

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: 932 Clifton Road Atlanta, GA 30307

Applicant: Jesse Allen - Bennett Design E-Mail: jesse@bennettdesign.com

Applicant Mailing Address: 2310 Clyde Drive
Atlanta, GA 30341

Applicant Phone(s): 404-710-2295 Fax: _____

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

Owner(s): Jill Hengen E-Mail: jill.r.keller@gmail.com

Louis Hengen E-Mail: lhengenjr@gmail.com

Owner(s) Mailing Address: 932 Clifton Rd
Atlanta, GA 30307

Owner(s) Telephone Number: (202) 256-3354

Approximate age or date of construction of the primary structure on the property and any secondary structures affected by this project: 2015

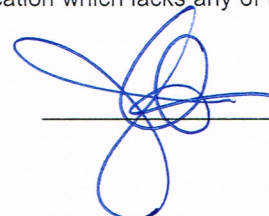
Nature of work (check all that apply):

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:

Demo new outdoor fireplace. Remove front patio - wall to remain - convert to flower garden. Demo existing back concrete steps. Build pool, patio & small outdoor kitchen. Revitalize landscape in back yard. Patio to be porous pavers < 15% of total lot. Extend driveway for turn around.

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.

 12/15/20
Signature of Applicant/Date

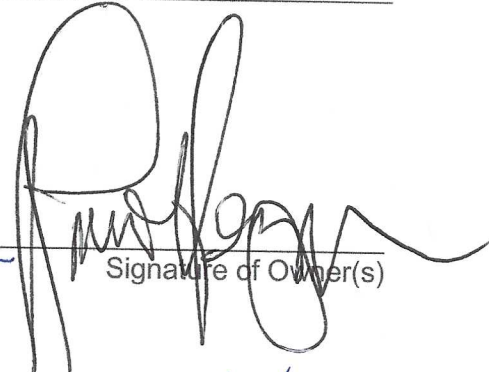
Revised 1/26/17

DEPARTMENT OF PLANNING & SUSTAINABILITY

Authorization of a Second Party to Apply for a Certificate of Appropriateness

This form is required if the individual making the request is **not** the owner of the property.

I/ We, Jill & Louis Hengen
being owner(s) of the property at 932 Clifton Road, Atlanta, GA 30307
hereby delegate authority to Jesse Allen
to file an application for a certificate of appropriateness in my/our behalf.

Jessie Hengen 
Signature of Owner(s)
12/05/20
Date

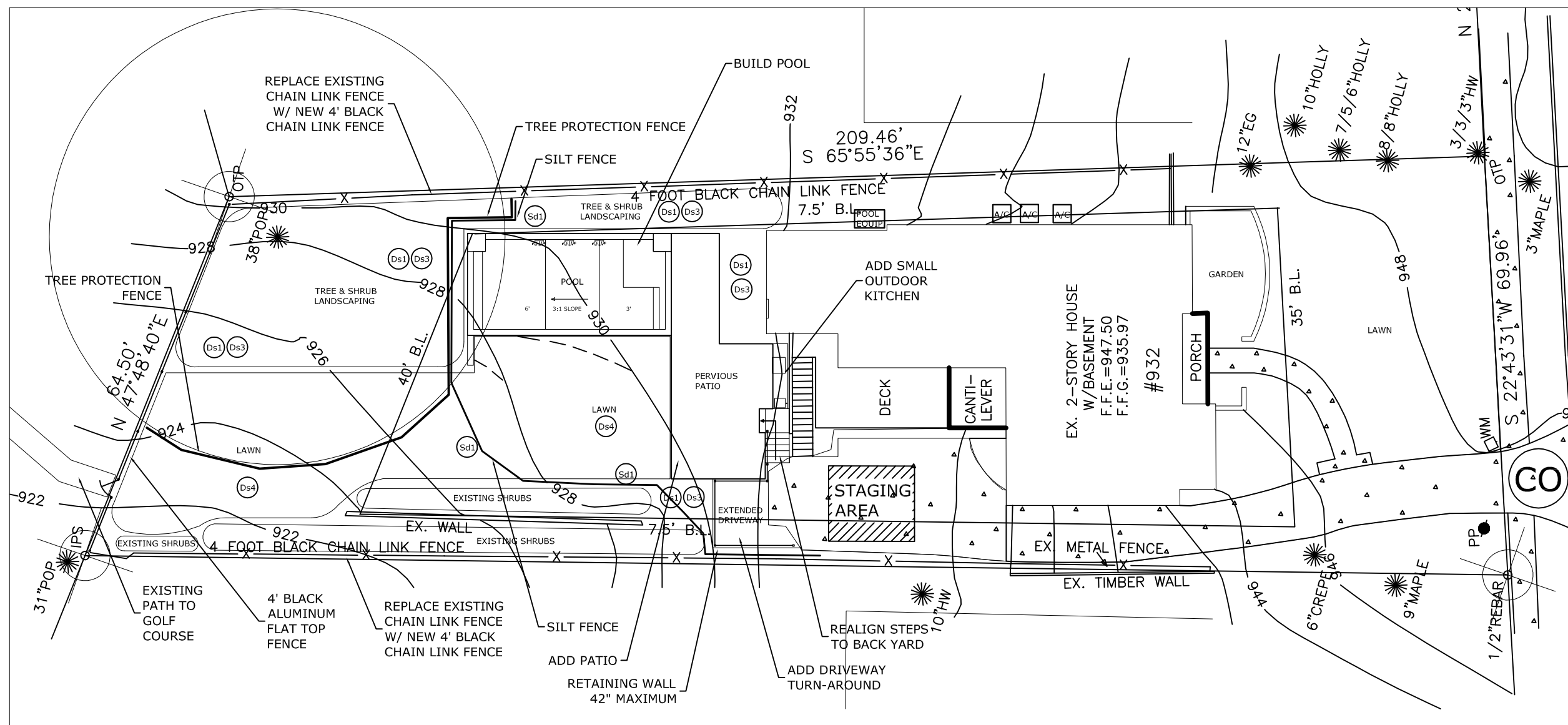
Please review the following information

Approval of this Certificate of Appropriateness does not release the recipient from compliance with all other pertinent county, state, and federal regulations.

Before making any changes to your approved plans, contact the preservation planner (404/371- 2155). Some changes may fall within the scope of the existing approval, but others will require review by the preservation commission. If work is performed which is not in accordance with your certificate, a Stop Work Order may be issued.

If your project requires that the county issue a Certificate of Occupancy at the end of construction, an inspection may be made to verify that the work has been completed in accord with the Certificate of Appropriateness. If the work as completed is not the same as that approved in the Certificate of Appropriateness you will not receive a Certificate of Occupancy. You may also be subject to other penalties including fines and/or required demolition of the non-conforming work.

If you do not commence construction within twelve months of the date of approval, your Certificate of Appropriateness will become void and you will need to apply for a new certificate if you still intend to do the work.



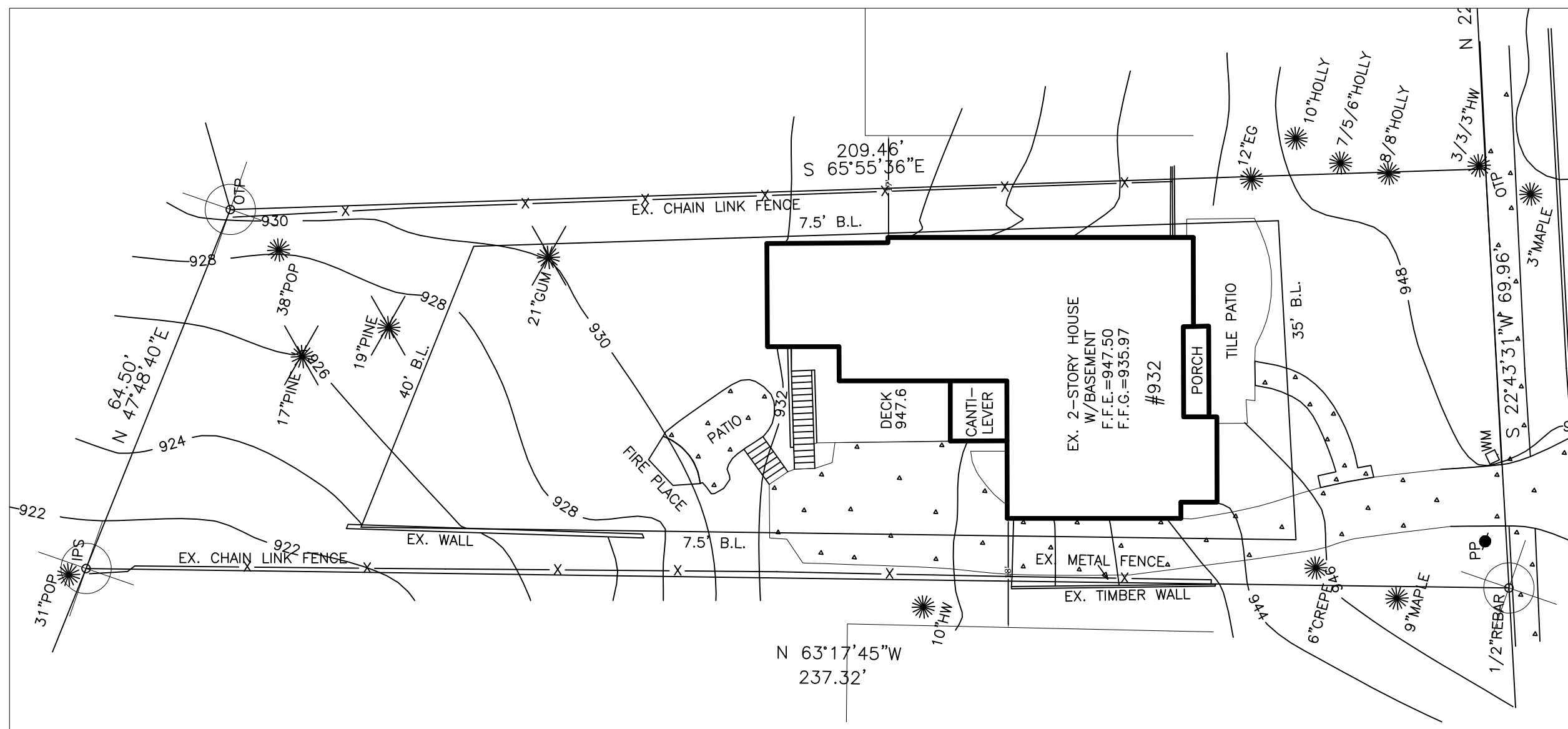
○ Proposed Conditions
Scale: 1:20

NOTES

Dirt Removal: +/- 70 cubic yards (pool)
Dirt Fill: +/- 7 cubic yards (extended driveway)
Total Dirt Removal: +/- 63 cubic yards

Front patio to be removed and replaced with flower garden courtyard
Remove existing concrete patio, steps and fireplace in back yard
Existing back chain link fences to be replaced with new 4' tall black chain link fence
Fence across back property line to be 4' tall flat top black aluminum fence

Patio to be grey brick pervious pavers
Brick veneer on pool wall and driveway retaining wall to match white brick on house
Wall cap and pool coping to be white Hartstone
Retaining wall at driveway to be 42" at tallest
Driveway extension and new steps to be same concrete as existing
Railings at driveway and new stairs to match existing wrought iron railings



○ Existing Conditions
Scale: 1:20

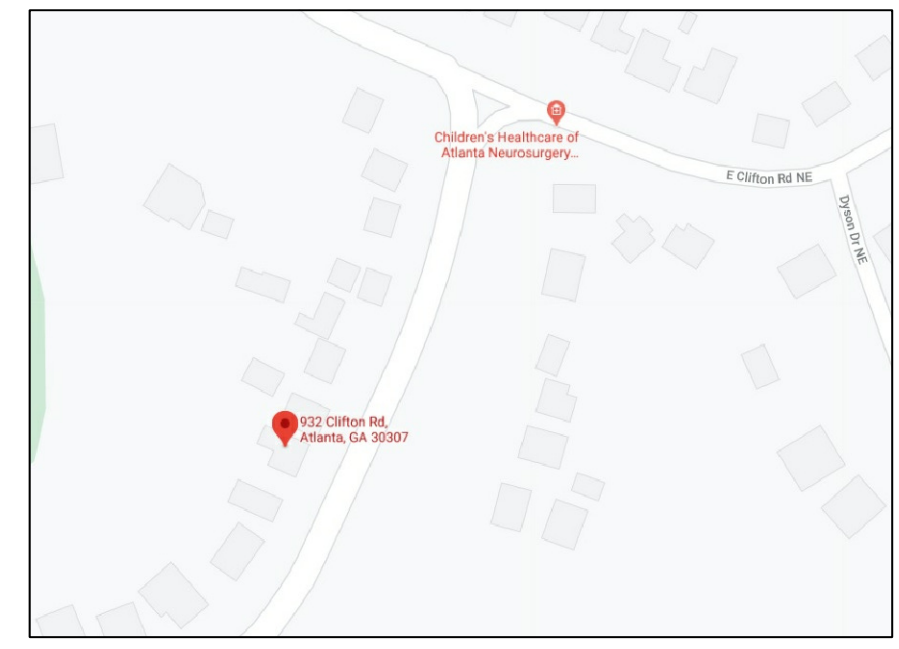
* Trees marked with X in back yard already permitted for removal in January 2021 due to heath and damage

DRAWING INDEX

- L1 Proposed & Existing Conditions
- L2 Details
- L3 Tree Impact & Planting Plan
- L4 Existing Conditions & Materials Images

EXISTING LOT COVERAGE PROPOSED LOT COVERAGE

Existing	Proposed
Lot Area 14,496	Lot Area 14,496
House 2,347	House 2,347
Porch 64	Porch 64
Front Patio 334	Front Patio 0
Front Walk 101	Front Walk 101
Driveway 1,485	Driveway 1,485
Deck 328	Deck 328
Back Patio 180	Walls 36
Fireplace 45	Pervious Patio (509) 0
Walls 32	Pool 578
Total 4,916	Outdoor Kitchen 27
Impervious % 33.9	Total 4,966
Allowable % 35	Impervious % 34.3
	Allowable % 35



VICINITY MAP (NTS)

NOTES

NO STAGING OR STORAGE OF CONSTRUCTION MATERIALS OR DEBRIS TO BE INSIDE THE DRIP LINE OF EXISTING TREES
MINIMAL CUT OR FILL OF EARTH WITHIN THE CRITICAL ROOT ZONE
NO TREES DESTROYED IN THIS PLAN



2310 CLYDE DRIVE
ATLANTA, GA 30341
P: 770.457.3100
F: 77.457.3164
www.bennettdesign.com

NOT FOR CONSTRUCTION

DRAWN BY: BDL

CHECKED BY: JA

Hengen RESIDENCE

932 Clifton Road
Atlanta, GA 30307

RELEASED FOR REVIEW
12.15.2020

REVISIONS:

NOTES:

These drawings are a scope of service, and are the property of Bennett Design & Landscape. They shall not be copied, disseminated, and published in any way, without the express, written consent of Bennett Design & Landscape. Bennett Design & Landscape assumes no liability for any elements constructed from the attached Plan. It is the responsibility of the Client to perform the following before beginning actual construction: (1) builder or contractor must verify all dimensions prior to proceeding with construction; (2) contractor must verify compliance with all local building and zoning codes in the area where the elements are to be constructed; and (3) contractor must verify compliance with any covenants or other applicable restrictions of relevant Homeowners Association.

Variations from any plan created hereunder should be made only by a qualified engineer, landscape architect, or contractor. Minor changes could lead to major problems, even in other areas.

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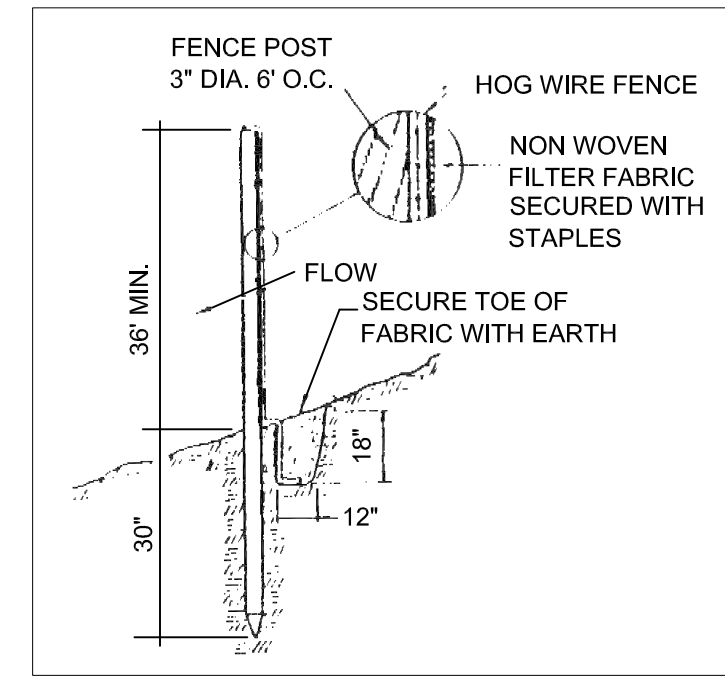
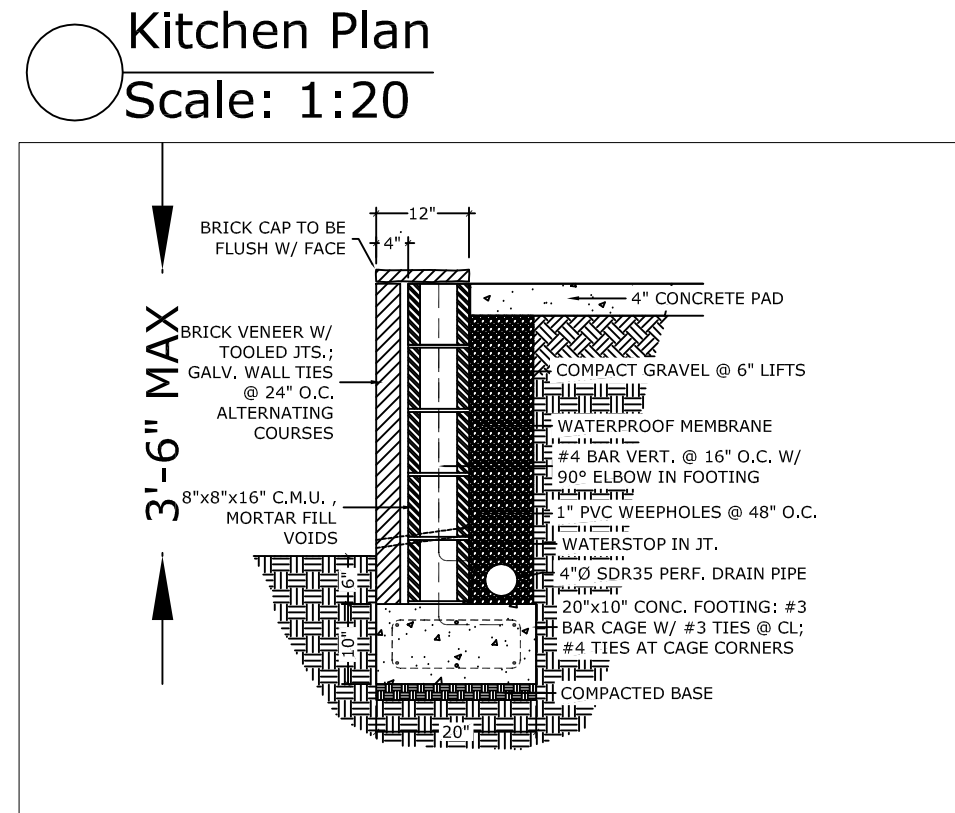
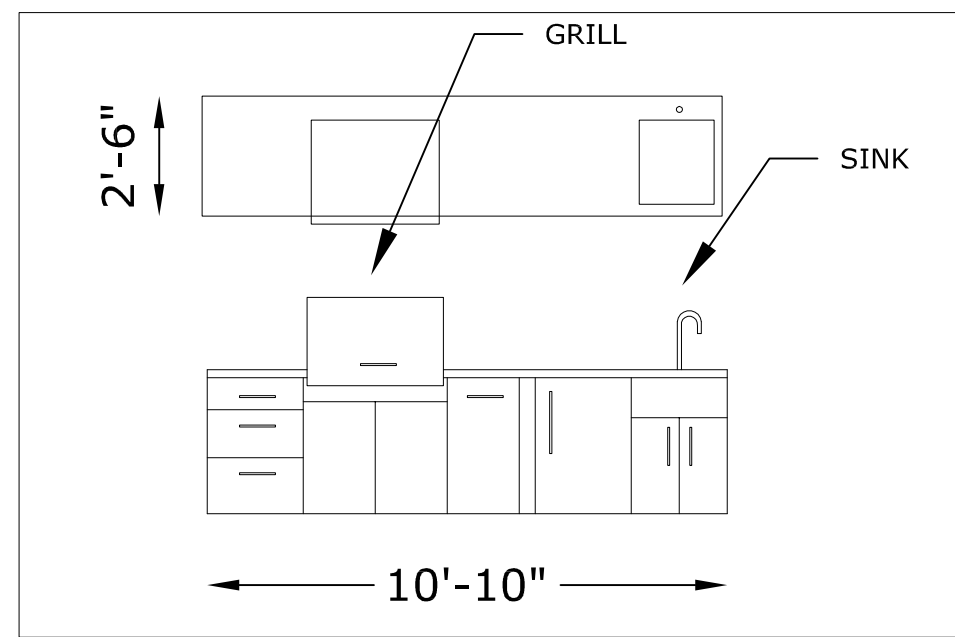
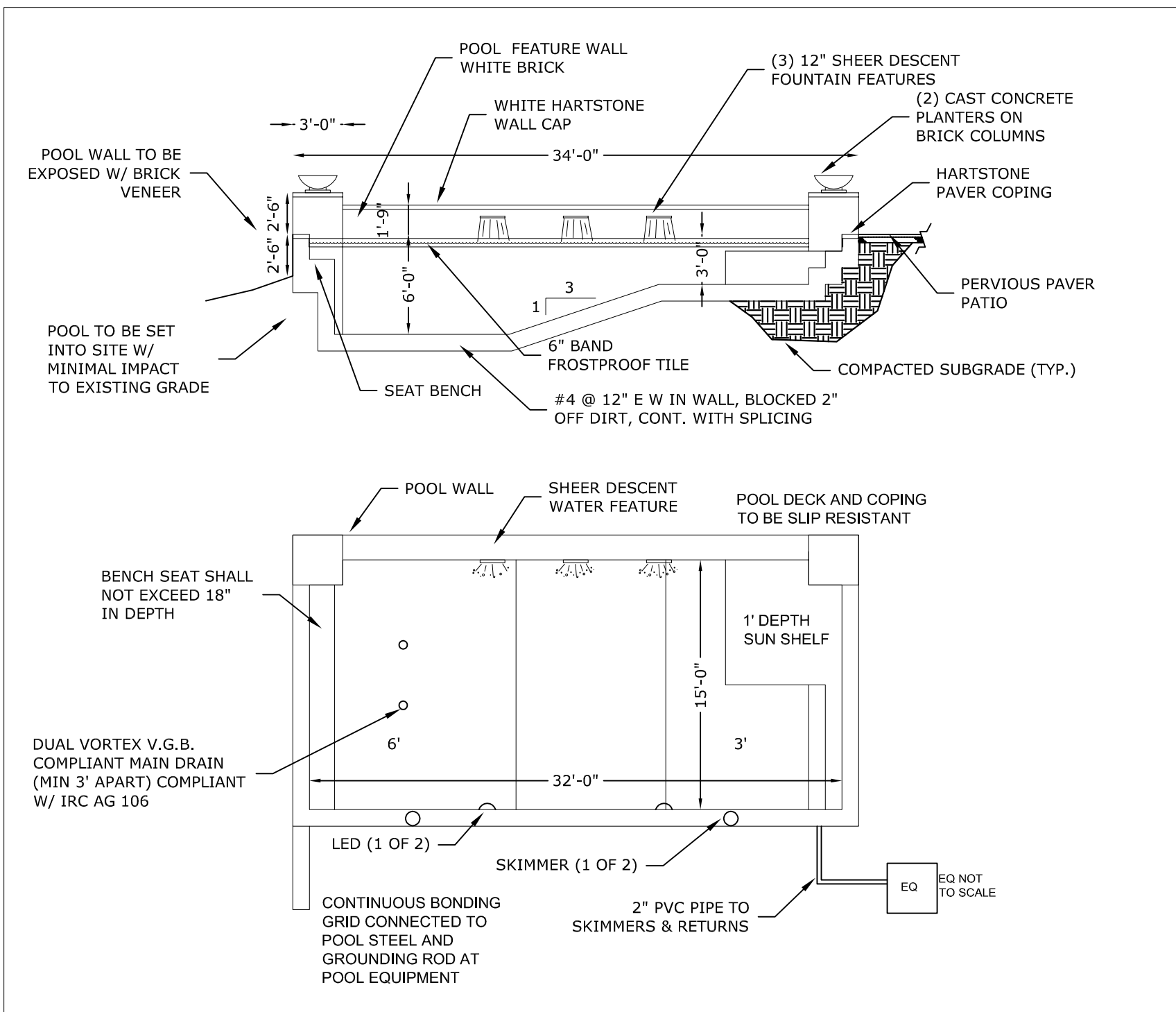
Proposed & Existing Conditions
SCALE: Varies

PAGE 1 OF 4

HOMEOWNER
Louis & Jill Hengen
202-256-3354

APPLICANT
Bennett Design & Landscape
Jesse Allen 404-710-2295





NOTES

POOL DIMENSIONS:
WIDTH X LENGTH: 15' X 32'
MIN. DEPTH: 1'
MAX DEPTH: 6'
PERIMETER FEET: 94'
SQUARE FEET: 480 SF

EQUIPMENT:
PUMP: PENTAIR 1.5 HP
FILTER: TA 100 SAND
CHEM. TYPE: SALT
LIGHTING: 2 LED
HEATER: PENTAIR MASTER TEMP. 400K BTU
CLEANER: POLARIS 280

ALL WINDOWS AND DOOR WITH DIRECT ACCESS TO POOL AREA WILL HAVE ENTRY WARNING ALARM

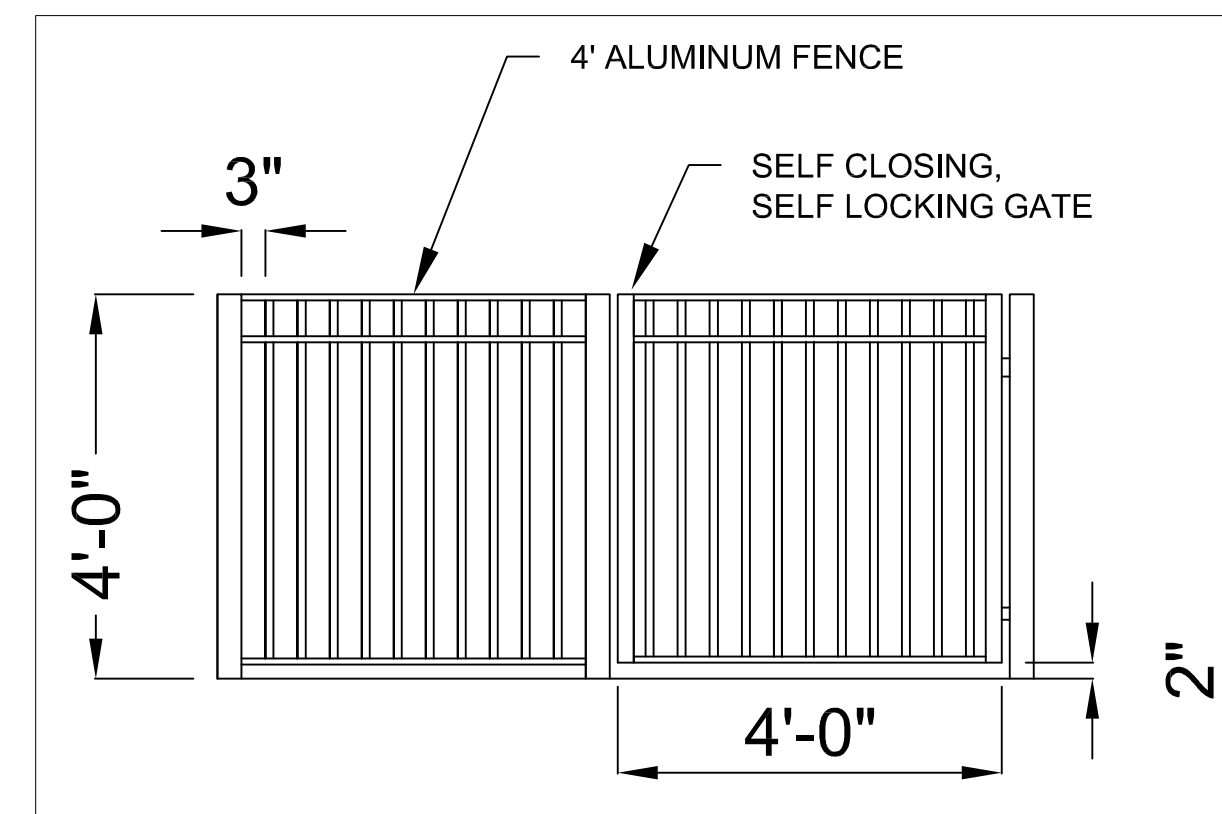
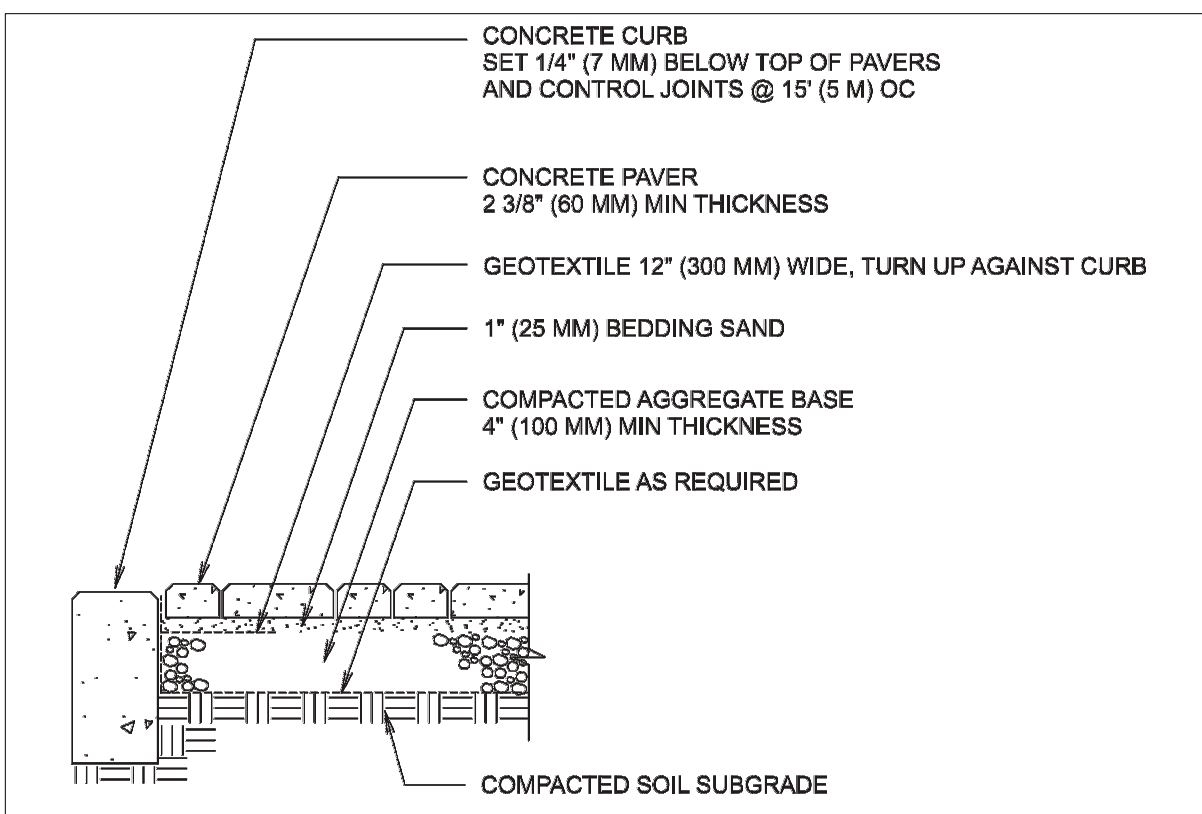
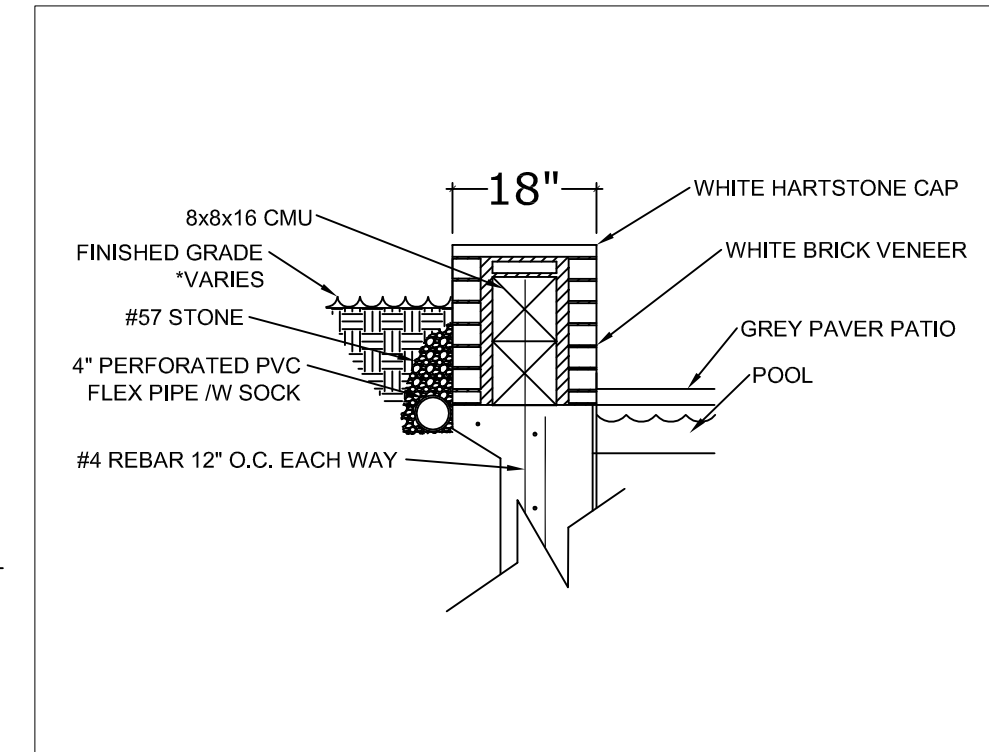
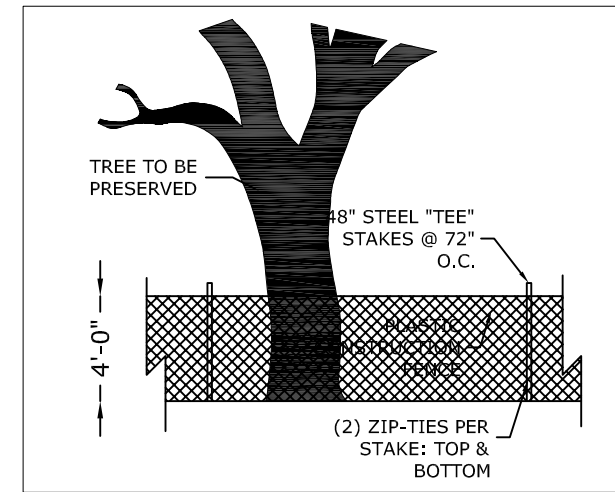
COPING: HARTSTONE PAVER TILE; 6X6 CERAMIC FINISH; PEBBLE TEC POOL WALL TO HAVE BRICK VENEER TO MATCH EXISTING ON HOUSE W/ WHITE HARTSTONE WALL CAP

SUCTION ENTRAPMENT AVOIDANCE PROVIDED IN ACCORDANCE WITH APSP 7

EQUIPOTENTIAL BONDING AND BONDING GRID: BONDING SHALL BE DONE IN COMPLIANCE WITH SECTION 680.26 OF THE NEC.

ALL PUMP MOTORS AND WET NICHE FIXTURES ARE PROTECTED WITH GFCI OVERCURRENT DEVICES

International Fuel Gas Code, 2012 Edition, with Georgia Amendments (2014)(2015)
2012 NFPA 101 - Life Safety Code with State Amendments (2013)
International Mechanical Code, 2012 Edition, with Georgia Amendments (2014)(2015)
International Residential Code, 2012 Edition, with Georgia Amendments (2014)(2015)
National Electrical Code, 2012 Edition, with NO Georgia Amendments
International Fire Code, 2012 Edition, with Georgia Amendments (2014)
International Swimming Pool & Spa Code, 2012 Edition, with Georgia Amendments (2014)
International Energy Code, 2009 Edition, with Georgia Amendments (2011)(2012)



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BDL
CHECKED BY:
JA

Hegen RESIDENCE

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Atlanta, GA 30307

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REVISIONS:

NOTES:

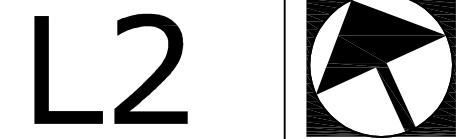
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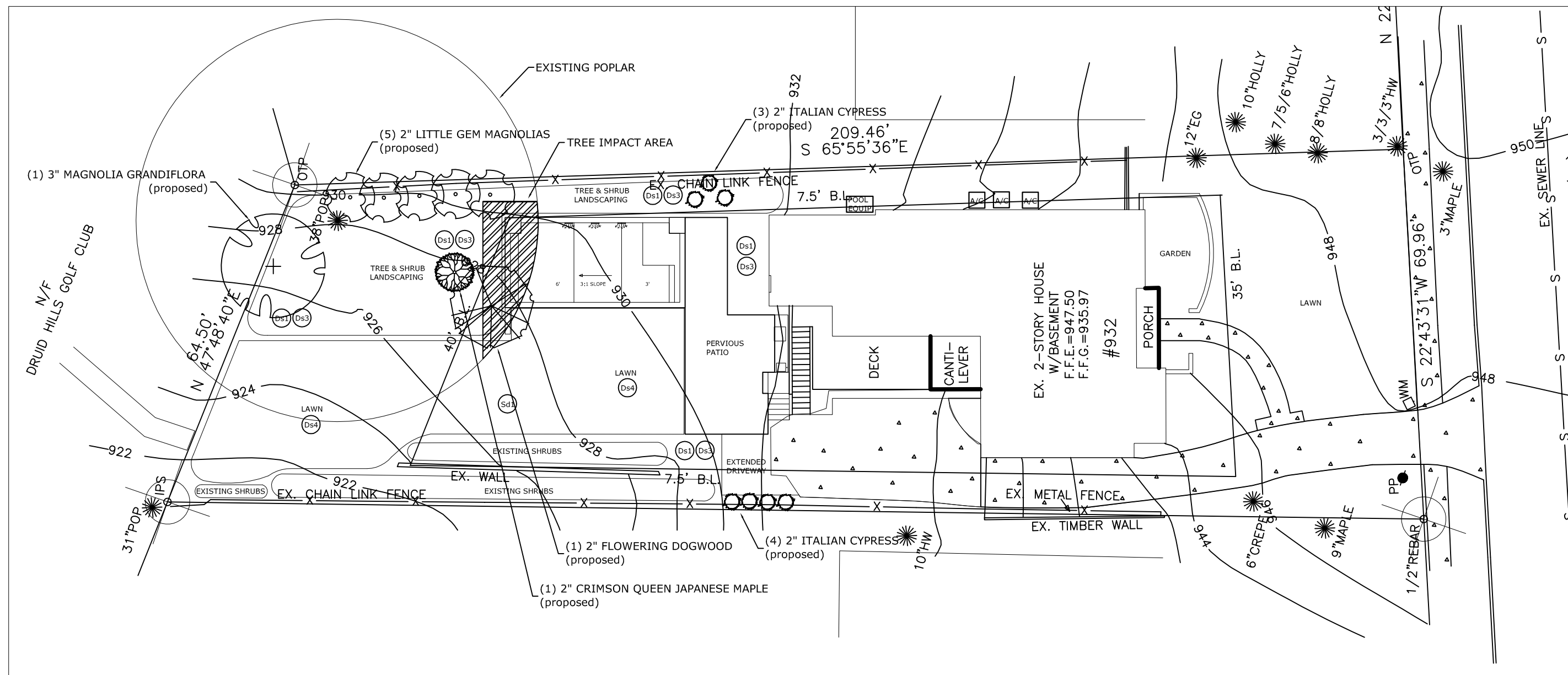
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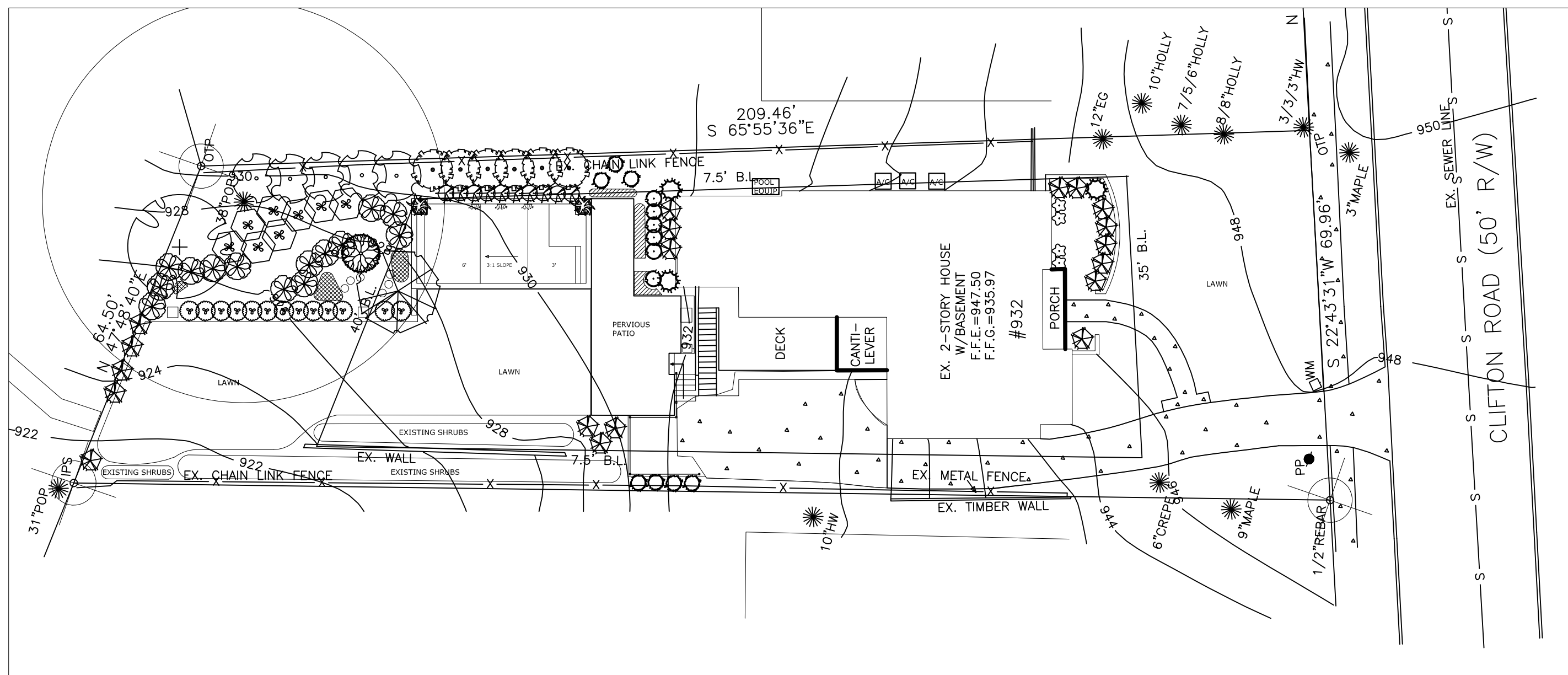
Details SCALE: Varies

PAGE 2 OF 4





Tree Impact Plan
Scale: 1:20



Planting Plan
Scale: 1:20

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TREE IMPACT

38" POPLAR
GROSS CRZ: 4536 SF
IMPACTED CRZ: 193 SF
% CRZ IMPACTED: 4.2%

PROPOSED NEW TREES

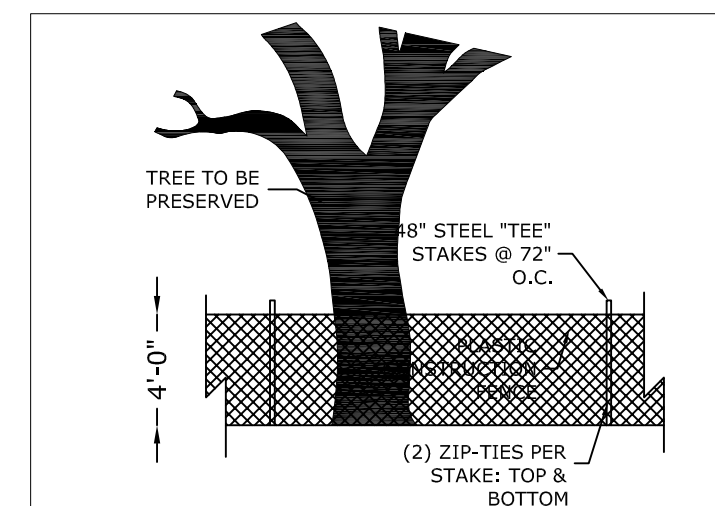
- (1) Magnolia Grandiflora 3"
- (5) Little Gem Magnolia 2"
- (7) Italian Cypress 2"
- (1) Flowering Dogwood 2"
- (1) Crimson Queen Japanese Maple 2"

NOTES

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MINIMAL CUT OR FILL OF EARTH WITHIN THE CRITICAL ROOT ZONE
NO TREES DESTROYED WITH CONSTRUCTION

PLANT LIST

- JAPANESE MAPLE
- MAGNOLIA GRANDIFLORA
- LITTLE GEM MAGNOLIA
- CHINDO VIBURNUM
- AZALEA 'AUTUMN ROYALTY'
- LIMELIGHT HYDRANGEA
- AZALEA 'AUTUMN LILY'
- VARIEGATED LIRIOPE
- VARIEGATED JAPANESE IRIS
- PEEWEE HYDRANGEA
- EMERALD GREEN ARBORVITAE
- ITALIAN CYPRESS
- DWARF GARDENIA
- LITTLE LIME HYDRANGEA
- PURPLE PIXIE LOROPETALUM
- ROSE (variety tbd)
- FLOWERING DOGWOOD



Tree Protection Detail
Scale: NTS



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Tree Impact & Planting Plans

SCALE: Varies

PAGE 3 OF 4





VIEW FROM STREET



VIEW OF FRONT ENTRY AND PATIO



VIEW OF PATIO WALL FROM STREET



PATIO TO BE REMOVED, WALL REMAIN, FLOWER GARDEN PLANTED PER THE PLAN



VIEW TO BACKYARD FROM STREET



VIEW FROM BACK DRIVEWAY



STEPS TO BE REALIGNED, DRIVEWAY TO BE EXTENDED W/ RETAINING WALL PER THE PLAN



AGED OUT LANDSCAPING TO BE REPLACED WITH SIMILAR PLANTS



VIEW OF BACK YARD. PROPOSE TO REMOVE ODDLY SITUATED FIREPLACE AND PATIO TO CREATE MORE USEABLE SPACE WITH NEW PATIO



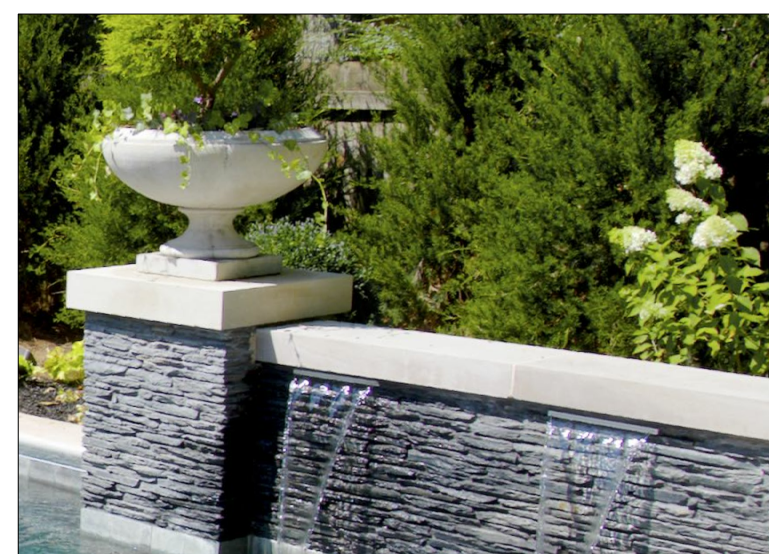
VIEW FROM BACK OF PROPERTY



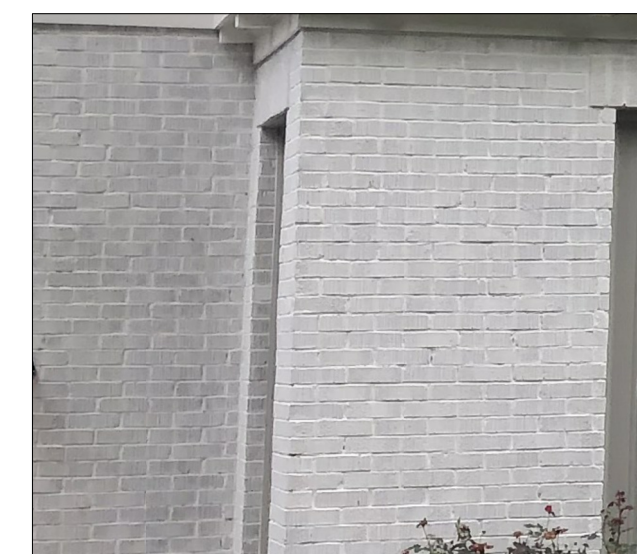
CAST CONCRETE PLANTER URN TO BE PLACED ON POOL WALL



GREY PERVIOUS BRICK PAVER FOR POOL PATIO



HARTSTONE WALL CAP AND SHEER DESCENT FOUNTAIN FEATURES



POOL WALL TO MATCH WHITE BRICK ON HOUSE



BENNETT
DESIGN & LANDSCAPE
Southern Gardens, European Detail

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Existing Conditions & Materials Images

PAGE 4 OF 4

L4

