



RECEIVED

By Rachel Bragg at 2:45 pm, Dec 23, 2021

404.371.2155 (o)
404.371.4556 (f)
DeKalbCountyGa.gov

Clark Harrison Building
330 W. Ponce de Leon Ave
Decatur, GA 30030

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: 1208 N. Decatur Road NE, Atlanta, GA 30306

Applicant: Chris Hellmann E-Mail: cmhellmann@gmail.com

Applicant Mailing Address: _____

Applicant Phone(s): _____ Fax: _____

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

Owner(s): Steven Michaels E-Mail: stevenkmichaels@gmail.com

_____ E-Mail: _____

Owner(s) Mailing Address: 1202 N Decatur Road NE, Atlanta, GA 30306

Owner(s) Telephone Number: 865-300-5880

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

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:

Construction of new home on empty lot

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.

Steven Michaels 11/8/21
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, Steven Michaels

being owner(s) of the property at 1208 N Decatur Road NE Atlanta, GA 30306,

hereby delegate authority to Chris Hellmann

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

Steven Michaels

Signature of Owner(s)

12/21/2021

Date

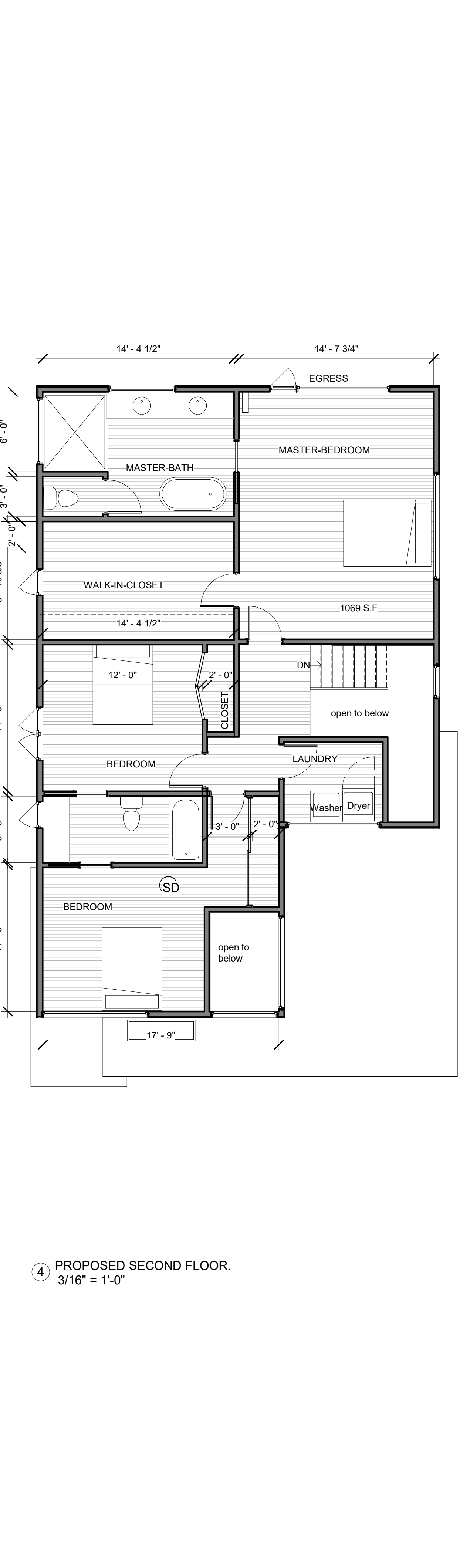
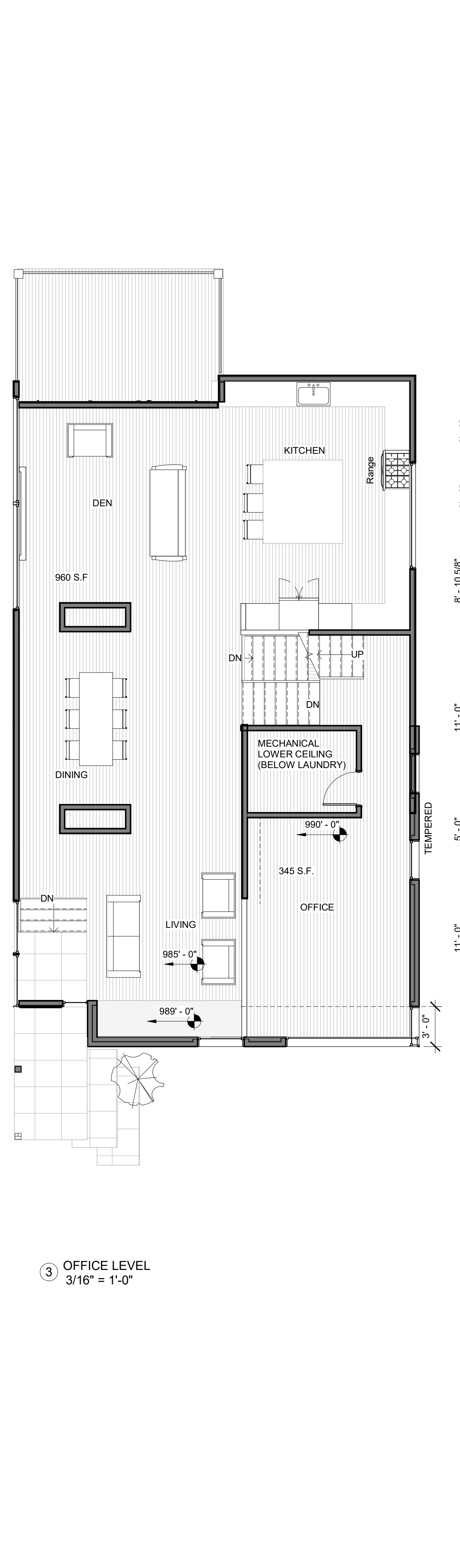
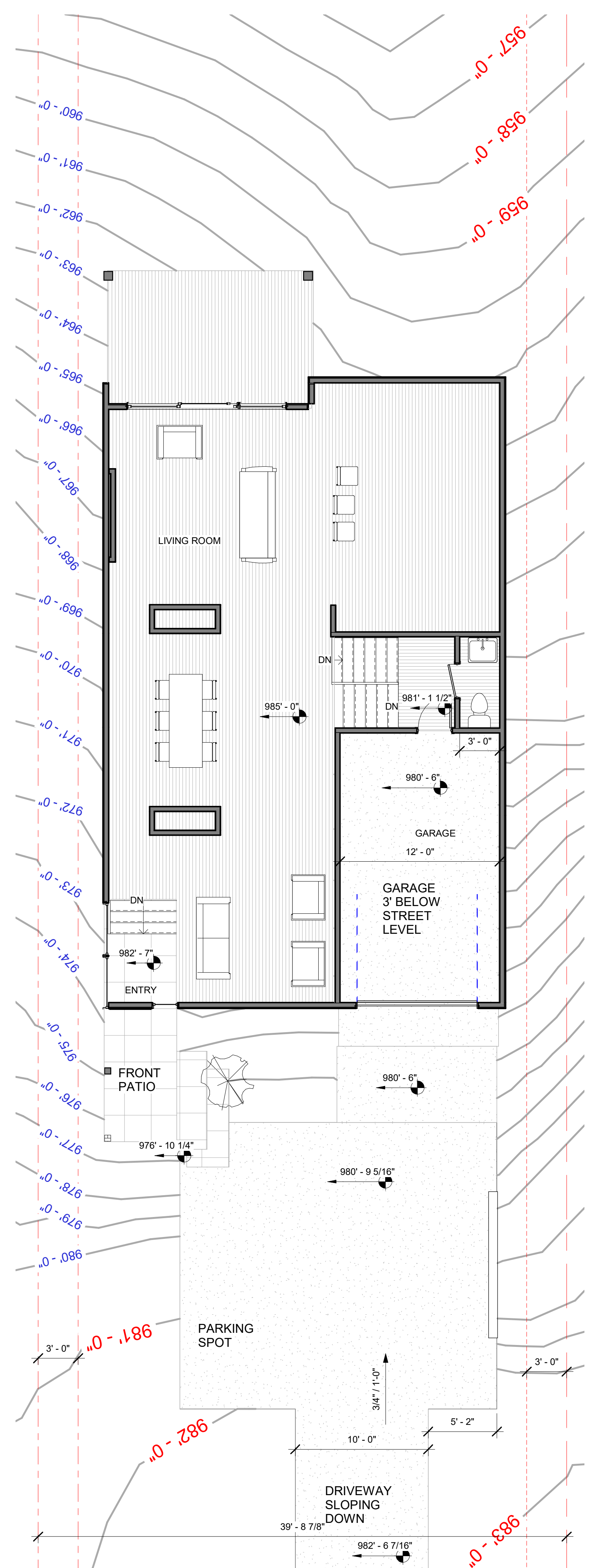
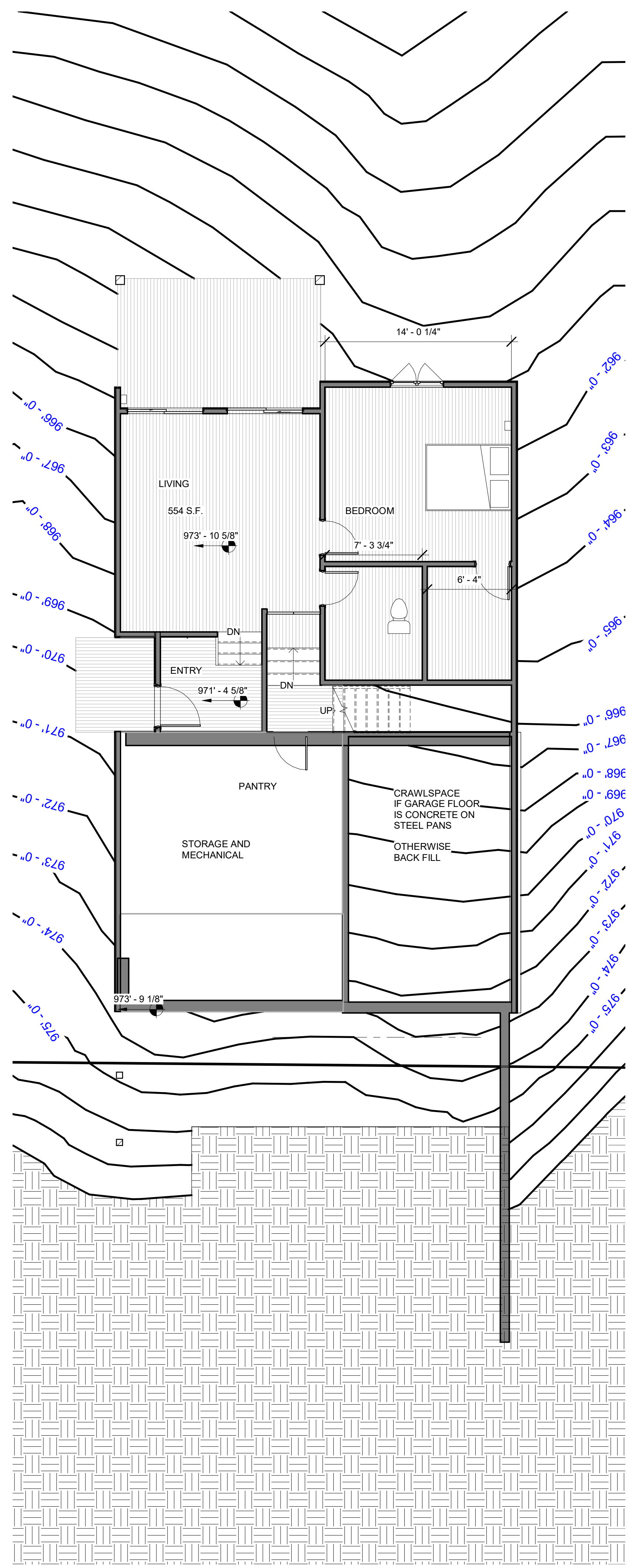
Please review the following information

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.



CMH DESIGN
6565 Cherry Tree Lane
Sandy Springs, GA 30328
C.M. Hellmann 678 642 6306
cmhellmann@gmail.com

Consultant
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RELEASED FOR CONSTRUCTION

No.	Description	Date

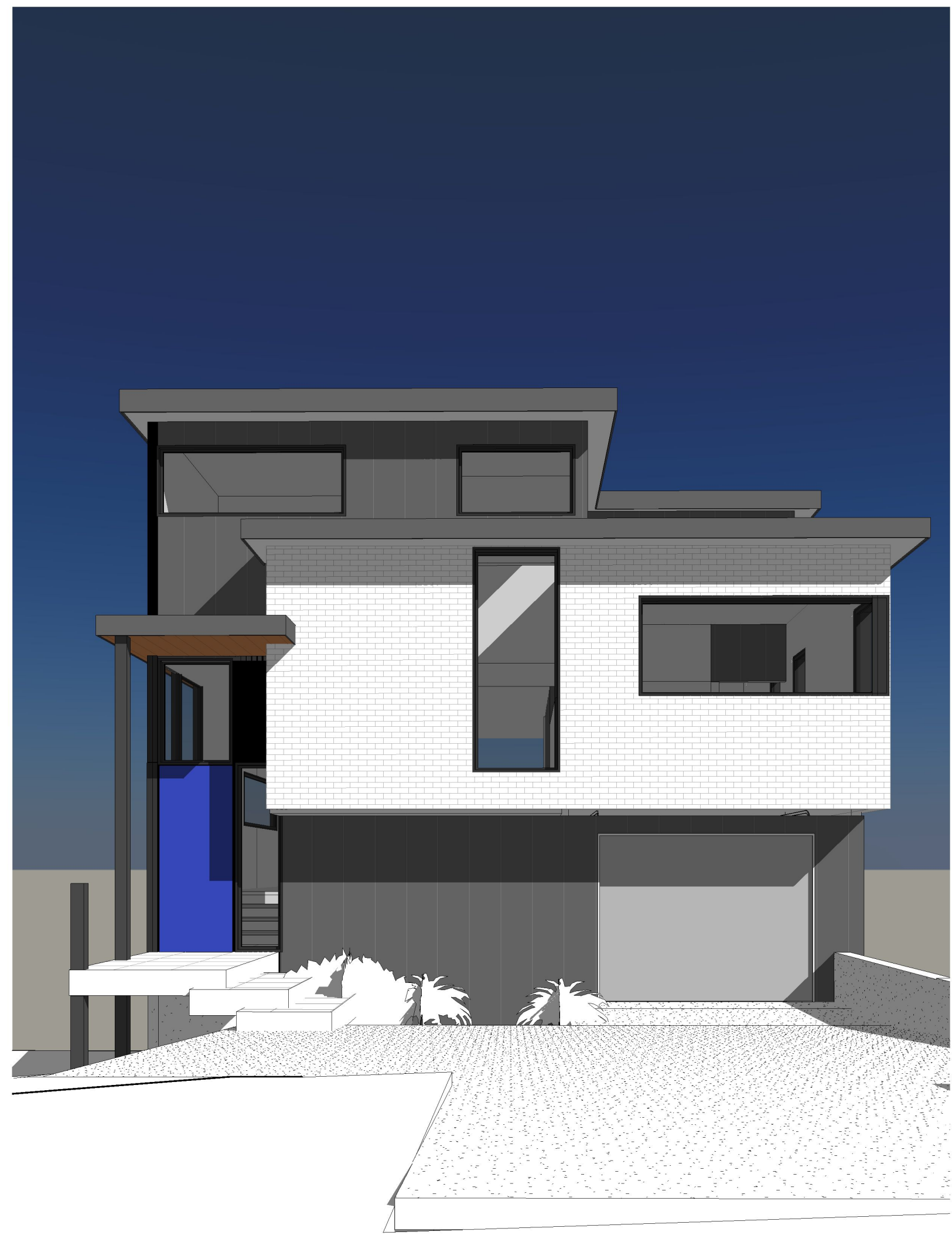
1208 N. DECATUR
NEW HOME
FLOORPLANS & ROOFPLAN

Project number _____ Project Number _____
Date _____ 7-24-2019
Drawn by _____ Author _____
Checked by _____ Checker _____

A-1.1

Scale 3/16" = 1'-0"

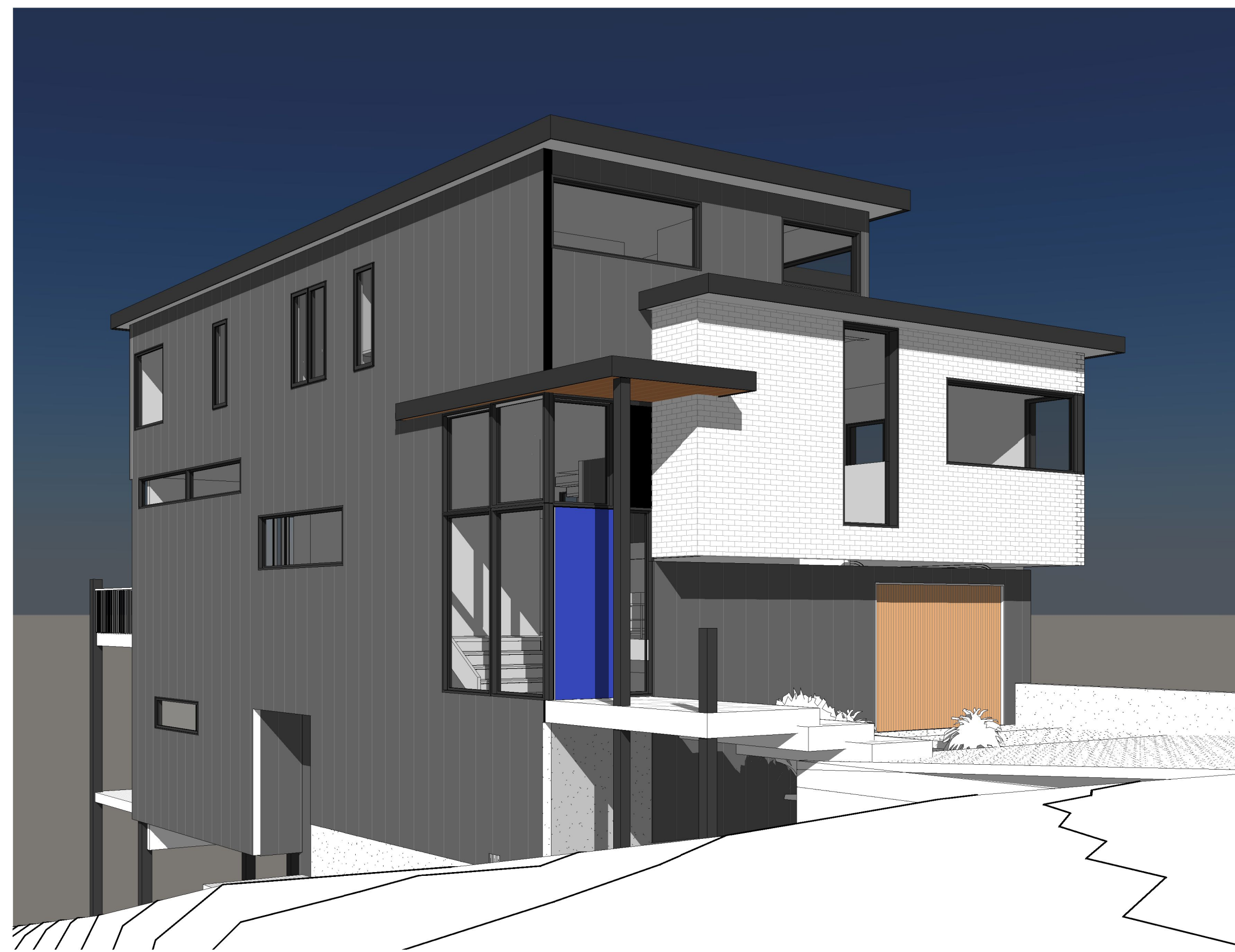
1/3/2022 1:28:56 PM



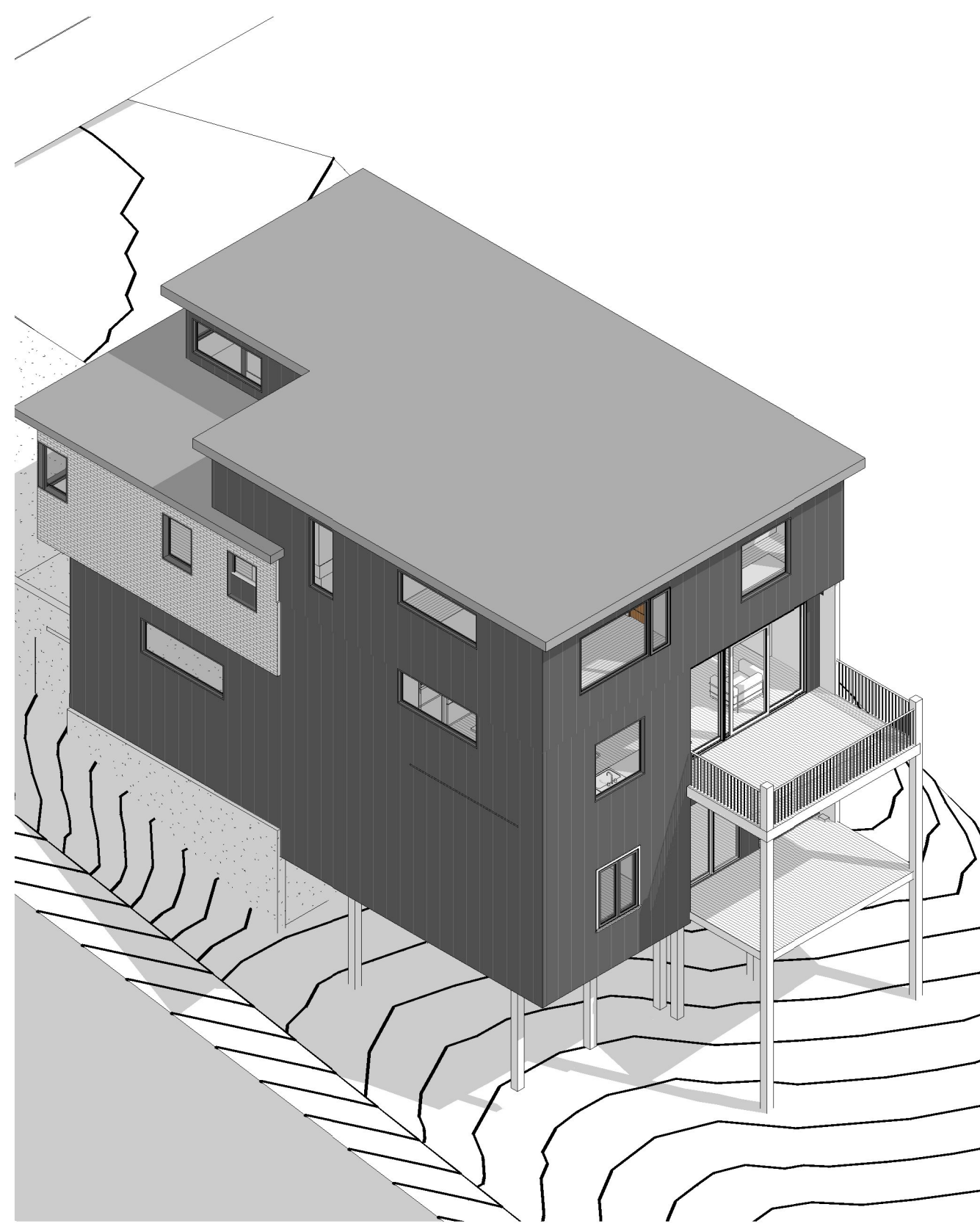
③ FRONT 3D.



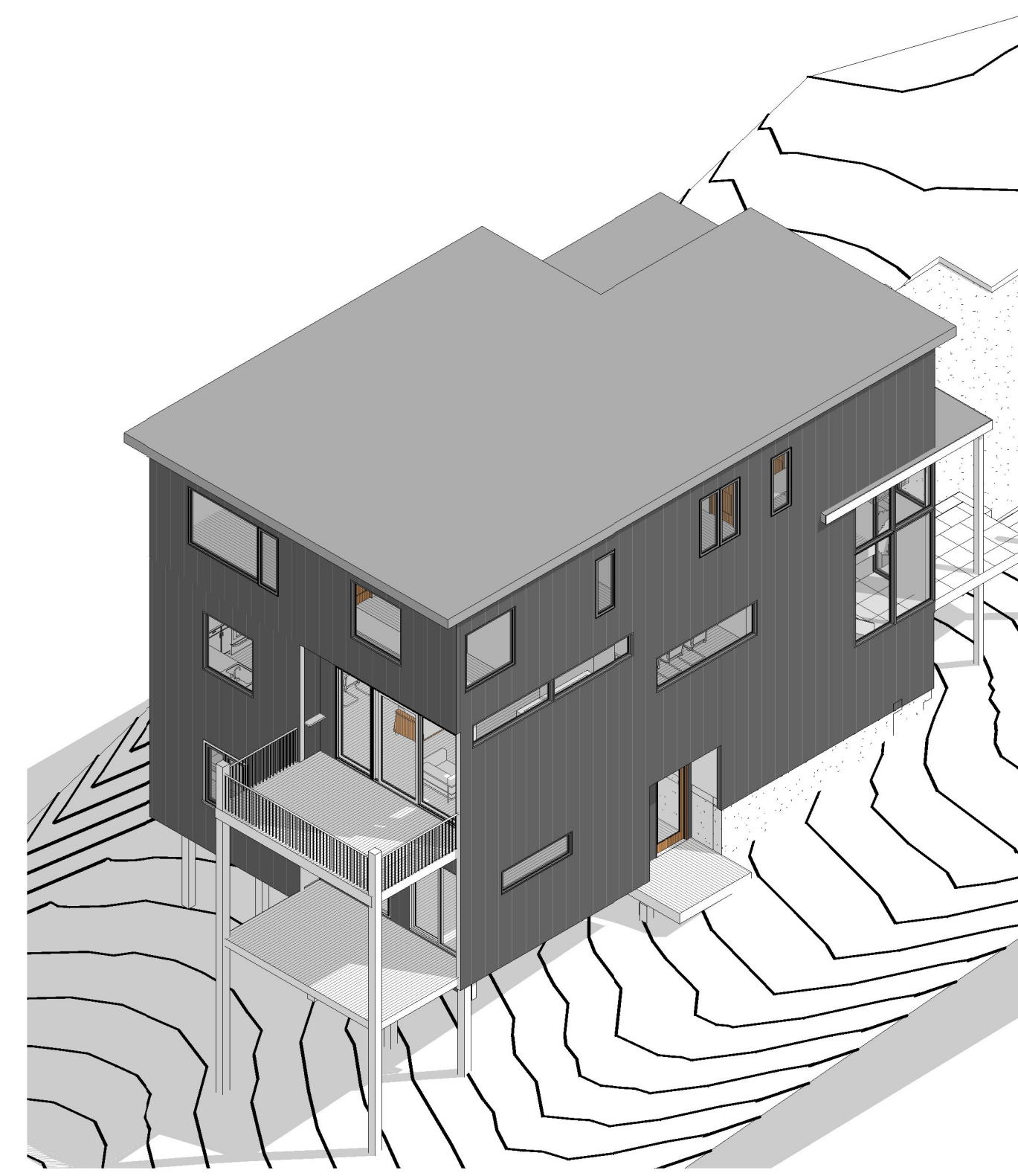
① SOUTH EAST PERSPECTIVE 2



② SOUTH WEST VIEW



④ NORTH EAST AXIONMETRIC



⑤ NORTH WEST AXIONMETRIC

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No.	Description	Date

1208 N. DECATUR
NEW HOME
PERSPECTIVES

Project number	Project Number
Date	7-24-2019
Drawn by	Author
Checked by	Checker

A-2.0

Scale



① PROPOSED SOUTH ELEVATION
3/16" = 1'-0"



② PROPOSED EASTERN ELEVATION
3/16" = 1'-0"



③ PROPOSED NORTHERN ELEVATION.
3/16" = 1'-0"



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RELEASED FOR CONSTRUCTION

No.	Description	Date

1208 N. DECATUR
NEW HOME
ELEVATIONS

Project number Project Number

Date 7-24-2019

Drawn by Author

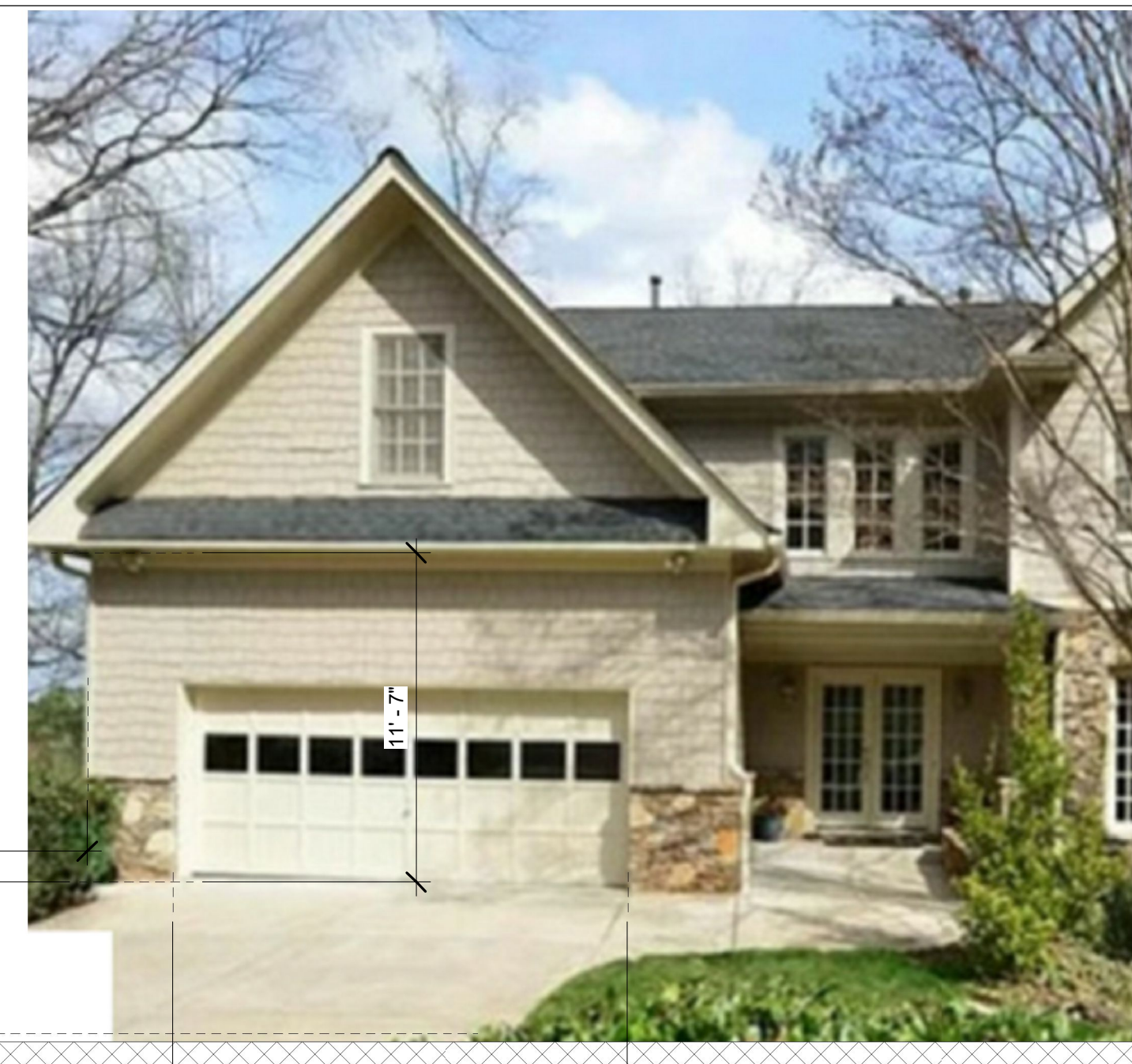
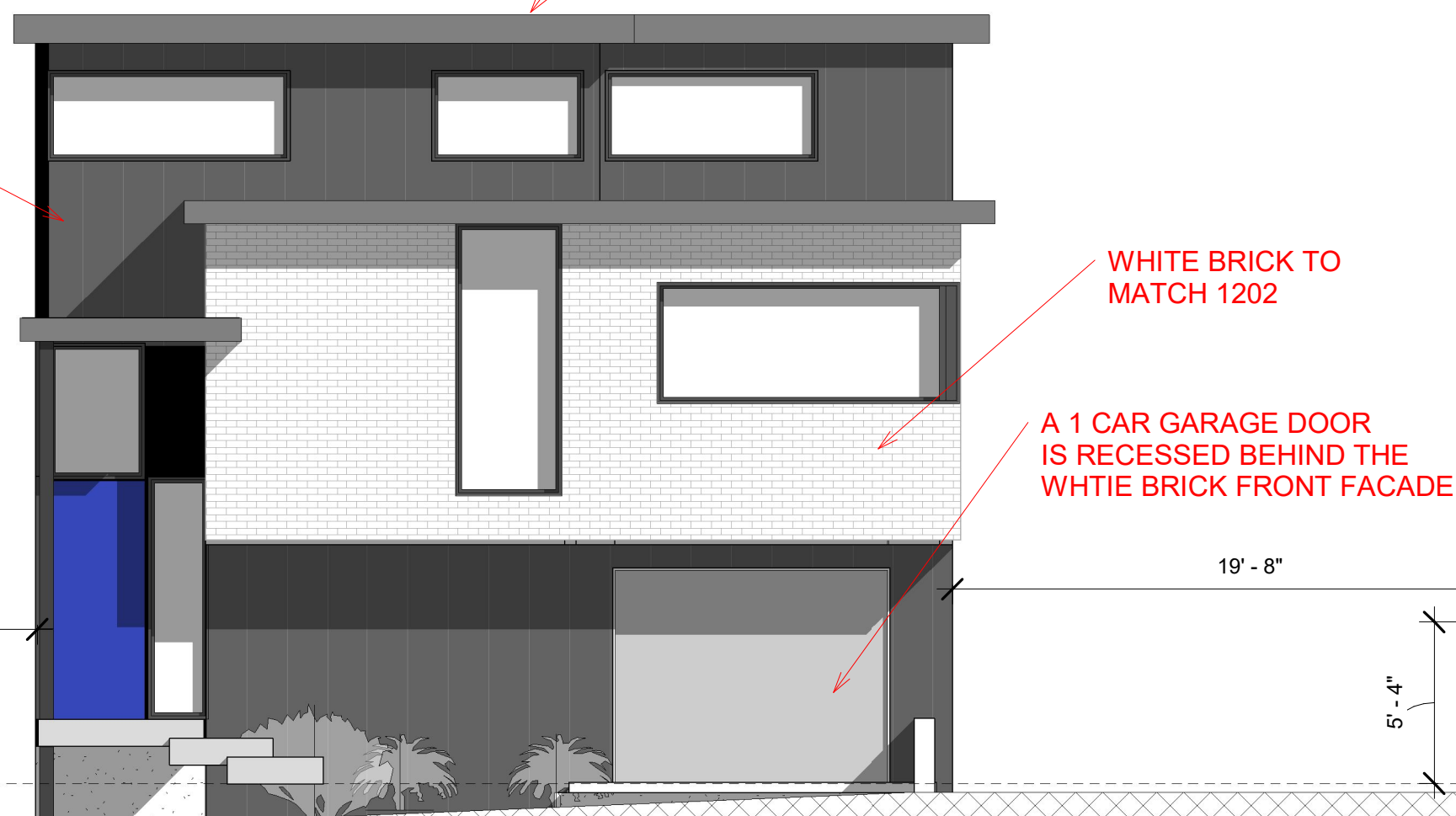
Checked by Checker

A-2.1

Scale 3/16" = 1'-0"

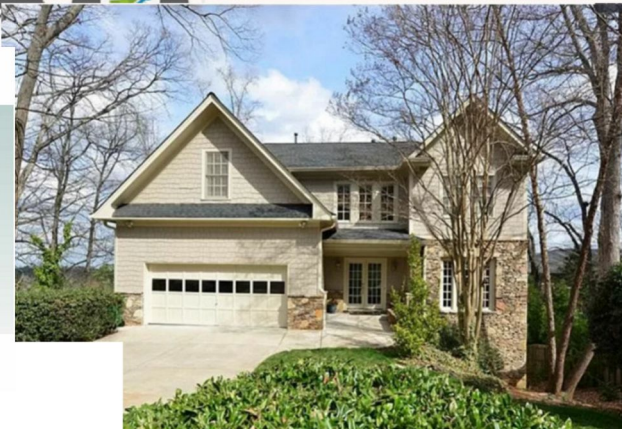
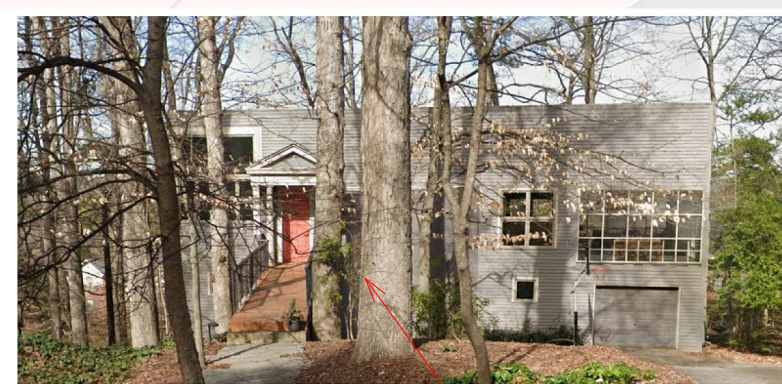
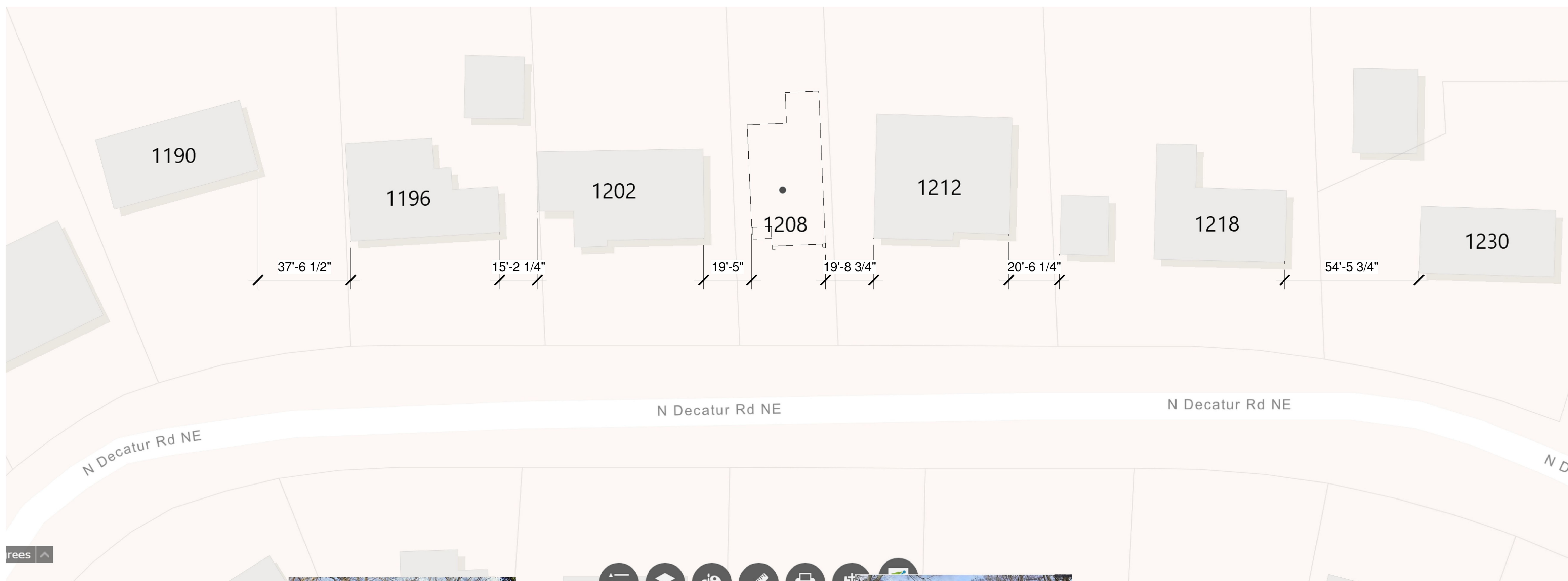


THE DARK SIDING OF THE REAR PORTION OF THE STRUCTURE REDUCES THE MASS OF THIS HOUSE AND DRAWS ATTENTION TO THE WHITE FRONT PORTION THAT MATCHES IN SCALE THE WHITE BRICK FACADE OF 1202



11'-7"

THE GARAGE LEVEL FOR THE PROPOSED HOME AT 1208 NORTH DECATUR IS AT THE SAME ELEVATION AS THE PORCH LEVEL OF 1202 AND SITS APPROX. 54" BELOW THE GARAGE LEVEL OF 1212 NORTH DECATUR



TWO OF 7 HOMES CURRENTLY FRONTING NORTH DECATUR RD. HAVE FLAT ROOFS AND A MODERN EXTERIOR

1202 NORTH DECATUR IS A HORIZONTAL RANCH STYLE DESIGN WITH WHITE BRICK BOTH THE HORIZONTAL FEEL AND THE WHITE BRICK ARE USED IN THE PROPOSED DESIGN AT 1208 NORTH DECATUR

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No.	Description	Date

1208 N. DECATUR NEW HOME STREETSCAPE ELEVATION

Project number	Project Number
Date	7-24-2019
Drawn by	Author
Checked by	Checker

A-2.2

Scale 3/16" = 1'-0"