

**RECEIVED**

By Rachel Bragg at 10:05 am, Apr 29, 2021

404.371.2155 (o)  
404.371.4556 (f)  
DeKalbCountyGa.govClark Harrison Building  
330 W. Ponce de Leon Ave  
Decatur, GA 30030Chief Executive Officer  
Michael Thurmond

## DEPARTMENT OF PLANNING &amp; SUSTAINABILITY

Director  
Andrew A. Baker, AICP

## Application for Certificate of Appropriateness

Date Received: \_\_\_\_\_ Application No.: \_\_\_\_\_

Address of Subject Property: 1354 THE BY WAY NE, ATLANTA GA, 30306Applicant: CHARLES AUBRY E-Mail: CAUBRYCHZ@GMAIL.COMApplicant Mailing Address: 1354 THE BY WAY NE, ATLANTA GA 30306Applicant Phone(s): 248-563-9003 Fax: \_\_\_\_\_Applicant's relationship to the owner: Owner ☒ Architect: ☐ Contractor/Builder ☐ Other ☐Owner(s): CHARLES AUBRY E-Mail: AUBRYCHZ@GMAIL.COMANNE MARIE AUBRYE-Mail: AMC@AUBRYA.COMOwner(s) Mailing Address: 1354 THE BY WAY NE, ATLANTA GA, 30306Owner(s) Telephone Number: 248-563-9003Approximate age or date of construction of the primary structure on the property and any secondary structures affected by this project: 1998

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:

REMOVAL OF 4 SMALL & 1 LARGE DEAD OR DYING TREES ALONG THE  
ROADSIDE. INSTALLATION OF 31 TREES.

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](mailto:plansustain@dekalbcountyga.gov). An incomplete application will not be accepted.

Signature of Applicant/Date

**Charles & Anne Marie Aubry**  
**1354 The By Way NE, Atlanta GA, 30306 Property Owners**  
**Application for COA: May 17, 2021**

Dear Commissioners,

We are applying for a certificate of appropriateness to gain approval and make upgrades to our property's landscaping through the installation of new trees.

We have worked with several environmental specialists and developed the submitted tree permit plan to address the property's new trees with a focus on long term environmental sustainability, community and property safety, and to address any concerns the commission has stated in previous historic preservation COA meetings. In working with these individuals, we developed a plan that perpetuates the historic district's character, instills pride in its residents, and will create a safe environment for our young children to enjoy and inspire an appreciation for mother nature. In total we are requesting to plant 31 trees.

Since a portion of the property lies within a floodplain, the submitted tree permit plan was presented to the DeKalb County Floodplain Coordinator, Donovan Cushnie. He approved the plan, requesting floodplain data be overlaid. This information has been added and is shown in the submitted material. In addition, the tree permit plan was also approved by DeKalb County's Master Arborist, Russell Tinning. Both approval emails have been attached with the COA submission.

We are requesting 5 overstory hardwood trees be planted in a void on the southwest hillside of the property. These trees are on the suggested planting list of the Historic Druid Hills Design manual and are selected to aid in perpetuating the hardwood forest of the district through increasing the density of the tree canopy where there is currently none. There is one additional understory Mock Cherry tree we are requesting be planted at the base of the hillside. This too can be found on the approved tree planting list in the design manual. Within this void there is a large dead White Oak that has been neglected prior to our purchase of the property. This tree was deemed dead and hazardous by an ISA certified arborist and is noted in the submitted report. The plan is to remove this tree.

In addition, we are requesting to plant 3 Flowering Dogwood trees along the streambank. An understory tree is an ideal selection in this scenario due to the encroaching canopies of the existing mature Tulip Poplars, Water Oak, and Paper Bark Elm Trees, as well as the heavily forested properties to the East and West of the location. The trees are set to be planted on 20-foot centers. This is an appropriate spacing to avoid root and canopy encroachment and ensure proper growth and health for long term success. As stated in the Arborist report, the previous trees were planted too close together (8-10 foot centers) leading to health and growth issues, in turn, creating a hazard to the property. As the Dogwoods mature their canopies should stay condensed to a height of 15-25 feet. This will avoid leggy "reaching" growth toward the home and ensure the trees do not become hazardous to our home in the future.

Lastly, we are requesting to plant 22 Nellie R. Stevens Holly trees along the roadside. In this area there is a large safety issue for drivers, joggers, bikers, as well as our family. There is a 20-foot drop to the creek on this stretch of road with no vegetative buffer to act as a guide for vehicles. The requested hedge would be planted 3-5 feet off the edge of the road and maintained at a height of 6 feet tall. The hedge would be routinely pruned to keep vegetation out of the road. There are currently 4 small trees along the edge of the road that were deemed dead, diseased, dying, or hazardous by an ISA certified arborist and have been approved for removal by Dekalb County's Master Arborist, Russell Tanning. These are requested for removal in lieu of the Nellie Stevens Hollies being planted. This work shall be conducted in a timely sequential order to minimize time without a vegetative border.

Thank you for your time and consideration.

Charley,

Thank you so much for having me out to access your trees. You have a beautiful new home and we are very happy to help you get it into playing conditions.. It is very apparent that there are a number of trees issues that should be addressed.. Below are my findings and recommendations..

1. Dead hard woods at street.. Remove asap as it is a hazard
2. Number of river birch along creek bank.. These trees where planted very close together and for that reason have developed problems... the previous owners have over pruned the trees and the large leads are now dead due to poor pruning... unfortunately these leads are all on the house side of the trees and will reach the house should they fail. Two options ... first remove every other tree and prune out all the dead.. This does not leave much tree and is a temporary fix.. Better option is to remove and replant.. We would need better spacing and I would consider Bald Cypress as a replacement.
3. Maples in the back yard.. these trees are all root bound as the girdling roots are very visible .. The tops are now declining....Again I recommend that you remove and replace with a species suited for the site...
4. The other dead trees include magnolia on stream bank, maples in the rear of the house... all of these should be removed .

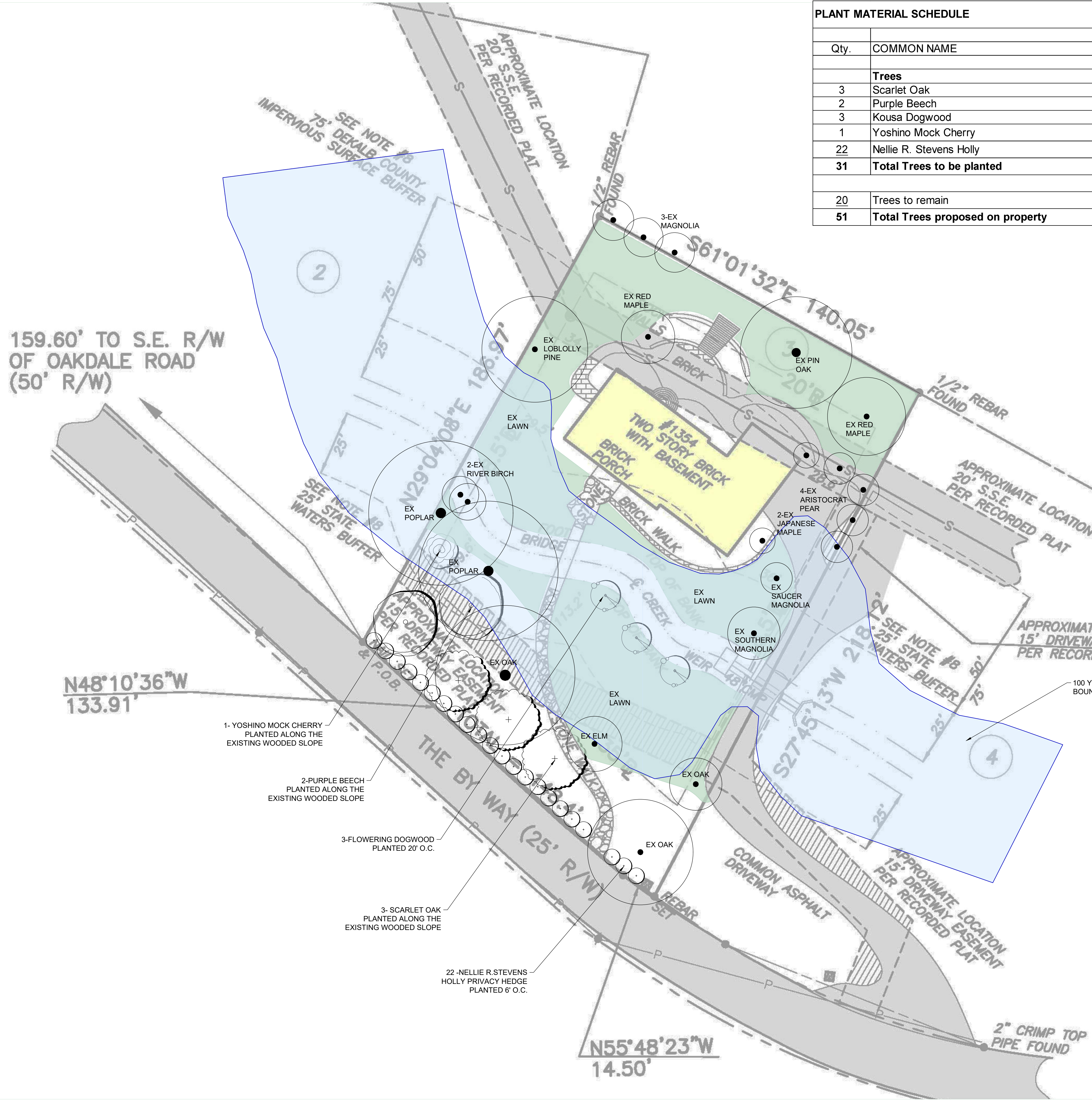
Should you need to discuss further I will be happy to speak further about these situations...

Chris Hall

ISA certified arborist

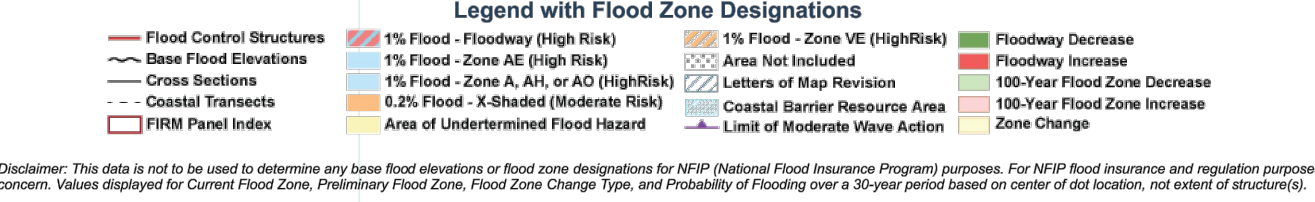
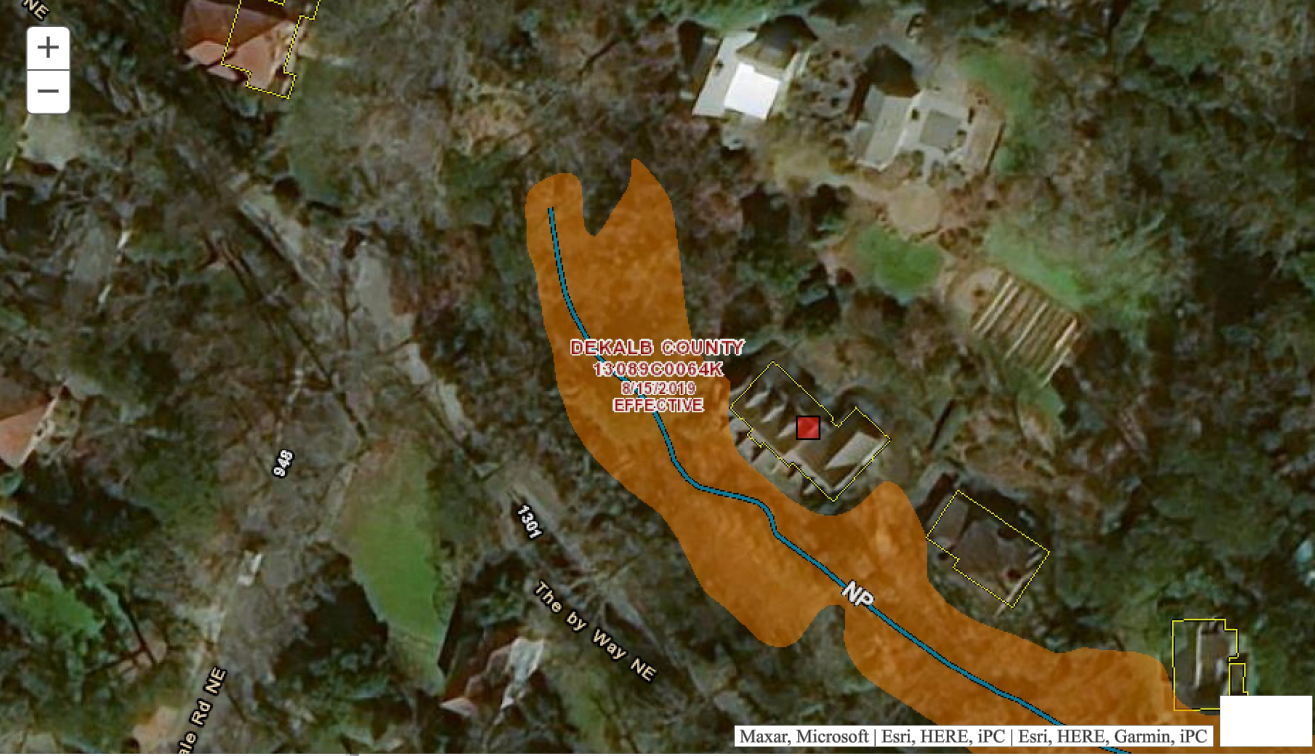
SO-1450





PLANT MATERIAL SCHEDULE				
Qty.	COMMON NAME	BOTANICAL NAME	Min. Size	Notes
<b>Trees</b>				
3	Scarlet Oak	Quercus coccinea	2" Caliper	b&b, uniform, full branching, straight leader
2	Purple Beech	Fagus sylvatica 'atropunicea'	2" Caliper	b&b, uniform, full branching, straight leader
3	Kousa Dogwood	Cornus kousa	8" HGT.	b&b, uniform, full branching, straight leader
1	Yoshino Mock Cherry	Prunus caroliniana	8" HGT.	b&b, uniform, full branching, straight leader
22	Nellie R. Stevens Holly	Ilex x 'Nellie R. Stevens'	4-5' HGT.	b&b, uniform, full branching, straight leader
31	Total Trees to be planted			
20	Trees to remain			
51	Total Trees proposed on property			

1354 The By Way NE, Atlanta, Georgia, 30306

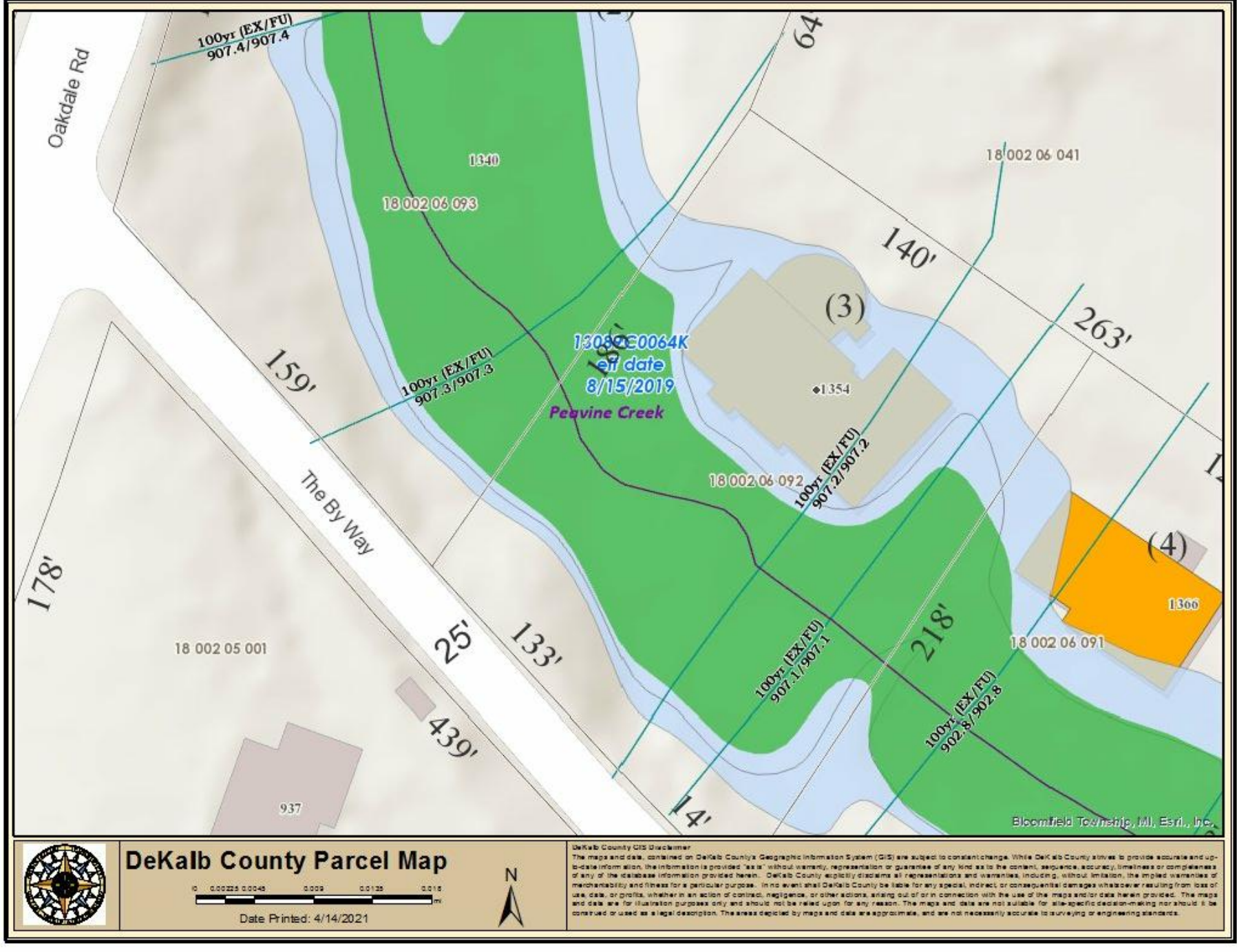


GEORGIA  
FLOOD MAP PROGRAM

Low Risk  
0.9 ft  
Minimal  
Minimal

Location Information  
Panel: 13089C0064K  
Watershed: Upper Chattahoochee  
County: DEKALB  
Community ID: 13089C  
Map Status: EFFECTIVE

Nature Doesn't Read Flood Maps  
Many people don't understand just how risky the floodplain can be. There is a greater than 26% chance that a non-elevated home in the SFHA will be flooded during a 30-year mortgage period.  
The chance that a major fire will occur during the same period is less than 10%!  
FOR MORE INFORMATION VISIT, PLEASE VISIT: [www.floodsmart.gov](http://www.floodsmart.gov)



REVISIONS

NO.	DATE	ISSU
1	04/15/2021	CNT
2		
3		
4		
5		
6		
7		
8		
9		
10		

PROJECT NAME

AUBRY  
RESIDENCE

PROJECT ADDRESS

1354 THE BY WAY NE  
ATLANTA, GA 30306

LAND LOT 2

18TH DISTRICT  
DEKALB COUNTY  
DRIUD HILLS HISTORIC

PROPERTY OWNER

CHARLES AND  
ANNE MARIE  
AUBRY

SHEET TITLE

TREE  
PERMIT  
PLAN

DATE

04/07/2022

PROJ. NO.

2021037

PROFESSIONAL SEAL



SHEET

T1.1



April 2021 - Google Sheets

Atlanta, GA 10-Day Weather For...

Google Calendar - 2 weeks, start...

S.R. 949719: 1354 The By Way - ...

+

mail.google.com/mail/u/1/#inbox/FMfcgxwLtGnmHjLHSWdxLKcpXzkzwxL?projector=1&messagePartId=0.1

Search mail

Compose

Inbox

Starred

Snoozed

Important

Sent

Drafts

Categories

Notes

Personal

Taxes

Work

More

Meet

New meeting

Join a meeting

Hangouts

Charles

No Hangouts contacts

Find someone

Charles Aubry

to Donovan, Russell, David, Bret, Vignon, Ricky, Jeremy, Rachel

Mr. Cushnie, Mr. Tanning, and Mr. Cullison,

Good Afternoon,

Please find attached a Tree Planting Plan I had developed using a certified landscape architect. The plan shows all existing trees on the property as well as placement and varieties of new plantings. Please let me know if the plantings are something you would approve of, and if not, what changes may need to occur.

Thank you,

Charles Aubry

2021-04-07-TREE ...

Cushnie, Donovan

to me, Russell, David, Bret, Vignon, Ricky, Jeremy, Rachel

Mr. Aubry:

Good day. There is no objection or comment regarding the indicated plant selections or location. The plan however does not and must indicate the floodplain boundary, elevation, and FEMA FIRM panel data.

Donovan Cushnie,

Floodplain Coordinator,

Land Development Division,

Department of Planning and Sustainability,

Second Floor,

330 West Ponce de Leon Avenue,

Decatur,

Georgia 30030

Telephone 404 687 2414

A link to the DeKalb County Parcel Viewer is found here: https://arcg.is/14LLPn.

For flood water depth estimations Georgia DFIRM is an option: Georgia DFirm.

4 of 1,278

Windows taskbar

88%

10:07 AM 4/27/2021





Mr. Toning,

Thank you again for meeting me at my property last Friday February 12th at 10:00 AM. Per your request I am attaching the photos of the 4-dead trees at the edge of the property line and "The By Way" road. I have added this to the COA submission to be discussed in the Historic Preservation meeting on March 16th, 2021.

Thank you again,

Charles Aubry

18 Attachments



**Toning, Russell W.** <rwtonning@dekalbcountyga.gov> Thu, Feb 18, 2:39 PM

to me, David, Vignon, Gregory, Ricky, Donovan, Shaun, Jr,

Charles;

Please keep us update as to the decision by the Druid Hills Historic District regarding this request.

Thanks for the update.

From: Charles Aubry <caubry@gmail.com>







