

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

Application for Certificate of Appropriateness

Date Received: _____ Application No.: _____

Address of Subject Property: 1658 E Clifton Rd NE

Applicant: Matt & Carrie Stoddard E-Mail: matt@legalhelpga.com

Applicant Mailing Address: 1658 E Clifton Rd NE
Atlanta GA 30307

Applicant Phone(s): 919-280-4925 Fax: _____

Applicant's relationship to the owner: Owner Architect: Contractor/Builder Other

Owner(s): _____ E-Mail: _____

See above E-Mail: _____

Owner(s) Mailing Address: _____

Owner(s) Telephone Number: _____

Approximate age or date of construction of the primary structure on the property and any secondary structures affected by this project: 1950 (per tax assessor)

Nature of work (check all that apply):

- New construction Demolition Addition Moving a building Other building changes
- New accessory building Landscaping Fence/Wall Other environmental changes
- Sign installation or replacement Other

Description of Work:

extend driveway to rear of a non-historic structure and add a rear addition to that non-historic structure. Rear addition is a carport & sunroom. Also add an outdoor rear patio area. Work not visible from street unless looking down driveway.

This form must be completed in its entirety before the Planning Department accepts it. The form must be accompanied by supporting documents (plans, material, color samples, photos, etc.). Provide eight (8) collated sets of the application form and all supporting documentation. If plans/drawings are included, provide eight (8) collated sets on paper no larger than 11" x 17" and three (3) additional sets at scale. All documents submitted in hard copy must also be submitted in digital form (.pdf format). All relevant items from the application checklist must be addressed. An application which lacks any of the required attachments shall be determined incomplete and will not be accepted.

[Signature] 9-25-2020
Signature of Applicant/Date

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EXHIBIT B.....PHOTOGRAPHS

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EXHIBIT A

EXHIBIT B

















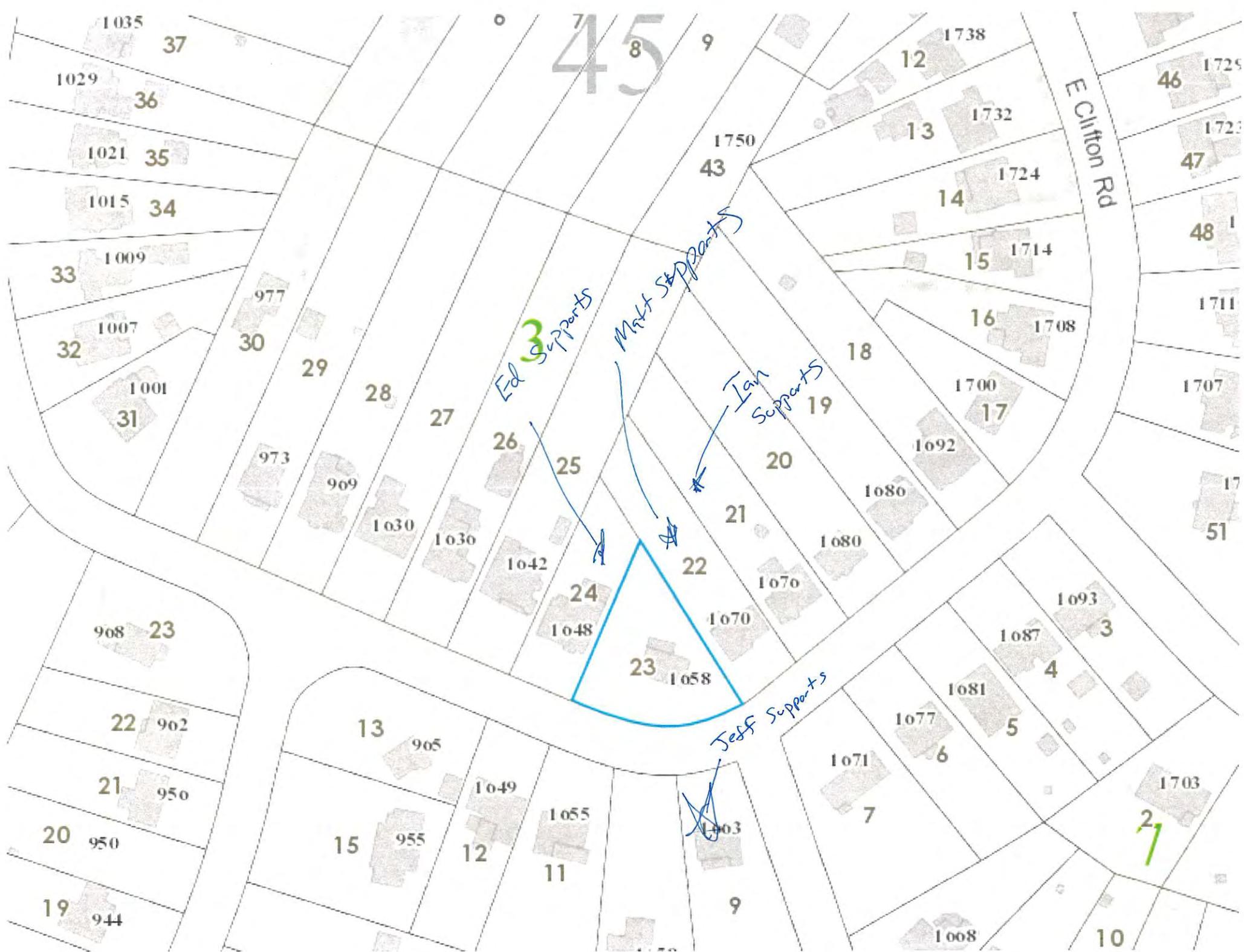








EXHIBIT C



On Sep 3, 2020, at 7:44 AM, Jeff Oliver <jeffreymoliver@gmail.com> wrote:

We fully support! Let us know if we need to appear before the board or neighborhood.

Sent from my iPhone

On Aug 25, 2020, at 1:07 PM, Matthew Stoddard <matt@legalhelpga.com> wrote:

Hey Jeff,

Here are some architectural plans for the addition that Carrie and I want to add to the back of our lot. I think it would be pretty darn tough to see this addition while inside your home, but you go to the edge of your side yard, and look straight down my driveway, you can probably see a portion of it. Can you take a look and let me know if you and Corrie are okay with this plan?

FYI - I'll probably include your email response with my submittal to the HPC.

Thanks,

**** Note Our New Address****

Matthew B. Stoddard

The Stoddard Firm

1534 N Decatur Road

Atlanta, GA 30307

P: (470) 467-2200

F: (470) 467-1300

matt@LegalHelpGA.com

www.thestoddardfirm.com

Please Note: Unless you have signed a fee agreement with The Stoddard Firm, this firm does not represent you as your attorney.

<2020.08.25 Architectural Plans.pdf>

On Sep 8, 2020, at 10:41 AM, Ed Urquhart <EdUrquhart@vernay.com> wrote:

Your plans look great. We are happy to see neighbors investing in the beautification and improvement of the property. You have our full support. If the planning board needs anything from us, please feel free to share this email or our contact information.

EdU

From: Matthew Stoddard <matt@legalhelpga.com>
Sent: Friday, September 4, 2020 12:27 PM
To: Ed Urquhart <EdUrquhart@vernay.com>; suzanneurquhart@gmail.com
Subject: 1658 E Clifton: Our Plan

[EXTERNAL]

Hey Ed and Suzanne,

Here are the architectural plans for the addition that Carrie and I want to add to the back of our house. I know we talked about these last week, but I wanted to send the plans over. Can you take a look and let me know if you two are okay with this plan?

FYI - I'll probably include your email response with my submittal to the HPC.

Thanks,

**** Note Our New Address****

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Opinion of Owner of 1670 E Clifton Road NE:

Matthew Stoddard also owns this piece of property. I am, of course, in support of the plan.

On Aug 25, 2020, at 1:08 PM, Matthew Stoddard <matt@legalhelpga.com> wrote:

Hey Ian,

Here is what we are planning to do via a rear addition (see attached). Assuming you are supportive, can you respond to this email and say so? I know you talked about attending the meeting yourself, but I'd like to let the HPC know where the neighbors with the application, and so I'll probably attach your response email with the application.

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September 15, 2020

Matthew & Carrie Stoddard
1658 East Clifton Rd NE
Atlanta, GA 30307

Dear Matt and Carrie,

Thanks for giving me the opportunity to review your plans in progress for a rear addition on your property at 1658 East Clifton Rd. You asked if I would be willing to write a letter of support for your COA application. For context, I own and reside at 1676 East Clifton Rd, which is two doors up the block.

I'll share some of my personal comments on the architectural details of the addition with you privately, but I am happy to let you adjudicate that part of the application with the HPC directly. For the purposes of this letter, I would like to discuss massing, rhythm, and scale/height (topics covered in section 7.2 of the Druid Hills Design Manual).

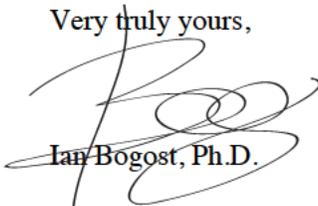
Over the years, one of my concerns regarding development on our block has had to do with preserving the common pattern of rear setbacks, massing, and scale/height. On our portion of East Clifton, the rear-setback pattern is partly set by the historic English revival structure at 1680 E Clifton. I've been eager to ensure that full-height additions not extend beyond that rear setback, and also that rear additions remain subdued, proportional to the structures they extend, and consonant with their architecture.

Based on my review of your plans and my understanding of the historic guidelines, it is my view that the envelope of the proposed addition does conform to the pattern of rhythm, massing, and scale/height on this part of the block.

With respect to massing: On first blush, the left elevation of the addition could be seen to reach further than the pattern I have described above. But because your lot is located on the curve of the road, it is necessary also to take into account the different orientations of homes along that bend. The structure at 1648 East Clifton, your immediate neighbor to the left, clearly extends deeper than your proposed addition and at taller height, reducing any concern about the new massing of your proposed addition.

With respect to scale/height: I am grateful that you are planning an addition that stops at the main level rather than extending to the full height of the structure. I also believe this will help the addition match the Dutch colonial revival style of your home.

Very truly yours,



Ian Bogost, Ph.D.

Ivan Allen College Distinguished Chair in Media Studies
Professor of Interactive Computing
Professor of Architecture
Professor, Scheller College of Business
Georgia Institute of Technology

Contributing Editor, *The Atlantic*