE EITHER SLEEVE OR O-RING TYPE, AND SHALL CONFORM TO AASHTO M-36, SECTION 9.3. INSTALLATION SHALL BE IN ACCORDANCE WITH SECTION 550 OF THE GEORGIA DOT STANDARD SPECIFICATIONS, CONSTRUCTION OF ROADS AND
- 10. REINFORCED CONCRETE PIPE (RCP) SHALL BE IN NOT LESS THAN 8 FOOT JOINT LENGTHS. THE PIPE SHALL BE MANUFACTURED IN ACCORDANCE WITH AASHTO M-170 AND/OR ASTM C-76. CLASS OF PIPE AND WALL THICKNESS SHALL BE IN ACCORDANCE WITH 1030-D, GEORGIA D.O.T. SPECIFICATION, TABLE NO.1. PIPE JOINTS SHALL BE BELL & SPIGOT TYPES WITH A RUBBER GASKET CONFORMING TO ASTM C-443. INSTALLATION SHALL BE IN ACCORDANCE WITH SECTION 550 OF THE GEORGIA D.O.T. STANDARD SPECIFICATIONS, CONSTRUCTION OF ROADS AND BRIDGES.
- 11. SMOOTH WALLED HIGH DENSITY POLYETHYLENE PIPE (HDPE) SHALL CONFORM TO THE REQUIREMENTS OF AASHTO M-294 AND AASHTO MP7, TYPE S & D. CONNECTIONS SHALL AT A MINIMUM USE A RUBBER GASKET, WHICH CONFORMS TO ASTM F-477. INSTALLATION SHALL BE IN ACCORDANCE WITH ASTM RECOMMENDED PRACTICE D-2321, AASHTO SECTION 30, OR WITH SECTION 550 OF THE GEORGIA DOT STANDARD SPECIFICATIONS. CONSTRUCTION OF ROADS AND BRIDGES.
- 12. NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25' OR 50' UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTLED VEGETATION WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.

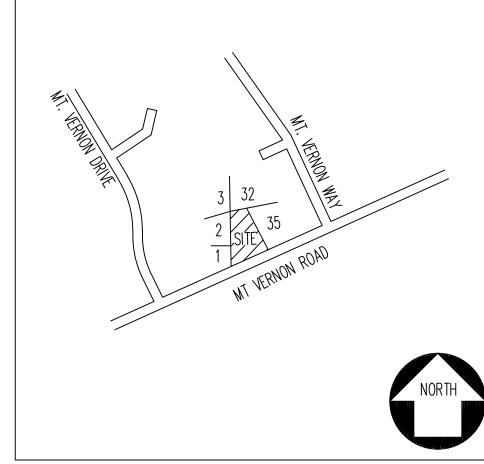
FIRE DEPARTMENT NOTES:

- 1. FIRE HYDRANT(S) SHALL BE PROVIDED WITHIN 500 FEET OF THE MOST REMOTE EXTERIOR PORTIONS OF ALL NEW BUILDINGS ON SITE. (OR HYDRANT AND ALTERNATIVE FIRE PROTECTION WATER SUPPLY APPROVED BY DEKALB COUNTY FIRE MARSHALL SHALL BE INSTALLED PRIOR TO CONSTRUCTION.)
- 2. FIRE HYDRANT SHALL BE SUPPLIED BY NOT LESS THAN AN 8" NOMINAL MAIN (THE TAP FROM THE MAIN TO THE HYDRANT SHALL BE NOT LESS THAN 6").
- 3. FIRE HYDRANT(S) SHALL BE INSTALLED WITHIN 6 FEET OF THE CURB LINE WITH THE LARGER STEAMER PORT FACING THE ROADWAY OR DRIVEWAY.
- FIRE HYDRANT, IF THE BUILDING IS SPRINKLED.

 5. ALL NEW DRIVEWAYS, ROADWAYS, AND PARKING LOT LANES SHALL NOT BE LESS THAN 24 FEET CLEAR WIDTH FOR FIRE APPARATUS ACCESS.

4. THE FIRE DEPARTMENT CONNECTION FOR THE SPRINKLER SYSTEM SHALL BE WITHIN 100 FEET OF A

- 6. ALL FIRE ACCESS ROADWAYS SHALL HAVE A MINIMUM VERTICAL CLEARANCE OF 13'-6".
- 7. ALL FIRE DEPARTMENT ACCESS ROADWAYS SHALL BE CAPABLE OF SUPPORTING THE LOAD OF FIRE APPARATUS, AND SURFACED TO PROVIDE ALL—WEATHER DRIVING CAPABILITIES.
- 8. THE FIRE PROTECTION WATER SUPPLY SYSTEM INCLUDING FIRE HYDRANTS SHALL BE INSTALLED AND IN SERVICE PRIOR TO THE START OF COMBUSTIBLE CONSTRUCTION.
- 9. PLEASE CONTACT DEKALB COUNTY FIRE MARSHAL'S OFFICE PRIOR TO ANY COMBUSTIBLE CONSTRUCTION FOR AN INSPECTION OF THE HYDRANT(S). (678) 406-7731



SITE LOCATION MAP

PROJECT INFORMATION

OWNER/PRIMARY PERMITTEE: MS. ANNA KHOKHLAN 1822 MOUNT VERNON ROAD DUNWOODY, GEORGIA 30338 (404) 569-1150 khokhlanpch@yahoo.com	ENGINEER: LANDWORKS ASSOCIATES, INC. P.O. BOX 88834 ATLANTA, GEORGIA 30356 CONTACT: WILLIAM CRIPPS PHONE: 770-513-7100 environments2013@yahoo.com	SUBCONSULTANT: JON AMSBERRY, P.E. P.O. BOX 1556 LOGANVILLE, GEORGIA 3005: CONTACT: JON AMSBERRY PHONE: 770-713-6186
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NAME: MS. ANNA KHOKHLAN PHONE: 404-569-1150 SITE ACREAGE: .47 ACRES

24-HOUR CONTACT:

LAND SURVEYOR:
RINGO ABERNATHY 7 ASSOCIATES
174 DACULA ROAD
DACULA, GEORGIA 30019
CONTACT: MR. KEITH DUDLEY

DISTURBED ACREAGE: .12 ACRES
TOTAL SQUARE FOOTAGE OF BUILDING ADDITION: 1,250 SF
IMPERVIOUS AREA: .26 ACRES
BUFFERED AREA: N/A

ZONING DISTRICT: R-100 TAX MAP AND PARCEL IDENTIFICATION: 048

PROJECT NARRATIVE:

LEGACY MANOR PERSONAL CARE HOME 1 PERMIT #20220894

ZONING: R-100 REQUIRING A SPECIAL USE PERMIT FOR PERSONAL CARE HOME (4 TO 6 PERSONS)

THIS PROPOSED DEVELOPMENT DOES NOT REQUIRE ANY CHANGES TO THE EXISTING WATER AND SANITARY SEWER SERVICES TO THIS EXISTING HOUSE LOCATION.

DOMESTIC WATER IS SUPPLIED BY DEKALB COUNTY

NO OUTSIDE STORAGE IS PROPOSED IN THIS DEVELOPMENT

ON-SITE SANITARY SEWER DISPOSAL IS PROVIDED BY DEKALB COUNTY

THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO OR CONCURRENT WITH LAND DISTURBING ACTIVITIES.

CONSTRUCTION WASTE AND/OR VEGETATIVE MATERIAL MAY NOT BE BURNED OR BURIED AND MUST BE TAKEN TO A STATE APPROVED LANDFILL.

OUTSIDE CONSTRUCTION SHALL BE LIMITED TO THE HOURS OF 7:00 AM TO 7:00 PM MONDAY TO FRIDAY; 8:00 AM TO 6:00 PM SATURDAY; AND THERE WILL BE NO OUTSIDE CONSTRUCTION ON SUNDAY.

ALL STRUCTURES WILL COMPLY WITH THE FIRE SEPARATION DISTANCE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE AS ADOPTED AND AMENDED BY THE GA DEPARTMENT OF COMMUNITY AFFAIRS. APPROVAL OF THIS PERMIT WILL NOT JUSTIFY ANY DEVIATION FROM THE REQUIRED FIRE SEPARATION DISTANCES

ALL UTILITY LINES HAVE BEEN PREVIOUSLY INSTALLED UNDERGROUND. NO NEW UTILITIES ARE PROPOSED IN THIS EXPANSION PROJECT.

SPECIAL NOTE: "PRIOR TO BEGINNING CONSTRUCTION, CONTACT LIA FABIAN (lia.fabian@dunwoodyga.gov) AND KEVIN MOORE (kevin.moore@dunwoodyga.gov) TO SCHEDULE A PRE-CONSTRUCTION MEETING. FAILURE TO DO SO MAY RESULT IN A STOP WORK ORDER."

SITE NOTES: PARKING SPACE CALCULATIONS

1. BUILDING SETBACKS
FRONT = 35'
SIDE = 10'
REAR = 40'
BUFFERS:
STREAM = N/A
ZONING = N/A

REQUIRED SPACES: PERSONAL CARE HOME GROUP (4–6 PERSONS) = 4 SPACES REQUIRED 1
PROPOSED SPACES = 4 SPACES

- VAN ACCESSIBLE H/C SPACE 1 TO 50 SPACES = 1 HANDICAP SPACES REQUIRED

- REGULAR H/C SPACE PROVIDED = 1

- REGULAR SPACES PROVIDED = 3 - TOTAL PARKING SPACES PROVIDED = 4 SPACES 1

- 2. GROUND MOUNTED EQUIPMENT SUCH AS POWER TRANSFORMERS AND AIR—CONDITIONING UNITS SHALL BE SCREENED FROM VIEW FROM PUBLIC RIGHT—OF—WAYS BY FENCING OR LANDSCAPING.
- 3. ALL GARBAGE DUMPSTERS AND OTHER SIMILAR AREAS DEVOTED TO THE STORAGE OF WASTE MATERIALS SHALL BE SCREENED ON THREE (3) SIDES OF SAID DUMPSTER AN AREA WITH A MINIMUM SIX (6) FOOT HIGH SOLID WOODEN FENCE, OR A WALLED CONSTRUCTED OF MATERIALS SUBSTANTIALLY SIMILAR IN APPEARANCE TO THE BUILDING ON SITE THAT COMPLIES WITH THE ARCHITECTURAL REQUIREMENTS OF GWINNETT COUNTY. IN ADDITION, SAID DUMPSTER AREAS SHALL BE GATED ON THE FORTH SIDE. AND THE GATE SHALL BE ARCHITECTUALLY FINISHED.
- 4. STREET ENTRANCE MONUMENTS, IF PROVIDED, MUST BE IN PLACE PRIOR TO THE APPROVAL OF AN AS—BUILT. MONUMENTS MUST BE SETBACK 10' FROM THE RIGHT—OF—WAY. (ALL MONUMENT SIGNS MUST BE PERMITTED SEPARATELY)
- 5. OUTDOOR LIGHTING IS NOT PERMITTED UNDER THESE CONSTRUCTION PLANS.
- 6. ALL IMPROVEMENTS MUST CONFORM TO THE CITY OF DUNWOODY CONSTRUCTION STANDARDS AND SPECIFICATIONS, LATEST EDITION.
- 7. NO STRUCTURES, FENCES OR OTHER OBSTRUCTIONS MAY BE LOCATED WITHIN A DRAINAGE OR ACCESS
- EASEMENT WITHOUT PRIOR APPROVAL BY THE CITY OF DUNWOODY..

 8. APPROVAL OF THESE PLANS DOES NOT CONSTITUTE APPROVAL OF CITY OF DUNWOODY OF ANY LAND
- TO CONTACT THE APPROPRIATE REGULATORY AGENCY FOR APPROVAL OF ANY WETLAND AREA DISTURBANCE.

 9. THIS PROPERTY IS NOT WITHIN A 100-YR FLOOD ZONE AS PER THE FEMA FIRM COMMUNITY PANEL NO.

DISTURBING ACTIVITIES WITHIN WETLAND AREAS. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER

- 13089C0005K, DATED 08/15/2019.
- 10. NOTIFY CITY OF DUNWOODY INSPECTOR 24 HOURS BEFORE THE BEGINNING PHASE OF CONSTRUCTION. (770) 592-6036 AND DEKALB COUNTY FIRE MARSHAL OFFICE (678) 406-7731.
- 11. APPROVAL OF THESE PLANS BY THE CITY OF DUNWOODY IS SUBJECT TO, AND CONTINGENT UPON THE APPLICANT OBTAINING ANY AND ALL NECESSARY APPROVALS FROM ANY AND ALL APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO THE UNITED STATES ARMY CORPS OF ENGINEERS, THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY, THE USDA—NRCS, GEORGIA DEPARTMENT OF NATURAL RESOURCES, GEORGIA ENVIRONMENTAL PROTECTION DIVISION, AND THE GEORGIA SOIL AND WATER CONSERVATION COMMISSION.
- 12. MAXIMUM CUT OR FILL SLOPES ARE 2 HORIZONTAL TO 1 VERTICAL.
- 13. THE EXISTING DRIVEWAY, SIDEWALKS AND IMPROVEMENTS WILL REMAIN IN THEIR EXISTING CONDITION. ANY DAMAGE ASSOCIATED WITH THIS PROJECT TO THE EXISTING IMPROVEMENTS WILL BE THE SOLE RESPONSIBILIY OF THE CONTRACTOR TO RESTORE/REPLACE SUCH IMPROVEMENTS TO THE CITY OF DUNWOODY REQUIREMENTS AND STANDARDS PRIOR TO ANY FINAL APPROVALS.

14. THERE ARE NO KNOWN WETLANDS ON THIS SITE.

APPROVAL OF THESE PLANS DOES NOT CONSTITUTE APPROVAL BY THE CITY OF DUNWOODY FOR ANY LAND DISTURBING ACTIVITIES WITHIN WETLAND AREAS. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO CONTACT THE APPROPRIATE REGULATORY AGENCY FOR APPROVAL OF ANY WETLAND AREA DISTURBANCE.

NOTIFY THE CITY OF DUNWOODY INSPECTOR 24 HOURS BEFORE THE BEGINNING PHASE OF CONSTRUCTION. (678) 382–6819

NOTIFY THE DEKALB COUNTY FIRE DEPARTMENT 24
HOURS BEFORE THE BEGINNING OF ANY
CONSTRUCTION (678) 406-7731

24 HOUR CONTACT (404) 569-1150 MS. ANNA KHOKHLAN



STANDARD SITE NOTES:

RED 1. OWNER/DEVELOPER:

MS. ANNA KHOKHLAN

1822 MOUNT VERNON ROAD

DUNWOODY, GEORGIA 30339

CONTACT: MS. ANNA KHOKHLAN

PHONE: (404) 569-1150 khokhlanpch@yahoo.com

- 2. THE ENGINEER SHALL BE UNDERSTOOD TO MEAN LANDWORKS ASSOCIATES, INC., P.O. BOX 88834, ATLANTA, GA 30356, PHONE/FAX: (770) 513-7100, WHO IS THE AUTHORIZED REPRESENTATIVE OF THE OWNER. CONTACT: WILLIAM CRIPPS
- 3. BOUNDARY INFORMATION IS BASED UPON THE SURVEY PERFORMED BY RINGO ABERNATHY & ASSOCIATES, DATED JANUARY 27, 2022.
- 4. TOPOGRAPHIC INFORMATION IS BASED UPON THE SURVEY PERFORMED BY RINGO ABERNATHY & ASSOCIATES, DATED JANUARY 27, 2022.
- 5. PROPERTY IS CURRENTLY ZONED R-100
- 6. THE TOTAL PARCEL AREA IS .47 ACRES. DISTURBED AREA IS .12 ACRES
- ON-SITE SANITARY SEWER DISPOSAL IS PROVIDED BY DEKALB COUNTY AND NO SERVICE LINE CHANGES
 ARE REQUIRED TO THE EXISTING BUILDING.
- 8. DOMESTIC WATER IS SUPPLIED BY DEKALB COUNTY AND NO SERVICE LINE CHANGES ARE REQUIRED TO THE EXISTING BUILDING.
- THE ENGINEER SHALL HAVE A MINIMUM OF 24 HOURS NOTICE PRIOR TO START-UP OF CONSTRUCTION.
 NOTIFY CITY OF DUNWOODY INSPECTOR 24 HOURS BEFORE THE BEGINNING OF EVERY PHASE OF CONSTRUCTION (678) 382-6819; AND DEKALB COUNTY FIRE DEPARTMENT PRIOR TO ANY CONSTRUCTION
- (678) 406-7731

 11. ALL CONSTRUCTION MUST CONFORM TO THE CITY OF DUNWOODY STANDARDS AND REGULATIONS.
- 12. ALL DIMENSIONS SHOWN ARE MEASURED TO THE BACK OF CURB AND FACE OF BUILDING, UNLESS OTHERWISE NOTED. REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING DIMENSIONS.
- 13. THESE DOCUMENTS REPRESENT THE PROPOSED DEVELOPMENT REQUESTED BY THE INDICATED PROPERTY OWNER. LANDWORKS ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY FOR THE IDENTIFICATION, LOCATION, AND/OR THE CLASSIFICATION OF ANY WATERS OF THE UNITED STATES AND/OR STATE WATERS LOCATED ON THIS SITE. IT IS THE RESPONSIBILITY OF THIS PROPERTY OWNER TO CONTACT THE APPROPRIATE REGULATORY AGENCY(S) FOR APPROVAL OF ANY WORK ASSOCIATED WITH WATERS OF THE UNITED STATES AND/OR STATE WATERS.
- 14. ALL WORK SHALL COMPLY WITH APPLICABLE STATE, FEDERAL AND LOCAL CODES, AND SHALL BE PERFORMED IN A FINISHED AND WORKMANLIKE MANNER TO THE ENTIRE SATISFACTION OF THE OWNER AND IN ACCORDANCE WITH THE BEST RECOGNIZED TRADE PRACTICES.
- 15. ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE.
- 16. DEVIATIONS FROM THESE PLANS AND SPECIFICATIONS WITHOUT THE PRIOR CONSENT OF THE ENGINEER

MAY BE CAUSE FOR THE WORK TO BE UNACCEPTABLE TO THE ENGINEER.

- 17. THE CONTRACTOR SHALL WARRANT THAT HIS EMPLOYEES, AGENTS, AND SUBCONTRACTORS POSSESS THE EXPERIENCE, KNOWLEDGE AND CHARACTER NECESSARY TO QUALIFY THE INDIVIDUALS FOR THE PARTICULAR CONSTRUCTION TECHNIQUES THEY PERFORM IN CONNECTION WITH THE TASKS TO BE PERFORMED ON THIS PROJECT. THE CONTRACTOR SHALL INSURE THAT ALL CONSTRUCTION IS PERFORMED IN STRICT COMPLIANCE WITH ALL OSHA, STATE, AND LOCAL HEALTH AND SAFETY CODES.
- 18. THE CONTRACTOR SHALL FURNISH AND MAINTAIN ALL NECESSARY BARRICADES AROUND THE WORK AND SHALL PROVIDE PROTECTION AGAINST WATER DAMAGE AND EROSION. SUFFICIENT LIGHTS, SIGNS AND OTHER TRAFFIC CONTROL METHODS AS MAY BE NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC SHALL BE PROVIDED AND MAINTAINED THROUGHOUT CONSTRUCTION.
- 19. THE CONTRACTOR IS TO FIELD VERIFY DIMENSIONS FOR ACCURACY PRIOR TO BEGINNING CONSTRUCTION. IF DISCREPANCIES EXIST, CALL ENGINEER IMMEDIATELY.

WETLAND CERTIFICATION

WETLAND CERTIFICATION: THE DESIGN PROFESSIONAL, WHOSE SEAL APPEARS HEREIN, CERTIFIES THE FOLLOWING: 1) THE NATIONAL WETLAND INVENTORY MAPS HAVE BEEN CONSULTED; AND, 2) THE APPROPRIATE PLAN SHEET []DOES/[X] DOES NOT INDICATE AREAS OF UNITED STATES ARMY CORPS OF ENGINEERS JURISDICITIONAL WETLANDS AS SHOWN ON THE MAPS; AND 3) IF WETLANDS ARE INDICATED, THE LAND OWNER OR DEVELOPER HAS BEEN ADVISED THAT LAND DISTURBANCE OF PROTECTED WETLANDS SHALL NOT OCCUR UNLESS THE APPROPRIATE FEDERAL WETLANDS ALTERATION ("SECTION 404") PERMIT HAS BEEN OBTAINED.

CERTIFICATION: THE PLAN PREPARER OR HIS DESIGNEE HAS VISITED THE SITE PRIOR TO THE CREATION OF THESE PLANS.

"JON AMSBERRY, P.E. CERTIFIES UNDER PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY DIRECT SUPERVISION"

CONSTRUCTION DETAILS

____ JON AMSBERRY P.E.

TITLE: SHEET: COVER SHEET C-1 C-1A EXISTING CONDITIONS SITE PLAN GRADING & DRAINAGE PLAN ES&PC NOTES C-4 INITIAL ES&PC PLAN C-6 INTERMEDIATE ES&PC PLAN C-7 FINAL ES&PS PLAN C-8 TREE PROTECTION PLAN C-9CONSTRUCTION DETAILS C-10 CONSTRUCTION DETAILS

SHEET INDEX

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ironments2020@gmai oviding Dedicated Service

Landworks Asserto. BOX 88834
ATLANTA, GEORGIA 303

GASWCC LEVEL II

CERTIFICATION #001389

EXPIRATION 11/22/2023

ISSUED 11/22/2000

REVISIONS

1 | 07-14-22 | CITY | COMMENT 2 | 12-19-22 | CITY | COMMENT

3 02-16-23 PROP. ACREAGE

4 | 02-18-23| CITY COMMENT

ANOR PERSONAL CARI
22 MOUNT VERNON RD
367, 18TH DISTRICT, PARCEL 048

SITE DEVELOPMENT PLANS FOR:

| LEGACY MANOF HOME-1822 Means 181

COVER
SHEET

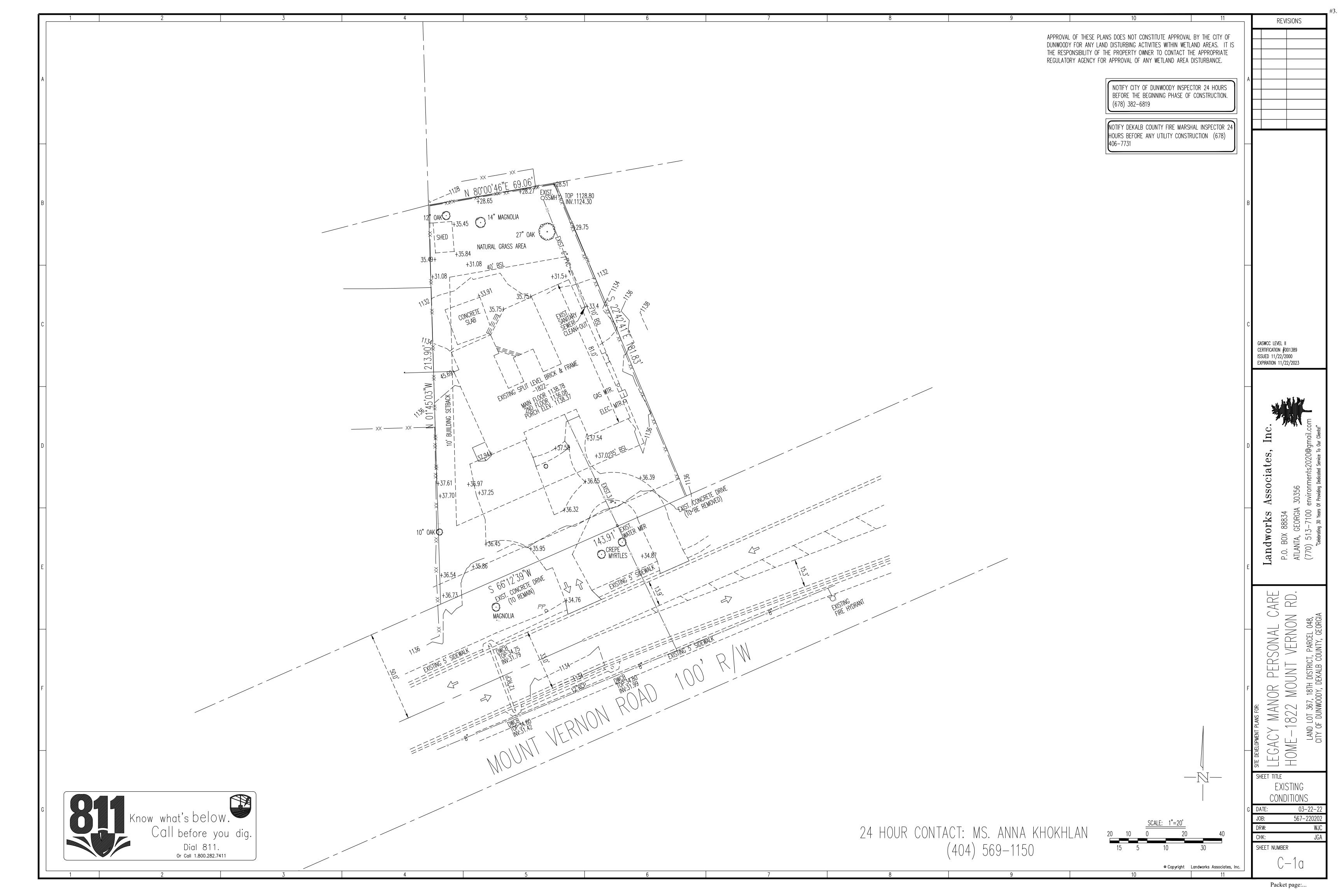
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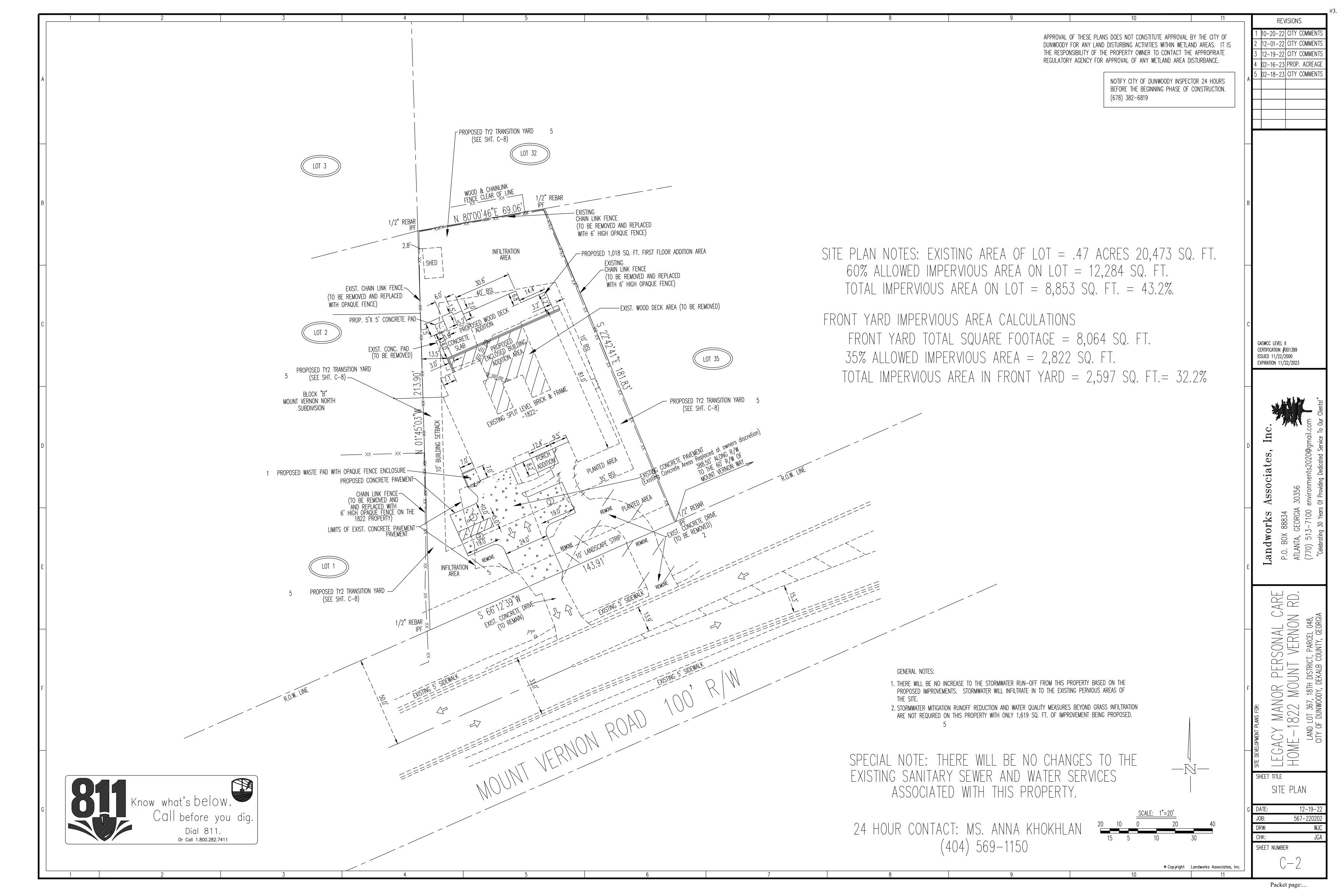
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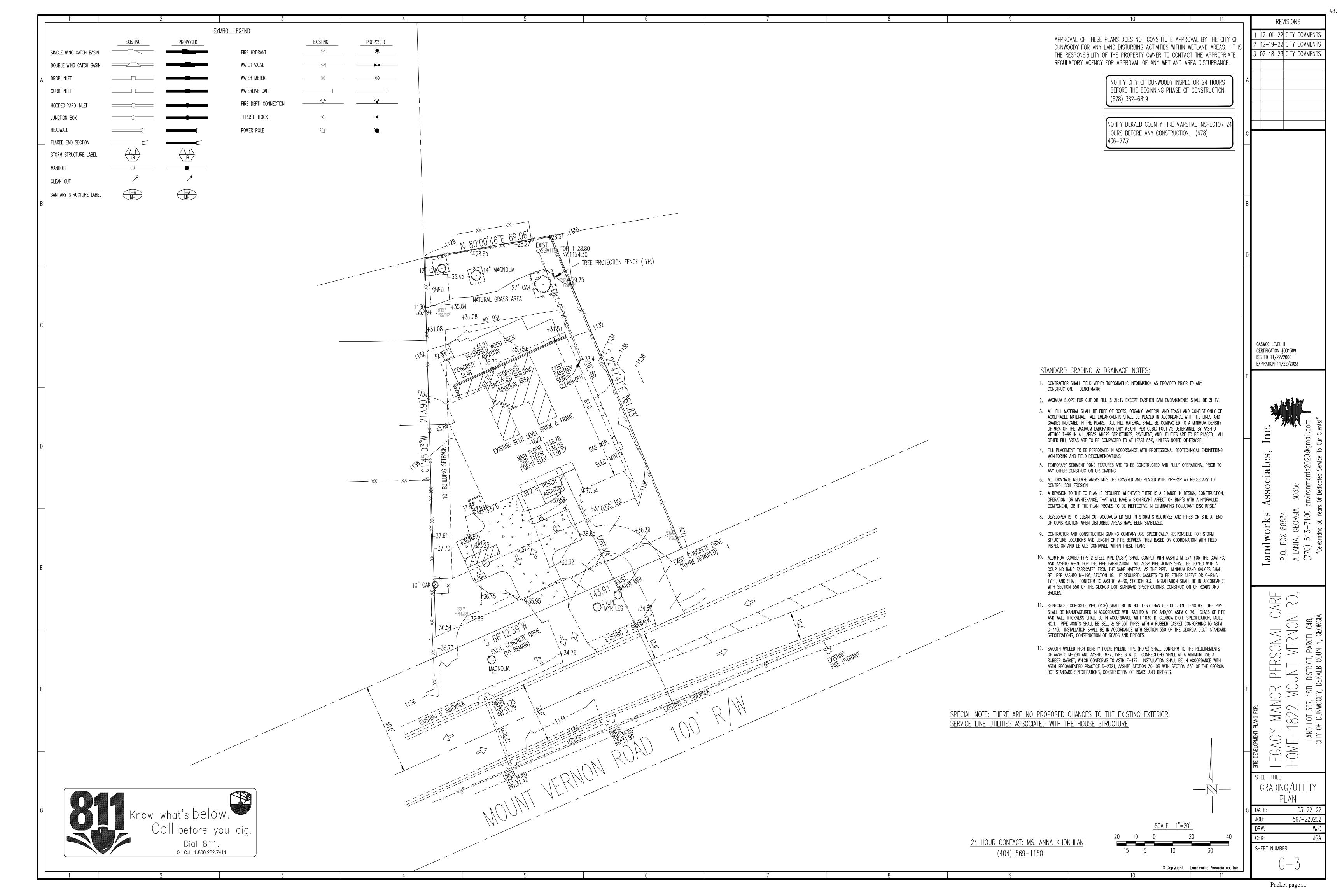
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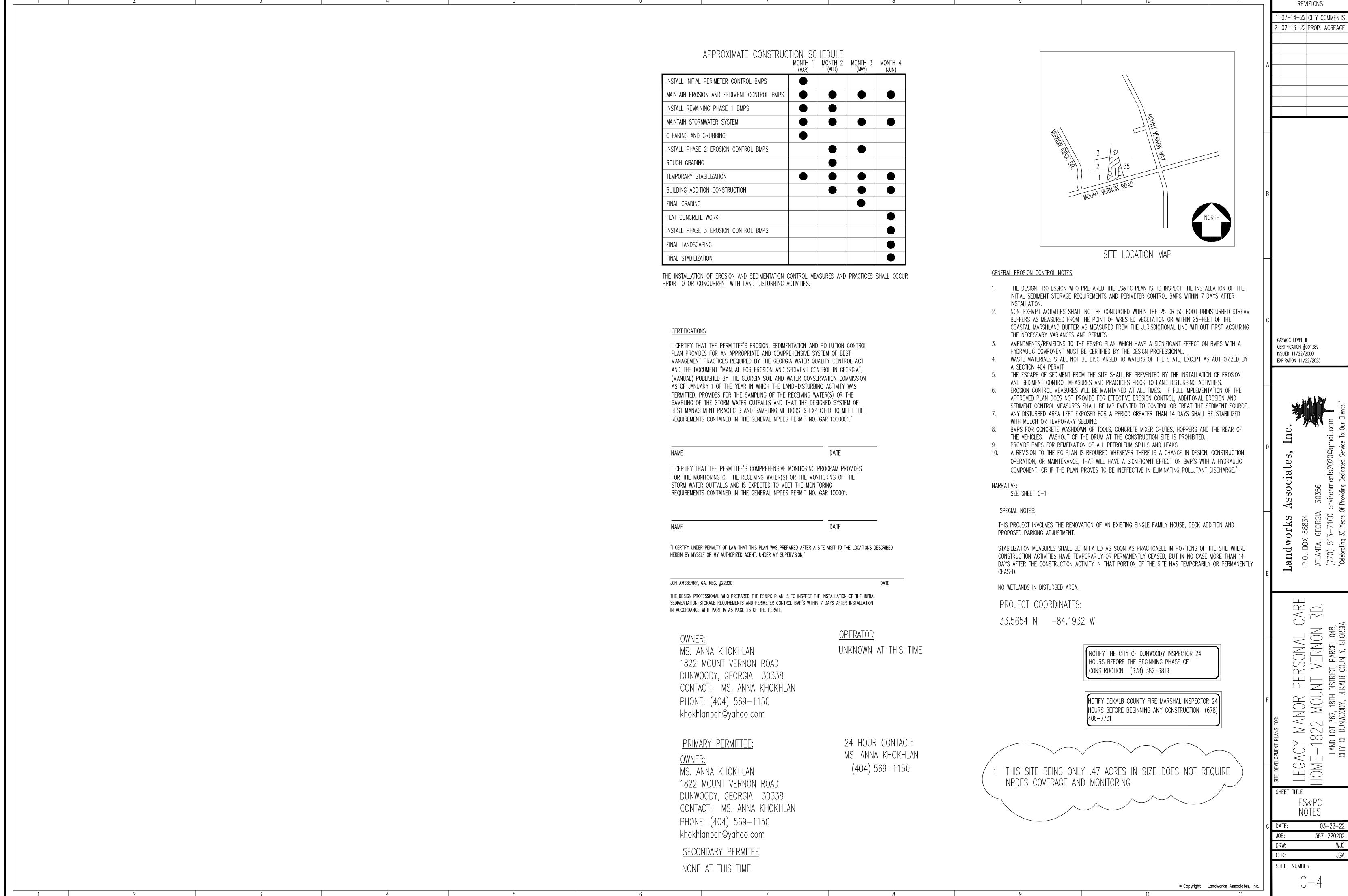
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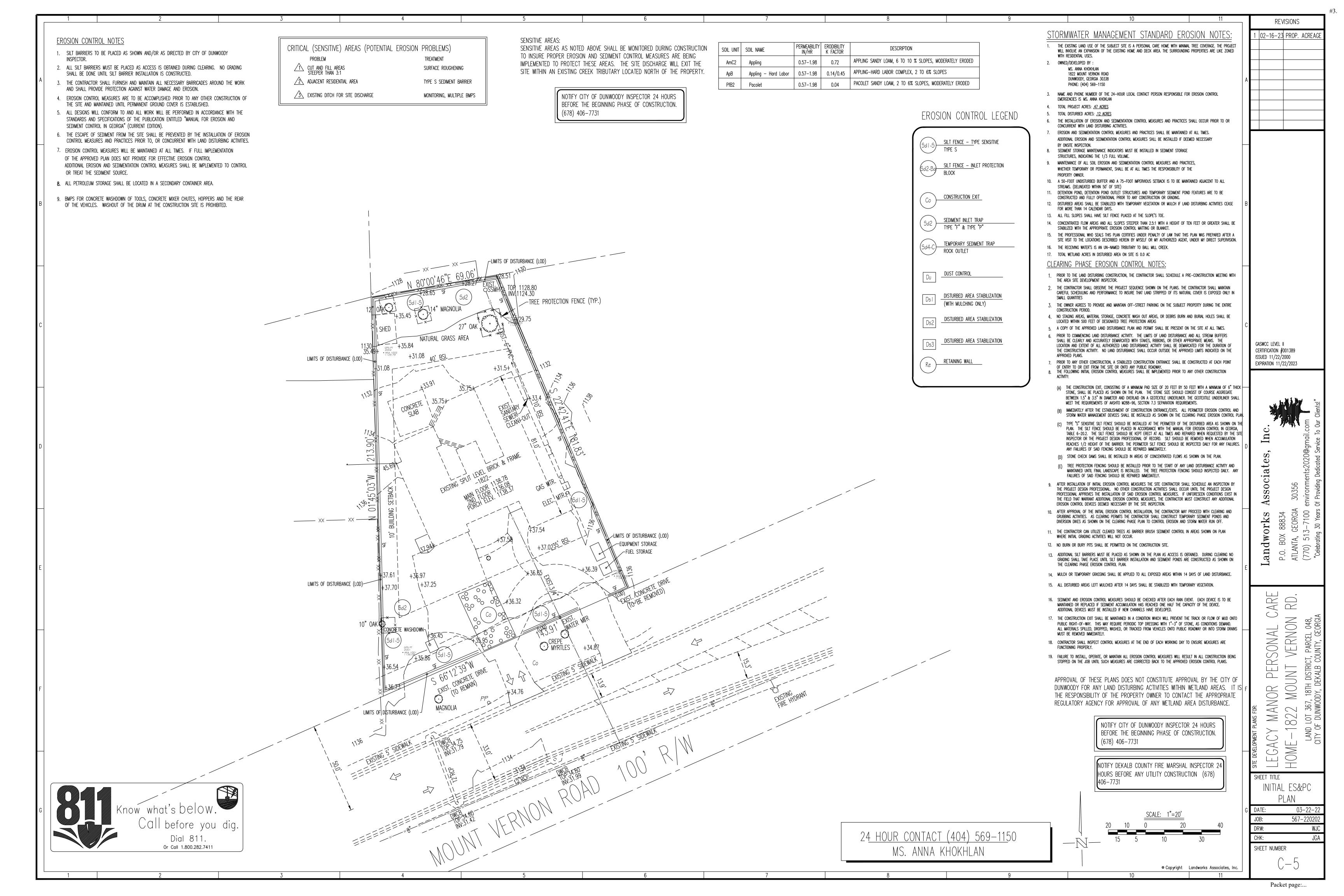


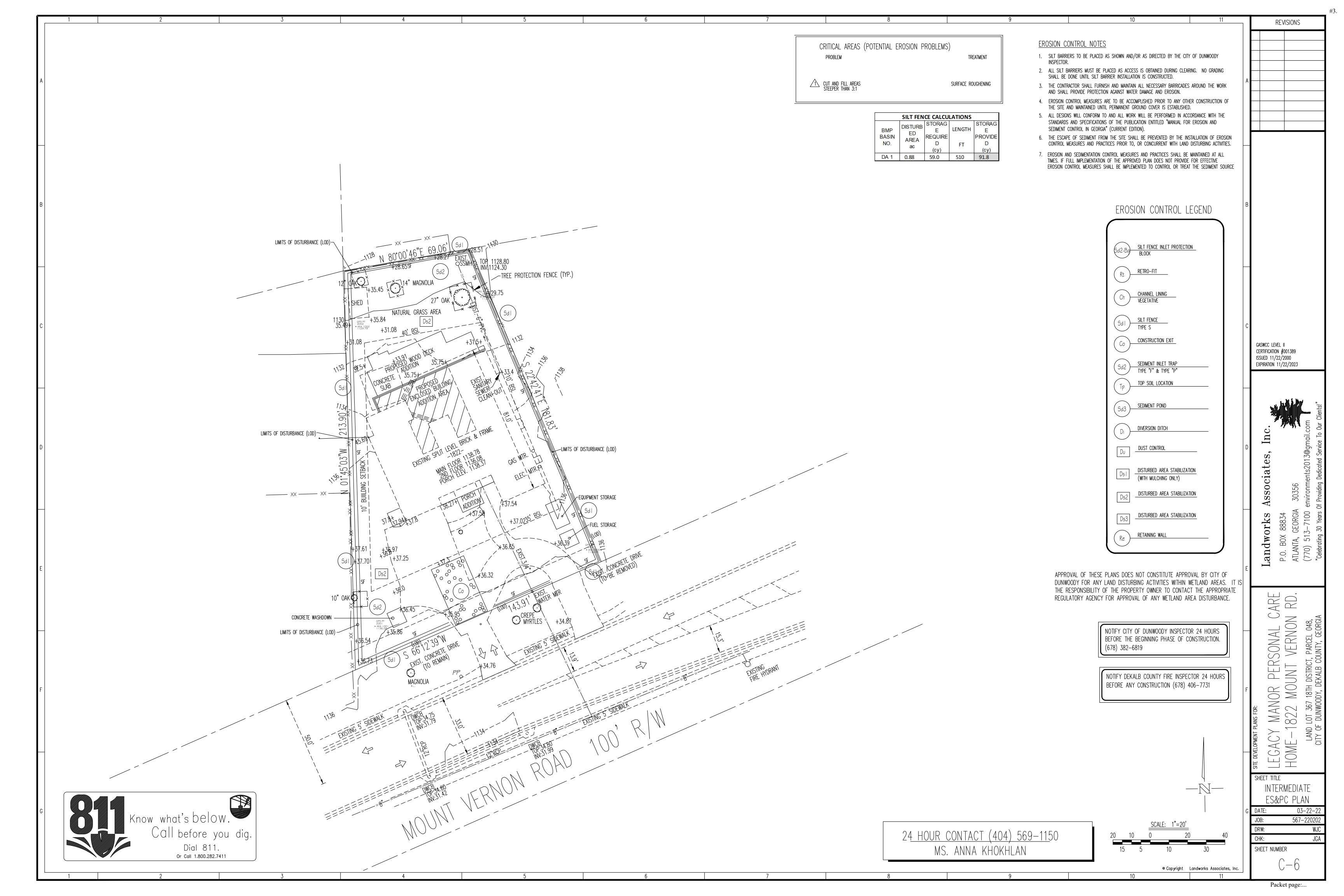


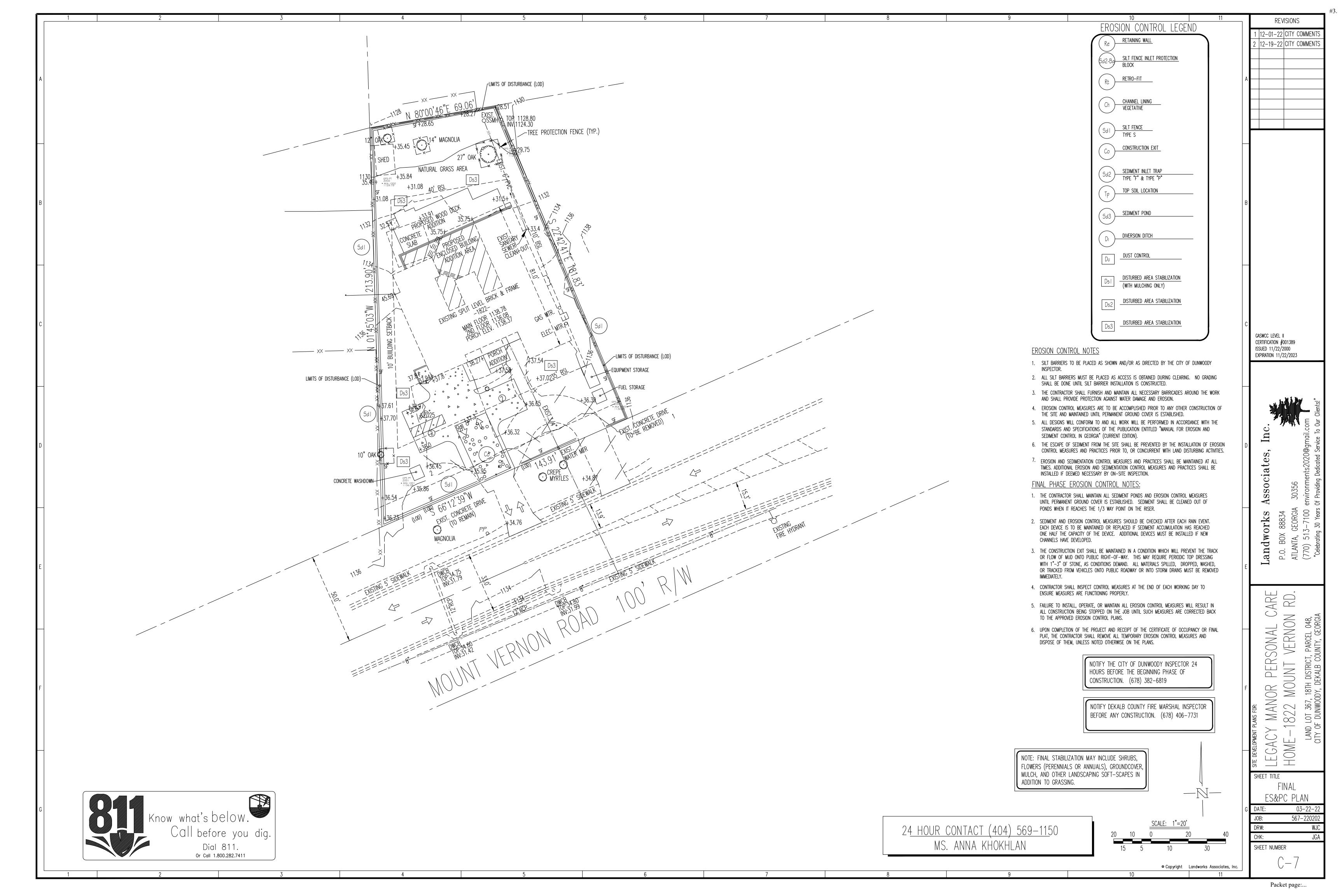


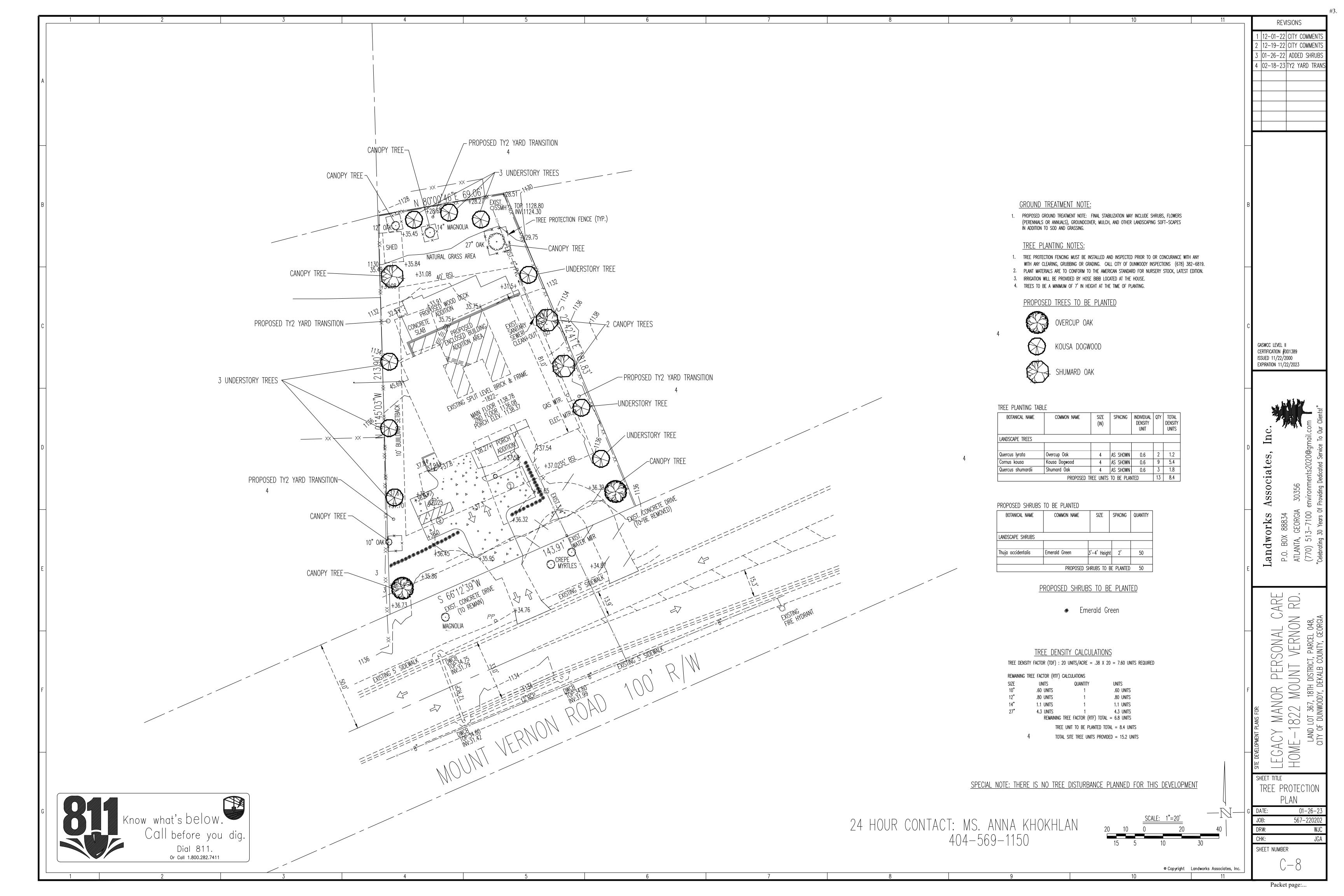


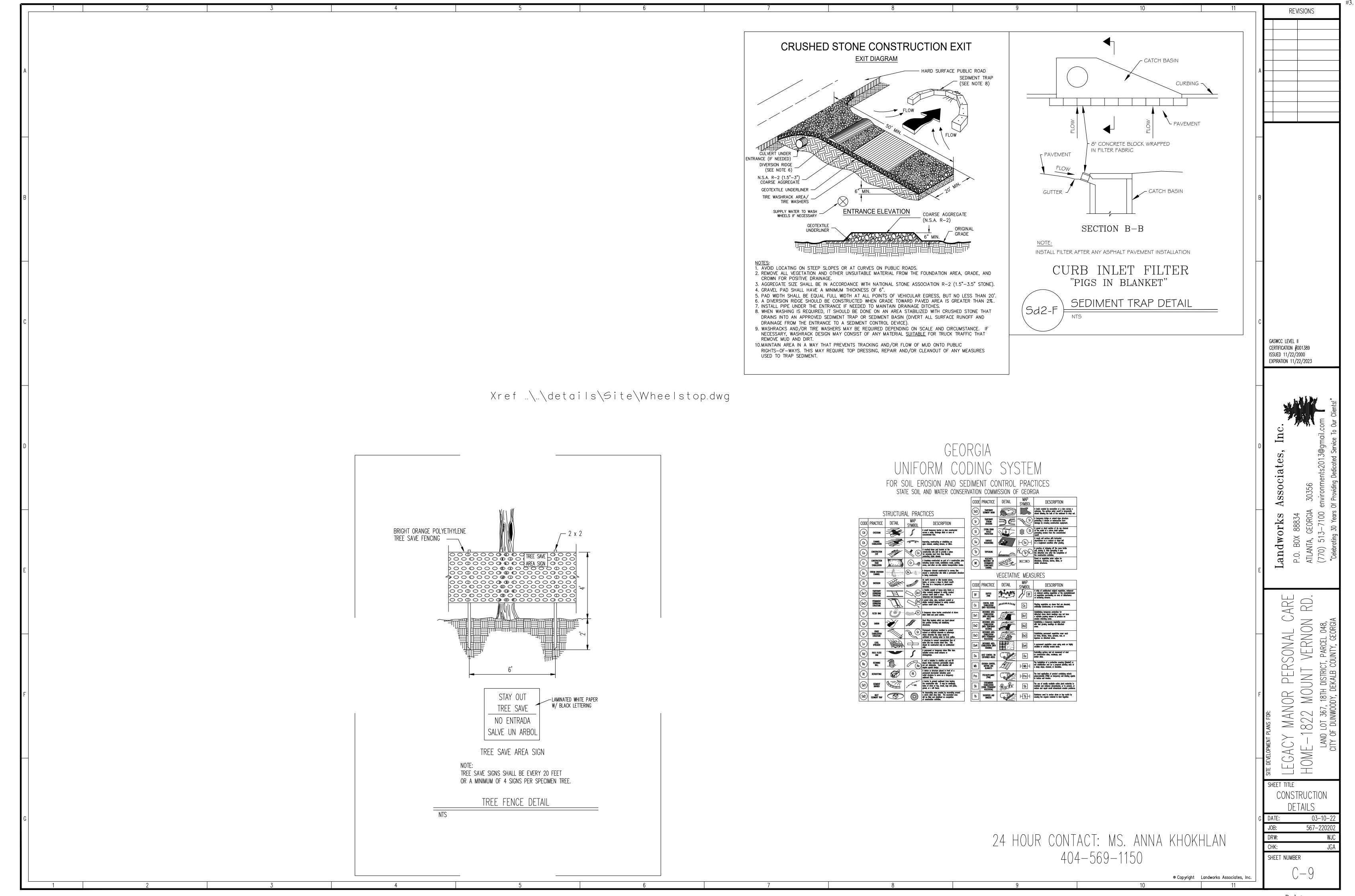
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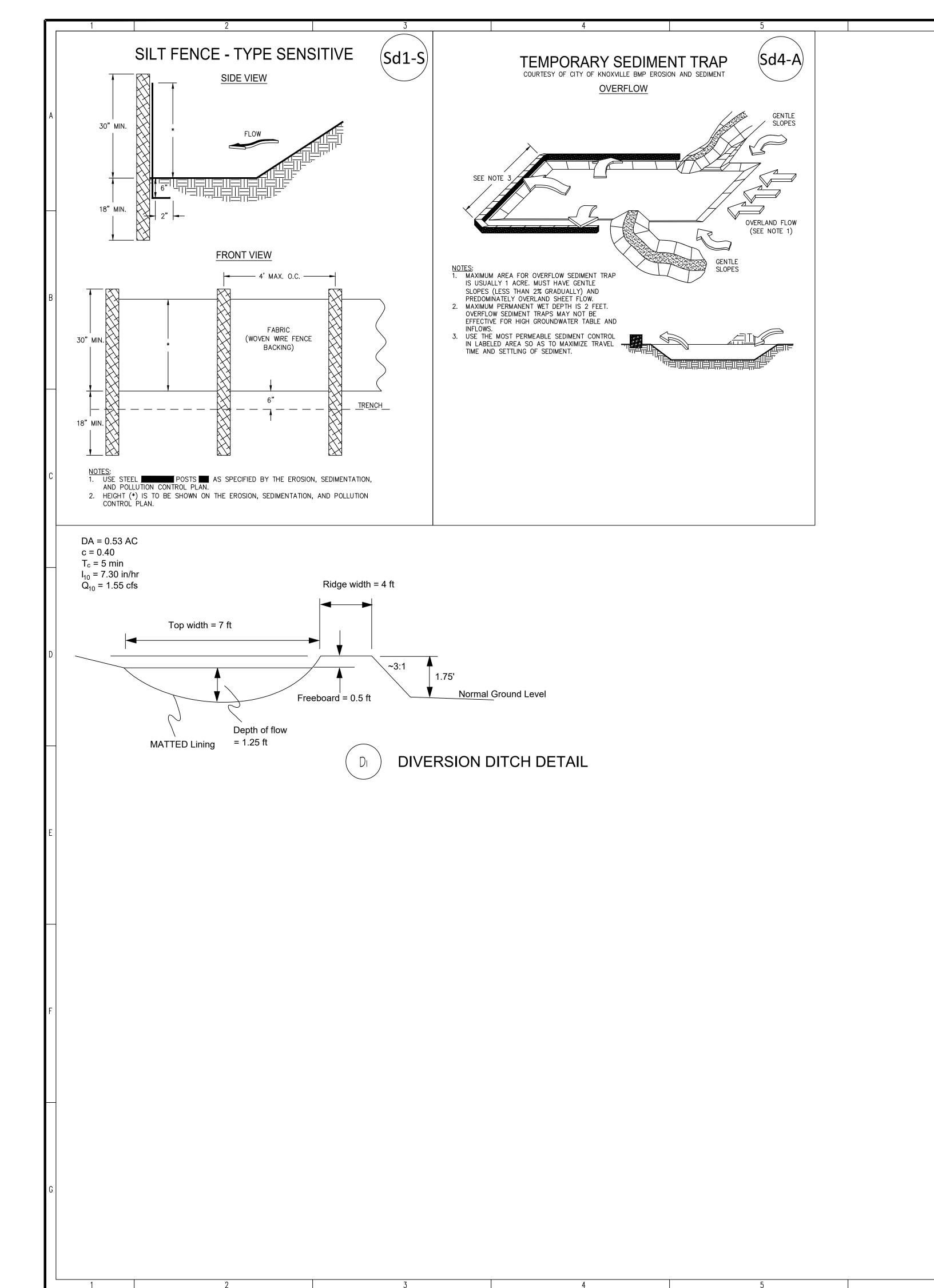












DISTURBED AREA STABILIZATION VEGETATIVE PLAN

GENERAL

THIS VEGETATIVE PLAN WILL BE CARRIED OUT ON ROAD CUT AND FILL SLOPES, SHOULDERS AND OTHER CRITICAL AREAS CREATED BY CONSTRUCTION. SEEDING WILL BE DONE AS SOON AS CONSTRUCTION IN AN AREA IS COMPLETED. PLANTINGS WILL BE MADE TO CONTROL EROSION, TO REDUCE DAMAGES FROM SEDIMENTATION AND RUNOFF TO DOWNSTREAM AREAS AND TO IMPROVE THE SAFETY AND BEAUTY OF THE DEVELOPMENT AREA.

SOIL CONDITIONS

DUE TO GRADING AND CONSTRUCTION, THE AREA TO BE TREATED ARE MAINLY SUBSOIL AND SUBSTRATA. FERTILITY IS LOW AND THE PHYSICAL CHARACTERISTICS OF THE EXPOSED MATERIAL ARE UNFAVORABLE TO ALL BUT THE MOST HARDY PLANTS.

TREATMENT SPECIFICATIONS

HYDRAULIC SEEDING EQUIPMENT:

WHEN HYDRAULIC SEEDING AND FERTILIZING EQUIPMENT IS USED, NO GRADING AND SHAPING OR SEEDBED PREPARATION WILL BE REQUIRED. THE FERTILIZER, SEED AND WOOD CELLULOSE FIBER MULCH WILL BE MIXED WITH WATER AND APPLIED IN A SLURRY. ALL SLURRY INGREDIENTS MUST BE COMBINED IN A HOMOGENEOUS MIXTURE, AND SPREAD UNIFORMLY OVER THE AREA WITHIN ONE HOUR AFTER MIXTURE IS MADE. STRAW OR HAY MULCH AND ASPHALT EMULSION WILL BE APPLIED WITH A BLOWER-TYPE MULCH SPREADING EQUIPMENT WITHIN 24-HOURS AFTER SEEDING. THE MULCH WILL BE UNIFORMLY SPREAD OVER THE AREA, LEAVING ABOUT 25 PERCENT OF THE GROUND SURFACE EXPOSED. THE PER ACRE APPLICATION IS AS FOLLOWS:

A. SEEDING WITH MULCH: (CONVENTIONAL SEEDING EQUIPMENT ON SLOPES 3:1 AND STEEPER)

AGRICULTURAL LIMESTONE	4000	LBS./ACRE
FERTILIZER, 5–10–5	1500	LBS./ACRE
	5000	LBS./ACRE
WOOD CELLULOSE FIBER MULCH	1000	LBS./ACRE

<u>SEED SPECIES</u>	APPLICATION RATE/ACRE	Planting <u>Dates</u>
SERICEA LESPEDEZA, SCARIFIED WEEPING LOVEGRASS OR HULLED COMMON BERMUDAGRASS	60 LBS. 4 LBS. 6 LBS.	3/1 - 6/15
FESCUE SERICEA LESPEDEZA, UNSCARIFIED	40 LBS. 60 LBS.	9/1 - 10/31
FESCUE SERICEA LESPEDEZA, UNSCARIFIED RYE	40 LBS. 75 LBS. 50 LBS.	11/1 – 2/28

HAY MULCH FOR TEMPORARY COVER 5000 LBS. 6/15 - 8/3	FOR TEMPORARY COVER 5000 LBS. 6/15 -	8/31
--	--------------------------------------	------

B. <u>TOPDRESSING:</u> APPLY WHEN PLANTS ARE 2 TO 4 INCHES TALL

300 LBS./ACRE FERTILIZER (AMMONIUM NITRATE 33.5%) 500 LBS./ACRE

C. SECOND-YEAR FERTILIZER: (0-20-20 OR EQUIVALENT)

CONVENTIONAL SEEDING EQUIPMENT:

GRADE. SHAPE AND SMOOTH WHERE NEEDED TO PROVIDE FOR SAFE EQUIPMENT OPERATION AT SEEDING TIME AND FOR MAINTENANCE PURPOSES. THE LIME AND FERTILIZER IN DRY FORM WILL BE SPREAD UNIFORMLY OVER THE AREA IMMEDIATELY BEFORE SEEDBED PREPARATION. A SEEDBED WILL BE PREPARED BY SCARIFYING TO A DEPTH OF 1 TO 4 INCHES AS DETERMINED ON SITE. THE SEEDBED MUST BE WELL PULVERIZED, SMOOTHED AND FIRMED. SEEDING WILL BE DONE WITH CULTIPACKER-SEEDER. DRILL, ROTARY SEEDER OR OTHER MECHANICAL OR HAND SEEDER. SEED WILL BE DISTRIBUTED UNIFORMLY OVER A FRESHLY PREPARED SEEDBED AND COVERED LIGHTLY. WITHIN 24 HOURS AFTER SEEDING, STRAW OR HAY MULCH WILL BE SPREAD UNIFORMLY OVER THE AREA, LEAVING ABOUT 25 PERCENT OF THE GROUND SURFACE EXPOSED. MULCH WILL BE SPREAD WITH BLOWER-TYPE MULCH EQUIPMENT OR BY HAND AND ANCHORED IMMEDIATELY AFTER IT IS SPREAD. A DISK HARROW WITH THE DISK SET STRAIGHT OR A SPECIAL PACKER DISK MAY BE USED TO PRESS THE MULCH INTO THE SOIL. THE PER ACRE APPLICATION IS AS FOLLOWS:

A. SEEDING WITH MULCH: (CONVENTIONAL SEEDING EQUIPMENT ON SLOPES LESS THAN 3:1)

AGRICULTURAL LIMESTONE	4000 LBS./ACRE
FERTILIZER, 5–10–5	1500 LBS./ACRE
MULCH, STRAW OR HAY	5000 LBS./ACRE

	,	
SEED SPECIES	APPLICATION RATE/ACRE	PLANTING <u>DATES</u>
HULLED COMMON BERMUDA GRASS	10 LBS.	3/1 - 6/15
ESCUE	50 LBS.	9/1 - 10/31
ESCUE RYE GRASS	50 LBS. 50 LBS.	11/1 - 2/28
HAY MULCH FOR TEMPORARY COVER	5000 LBS.	6/15 - 8/31

300 LBS./ACRE

800 LBS./ACRE

B. <u>TOPDRESSING:</u> APPLY WHEN PLANTS ARE 2 TO 4 INCHES TALL

FERTILIZER (AMMONIUM NITRATE 33.5%)

C. SECOND-YEAR FERTILIZER: (5-10-5 OR EQUIVALENT)

construction sites, roads, and demolition sites.

PURPOSE

DEFINITION

- To prevent surface and air movement of dust from exposed soil surfaces.

Controlling surface and air movement of dust on

- To reduce the presence of airborne substances which may be harmful or injurious to human health, welfare, or safety, or to animals or plant life.

CONDITIONS

This practice is applicable to areas subject to surface and air movement of dust where on and off-site damage may occur without treatment.

METHOD AND MATERIALS

A. TEMPORARY METHODS

Mulches. See standard Ds1 - Disturbed Area Stabilization (With Mulching Only). Synthetic resins may be used instead of asphalt to bind mulch material. Refer to standard Tb-Tackifiers and Binders. Resins such as Curasol or Terratack should be used according to manufacturer's recommendations.

Vegetative Cover. See standard Ds2 - Disturbed Area Stabilization (With Temporary Seeding).

Spray-on Adhesives. These are used on mineral soils (not effective on muck soils). Keep traffic off these areas. Refer to standard Tb-Tackifiers and Binders.

Tillage. This practice is designed to roughen and bring clods to the surface. It is an emergency measure which should be used before wind erosion starts. Begin, plowing on windward side of site. Chisel-type plows spaced about 12 inches apart, spring-toothed harrows, and similar plows are examples of equipment which may produce the

Irrigation. This is generally done as an emergency treatment. Site is sprinkled with water until the surface is wet. Repeat as needed.

Barriers. Solid board fences, snowfences, burlap fences, crate walls, bales of hay and similar material can be used to control air currents and soil blowing. Barriers placed at right angles to prevailing currents at intervals of about 15 times their height are effective in controlling wind erosion.

Calcium Chloride. Apply at rate that will keep surface moist. May need retreatment.

B. PERMANENT METHODS

Topsoiling.

desired effect.

Permanent Vegetation. See standard Ds3-**Disturbed Area Stabilization (With Permanent** Vegetation). Existing trees and large shrubs may afford valuable protection if left in place.

Topsoiling This entails covering the surface with less erosive soil material. See standard Tp-

Stone. Cover surface with crushed stone or coarse gravel. See standard Cr-Construction Road Stabilization.

DUST CONTROL

GASWCC LEVEL II CERTIFICATION #001389 ISSUED 11/22/2000 EXPIRATION 11/22/2023

REVISIONS

Associa

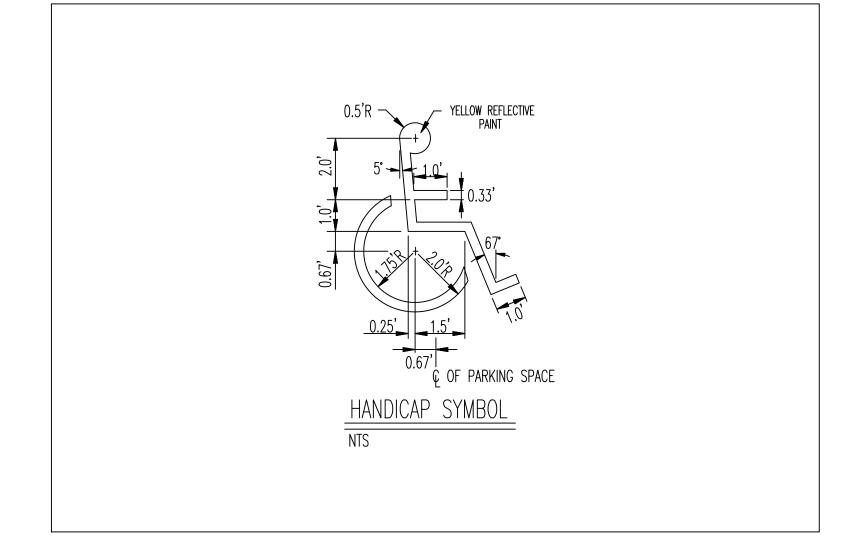
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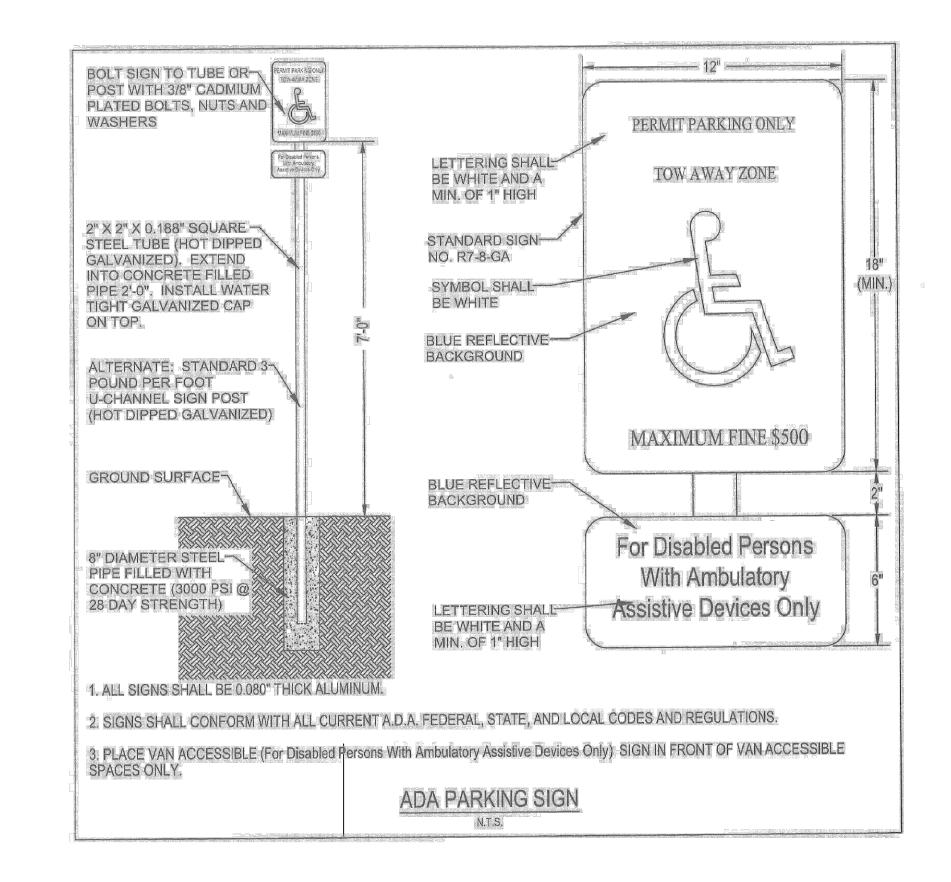
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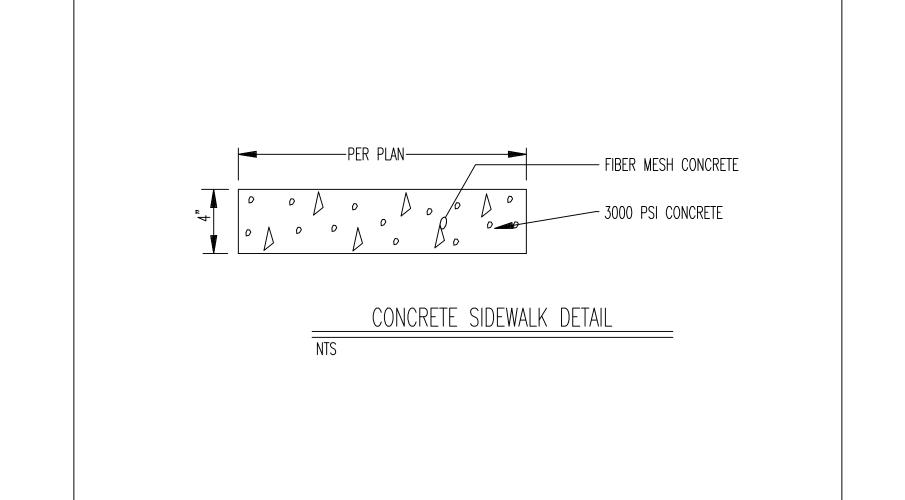
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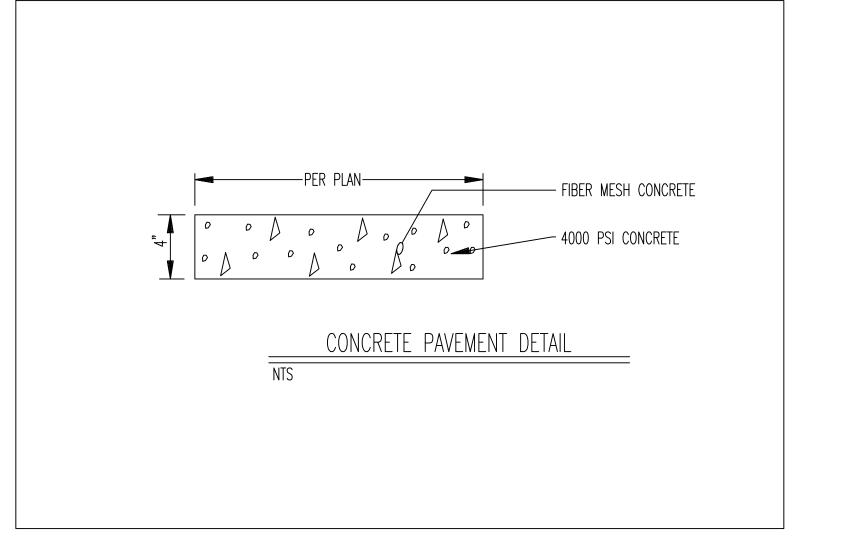
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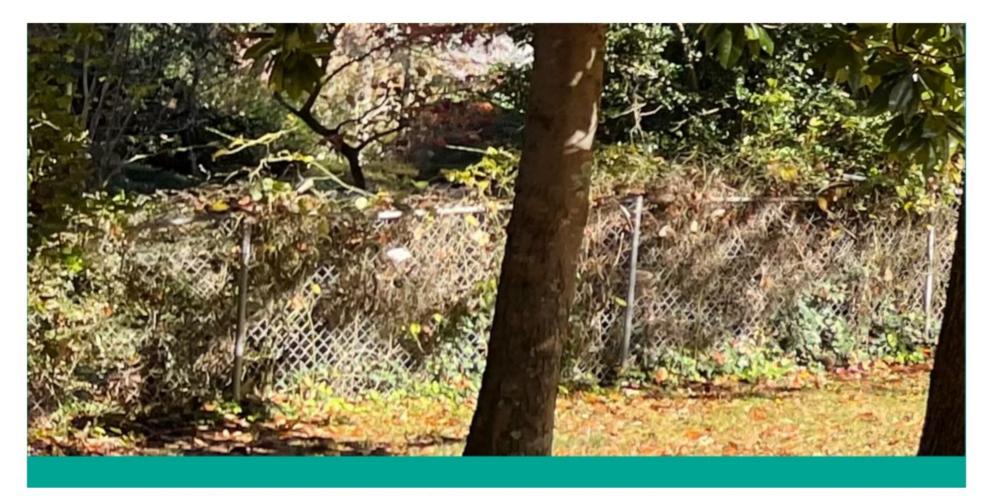






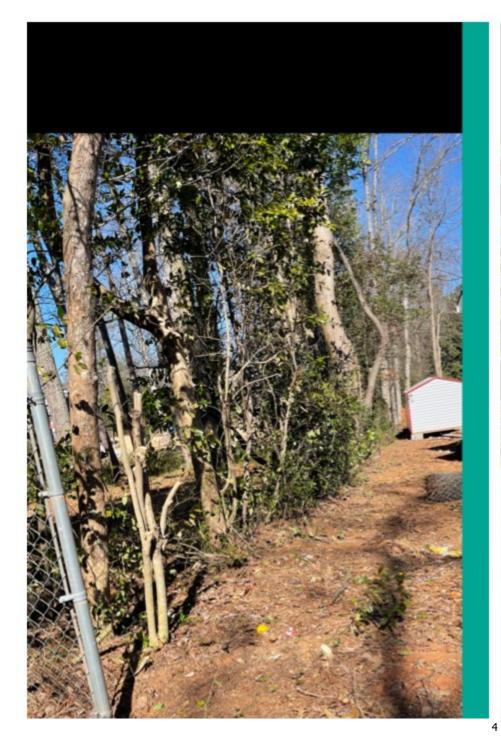
GASWCC LEVEL II CERTIFICATION #001389 ISSUED 11/22/2000 EXPIRATION 11/22/2023 Associat 30356 P.O. BOX 88834
ATLANTA, GEORGIA
(770) 513-7100 e
"Celebrating 30 Years Of Landworks EGACY MANOR PERSONAL CARE HOME-1822 MOUNT VERNON RD. Land lot 367, 18th district, parcel 048, city of dunwoody, dekalb county, georgia SHEET TITLE CONSTRUCTION 03-10-2 567-220202 SHEET NUMBER C - 11© Copyright Landworks Associates, Inc.

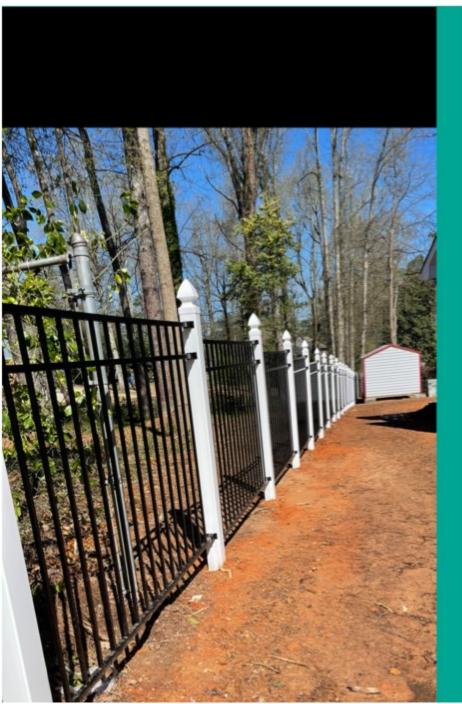
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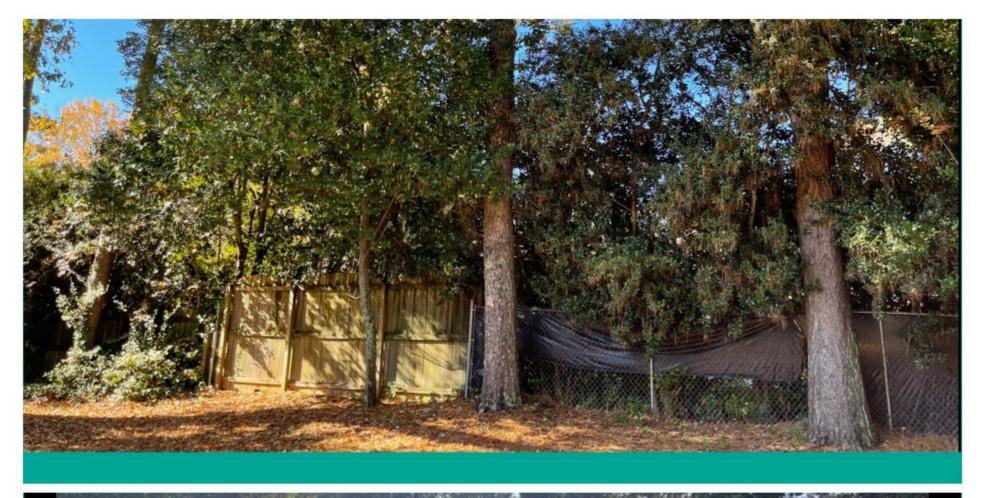


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SPECIAL LAND USE PERMIT APPLICATION



Community Development

4800 Ashford Dunwoody Road | Dunwoody, GA 30338 Phone: (678) 382-6800 | Fax: (770) 396-4828

Applicant Information:

Company Name:	Legacy Manor	Personal Care Hor	ne c/o Andersen Ta	ate and Carr		
Contact Name:	Anre Washington	, Esq				
Address:	1960 Satellite BL	VD #4000 Duluth, 0	Georgia 30097			
Phone: 770-822-090	00 Fax:		Email:	awashin	gton@atclawfirm.com	
Pre-application co	nference date (1	equired):		-		
Owner Information	ı: □ Check here	if same as app	licant			
Owner's Name:	Anna and Roman	Khokhlan				
Owner's Address:	4994 Eagles Next	Court, Loganville G	ia 30052			
Phone: 404-569-115	⁰ Fax:	Er	mail: khoklanpch@	gyahoo.com		
Property Informati	on:					
Property Address:	1822 Mount Verno	n Road, Dunwoody	Georgia		Parcel ID: 18 367 01	048
Current Zoning Cla	assification:	R-100				
Requested Zoning	Classification:	R-100 SUP				
Applicant Affidavit	•					
determined to be nec	essary, I understaterify that I, the a	nd that I am resp	onsible for filing a	dditional materi	t and complete. If addi als as specified by the wner's behalf, pursuant	City of Dunwoody
Applicant's Signat	716	and of	atustar	D	ate: December	6,2022
Notary:	y III					
Sworn to and subs Notary Public: M Signature: My Commission Ex	Ary Jave 6 Vr. Du. (pires. 9/		Day of	Decen	ber , 20 <u>-</u>	<u>වන</u>
	STANN.	ETT COUNTY				Page 7 of 1

Property Owner(s) Notarized Certification



Community Development

4800 Ashford Dunwoody Road | Dunwoody, GA 30338 Phone: (678) 382-6800 | Fax: (770) 396-4828

I hereby certify that to the best of my knowledge, this amendment 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 certify that the applicant(s) (if different) are authorized to act on my behalf, pursuant to this application and associated actions.

Property Owner (If A	
Owner Name:	Anna Khokhlan
Signature:	Date: 12-05-2012
Address:	1892 Mount Vernon Rd, Dunwoody GA 30338
Phone: 4-569-1150	DFax; www. Email: KLOKWan pch a yahoo! com
Sworn to and subscr	payof Desember 2022
Notary Public:	MOTOR AND
E9	ORGIA
	5, 2026 E
3	ON COUNTING
Property Owner (If A	pplicable):
Owner Name:	Roman Khokhlar
Signature: /	Date: 12-05-2022
Address:	1822 MOUNT VERNON ROL NUNWOODLY GA 30338
Phone: 7-510-666	Email: R Khokhland Live. com
Sworn to and subset	Email: R Khokhland Live.com Describeration of Describer 2022
Notary Public:	Experience
1	ORG A
The state of the s	5,2048
Mark.	N. M. Miller
Property Owner (If A	pplicable):
Owner Name:	
Signature:	Date:
Address:	
Phone:	
	ibed before me thisDay of, 20
Notary Public:	

Page 8 of 11

Additional Applicant Notarized Certification



Community Development

4800 Ashford Dunwoody Road | Dunwoody, GA 30338 Phone: (678) 382-6800 | Fax: (770) 396-4828

I hereby certify that to the best of my knowledge, this 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 certify that I, the applicant (if different), am authorized to act on the owner's behalf, pursuant to this application and associated actions.

Applicant:		
Applicant Name;	Anna Klocklan - Klielele Date:	
Signature: (MUR	- Micelelia Date:	12-5-2022
ruuress.	1822 Tribus Verilor fill, Dur will	ody GA 30338
Phone: 4-569-1150	Email: KhOKh/an pcha Yahu	oo.com
Sworn to and subscrib	Day of Desember	r 20 <u>22</u>
Notary Public:	GEORGIA July 2028	
	San Cartain	
Applicant:	Manual Control of the	
Applicant Name:	PROMAN Khokhlan	
Signature: Jane 1	belong	: 12-05-2022
Address	1092 Morent Vapune Rd Negariand	1 GA 30938
Phone: 7-510-6669	7 Fax:Email: RKhokhland live . cl	Om
Sworn to and subscrip	people was me this 05 Day of Desembe	r 2022
GE July	ORGIA by 5, 2026	
Applicant:	ON COUNTINE	
Applicant Name:		
Signature:	Date:	
Address:		
Phone:	Fax:Email:	
Sworn to and subscribe	ped before me thisDay of	, 20
Notary Public:		

Campaign Disclosure Statement



Community Development

4800 Ashford Dunwoody Road | Dunwoody, GA 30338 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

Applican	it / Owner:					
Signatu	re: Ama Khas. 5: 1822 Mount Veri	hlar	L. Durwoody	Date:	12-05 LANDLOT:	-2012 367, 18 DISTAI
	nswer above is yes, please co			,		
Date	Government Official		Official Position	Desc	ription	Amount

ANDERSEN | TATE | CARR

December 6, 2022

LETTER OF INTENT AND JUSTIFICATION FOR DEVELOPMENT

Special Land Use Permit City of Dunwoody, Georgia

Applicant:

Anna and Roman Khokhlan

Property:

Tax Parcel IDs 18 367 01 048

±.38 Acres of Land

Located at 1822 Mount Vernon Road,

Dunwoody Dekalb County, Georgia

For the Development and Elder and Memory Care Facility for Seniors

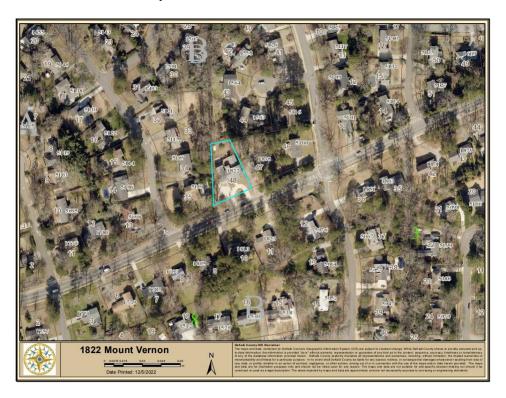
Submitted for Applicant by:

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I. Introduction

This Development Application (the "Application") is for a ± .38 parcel of land located at Land Lots 367 of the 18th District, Parcel 048 City of Dunwoody, Dekalb County, Georgia, identified as Parcel ID 18 367 01 048 (hereinafter the "Property") on behalf of the Anna and Roman Khoklan (the "Applicant"). The Property is located at a developed site along Mount Vernon Road.

The Application's subject Property is detailed in an attached survey and site plan dated December 1, 2022, prepared by Landworks Associates, Inc. The Property was formerly a single-family residence with significant structural damage, as seen in the attached photos, and is further identified as shown below from the Cobb County GIS:



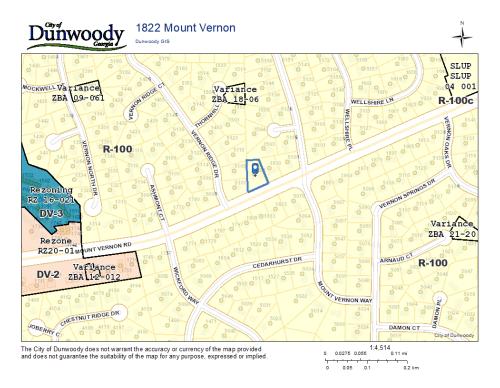
The Property is largely surrounded by single-family homes in the northern portion of Dekalb County within the City of Dunwoody City limits. The completed version of Proposed Development's (the "Development") architecture and materials will be consistent with the look and feel of the surrounding single-family dwelling.

This Development is an expansion effort of an established and successful senior care business, Legacy Manor Personal Care Home ("Legacy Manor"). Legacy Manor is a residential, personal care facility that provides a fully staffed residential-like community for a small number of seniors to age in place in a safe and controlled environment. The facility will service seven or fewer individuals who can no longer care for themselves but need and, indeed, a place to live equipped with competent medical staff but a "close to normal" home living experience.

II. DESCRIPTION OF THE PROPERTY AND SURROUNDING AREA

The Property is a less than a half-acre rectangular single tract of land surrounded by single-family homes and comfortably situated on Mount Vernon Road, a major arterial thoroughfare within the City of Dunwoody.

Despite the commercial nature of the Development, there is strategic alignment between the Applicant's business model and the spirit and intent of the City's comprehensive plan. As noted on page 14 of the City of Dunwoody's 2020-2040 Comprehensive Plan, "Residential options for seniors remain paramount . . . Unfortunately, most of the City's Housing stock is single-family residential." The plan goes on to state to address this problem, the City must, as an option, "[permit] smaller, lower maintenance senior accessible housing in reasonable proximity to traditional family residential neighborhood." This Development would fill this need by redeveloping an e decaying existing single-family home into a high-quality "age in place" facility. The SLUP would maintain the R-100 designation but permit uses for the limited purposes associated with the business. Below is an aerial map of the surrounding area and uses:



Pursuant to the City of Dunwoody Code of Ordinances, "R" zoning districts are designed to, among other things, "create, maintain, and promote a variety of housing and to help ensure consistency with the comprehensive plan." This Development fits within the spirit and intent of the Code because the Senior Residents will live at this location with the benefit of medical and support staff in a facility that is fully integrated in an existing neighborhood. Therefore, the Applicant submits that the proposed Development helps to address the current need for housing variety for disabled seniors, complements existing uses, and fully complies with the City's Comprehensive Plan and Code of Ordinances.

III. PROJECT SUMMARY

The Development is a single 6,895 heated square foot facility with an adjoining 660 square foot wooden deck attached to the rear exterior of the Site. As shown on the survey and site plan dated December 1, 2022, prepared by Landworks Associates, Inc, and April 10, 2022, blueprints and filed with this Application (hereinafter the "Site Plan"), the Development includes seven bedrooms, an office, two staff rooms, and a primary suite, along with other spaces for residents. The Site will consist of four parking spaces accessed through a single entrance. The Development will not have a monument sign; standard residential County provided garbage cans located in the rear; enhanced landscape along the western portion of the Property to prevent visible intrusion to the neighbors. A proposed rendering of the Development is pictured below.

Legacy Manor is a small, locally owned family business, and the owner will, in addition to operating the facility, reside there as well. The Applicant chose this location after purchasing the existing single-family home for personal use and, through renovations, discovering significant structural damage. The business caters to veterans and seniors age 65 and older, and residents most often come via referral from the Applicant's existing location.



The Applicant's facility is also required with state and federal guidelines for personal care facilities. The Applicant has successfully provided these services for more than two decades. Although there are 24-hour, seven-days-a-week staff members present for residents, the Applicant limits visitation hours to a few per day, there is no high traffic volume, and the facility does not produce excessive garbage or sewage. The guidelines require adequate staffing per patient, caps the number of patients to eight, mandates electronically monitored building entrances and exits, and clear and accessible entrance and exits for emergency vehicles. The Development will cap the number of residents at seven and only takes residents through appointments.

IV. CITY OF DUNWOODY SECTION 27-359 CRITERIA

- a. General. Except as otherwise stated in this ordinance, the following review and approval criteria must be used in reviewing and taking action on all special land use permit applications:
 - (1) Whether the proposed use is consistent with the policies of the comprehensive plan;

Yes. This Development is consistent with the City of Dunwoody Comprehensive plan. This Development would fill this need by redeveloping an e decaying existing single-family home into a high-quality "age-in place" facility. The SLUP would maintain the R-100 designation but permit uses for the limited purposes associated with the business.

(2) Whether the proposed use complies with the requirements of this zoning ordinance;

Yes. This Development fits within the spirit and intent of the Code because the Senior Residents will live at this location with the benefit of medical and support staff in a facility that is fully integrated in an existing neighborhood.

(3) Whether the proposed Site provides adequate land area for the proposed use, including provision of all required open space, off-street parking and all other applicable requirements of the subject zoning district;

Yes. The Development fits within the proposed Site, including the necessary coverage for parking and the building's footprint. The Applicant is not requesting any additional variances or waivers.

- (4) Whether the proposed use is compatible with adjacent properties and land uses, including consideration of:
 - a. Whether the proposed use will create adverse impacts upon any adjoining land use because of noise, smoke, odor, dust or vibration generated by the proposed use
 - No. The Development is a non-smoking facility and, aside from medical or service-related care, functions as a residential facility.
 - c. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use;

No. It is a 24-hour senior residential facility. The Development will not be intrusive to adjoining neighbors. The Residents and Staff will be in the facility. The Applicant has strict rules regarding the number of visitors and visitation times.

d. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use;

No. The Development is not a high-traffic, noise, or activity center.

e. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the character of vehicles or the volume of traffic generated by the proposed use;

No. the facility is limited to 4 parking spots. Access will be via a single entrance and exit. There are a limited number of visitors.

f. Whether the size, scale, and massing of proposed buildings are appropriate to the size of the subject property and in relation to the size, scale, and massing of adjacent and nearby lots and buildings; and

The facility fits well within the size of the lot, sufficient for all statutorily required parking, access for emergency vehicles, and distance from neighbors.

g. Whether the proposed plan will adversely affect historic buildings, sites, districts, or archaeological resources.

No. There are no historic buildings, sites, districts, or archaeological resources at the Site.

(5) Whether public services, public facilities and utilities—including motorized and non-motorized transportation facilities—are adequate to serve the proposed use;

Yes.

(6) Whether adequate means of ingress and egress are proposed, with particular reference to nonmotorized and motorized traffic safety and convenience, traffic flow and control and emergency vehicle access;

Yes. The Site provides sufficient ingress and egress.

(7) Whether adequate provision has been made for refuse and service areas; and

Yes. The Site provides for refuse and service areas.

(8) Whether the proposed building as a result of its proposed height will create a negative shadow impact on any adjoining lot or building.

No. the Site will not create a negative shadow impact on any adjoining lot or building.

V. DRAFT PROPOSED CONDITIONS

In an effort to demonstrate responsiveness to community concerns and issues presented at the staff meeting, the Applicant proposes the following conditions of Approval of the Application:

- 1. Special uses on the Property shall be limited to a State-licensed Family Personal Care Home providing residence and care for a maximum of eight residents in the existing single-family home.
- 2. Exterior signage advertising the Family Personal Care Home shall be prohibited.
- 3. Any new building(s) or building renovations shall be of a traditional residential style, compatible with the homes in the surrounding area. Architectural elevations, building materials, and colors shall be subject to the review and approval of the Planning and Development Department prior to the issuance of a building permit.
- 4. Off-street parking related to the operation of the personal care home shall be limited to four vehicles

VI. <u>Conclusion</u>

For the foregoing reasons, the Applicant respectfully requests approval for this Application to develop the Property. The Applicant welcomes the opportunity to meet with the City of Dunwoody Planning Commission, Council, and Mayor to answer any questions or to address any concerns relating to this Letter of Intent or supporting materials.

Respectfully submitted this 6th day of December, 2022.

ANDERSEN, TATE & CARR, P.C.

Anre' D. Washington

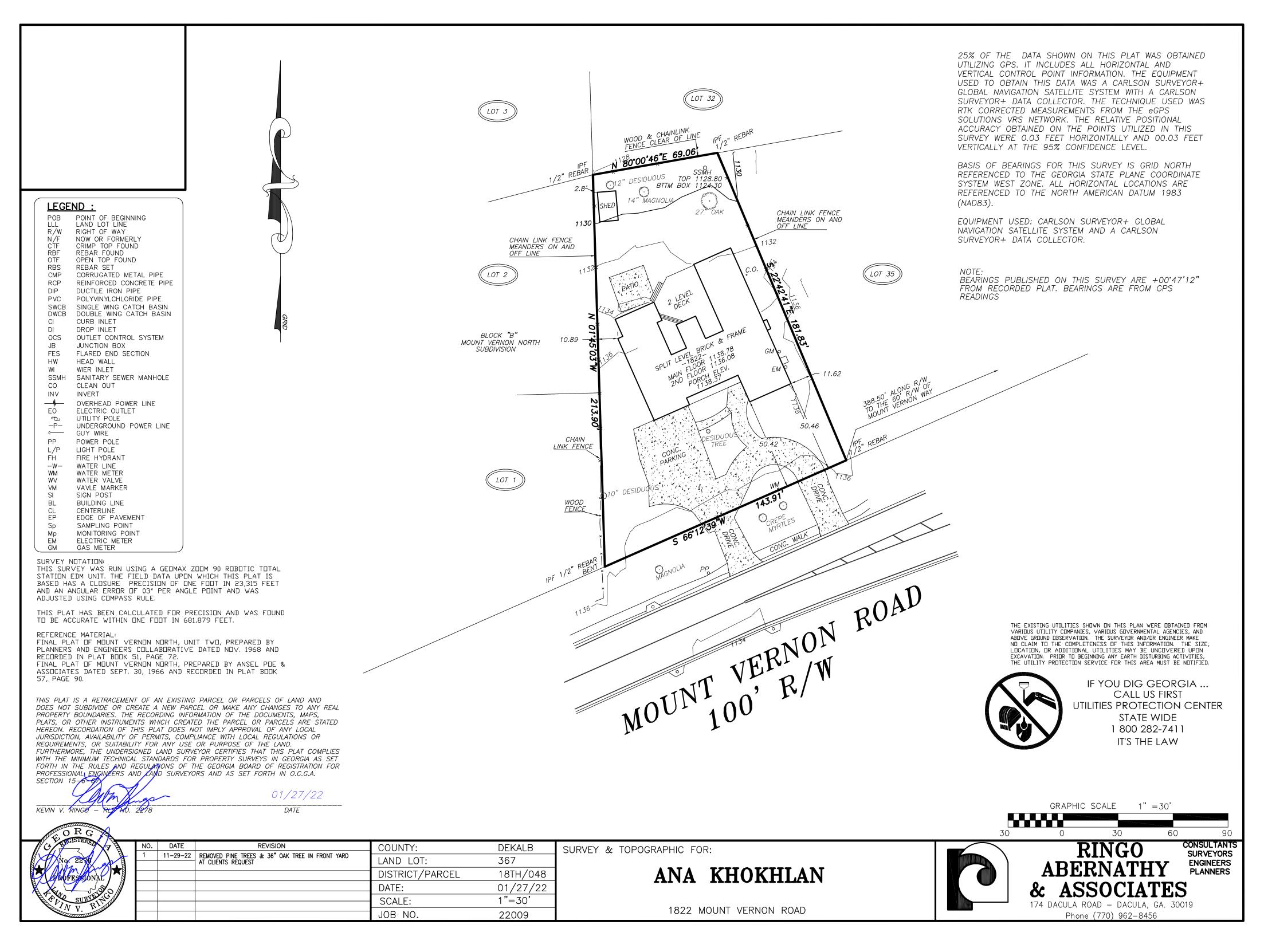
Anre' D. Washington, Esq.

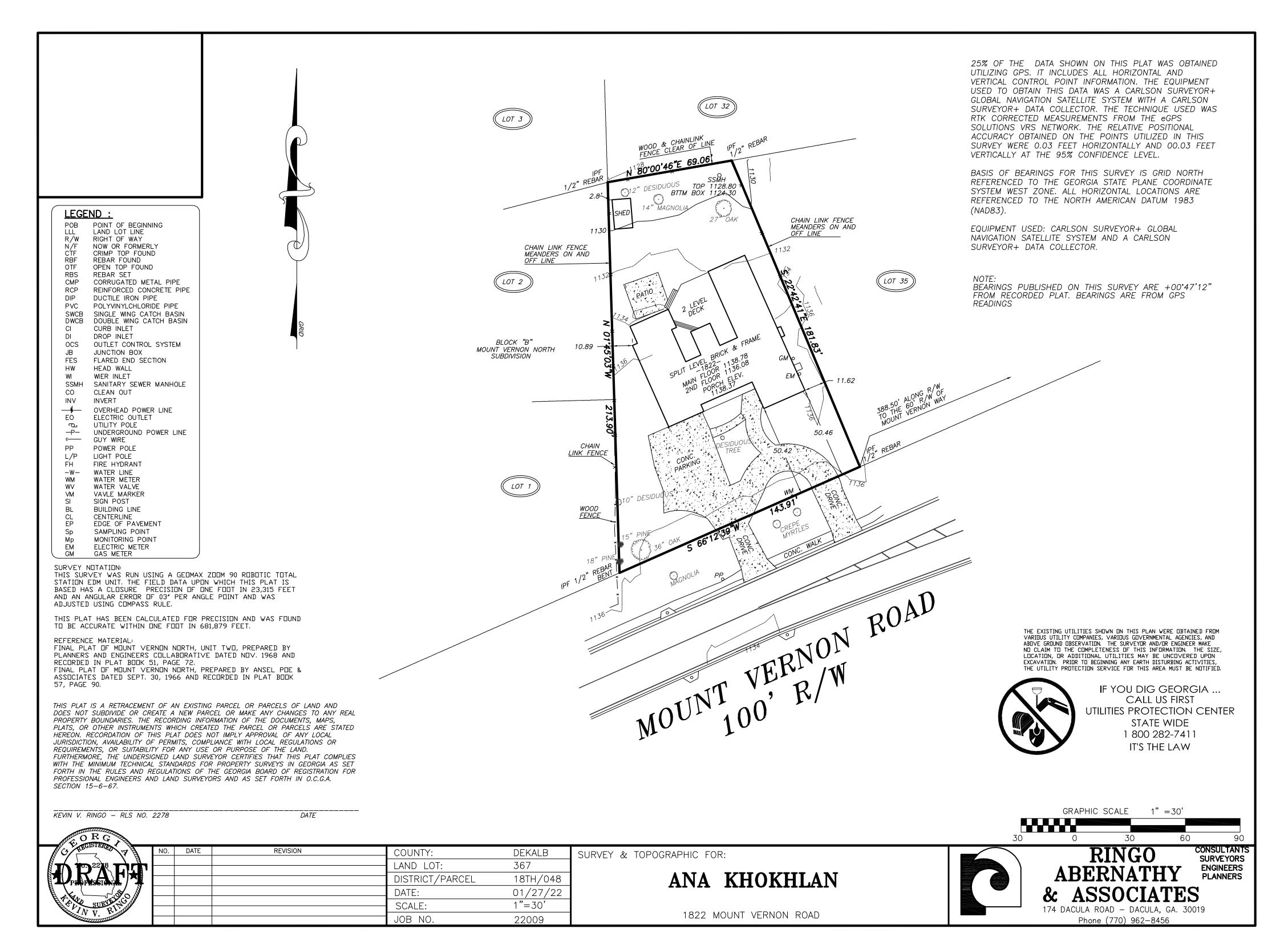
Enclosures

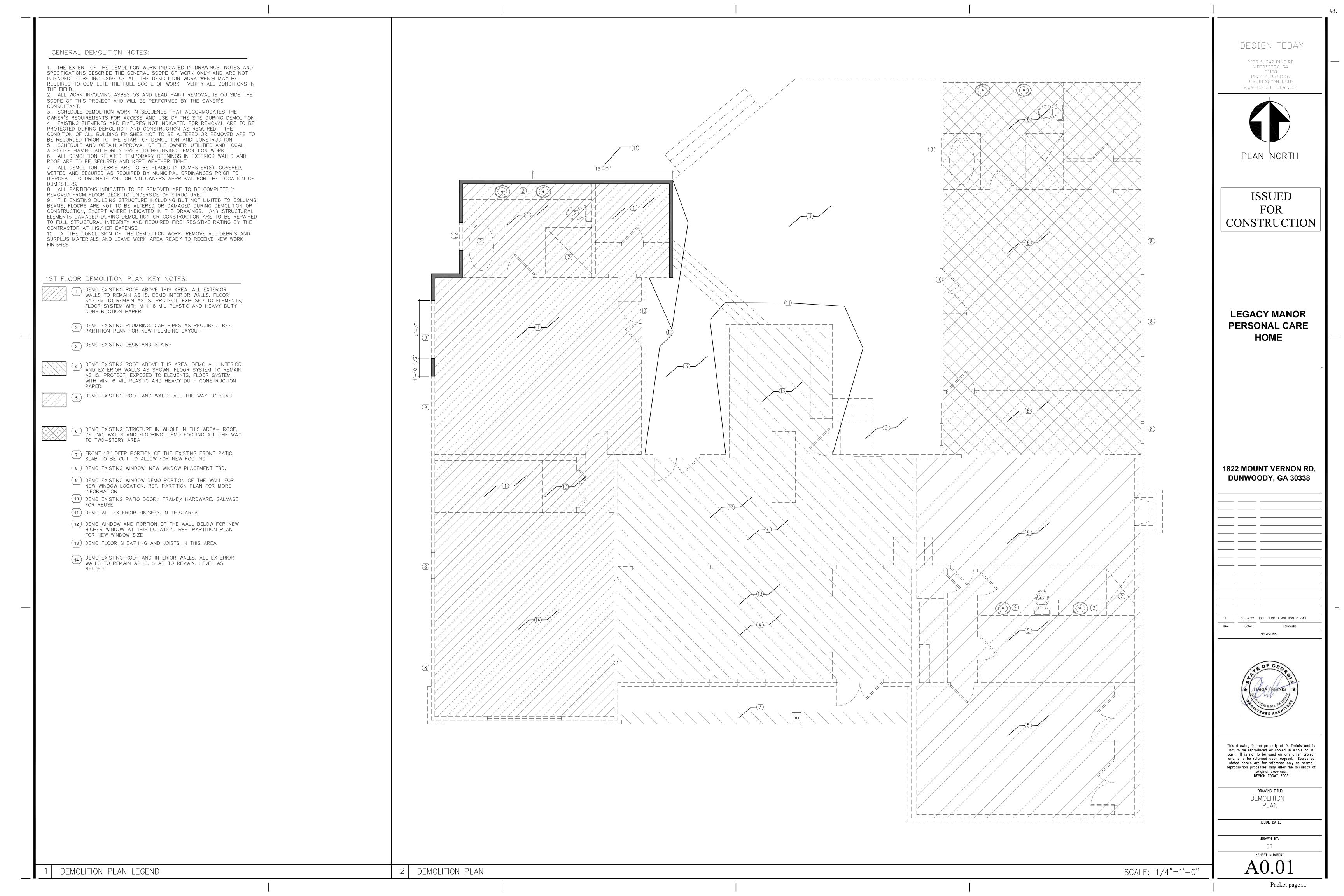






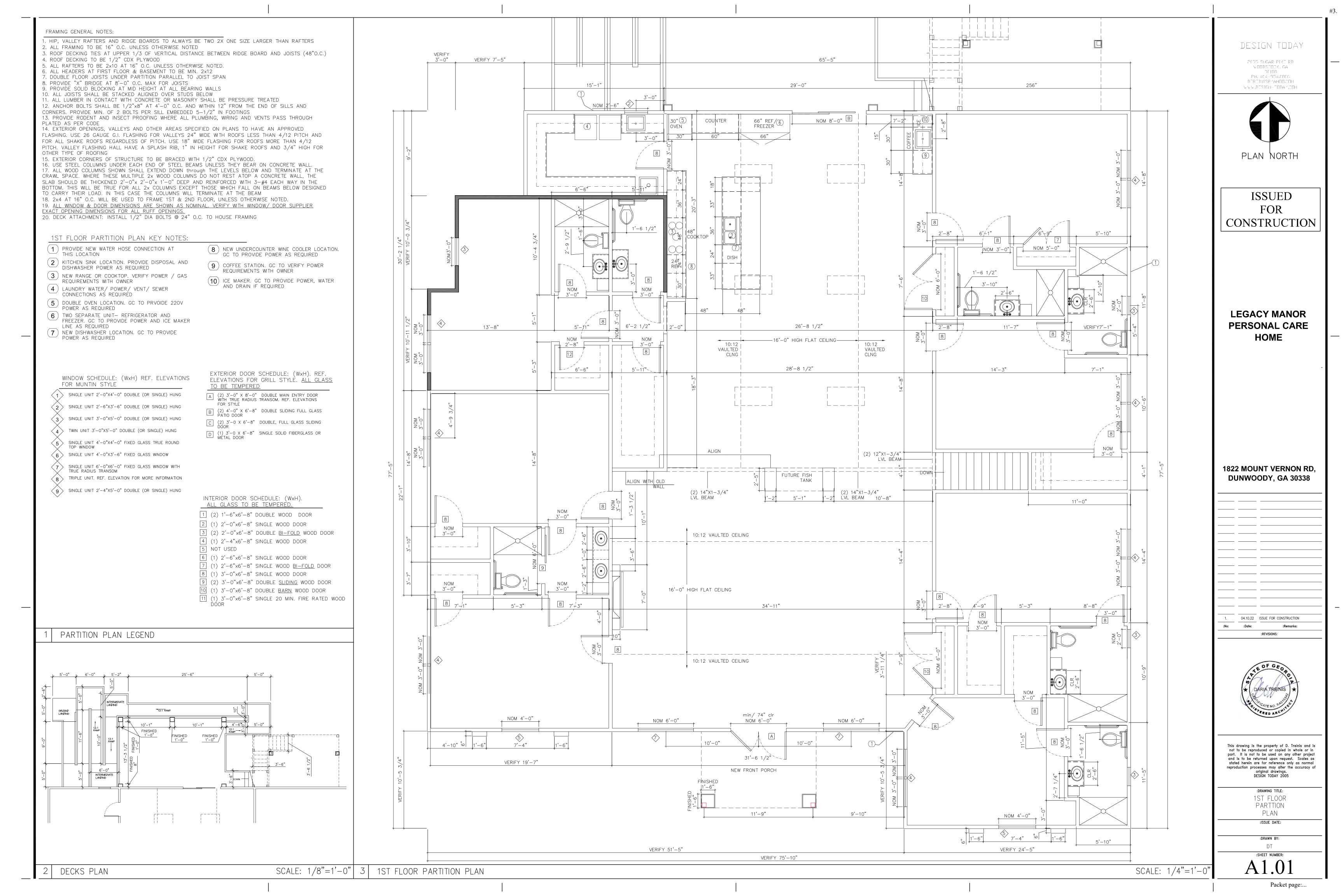


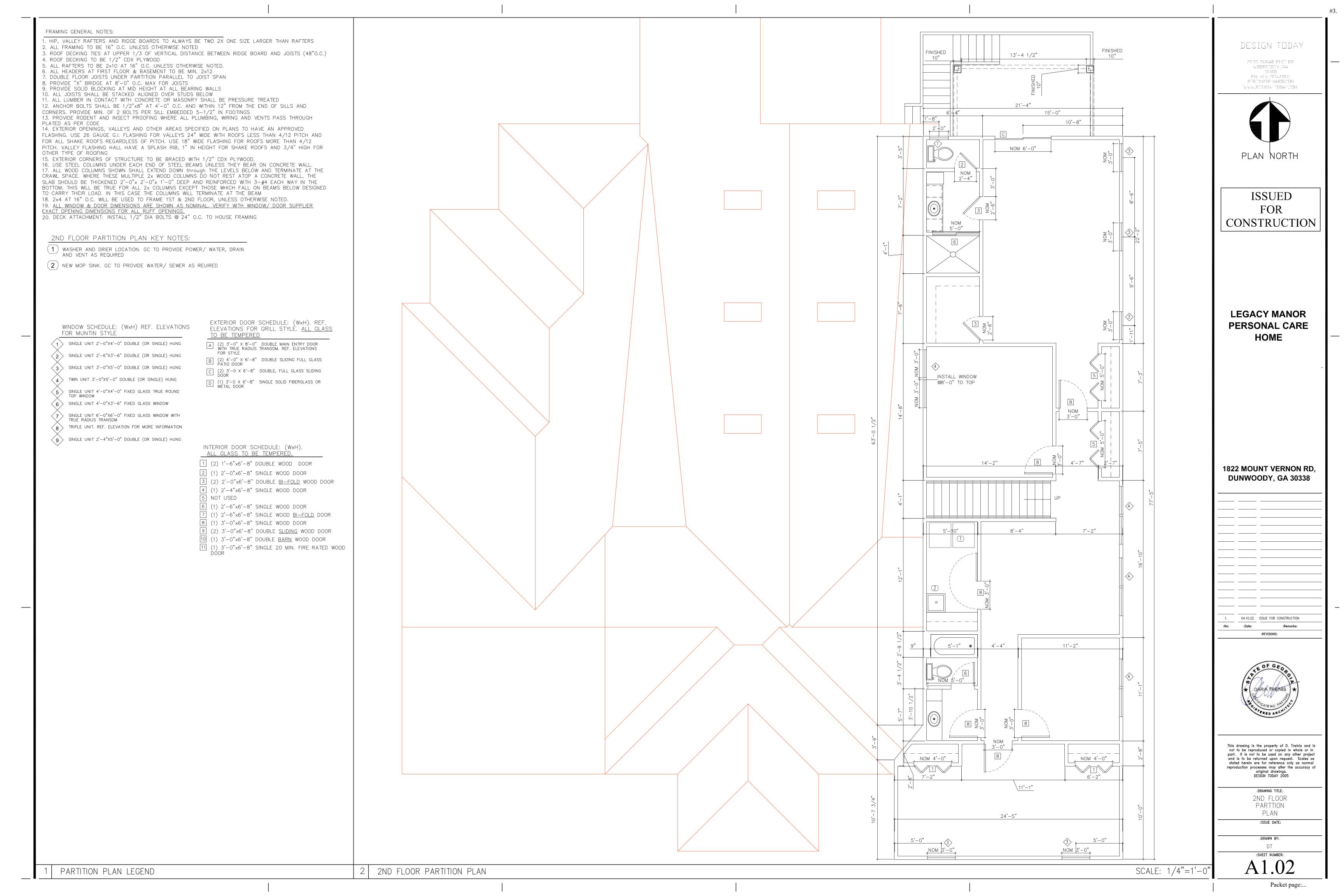


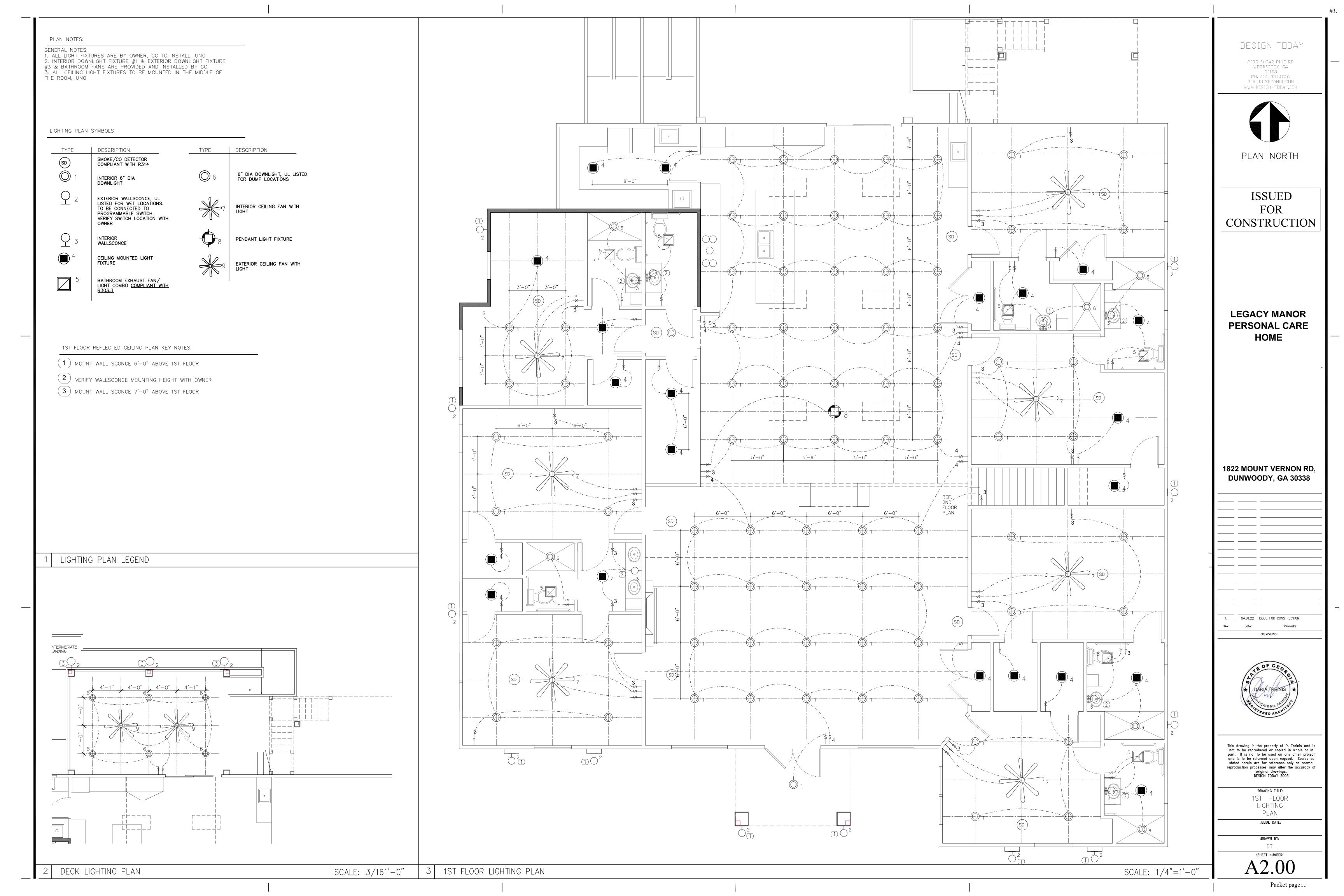


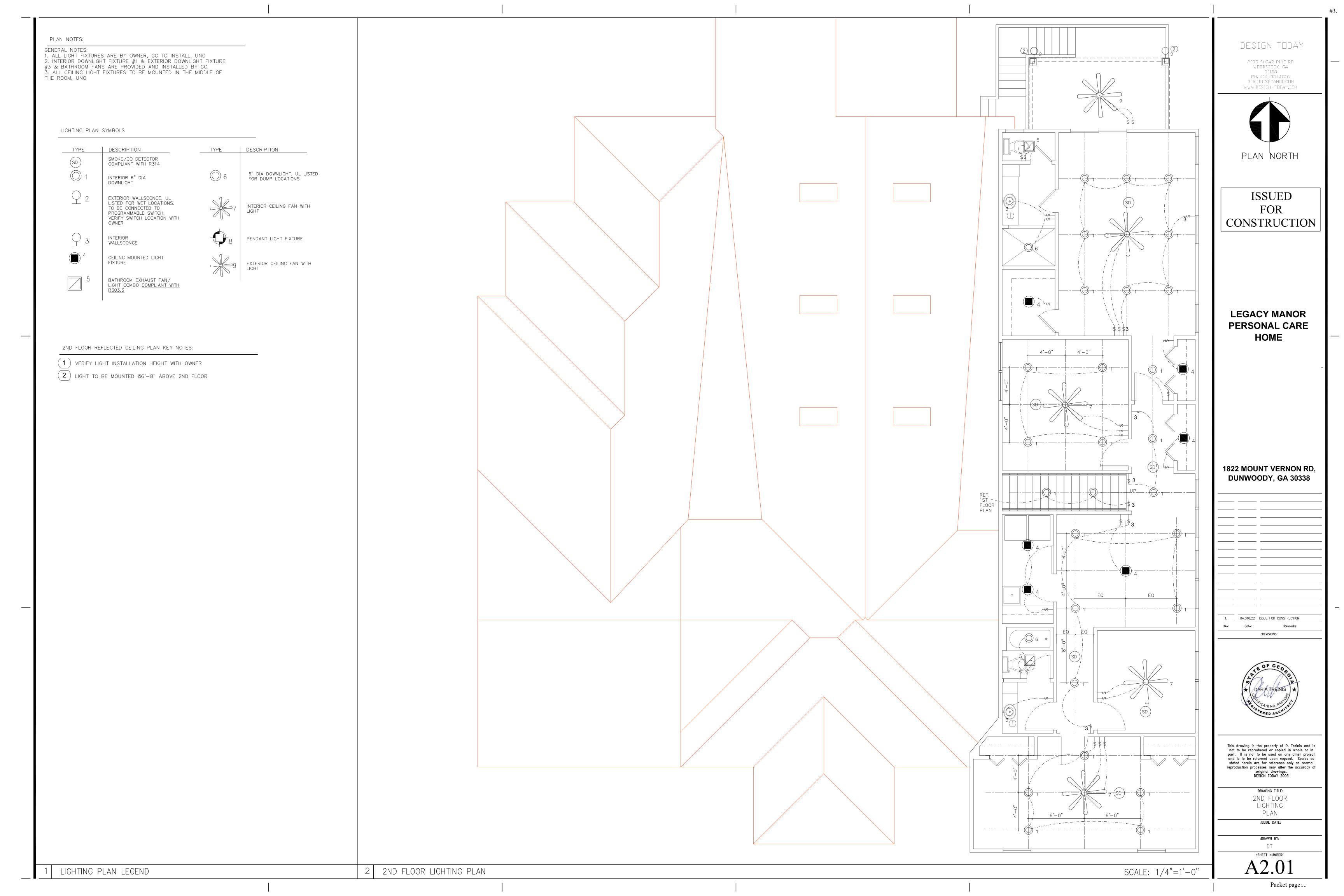
DESIGN TODAY CONCRETE FOUNDATION CRITERIA: 2035 SUGAR PIKE RD 1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING AND BRACING (BOTH WOODSTOCK, GA TEMPORARY AND PERMANENT) NECESSARY TO ASSURE THE STRUCTURAL STABILITY OF THE STRUCTURE AND SAFETY OF THE WORKERS DURING CONSTRUCTION. PH. 404-954.0806 DTRIINIS@YAHOO.COM 2. FOOTINGS HAVE BEEN DESIGNED FOR AN ALLOWABLE SOIL BEARING PRESSURE OF 2000 PSF. THIS VALUE SHALL BE VERIFIED DURING CONSTRUCTION, PRIOR TO PLACING CONCRETE. IF ACTUAL WWW.DESIGN-TODAY.COM VALUES VARY BY MORE THAN 10 %, FOOTINGS SHOULD BE REDESIGNED. 3. ALL DESIGN, FABRICATION AND CONSTRUCTION SHALL CONFORM TO THE CURRENT EDITIONS OF THE FOLLOWING STANDARDS: A. AMERICAN CONCRETE INSTITUTE ACI-318-05; B. THE INTERNATIONAL BUILDING CODE (2006); C. AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) 4. STRUCTURAL CONCRETE SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED, 28 DAY MINIMUM COMPRESSIVE STRENGTH: A) FOOTINGS & FOUNDATIONS: 3000 PSI 5. UNLESS NOTED OTHERWISE, DETAILS OF CONCRETE REINFORCEMENT AND ACCESSORIES SHALL BE 25'-11 1/2" 5'-6 1/2" 4'-7 1/4" IN ACCORDANCE WITH ACI 315. MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES AND CRSI MSP-1, MANUAL OF STANDARD PRACTICE, LATEST EDITION. 6. ALL STEEL BAR REINFORCEMENT SHALL BE ASTM A-615 GRADE 60. 7. UNLESS NOTED OTHERWISE, MINIMUM CLEAR COVER FOR REINFORCEMENT SHALL BE AS FOLLOWS: PLAN NORTH A. CONCRETE CAST AGAINST EARTH — 3" STRUCTURAL STEEL (WHERE APPLICABLE): 9'-6 1/2" 60"X60" SLAB ON GRADE RAMP____. 1. MATERIALS TO BE AS FOLLOWS: STRUCTURAL STEEL (BEAMS & COLUMNS): ASTM A572 GRADE 50; LANDING STEEL PIPE, STRUCTURAL TUBING: ASTM A501 OR ASTM A53 STRUCTURAL BOLTS: ASTM A5000, GRADE B (Fy=46ksi) ——— — — — — — -—I*−*Φ−+− **ISSUED** EXPANSION BOLTS: HILTI KWIK BOLTS OR APPROVED EQUAL 11 1/4" ANCHOR BOLTS: ASTM A307 2. WELDING TO BE BY QUALIFIED WELDERS USING E70XX ELECTRODES AND IN ACCORDANCE WITH AWS D1.1- 10. FOR WELDER CERTIFICATION SHALL BE AVAILABLE AT THE JOB SITE DURING TIME OF INSPECTION. 3. ALL STEEL COLUMNS TO HAVE 1 GAP PLATE UNLESS NOTE OTHERWISE. **CONSTRUCTION** 4. DON'T USE GAS CUTTING TORCHES FOR CORRECTING FABRICATION ERROR IN STRUCTURAL FRAMING. SLAB ON GRADE 5. ALL STRUCTURAL STEEL TO HAVE ONE (1) COAT OF STANDARD SHOP PRIMER, EXCEPT FOR SURFACES TO RECEIVE WELD OR TO BE ENCASED IN CONCRETE OR TO BE GALVANIZED. TOUCH UP ALL STRUCTURAL STEEL AFTER ERECTION WITH SAME PRIMER. 7'-5 1/2" WOOD CRITERIA 1. ALL FRAMING TO HAVE MINIMUM STRUCTURAL PROPERTIES: GRADE/SPECIES Fb F٧ Mod E Fc per Fc par 2X4 #2 SPF 775 70 335 1000 1100000 FRAMING 335 565 2X6 #2 SPF 775 1000 1100000 FRAMING 2X8 #2 SPF 1600000 FRAMING #2 SPF 565 2X10 -1200 1600000 FRAMING 7'-1" 7'-1 1/2" 1200 565 1550 2X12 -#2 SPF 1600000 90 FRAMING VERIFY \$1'-2 1/2" | #2 SPF 565 1550 1200 90 1600000 FRAMING 4X4 _ **LEGACY MANOR** #2 SPF 565 1550 1200 90 1600000 FRAMING 6X6 8" POURED TURNED DOWN PERSONAL CARE CONCRETE WALL 14'-3" SLAB. REF DETAIL LVL BM's 2.0E (G-P LAM) 2950 285 750 FRAMING NEW CRAWL SPACE TO REMAIN PROVIDE VAPOR 8/A4.00 HOME 750 LVL BM's 1.9E MICROLLAM* 2600 285 2510 1900000 FRAMING BARRIER AS REQUIRED BY 4. ALL WOOD WHICH IS EITHER EMBEDDED IN EARTH OR CONCRETE, OR PLACED ON CONCRETE IN DIRECT CONTACT WITH THE EARTH, OR DIRECTLY EXPOSED TO THE WEATHER SHALL BE PRESERVATIVE—TREATED INCLUDING BUT NOT LIMITED TO POST, BEAMS, COLUMNS, JOIST, SILLS AND SOLE PLATES. NEW FOOTING SCHEDULE: VERIFY 15/4 1/2 VERIFY 28'-8 1/2" 21'-4" COLUMN SCHEDULE: F-1 12"x12"x12" W/ 2 #4 EA WAY, REF. (C-1) WOOD P.T. 6"X6" COLUMN DETAILS 2& 3/A4.00 F-2 24"x24"x12" W/ 2 #4 EA WAY, REF. --DETAILS 2& 3/A4.00 F-3 24"x30"x12" W/ 2 #4 SHORT WAY, AND 3 #4 LONG WAY. REF. DETAILS 2& 3/A4.00 NEW 8" F-4 30"x30"x12" W/ 3 #4 EA WAY, REF. -CONCRETE WALL DETAILS 2& 3/A4.00 WITH 2X6 @16" CRAWL SPACE WALL ABOVE. - | **1822 MOUNT VERNON RD, DUNWOODY, GA 30338** EXISTING CRAWL SPACE TO REMAIN PROVIDE VAPOR BARRIER AS REQUIRED BY CODE FOOTING PLAN GENERAL NOTES: 1. ALL COLUMN FOOTING TO FIX FOR BEARING AT GRADE LEVEL ON 12" THICK FOOTING 2. FOR LOW CAPACITY SOIL USE HELICAL ANCHORS 3. VERIFY ADDITIONAL SUPPORT POST LOCATIONS IN CRAWL SPACE FOR NEW INTERIOR WALL. POSTS TO BE MIN. 6X6 P.T. WITH 30"X30"X12" MIN. FOOTING EA. 04.10.22 ISSUE FOR CONSTRUCTION :Date: :REVISIONS: NEW CRAWL SPACE STUD WALL NEW GRADE BEAM 20" WIDE X 12" DEEP WITH NEW This drawing is the property of D. Treinis and is not to be reproduced or copied in whole or in part. It is not to be used on any other project and is to be returned upon request. Scales as stated herein are for reference only as normal reproduction processes may alter the accuracy of original drawings. DESIGN TODAY 2005 EXISTING CONDITIONS MAY REQUIRE ADDITIONAL FOOTINGS /REPAIR. GC IS RESPONSIBLE FOR FIELD VERIFICATIONS AND DOWN CHANGES/ ADDITIONS AS NECESSARILY. SLAB. REF :DRAWING TITLE: DETAIL FOUNDATION 8/A4.00 PLANS :ISSUE DATE: 11'-9" 9'-10" VERIFY 24'-5" SCALE: 3/16"=1'-0"FOUNDATION PLAN LEGEND 2 FOUNDATION PLAN

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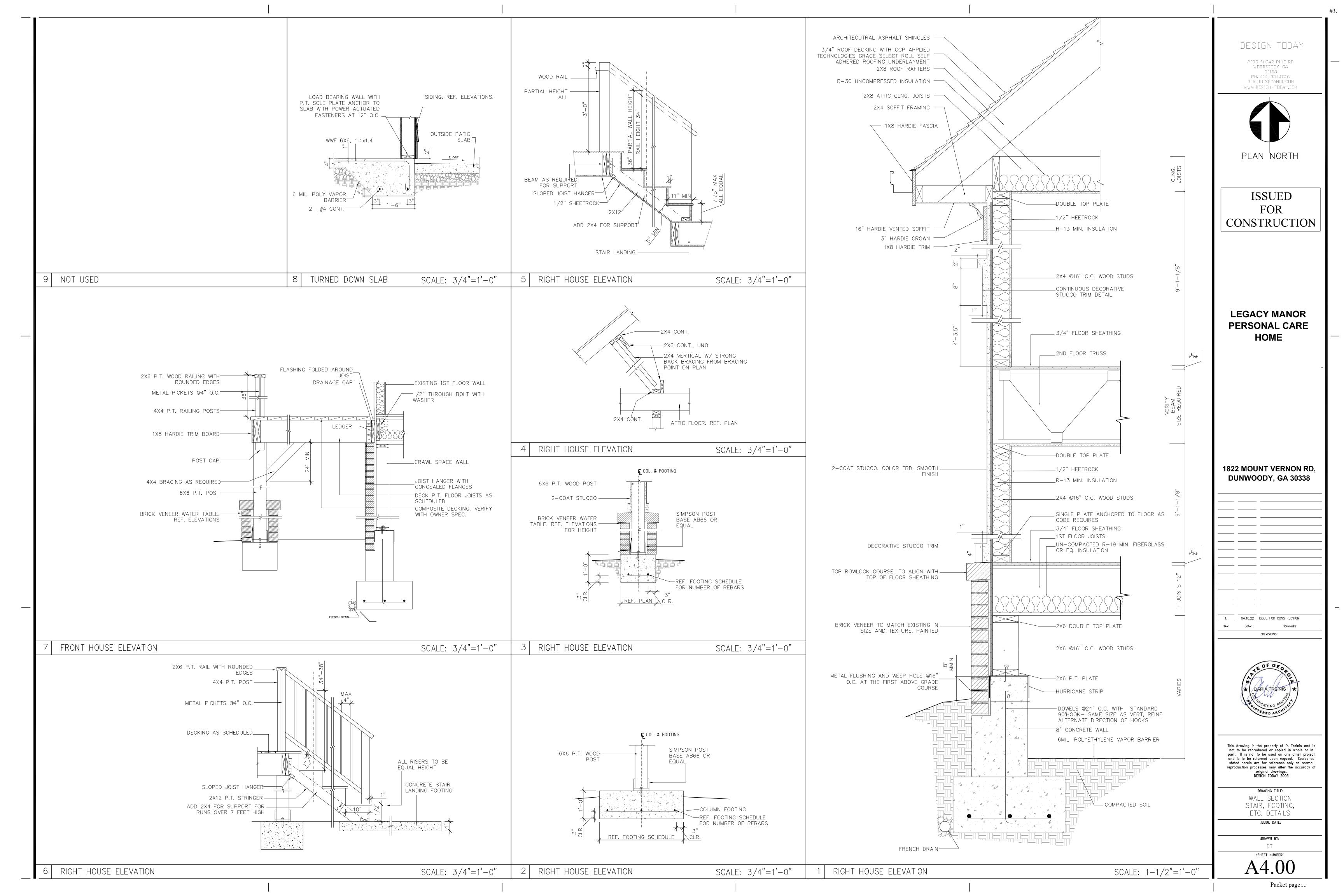


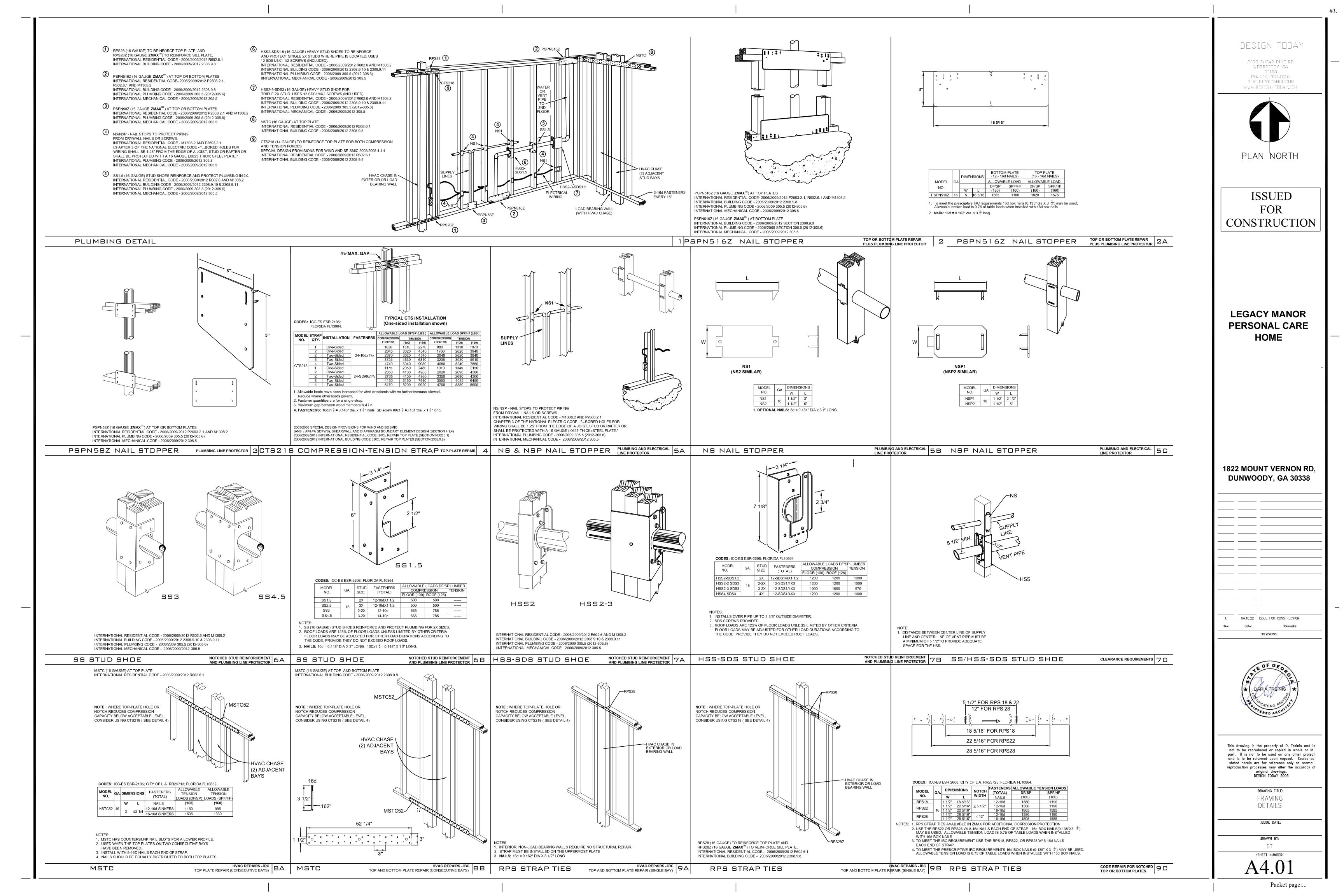


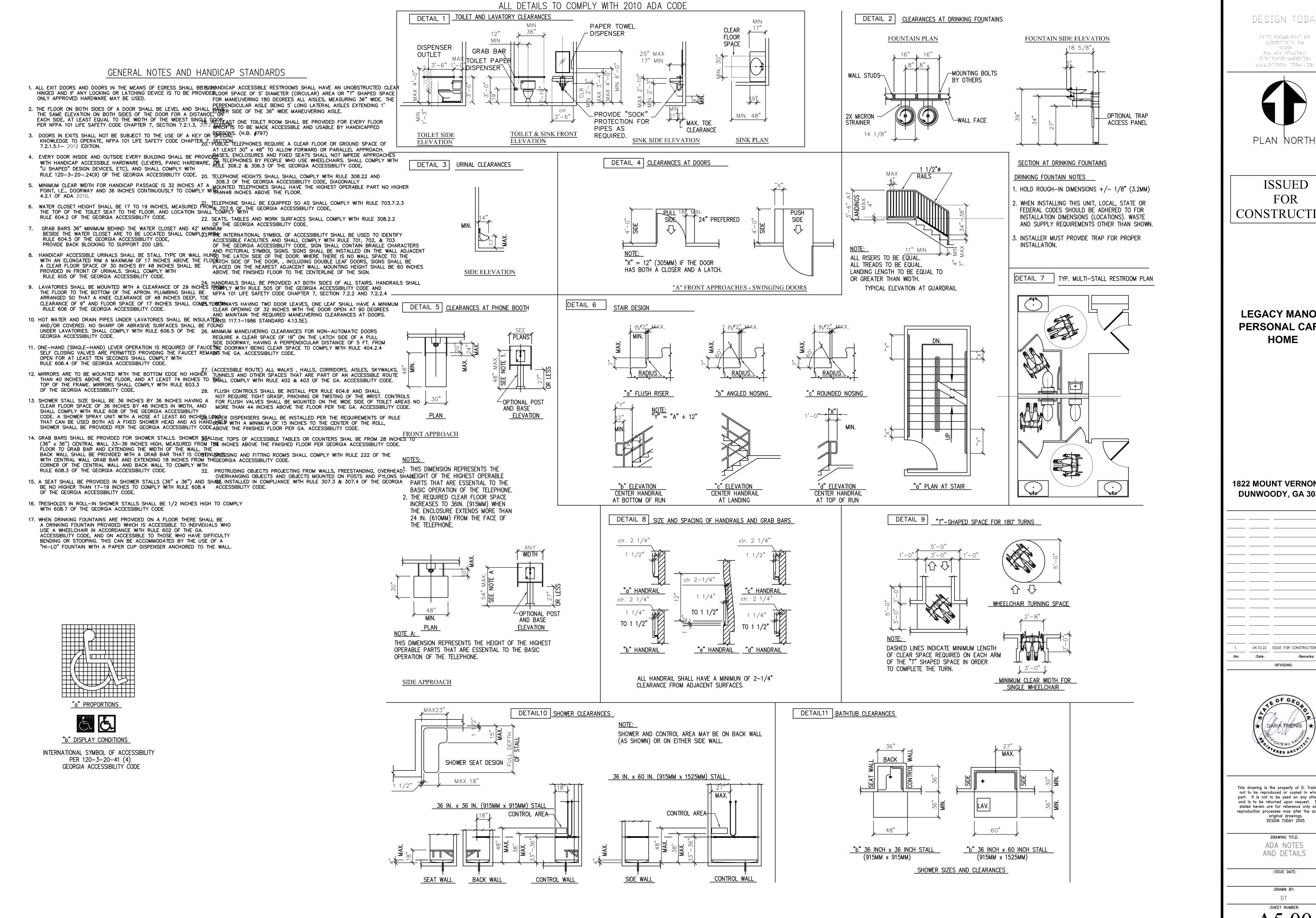




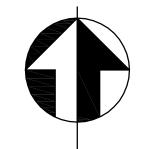








DESIGN TODAY 2035 SUGAR PIKT RD WOODSTOCK, GA PH. 404-954.0806 DTRIINIS@YAHOO.COM



ISSUED FOR CONSTRUCTION

LEGACY MANOR PERSONAL CARE HOME

1822 MOUNT VERNON RD, **DUNWOODY. GA 30338**

04.10.22 ISSUE FOR CONSTRUCTION :REVISIONS:



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CHANG AE SOK 1319 VERNON NORTH DR DUNWOODY GA 30338 5109 VERNON RIDGE DR PHAN MINH ATLANTA GA 30338 HAN XUESONG 5168 MOUNT VERNON WAY **DUNWOODY GA 30338** ALLEN JEFFREY 5126 MOUNT VERNON WAY DUNWOODY GA 30338 LANDERS JUDITH J 1564 VERNON WAY CT DUNWOODY GA 30338 MYLES REBECCA I 5116 MOUNT VERNON WAY DUNWOODY GA 30338 SHELTON BLAYNE 5186 WELLSHIRE PL DUNWOODY GA 30338 5157 WELLSHIRE PL BAKER CHRISTOPHER A DUNWOODY GA 30338 COWAN MICHAEL V 1610 WELLSHIRE LN DUNWOODY GA 30338 5126 VERNON SPRINGS DR DUNWOODY GA 30338 ZINKAND RACHELS SUMMERS JONATHAN PATRICK 5106 VERNON SPRINGS DR ATLANTA GA 30338 ABBOTT RANDALL J 4036 GRAFTON RD BRUNSWICK OH 44212 WIERENGA HERMAN JAN 5067 MOUNT VERNON WAY DUNWOODY GA 30338 MIKOLAJEK AMANDA C 1471 CEDARHURST DR DUNWOODY GA 30338 JONES MICHAEL L 5041 REDCLIFF CT DUNWOODY GA 30338 WILSON PETRA 5138 VERNON RIDGE DR **DUNWOODY GA 30338** CONWAY SHARON J 1455 VERNON RIDGE CT DUNWOODY GA 30338 TUCKER ADAM J PO BOX 88026 ATLANTA GA 30356 VARRONE SUSAN AROGETI 5015 WICKFORD WAY **DUNWOODY GA 30338** GRAISER BRAD ALFRED 5163 VERNON RIDGE DR DUNWOODY GA 30338 DILORETI MICHAEL ANTHONY 1506 THORNHILL CT **DUNWOODY GA 30338** LANDIS MICHAEL 5152 MOUNT VERNON WAY DUNWOODY GA 30338 WHYTE DUANE EVERARD 4497 COLOMBO DR SAN JOSE CA 95130 BOTTERS DAVID M 5125 MOUNT VERNON WAY **DUNWOODY GA 30338** HAYES DAVID G 5117 MOUNT VERNON WAY DUNWOODY GA 30338 LYNN STEVEN M 5165 WELLSHIRE PL DUNWOODY GA 30338 **BYERS BARBARA** 5070 VERNON SPRINGS DR ATLANTA GA 30338 KANE WILLIAM K 5060 VERNON SPRINGS DR **DUNWOODY GA 30338** BOUZYK MARK 1809 WOMACK RD DUNWOODY GA 30338 LOUZA MARCY 5074 WICKFORD WAY **DUNWOODY GA 30338** 1610 ARNAUD CT DUNWOODY GA 30338 ABRAMS PHYLLIS K CLOITRE STEPHAN D 5110 ASHMONT CT ATLANTA GA 30338 RANGEL JAVIER 5109 ASHMONT CT DUNWOODY GA 30338 1433 VERNON RIDGE CT DUNWOODY GA 30338 HOLLIDAY WILLIAM TRAN LE TRANG T 1432 VERNON RIDGE CT ATLANTA GA 30338 FLINK KEVIN 5076 MOUNT VERNON WAY DUNWOODY GA 30338 SALUS ALAN 5064 MOUNT VERNON WAY DUNWOODY GA 30338 1606 MOUNT VERNON FOREST CT MCNAMARA THOMAS G **DUNWOODY GA 30338** POULOS CHRISTOPHER STEPHEN 1502 VERNON NORTH DR DUNWOODY GA 30338 MCCANN MATTHEW R 1510 N VERNON DR DUNWOODY GA 30338 1749 MOUNT VERNON RD DEATON MICHAEL F REVOCABLE TRUST **DUNWOODY GA 30338**

LEE MYONG DONG 1733 MOUNT VERNON RD ATLANTA GA 30338 VERNON N LLC 5718 BEND CREEK RD DUNWOODY GA 30338 BENSON MARTIN J 1359 VERNON NORTH DR DUNWOODY GA 30338 MCDUFFLE IFFEREY A 1505 VERNON NORTH DR ATI ANTA GA 30338 BENTLEY THOMAS R 1507 THORNHILL CT DUNWOODY GA 30338 HUDGINS JAMES A 5186 TRAILRIDGE CT DUNWOODY GA 30338 YEH DAVID 5100 MOUNT VERNON WAY DUNWOODY GA 30338 KHOKHLAN ANNA 1822 MOUNT VERNON RD DUNWOODY GA 30338 MOODY GEORGE RANDALL 5148 WELLSHIRE PL DUNWOODY GA 30338 HOLLOWAY CURTIS ROBERT DUNWOODY GA 30338 5164 WELLSHIRE PL DALY DONNA L 5127 WELLSHIRE PL ATLANTA GA 30338 NAUGHTON CAROLINE N 5037 MOUNT VERNON WAY DUNWOODY GA 30338 KIM JONG DAE 1871 MOUNT VERNON RD **DUNWOODY GA 30338** MEHDLOFF MOHSEN A 5098 VERNON RIDGE DR DUNWOODY GA 30338 QUAGLIAROLI BIRGIT 1800 MARLBOROUGH DR ATLANTA GA 30350 **GAINES LUCAS** 5130 VERNON RIDGE DR **DUNWOODY GA 30338** PENN TAYLOR H 5083 WICHFORD WAY ATLANTA GA 30341 IAMES MATTHEW I 1504 CEDARHURST DR DUNWOODY GA 30338 MAHONEY RYAN C 5039 WICKFORD WAY DUNWOODY GA 30338 LANDES JOANN 1505 CEDARHURST DR **DUNWOODY GA 30338** 1527 CEDARHURST DR DUNWOODY GA 30338 LALLEY MARC A DOOLEY ANTHONY JASON 4199 CHESTNUT RIDGE DR ATLANTA GA 30338 KEELS MARY ANN S 1489 VERNON NORTH DR DUNWOODY GA 30338 CRANFORD STEPHEN R 1471 VERNON NORTH DR ATLANTA GA 30338 SARNIE PATRICIA ANN 5175 VERNON RIDGE DR DUNWOODY GA 30338 CHEEK ERIC 1514 THORNHILL CT DUNWOODY GA 30338 YATES ALLEN R 1519 THORNHILL CT DUNWOODY GA 30338 VIETH ANDREW 5177 MOUNT VERNON WAY DUNWOODY GA 30338 JOHNSTON BRADLEY ALLEN 5161 MOUNT VERNON WAY DUNWOODY GA 30338 HAN XUESONG 5168 MOUNT VERNON WAY DUNWOODY GA 30338 CANAWAY JASON 5132 WELLSHIRE PL NE ATLANTA GA 30338 1609 WELLSHIRE LN DUNWOODY GA 30338 ADLER SAUL M ROACH SHAUN DAVID 1897 MOUNT VERNON RD DUNWOODY GA 30338 SHERRER SHARON B 1913 MOUNT VERNON RD DUNWOODY GA 30338 MITCHELL JUNE M 5066 WICKFORD WAY DUNWOODY GA 30338 IRBY LINDA 5119 VERNON SPRINGS DR DUNWOODY GA 30338 VETRANO SAVANNAH 1756 MOUNT VERNON RD DUNWOODY GA 30338 ASHMONT HOLDINGS LLC 5217 REDFIELD CT **DUNWOODY GA 30338** ZHANG KEJUN 5103 ASHMONT CT DUNWOODY GA 30338 CINTRON KEITH 1770 MOUNT VERNON RD ATLANTA GA 30338

WANG CHIH	1779 MOUNT VERNON RD	DUNWOODY GA 30338
YEH JULIE LO	2310 KIMBROUGH CT	ATLANTA GA 30350
MARZEC GRZEGORZ	1805 MOUNT VERNON RD	DUNWOODY GA 30338
LOCKHART MATTHEW CARREL	1538 CEDARHURST DR	ATLANTA GA 30338
FEARNEY TIMOTHY M	1520 CEDARHURST DR	DUNWOODY GA 30338
SUTIN EMER F	5034 MOUNT VERNON WAY	DUNWOODY GA 30338
EL SHESHAI KAMAL M	5014 MOUNT VERNON WAY	DUNWOODY GA 30338
TURNER GRANT WILLIAM SR	5153 VERNON RIDGE DR	DUNWOODY GA 30338
DANLEY II CHARLES L	5143 VERNON RIDGE DR	DUNWOODY GA 30338
LIBOWSKY JOEL I	5160 MOUNT VERNON WAY	DUNWOODY GA 30338
GORDON ERIKA VIA	5136 MOUNT VERNON WAY	DUNWOODY GA 30338
MITTLEMAN JONATHAN	5141 MOUNT VERNON WAY	DUNWOODY GA 30338
FINDLING SAMANTHA A	5133 MOUNT VERNON WAY	DUNWOODY GA 30338
WESTRICK JOHN G	5181 WELLSHIRE PL	DUNWOODY GA 30338
IKEGAMI THOMAS Y	5173 WELLSHIRE PL	DUNWOODY GA 30338
REYNOLDS JOHN R	5090 VERNON SPRINGS DR	DUNWOODY GA 30338
CAMPBELL MARTHA C	5080 VERNON SPRINGS DR	DUNWOODY GA 30338
NUNNA SRIKANTH	7595 GLISTEN AVE	SANDY SPRINGS GA 30328
MORRIS MARIETTA	5082 WICKFORD WAY	DUNWOODY GA 30338
PETERSON ERIC L	5085 VERNON SPRINGS DR	ATLANTA GA 30338
PUGMIRE J SCOTT	5073 VERNON SPRINGS DR	DUNWOODY GA 30338
ASHMONT LLC	5116 ASHMONT CT	DUNWOODY GA 30338
CHRISTENSEN YEE YARUBI	5115 ASHMONT CT	DUNWOODY GA 30338
HANCOCK WILLIAM C	1438 VERNON RIDGE CT	DUNWOODY GA 30338
PLUNKETT GRAY CLYDE	1444 VERNON RIDGE CT	DUNWOODY GA 30338
ABUBAKAR USMAN	1823 MOUNT VERNON RD	DUNWOODY GA 30338
EDMONSON SUSAN	5052 MOUNT VERNON WAY	DUNWOODY GA 30338
LEVINGSTON KEVIN	5034 VERNON SPRINGS DR	DUNWOODY GA 30338
WADDELL ZACHARY J	1486 VERNON NORTH DR	DUNWOODY GA 30338
CHRISTIANSEN ERIC	1494 VERNON NORTH DR	DUNWOODY GA 30338
SCOTT PAUL J	4194 CHESTNUT RIDGE DR	DUNWOODY GA 30338
MUETHING COLIN	1335 VERNON NORTH DR	DUNWOODY GA 30338
AMERSON JOSHUA J	1351 VERNON NORTH DR	DUNWOODY GA 30338
OUELLETTE PHILIP A	1513 VERNON NORTH DR	DUNWOODY GA 30338
MILLER BRYAN D	1497 VERNON NORTH DR	DUNWOODY GA 30338
DEPAUL STEPHEN F	1501 THORNHILL CT	DUNWOODY GA 30338
WONG LUNG ALLEN SUI	5121 VERNON RIDGE DR	DUNWOODY GA 30338
JONES JENNIFER	1830 MOUNT VERNON RD	DUNWOODY GA 30338
HOWARD BARBARA B	5140 WELLSHIRE PL	DUNWOODY GA 30338
HINES DYKES DANA MICHELLE	5156 WELLSHIRE PL	DUNWOODY GA 30338
LANE DANIELLE D	5172 WELLSHIRE PL	DUNWOODY GA 30338

COPLIN ELLIOT F	5135 WELLSHIRE PL	DUNWOODY GA 30338
FREYMAN JEREMY	5047 MOUNT VERNON WAY	DUNWOODY GA 30338
BROWN RICHARD WARD	5019 MOUNT VERNON WAY	DUNWOODY GA 30338
BROEN JOHN W	5057 VERNON SPRINGS DR	DUNWOODY GA 30338
CITRANO PATRICK	5106 VERNON RIDGE DR	DUNWOODY GA 30338
HOWARD WILBUR G	5122 VERNON RIDGE DR	DUNWOODY GA 30338
KUHLMAN ROBERT WESLEY	1771 MOUNT VERNON RD	DUNWOODY GA 30338
CHARLENE M GRANBERRY TRUST	5069 WICKFORD WAY	DUNWOODY GA 30338
LINDKE ANNIE LOUISE	5049 WICKFORD WAY	DUNWOODY GA 30338
ALTERA ALLAN GREGORY	5031 WICKFORD WAY	DUNWOODY GA 30338
BRADLEY ELAINE P	1517 CEDARHURST DR	DUNWOODY GA 30338
MCCRACKEN MARY K LIVING TRUST	1535 CEDARHURST DR	DUNWOODY GA 30338
STEVENS ROBERT PAUL	1327 VERNON NORTH DR	DUNWOODY GA 30338
TAYLOR ZANE	5191 VERNON RIDGE DR	DUNWOODY GA 30338
BREDENBERG MELINDA B	1520 THORNHILL CT	DUNWOODY GA 30338
PHILIP JOHN K	5115 VERNON RIDGE DR	DUNWOODY GA 30338
PARIDY PAUL E	1563 VERNON WAY CT	ATLANTA GA 30338
JOHNSTON ROBERT A III ETAL	5169 MOUNT VERNON WAY	DUNWOODY GA 30338
SHARF BURT A	5109 MOUNT VERNON WAY	DUNWOODY GA 30338
REAGAN IAN PATRICK	1602 WELLSHIRE LN	DUNWOODY GA 30338
MOSLEY BRIAN DAVID	1617 WELLSHIRE LN	DUNWOODY GA 30338
HANSEN BRADLEY	4780 ASHFORD DUNWOODY RD # A254	DUNWOODY GA 30338
LARSON ELIZABETH	5048 VERNON SPRINGS DR	DUNWOODY GA 30338
BISSELL LEIGH S SR	5057 MOUNT VERNON WAY	DUNWOODY GA 30338
JAKIELSKI RICHARD J	1905 MOUNT VERNON RD	DUNWOODY GA 30338
HEDDEN LISA E	1466 CEDARHURST DR	DUNWOODY GA 30338
LEDNER TURNER LORI	5096 ASHMONT CT	DUNWOODY GA 30338
DOWNING JOHN T JR	5095 ASHMONT CT	ATLANTA GA 30338
SPAIN MARK J	1439 VERNON RIDGE CT	ATLANTA GA 30338
STUIT CARMEN	1787 MOUNT VERNON RD	DUNWOODY GA 30338
GREEN RUBY SMITH	1512 CEDARHURST DR	DUNWOODY GA 30338
KARIM LAYLA	5006 MOUNT VERNON WAY	DUNWOODY GA 30338
LIEBERMAN GARY	1518 VERNON NORTH DR	DUNWOODY GA 30338
MOUNT VERNON CONDOMINIUM ASSOC	2398 MOUNT VERNON RD # 150	ATLANTA GA 30338
VICTORY STEFAN	1311 VERNON NORTH DR	DUNWOODY GA 30338
WEINSHENKER DAVID	1367 VERNON NORTH DR	DUNWOODY GA 30338
FALKENSTEIN RUSSELL STEVEN	1159 DORBY PARK DR NE	ATLANTA GA 30319
NECHMAD HAGAI	1513 THORNHILL CT	ATLANTA GA 30338
BERRY MEGHAN ELIZABETH	5101 VERNON RIDGE DR	DUNWOODY GA 30338
OZIAS RACHEL M	1558 VERNON WAY CT	DUNWOODY GA 30338

KOSOBUD CHRISTOPHER	5151 MOUNT VERNON WAY	DUNWOODY GA 30338
NAIL GREGORY	5124 WELLSHIRE PL	DUNWOODY GA 30338
HART ANDREW REVOCABLE LIVING TRUST	5180 WELLSHIRE PL	DUNWOODY GA 30338
ROHRBACH MELANIE B	1618 WELLSHIRE LN	DUNWOODY GA 30338
MARINO BERNARD D	5098 VERNON SPRINGS DR	DUNWOODY GA 30338
BROOKS LESLIE M	1851 MOUNT VERNON RD	DUNWOODY GA 30338
GANT CLAUDIA E	1879 MT VERNON RD	DUNWOODY GA 30338
PRIEBE ALEXANDER JOHN	411 DOGWOOD CIR	FRIENDSWOOD TX 77546
MCLOUGHLIN MARY ANN E	5107 VERNON SPRINGS DR	DUNWOODY GA 30338
GEER CRAIG L	1748 MOUNT VERNON RD	DUNWOODY GA 30338
MEHDIOFF MOHSEN A	PO BOX 88128	ATLANTA GA 30356
SPAIN FOSTER L	5146 VERNON RIDGE DR	DUNWOODY GA 30338
RANDOLPH PAMELA B	1456 VERNON RIDGE CT	ATLANTA GA 30338
NIEDZIEJKO ANNA	5299 REOFIELD CT	DUNWOODY GA 30338
CSAN PROPERTIES LLC	1679 COURTLEIGH DR	DUNWOODY GA 30338
GREEN ROBERT L	5023 WICKFORD WAY	ATLANTA GA 30338
GROGAN ELIZABETH	5022 MOUNT VERNON WAY	ATLANTA GA 30338

LEGACY MANOR PERSONAL CARE HOME

PROJECT INFORMATION

1822 MOUNT VERNON RD, DUNWOODY, GA 30338

PROJECT ADDRESS:

NEW PERSONAL CARE HOME, BUILT ON EXISTING FOUNDATION

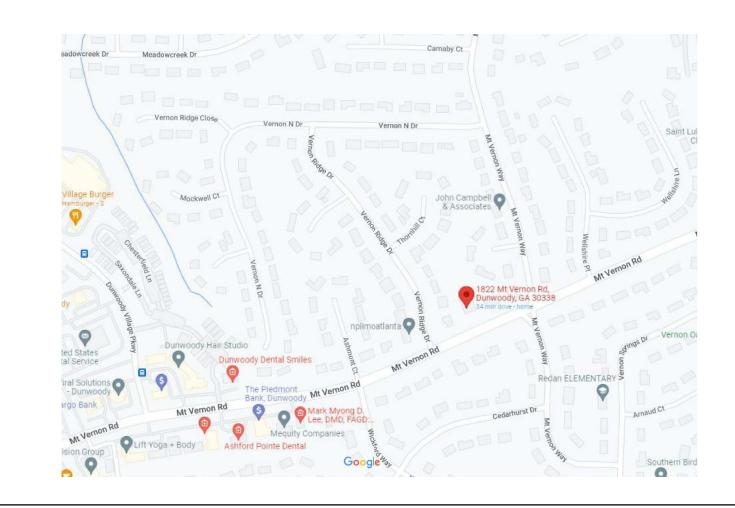
1ST FLOOR PROPOSED HEATED AREA: 5,205 S.F. 2ND FLOOR PROPOSED HEATED AREA: 1,690 S.F. TOTAL PROPOSED HEATED AREA: 6,895 S.F. FRONT COVERED PORCH: 100 S.F. BACK COVERED PORCHES: 460 S.F OPEN BACK DECK: 100 S.F. TOTAL AREA OF RENOVATION: 7,555 S.F.

MAX. BUILDING HEIGHT TO MID ATTIC; 24'-9"



MAIN ELEVATION

PROJECT MAP



ISSUE DATE REV. # REV. DATE

10.20.33

10.20.33

10.20.33

10.20.33

10.20.33

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DTRIINIS@YAHOO.COM WWW.DESIGN-TODAY.COM

2035 SUGAR PIKE RD WOODSTOCK, GA PH. 4(4-954,0806

PLAN NORTH

ISSUED FOR **CONSTRUCTION**

LEGACY MANOR PERSONAL CARE

HOME

1822 MOUNT VERNON RD. DUNWOODY, GA 30338

04.10.22 ISSUE FOR DEMOLITION PERMIT



This drawing is the property of D. Treinis and is and is to be returned upon request. Scales as stated herein are for reference only as normal reproduction processes may alter the accuracy of

> INFORMATION SHETT

CODE COMPLIANT NOTES

Governing Building Codes: All construction shall comply with GA Code of Ordinances,

International Building Code, 2018 Edition, with Georgia Amendments (2020), (2022)

International Residential Code, 2018 Edition, with Georgia Amendments (2020) International Fire Code, 2018 Edition (Contact State Fire Marshal Below)

International Plumbing Code, 2018 Edition, with Georgia Amendments (2020), (2022) International Mechanical Code, 2018 Edition, with Georgia Amendments (2020)

International Fuel Gas Code, 2018 Edition, with Georgia Amendments (2020), (2022)

National Electrical Code, 2020 Edition, with Georgia Amendments (2021) International Energy Conservation Code, 2015 Edition, with Georgia Supplements and Amendments (2020), (2022)

International Swimming Pool and Spa Code, 2018 Edition, with Georgia Amendments (2020)

For information and questions regarding the Life Safety Code (NFPA 101), IFC Georgia Amendments or the Georgia Accessibility

Code please contact the State Fire Marshal's Office. Current Permissive Codes as Adopted by DCA:

Disaster Resilient Building Code IBC Appendix(2013)

Disaster Resilient Building Code IRC Appendix (2013)

International Property Maintenance Code, 2018 Edition, with Georgia Amendments (2021) International Existing Building Code, 2018 Edition, with Georgia Amendments (2021)

National Green Building Standard, 2008 Edition, with Georgia Amendments (2011)

All exits to be operable from the inside without the use of a key or special knowledge.

Doors leading into house from garage shall be solid core, self-closing and tight fitting with gaskets and sweep (R309.1 IRC R309.2 (amended):

Provide 1/2 inch gypsum board applied to the garage side for separation from garage for attic and residence. Where the separation is a floor—ceiling assembly, the structure supporting the separation shall also be protected by not less than 1/2 inch gypsum board or equivalent.

DCA amendments allow installation of NFPA 13D protection in garage in lieu of separation (2002).Amend .). Exterior wall penetrations by pipes, ducts or conduits shall be caulked. (R307.6)

Provide roof attic ventilation per R806.1 Lumber shall bear an approved grading stamp (R502.1).

Fire blocking shall comply with (R602.8) and be maximum 10 ft. O.C., horizontal or vertical.

Floor—ceiling assemblies with a concealed space in excess of 1000 square feet shall have draft stops installed that divide the

concealed space into approximately equal areas. Draft—stopping material shall comply with (R502.12).

Walls and soffits of enclosed usable space under interior stairways shall be protected on the enclosed side by minimum 💅 gypsum board. (R311.2.2)

Gypsum board applied to a ceiling shall be 1/2" when framing members are 16" o.c. or when framing members are 5/8" use

labeled 1/2" sag-resistant gypsum ceiling board Table R702.3.5 (d). Shower area walls shall be finished with a smooth, hard non-absorbent surface, such as ceramic tile, to a height of not less than 72 inches above the drain inlet. When gypsum wallboard is used as a base for tile or wall panels, water-resistant gypsum wallboard shall be used. Water-resistant gypsum board shall not be used over a vapor retarder, in areas of high humidity or on ceilings where the frame spacing exceeds 12 inches on center for ½ gypsum, and 16 inches on

center for 5/8 gypsum. (R702.4.2) Plumbing fixtures shall comply with the following conservation requirements: 24" o.c. or o Water closets—Tank type = 1.6 gal. /flush. o Shower heads— 2.75 gal. /minute. o Faucets— 3.0 gal. /minute, provide aerator.

Water treatment systems shall be equipped with an automatic shutoff to prevent continuous flow when not in use. Provide an expansion tank at the water heater if a backflow preventer is or will be installed on the water line or at the meter. Showers and tub-shower combinations shall be provided with individual control valves of the pressure balance or

thermostatic mixing valve type. Domestic dishwashing machines connected to a disposer shall have the discharge installed as high as possible, but not lower

than 2" above the flood rim of the sink. Provide minimum clearances from centerline of water closets to finished wall, cabinets, and other plumbing fixtures. (R307.1

The clothes dryer shall be provided with a 4-inch diameter exhaust duct to the exterior and shall not exceed a total length of 25 feet, unless an engineered duct system is provided. (M1501.3) The duct shall terminate not less than 3 feet from a property line or from openings into a building.

Provide outside combustion air for fireplaces located in bedrooms. (R1005.1.1) Provide required support/platform, 18—inches high, for mechanical equipment, water heaters and appliances if placed in garage or room with direct access to garage. (M1307.3).

Provide combustion air and provide high and low vent sizes for gas fuel appliances located in confined spaces. (M1702.2, M1703.2 amended)

Location of smoke detectors throughout each unit shall comply with IRC 317(amended).

Provide IC-rated recessed light fixtures installed in insulated ceilings. (NEC 110.3(B), 41.66(B)).

Fixtures located in damp or wet locations shall be "listed" to be suitable for such location. (NEC 410.4) Provide GFCI protection for receptacles within 6' of all lavatories, sinks and basins. (NEC 210.8) Provide GFCI protected receptacles at all exterior, bathroom and garage locations. (NEC 210.8 & 210.52.) Provide a wall mounted GFCI protected receptacle outlet within 36" of a bathroom or powder room lavatory. (NEC 210.52(D)

1.1. GA RESIDENTIAL CODE COMPLIANCE NOTES Rev 0

All circuits supplying receptacle outlets in bedrooms shall be AFCI (Arc—Fault Circuit Interrupter) protected. (NEC 210.12)

Receptacle outlets shall be installed so that no point along the floor line in any wall space is more than 6 feet, measured horizontally, from an outlet in that space, including any wall space 2 feet or more in width. (NEC 210.52

Bathroom receptacle outlets shall be supplied by at least one 20—ampere branch circuit. Such circuits shall have no other outlets. (NEC 210.52 (D))

Provide a separate 20-ampere branch circuit to the laundry. (NEC 210.11(C), 210.23 (A), 210.50 (C), 210.52(F & G), 220.14(J))

Provide a minimum of two 20-amp small appliance branch circuits for the kitchen/dining/breakfast. (NEC 210.11(C)(1), 210.52(B)(1), 220.14(J))

The two or more 20-ampere small appliance branch circuits shall have no other outlets, except the receptacle installed solely for electric supply to an electrical clock in the kitchen/dining/breakfast areas or receptacles for supplemental equipment and lighting for gas—fired ranges, ovens, or counter—mounted units. (NEC 210.52 (B)(3)) Receptacle outlets for ranges and clothes dryers shall be a 3-pole with ground type. Four-wire, grounding-type flexible cords will be required for connection of ranges and clothes drivers. The bonding jumper shall not be connected between the neutral terminal and the frame of the appliance. (NEC 250.140 & 250.142)

Provide a concrete encased grounding electrode of not less than 20 feet of #4 bare copper (200 ampere service). (NEC 250.50, 250.66)

Provide bonding to the water piping, gas and metal building systems. (Minimum #4 for 200—amp service). (NEC 250.50. 250.104 & 250.52) All metal piping systems, metal parts of electrical equipment, and pump motors associated with the hydro massage tub shall be bonded together using a copper bonding jumper, insulated, covered, or bare, not smaller than No. 8 solid.

Metal parts of listed equipment incorporating an approved system of double insulation and providing a means for arounding internal non-accessible, non-current-carrying metal parts shall not be bonded. (NEC 680.62) For new windows, windows being replaced or windows affected by modifications elsewhere they shall be compliant

Basements with habitable spaces and every sleeping room shall have at least one openable emergency escape and rescue window or exterior door opening for emergency escape and rescue. When openings are provided, they shall have a sill height of not more than 44 inches above finished floor. Where a door opening having a threshold below the adjacent ground elevation serves as an emergency escape and rescue opening and is provided with a bulkhead enclosure, the bulkhead enclosure shall comply with R310.3. The net clear opening dimensions required by this

section shall be obtained by the normal operation of the window or door opening from the inside. Escape and rescue window openings with a finished sill height below the adjacent ground elevation shall be provided with a window well in accordance with R310.2.

Minimum escape and rescue opening dimension shall be a net clear opening of 5.7 square feet, except at grade floor where the net clear opening shall be a minimum of 5 square feet. R310.1.2 Minimum net clear opening height shall be 24 inches." R310.1.3 Minimum net clear opening width shall be 20

inches. (DCA Amendments 2004 limit the projections to 1 inch total, such as window slide or guides, driplips and weatherstripping that are permitted in the openings.) R310.1.4 Emergency escape and rescue openings shall be operational from the inside of room without the use of keys or

Provide mechanical exhaust ventilation for bathrooms, water closet rooms, laundry room, and kitchen, ducted direct to outside. (R303.2 amended. M1501 to M1505)

The soil load—bearing capacity shall be presumed to be 2,000 psf max, unless a Geotechnical Investigation, properly stamped by a Professional Engineer registered in the State of Georgia, substantiates the noted bearing capacity. The wood floor system drawings, stamped/noted as reviewed by DPoR, must be available on site PRIOR to erecting. A floor framing drawing using the floor system nomenclature is required.

Pressure treated wood in contact or close proximity to metal, including fasteners. With the removal of CCA treated lumber, most of the lumber available locally is treated with ACQ and CBA treatments. These treatments are more than twice as corrosive as CCA. CITY Building Inspectors will look for connectors and fasteners that are at least G185 hot dipped galvanized in contact with pressure treated wood.

Foundation drainage will be in accordance with Section R-405 of IRC. All foundation walls of below grade space which may be occupied shall be waterproofed using membranes to allow for future use as habitable space (i.e. finished basement). The membranes shall extend from the edge of the footing to the finished grade (R- 406.1). Note method of waterproofing to be used on basement walls.

Exception: Poured concrete foundation walls require dampproofing only. If pre-engineered wood trusses are used in floor framing, provide truss drawings which identify member sizes to be

Wood trusses shall be designed in accordance with approved engineering practice (Sec. R-502.11). If manufactured trusses are to be used, the truss supplier's detailed drawings for the project shall be available at the job site. prior to erection If pre-engineered wood trusses are used in roof framing, provide truss drawings. Wood trusses shall be designed in accordance with approved engineering practice (Sec. R-802.10).

If manufactured trusses are to be used, the truss supplier's detailed drawings for the project shall be available at the job site, prior to erection

A3.01 EXTERIOR ELEVATIONS 10.20.33 WALL SECTION, FOOTING, STAIR. 10.20.33 ETC DETAILS A4.01 FRAMING DETAILS 10.20.33 A5.00 ADA NOTES AND DETAILS 10.20.33

INDEX OF SHEETS

SHEET # SHEET NAME

A1.03 ROOF PLAN

AO.OO INFORMATION SHEET

A1.01 1ST FLOOR PARTITION PLAN

A2.00 1ST FLOOR LIGHTING PLAN

A3.00 EXTERIOR ELEVATIONS

2ND FLOOR PARTITION PLAN

AO.O1 DEMOLITION PLAN

A1.00 FOUNDATION PLAN

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LEGACY MANOR

Anna Khokhlan – Owner Phone: 404.569.1150

Email: khokhlanpch@yahoo.com

Greetings, New Neighbors,

My name is Anna Khokhlan. It's an honor and blessing to be a new member of this beautiful community in Dunwoody. You are receiving this notice because you are a property owner living within 1000 feet of our residence, located at 1822 Mount Vernon Rd Dunwoody, Georgia 30338.

Together with my son, Roman Khokhlan, we are applying to the city of Dunwoody for a special-use permit. This permit allows the use of the property as a residential home for the elderly/memory-care adults who need assistance in everyday life. This home, while being a private living space for our family, can also house up to seven people who need assistance.

Our goal is to provide a safe, accessible, comfortable, and quiet home setting for seniors in the local community who can no longer care for themselves. Our only focal point will be the senior population. The property will still be a personal residential home; meaning that there will be no business sign in the front.

We also would like the opportunity to inform our community on what the vision of the company is. A community meeting will be scheduled to inform the surrounding property owners about the proposed project, at which time you will be able to address any concerns, ask questions, and provide feedback. Refreshments will be provided.

Community meeting will be held at:

Location: 1822 Mount Vernon Rd Dunwoody, Georgia 30338.

Date: October 8th, 2022 Time: 12pm -6pm.

We look forward to meeting you. We greatly appreciate your time and your support.

Sincerely,

Anna and Roman Khokhlan

*Renders of the new property.





1



Clarification letter August 24th 2022

To whom it may concern.

During renovation and design for single family home project at the following address: 1822 Mount Vernon Rd, Atlanta, GA 30338 we have discovered that existing foundations where not constructed correctly and were sagging. This discovery has led to extensive demolition, which was not planned for in the original scope pf work.

Myself and my structural engineer, Hona Vapne, have visited the site during initial sheetrock demolition and advised the owner to extend demolition to nearly all walls and foundations to ensure that no structural issues would result in reusing old, unfit structure. Almost all foundations have to be re-built using proper construction technics and specifications.

If needed, please contact me for further details.

Dasha Treinis AIA, NCARB Design Today, owner

Email: reinis@gmail.com





LEGACY MANOR

Anna Khokhlan – Owner Phone: 404.569.1150

Email: khokhlanpch@yahoo.com

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My name is Anna Khokhlan. It's an honor and blessing to be a new member of this beautiful community in Dunwoody. You are receiving this notice because you are a property owner living within 1000 feet of our residence, located at 1822 Mount Vernon Rd Dunwoody, Georgia 30338.

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Date: October 8th, 2022 Time: 12pm -6pm.

We look forward to meeting you. We greatly appreciate your time and your support.

Sincerely.

Anna and Roman Khokhlan

*Renders of the new property.





1



Clarification letter October 21st 2022

To whom it may concern.

Design for Personal care home project at the following address: 1822 Mount Vernon Rd, Atlanta, GA 30338 was done within code requirements for such facility. All detailed calculations for impervious surface, lot coverage and such are provided on civil drawings done by William Cripps.

If needed, please contact me for further details.

Dasha Treinis AIA, NCARB Design Today, owner Email: reinis@gmail.com



SINGLE FAMILY HOUSE RENOVATION

PROJECT INFORMATION

PROJECT ADDRESS:

1822 MOUNT VERNON RD, , DUNWOODY, GA 30338

-EXISTING 2-STORY HOUSE WITH PARTIAL BASEMENT

DEMOLITION OF EXISTING PORTION OF THE HOUSE FOR FUTURE RENOVATION. NEW HOUSE DESIGN WILL BE SUBMIT FOR PERMIT SEPARATELY

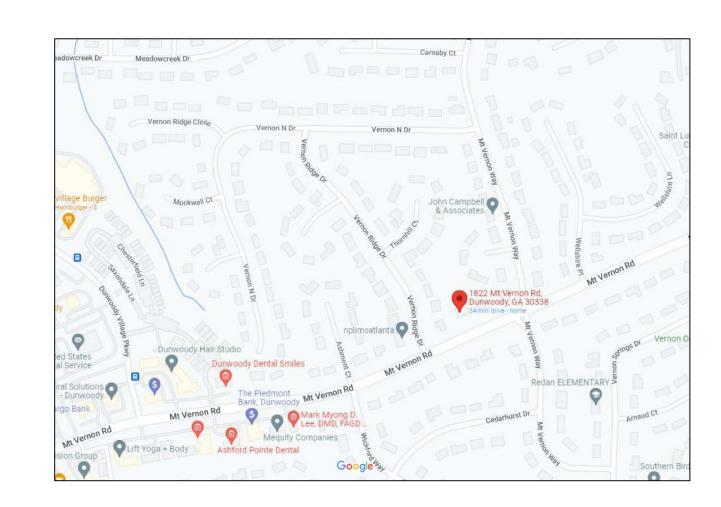
AREA OF DEMOLITION: 5029 S.F. (INCLUDING HOUSE AND OUTSIDE DECK)

ISSUED FOR DEMOLITION PERMIT ONLY

MAIN ELEVATION



PROJECT MAP



2035 SUGAR PIKE RD
WOODSTOOK, GA
30188
PH. 404-954.0806
DTREINISQYAHOOCOM
WWW.DESIGN-TODAY.COM



ISSUED FOR CONSTRUCTION

SINGLE FAMILY HOUSE RENOVATION

SHEET # SHEET NAME

AO.OO INFORMATION SHEET
AO.O1 DEMOLITION PLAN

INDEX OF SHEETS

O3.09.22

CODE COMPLIANT NOTES

Governing Building Codes: All construction shall comply with GA Code of Ordinances,

International Building Code, 2018 Edition, with Georgia Amendments (2020), (2022)

International Residential Code, 2018 Edition, with Georgia Amendments (2020)

International Fire Code, 2018 Edition (Contact State Fire Marshal Below)
International Plumbing Code, 2018 Edition, with Georgia Amendments (2020), (2022)

International Mechanical Code, 2018 Edition, with Georgia Amendments (2020) International Fuel Gas Code, 2018 Edition, with Georgia Amendments (2020), (2022)

National Electrical Code, 2020 Edition, with Georgia Amendments (2021)

International Energy Conservation Code, 2015 Edition, with Georgia Supplements and Amendments (2020), (2022)

International Swimming Pool and Spa Code, 2018 Edition, with Georgia Amendments (2020)

For information and questions regarding the Life Safety Code (NFPA 101), IFC Georgia Amendments or the Georgia Accessibility Code please contact the State Fire Marshal's Office.

Current Permissive Codes as Adopted by DCA:

Disaster Resilient Building Code IBC Appendix(2013)

Disaster Resilient Building Code IRC Appendix (2013)

International Property Maintenance Code, 2018 Edition, with

International Property Maintenance Code, 2018 Edition, with Georgia Amendments (2021)

International Existing Building Code, 2018 Edition, with Georgia Amendments (2021) National Green Building Standard, 2008 Edition, with Georgia Amendments (2011)

All exits to be operable from the inside without the use of a key or special knowledge.

Doors leading into house from garage shall be solid core, self-closing and tight fitting with gaskets and sweep (R309.1 IR

R309.2 (amended): Provide 1/2 inch gypsum board applied to the garage side for separation from garage for attic and residence. Where the

separation is a floor-ceiling assembly, the structure supporting the separation shall also be protected by not less than 1/2 inch aupsum board or equivalent.

DCA amendments allow installation of NFPA I3D protection in garage in lieu of separation (2002).Amend .). Exterior wall penetrations by pipes, ducts or conduits shall be caulked. (R307.6)

Provide roof attic ventilation per R806.1.

Lumber shall bear an approved grading stamp (R502.1).

Fire blocking shall comply with (R602.8) and be maximum 10 ft. O.C., horizontal or vertical.

Floor-ceiling assemblies with a concealed space in excess of 1000 square feet shall have draft stops installed that divide

the concealed space into approximately equal areas. Draft-stopping material shall comply with (R502.12). Walls and soffits of enclosed usable space under interior stairways shall be protected on the enclosed side by minimum %

gypsum board. (R311.2.2)

Gunsum board applied to a ceiling shall be 1/2" when framing members

Gypsum board applied to a ceiling shall be 1/2" when framing members are 16" o.c. or when framing members are 5/8" use labeled 1/2" saq-resistant aupsum ceiling board .

Table R702.3.5 (d). Shower area walls shall be finished with a smooth, hard non-absorbent surface, such as ceramic tile, to height of not less than 72 inches above the drain inlet. When gypsum wallboard is used as a base for tile or wall panels, water-resistant gypsum wallboard shall be used. Water-resistant gypsum board shall not be used over a vapor retarder, in areas of high humidity or on ceilings where the frame spacing exceeds 12 inches on center for 5/8 gypsum, and 16 inches on center for 5/8 gypsum. (R702.4.2)

Plumbing fixtures shall comply with the following conservation requirements: 24" o.c. or o Water closets-Tank type = 1.6 gal. /flush. o Shower heads- 2.75 gal. /minute. o Faucets- 3.0 gal. /minute, provide aerator.

Water treatment systems shall be equipped with an automatic shutoff to prevent continuous flow when not in use. Provide an expansion tank at the water heater if a backflow preventer is or will be installed on the water line or at the meter. Showers and tub-shower combinations shall be provided with individual control valves of the pressure balance or thermostatic mixing valve type.

Domestic dishwashing machines connected to a disposer shall have the discharge installed as high as possible, but not lower than 2" above the flood rim of the sink.

Provide minimum clearances from centerline of water closets to finished wall, cabinets, and other plumbing fixtures. (R307.1

amended)
The clothes dryer shall be provided with a 4-inch diameter exhaust duct to the exterior and shall not exceed a total length

of 25 feet, unless an engineered duct system is provided. (MI501.3) The duct shall terminate not less than 3 feet from a property line or from openings into a building.

Provide outside combustion air for fireplaces located in bedrooms. (RIOO5.1.1) Provide required support/platform, 18-inches

high, for mechanical equipment, water heaters and appliances if placed in garage or room with direct access to garage. (MI307.3).

Provide combustion air and provide high and low vent sizes for gas fuel appliances located in confined spaces. (MI702.2, MI703.2 amended)

Location of smoke detectors throughout each unit shall comply with IRC 317 (amended).

Provide IC-rated recessed light fixtures installed in insulated ceilings. (NEC 110.3(B), 41.66(B)).

Fixtures located in damp or wet locations shall be "listed" to be suitable for such location. (NEC 410.4) Provide GFCI protection for receptacles within 6' of all lavatories, sinks and basins. (NEC 210.8) Provide GFCI protected receptacles at all exterior, bathroom and garage locations. (NEC 210.8 & 210.52.) Provide a wall mounted GFCI protected receptacle outlet within 36" of a bathroom or powder room lavatory. (NEC 210.52(D)

I.I. GA RESIDENTIAL CODE COMPLIANCE NOTES Rev O

All circuits supplying receptacle outlets in bedrooms shall be AFCI (Arc-Fault Circuit Interrupter) protected. (NEC 210.12)

Receptacle outlets shall be installed so that no point along the floor line in any wall space is more than 6 feet, measured horizontally, from an outlet in that space, including any wall space 2 feet or more in width. (NEC 210.52 (A))

Bathroom receptacle outlets shall be supplied by at least one 20-ampere branch circuit. Such circuits shall have no other outlets. (NEC 210.52 (D))

Provide a separate 20-ampere branch circuit to the laundry. (NEC 210.11(C), 210.23 (A), 210.50 (C), 210.52(F & G), 220.14(J))

Provide a minimum of two 20-amp small appliance branch circuits for the kitchen/dining/breakfast. (NEC 210.11(C)(1), 210.52(B)(1), 220.14(J))

The two or more 20-ampere small appliance branch circuits shall have no other outlets, except the receptacle installed solely for electric supply to an electrical clock in the kitchen/dining/breakfast areas or receptacles for supplemental equipment and lighting for gas-fired ranges, ovens, or counter-mounted units. (NEC 210.52 (B)(3)) Receptacle outlets for ranges and clothes dryers shall be a 3-pole with ground type. Four-wire, grounding-type flexible cords will be required for connection of ranges and clothes dryers. The bonding jumper shall not be connected between the neutral terminal and the frame of the appliance. (NEC 250.140 & 250.142)

Provide a concrete encased grounding electrode of not less than 20 feet of #4 bare copper (200 ampere service). (NEC 250.50, 250.66)

Provide bonding to the water piping, gas and metal building systems. (Minimum #4 for 200-amp service). (NEC 250.50, 250.104 & 250.52) All metal piping systems, metal parts of electrical equipment, and pump motors associated with the hydro massage tub shall be bonded together using a copper bonding jumper, insulated, covered, or bare, not smaller than No. 8 solid.

Metal parts of listed equipment incorporating an approved system of double insulation and providing a means for grounding internal non-accessible, non-current-carrying metal parts shall not be bonded. (NEC 680.62)

For new windows, windows being replaced or windows affected by modifications elsewhere they shall be compliant with IRC 310. "

Basements with habitable spaces and every sleeping room shall have at least one openable emergency escape and rescue window or exterior door opening for emergency escape and rescue. When openings are provided, they shall have a sill height of not more than 44 inches above finished floor. Where a door opening having a threshold below the adjacent ground elevation serves as an emergency escape and rescue opening and is provided with a bulkhead enclosure, the bulkhead enclosure shall comply with R310.3. The net clear opening dimensions required by this section shall be obtained by the normal operation of the window or door opening from the inside

Escape and rescue window openings with a finished sill height below the adjacent ground elevation shall be provided with a window well in accordance with R310.2.

Minimum escape and rescue opening dimension shall be a net clear opening of 5.7 square feet, except at grade floor where the net clear opening shall be a minimum of 5 square feet. R310.1.2

Minimum net clear opening height shall be 24 inches." R310.1.3 Minimum net clear opening width shall be 20 inches. (DCA Amendments 2004 limit the projections to 1 inch total, such as window slide or guides, driplips and weatherstripping that are permitted in the openings.) R310.1.4

Emergency escape and rescue openings shall be operational from the inside of room without the use of keys or tools.

Provide mechanical exhaust ventilation for bathrooms, water closet rooms, laundry room, and kitchen, ducted direct to outside. (R303.2 amended, MI501 to MI505)

The soil load-bearing capacity shall be presumed to be 2,000 psf max, unless a Geotechnical Investigation, properly stamped by a Professional Engineer registered in the State of Georgia, substantiates the noted bearing capacity.

The wood floor system drawings, stamped/noted as reviewed by DPoR, must be available on site PRIOR to erecting.

A floor framing drawing using the floor system nomenclature is required.

Pressure treated wood in contact or close proximity to metal, including fasteners.

With the removal of CCA treated lumber, most of the lumber available locally is treated with ACQ and CBA treatments. These treatments are more than twice as corrosive as CCA. CITY Building Inspectors will look for connectors and fasteners that are at least G185 hot dipped galvanized in contact with pressure treated wood. Foundation drainage will be in accordance with Section R-405 of IRC.

All foundation walls of below grade space which may be occupied shall be waterproofed using membranes to allow for future use as habitable space (i.e. finished basement). The membranes shall extend from the edge of the footing to the finished grade (R- 406.1). Note method of waterproofing to be used on basement walls. Exception: Poured concrete foundation walls require dampproofing only.

If pre-engineered wood trusses are used in floor framing, provide truss drawings which identify member sizes to be used.

Mood trusses shall be designed in accordance with approved engineering practice (Sec. R-502.II). If manufactured trusses are to be used, the truss supplier's detailed drawings for the project shall be available at the job site, prior to erection If pre-engineered wood trusses are used in roof framing, provide truss drawings. Wood trusses shall be designed in accordance with approved engineering practice (Sec. R-802.IO). If manufactured trusses are to be used, the truss supplier's detailed drawings for the project shall be available at the job site, prior to erection

1822 MOUNT VERNON RD, DUNWOODY, GA 30338

O3.09.22 ISSUE FOR DEMOLITION PERMIT

:No: :Date: :Remarks:



This drawing is the property of D. Treinis and is not to be reproduced or copied in whole or in part. It is not to be used on any other project and is to be returned upon request. Scales as stated herein are for reference only as normal reproduction processes may alter the accuracy of original drawings.

DESIGN TODAY 2005

:DRAWING TITLE: INFORMATION SHETT

:DRAWN BY:

:ISSUE DATE:

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Packet page

GENERAL DEMOLITION NOTES:

. THE EXTENT OF THE DEMOLITION WORK INDICATED IN DRAWINGS, NOTES AND SPECIFICATIONS DESCRIBE THE GENERAL SCOPE OF WORK ONLY AND ARE NOT INTENDED TO BE INCLUSIVE OF ALL THE DEMOLITION WORK WHICH MAY BE REQUIRED TO COMPLETE THE FULL SCOPE OF WORK. VERIFY ALL CONDITIONS IN

2. ALL WORK INVOLVING ASBESTOS AND LEAD PAINT REMOVAL IS OUTSIDE THE SCOPE OF THIS PROJECT AND WILL BE PERFORMED BY THE OWNER'S CONSULTANT.

3. SCHEDULE DEMOLITION WORK IN SEQUENCE THAT ACCOMMODATES THE OWNER'S REQUIREMENTS FOR ACCESS AND USE OF THE SITE DURING DEMOLITION. 4. EXISTING ELEMENTS AND FIXTURES NOT INDICATED FOR REMOVAL ARE TO BE PROTECTED DURING DEMOLITION AND CONSTRUCTION AS REQUIRED. THE CONDITION OF ALL BUILDING FINISHES NOT TO BE ALTERED OR REMOVED ARE TO BE RECORDED PRIOR TO THE START OF DEMOLITION AND CONSTRUCTION. 5. SCHEDULE AND OBTAIN APPROVAL OF THE OWNER, UTILITIES AND LOCAL AGENCIES HAVING AUTHORITY PRIOR TO BEGINNING DEMOLITION WORK. 6. ALL DEMOLITION RELATED TEMPORARY OPENINGS IN EXTERIOR WALLS AND ROOF ARE TO BE SECURED AND KEPT WEATHER TIGHT.

7. ALL DEMOLITION DEBRIS ARE TO BE PLACED IN DUMPSTER(S), COVERED, WETTED AND SECURED AS REQUIRED BY MUNICIPAL ORDINANCES PRIOR TO DISPOSAL. COORDINATE AND OBTAIN OWNERS APPROVAL FOR THE LOCATION OF

8. ALL PARTITIONS INDICATED TO BE REMOVED ARE TO BE COMPLETELY REMOVED FROM FLOOR DECK TO UNDERSIDE OF STRUCTURE. 9. THE EXISTING BUILDING STRUCTURE INCLUDING BUT NOT LIMITED TO COLUMNS, BEAMS, FLOORS ARE NOT TO BE ALTERED OR DAMAGED DURING DEMOLITION OR CONSTRUCTION, EXCEPT WHERE INDICATED IN THE DRAWINGS. ANY STRUCTURAL ELEMENTS DAMAGED DURING DEMOLITION OR CONSTRUCTION ARE TO BE REPAIRED TO FULL STRUCTURAL INTEGRITY AND REQUIRED FIRE-RESISTIVE RATING BY THE CONTRACTOR AT HIS/HER EXPENSE.

10. AT THE CONCLUSION OF THE DEMOLITION WORK, REMOVE ALL DEBRIS AND SURPLUS MATERIALS AND LEAVE WORK AREA READY TO RECEIVE NEW WORK

1ST FLOOR DEMOLITION PLAN KEY NOTES:



DEMO EXISTING ROOF ABOVE THIS AREA. ALL EXTERIOR WALLS TO REMAIN AS IS. DEMO INTERIOR NON-LOAD BEARING WALLS AS SHOWN. FLOOR SYSTEM TO REMAIN AS IS. PROTECT, EXPOSED TO ELEMENTS, FLOOR SYSTEM WITH MIN. 6 MIL PLASTIC AND HEAVY DUTY CONSTRUCTION PAPER.

DEMO EXISTING PLUMBING. CAP PIPES AS REQUIRED. REF. PARTITION PLAN FOR NEW PLUMBING LAYOUT

(3) DEMO EXISTING DECK AND STAIRS



DEMO EXISTING ROOF ABOVE THIS AREA. DEMO ALL INTERIOR AND EXTERIOR WALLS AS SHOWN. FLOOR SYSTEM TO REMAIN AS IS. PROTECT, EXPOSED TO ELEMENTS, FLOOR SYSTEM WITH MIN. 6 MIL PLASTIC AND HEAVY DUTY CONSTRUCTION



DEMO EXISTING ROOF AND UPPER STORY WALLS AND FLOOR IN THIS AREA. CUT BASEMENT WALLS TO BE 1'-9" HIGH. INSTALL NEW DOUBLE PLATE ON TOP OF THE WALLS. REPAIR SLAB AS NEEDED



6 DEMO EXISTING STRICTURE IN WHOLE IN THIS AREA- ROOF, CEILING, WALLS AND FLOORING. DEMO FOOTING ALL THE WAY TO TWO-STORY AREA

7 FRONT 18" DEEP PORTION OF THE EXISTING FRONT PATIO SLAB TO BE CUT TO ALLOW FOR NEW FOOTING

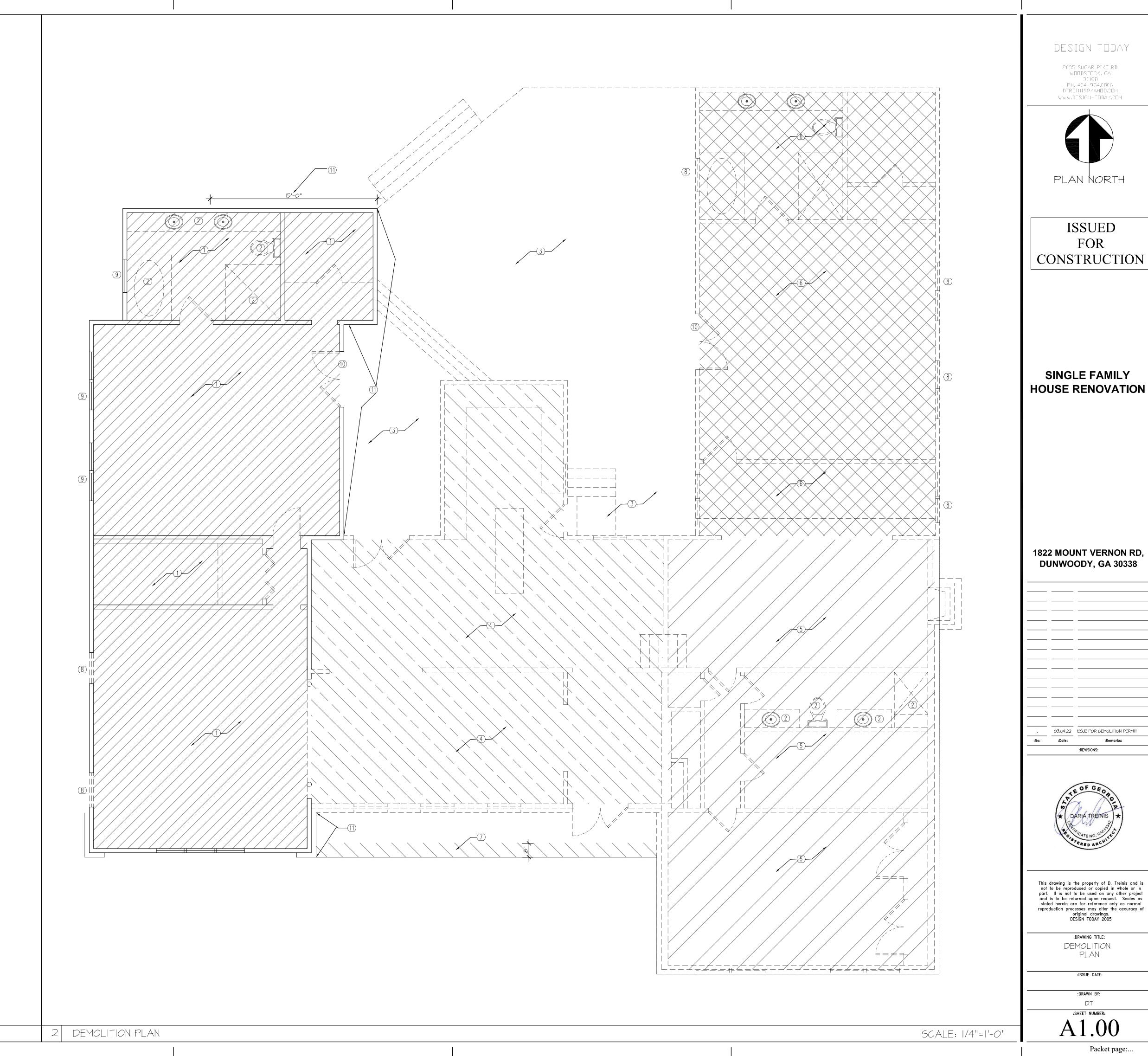
(8) DEMO EXISTING WINDOW. NEW WINDOW PLACEMENT TBD.

9 EXISTING WINDOW TO REMAIN

DEMOLITION PLAN LEGEND

10) DEMO EXISTING PATIO DOOR/ FRAME/ HARDWARE. SALVAGE FOR REUSE

(11) DEMO ALL EXTERIOR FINISHES IN THIS AREA



DESIGN TODAY

2035 SUGAR PIKE RD

PH. 404-954.0806

D_R_INIS@YAHOO.COM

WWW.DESIGN-TODAY.COM

PLAN NORTH

ISSUED

FOR

WOODSTOCK, GA

Packet page:...

:DRAWING TITLE: DEMOLITION PLAN

:ISSUE DATE:

DT

03.09.22 ISSUE FOR DEMOLITION PERMIT

:REVISIONS:

SUMMARY REPORT LEGACY MANOR PCH

Applicant:	Business name: Legacy Manor PCH
Meeting address, Date, and time	1822 Mount Vernon Rd Dunwoody, Georgia 30338 October 8 th , 2022 12-6pm
Total Acreage:	.38, adding on 300 cu yards.
Real Estate Owner of Record. Responsible for Discussions/Outcomes:	Anna & Roman Khokhlan
Current Zoning	R-100 (Single use residential)
Comprehensive Plan Details	Exhibit - # 1
Mailing list confirmation:	Exhibit # 2 Attached mailing list and proof of sending
Flood Plain:	NO
Enterprise Zone:	NO
Architect Letter	Exhibit #3
Action Requested:	Request to be granted SUP
Authorizing City Code Sections:	Section 2a-3 , 2b-1 , 2b-2, 2b-5 etc. Principle Uses and Structures
Summary Recommendations:	Applicant initiated meeting: (Sign in sheet attached) Total Number of people that came: 23 Total number of people who signed in:14 Number of people who refused to sign in: 9 6 people outside of the coverage area came to the meeting site. The site displayed a blueprint of the proposed project. The site also displayed an overview of the facility explaining the requested upgrades to the pre-existing damaged structure.

Areas of concern addressed:

- A. There were inquiries about why the existing house was demolished and what were those issues.
- B. There were concerns about traffic around or in and out of the proposed site in relation to the busy road area that already exists and concerns that the site development would add to that traffic issue.
- C. There were questions about the average number of vehicles that would be on the property daily.
- D. There were concerns about emergency service vehicles and where they would be designated to park should then need to enter the premises and the potential for them to block the road on the main street in front of the house.
- E. There were concerns about the water run-off and how they may affect the area and where it would be directed.
- F. There were concerns addressed about the amount of concrete to be added to the site and concerns about that impeding the entrance and/or damage the aesthetics of the area.
- G. There were concerns about the type of staff to work, the traffic in the home and the possible inconsistency therein
- H. There were concerns about a designated break room for the staff and where that many be located.
- I. Some people had discussions/ concerns about the disposal of cooking oil and how we will manage that.
- J. There were inquiries about the expansion of the home and if that was going to remain within the edges of the property.
- K. There were discussions/concerns about the size of the home, the safety of the entrance and memory care people wandering.
- L. There were concerns about the amount of supervision to ensure the people there were not left alone.
- M. There were discussions/ concerns about the disaster plan implementation and inquiry about the precautions that would be in place regarding how the business would safeguard residents from not getting lost.
- N. There were discussions/concerns about the entrance and exits in the driveway and was it going to be accessible and in a circle format.
- O. There were additional discussions/ concerns about the aesthetics (style) of the outside of the building proposed to be stucco.
- P. There were inquiries about where the designated disposal dumpsters would be located and the amount.

- Q. There were discussions /concerns about the sewage system and if it would be adequate for said facility and were the pipes able to accommodate that expansion.
- R. There were questions about the total number of 911 calls at the owner's current facility in Lawrenceville (Gwinnett County)

Staff Recommended changes to the proposal as a result of the meeting:

- A. Staff explanation about the property damage was addressed as the main variable to demolition.
- B. The facility is a Family business and there will minimally parked cars on the property at any given time, which allows for decrease any probability that there will be a disturbance or traffic jams in the area.
- C. The facility will have minimal traffic in the area as residents do not drive and there will be only vehicles on the property for individuals that need to be there.
- D. The facility does not anticipate high traffic volume. The facility will also be aware of the activity around the property, there will always be room for any emergency response personnel on the property at any time, and there will be a designated entrance and exit for easy accessibility. The existing driveway configuration would allow appropriate access and temporary parking in case of an emergency
- E. With the limited amount of impervious area added 314 sq. ft. no stormwater run-off increase will be experienced....stormwater run-off from the improvements will naturally infiltrate into the existing grassed areas of the site.
- F. The builder/contractor will be responsible for making sure the driveway is aesthetically pleasing and does not measure outside of an aesthetically pleasing parking area as to blend in with the remain residential units. Concrete added to the plan is only 314 sq. ft. to provide standard size parking spaces. The facility will have brick exterior.
- G. The current owners have experienced in the business and are selective about the level of skill to work around the residents and will ensure staff will meet all the state staffing regulated guidelines.
- H. The staff will have break areas, one on each floor. One break area will be designated on the top balcony if staff chooses to be outside and there will be another designated room on the bottom floor.
- I. As indicated in the Title 40 CFR Part 110, Discharge of Oil, discharges in quantities that violate applicable water quality standards and cause a visible sheen upon the water are considered harmful. There will be no oil discharges or oily wastes dumped into the public water system under any circumstances. The facility will use the required protocol for proper sanitation disposal as indicated by waste management in Dekalb county, who picks up the trash for the City Of Dunwoody, their contact number is 404-294-2900 /sanitation@dekalbcountyga.gov.

- J. The owner will discuss boarder lines with the architect to make sure there is no borders crossing or infringement upon the boundaries of the neighbors and to avoiding the expansion to max out the land on either side. The home and improvements are well within the required building setbacks of the property.
- K. The entrance and exits of all the facilities will be monitored with electronics and, the facility primary population focus will be on people that need the care but is NOT limited to people only with memory impairments without the property always staffing ratio and supervision for the entire population we always service.
- L. The Healthcare Facility Regulation Division Licensing Department clearly states in the rules and regulations for state licensure that no residents can ever be left alone in the facility, under any circumstances, the owner takes that requirement very seriously and will be responsible for ensuring there is always adequate coverage.
- M. Adequate staffing coverage is key in keeping residents safe and always monitored, all resident intake assessments at the facility will be detailed upon entry to the facility so all the resident's needs can be addressed and staffed adequately. It shall maintain appropriate professional around-the-clock staffing coverage for the facility, providing services and supervision 24 hours per day and 7 days per week.
- N. Alone with the staff ratio, there will be an internal basic monitoring alert system will notify staff when someone opens the front door, back door, or any window in the home as an additional precautionary measure to keep track of the entrances, exits and window areas of egress. No changes are proposed to the driveways of this site.
- O. The facility driveway will have a clear entrance and a clear exit, all staff, residents, and visitors will be required to always adhere to the structure of the parking and traffic movement on the property to avoid any issues.
- P. The owner has taken all concerns about the exterior presentation of the facility and will make every effort to make sure the home blends well with the surrounding community homes. A location has been indicated on the plan for a trash pad...the minimal use of this facility does not warrant a dumpster....but possibly 2 standard residential garbage containers.
- Q. The existing system in which this home ties into has been sized to carry sewage for large subdivisions of homes. This proposed use will have no effect on the existing sanitary sewer in-place at this location.
- R. The owner has had ____3___ 911 calls in the last year in the Gwinnett Facility, which is public record in the county to cross reference.

The summary report above includes the following items:

- Efforts to notify neighbors about the meeting date, time, and location (how and when notification occurred, and who was notified) (Address list and proof or mail confirmation, (Supplied by the owner)
 - Meeting location, date, & time as indicated above)
 - People involved in the discussions (Listed above)
 - Suggestions and concerns raised by neighbors (Listed above)
 - Specific changes to the proposal because of the meeting

Packet page:...



VARIANCE APPLICATION

Community Development

4800 Ashford Dunwoody Road | Dunwoody, GA 30338 Phone: (678) 382-6800 | Fax: (770) 396-4828

Project #:	Date Rec	ceived: _			
	☐ Chapter 16-Strea			Chapter 20-Signs □✔	Chapter 27
Control of Control and Control	: Request for additional p	4.1. 4.4 40 4.4.4		ility.	
Matar o or Maquest	•	-			
Project:					
Name of Project /	Subdivision:			Zoning: R-10	00
	/ Location: 1822 Moun	t Vernon Road. D	unwoodv. Georgia	20111191	
District: _ 18	Land Lot:		Block:	Property ID	: 18 367 0148
Owner Informat				· ,	
Owner's Name:	Anna and Roman Khokhl	an			
Carrie and Carrier Carrier Control of Carrier	4994 Eagles Nest Court,	Loganville Georgi	a 30052		
Phone: 404-569-1150				klanpch@yahoo.com	
Applicant Inform	nation: Check here i	f same as Pro	perty Owner		
	gacy Manor Personal Care			nre Washington, Esq.	
Programme and the second	60 Satellite Blvd. Suite 400		30097		
Phone: 770-822-0900	Fax:_		Email: ^{awa}	shington@atclawfirm.com	
Terms & Condition	ons:				
understand that I am resplain required information (application.	ponsible for filing additional m per the relevant Applicant Ch	aterials as specified	by the City of Dunwo	If additional materials are deter ody Zoning Ordinance. I underst oody Zoning Ordinance) will resul	and that failure to supply
Applicant's Name:	1 () 6	INGIO		- 0 /	10 0.00
Applicant's Signati	ire: Inne tarely	Mughing 9		Date: Decele	(3,2022
Notary:				, ,	
Sworn to and subs	scribed before me this	- 13	Day of _ De	emb., 20	0_ケー
Notary Public: _	1 WHOLE WILLS	Will.			
Signature:	JOHN HOTAR	10			
My Commission Ex	pires - GEODES	9			
Office Use:	NOV. 9, 2025	10			
☐ Application Fee	Paid A Ston Fee Pain	(\$135 x num	ber of signs req	uired) Fee: <u>\$</u>	
Payment: ☐ Cash	□ Check 🖸 CCO Da	te:_			
□ Approved □ Ap	proved w/ Conditions	: □ Denied	Date:		



ADDITIONAL VARIANCES

Community Development

4800 Ashford Dunwoody Road | Dunwoody, GA 30338 Phone: (678) 382-6800 | Fax: (770) 396-4828

Type:

Type of Request: ☐ Chapter 16-Streams ☐ Chapter 16-Other ☐ Chapter 20-Signs ☐ Chapter 27-Zoning
Code section from which variance is sought: 27-202
Nature of Request: Increased Parking Spots
Туре:
Type of Request: □ Chapter 16-Streams □ Chapter 16-Other □ Chapter 20-Signs □ Chapter 27-Zoning
Code section from which variance is sought:
Nature of Request:
Туре:
Type of Request: □ Chapter 16-Streams □ Chapter 16-Other □ Chapter 20-Signs □ Chapter 27-Zoning
Code section from which variance is sought:
Nature of Request:
Туре:
Type of Request: \square Chapter 16-Streams \square Chapter 16-Other \square Chapter 20-Signs \square Chapter 27-Zoning
Code section from which variance is sought:
Nature of Request:
Туре:
Type of Request: ☐ Chapter 16-Streams ☐ Chapter 16-Other ☐ Chapter 20-Signs ☐ Chapter 27-Zoning
Code section from which variance is sought:
Nature of Request:
-
Type:
Type of Request: ☐ Chapter 16-Streams ☐ Chapter 16-Other ☐ Chapter 20-Signs ☐ Chapter 27-Zoning
Code section from which variance is sought:
Nature of Request:



Property Owner(s) Notarized Affidavit

Property Owner (If Applicable):

Community Development

4800 Ashford Dunwoody Road | Dunwoody, GA 30338 Phone: (678) 382-6800 | Fax: (770) 396-4828

The owner and petitioner acknowledge that this application form is correct and complete. By completing this form, all owners of the subject property certify authorization of the filing of the application for variance(s), and authorization of an applicant or agent to act on their behalf in the filing of the application including all subsequent application amendments.

Owner Name: Anna KhoKh	blan	
Signature: - Que Marcha	Date: 12-12-2022	10-10-
Address: 1822 Mount Vern	on Rd, Dunwoody GA 30338	
Phone: _ UOU - 569 - 1150Fax: _	Email: Khokhlan pch a Yahoo.co	רכי
Sworn to and subscribed before me this	12 Day of Desember, 20,22	
Notary Public: COTOR SERVINGES GEORGIA July 5, 2026	The state of the s	
Property Owner (If Applicable):	nin'i	
Owner Name: Roman Khokhlas	N	
Signature: _ Rome Multier	Date: 12-12-2022	
Address: 1822 Mount Vern		
Phone: _770-510-6669 Fax:	Email: rkhokhland live com Day of Desember, 20_22	
Property Owner (If Applicable):		
Owner Name:		
Signature: _ Address:	Date:	
Phone: _ Fax: _	Email:	
Sworn to and subscribed before me this Notary Public:	Day of , 20_	



Campaign Disclosure Statement

4800 Ashford Dunwoody Road | Dunwoody, GA 30338 Phone: (678) 382-6800 | Fax: (770) 396-4828

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: Chua Bhashlow	Date: 12-12-24
Address: 1822 Mount Vernor Rd, Dunus	ody GA 30838

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

Date Government Official Official Position Description Amount

ANDERSEN | TATE | CARR

December 13, 2022

LETTER OF INTENT AND JUSTIFICATION FOR VARIANCE

Variance City of Dunwoody, Georgia

Applicant: Anna and Roman Khokhlan

Property:
Tax Parcel IDs 18 367 01 048
±.38 Acres of Land
Located at 1822 Mount Vernon Road,
Dunwoody Dekalb County, Georgia
For A Variance to Increase Parking

Submitted for Applicant by:
Anre' D. Washington, Esq.
ANDERSEN TATE & CARR, P.C.
One Sugarloaf Centre
1960 Satellite Blvd.
Suite 4000
Duluth, Georgia 30097
770.822.0900

awashington@atclawfirm.com

I. INTRODUCTION

This Letter of Intent ("LOI") is to request a single Variance from the City of Dunwoody Ordinance 27-202 to add additional parking for Legacy Personal Care Home's ("Legacy Manor") current pending Special Land Use Permit application for a property located at 1822 Mount Vernon Road, Dunwoody, Dekalb County, Georgia. The basis of this request is to provide flexibility to address compliance with parking requirements Americans with Disabilities Act, staffing needs, emergency services and the resident seniors' visitors.

City of Dunwoody regulations limits the number of parking spots on a personal care home within a residential community to four parking spots. As the City is aware, Americans with Disabilities Act regulations limit the facility to one handicapped and three general access parking spaces. The Development is a seven (7) bed facility, but the residents do not have vehicle access.

This request seeks to increase the number from four (4) to six (6) to ensure that the facility has room to accommodate staff, periodic guests, and, in the rare event it is necessary, emergency services vehicles. The Applicant fully recognizes that this Development must preserve the "look and feel" to remain consistent with the residential community. Therefore, the Applicant is committed to ensuring that the onsite parking is non-intrusive and providing a site plan for additional parking without sacrificing the character of a residential community. Addressing this concern might include but is not limited to enhanced planted buffers, parking on the side or rear, or changes to parking orientation and direction.

II. CITY OF DUNWOODY CHAPTER 27 VARIANCE

Letter of Intent for Zoning Variances (Chapter 27): Please describe your situation and how your variance request is a result of all of the following conditions:

- 1) The grant of the variance will not be detrimental to the public health, safety or welfare or injurious to property or improvements;
 - a. No. The additional parking spaces will not harm the City's public health, safety, welfare, or injury to property improvements.
- 2) The variance request is based on conditions that (1) are unique to the subject property (2) are not generally applicable to other properties in the same zoning district and (3) were not created by the owner or Applicant:
 - a. Legacy Manor is a unique business that provides personal care in a residential and home-like setting. Given both the company and the City's goal to provide housing for Seniors, this request is consistent with this type of Development. Aside from the Development offering commercial services in a residential community, there is no four-car limit on residential homes in the City. Therefore, this variance request is consistent with the surrounding area.

- 3) Because of the particular conditions, shape, size, orientation or topographic conditions, the strict application of the requirements of this zoning ordinance would deprive the property owner of rights and privileges enjoyed by other similarly situated property owners;
 - a. There are no regulations that cap residential parking spaces to four vehicles. This cap would add an additional condition distinct from the residential community.
- 4) The requested variance 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;
 - a. The Applicant is requesting six (6) parking spots to provide flexibility through site planning and Development to address parking issues. Allowing this number is not inconsistent with a nearby residential home. Of note, Legacy Manor limits visitation hours, and residents do not drive. This grant would permit would not generally result in a consistently full parking lot.
- 5) The literal interpretation and strict application of the applicable provisions or requirements of this zoning ordinance would cause undue hardship or practical difficulty, as distinguished from a mere inconvenience; and
 - a. Limiting parking to four spaces could negatively impact the Development's ability to accommodate staff and visitors and, in the rare event, of emergency services. This Development seeks to provide housing to a vulnerable population. While instances where emergency services do not happen often, the additional parking provides space if necessary.
- 6) The requested variance would be consistent with the spirit and purpose of this zoning ordinance and the comprehensive plan.
 - a. The subject property will maintain its status as R-100, address a critical need for senior housing, and provide for families of those seniors to visit without parking barriers.

III. Conclusion

The Applicant looks forward to continued constructive dialogue with the community, staff, and elected officials to address any concerns with this request and asks for favorable consideration.

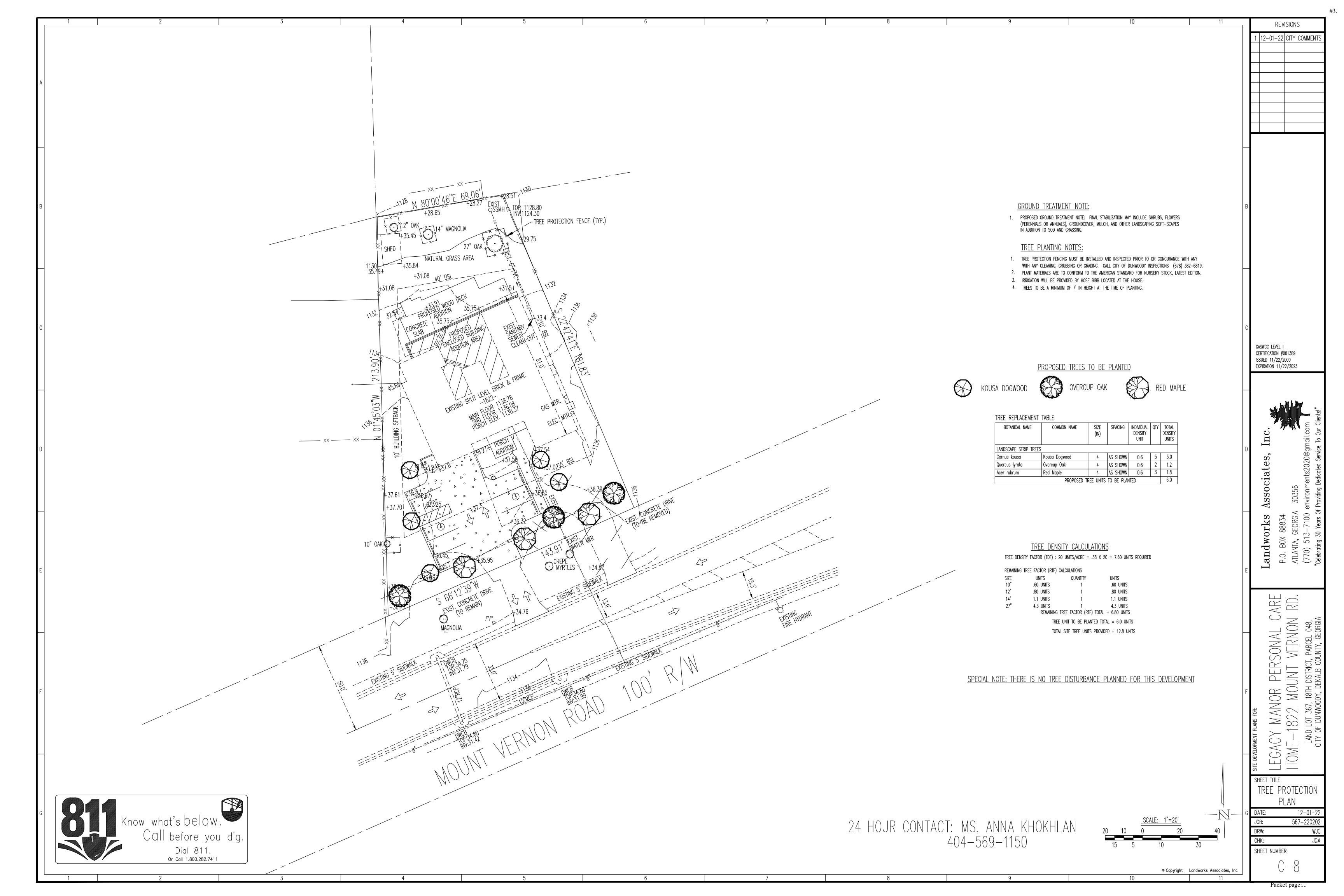
Respectfully submitted this 13th day of December 2022.

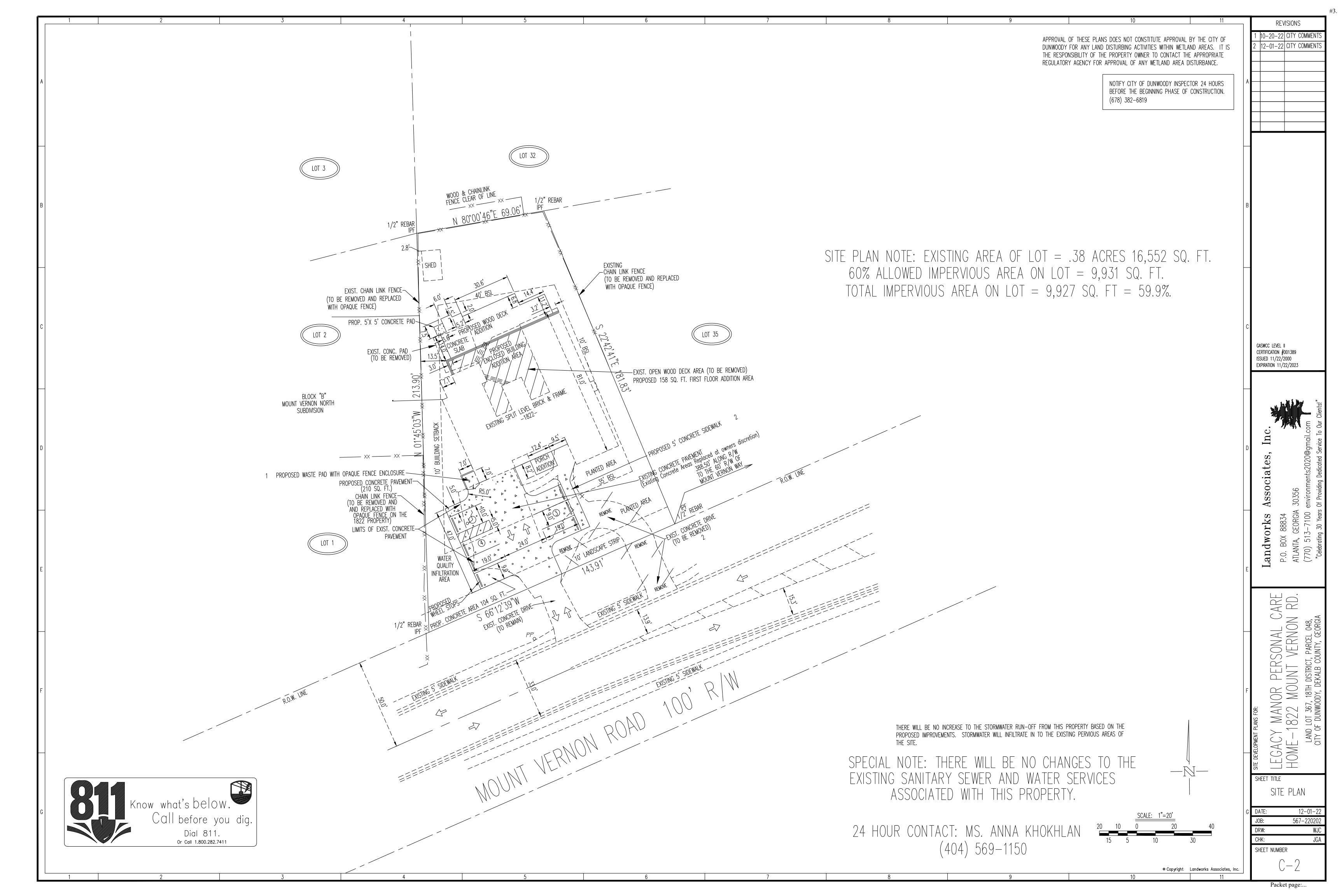
ANDERSEN, TATE & CARR, P.C.

Anre' D. Washington

Anre' D. Washington, Esq.

Enclosures







"Bringing Nurse Practitioners and Physicians to Your Door" 2795 MAIN ST., W #27, SNELLVILLE, GA 30078 P: 770.985.8001 F: 770.985.8028

Patricia Gray-Smith, NP | Paul Allen, MD | Nicole Moncrieffe, NP | Maureen Kapatkin, NP

22 December 2022

Re: Anna Khokhlan

To Whom It May Concern,

I am a nurse practitioner and have been servicing Anna Khokhlan's personal care homes for 15 years. Anna is an excellent caregiver. She is attentive and observant, understanding the nuances of delivering care to the geriatric and vulnerable populations. She has been essential in the care of my patients- communicating any issues or changes she has observed with her residents. She is a conscientious and dedicated caregiver, treating each of her residents as individuals and addressing their particular needs. I have often recommended Anna to my patients and their families when they are in need of personal care home placement. I would recommend her as a caregiver without hesitation. Additionally, Anna maintains excellent care of her homes and surrounding property.

Please feel free to contact me with any questions.

Sincerely

Patricia Gray-Smith, APRN BC FNP/ANP

Jennifer and David Jones 1830 Mount Vernon Road Dunwoody, GA 30338

December 17, 2022

RE: LEGACY MANOR

To Whom it May Concern,

We live at the property adjacent to 1822 Mount Vernon Road, which we hope will become known as **Legacy Manor**. We have had many conversations with Anna Khokhlan and her family regarding their plans and application for the special-use permit. We feel that opening their home to seniors and/or memory care patients is a benefit to the community and <u>support</u> their efforts and permit application.

Some neighbors have voiced concerns about traffic on Mount Vernon Road being affected by Legacy Manor; however, we do not share these concerns based on our experience living here since 2015. The former owners of 1822 Mount Vernon Road were a multi-generational family with numerous cars as well as elderly parents. We are aware of the anticipated vehicles required for the family and staff at Legacy Manor and believe there will be fewer cars at the property than with the previous owner. Additionally, over the years we have seen several ambulances stopped at 1822 Mount Vernon Road for the elderly parents and witnessed that it generated little to no impact on traffic. The home has both a bike lane and sidewalk in front of it which allowed ambulances to park to the side of the travel lane and traffic could continue down Mount Vernon Road.

I met Anna Khokhlan and her family (son, daughter, son-in-law, and granddaughter) summer 2021 when they were viewing the next-door house for sale. I was immediately fond of the family. Sadly, I knew very little about the property and could not advise them of the construction nightmares their renovation was about to uncover. As the demolition began, so did my friendship with Anna and Roman. I was heartbroken for Anna and Roman as I learned about the condition of the house and watched as it was reduced to a few studs. Yet through this setback, they envisioned a new purpose for their home and our community's future. To share some my own experience, my husband's father passed away in 2017 from Multiple System Atrophy (MSA) or Shy-Drager syndrome. MSA is a degenerative disorder that ultimately left my father-in-law bed ridden. To keep him from living in a nursing facility, my mother-in-law became his fulltime care giver. We have witnessed firsthand trying to imperfectly convert your home for special needs, learning nursing skills as the situation dictates, and the physical and emotional toll to a caregiver. We feel this has given us a somewhat unique perspective regarding the need for alternatives to traditional nursing homes. As for my parents, I watch them agonize as their friends are rehomed to memory care facilities. They understand, but cannot change, that typically grown children are unable to quit their jobs/income, become fulltime care givers to aging parents, and remain as mothers and fathers to their own growing children. I view the proposal for Legacy Manor through the lens of how much compassion and grace the Khokhlans can provide our community. If someday my parents or mother-in-law need senior/memory care, Legacy Manor would be an answer to an unvoiced prayer.

Please contact me if you have any questions.

Sincerely,

Jennifer Jones

February 7, 2023

RE: SLUP 22-03 Application

Dunwoody City Council,

I write to vehemently oppose the special land use permit application for **1822 Mt. Vernon Road**. While any resident of the city of Dunwoody can voice concerns over the application, I write as a homeowner listed in the owners within 1000 feet of the property in question. I live at **1335 Vernon North Drive**. As a homeowner within proximity to the house in question, I write to voice my concerns and how they will not only impact the city as a whole, but my family and me directly.

First, Dunwoody is a residential area. There are clear areas in the city that are listed for commercial use only (i.e., Dunwoody Village, Jett Ferry Road Area, Perimeter Mall). The proposal here would be to approve commercial use outside of those already set commercial areas. The trickle-down impact should this proposal be approved would be drastic. If this is approved, more special lane use permit applications will undoubtedly be filed for similar operations within residential subdivisions. I am not against homes for the elderly. I am against homes used for commercial purposes within residential areas. Additionally, the individuals bringing the application have another home for the elderly in Gwinnett. A quick search of the location of this house finds it to be in an area with multiple other approved commercial properties, including a daycare, auto repair shop, roofing company and school. A house such as this could be appropriate for in Dunwoody, but not in the residential area proposed in the application.

The impact on that road specifically also would be drastic. Mt. Vernon Road is a very busy road. As a homeowner who uses this road multiple times per day, I can truly speak to the increase in cars as Dunwoody is such a sought-after location for families to move. Adding a home for the elderly, while not a super high capacity, will no doubt have an impact on traffic. To give an example, even in a commercial area, the addition of a Chipotle in the village has drastically impacted traffic for cars crossing the intersection at Chamblee Dunwoody Road to pass Chipotle. Adding more traffic to this area is downright shortsighted and a misjudgment of the impact on the local community.

Finally, this entire application process seems a bit odd. The buyers, also the persons who submitted the application for special land use, tore down the house first before filing this application for a special land use permit. This leaves a huge blemish on a main street in Dunwoody. Was this done so that community members would encourage a building of any kind be built to remove the eyesore that is currently present? Was the permit to tear down approved with an understanding that they would rebuild? And then they put in the special land use permit? That process appears backwards and a deliberate attempt to skirt the process laid out by the city.

Overall, I wish to convey my ardent opposition to this application. Should this be approved, the propensity for more similar applications to be approved in subdivisions is likely and traffic is likely to degrade in the area. I strongly encourage the members of the Planning Commission and City Council to consider the many community members in opposition for similar reasons. The city of Dunwoody is sought after by many, including my family, for its residential areas void of commercial businesses. I moved to Dunwoody for the vibrant and engaged community. I believe this application detracts from all the positives of Dunwoody and could lead to a degradation of solely residential areas.

I would to happy to speak directly to the Planning Commission should any of you have any additional questions.

Thank you for your time and consideration,

Colin Muething, PhD, BCBA-D

/ A.

Program Manager - Severe Behavior Intensive Outpatient Program

Marcus Autism Center

Madalyn Smith

From: courtney wargula >

Sent: Tuesday, January 17, 2023 4:37 PM

To: Madalyn Smith

Subject: Memory care facility on mt Vernon Road

Caution: External Message

Madalyn

I am emailing you to voice my concern regarding the proposed memory care facility that might be built on mt Vernon Road in a residential community. I have seen plans for the facility and to be honest that house is not suited for dunwoody the houses on mt Vernon are your basic home. That lot is too small for a house that size and wouldn't be suitable to handle a ton of cars on it and if that facility was built it would make the house values in Dunwoody increase significantly which isn't good. I work in the real estate industry and know how this facility would make a huge mess and I know the residents living on mt Vernon or that would back up to that facility are very unhappy. We don't need more traffic on mt Vernon especially during rush hour which is already a mess.

Courtney , Sent from my iPhone

Madalyn Smith

From: Gina Paridy

Sent: Wednesday, February 8, 2023 1:18 PM

To: Richard McLeod; Lynn Deutsch; Paul Leonhardt; Donnie Sullivan; Madalyn Smith

Cc: Paul Paridy

Subject: 1822 Mount Vernon Way

Follow Up Flag: Follow up Flag Status: Flagged

Caution: External Message

Good Afternoon City of Dunwoody Planning Commission,

We are writing in regards to 1822 Mount Vernon Road Special Land Use Permit Request Case #22-03 and relief request from Sec 27-202. We have reviewed their application and given this a lot of thought given we border this property. While we find the idea to be nice in theory, there are many reasons why this SLUP should not be approved and strongly discourage the approval of these requests based on the following reasons:

- 1. The activities of this property and its owners to date give us no confidence in their ability or honesty around future use and actions on property. From changing plans, manually demolishing a house to what has been an eyesore for our community, and not being forthright about plans or communicating with neighbors.
- 2. The size of the building is much too large for the associated property.
 - o Permeable Soil: We have already had water issues in our backyard due to lack of care and drainage on the 1822 Mount Vernon Road property. We've already spent thousands of dollars to remediate and will likely have to spend more.
 - Activity at the property: A 7 in home care residence will require lots of deliveries, likely a dumpster, and consistent visitors. Evidence in request for additional parking. It is well known how busy Mt.
 Vernon Road is, and this would add to traffic flow issues and noise levels.
- 3. The lack of privacy offered to our home, as they are requesting a large 2 story deck. The fence they installed isn't even a privacy fence, so it truly offers us no privacy at all.
- 4. Concern for future home values around the property, as these types of properties are proven to decrease value of other homes nearby.
- 5. The usage of a property as a retirement facility is a nice idea but limits its future use because it will be built specifically for that.

We hope that you will consider our concerns when deciding on approving/denying this SLUP and relief from Sec. 27-202. Thank you for your time and consideration when making this decision. We appreciate all you do to make Dunwoody the great city it is, and the reason we choose to raise our family here.

Sincerely,

Paul and Gina Paridy

1563 Vernon Way Ct. Property Owners

Comments on SLUP Request #22-03 (the "Request") for 1822 Mount Vernon Road (the "Property")

Debbie Brown
Thu 2/9/2023 4:32 PM

To: Madalyn Smith < Madalyn. Smith@dunwoodyga.gov>

Caution: External Message

Hello. We are homeowners residing on Mount Vernon Way in Dunwoody. We are aware of the February 14th Planning Commission meeting at which the Request will be considered. We have read the application that was filed with the City of Dunwoody by the owners of the Property (the "Applicants"). We would like the Planning Commission to consider our comments concerning why the Request should be denied.

- 1. The line of demarcation between commercial and residential areas along Mount Vernon Road is clear and it should have been no surprise to the Applicants when they purchased the Property that it was designated as residential. To our knowledge neither Dunwoody nor Dekalb County (prior to the city's incorporation) has granted a commercial status that deviated from the well established border between residential and commercial properties along Mount Vernon Road. Our concern is simple: If this Request is granted, what type of other commercial SLUPs will be granted for properties along Mount Vernon Road? How will the Commission be able to deny others seeking to open commercial ventures in this residential area? If granted, this will simply be the proverbial "camel's nose under the tent" that will allow additional commercial creep into the residential areas of Dunwoody.
- 2. We firmly believe that there is no compelling reason presented by the Applicants that warrants granting the Request:
- (i) The Applicants cite the City's Comprehensive Plan regarding senior living options as a reason why the Request should be granted. However, in reading the Comprehensive Plan, it is clear that this type of commercial business is not the solution the city has in mind. The Comprehensive Plan speaks to permanent living arrangements for seniors in the current residential areas where they may have family or have been a previous resident. It is not referring to a for-profit "Elder and Memory Care Facility" where individuals unrelated to the Applicants reside temporarily while they are in need of custodial care.
- (ii) Dunwoody is not lacking in Elder and Memory care facilities. A simple Google search of "Elder and Memory Care Facilities" turns up at least five such facilities that are within a few miles (or less) of the Property. There is no community need for the proposed facility and there is no reason for granting the Request that outweighs the homeowners' rights to have their neighborhood remain residential in nature, as they expected when they purchased their homes.
- 3. If the Request is granted, traffic on Mount Vernon Road will be impacted and there will be adverse impacts upon the neighboring properties. It should be noted that the Applicants have already decided that the 4 parking spaces that would accompany the SLUP, if granted, are not sufficient since they have also requested a variance that would permit 7 parking spaces instead.

The Property is only .38 acres, yet the Applicants wish to add a 6895 square foot facility and 7 parking spaces in that small space. Not only would this be unappealing aesthetically, but it would create a slow down on Mount Vernon Road and adjoining streets as the owners of these cars attempt to enter and exit the Property. The Applicants state that all of those spaces would not be occupied at all times. But if that is so, why wouldn't four spaces be sufficient? It is our belief that there will be a high level of activity at this site that is inconsistent with the residential nature of the Property and the surrounding homes.

Thank you for considering these comments. We strongly encourage the Commission to deny the Request at the upcoming meeting.

Sincerely, Deborah and Richard Brown 5019 Mount Vernon Way Caution: External Message

Planning Commission, Mayor, and Council Members,

My name is Mike DiLoreti, and I am a homeowner in Dunwoody in close proximity to 1822 Mount Vernon Road (referenced on page 28 of the pdf). I am emailing to express my concerns and opposition to the SLUP applied for at 1822 Mount Vernon Road.

Caring for aging seniors is commendable for our community, but the applicant fails various SLUP tests required for approval of this specific project and location. Below, are 5 reasons I believe SLUP (22-03) should be denied:

- 1) The proposal fails SLUP consideration requirement #3, which states: "Whether the proposed Site provides adequate land area for the proposed use, including provision of all required open space, off-street parking". The proposed use of the development requires 4 parking spaces. But the application states <u>additional parking spaces are required</u> and includes a companion variance application to exceed the parking spaces considered by Dunwoody Code to be adequate for this specific use.
- 2) The proposal fails SLUP consideration requirement #4, which states: "Whether the proposed use is compatible with adjacent properties and land uses." The development to be constructed is <u>not compatible with adjacent properties</u>. At 6,895 heated square feet, the proposed development <u>will be more than twice the size of any adjacent property</u>. Further, granting this home a Variance to have offstreet spaces for 6 vehicles (not the basic 4 spaces) for a Personal Care Home is inconsistent with parking areas for the adjacent single-family homes. Evidence of incompatibility with adjacent properties is below.

Side parcels to 1822 Mt. Vernon Rd

- 1830 Mt. Vernon Rd: 3,188 sf
- 5100 Mt. Vernon Way 3,590 sf
- 5101 Vernon Ridge Dr 2,325 sf
- 5109 Vernon Ridge Dr 3,305 sf

Rear parcels to 1822 Mt. Vernon Rd

- 5116 Mt Vernon Way 2,879 sf
- 1563 Vernon Way Court 2,825 sf
- 5115 Vernon Ridge Dr 2,400 sf

Across-the-street parcels from 1822 Mt. Vernon Rd

- 1805 Mt Vernon Rd 3,269 sf
- 1813 Mt. Vernon Rd 3,154 sf
- 1823 Mr. Vernon Rd 2,413 sf
- 5076 Mt. Vernon Way 3,174 sf
- 3) The proposal violates the definition of Group Living (including a Personal Care Home) of Dunwoody's Code of Ordinances Sec. 27-112 (2): Group living. Residential occupancy of a dwelling by other than a "household". The codified reference to "other than a household" means the development cannot simultaneously serve as a primary residence household dwelling for the applicant's family while also serving as a Personal Care Home for others. The application states on PDF page 8 of the application that the applicant's family will reside here, as well. Additionally, PDF page 57 is the community meeting notice which states the applicant and her son will also live there. The Dunwoody Code is clear either it's a Group Living dwelling OR it's a primary residence

2/13/2023, 11:20 AM

household dwelling, but it <u>cannot be both</u> simultaneously without City Council amending the Dunwoody Code.

- 4) **Potential 'eyesore' argument** The new owner created the eyesore by premature demolition and should not be rewarded with a SLUP to do something different than a single-family home. A SLUP should have been obtained prior to creating any potential eyesore. Personally, I do not believe the premature demolition/actions by the owner to create an eyesore should influence the decision making process.
- 5) The SLUP application fails honest representations and/or inconsistencies In the PDF on page 8 of the SLUP application, it states "The Site will consist of four parking spaces accessed through a single entrance." PDF page 9 of the SLUP application states, "The Applicant is not requesting additional variances or waivers." Both applicant statements cannot be true, as the SLUP application also has a variance application to expand parking area from 4 spaces to 6 spaces to make the new development work.

Please consider the concerns of the neighbors in the immediate area and do not approve the SLUP for this property.

Respectfully, Mike DiLoreti Planning Commission and Council Members,

My name is Luke Gaines, and I am a homeowner in Dunwoody in close proximity to 1822 Mount Vernon Road. I am emailing to express my concerns and opposition to the SLUP applied for at 1822 Mount Vernon Road.

While the purpose of the building is a good cause, the location is not appropriate. Placing a commercial building in the middle of residential homes is not a good look for our community and takes away from the neighborhood feel. The location is also on a very congested road without turn lanes. This commercial building will have higher traffic flow than a residential home, creating even more congestion on Mount Vernon Road. There is no reason to disrupt the continuity of the neighborhood by placing a commercial building in the middle of a neighborhood. There is a commercial development less than a mile away at Dunwoody Village. If the applicant likes the Dunwoody area they should look there. Allowing commercial buildings to spread into the residential homes will set a bad precedent and disrupt the amazing neighborhood feel that currently exists.

On the more technical side, the applicant fails various SLUP tests required for approval of this specific project and location. Below, are 5 reasons I believe SLUP (22-03) should be denied:

- 1) The proposal fails SLUP consideration requirement #3, which states: "Whether the proposed Site provides adequate land area for the proposed use, including provision of all required open space, off-street parking". The proposed use of the development requires 4 parking spaces. But the application states additional parking spaces are required and includes a companion variance application to exceed the parking spaces considered by Dunwoody Code to be adequate for this specific use.
- 2) The proposal fails SLUP consideration requirement #4, which states: "Whether the proposed use is compatible with adjacent properties and land uses." The development to be constructed is <u>not compatible with adjacent properties</u>. At 6,895 heated square feet, the proposed development <u>will be more than twice the size of any adjacent property</u>. Further, granting this home a Variance to have off-street spaces for 6 vehicles (not the basic 4 spaces) for a Personal Care Home is inconsistent with parking areas for the adjacent single-family homes. Evidence of incompatibility with adjacent properties is below.

Side parcels to 1822 Mt. Vernon Rd

- 1830 Mt. Vernon Rd: 3,188 sf
- 5100 Mt. Vernon Way 3,590 sf
- 5101 Vernon Ridge Dr 2,325 sf
- 5109 Vernon Ridge Dr 3,305 sf

Rear parcels to 1822 Mt. Vernon Rd

- 5116 Mt Vernon Way 2,879 sf
- 1563 Vernon Way Court 2,825 sf
- 5115 Vernon Ridge Dr 2,400 sf

Across-the-street parcels from 1822 Mt. Vernon Rd

• 1805 Mt Vernon Rd 3,269 sf

- 1813 Mt. Vernon Rd 3,154 sf
- 1823 Mr. Vernon Rd 2,413 sf
- 5076 Mt. Vernon Way 3,174 sf
- 3) The proposal violates the definition of Group Living (including a Personal Care Home) of Dunwoody's Code of Ordinances Sec. 27-112 (2): Group living. Residential occupancy of a dwelling by other than a "household". The codified reference to "other than a household" means the development cannot simultaneously serve as a primary residence household dwelling for the applicant's family while also serving as a Personal Care Home for others. The application states on PDF page 8 of the application that the applicant's family will reside here, as well. Additionally, PDF page 57 is the community meeting notice which states the applicant and her son will also live there. The <u>Dunwoody Code is clear</u> either it's a Group Living dwelling OR it's a primary residence household dwelling, but it <u>cannot be both</u> simultaneously without City Council amending the Dunwoody Code.
- 4) **Potential 'eyesore' argument** The new owner created the eyesore by premature demolition and should not be rewarded with a SLUP to do something different than a single-family home. A SLUP should have been obtained prior to creating any potential eyesore. Personally, I do not believe the premature demolition/actions by the owner to create an eyesore should influence the decision making process.
- 5) The SLUP application fails honest representations and/or inconsistencies In the SLUP application, it states "The Site will consist of four parking spaces accessed through a single entrance." However, later the SLUP application states, "The Applicant is not requesting additional variances or waivers." Both applicant statements cannot be true, as the SLUP application also has a variance application to expand parking area from 4 spaces to 6 spaces to make the new development work.

Please consider the concerns of the neighbors in the immediate area and do not approve the SLUP for this property.

Respectfully,

Luke Gaines

Sent from my iPhone

Caution: External Message

Good morning:

Today is the meeting for the proposed Special Land Use Permit (SLUP 22-03) for 1822 Mount Vernon to allow a 7-resident personal care home in an R-100 zoning district.

My husband and I would like to formally oppose this use.

We live just down the road on Ashmont Court and battle the ever-increasing activity on Mt. Vernon Road.

There are several reasons to reject this use and for ease of reference I will list them below:

- 1. The use is commercial and this will be in the middle of residential. By allowing this use it opens the door for more commercial thus devaluing the homes in the area.
- 2. The proposed building and parking <u>are too large for the lot</u>. The rendering looks nice and spacious because it does not show the homes located next to it. It violates the setbacks and the neighbors who are long term owners will have a huge building right next to their homes.
- 3. The old home on the site already violated the parking codes and the new site wants to increase the parking. This will further lead to the commercial use and devalue of the homes in the neighborhood.
- 4. The person opening the home states they will live there full time. I asked a lot of questions about the business and they had a VERY hard time answering questions. They explained that the house was too expensive for them so they decided to open the care facility. **THIS IS NOT A BUSINESS PLAN.** This is a huge warning sign that this business is destined to fail and Dunwoody will be left with a structure that will likely go back to the bank and no one will want to live in it since it will be built as a group home.
- 5. If this is a home for memory care what comes next? This is not a commercial area so what happens when the building or business changes hands. This is not a residential home and will be commercial in use.
- 6. Mt. Vernon is BUSY this will not only add to traffic but is in a horrible location for emergency services to get to the proposed business whose main objective is to provide health care.
- 7. The company proposing the group home had very little understanding of permitting and how to operate. They even stated that they will have a doctor visit the home once a week. I asked what are the chances that all the people use the same doctor. They actually shrugged their shoulders and could not answer. This is a half-baked business plan.

I hate that the owners bought a lot and then figured out they could not afford it so decided to open a business. This is almost as big of a red flag as the fact they that want to open a group home on a tiny lot with an oversized structure that will be abandoned in the near future.

Please oppose this use and preserve our residential Dunwoody neighborhood. We all bought homes here outside of the commercial district for a reason. Please protect us from this terrible business plan from an outsider..

Thank you, John & Kari Downing 770-265-6278 Site Visitor Name: Elizabeth Taptich
Site Visitor Email: ebtaptich@aol.com

Dear City Council Members,

I object to the proposal to turn 1822 Mt. Vernon Rd. into a residential personal care home.

Sincerely, Elizabeth Taptich

Madalyn Smith

From: Judy Landers <judithjlanders@gmail.com>
Sent: Wednesday, February 15, 2023 1:39 PM

To: planningcommission@dunwoodyga.gov; Madalyn Smith; Lynn Deutsch

Cc: Richard McLeod; Paul Leonhardt; Donnie Sullivan

Subject: 1822 Mt Vernon Road + Planning Commission Meeting of 2/14/2023

Importance: High

Follow Up Flag: Follow up Flag Status: Flagged

Caution: External Message

I spoke at the public meeting Feb 14, 2023. My hope was that all would listen to concerns, especially those of us who live adjacent to 1822 or see the property from our homes. In addition, what looked to be a compromise to reduce the size of the dwelling to care for four adults vs seven, quickly derailed into comments from commissioners that were not appropriate for public officials in a public meeting.

- 1) After the home was vacated by the renters, it stayed empty for many months. Concerns begin late August/early September 2022 with the arrival of the required letter sent to homeowners from Anna and Roman Khokhlan. I attended the October 8, 2022 public meeting held by the Khokhlan. Given the size and scope of their project, I could not imagined approval from the City Of Dunwoody. In fact, I'm still in disbelief that Legacy Manor is still on the table. I'm not in opposition to an elder/memory care facility in a residential neighborhood. My opposition is the location, size and scope of the building, along with the immediate razing of the previous home to the eyesore that it is present day. This happened without prior knowledge, neighbors felt helpless. Where were our elected officials?
- 2) Before the property changed hands, neighbors endured loud noise at all hours, garbage that could not be contained in County provided containers, rats, and more.
- 3) The new owners built a fence during the time of demolition. The fence is metal vertical bars supported by concrete pillars. It is not attractive and looks like a fence for a commercial facility. The property is visible the fence is not a screen. Several of you mentioned a screen with a fence and/or vegetation for the property. Are you not aware that a new fence has been installed? How did that happen before the public meeting Oct 8, 2022? Will the Khokhlans be required to remove the current fence for one that provides more than a boundary line?
- 4) Much has happened since the rental property was vacated. And what has happened has never made sense. For those who live adjacent to 1822 or see the property from our own property, the demolition, and the new fence happened without notice of a zone change request. Last night after the meeting ended, some of us were told the neighbor adjacent to the property, the neighbor who spoke in support of the Khokhlans, will be receiving a new concrete driveway courtesy of the Khokhlans.
- 5) The attorney representing the Khokhlans opened his presentation with plus/minus 0.38 acres. Where did that number come from? I was astonished the attorney did not have correct information at this late date and in a public meeting. Although the City quickly verified 0.47 acres, the lack of professionalism is yet another "head scratching" moment for truth and openness that has yet to be displayed.

When was the property last surveyed? Wouldn't it be in the best interest of all stake holders to require a new survey? Where did 0.38 come from? As far as I know, DeKalb County does not require a property survey for a R-1 real estate purchase. I have lived in 8 other states, deed transfers and property descriptions at the local level are not always accurate. Is the City of Dunwoody willing to proceed with 0.38 or 0.47 or 0.50 without verification? A new property survey seems like a no brainer to me.

- 6) Personal comments made by commissioners towards the end of the public meeting were inappropriate and arrogant. Walking in The Branches and noticing tear downs for very large homes, sitting in traffic on Mt Vernon Road for long periods of time, remarks on children and the number of cars personally owned, and finally a commissioner stated she wanted to place her Mother on the wait list at the Khoklan's facility, surely this remark must be a conflict of interest. These comments by public officials before the vote, left those of us in opposition dumbfounded, how is this happening. As far as I know, none of you live within sight of 1822 as if to say, "not my problem, not in my backyard." I had confidence before 6pm a compromise could and would be made, a smaller home was my hope. However, I have no confidence in this group to make decisions based on common sense. How dare any of you bring up a need to end the meeting soon because it was Valentine's Day.
- 7) Traffic. Many who spoke in opposition, including myself, no longer have our parents or others from older generation family. We know well the difficulties of transition to a care facility. Whatever policy the Khokhlans have for visitors is not realistic. Decisions on the future impact of quality of life in the immediate vicinity cannot be made regarding an appointment policy for loved ones and families. Some of you made good points regarding additional Khoklan family members living on site. I'm sure that was a consideration when 1822 was a rental. Neighbors know how that turned out. As for Legacy Manor, at best 3 cars/day.

Suppose a visit by a medical professional, doctor, nurse, OT or PT professional is required. Suppose at the same time a delivery such as pharmacy, package delivery, home maintenance such as HVAC, plumbers, etc and on top of that a 911 call is required. Yes, not likely, but possible. Consider parking for emergency vehicles plus entrance to and from 1822.

And the worst case scenario, an additional 911 call from my neighborhood. Mt Vernon Road is a two lane. Although highly unlikely, it is possible, and that is my point. Your responses and body language with the unlikely to happen, only adds to my concerns: additional emergency vehicles maneuvering past 1822 via Mt Vernon Road. It is your job to consider <u>all possibilities</u>, not dismiss the unlikely possibilities. From my home, EMS units or other emergency vehicles are seen routinely on Mt Vernon Way.

Their facility in Lawrenceville is lovely, but is not in a R-1 neighborhood. It is close to a hospital and plenty of parking on public streets.

- 8) I was shocked at the lack of knowledge of impervious services and runoff water from this group. A remark from a commissioner to the entire Planning Commission was made towards the end of the hearing, if this request had been for a private home of 6900 sq ft, the request would have been passed without opposition. Who is looking out for citizens of Dunwoody? Do you understand the long-term damage of runoff water with no place to go? Will Dunwoody continue to build, and as the gentleman stated, large footprint homes without opposition? A storm water culvert on Vernon Way Court between my property and 1559 carries runoff water to a natural created stream bed that runs along rear property lines. How will it take for the City of Dunwoody to recognize the domino effect of unmanaged runoff water? The increase of impervious surfaces taking place near and on 1822 is of concern for our neighborhood and its natural stream beds. Down the road, as more and more large homes are built, what are future plans for runoff water created by impervious surfaces?
- 9) Is it realistic for one owner and one support staff member to care for 7 adults with memory care diagnosis? Bathroom cleaning alone along with clean bedding are not weekly chores, often daily chores. The idealist description of daily life at Legacy Manor is beautiful, but reality for those of us who know what it takes for elder/memory care adults 55+, makes us question the proposed parking vision. May I remind all, it is your job to consider the "what ifs," to consider the impact on all state holders.

Judy Landers 1564 Vernon Way Court Dunwoody GA, 30338

Madalyn Smith

From: Gina Paridy <gina.paridy@gmail.com>
Sent: Wednesday, February 15, 2023 1:05 PM

To: planningcommission@dunwoodyga.gov; Madalyn Smith

Cc: Richard McLeod; Paul Leonhardt; Donnie Sullivan; Paul Paridy; Lynn Deutsch

Subject: Re: 1822 Mount Vernon Way

Follow Up Flag: Follow up Flag Status: Flagged

Caution: External Message

Planning Commission,

I spoke at last night's meeting, and I was extremely disheartened at the end result. I feel that many of you did not listen to the concerns of the attendees who spoke against this project. The overwhelming majority of the public comment was against this SLUP proposal.

Let me state, this has been a nightmare from the beginning, and will continue to be an issue in my backyard. The owners of this property have been dishonest and non-neighborly from the start, and I have no confidence that they will change their ways. They took down a fence without telling us, and our dog ended up almost getting hit on Mt. Vernon Road. That was just the beginning. Piece by piece they dismantled their home into all hours of the night. My husband went over to speak to them, and they made no mention of their plans to build a personal care facility.

While we understand the need to support aging Dunwoody residents and appreciate the concept, this property and the size they are proposing makes no sense. Approving this project now allows for facilities (in their lawyers words) to operate in Dunwoody.

There were many inappropriate and unprofessional comments made by members of the Commission that made me feel that a majority of you do not have the community's best interest at heart. This is not just a McMansion down the street in the Branches, and to be clear I would have similar concerns about the water runoff on my property if that was being built. I hope in the future you all will listen to your community when making decisions that impact the homes around them. We feel ignored. I know there were countless letters written in opposition to this SLUP, and the numerous Dunwoody residents who spoke out against this last night.

We purchased a home in Dunwoody because of the careful planning that goes into growth and changes in the city. With that being said, I do not feel that you served the community in that manner last night and appreciate the three of you who voted against approving the SLUP.

Thank you, Gina Paridy 1563 Vernon Way Court Property Owner

On Sun, Feb 12, 2023 at 4:12 PM Lynn Deutsch < Lynn. Deutsch@dunwoodyga.gov > wrote:

Good evening Mr. and Ms. Paridy,

Before Dunwoody City Council hears this case, it will be reviewed by the Dunwoody Planning Commission. If you have not yet sent your note to this Commission, you can do so by emailing planningcommission@dunwoodyga.gov.

There is a public hearing on this application on Tuesday, February 14, 2023, at 6 PM at Dunwoody City Hall, 4800 Ashford Dunwoody Road Dunwoody 30338. You are welcome to both send an email and attend the hearing, if you desire.

Have a nice evening.

Thanks,

Lynn Deutsch Mayor City of Dunwoody 404-271-9962

Please Note: I am sending this message at a time that works well for me. I don't expect a response outside of your working hours.

From: Gina Paridy < gina.paridy@gmail.com Sent: Wednesday, February 8, 2023 1:17 PM

To: Richard McLeod < Richard McLeod@dunwoodyga.gov; Lynn Deutsch < Lynn Deutsch@dunwoodyga.gov; Paul Leonhardt < Paul.Leonhardt@dunwoodyga.gov; Donnie Sullivan < Donnie.Sullivan@dunwoodyga.gov; Madalyn Smith

<<u>Madalyn.Smith@dunwoodyga.gov</u>>
Cc: Paul Paridy <<u>pparidy@gmail.com</u>>
Subject: 1822 Mount Vernon Way

Caution: External Message

Good Afternoon City of Dunwoody Planning Commission,

We are writing in regards to 1822 Mount Vernon Road Special Land Use Permit Request Case #22-03 and relief request from Sec 27-202. We have reviewed their application and given this a lot of thought given we border this property. While we find the idea to be nice in theory, there are many reasons why this SLUP should not be approved and strongly discourage the approval of these requests based on the following reasons:

- 1. The activities of this property and its owners to date give us no confidence in their ability or honesty around future use and actions on property. From changing plans, manually demolishing a house to what has been an eyesore for our community, and not being forthright about plans or communicating with neighbors.
- 2. The size of the building is much too large for the associated property.
 - Permeable Soil: We have already had water issues in our backyard due to lack of care and drainage on the 1822 Mount Vernon Road property. We've already spent thousands of dollars to remediate and will likely have to spend more.
 - Activity at the property: A 7 in home care residence will require lots of deliveries, likely a dumpster, and consistent visitors. Evidence in request for additional parking. It is well known how busy Mt.
 Vernon Road is, and this would add to traffic flow issues and noise levels.

- 3. The lack of privacy offered to our home, as they are requesting a large 2 story deck. The fence they installed isn't even a privacy fence, so it truly offers us no privacy at all.
- 4. Concern for future home values around the property, as these types of properties are proven to decrease value of other homes nearby.
- 5. The usage of a property as a retirement facility is a nice idea but limits its future use because it will be built specifically for that.

We hope that you will consider our concerns when deciding on approving/denying this SLUP and relief from Sec. 27-202. Thank you for your time and consideration when making this decision. We appreciate all you do to make Dunwoody the great city it is, and the reason we choose to raise our family here.

Sincerely,

Paul and Gina Paridy

1563 Vernon Way Ct. Property Owners

Madalyn Smith

From: susanedmonson <susanedmonson@bellsouth.net>

Sent: Tuesday, February 14, 2023 12:54 PM

To: Madalyn Smith

Subject: Objection to Khoklan special use permit

Follow Up Flag: Follow up Flag Status: Flagged

Caution: External Message

I have no quarrel with what the Khoklans' stated objective is, just where they want to do it. And I strenuously object to the way they have gone about it, and the implications for the area.

When the subject first came up I did a bit of research. The property in question was purchased for about \$500,000 AND THE HOUSE TORN DOWN. (What a lovely eyesore for the neighborhood all this time.)

I assume that such a personal care facility would have to meet certain standards of safety which would include such things as strong out door lighting 24 hours a day, an alarm system rather louder than in a typical residence, etc. In addition they are requesting permission for additional parking. I have looked at the lot and frankly do not see how they would be able to manage all that in that space. It certainly would not blend in with the rest of the neighborhood.

Please do not hasten the demise of residential Dunwoody by granting this special land use permit!

Susan Edmonson 5052 Mt. Vernon Way Dunwoody GA 30338 residing here since 1984 Caution: External Message

Dear council members,

I, Minh Tran, am writing to bring to your attention a critical error made by the city staff in the recent passing of the Special land use permit at 1822 Mount Vernon Road. While the permit was granted, the city staff had mistakenly violated the city's zoning requirements, which directly contradicts Section 27-58 of the Code of Ordinances.

As per the city zoning requirements, the single dwelling district zone R-100 only allows a maximum lot coverage of 40% for lot areas less than 19,999 sqft. However, the application listed the total impervious area on the lot as 9,927 sq ft on 0.38 acres (16,552 sq ft), which exceeds the allowed coverage by 3,307 sq ft. It is evident that the city staff incorrectly applied the 60% coverage for institutional uses exception to this residential application, leading to incomplete and inaccurate information presented to the public and the commission.

I have attached supporting documents below to show further the error made by the city staff. Given this information, I respectfully request the council not to hold a meeting on this application until the city staff has conducted a more detailed review in accordance with Dunwoody zoning requirements.

It is imperative that we ensure the city's zoning requirements are strictly followed and any exceptions or variances are made only after a thorough and complete review. We should not hold a meeting based on incorrect and conflicting information that violates the city's zoning requirements.

I live at 5109 Vernon Ridge and I am deeply concerned about this issue. I appreciate your attention to this matter and look forward to hearing back from you.

Thank you for your time.

Sincerely,

RESIDENTIAL			
Household Living			
Detached house	Р	Р	
Attached house	-	Р	
Multi-unit building	-	-	
Group Living			
Convent or monastery	S	S	
Fraternity or sorority	-	-	
Nursing home	=	2	
Personal care home, family (1—4 persons)	S	S	
Personal care home, group (5—7 persons)	S	S	
Personal care home, community (8+ persons)	-	-	
Child caring institution (1—6 persons)	-	-	
Community living arrangement (1—4 persons)	Р	Р	
Chaltar hamalass			

QUASI-PUBLIC AND INSTITUTIONAL

Day Care		
Day care facility, adult (6 or fewer persons)	S	S
Day care facility, adult (7 or more)	a	-
Day care facility, child (6 or fewer persons)	S	S
Day care facility, child (7 or more)	-	-
Educational Services		
Kindergarten	-	-
Schools, private elementary, middle or senior high	S	S
Place of Worship	S	S
Utility Facility, Essential	Е	Е

Setbacks

Front: Contextual

Side: 10 feet
Rear: 40 feet

Proposed structure meets the setbacks

Height

Maximum height: 35 feet

Proposed structure is under the maximum

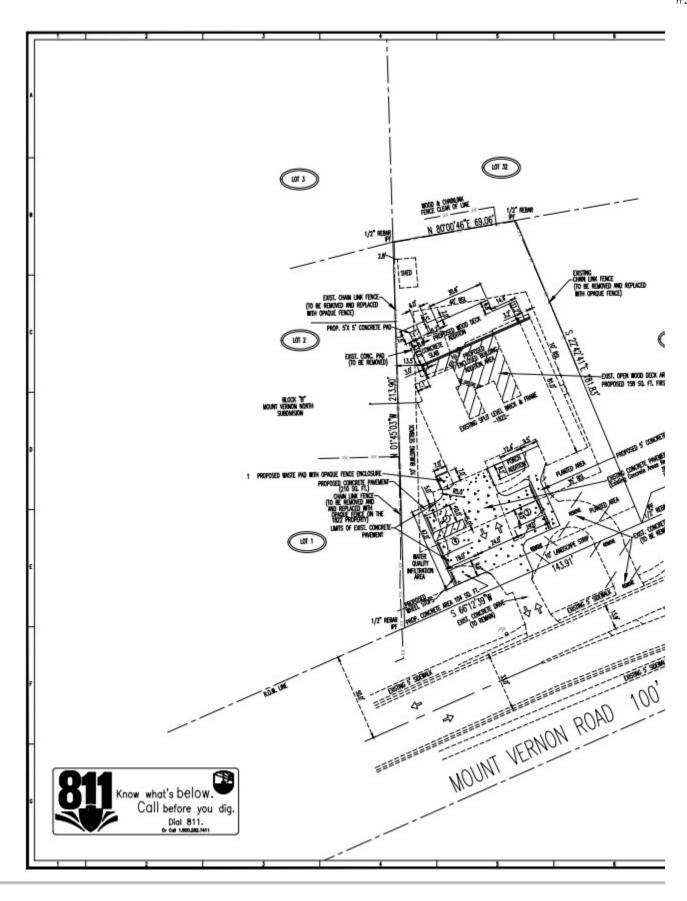
Lot Coverage

- Maximum lot coverage is 60% for institutional uses
- Proposed site plan meets this requirement. Stormwater mitigation will be required. An example of mitigation would be infiltration trenches or flow wells.



С	Maximum Lot Coverage (percent) [8]			
	Lot area = 43,560 sq. ft. or more	25	25	25
	Lot area = 30,000 to 43,559 sq. ft.	30	30	30
	Lot area = 20,000 to 29,999 sq. ft.	35	35	35
	Lot area = 19,999 sq. ft. or less	40	40	40
	Maximum Building Height (ft.)			
	Principal Building	35	35	35
	Accessory Buildings/Structures	20	20	20

- [1] Detached houses in RA-5 and RA-8 districts are subject to the lot and building regulations of the R-50 district.
- [2] Minimum lot frontage on cul-de-sac lots is 35 feet. Minimum lot width at the required street setback must equal the required in R-100).
- [3] Minimum lot frontage applies to attached house projects, not individual dwelling units within the project.
- [4] Corner lots are subject to street setbacks along all street frontages. The rear setback is measured from the property line para are applicable along all other lot lines.
- [5] Add five feet for minimum setbacks from arterial streets.
- [6] Street-facing garage façades must be setback at least 20 feet from back of curb or back of sidewalk, whichever is greater.
- [7] Interior side setback applies only to end units in attached house projects. No interior side setback required for units in attach house building separation requirements of section 27-132.
- 8) Maximum lot coverage for institutional uses; including, but not limited to, educational services, places of worship, and neighb



	Regulation	5
		F
L1	Minimum Lot Area (sq. ft.)	4
L2	Minimum Lot Frontage (ft.) [2]	1
	Maximum Density (dwelling units per acre)	1
	Minimum Building/Structure Setbacks (ft.) [4]	
S1	Street, Front and Side	4
S2	Side, Interior	2
S3	Side, Interior (accessory buildings/structures)	1
S4	Rear	2
S5	Rear (accessory buildings/structures)	1
С	Maximum Lot Coverage (percent) [8]	
	Lot area = 43,560 sq. ft. or more	2
	Lot area = 30,000 to 43,559 sq. ft.	3
	Lot area = 20,000 to 29,999 sq. ft.	3
	Lot area = 19,999 sq. ft. or less	2
	Maximum Building Height (ft.)	

Madalyn Smith

From: Richard McLeod

Sent: Wednesday, March 1, 2023 10:24 AM **To:** Madalyn Smith; Paul Leonhardt

Subject: FW: Legacy Manor

Follow Up Flag: Follow up Flag Status: Flagged

See below.



Richard McLeod, MPA

Director of Community Development

City of Dunwoody

4800 Ashford Dunwoody Road Dunwoody, Georgia 30338 **P** 678.382.6802 richard.mcleod@dunwoodyga.gov

From: Su Ellis <suellis@bellsouth.net>
Sent: Tuesday, February 28, 2023 6:11 PM

To: Richard McLeod < Richard. McLeod@dunwoodyga.gov>

Cc: suellis@bellsouth.net **Subject:** Legacy Manor

Caution: External Message

Richard,

I tried talking with the mayor about this and she told me that she could not discuss it. So, I contacted my 2 council persons, and they said the same thing. So, OK, I understand. (well, not really, but that is a discussion for another day.) I will give you a few more recent thoughts.

You've already heard me talking about parking. We are at the point where this is so unrealistic that it boggles the mind. 4 parking spaces will not be sufficient. Anna told us that she only needed 4 and then filed for a variance. It was denied. Think about it. I brought up the red flag at the Planning Commission meeting concerning family members seeing their loved ones. Anna's attorney said that scheduling visits was during COVID. So, presumably, after COVID, that scheduling will be done away with. According

to all the literature about checking on loved ones in nursing facilities, you should visit at all hours and days of the week. So, let's figure that one family member needs a parking space nearly everyday of the week. Then you have Roman and/or Anna. I have heard that Roman is married. Could that be another car? I asked about their LPN help and Anna said they would UBER in and out. That's utter nonsense. During shift changes, there would be 2 LPN cars. Do we really think they'll not drive a car? Add just one delivery and you've maxed out.

- I will not bring this up on March 13^{th,} because it is not verified, but we have a neighbor who was told by the neighbor who is in favor, that Anna promised to pour them a new driveway. If you drive by, you'll see that it is in very bad condition and should be replaced. However, they have 2 parking pads off the driveway. Could these be extra parking for Legacy? It surely could.
- The city staff keeps referring to the Comprehensive Plan when they say that we need these facilities. Agreed. But, do you really think the city fathers envisioned people tearing down a single family home to build what approximates a commercial building, 7000 sq. ft, 35' high with no garage, to manage 7 people?

Thank you for listening and perhaps considering these points. I think this is a needed facility but not on ½ acre on Mt. Vernon as a new build that will not be consistent with the neighborhood and the homes around it. Su



STATE OF GEORGIA CITY OF DUNWOODY

ORDINANCE 2023-XXXX

-_--

AN ORDINANCE TO AMEND THE CITY OF DUNWOODY ZONING MAP FOR ZONING CONDITIONS OF LOT PARCEL NUMBER 18 367 01 048, IN CONSIDERATION OF SPECIAL LAND USE PERMIT CASE SLUP 22-03 (1822 MOUNT VERNON ROAD, DUNWOODY, GA 30338);

- **WHEREAS,** property owners Anna Khoklan and Roman Khoklan propose to operate a 7-resident personal care home and thus seek a Special Land Use Permit to operate the described use within the R-100 zoning district; and
- **WHEREAS,** the Mayor and City Council find that the proposed use aligns with the Dunwoody Comprehensive Plan; and
- **WHEREAS,** notice to the public regarding said modification to conditions of zoning has been published in *The Dunwoody Crier*, the Official News Organ of the City of Dunwoody; and
- **WHEREAS,** a public hearing was held by the Mayor and City Council of the City of Dunwoody as required by the Zoning Procedures Act.

NOW THEREFORE, THE MAYOR AND CITY COUNCIL OF THE CITY OF DUNWOODY, GEORGIA HEREBY **ORDAIN AND APPROVE** the Special Land Use Permit 22-03 subject to the following conditions:

Exhibit A: Site Plan, prepared by Landworks Associated, Inc., and dated February 18, 2023

Exhibit B: Elevations, prepared by Design Today, and dated April 10, 2022

- The owner shall develop the site in general conformity with "Exhibit A", with minor changes allowed as defined by Section 27-337(b) or necessary changes to meet conditions of zoning or land development requirements made necessary by actual field conditions at the time of development;
- 2. The owner shall construct the home in general conformity with "Exhibit B".
- 3. A minimum of 80 percent of the front house façade shall be finished with high quality, durable, materials, such as brick, stone, real stucco, and glass.
- 4. The parking area shall not be striped, except for the required ADA space.
- 5. The parking area shall have a vegetative screen, as provided on Exhibit A.
- 6. A "Transition Yard 2", as defined in Sec. 27-230 of the Zoning Ordinance, shall be provided along the side and rear property lines.
- 7. The personal care home shall be limited to residents 55 years or older.
- 8. Redevelopment of this property will require stormwater management in the form of runoff reduction and/or water quality. The property owner shall provide a runoff reduction and/or water quality design which meets

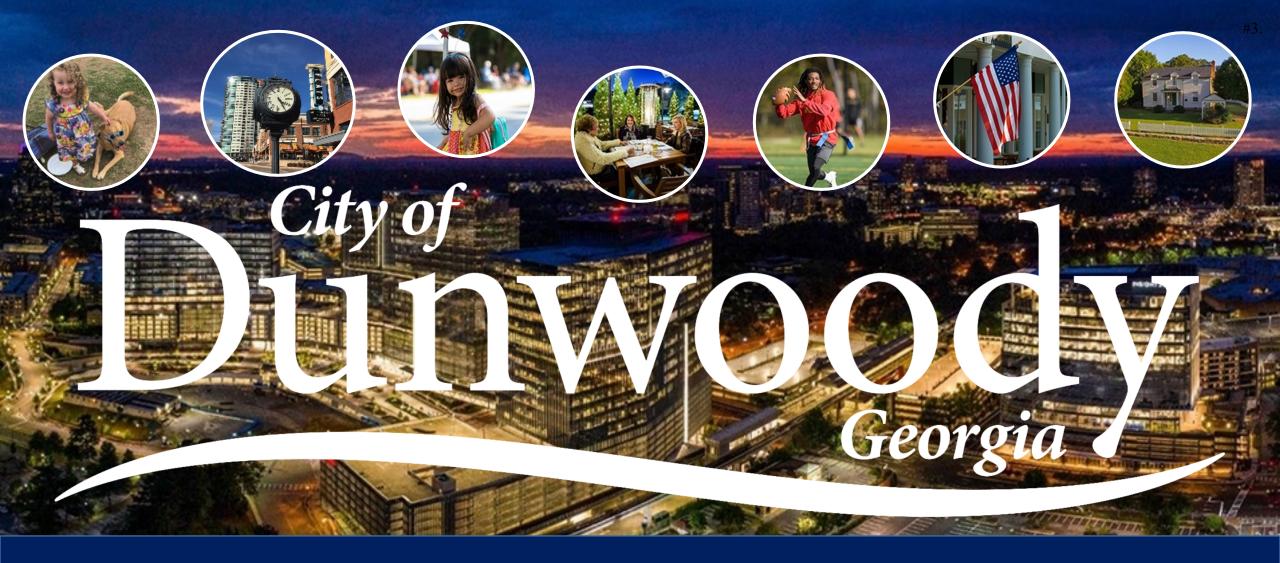
STATE OF GEORGIA CITY OF DUNWOODY

ORDINANCE 2023-XXXX

-__-

- the criteria outlined in the 2016 Edition of the Georgia Stormwater Management Manual (Blue Book) for all onsite impervious surfaces.
- 9. Within 1 year of approval of the subject Special Land Use Permit, if a home is not under construction, the walls and foundation of the previously demolished home must be removed and the site permanently stabilized.
- 10.Streetscape improvements shall be installed in conjunction with the construction of the personal care home, according to the requirements of the Public Works Department.

SO ORDAINED AND EFFECTIVE, this the	day of	, 2023.
Approved by:	Approved as to Fo	orm and Content
Lynn P. Deutsch, Mayor	City Attorney	
Attest:		
Sharon Lowery, City Clerk	SEAL	



Mayor and City Council

March 13, 2023

Packet page:

SLUP 22-03: 1822 Mount Vernon

The property owners, Anna Khoklan and Roman Khoklan, request a Special Land Use Permit to allow a 7-resident personal care home.



Background

- Purpose of a Special Land Use Permit:
 - Short list of uses that are considered generally compatible in single-dwelling neighborhoods, but require special review and consideration to mitigate negative impacts
 - Approval of a Special Land Use Permit is for a specific use only does not open avenue for other uses
 - Special Uses:
 - Convent/Monastery
 - Personal care home (maximum 7 residents)
 - Daycare (maximum 6 children or adults)
 - Private Schools
 - Place of Worship
 - Cemetery
 - Bed and Breakfast
 - Neighborhood Recreation Club
 - Home Occupations (i.e. tutoring or music lessons)
 - No other uses can ask for a Special Land Use Permit



Background

- The property previously was developed with a 5,000 SF, split level home constructed in 1970
- A demolition permit was issued in 2022
- Zoning: R-100
- Character Area: Suburban Neighborhood



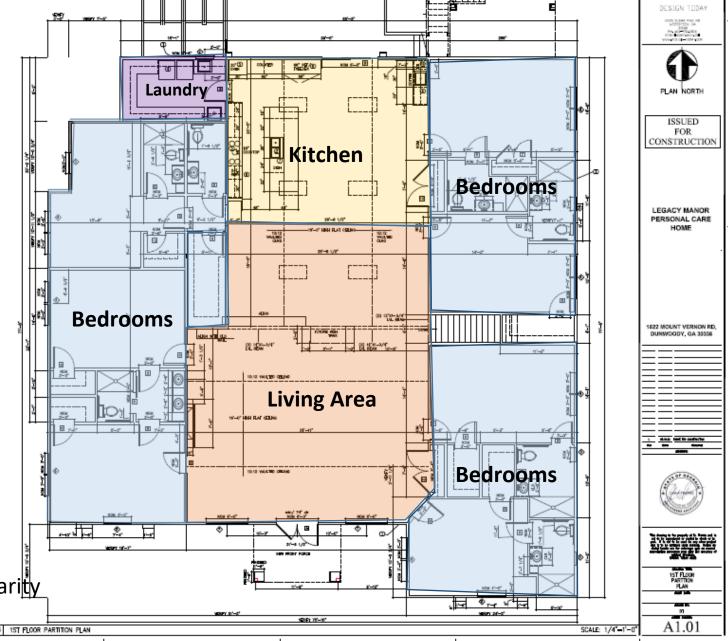




- The applicant proposes a Personal Care Home that would care for up to 7 senior citizens
- Will be operated by the applicants, Anna and Roman Khoklan
- 6,800 SF residential structure, with 7 bedrooms





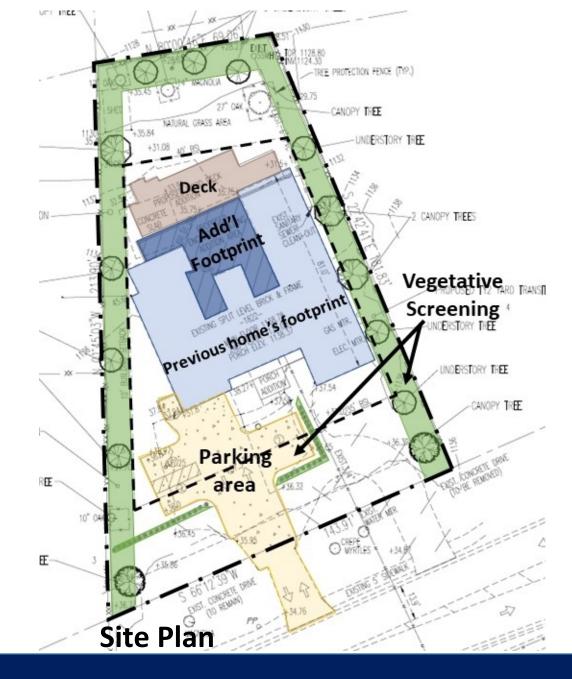


Floor Plan, first floor*

*Color coded and labelled for clarity



- New home will be constructed generally within the same footprint of the previous home
- Driveway is reconfigured
 - Horseshoe driveway was removed, in compliance with Public Works' policy
- Parking area will be screened with shrubbery





Setbacks

Front: Contextual

• Side: 10 feet

Rear: 40 feet

Proposed structure meets the setbacks

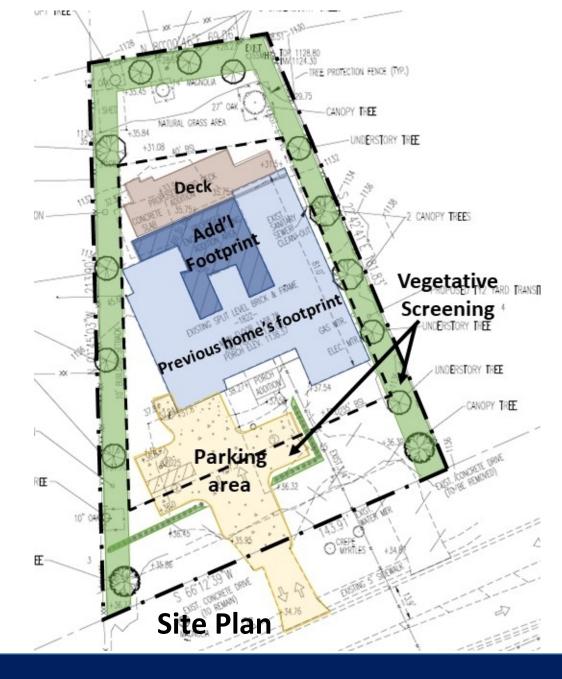
Height

Maximum height: 35 feet

Proposed structure is under the maximum

Lot Coverage

- Maximum lot coverage is 60% for institutional uses
- Proposed lot coverage: 43.3%
 Stormwater mitigation will be required. An example of mitigation would be infiltration trenches or flow wells.





Approval Criteria:

- Whether the proposed use is consistent with the policies of the comprehensive plan:
 - "Aging in place appropriate residential" is a suitable use within the Suburban Neighborhood Character Area (p. 23)
 - Dunwoody should "Encourage the integration of senior appropriate housing, both active adult and assisted living, into the fabric of the community, thus offering multigenerational or lifelong housing opportunities," (p 17)
 - Staff conclusion: <u>The integration of a residential care home for senior citizens into a residential area is a step towards achieving a community where aging in place is possible.</u>



Approval Criteria:

- Whether the proposed use is consistent with the policies of the comprehensive plan
- Pg. 17







EXPAND HOUSING CHOICE AND MAKE AGING IN PLACE AN ACHIEVABLE REALITY FOR RESIDENTS

- The City of Dunwoody seeks to promote a strong quality of life by fostering active civic engagement by **all ages and demographic groups** and by celebrating the diversity of the community. Furthermore, City planning and programming will aim to make Dunwoody a "**lifelong community:**" that is, a place where individuals can live throughout their lifetime and which provides a full range of options for residents, including:
 - Transportation options: allow ways to remain mobile and retain independence.
 - Healthy lifestyles: create environments that promote physical activity, the production of local food, and social interaction.
 - Expanded information and access to services:
 - Provide housing options near services for the continuum of care needed through aging years.
 - Modernize and extend network of community information available to all residents.
- Utilize universal design as a component of all residential development where senior appropriate housing has been required, particularly within the Dunwoody Village, Georgetown, and Winters Chapel Character Areas
- Encourage the integration of senior appropriate housing, both active adult and assisted living, into the fabric of the community, thus offering multi-generational or lifelong housing opportunities.
- Remove barriers to the development of "missing middle" and workforce housing options.



Approval Criteria:

- Whether the proposed use is consistent with the policies of the comprehensive plan
- Pg. 23

SUBURBAN NEIGHBORHOOD

Vision/Intent

Stable, owner-occupied single-family residential area with accessible sidewalks, extensive landscaping, and access to parks and functional greenspace, places of worship and schools.

Future Development

Form: Traditional homes with quality design and long lasting building materials, such as stone or brick, streetscaping, and pedestrian and bicycle amenities.

Use (See Future Land Use Map): Single-family residential, public gathering spaces, places of worship, aging in place appropriate residential.

Action Items

- Encourage paths, connectivity, and sidewalks.
- Identify potential trail easements.

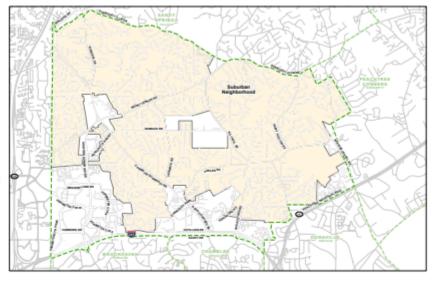


FIGURE 5: Suburban Neighborhood Character Area Map





Approval Criteria (cont.):

- Whether the proposed use complies with the requirements of this zoning ordinance:
 - Proposed site plan and elevations demonstrate compliance with the zoning regulations
 - Setbacks, maximum height, maximum lot coverage
- Whether the proposed site provides adequate land area for the proposed use, including provision of all required open space, off-street parking and all other applicable requirements of the subject zoning district
 - The lot accommodates all the proposed improvements, without encroaching into the setbacks or exceeding maximum height



Approval Criteria (cont.):

- Whether the proposed use is compatible with adjacent properties and land uses, including consideration of:
 - a. Whether 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;
 - <u>Use is residential in nature and will not produce additional noise, smoke, odor, dust, or vibration.</u>
 - b. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use;
 - In terms of hours of operation, the residents will receive around the clock care as needed.
 Visitors are allowed by appointment only and typically limited to one appointment a day, per the applicant.
 - c. Whether 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 is residential in nature and operations.
 - No need for industrial size kitchens, and thus no grease trap, or a dumpster
 - Proposed use is low-impact and staff does not anticipate adverse impacts from the operations.



Approval Criteria (cont.):

- Whether the proposed use is compatible with adjacent properties and land uses, including consideration of:
 - d. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the character of vehicles or the volume of traffic generated by the proposed use;
 - The proposed use has very limited staffing, typically two staff members are onsite
 - Visitation is limited by appointment only
 - The scale of the operation is very small scale and few of the residents drive
 - The ingress and egress of this site will be served by a standard driveway entrance/exit, the same as other residential homes along Mount Vernon Road
 - Use will not produce adverse impacts on traffic
 - e. Whether 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; and
 - Proposed home is ~6,800 SF.
 - Previous home on the property was ~5,000 SF in area.
 - Proposed home maintains a similar footprint, but adds a second floor
 - Overall, the scale and design of the building is consistent with residential homes
 - Will not exceed the maximum height or encroach in any of the prescribed setbacks.
 - f. Whether the proposed plan will adversely affect historic buildings, sites, districts, or archaeological resources.
 - None found.



Conditions

Staff recommends approval the Special Land Use Permit request, subject to the following exhibits and conditions:

Exhibit A: Site Plan, prepared by Landworks Associated, Inc., and dated February 18, 2023

Exhibit B: Elevations, prepared by Design Today, and dated April 10, 2022

- 1. The owner shall develop the site in general conformity with "Exhibit A", with minor changes allowed as defined by Section 27-337(b) or necessary changes to meet conditions of zoning or land development requirements made necessary by actual field conditions at the time of development;
- 2. The owner shall construct the home in general conformity with "Exhibit B".
- 3. A minimum of 80 percent of the front house façade shall be finished with high quality, durable, materials, such as brick, stone, real stucco, and glass. [Ensure high quality design along Mount Vernon Road, a major street in Dunwoody.]
- 4. The parking area shall not be striped, except for the required ADA space. [Ensures driveway will be generally consistent with others along Mount Vernon Road]
- 5. The parking area shall have a vegetative screen, as provided on Exhibit A. [Provides screening for the parking area]



Conditions

- 6. A "Transition Yard 2", as defined in Sec. 27-230 of the Zoning Ordinance, shall be provided along the side and rear property lines. [Provides screening of the structure and use from the neighbors]
- 7. The personal care home shall be limited to residents 55 years or older. [Ensures that the home will serve the aging population]
- 8. Redevelopment of this property will require stormwater management in the form of runoff reduction and/or water quality. The property owner shall provide a runoff reduction and/or water quality design which meets the criteria outlined in the 2016 Edition of the Georgia Stormwater Management Manual (Blue Book) for all onsite impervious surfaces.
- 9. Within 1 year of approval of the subject Special Land Use Permit, if a home is not under construction, the walls and foundation of the previously demolished home must be removed and the site permanently stabilized. [Current state of the property is considered an eyesore. This ensures that it will not exist in the current state indefinitely]
- 10. Streetscape improvements shall be installed in conjunction with the construction of the personal care home, according to the requirements of the Public Works Department.

