

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: 2026 N Ponce De Leon Ave NE, Atlanta 30307

Applicant: Sabrina Novo-Rivellese E-Mail: srivellese@gmail.com

Applicant Mailing Address: 2026 N Ponce De Leon Ave NE Atlanta 30307

Applicant Phone(s): 404-964-6992 Fax: _____

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

Owner(s): Sabrina Novo-Rivellese E-Mail: srivellese@gmail.com

E-Mail: _____

Owner(s) Mailing Address: Same as applicant

Owner(s) Telephone Number: 404-964-6992

Approximate age or date of construction of the primary structure on the property and any secondary structures affected by this project: 1925 no structures affected by project

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:

Plan includes installation of 15x30 pool with
patio and landscaping. Fencing appropriate for pool.

This form must be completed in its entirety and be accompanied by supporting documents, such as plans, list of materials, color samples, photographs, etc. All documents should be in PDF format, except for photographs, which may be in JPEG format. Email the application and supporting material to plansustain@dekalbcountyga.gov An incomplete application will not be accepted.

Sabrina Novo-Rivellese
Signature of Applicant/Date
2/25/2021

Revised 10/5/2020

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, _____
being owner(s) of the property at _____
hereby delegate authority to _____
to file an application for a certificate of appropriateness in my/our behalf.

Signature of Owner(s)

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.

(8)

⑤

⑦

HM

N82

53"

HM

1. CURRENT ZONING PER DEKALB COUNTY, GEORGIA R-85

MINIMUM LOT AREA=	12,000 SQ. FT.
MINIMUM LOT WIDTH AT STREET FRONTAGE=	85 FEET
MINIMUM LOT WIDTH AT BUILDING LINE=	85 FEET
MAXIMUM LOT COVERAGE=	35%
MINIMUM FRONT BUILDING SETBACK=	50 FEET (THOROUGHFARE)
MINIMUM SIDE BUILDING SETBACK=	8.5 FEET
MINIMUM REAR BUILDING SETBACK=	40 FEET
MINIMUM UNIT AREA=	1,800 SQ. FT.
MAXIMUM BUILDING HEIGHT=	35 FEET
MINIMUM OPEN SPACE=	20%

MUST BE VERIFIED BY DEKALB COUNTY
BEFORE CONSTRUCTION.

[illegible]

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF THESE UTILITIES IS NOT KNOWN. ANY ABOVE GROUND UTILITIES ARE LOCATED BY FIELD SURVEY. ABOVE GROUND STRUCTURES, UNDERGROUND UTILITIES MAY VARY FROM RECORD INFORMATION. A SECOND DRAWING OF THE UTILITIES MAY BE ENCOUNTERED. PLEASE CALL ALL LOCAL UTILITY PROVIDERS AND DR-817 FOR FURTHER INFORMATION.
2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIONS, COVENANTS, ETC. THIS EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SURVEY MAY DISCLOSE.
3. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSONS PERMITTED TO OPEN HEREIN. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSONS, PERSONS, OR ENTITY WITHOUT NOTICE OF THIS INSTRUMENT TO THE SURVIVOR. NAMING SUCH PERSON, PERSONS OR ENTITY.
4. THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS OBTAINED FROM AN OPENED RECORD MAP SHOWING ACCURACY TOLERANCE OF 0.03 FEET. THIS PLAT HAS BEEN CALCULATED FOR AN OPENED RECORD MAP WITH AN ACCURACY TOLERANCE OF 1/16 INCHES. A GEOMAX X2000 90% ROBOTS NORTIC TOTAL STATION WITH CARLSON SURVEY 2 DATA COLLECTOR WERE USED IN THE FIELD TO OBTAIN THIS DATA.
5. BEGINNINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.
6. THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND ANY RESTRICTIONS THEREON.
7. ALL REBARS SET ARE 1/2" REPTER'S NUMBER OTHERWISE NOTED.
8. THE EXISTENCE, SIZE, AND LOCATION OF MISPERVIOUS BUTTES ARE SUBJECT TO FINAL DETERMINATION BY THE LOCAL ISSUING AUTHORITY, CITY, OR COUNTY.
9. THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHEN ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA, FOR MORE ACCURATE INFORMATION, A SECOND DRAWING OF THE APPLICABLE FLOOD HAZARD AREA IS RECOMMENDED. FOR FURTHER INFORMATION, CONTACT THE FEDERAL EMERGENCY DEPARTMENT, CORPS OF ENGINEERS, AN INQUIRY COMPANY OR APPROPRIATE
10. CONTOUR INTERVAL= 2 FEET
11. ELEVATION DATUM= NAVD 1989

1. LIMITED WARRANTY DEED IN FAVOR OF
MARK JOSEPH RIVELLESE AND SABRINA NOVO-RIVELLESE
DEED BOOK 27679 PAGE 385
DEKALB COUNTY, GEORGIA RECORDS

THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA
AS INDICATED BY F.I.R.M. OFFICIAL FLOOD HAZARD MAPS.
COMMUNITY PANEL No. 13089C0064 J
EFFECTIVE DATE: DECEMBER 8, 2016.
DEKALB COUNTY, GEORGIA.

Lot Size: 0.904 Acres/39,376 sq. ft.
Zoning: R-85 Maximum Lot Coverage 35%
Existing Lot Coverage: 7,313 sq. ft. 18.57% Lot Coverage
New Lot Coverage as Designed: 8,641 sq. ft. 21.94% Lot Coverage

POOL SITE PLAN
MARK RIVELLESE
SABRINA RIVELLESE

2026 NORTH PONCE DE LEON AVENUE
ATLANTA, GEORGIA
TOTAL AREA= 0.904± ACRES
OR 39,376± SQ. FT.

SURVEYOR'S CERTIFICATE

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create new parcels of land. It conforms to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY ADOPTION OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH ANY LOCAL REGULATIONS, OR SUBMISSION OF ANY APPLICATION FOR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Survey and Mapping, Georgia Surveyors and Land Surveyors, 010-0-00000, Georgia C.P.A. Section 1-5-87.

Michael R. Niles Georgia FLS No. 2646

PART OF LOT 14 BLOCK "1"
DRUID HILLS SUBDIVISION

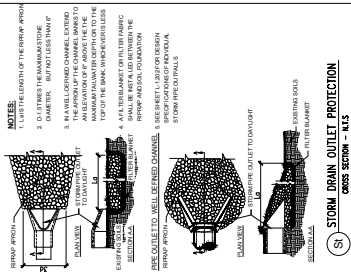
LAND LOT 243
15TH DISTRICT

100

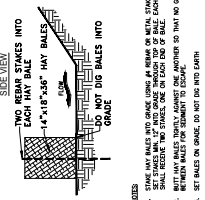
2

PLAN

RIPRAP OUTLET PROTECTION
SLOPE OUTLET TO FLAT AREA - NO WELL DEFINED CHANNEL

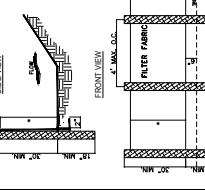


HAY BALE SEDIMENT BARRIER



Sd1-H
HAY BALE
SEDIMENT BARRIER
NOT TO SCALE

SILT FENCE - TYPE SENSITIVE



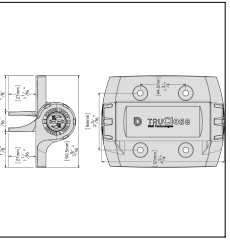
Sd1-ns SEDIMENT BARRIER
NOT TO SCALE

[illegible]

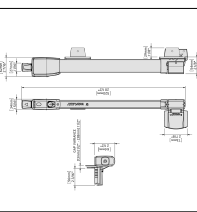
EROSION AND SEDIMENT CONTROL

[illegible]

1 POOL BARRIER GATE HINGE SPECIFICATION



2 POOL BARRIER GATE LATCH SPECIFICATION



GEORGIA
UNIFORM CODING SYSTEM
FOR SOIL EROSION AND SEDIMENT CONTROL PRACTICES
GEORGIA SOIL AND WATER CONSERVATION COMMISSION

STRUCTURAL PRACTICES

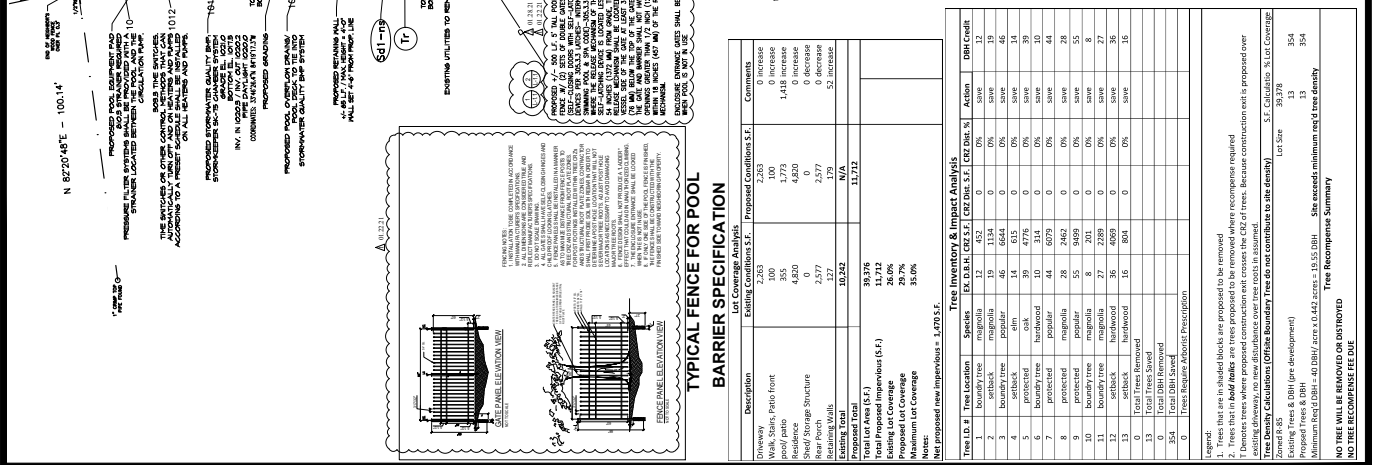
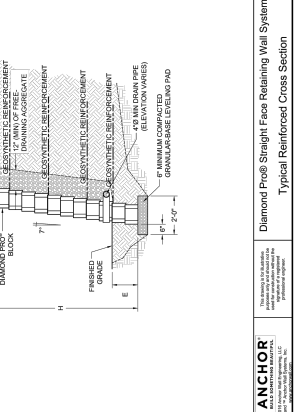
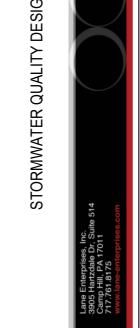
[illegible]

STRUCTURAL PRACTICES

[illegible]

VEGETATIVE PRACTICES

[illegible]



MAGNETIC
N

#929
N/F
ROBERT O. KERTZ
DB 7872 PG 585
BARTON WOODS SUBDIVISION
UNIT TWO
PB 26 PG 23

#935
N/F
SUSAN WIGGINS
CARY WIGGINS
DB 27715 PG 619
N86°21'53"E - 97.28'

#943
N/F
ROSLYN SEITZ
DAVID LYNN HATKER
DB 25711 PG 743
"13"

#16
DRUID HILLS SUBDIVISION
PB 6 PG 10

#2016
N/F
MELISSA H. BABCOCK
JAMES A. BABCOCK
DB 26440 PG 691
"15"

#2036
N/F
ALLEN FUTRAL
MICHELLE FUTRAL
DB 9674 PG 149
"13"

THIS PROPERTY SUBJECT TO THE FOLLOWING

1. CURRENT ZONING PER DEKALB COUNTY, GEORGIA R-85
- MINIMUM LOT AREA= 12,000 SQ. FT.
 - MINIMUM LOT WIDTH AT STREET FRONTAGE= 85 FEET
 - MINIMUM LOT WIDTH AT BUILDING LINE= 85 FEET
 - MAXIMUM LOT COVERAGE= 35%
 - MINIMUM FRONT BUILDING SETBACK= 50 FEET (THOROUGHFARE)
 - MINIMUM SIDE BUILDING SETBACK= 40 FEET
 - MINIMUM REAR BUILDING SETBACK= 40 FEET
 - MINIMUM UNIT AREA= 1,800 SQ. FT.
 - MAXIMUM BUILDING HEIGHT= 35 FEET
 - MINIMUM OPEN SPACE= 20%
- MUST BE VERIFIED BY DEKALB COUNTY BEFORE CONSTRUCTION.

LEGEND

- DENOTES BUILDING LINE
- DENOTES PROPERTY LINE
- DENOTES RIGHT-OF-WAY
- DENOTES CENTERLINE
- DENOTES BACK OF CURB
- DENOTES EDGE OF PAVING
- DENOTES TOP OF WALL
- DENOTES BOTTOM OF WALL
- DENOTES REINFORCED CONCRETE PIPE
- DENOTES CORRUGATED METAL PIPE
- DENOTES LIGHT POLE
- DENOTES POWER LINE
- DENOTES POWER METER
- DENOTES POWER BOX
- DENOTES FIBER OPTIC
- DENOTES AIR CONDITION
- DENOTES TELEPHONE BOX
- DENOTES GAS METER
- DENOTES GAS VALVE
- DENOTES GAS LINE MARKER
- DENOTES WATER VALVE
- DENOTES HYDRANT
- DENOTES MONITORING WELL
- DENOTES HEADWALL
- DENOTES JUNCTION BOX
- DENOTES DRAIN INLET
- DENOTES SANITARY SEWER LINE
- DENOTES SANITARY SEWER MANHOLE
- DENOTES CLEAN OUT
- DENOTES POINT OF BEGINNING
- DENOTES POINT OF COMMENCEMENT

SURVEY NOTES

1. STORM SEWER, SANITARY SEWER AND OVERHEAD UTILITIES MAY HAVE BEEN PAID OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES. UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. PLEASE CALL ALL LOCAL UTILITY PROVIDERS AND OR 811 FOR FURTHER INFORMATION.
2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
3. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECONCILIATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.
4. THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS GATHERED BY AN OPEN TRAVERSE AND HAS A CALCULATED POSITIONAL TOLERANCE OF 0.03 FEET. THIS PLAT HAS BEEN CALCULATED FOR CLUSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 141,354 FEET. A GEOMAX ZOOM 90 SERIES ROBOTIC TOTAL STATION WITH CARLSON SURVEY 2 DATA COLLECTOR WERE USED IN THE COLLECTION OF FIELD DATA.
5. BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.
6. THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.
7. ALL REBARS SET ARE 1/2" REBARS UNLESS OTHERWISE NOTED.
8. THE EXISTENCE, SIZE, AND LOCATION OF INTERFERING BUFFERS ARE SUBJECT TO FINAL DETERMINATION BY THE LOCAL ISSUING AUTHORITY, CITY, OR COUNTY.
9. THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE MAXIMUM FLOOD HAZARD AREA. FOR MORE ACCURATE INFORMATION, A SECOND OPINION OF THE APPLICABLE FLOOD HAZARD AREA IS RECOMMENDED. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS, AN INSURANCE COMPANY OR APPRAISER.
10. CONTOUR INTERVAL= 2 FEET
11. ELEVATION DATUM= NAVD 1988

REFERENCE MATERIAL

1. LIMITED WARRANTY DEED IN FAVOR OF MARK JOSEPH RIVELLESE AND SABRINA NOVOTN-REVELLESE USED BOOK 2779 PAGE 380 DEKALB COUNTY, GEORGIA RECORDS

FLOOD NOTE

THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY F.E.M.A. OFFICIAL FLOOD HAZARD MAPS. COMMUNITY PANEL NO. 130800064 J. EFFECTIVE DATE: DECEMBER 8, 2016. DEKALB COUNTY, GEORGIA

LOT COVERAGE CALCULATIONS

Lot Size: 0.904 Acres/39,376 sq. ft.
Zoning: R-85 Maximum Lot Coverage 35%
Existing Lot Coverage: 7,313 sq. ft. 18.57% Lot Coverage

SURVEY of EXISTING CONDITIONS

A=100.05'
R=1,586.70'
CHD= 56°25'15"W
100.04'

This original of this document was recorded by Michael R. Niles on 9-26-19. THIS REPRODUCTION IS NOT A CERTIFIED DOCUMENT.

Michael R. Niles
Georgia RLS #2646
Member SAMSOG

SURVEYOR'S CERTIFICATE

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT APPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF RECORDS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUTABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Regulation for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-8-62.

Michael R. Niles Georgia RLS No. 2646 9-26-19

NO.	REVISIONS	DATE

For Additional Notes Services See Enclosing Envelope

McClung Surveying Services, Inc.
4833 South Cobb Drive Suite 200
Smyrna, Georgia 30080 (770) 434-3383
www.mcclungsurveying.com Certificate of Authorization #LS000702

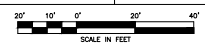
TOPOGRAPHIC MAP FOR
MARK RIVELLESE
SABRINA RIVELLESE

2026 NORTH PONCE DE LEON AVENUE
ATLANTA, GEORGIA
TOTAL AREA= 0.904± ACRES
OR 39,376± SQ. FT.

PART OF LOT 14 BLOCK "16"
DRUID HILLS SUBDIVISION

LAND LOT 243
15TH DISTRICT
DEKALB COUNTY
GEORGIA

PLAT PREPARED: 9-26-19
FIELD: 9-23-19 SCALE: 1"=20' JOB#SURVEY-EXISTING



FB
PJ
DB
CON
RIVELLESE