

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: 1360 Briarcliff Rd NE, Atlanta, GA 30306

Applicant: Kathryn and David Garber

E-Mail: katebeau@yahoo.com

Applicant Mailing Address: 1360 Briarcliff Rd NE, Atlanta, GA 30306

Applicant Phone(s): 404-539-8348

678-427-6636

Fax: ---

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

Owner(s): Kathryn Garber

E-Mail: katebeau@yahoo.com

David Garber

E-Mail: david.garber2@gmail.com

Owner(s) Mailing Address: 1360 Briarcliff Rd NE, Atlanta, GA 30306

Owner(s) Telephone Number: 404-539-8348

678-427-6636

Approximate age or date of construction of the primary structure on the property and any secondary structures affected by this project: 1948

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:

1, Extend parking pad to create a semi-circular driveway, which will require a curb cut. This is mainly for safety because a telephone pole and the neighbor's hedge provide a very limited sight view of Briarcliff Rd. from our driveway. This extension will move the main driveway egress farther away from the pole and hedge, increasing the sight distance. We already received approval for this change using 12" concrete pavers as the driveway material. We would like to request that this be changed to a solid concrete driveway.

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.

Kathryn Garber

10/19/2022

Signature of Applicant/Date

Revised 10/5/2020

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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, _____ N/A _____
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.

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Design Checklist for a Certificate of Appropriateness

This checklist was created to help applicants prepare a complete application. Omissions and inaccurate information can lead to deferrals and/or denials of applications. Please review the checklist with the project's architect, designer, or builder. All items will not be applicable to all projects. New construction will involve all categories. One copy of drawings at scale (plus nine reduced sets) should be submitted. Please address questions regarding applicability to your project to the DeKalb County Preservation Planner at 404-371-2155, e-mail dccullis@dekalbcountyga.gov. Applicants are also referred to the DeKalb County website, <http://www.dekalbcountyga.gov/planning-and-sustainability/planning-sustainability>.

I have reviewed the "Design Manual for the Druid Hills Local Historic District"	<input checked="" type="checkbox"/>	N
I have reviewed the DeKalb County Tree Ordinance	<input checked="" type="checkbox"/>	N
I have reviewed applicable zoning codes regarding lot coverage, garage sizes, stream buffers	<input checked="" type="checkbox"/>	N

1. General

- Label all drawings with the address of the site, owners' name, and contact phone number.
- Number all drawings.
- Include a graphic scale on reductions.
- Date all revisions.
- Indicate all unverified numbers with +/- signs
- Include photos of the existing condition of the property.

2. Site Plan (existing and proposed) to include

- Topographical plan with significant trees sized and located;
- Setback compared to adjacent houses (ask surveyor to show corners of adjacent houses);
- Distance between houses;
- Façade width to finished face of material;
- Grading and elevations across site;
- Dirt removal or regrading if more than 18";
- Tree protection plan;
- Tree removal and replacement plan

3. Driveways and Walkways

- Location and relationship to house;
- Width;
- Material;
- Curb cut and apron width

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4. Fences & Retaining Walls

- a. Placement on lot;
- b. Height of fence or wall. If retaining wall, height on both sides;
- c. Material;
- d. Railing if necessary

5. Elevations and Floor Plans <<Indicate all unverified numbers with +/- signs>>

- a. Plans for all floors (drawn to scale, 1/4"=1' preferred);
- b. House orientation on site plan;
- c. Scalable elevations for front, rear, left, right;
- d. Height, grade to ridge;
- e. Streetscape comparison showing heights of two flanking houses on each side;
- f. Height from grade to first floor level at all four corners;
- g. Height from grade or finished floor line to eaves at all four corners;
- h. Ceiling heights of each floor, indicating if rough or finished;
- i. Height of space between the ceiling and finished floor above;
- j. Two people of 5'-6" and 6' height shown;
- k. Landscaping plan

6. Additions

- a. Placement shown on elevations and floor plan;
- b. Visibility from rights-of-way and paths;
- c. Photos of all facades;
- d. Design proportioned to main house;
- e. Landscaping plan;
- f. Materials and their combinations

7. Roof Plan

- a. Shape and pitch of roof;
- b. Roofing material;
- c. Overhang;
- d. Louvers and vents;
- e. Chimney height and material

8. Dormers

- a. Construction details provided;
- b. Shape and size of dormer (show dimensions on drawings);
- c. Overhang;
- d. Size of window(s), with nominal size of sash (show dimensions on drawings)

9. Skylights

- a. Profile;
 - b. Visibility from right-of-way;
 - c. Material (plastic lens or glass);
 - d. Shown in plan and elevation to scale
-

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10. Façade

- a. Consistency in style;
- b. Materials and their combinations
 - brick size and color
 - stone type and color
 - fiber-cement (e.g. Hardieplank) or wood siding
 - shake or shingle
 - other
- c. Height of foundation at corners;
- d. Ceiling heights comparable to area of influence: basement, first floor, second floor;
- e. Detailing: soldier course, brackets, fascia board; water table;
- f. Height from grade to roof ridge;
- g. Dimensions, proportions and placement of windows, doors

11. Entrance

- a. Height and width of door;
- b. Design of door (e.g. 6-panel, craftsman);
- c. Material of door;
- d. Overhang;
- e. Portico height;
- f. Size and height of columns or posts;
- g. Railing

12. Windows

- a. Consistent with original as well as the area of influence;
- b. Size and proportion similar to original;
- c. Pane orientation and size similar to original;
- d. Type (e.g. double hung, casement);
- e. Fenestration on walls visible from right-of-way;
- f. Simulated divided light (SDL) or true divided light (TDL): location of muntins between the glass, behind the glass or permanently affixed on exterior;
- g. Material of window and any cladding;
- h. Width of muntins compared to original (show dimensions on drawings);
- i. Shutters or canopies
- j. Dimensions of windows and doors.

13. Materials

- a. Show all materials and label them on drawings;
 - b. Provide samples of brick or stone;
 - c. Provide samples if new or unusual materials
-

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14. Garages / Accessory Buildings

- a. Visibility from street;
- b. Placement on site;
- c. Scale, style appropriate for house;
- d. Show dimensions on drawings;
- e. Materials;
- f. Square footage appropriate for lot size;
- g. Garage door size and design
- h. Show height from grade to eaves and to top of roof

15. Demolitions

- a. Provide documentation from engineer concerning feasibility of rehabilitation;
- b. Provide photographs of structure to be demolished;
- c. Provide plan for proposed redevelopment

Kate + David Garber
1360 Briarcliff Road,
Atlanta, GA 30306

Revised Design

June 2022
Prepared by Shades of Green
Designed by Adeline Newbold



- Notes:
1. Demo existing 650 sf of existing concrete driveway. Leave curb along east side. New driveway entrance is 12' wide. New parking pad entry is 17' wide for 2 car parking
 2. Pervious parking area is constructed with 2' square concrete pavers and dwarf mondo infill (350 plugs)
 3. Original driveway apron to remain
 4. Make 2 diagonal driveway cuts 18" wide filled with eggrock and gravel to slow overland water along driveway

Summary of changes to driveway – 1360 Briarcliff Road



Figure 1. Street view of 1360 Briarcliff Road.

Our current driveway has a single point-of-entry onto Briarcliff Road. From this point, visibility of oncoming southbound traffic on Briarcliff Road is extremely limited due to the location of a utility pole and neighbor's hedgerow (see attached image 2). To improve safety and visibility, we propose to install a semi-circular extension from our driveway's current parking pad (approximately 10 feet in width) to a new access point onto Briarcliff Road (see attached images 3 and 4).

We received a certificate of approval from the Historic Preservation Committee this summer. This included the following:

1. Make a second curb cut for a new vehicular entrance/exit from the property to Briarcliff Road.
2. Install permeable driveway addition with 12" square concrete pavers with aggregate base and granite cobble edge. Grass will be planted between the pavers.
3. Convert part of the existing driveway to a parking area and screen it with azaleas and grasses. The screening will be continuous on the front and west side of the parking area.

After speaking with our landscape contractor and some driveway contractors, we have been advised that concrete pavers will not be guaranteed because they will readily chip and crack, and we would like to request that item 2 above be changed to a solid concrete driveway, which is consistent with all of the other houses on our block and is the current material used for our driveway. The rest of our proposed plan remains the same.



Figure 2. Limited visibility of oncoming southbound traffic, viewed from end of existing driveway.



Figure 3. Improved visibility of oncoming southbound traffic, viewed from the end of the proposed driveway extension



Figure 4. Southbound view along Briarcliff Road from end of existing driveway.

CERTIFICATE OF APPROPRIATENESS

May 23, 2022

Site Address: 1360 BRIARCLIFF RD
ATLANTA, GA 30306-

Parcel ID: 18-054-01-012

Application Date:

Applicant: KATHRYN B GARBER

Mailing Address: 1360 BRIARCLIFF RD NE
ATLANTA, GA 30306

THIS IS TO ADVISE YOU THAT THE DEKALB COUNTY HISTORIC PRESERVATION COMMISSION, AT ITS REGULARLY SCHEDULED PUBLIC MEETING ON APRIL 18, 2022, REACHED THE FOLLOWING DECISION ON THIS APPLICATION:

ACTION: Modified Approval

Remove invasive species, plant native species, alter water runoff so the water does not flow toward the house. Install stepping stone walkway along both sides of the house and along the street.

Consideration of the changes to the driveway was deferred to the May meeting.

THIS IS TO ADVISE YOU THAT THE DEKALB COUNTY HISTORIC PRESERVATION COMMISSION, AT ITS REGULARLY SCHEDULED PUBLIC MEETING ON MAY 16, 2022, REACHED THE FOLLOWING DECISION ON THIS APPLICATION:

ACTION: Modified Approval

1. Make a second curb cut for anew vehicular entrance/exit from the property to Briarcliff Road.
2. Install permeable driveway addition with 12" square concrete pavers with aggregate base and granite cobble edge. Grass will be planted between the pavers.
3. Convert part of the existing driveway to a parking area and screen it with azaleas and grasses. The screening will be continuous on the front and west side of the parking area.

