

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: 841 Clifton Road, NE Atlanta, GA 30307

Applicant: Tommy Greene E-Mail: t2greene@icloud.com

Applicant Mailing Address: 2096 N Ponce De Leon Ave. Atlanta, GA 30307

Applicant Phone(s): 678-410-2165 Fax: _____

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

Owner(s): Dean Haldopoulos E-Mail: dhaldopoulos@comcast.net

E-Mail: _____

Owner(s) Mailing Address: 2106 N Ponce De Leon Ave. Atlanta, GA 30307

Owner(s) Telephone Number: 678-595-6074

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

Addition at rear of home includes an expanded kitchen, 2 bedrooms, 2 bathrooms, and 3 car garage. Install swimming pool and fencing for pool enclosure, remove and re-pour concrete driveway, and restoration and enhancement of existing landscaping. All work to be completed to meet Druid Hills Historic District guidelines.

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.

12/27/2020

Signature of Applicant/Date

DEPARTMENT OF PLANNING & SUSTAINABILITY

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

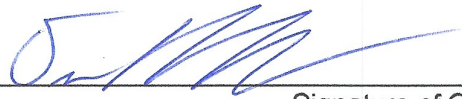
This form is required if the individual making the request is not the owner of the property.

I/ We, Dean Haldopoulos

being owner(s) of the property at 841 Clifton Road, NE Atlanta, GA 30307

hereby delegate authority to Tommy Greene

to file an application for a certificate of appropriateness in my/our behalf.



Signature of Owner(s)

Dec 23, 2020
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.

Historic Preservation hearing – March 15, 2021

Re: 841 Clifton Road, NE
Atlanta, GA 30307

Additional Details for COA for Pool and Fencing deferred from the January hearing.

- The property is a 1.9-acre site
- The site layout is a pie shaped lot with a large area of county stream buffer running down the left-hand side of the property
- The pool will be situated in the rear yard behind the original home and the fence will tie into the rear corner of the original home
- The addition that was approved at the January hearing will form a courtyard behind the original home for a covered porch overlooking the pool
- The pool will overlook Peavine Creek
- We have situated the pool in this location so that we may preserve the square formal garden areas located at the rear of the property along the fence line with Fernbank Forest
- As shown in the pictures attached, the pool and fencing work will not be visible from Clifton Road due the elevation changes and the location being almost 250 feet from the entrance to the property on Clifton Road
- It is necessary to orient the pool in this manner in order to make the best use of the available property outside of the county stream buffer and will also take advantage of the natural environment with a view of Peavine Creek and Fernbank Forest

Included with this additional information:

- Preliminary landscape plan showing pool, pool deck, and fencing layout. Some screening of this area is also shown on this plan
- Proposed fence specifications
- Photographs of the existing conditions taken from Clifton Road
- Photographs of the rear gardens we are planning to preserve



MONTAGE[®]

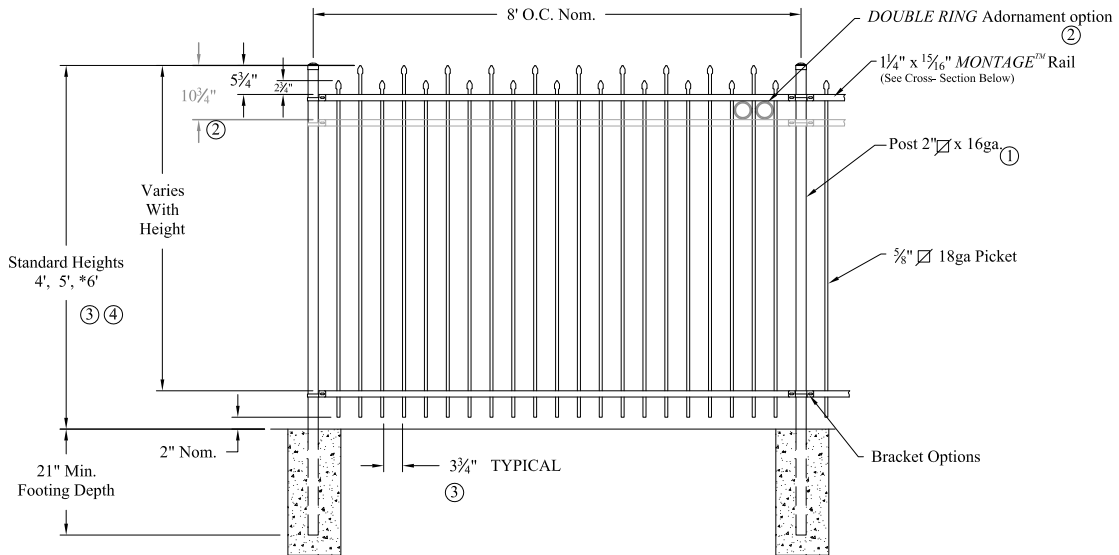
RESIDENTIAL ORNAMENTAL STEEL FENCE



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ASSA ABLOY



NOTES:

- 1.) Post size depends on fence height and wind loads. See *MONTAGE™* specifications for post sizing chart.
- 2.) Third rail required for *Double Rings*.
- 3.) Available in 3" air space and/or Flush Bottom on most heights.
- 4.) Three rails required for 6' tall.

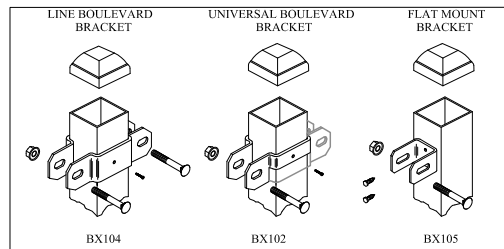
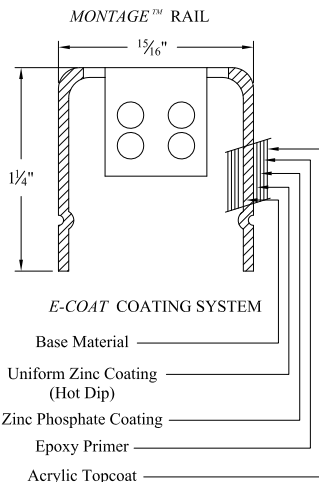
RAKING DIRECTIONAL ARROW

Welded panel can be raked 45° over 8' with arrow pointing down grade.

PROFUSION™ WELDING PROCESS

No exposed welds, Good Neighbor profile - Same appearance on both sides

MONTAGE™ RAIL Specially formed high strength architectural shape.



**RESIDENTIAL WELDED STEEL PANEL
PRE-ASSEMBLED**

Values shown are nominal and not to be used for installation purposes. See product specification for installation requirements.

RWISO

File: MONTAGE WARRIOR 2/3-RAIL			
DR: CI	SH . 1 of 1	SCALE: DO NOT SCALE	
CK: ME	Date 7-19-11	REV: c	



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Pictures from Clifton Road



Pictures of Gardens at rear of Property



