



RECEIVED
By Rachel Bragg at 9:08 am, Dec 19, 2022

404.371.2155 (o)
404.371.2556 (f)
CityGa.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: 1168 Clifton Road NE Atlanta GA 30307

Applicant: AG Development Group LLC E-Mail: aa@mararigroup.com

Applicant Mailing Address: 1541 Peachcrest Road, Decatur, GA 30032

Applicant Phone(s): 954-594-4356 Fax: _____

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

Owner(s): Anastasiya Arina E-Mail: aa@mararigroup.com

_____ E-Mail: _____

Owner(s) Mailing Address: 1541 Peachcrest Road, Decatur, GA 30032

Owner(s) Telephone Number: 954-594-4356

Approximate age or date of construction of the primary structure on the property and any secondary structures affected by this project: built in 1951

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:

Full interior renovation: re-frame, bathrooms, kitchen, flooring, paint, bathrooms,

plumbing, electrical, HVAC etc. Replace all widndows to match new floor plan. Replace doors to match

new floor plan. Replace roof, add brick, stucco to exterior design, new landscape, new driveway, replace existing deck and porch. More detailed description attached as Exhibit A

This form must be completed in its entirety before the Planning Department accepts it. The form must be accompanied by supporting documents (plans, material, color samples, photos, etc.). Provide nine (9) collated sets of the application form and all supporting documentation. If plans/drawings are included, provide nine (9) collated sets on paper no larger than 11" x 17" and one (1) additional set at scale. All documents submitted in hard copy must also be submitted in digital form (pdf format). An application without both the paper and digital forms, or which lacks any of the required attachments, shall be considered incomplete and will not be accepted.

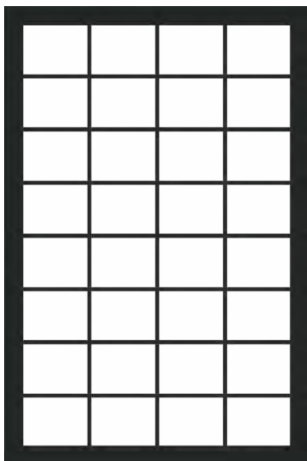
Signature of Applicant/Date

1168 Clifton Road, Decatur, GA 30307

1. Replace all existing windows

- Existing windows are mismatched in size, style and materials. Existing window layout does not support new floor plan, some windows are broken and/or inoperative.
- We would like to use Anderson Windows, Fibrex® material made up of reclaimed wood fiber and thermoplastic polymer that is fused together, this material is 2x as strong as vinyl, performs better when exposed to extreme temperatures and delivers exteriors that [won't fade, flake, blister or peel](#).
- Window design with colonial patterns grid, black frame. We would like to bring as much natural light in as possible. Property is surrounded by trees and other vegetation.
 - i. 1- A-2 (Front elevation) windows sizes: 59"W by 89"H X 3
 - ii. 1-A-2A (Clifton/Oxford side) replacement windows to match existing design/size/location (39"X80" X 2 and 60"X80")
 - iii. 2-A-2A Bedroom Windows (36" X 60")
 - iv. 2A-2 (Adjacent to 1478 Oxford Road) Install new windows according to the floor plan. Bedroom windows sizes 36" X 60", office 60"X 60".

- We can source desired look with aluminum windows if required by the Historic Board.



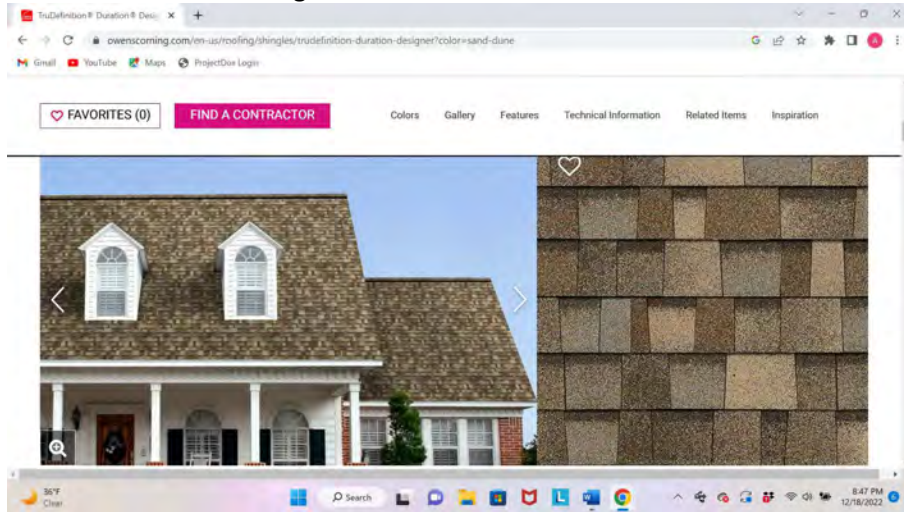
2. Install new front door (iron, black, colonial pattern grid 60" X 94", pivot)



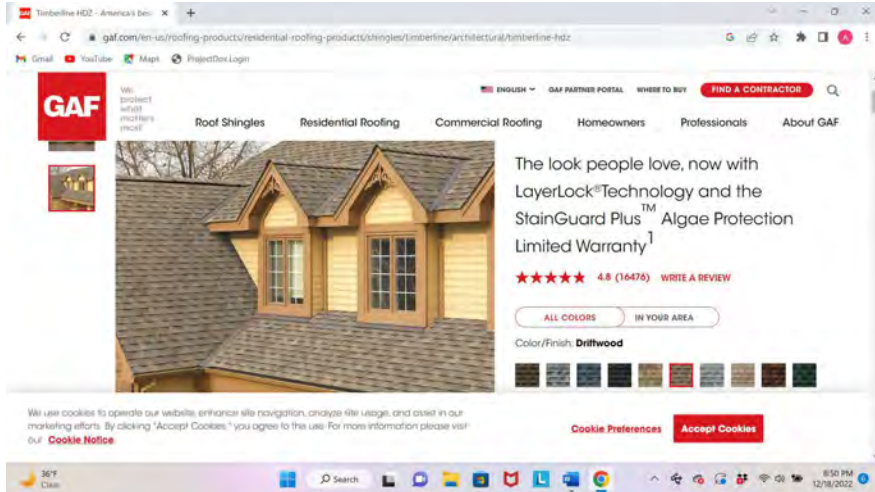
3. Install iron French doors 60" X 94" X3 (elevation 1-A-2)

4. Replace roof. Roof is unrepairable, many shingles are worn, damaged or missing.

- Install architectural shingles



Or



5. Railing:

- Iron, black



6. Replace posts- wood 8' X 8'

7. Install new driveway

8. Re-design landscape in accordance with submitted landscape plan.

9. Replace existing siding with stucco as shown on proposed elevation

10. Replace/add brick as shown on proposed elevation

11. Replace existing 3'6" W X 50' L front porch with 7' X 50".



1. Replace existing 3'6" W X 50' L front porch with 7' X 50".
2. Replace existing 28'18" deck with same size deck.
3. Replace existing staircase per plan

“COA Exhibit A”

1168 Clifton Road, Decatur, Georgia 30307
Supporting Document to COA Application

Existing Pictures:

Side elevation- (view up the driveway)



Front elevation facing Clifton Road:



Back elevation facing Oxford Road NE





Side elevation adjacent to 1478 Oxford Road:







Existing Conditions:









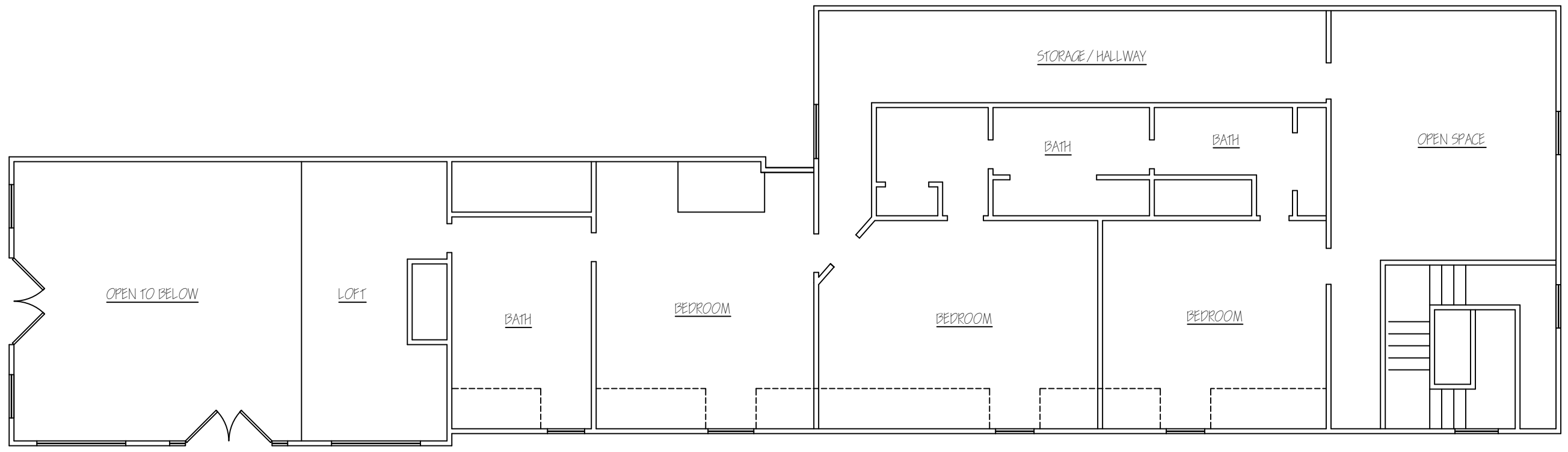




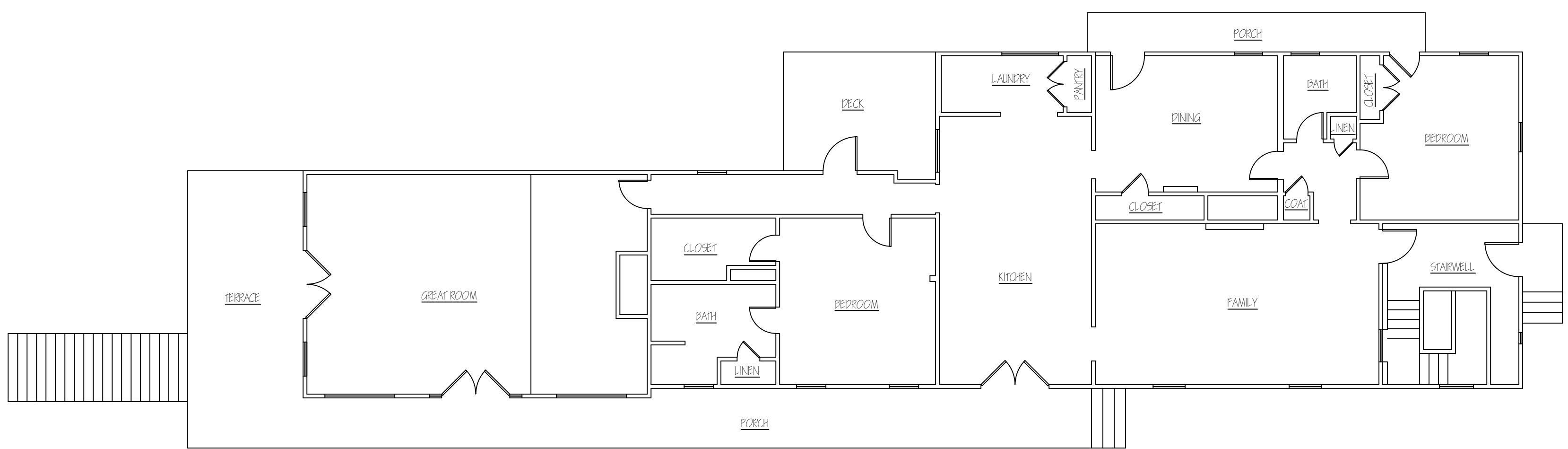
Desired Look (below images are conceptual)







2 EXISTING SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



1 EXISTING MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"

LB Designs
ARCHITECTURAL SERVICES
COLLEGE PARK, GA

RESIDENTIAL RENOVATION
LOCATED AT
1168 CLIFTON ROAD
ATLANTA, GA 30307

DATE: DECEMBER 15, 2022

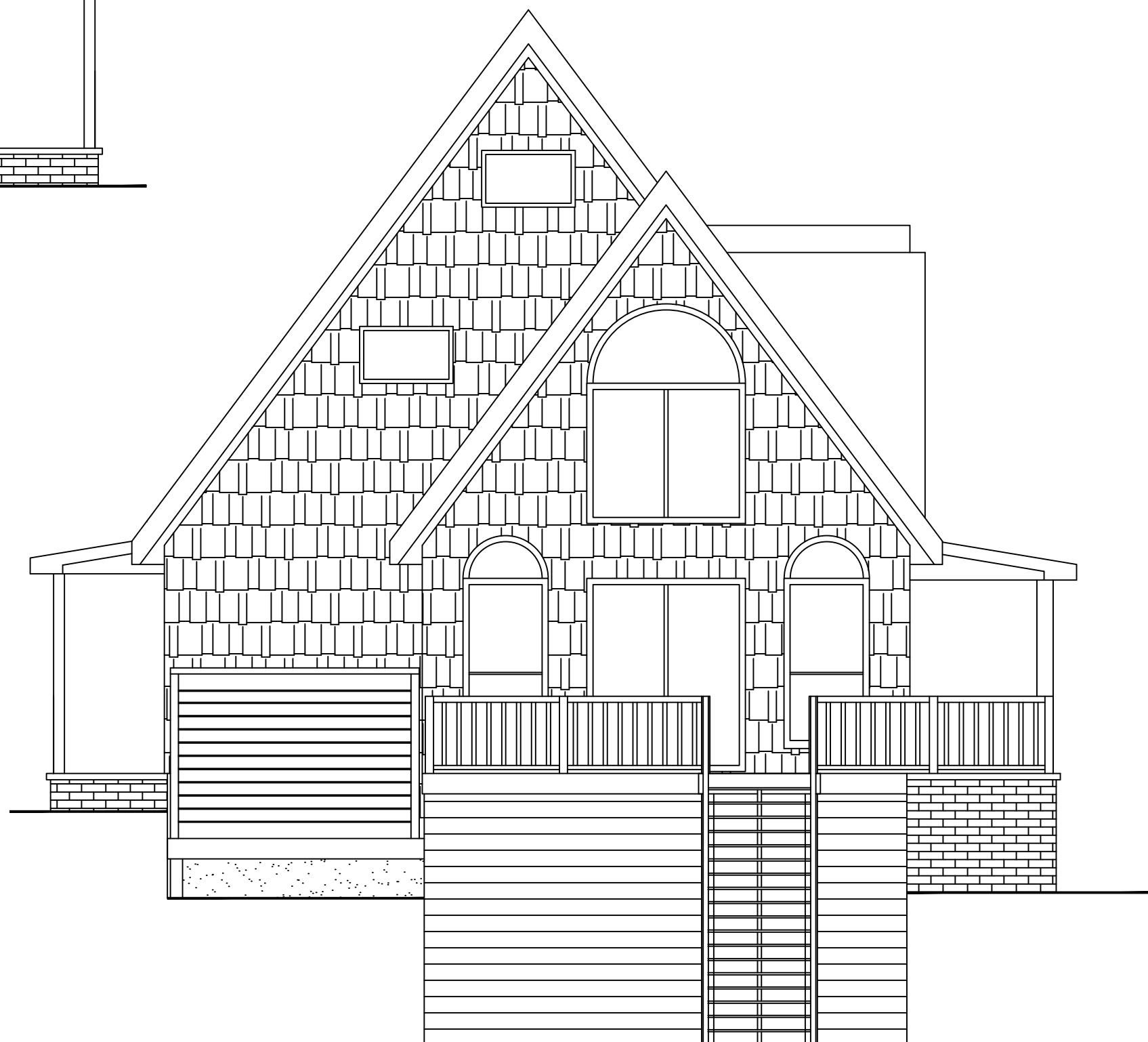
DRAWN BY: L. BROWN

SHEET NO:

A-1



2 EXISTING LEFT SIDE EXTERIOR ELEVATION
EC-2



1 EXISTING RIGHT SIDE EXTERIOR ELEVATION
EC-2

LB Designs
ARCHITECTURAL SERVICES
COLLEGE PARK, GA

RESIDENTIAL RENOVATION

LOCATED AT
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ATLANTA, GA 30307

DATE: DECEMBER 15, 2022

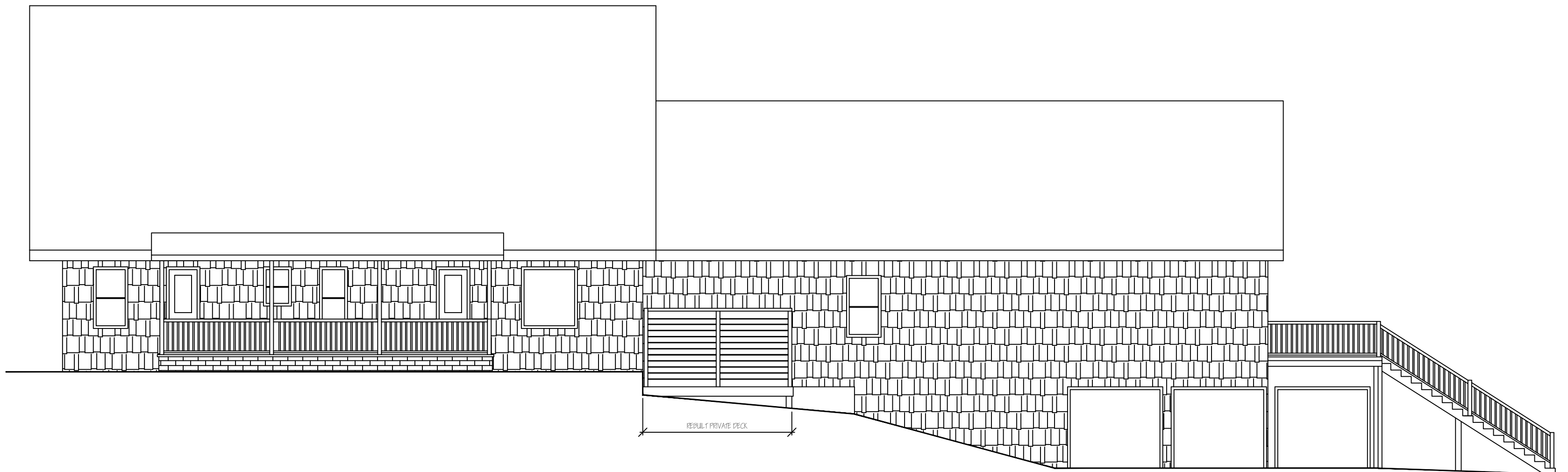
DRAWN BY: L. BROWN

SHEET NO:

EC-2



1 EXISTING FRONT EXTERIOR ELEVATION
 EC-1 SCALE: 1/8" = 1'-0"



2 EXISTING REAR EXTERIOR ELEVATION
 EC-1 SCALE: 1/8" = 1'-0"

LB Designs
 ARCHITECTURAL SERVICES
 COLLEGE PARK, GA

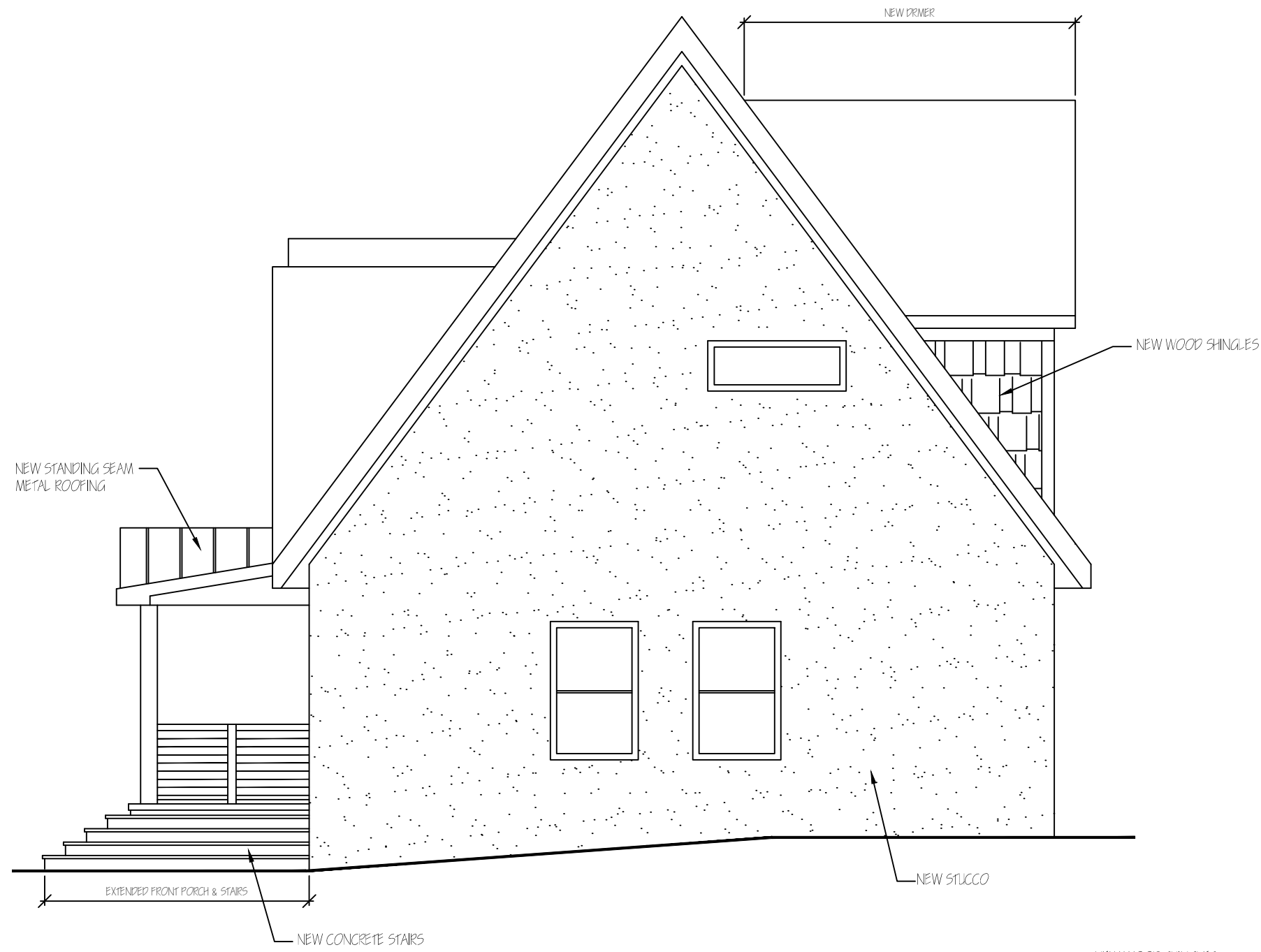
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 LOCATED AT
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 ATLANTA, GA 30307

DATE: DECEMBER 15, 2022

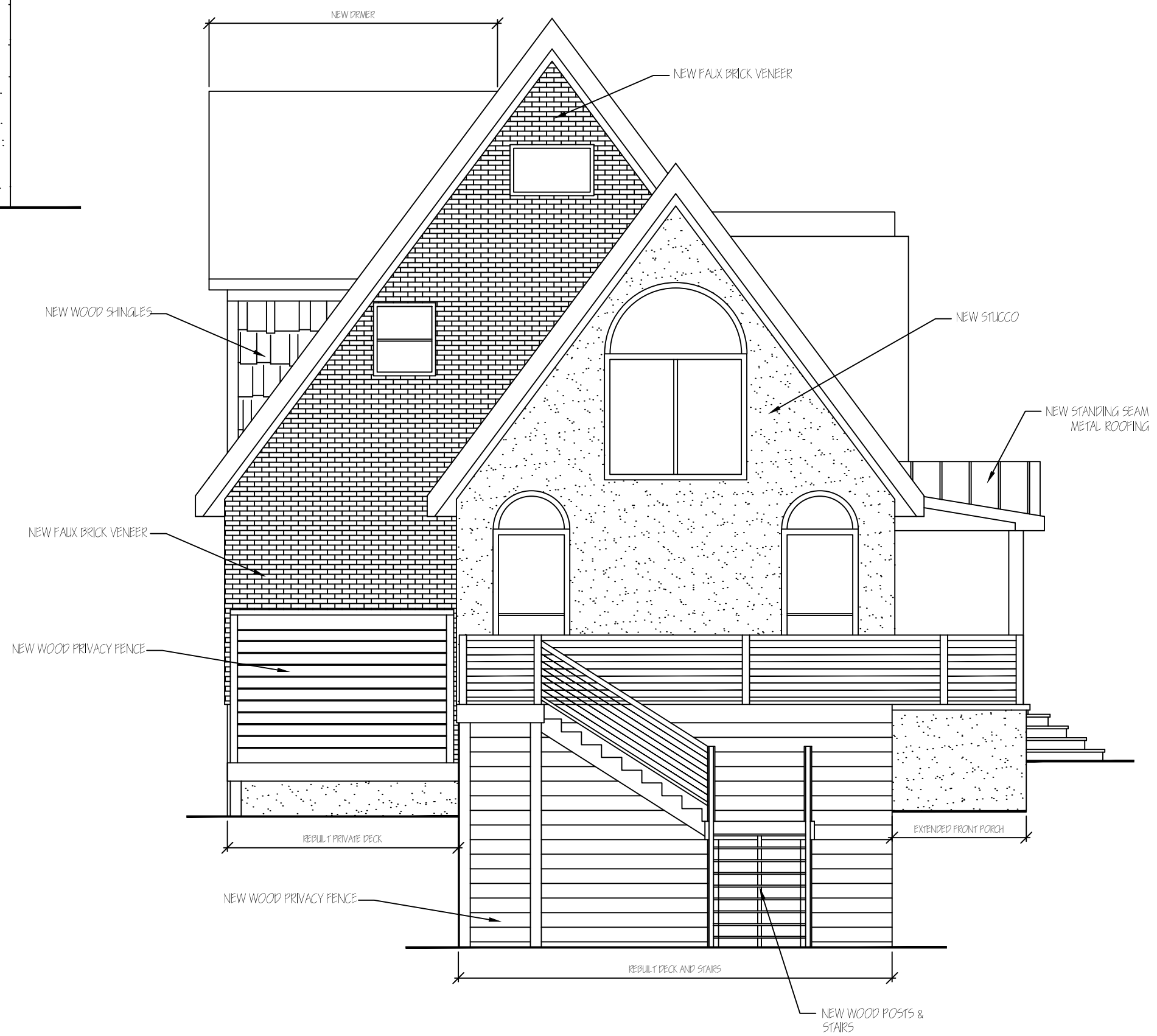
DRAWN BY: L. BROWN

SHEET NO:

EC-1



2
A-2A NEW LEFT SIDE EXTERIOR ELEVATION



1
A-2A NEW RIGHT SIDE EXTERIOR ELEVATION

LB Designs
ARCHITECTURAL SERVICES
COLLEGE PARK, GA

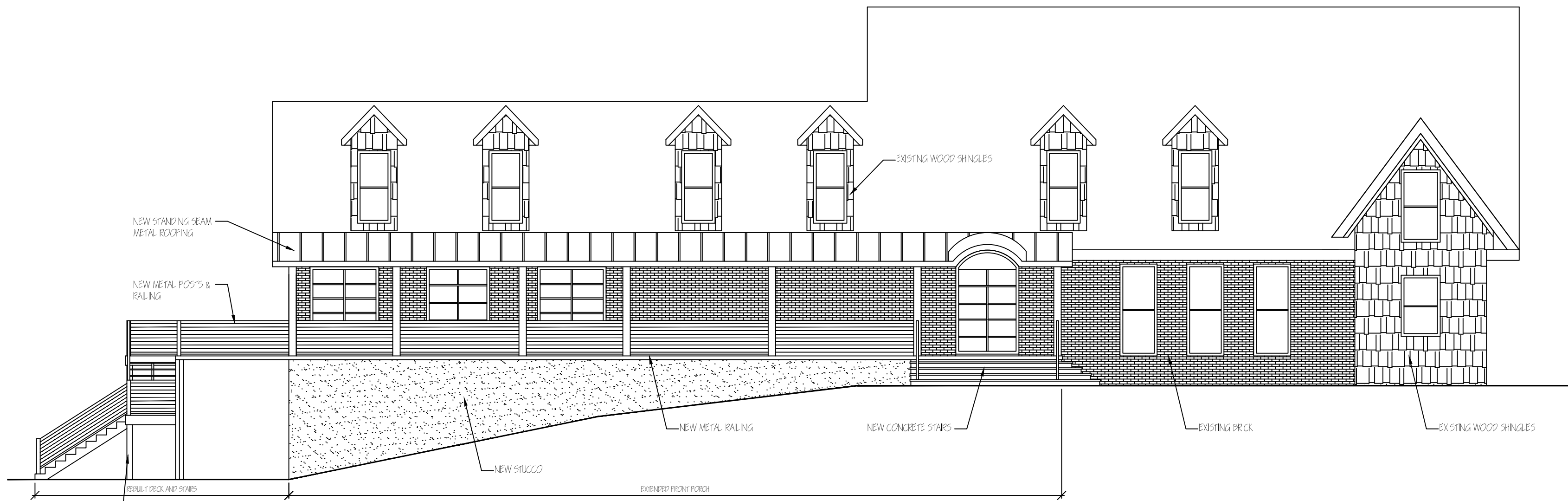
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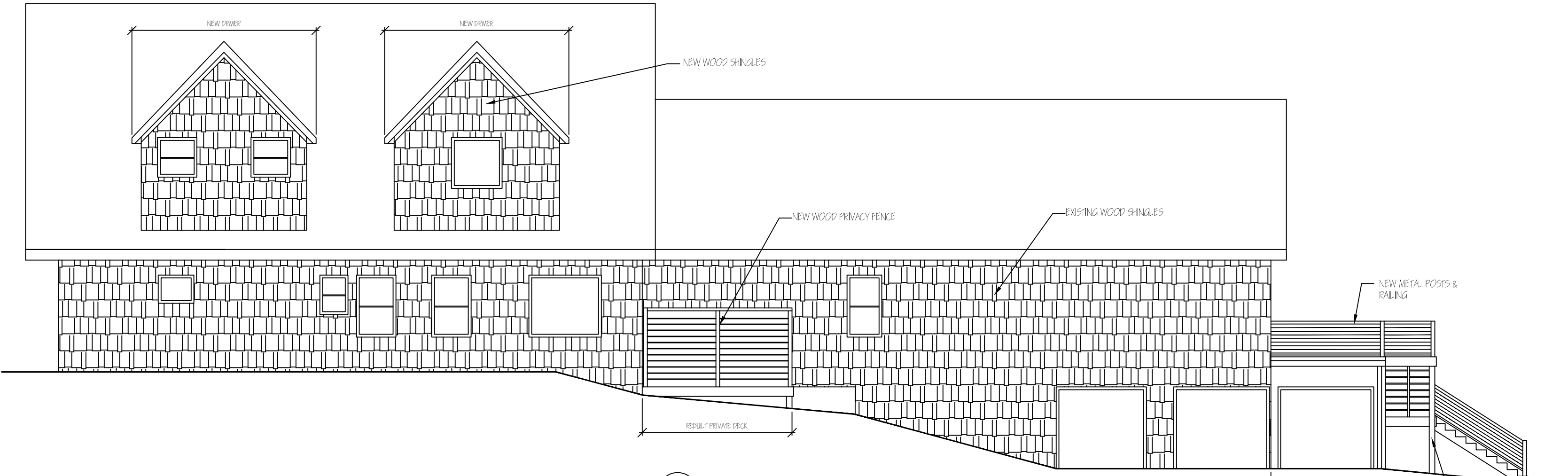
DRAWN BY: L. BROWN

SHEET NO:

A-2A



1
A-2
NEW FRONT EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



2
A-2
NEW REAR EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

LB Designs
ARCHITECTURAL SERVICES
COLLEGE PARK, GA

RESIDENTIAL RENOVATION
LOCATED AT
1168 CLIFTON ROAD
ATLANTA, GA 30307

DATE: APRIL 30, 2022

DRAWN BY: L. BROWN

SHEET NO:

A-2

NO DETERMINATION OF FLOOD HAZARD HAS BEEN MADE FOR THIS PROPERTY BY THIS SURVEYOR.

* L E G E N D *

NOTE: ALL ITEMS IN THIS LEGEND MAY NOT APPEAR ON THIS PLAT.

AKA ALSO KNOWN AS	N/F NOW OR FORMERLY
APD AS PER DEED	NAIL NAIL FOUND
APP AS PER PLAT	P PLAT (BOOK/PAGE)
BSL BUILDING (SETBACK) LINE	POB POINT OF BEGINNING
CP COMPUTED POINT	POC POINT OF COMMENCEMENT
CTP CRIMP TOP PIPE FOUND	R RADIUS LENGTH
D DEED (BOOK/PAGE)	R/W RIGHT-OF-WAY
DW DRIVEWAY	RBF REINFORCING BAR FOUND (1/2" UNO)
EP EDGE OF PAVEMENT	RBS 1/2" REINFORCING BAR SET
FFE FINISH FLOOR ELEVATION	SW SIDEWALK
FKA FORMERLY KNOWN AS	SSE SANITARY SEWER EASEMENT
IPF IRON PIN FOUND	SSCO SANITARY SEWER CLEANOUT
L ARC LENGTH	-X- FENCE LINE
LL LAND LOT	█ WALL
LLL LAND LOT LINE	
N NEIGHBOR'S	

ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY PUBLIC OR PRIVATE.

NOTE: PROPERTY LINES SHOWN ON THIS MAP/PLAT REPRESENT PHYSICAL FIELD CONDITIONS BY EVIDENCE OF APPARENT POSSESSION (IRON PINS FOUND, OLD & ESTABLISHED FENCE LINES, OLD WALL LINES, SHRUB & HEDGE LINE, HOUSE LOCATIONS, ETC.) THEY MAY DIFFER AND BE IN CONTENTION FROM EVIDENCE FOUND AT THE APPLICABLE COUNTY COURTHOUSE. THEY MAY ALSO DIFFER FROM OTHER SURVEYOR OPINIONS AND/OR NEIGHBORS SURVEYS/PLATS. A FULL LAND TITLE REPORT OPINION ON ALL PROPERTIES, INCLUDING ADJACENT AND CONTIGUOUS PROPERTIES MAY BE NEEDED TO RESOLVE ALL POSSIBLE PROPERTY LINE DISPUTES OR DISCREPANCIES.

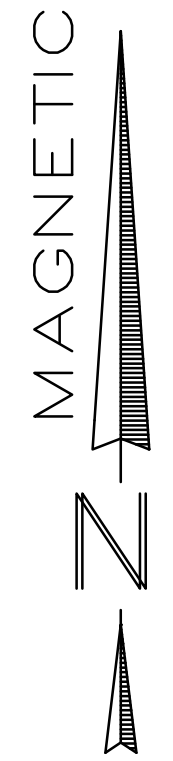
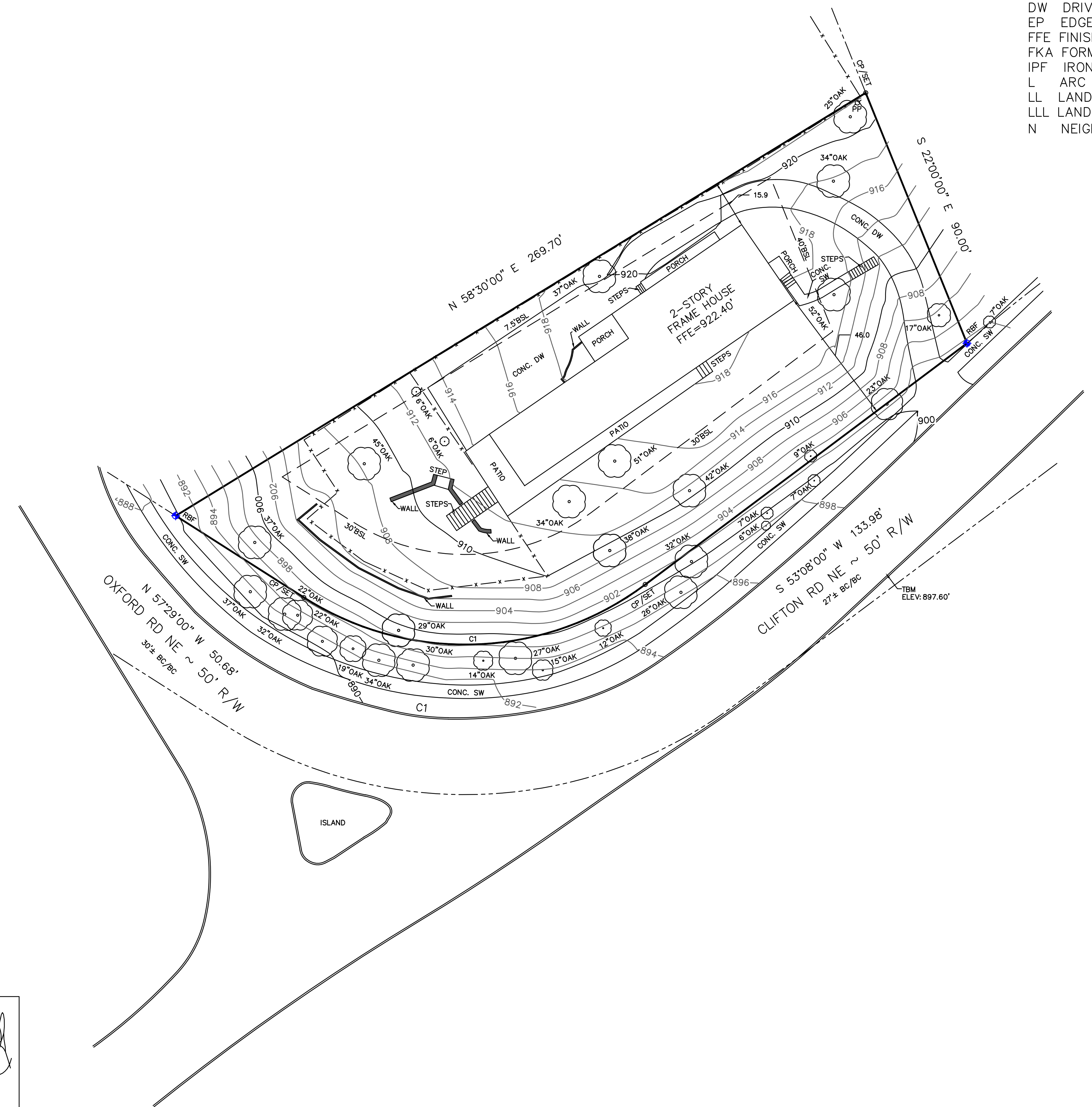
THIS MAP/PLAT WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY. THIS MAP/PLAT IS SUBJECT TO REVISIONS AND UPDATE UPON RECEIPT OF SAID TITLE COMMITMENT.

BUILDING LINES SHOWN HEREON DERIVED FROM VARIOUS ONLINE SOURCES. THEY MAY BE IN CONTENTION WITH OR DIFFER FROM INTERPRETATIONS OF GOVERNING AUTHORITIES. IT IS THE CLIENT'S OBLIGATION TO CONFIRM WITH PERMITTING AGENCIES BASED ON THEIR SPECIFIC CONSTRUCTION PROJECTS.

~ THIS MAP/PLAT HAS BEEN FIELD RUN WITH ASSUMED ELEVATIONS, THEN ADJUSTED TO NAVD 88 BASED ON MULTIPLE OBSERVATIONS FROM GOOGLE EARTH SATELLITE IMAGERY OR OTHER ONLINE SOURCES. THE ELEVATIONS SHOWN HEREON ARE +/- 1' (± ONE FOOT).

TREE SYMBOLS ARE NOT TO SCALE. TREE SYMBOLS REPRESENT POSITION OF TREE & ARE NOT THE CRITICAL ROOT ZONE (NOT DRIPLINE).

NOTE: ANY & ALL UNDERGROUND UTILITIES, I.E. SEWER, STORM, GAS, WATER, ETC., HAVE NOT BEEN FIELD LOCATED BY CONVENTIONAL SURVEY METHODS.



PROPERTY ADDRESS: 1168 CLIFTON RD ATLANTA, GA 30307	PLAT PREPARED FOR: 1168 CLIFTON RD		
LAND AREA: 22,503 SF 0.516 AC	PARCEL ID: 18 003 06 024 LAND LOT 3 18th DISTRICT		
IMPERVIOUS AREA: EXIST= 6,780 SF= 30.1% ZONING: R-75	DEKALB COUNTY, GEORGIA FIELD DATE: 02-11-2022 NH DRAWN DATE: 02-16-2022 AE	SURVEY SYSTEMS ATLANTA 657 Lake Dr, SW, Snellville, GA 30039 COA #SF000867, info@surveysystemsatlanta.com Call 678-591-6064 ~ Office 404-780-0010	
SCALE 1" = 20'	THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 40,000+ FEET. AN ELECTRONIC TOTAL STATION WAS USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.		
THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.			

CURVE	RADIUS	LENGTH	CHORD	CH. BEARING
C1	100.00'	121.09'	113.83'	N 87°49'30"E

OWNER:
ANASTASIYA ARINA
954-594-4356

DEKALB COUNTY TREE REQUIREMENT:

TOTAL SITE SQUARE FOOTAGE: 516 AC
REQUIRED DENSITY: 15 INCHES PER ACRE
SITE DENSITY FACTOR (SDF): 7.74
EXISTING DENSITY FACTOR (EDF): 69.8
REPLACEMENT DENSITY FACTOR (RDF): 0
PROPOSED SITE DENSITY FACTOR: NO ADDITIONAL TREE PROPOSED DUE TO LIMITED SPACE
SITE DENSITY REQUIREMENT FULFILLED

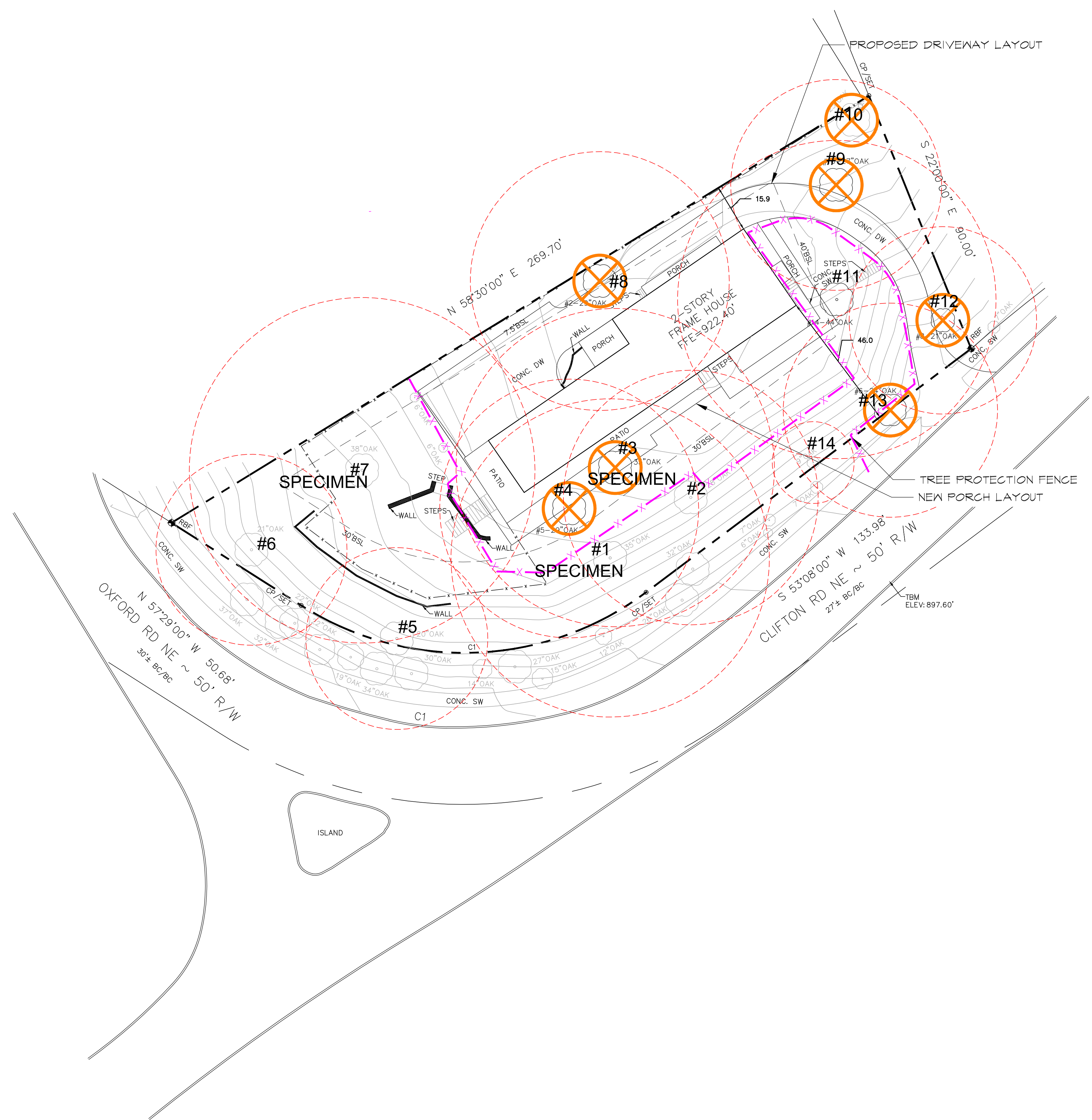
EXISTING TREE CHART

Tree #	Tag#	DBH	Species	Saved	Unit Credit	Removed	Notes
1		35	OAK	35	13.4		*
2		28	OAK	28	8.6		
3		35	OAK			35	Specimen
4	5	29	OAK			29	
5		20	OAK	20	5.4		
6		21	OAK	21	5.4		
7		38	OAK	38	15.8		*
8	2	29	OAK			29	
9	10	27	OAK			27	
10		25	OAK			25	
11	14	44	OAK	44	21.2		Specimen
12	8	21	OAK			21	
13	6	24	OAK			24	
14		9	OAK				
				69.8			

CHART LEGEND

- SAVED
- DEAD OR HAZARDOUS
- REMOVED

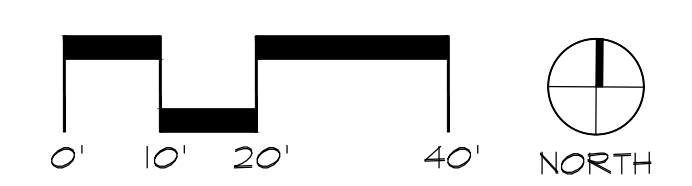
NOTE: THE ONLY SPECIMEN TREE REMOVED IS CONSIDERED HAZARDOUS

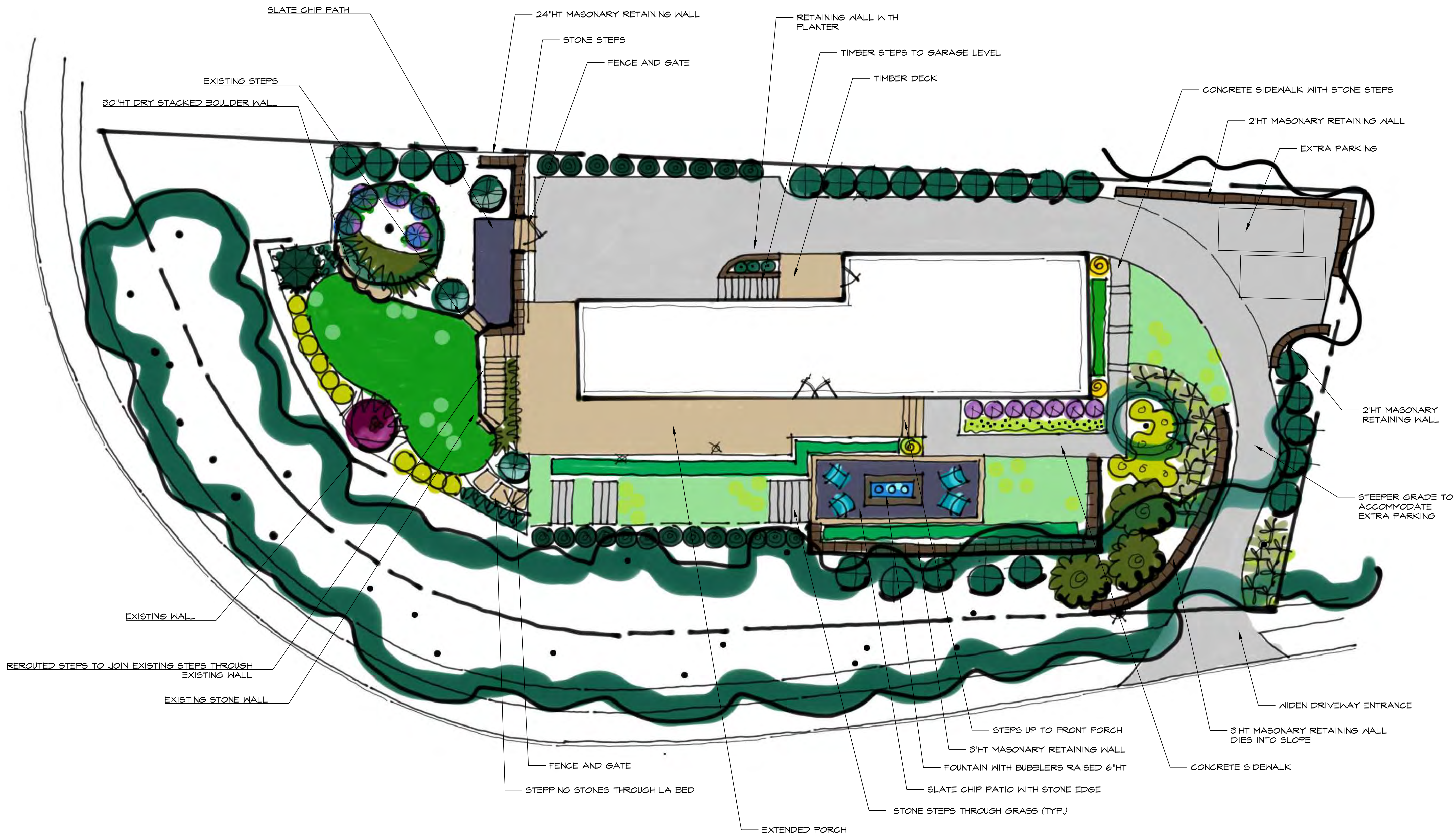


A
TP-1

LEGEND

- TREE FENCE
- TREE REMOVED X
- CRITICAL ROOT ZONE





SLATE CHIP PATH
 24"HT MASONRY RETAINING WALL
 STONE STEPS
 FENCE AND GATE
 RETAINING WALL WITH PLANTER
 TIMBER STEPS TO GARAGE LEVEL
 TIMBER DECK
 CONCRETE SIDEWALK WITH STONE STEPS
 2"HT MASONRY RETAINING WALL
 EXTRA PARKING

EXISTING STEPS
 30"HT DRY STACKED BOULDER WALL
 2"HT MASONRY RETAINING WALL
 2"HT MASONRY RETAINING WALL
 STEEPER GRADE TO ACCOMMODATE EXTRA PARKING

EXISTING WALL
 REROUTED STEPS TO JOIN EXISTING STEPS THROUGH EXISTING WALL
 EXISTING STONE WALL
 3"HT MASONRY RETAINING WALL
 FOUNTAIN WITH BUBBLERS RAISED 6"HT
 SLATE CHIP PATIO WITH STONE EDGE
 STONE STEPS THROUGH GRASS (TYP.)

EXISTING WALL
 REROUTED STEPS TO JOIN EXISTING STEPS THROUGH EXISTING WALL
 EXISTING STONE WALL
 FENCE AND GATE
 STEPPING STONES THROUGH LA BED
 EXTENDED PORCH
 STEPS UP TO FRONT PORCH
 3"HT MASONRY RETAINING WALL
 FOUNTAIN WITH BUBBLERS RAISED 6"HT
 SLATE CHIP PATIO WITH STONE EDGE
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 STONE STEPS THROUGH GRASS (TYP.)



Cullison, David

From: Anastasiya Arina <aa@mararigroup.com>
Sent: Friday, January 13, 2023 9:31 AM
To: Cullison, David
Cc: Bragg, Rachel L.
Subject: Re: 1168 Clifton Rd

Good morning 🌞

- 1) Railing will be vertical, metal.
- 2) windows with grid (on the website it referenced style as colonial .)
- 3) are you asking for the brand ? I would like to use think brick sheets on the back porch elevation so we do not have to extend the roofline. Here is a sample of the product.

8:46 ↗

4) we would like to replace wood fence with more appealing metal fence and use landscape buffer for more privacy per landscape plan.



5) retention wall will be change to more appealing stacked stone retention wall if allowed. I would like to replace existing timber wall with pre-cast stone block wall.

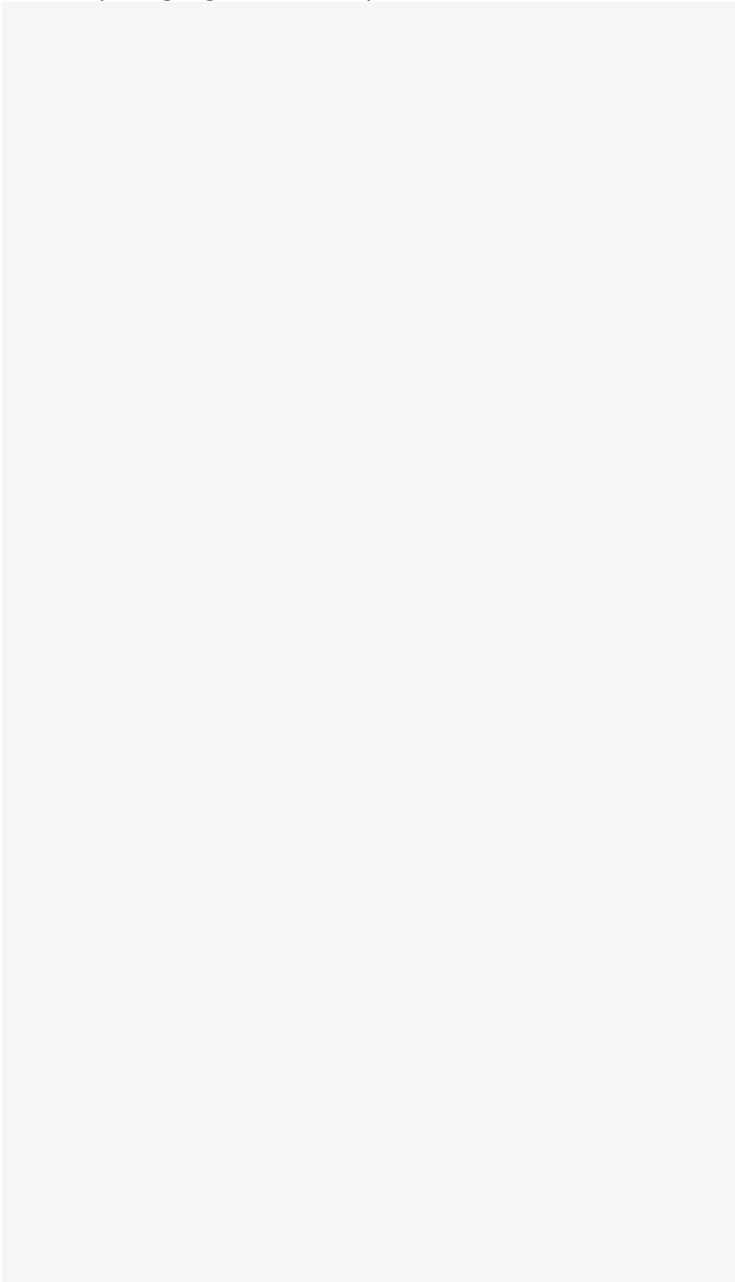


Modern Lo Blocks



DIAMOND PRO

6) Existing apron is about 10 feet, we would like to widen to 12 feet if possible. We are only widening a portion of the driveway. I highlighted on site plan below:



I have requested list of plans from the landscape architect. Hoping to get it to you today.

Sincerely,
Anastasiya Arina
954-594-4356

On Jan 12, 2023, at 2:56 PM, Cullison, David <dccullis@dekalbcountyga.gov> wrote:

Good afternoon.

I have some questions.

Pictures show vertical balusters on the railing, but the drawings show horizontal. Please clarify.

What do you mean by "colonial pattern"?

What kind of faux brick?

Will existing wood fence remain?

Will the existing retaining wall near the fence be changed?

Right and left side elevations appear to be reversed.

How wide will the driveway apron be?

Will you widen the whole driveway?

Provide a legend for the landscape plan showing the plants.

Thank you.

David Cullison

Senior Planner

DeKalb County Department of Planning & Sustainability

178 Sams St

Decatur, GA 30030

470/542-3023

From: [Anastasiya Arina](#)
To: [Cullison, David](#)
Cc: [Bragg, Rachel L.](#)
Subject: Re: 1168 Clifton Rd
Date: Monday, January 16, 2023 10:15:46 AM

Good morning

- 1) something similar regarding the fence, 6 feet tall
- 2) same product, may be a different company
- 3) we're hoping that right side will be graded and no wall will be needed. It's hard to tell until we start.

Thank you ! Notes and will discuss with our engineer.

Anastasiya Arina
954-594-4356

On Jan 13, 2023, at 1:03 PM, Cullison, David <dcullis@dekalbcountyga.gov> wrote:

I'd like to read about the faux bricks, so I need a vendor to look up. It does not have to be the vendor you intend to use, just somewhere I can find out more about the type of product.

Is this the fence you want to install or just something similar? How tall will it be?

Do you intend all the retaining walls to be made of this stacked block? Do you mean this vendor specifically or just something similar to this?

It looks to me as if you may need retaining walls on both sides of the driveway. Please take a look at this.

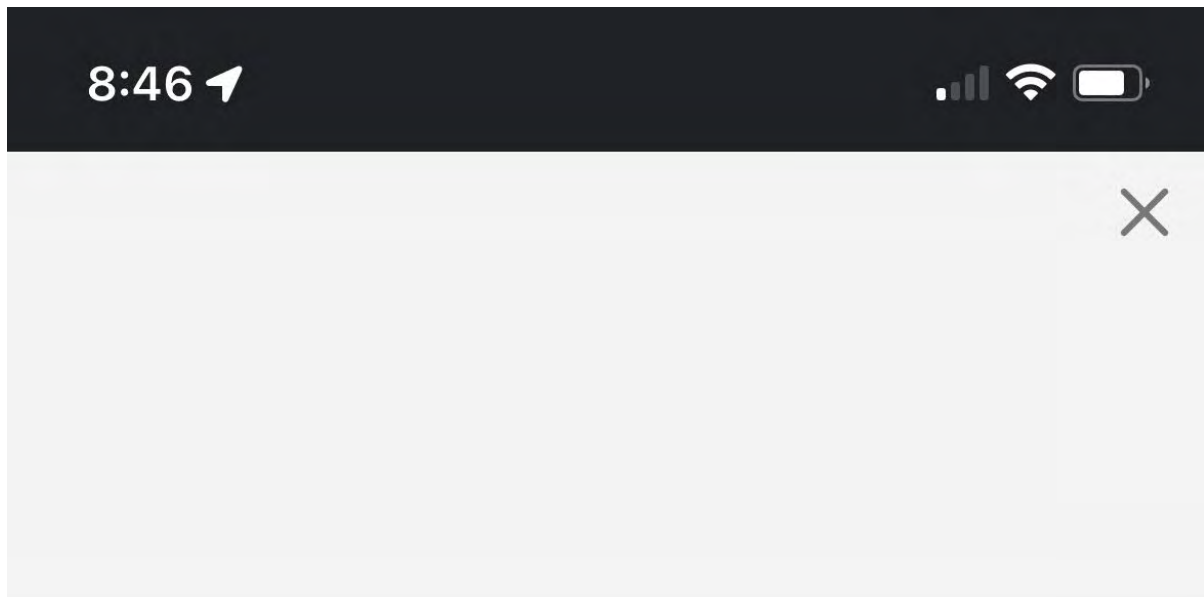
Although it won't affect the historic review, there is a regulatory limit on the steepness of a driveway. If its too steep, the building inspectors may not allow it.

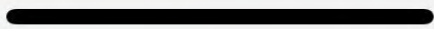
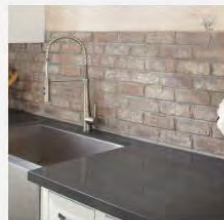
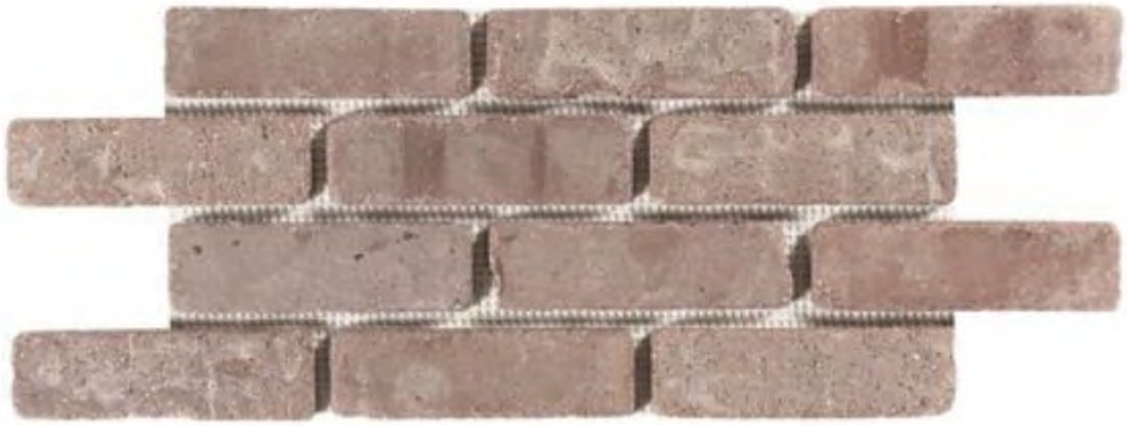
David Cullison
Senior Planner
DeKalb County Department of Planning & Sustainability
178 Sams St
Decatur, GA 30030
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4) we would like to replace wood fence with more appealing metal fence and use landscape buffer for more privacy per landscape plan.



4 / 5 Iron Fence Shop

if allowed. I would like to replace existing timber wall with pre-cast stone block wall.

5) retention wall will be change to more appealing stacked stone retention wall

Modern Looking Retaining Wall Blocks



Modern Looking Retaining Wall Blocks Provide Creative Possibilities



DIAMOND PRO

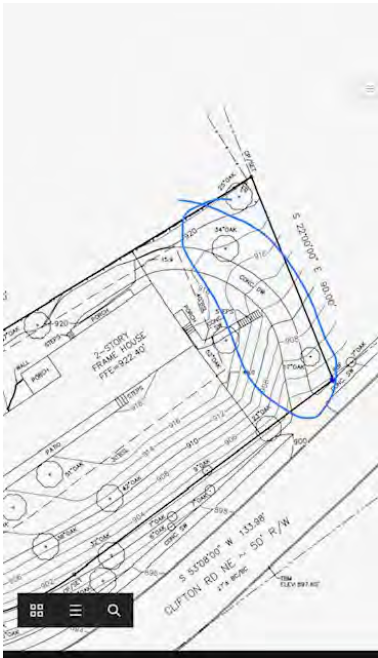
SKU Diamond Pro

DETAILS: Size- 8 x 12 x 18 1 pallet minimum. 48 blocks per pallet The Diamond Pro retaining wall system is an ideal choice for large-scale projects. With a rough-hewn face style, it gives landscapes substance and stability.

Each block is 1 Sq. Ft.

48 square feet per pallet.

6) Existing apron is about 10 feet, we would like to widen to 12 feet if possible. We are only widening a portion of the driveway. I highlighted on site plan below:



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Pictures show vertical balusters on the railing, but the drawings show horizontal. Please clarify.
What do you mean by "colonial pattern"?
What kind of faux brick?
Will existing wood fence remain?
Will the existing retaining wall near the fence be changed?
Right and left side elevations appear to be reversed.
How wide will the driveway apron be?
Will you widen the whole driveway?
Provide a legend for the landscape plan showing the plants.

Thank you.

David Cullison
Senior Planner
DeKalb County Department of Planning & Sustainability
178 Sams St
Decatur, GA 30030
470/542-3023

From: [Anastasiya Arina](#)
To: [Cullison, David](#)
Cc: [Bragg, Rachel L.](#)
Subject: Re: 1168 Clifton Rd
Date: Monday, January 16, 2023 10:18:55 AM

Good morning again :), faux brick is half the thickness of the regular brick.



FEATURES

- Thinner, lighter and easier to install
- Perfect for the DIYer
- Can be used with interior and exterior applications

ITEM DESCRIPTION

Create a polished look for your home with this Stone Siding Thin Brick Cement Old Chicago Blanc 8.20 in x 2.50 in Flats-White. This siding is easy to install. Use it inside your home as a backsplash for your kitchen or around your fireplace. You can also use it on the exterior of your home to create an elegant look.

- Color Family: White
- Color/Finish: White
- Material: Cement
- Product Weight (lb.): 35 lb
- Returnable: 30-Day
- Stone Product Type: Flats
- Manufacturer Warranty: 50 years
- Coverage Area (sq. ft.): 10.76 ft²
- Product Depth (in.): 0.70 in
- Product Height (in.): 2.50 in
- Product Width (in.): 8.20 in

Anastasiya Arina
954-594-4356

On Jan 12, 2023, at 3:06 PM, Cullison, David <dcullis@dekalbcountyga.gov> wrote:

One more question – what kind of masonry do you plan to use? Brick, stone, CMUs?

David Cullison
Senior Planner

DeKalb County Department of Planning & Sustainability
178 Sams St
Decatur, GA 30030
470/542-3023

From: Cullison, David
Sent: Thursday, January 12, 2023 2:56 PM
To: Anastasiya Arina <aa@mararigroup.com>
Cc: Bragg, Rachel L. <RLBragg@dekalbcountyga.gov>
Subject: 1168 Clifton Rd

Good afternoon.

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Pictures show vertical balusters on the railing, but the drawings show horizontal.

Please clarify.

What do you mean by “colonial pattern”?

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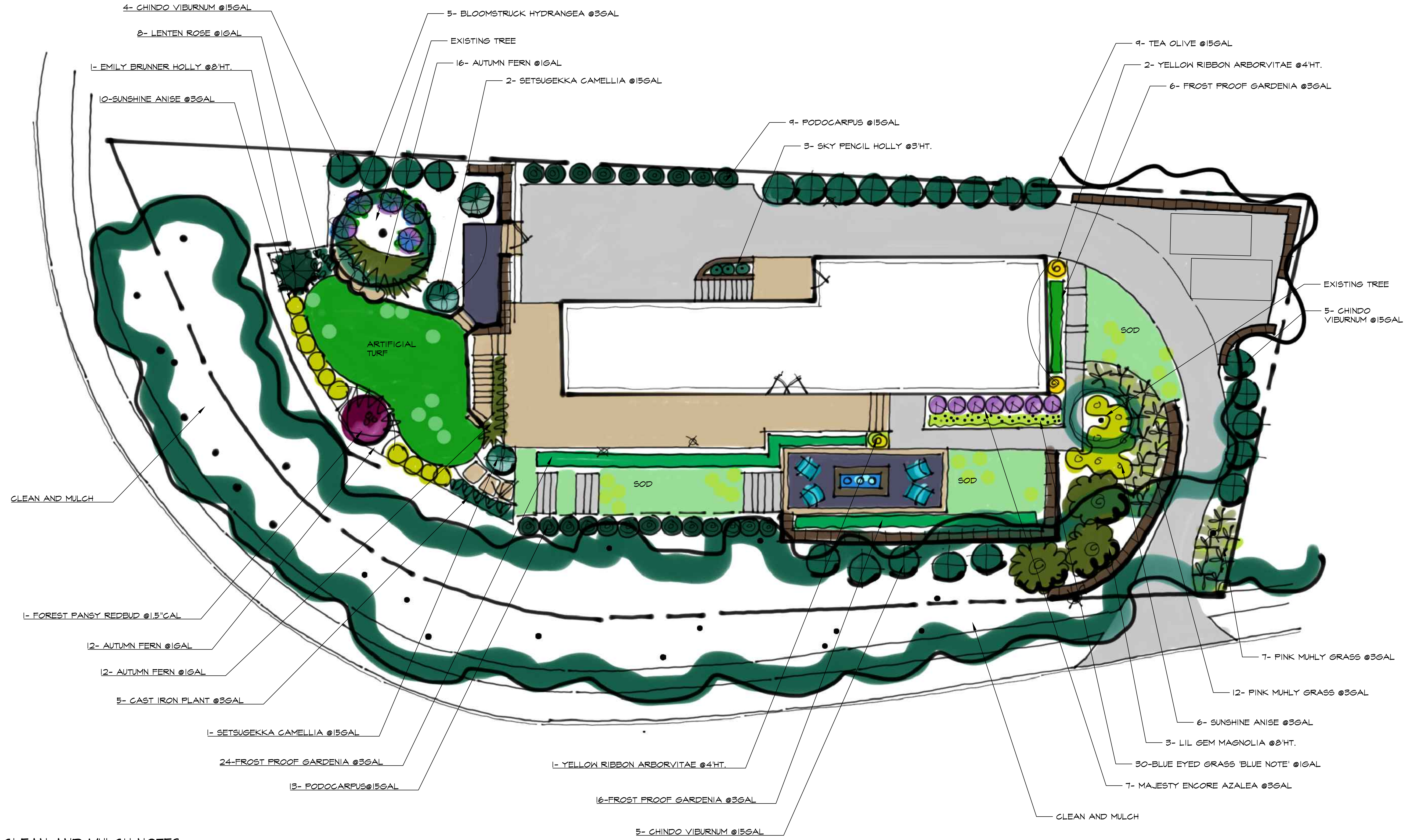
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Provide a legend for the landscape plan showing the plants.

Thank you.

David Cullison
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DeKalb County Department of Planning & Sustainability
178 Sams St
Decatur, GA 30030
470/542-3023



CLEAN AND MULCH NOTES:
THE CONTRACTOR SHALL CLEAR AND GRUB ALL WEEDS, DEAD TREES, TREES ONE (1) INCH CALIPER OR LESS AND OTHER SELECT TREES UP TO FOUR (4) INCH CALIPER AS DETERMINED IN THE FIELD IN THE TREE SAVE AREAS INDICATED ON THE DRAWINGS. A 3 INCH MINIMUM LAYER OF CYPRESS MULCH SHALL BE SPREAD OVER THE ENTIRE CLEARED AREA. THE CONTRACTOR WILL NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO START OF CLEAN AND MULCH WORK. THE LANDSCAPE ARCHITECT WILL VERIFY SCOPE OF WORK IN FIELD WITH THE CONTRACTOR PRIOR TO START OF WORK. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND LEGAL DISPOSAL OF ALL DEBRIS FROM CLEAN-UP OPERATIONS FROM THE SITE.

1168 Clifton Road- PLANT LIST

QTY.	COMMON NAME	BOTANICAL NAME	SIZE	COMMENT
3	Little Gem Magnolia	Magnolia grandiflora 'Little Gem'	6' ht.	Full to the ground; dense foliage; straight; good colour
1	Emily Brunner Holly	Ilex 'Emily Brunner'	8' ht.	Full to the ground; dense foliage; straight; tightly pruned
14	Chindo Viburnum	Viburnum awabuki 'Chindo'	30gal	Dense form; well rooted in pot; good colour
3	Yellow Ribbon Arborvitae	Thuja occidentalis 'Yellow Ribbon'	4' ht.	Dense form; good colour; well rooted in pot; strong pyramidal form
1	Forest Pansy Redbud	Cercis canadensis 'Forest Pansy'	8' ht.	Straight trunk; dense; uniform branching; matched
3	Setsogekka Camellia	Camellia sasanqua 'Setsogekka'	15gal	Dense branching; well rooted in pot; full to ground; good colour
16	Sunshine Anise	Illicium 'Florida Sunshine'	3 gal.	Dense form; good colour; well rooted in pot
8	Lenten Rose	Helioscopia orientalis	1 gal	Dense form; well rooted in pot; good colour
40	Autumn Fern	Dryopteris erythrosora	1gal	Full in pot; good colour; dense foliage mass
5	Cast Iron Plant	Aspidistra elatior	3 gal.	Full in pot; good colour; dense foliage mass
46	Frost Proof Gardenia	Gardenia jasminoides 'Frost Proof'	3gal	Dense form; good colour; well rooted in pot
22	Podocarpus	Podocarpus macrophyllus	15gal	Full to the ground; dense foliage; straight; good colour
7	Majesty Encore Azalea	Rhododendron 'Robleza'	3gal	Dense form; well rooted in pot; good colour
30	Blue Eyed Grass 'Blue Note'	Sisyrinchium angustifolium 'Blue Note'	1 gal.	Full in pot; good colour; dense foliage mass
19	Pink Muhly Grass	Muhlenbergia capillaris	3gal	Well rooted in pot; dense compact growth
9	Tea Olive	Osmanthus fragrans	15 gal.	Full to the ground; dense foliage; straight; good colour
3	Sky Pencil Holly	Ilex crenata 'Sky Pencil'	3' ht.	Straight trunk; dense; uniform branching; matched
5	Bloomstruck Hydrangea	Hydrangea macrophylla 'P11HM-11'	3 gal.	Full in pot; good colour; dense foliage mass



1168 Clifton Road- PLANT LIST

QTY.	COMMON NAME	BOTANICAL NAME	SIZE	COMMENT
3	Little Gem Magnolia	Magnolia grandiflora 'Little Gem'	8' ht.	Full to the ground; dense foliage; straight; good colour
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14	Chindo Viburnum	Viburnum awabuki 'Chindo'	30gal	Dense form; well rooted in pot; good colour
3	Yellow Ribbon Arborvitae	Thuja occidentalis 'Yellow Ribbon'	4'ht	Dense form; good colour, well rooted in pot, strong pyramidal form
1	Forest Pansy Redbud	Cercis canadensis 'Forest Pansy'	8'ht.	Straight trunk; dense; uniform branching; matched
3	Setsugekka Camellia	Camellia sasanqua 'Setsugekka'	15gal	Dense Branching; well rooted in pot; full to ground; good colour
16	Sunshine Anise	Illicium 'Florida Sunshine'	3 gal.	Dense form; good colour; well rooted in pot
8	Lenten Rose	Helleborus orientalis	1 gal	Dense form; well rooted in pot; good colour
40	Autumn Fern	Dryopteris erythrosora	1gal.	Full in pot; good colour; dense foliage mass
5	Cast-iron Plant	Aspidistra elatior	3 gal.	Full in pot; good colour; dense foliage mass
46	Frost Proof Gardenia	Gardenia jasminoides 'Frost Proof'	3gal	Dense Form; good colour; well rooted in pot
22	Podocarpus	Podocarpus macrophyllus	15gal	Full to the ground; dense foliage; straight; good colour
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Land Design Group, Inc.

Landscape Architects • Planners • ISA Certified Arborists

ARBORIST ASSESMENT REPORT

Site Address

1168 Clifton Road
Atlanta, GA 30307

Arborists Contact Information

Jason Justice, RLA, ISA Certified Arborist – SO-6442-A

Registered Landscape Architect – Georgia-LA1592

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Gainesville, Georgia 30501

(P) 770.241.6430

Email: landdesigngroupinc@gmail.com

Web: www.landdesigngroupinc.com



EXISTING TREES PROPOSED TO BE REMOVED (SEE SURVEY FOR LOCATIONS)

I.D.	TAG #	DBH (in.)	SPECIES	CONDITION
2	93	29	White Oak	Structural root plate compaction from existing driveway creating a potential hazard.
4	86	35	White Oak	Tree roots in conflict with existing home foundation. Fair condition
5	157	29	White Oak	Tree roots in conflict with existing home. Canopy is unbalanced creating a potential hazard.
6	13	24	Poplar	Main trunk appears to be hollow. Extent of cavity is unknown.
8	163	21	Water Oak	Root compaction from existing driveway creating a potential hazard.
10	403	27	White Oak	Root compaction from existing driveway creating a potential hazard.

INTRODUCTION

This report has been conducted to assess the health and condition of seven (7) trees proposed to be removed on the property located at 1168 Clifton Road, Atlanta, GA 30307. See attached survey for exact location of each tree.

The following data was collected for the subject tree:

- Genus and species
- Impact of proposed development
- Health and Vigor; using foliage color and size, extension growth, presence of deadwood, dieback and epicormic growth.
- Structural condition using visible evidence of bulges, cracks, cavities, leans and previous pruning (if any exist)

ASSESSMENT

To record the health and condition of the subject tree, a Visual Tree Assessment (VTA) was undertaken on November 11, 2022. All inspections were taken at ground level and no diagnostic devices were used on the subject trees.

Tree #2 - 29" White Oak (Quercus alba)

The subject tree is a 29-inch White Oak located along the rear property line. The subject tree is being impacted by the existing concrete driveway serving the existing residence. It appears half the roots within the critical root zone have been compacted and deprived of oxygen from the installation of the existing concrete driveway. With the tree growing in close proximity to the existing residence, this environment creates a hazardous situation with the home becoming a potential target should the tree experience a catastrophic structural failure.



Tree #4 - 35" White Oak (Quercus alba)

The subject tree is a 35-inch White Oak located in the front yard adjacent the front porch of the existing residential home. The subject tree appears to be in fair health from a visual inspection, however, there does appear to be a small area of decay forming on the trunk approximately four feet from the base. Additionally, the trees roots are being impacted by the existing homes foundation. Given the close proximity to the existing residential home, this tree could be a potential hazard with home being a potential target should the tree experience a catastrophic structural failure.



Tree #5 - 29" White Oak (Quercus alba)

The subject tree is a 29-inch White Oak located in the front yard adjacent the front porch. The tree is in close proximity to Tree #4 as described above. From a visual inspection, the subject tree appears to be in fair health, however the canopy is unevenly balanced. As with **Tree #4**, the subject tree is in close proximity to the existing residence creating a hazardous environment with the home becoming a potential target should the tree experience a catastrophic structural failure.



Tree #6 - 24" Poplar (Liriodendron tulipifera)

The subject tree is a 24-inch Poplar tree located along the front property line adjacent the existing driveway. During the visual inspection, a rubber mallet was used to check for the presence of a cavity. It was determined the subject tree contains a cavity; however, the extent of the cavity is unable to be determined.



Tree #8 - 21" White Oak (Quercus alba)

The subject tree is a 21-inch White Oak located on the eastern property line adjacent the existing driveway. As with trees number 2 and 10, the subject tree is suffering from root compaction caused by the existing concrete driveway which could potentially create a hazardous environment. Trees growing on slopes tend to have an increased Potential Impact Zone (PIZ), up to 1.5 times the height of the tree. In this case the impact zone would be the within the public right-of-way or the driveway serving the residence.



Tree #10 – 27” White Oak (Quercus alba)

The subject tree is a 27-inch White Oak located in the rear side yard adjacent the existing concrete driveway. As with trees number 8 and 2, the tree is suffering from root compaction caused by the existing concrete driveway. Tree roots are visible at the surface along the edge of the driveway and appear to have been damaged in the past by vehicles utilizing the driveway to access the property.



RECOMMENDATION

It is the arborist's professional opinion that the trees detailed in this report should be removed given the extent of the proposed improvements by the property owner. It should be noted that other than size, the subject trees do not possess any special characteristics, such as, growth habit or form. Removing the trees would further reduce the likelihood of property damage or injury to property owners.