

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: 1796 RIDGEWOOD DRIVE ATLANTA, GA 30307

Applicant: SM PROPERTY INVESTMENTS, LLC E-Mail: CANAAN825@BELLSOUTH.NET

Applicant Mailing Address: 67 BOULEVARD NE UNIT A ATLANTA, GA 30312

Applicant Phone(s): (678)4497664 Fax: _____

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

Owner(s): SM PROPERTY MANAGEMENT E-Mail: MLKMSF@AOL.COM

E-Mail: _____

Owner(s) Mailing Address: 7330 FOXBERRY COURT CUMMING, GA 30041

Owner(s) Telephone Number: (770) 309-6661

Approximate age or date of construction of the primary structure on the property and any secondary structures affected by this project: 1969 - MAYBE

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:

REAR ADDITION OF BEDROOM AND BATH; EXPAND KITCHEN; ADD TERRANCE AND EXTEND EXISTING DRIVEWAY

REPLACE WOOD WINDOWS (IN-KIND); REBUILD COVERED PORCH IN REAR

ROOF MATERIALS: 3 TAB ARCHITECTURAL SHINGLES TO MATCH; FOUNDATION: AND COLUMNS: BRICK;
FACADE: SMOOTH CEMENTOUS SIDING

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.

Monica Woods

2/6/23

Signature of Applicant/Date

DEPARTMENT OF PLANNING & SUSTAINABILITY

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 type="checkbox"/> Y	<input type="checkbox"/> N
I have reviewed the DeKalb County Tree Ordinance	<input type="checkbox"/> Y	<input type="checkbox"/> N
I have reviewed applicable zoning codes regarding lot coverage, garage sizes, stream buffers	<input type="checkbox"/> Y	<input 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



404.371.2155 (o)
404.371.4556 (f)
DeKalbCountyGa.gov

178 Sams Street
Decatur, GA 30030

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, SM Property Investments, LLC
being owner(s) of the property at 1796 RIDGE WOOD DRIVE Atlanta, Georgia hereby delegate authority
to Monica Woods

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

Malik Mahmood (SM Property Investments LLC)
Signature of Owner(s)

2-2-2023

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.

SURVEYOR'S CERTIFICATE

This Plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

GILBERT E. QUINONES, R.L.S.
GA. R.L.S. Number 2810

TREE LEGEND

BEE BEECH
HAC HACKBERRY
HIC HICKORY
MAG MAGNOLIA
MAP MAPLE
OAK OAK
POP POPLAR

AREA = 11,155 SQ. FT.
0.2561 ACRES

ZONED: R-75

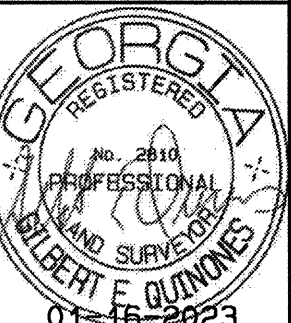
GENERAL NOTES

- The field data upon which this plat is based has a closure precision of one foot in 25,063 feet and an angular error of 4.0 seconds per angle point and was adjusted using the Compass Rule.
- This plat has been calculated for closure and is found to be accurate within one foot in 724,533 feet.
- Field information for this survey was obtained with a GeoMax Zoom 90 Robotic Total Station Theodolite equipped with an Electronic Data Collector, complemented by GPS technology using the eGPS (RTN) Surveying Network.
- This property lies within Zone X, which is not a Special Flood Hazard Area per the FLOOD INSURANCE RATE MAP for DeKalb County, Georgia, as delineated in Community Panel Number 13089C0062K bearing an Effective date of August 15, 2019.
- All Boundary Monuments set are #4 rebar bearing a cap with the Georgia Registration Number (LS 2810) of the Land Surveyor whose Seal appears on this Plat.
- The source of bearings on this Survey are based on the Georgia State Plane Coordinates System West Zone.
- Existing utilities shown are based on visual observations by the survey crew only. There may be others not shown hereon. The "BEFORE YOU DIG" utility search company should be contacted prior to any construction done on this site. The Engineer assumes no responsibility for the locations of any underground utilities not visible.
- This survey was made without the benefit of a current Title Commitment, Easements, and Encumbrances may exist which benefit and/or burden this property.
- This property lies in Land Lot 4 of DeKalb County, Georgia's 18th Land District.
- Based on the best available information this property is zoned R-75 (RESIDENTIAL DETACHED) and is subject to the following Development Standards:
Minimum Lot Area: 10,000 Square Feet
Minimum Lot Width: 75 Feet
Minimum Heated Area: 1,600 Square Feet
Maximum Building Height: 35 Feet: Main Structure
Maximum Building Height: 24 Feet: Accessory Structure
Building Setbacks:
Front Yard: 30 feet
Side Yard: 7.5 Feet
Rear Yard: 40 Feet
Note: Section 5.2.1.C of the DeKalb Code states that the Front Building Setback Line shall be determined by Setback Averaging.
Note: The complete DeKalb County Zoning Ordinance can be found online at www.municode.com
- Property References:
Deed Book 30667; Page 495
Plat Book 7; Page 39
- A Topographic Survey's major purpose is the determination (relief) of the surface of the earth (ground) and the location of natural artificial objects thereon.
- Existing topographic information from a field survey dated January 9, 2023.
- This Topographic Survey complies with the United States National Map Accuracy Standards. Vertical accuracy, as applied to contour maps on all publication scales, shall be such that not more than 10 percent of the elevations tested shall be in error by more than one-half the contour interval.

CONSULTING CIVIL ENGINEER AND LAND SURVEYOR
1093 Hennesford Lane
Johns Creek, Georgia 30097
(678) 776-9489
E-Mail: gilbertgeorgiatech@yahoo.com

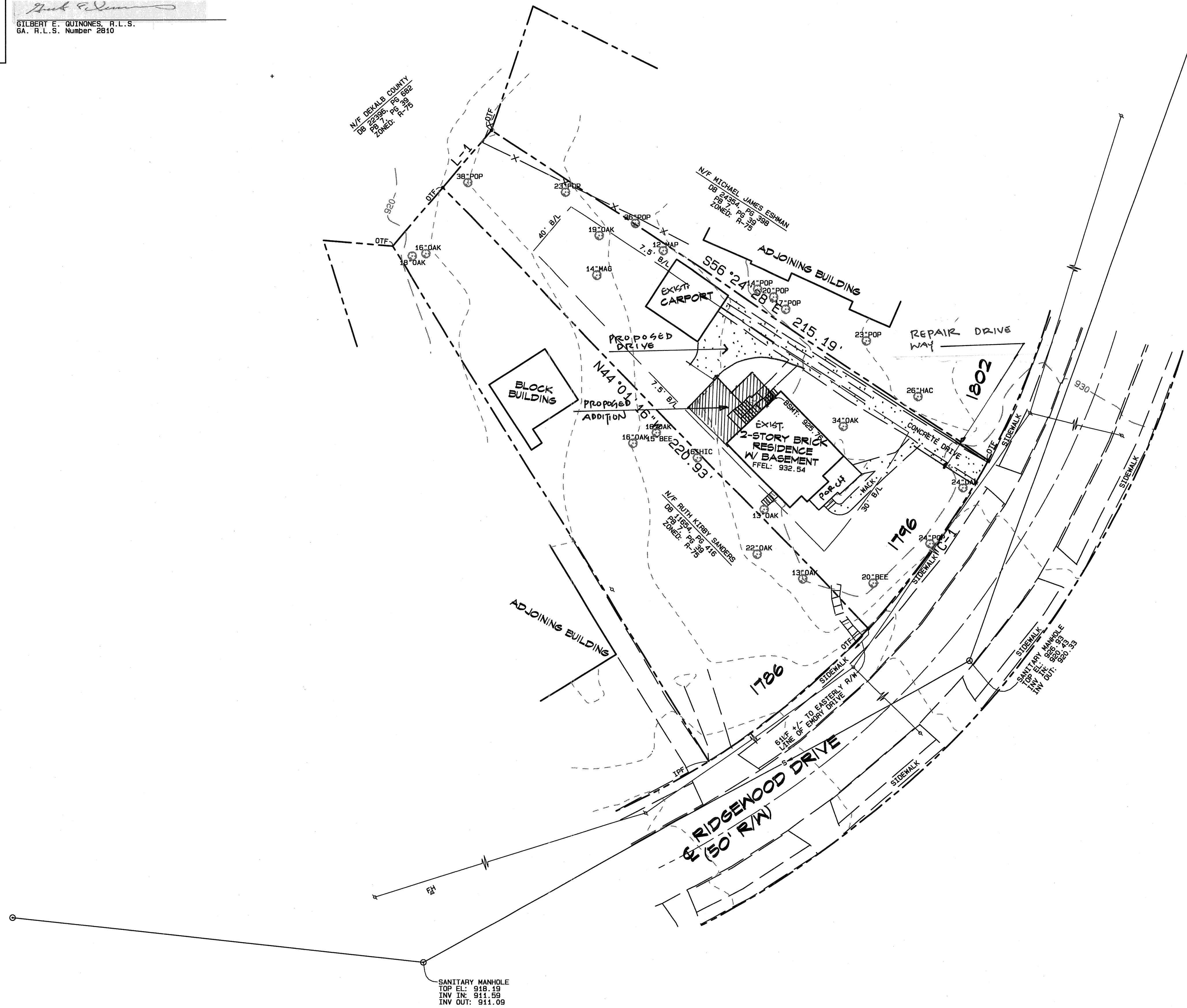
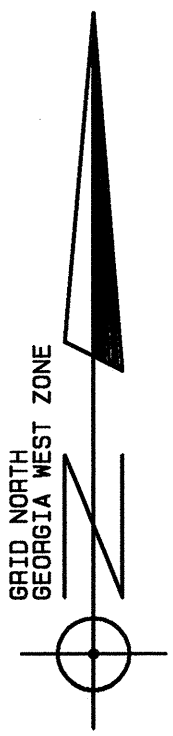
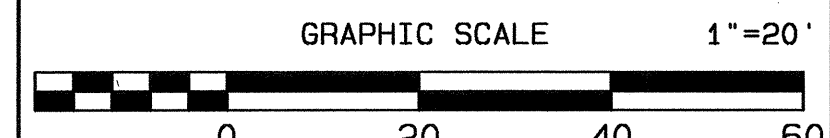
BOUNDARY, TOPOGRAPHIC, AND TREE SURVEY

SM Property Investments LLC
7330 Foxberry Court
Cumming, Georgia 30041
(770) 309-6661
E-Mail: mlkms@aol.com



DATE	01-14-2023	REVISIONS	NO.	DESCRIPTION	DATE
SCALE: 1" = 20'					
DRAWN: G.E.Q.			1	REVISED OWNER'S NAME	1-16-23
DESIGNED: G.E.Q.					
CHECKED: G.E.Q.					
LAND LOT: 4					
18TH LAND DISTRICT					
DEKALB COUNTY, GA.					

SHEET **1** OF **1**
DRAWING NO. 22-051-S-1



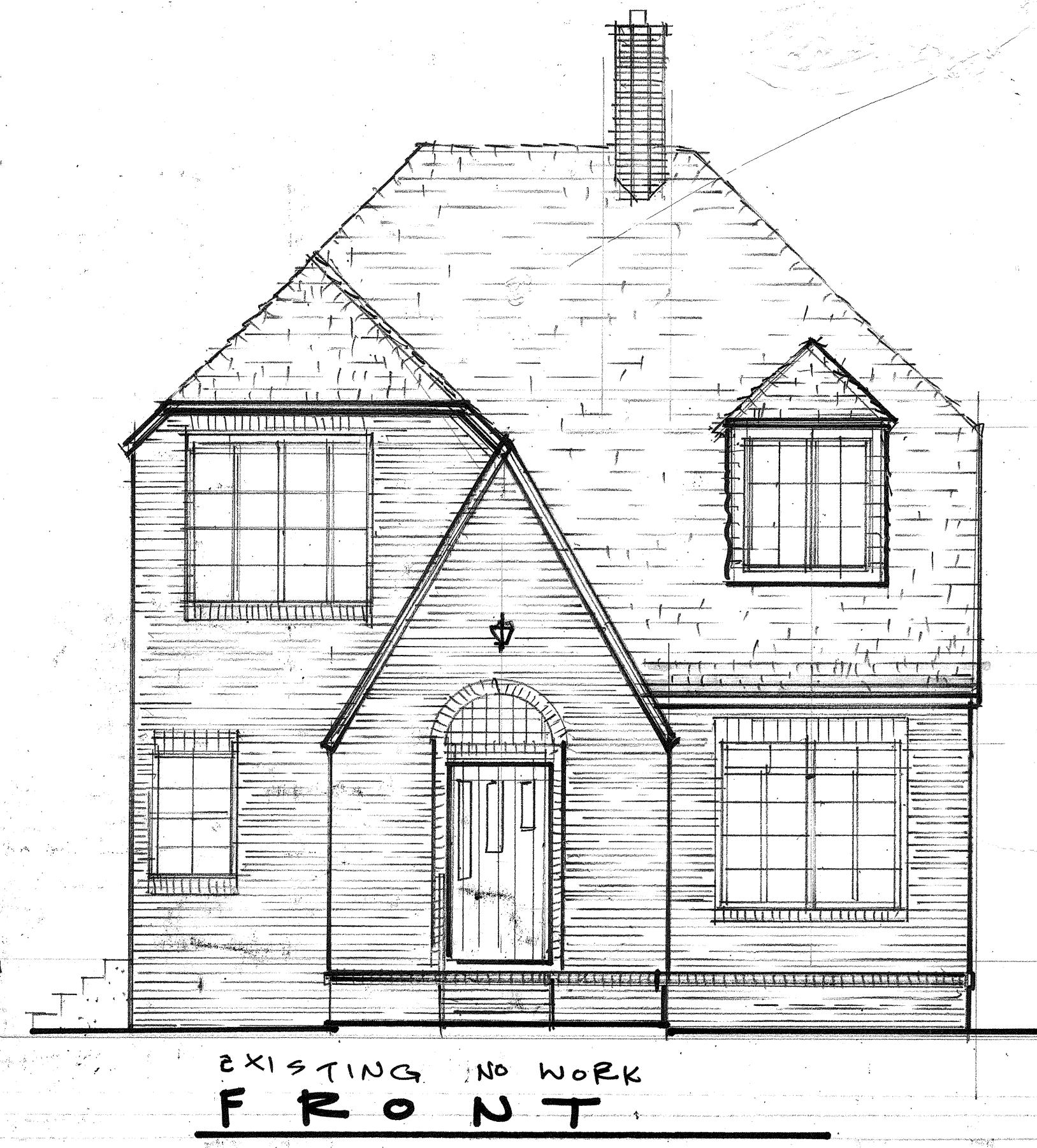
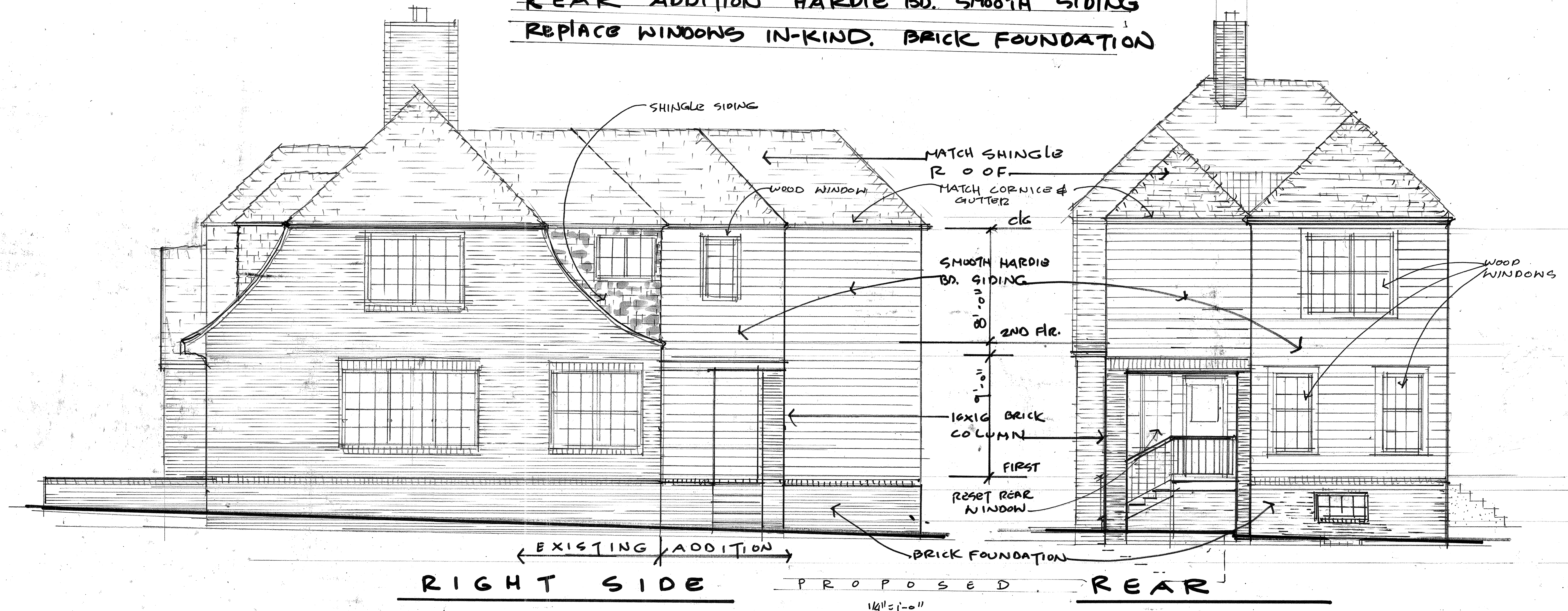
LINE TABLE

CURVE TABLE

LINE	BEARING	DISTANCE	CURVE	RADIUS	LENGTH	CHORD BEARING AND DISTANCE
L-1	N40°06'41"E	27.39'	C-1	293.32'	74.85'	S35°31'17"W 74.65'

DRUID HILLS HISTORIC REVIEW

REAR ADDITION HARDIE BD. SMOOTH SIDING
REPLACE WINDOWS IN-KIND. BRICK FOUNDATION



REVISIONS BY

1796 RIDGEWOOD

Date 1/23/2023

Scale AS NOTED

Drawn RDC

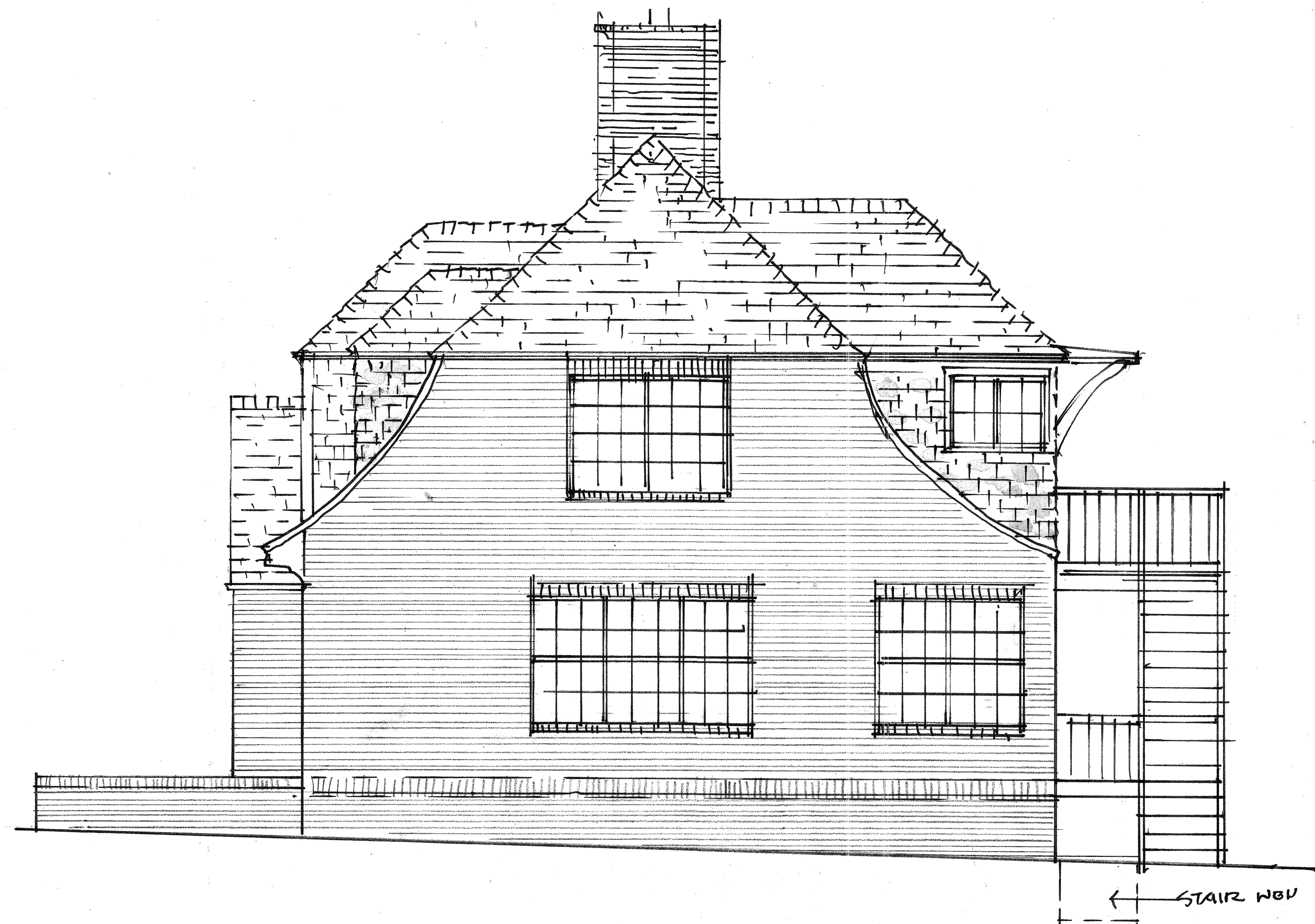
Job

Sheet

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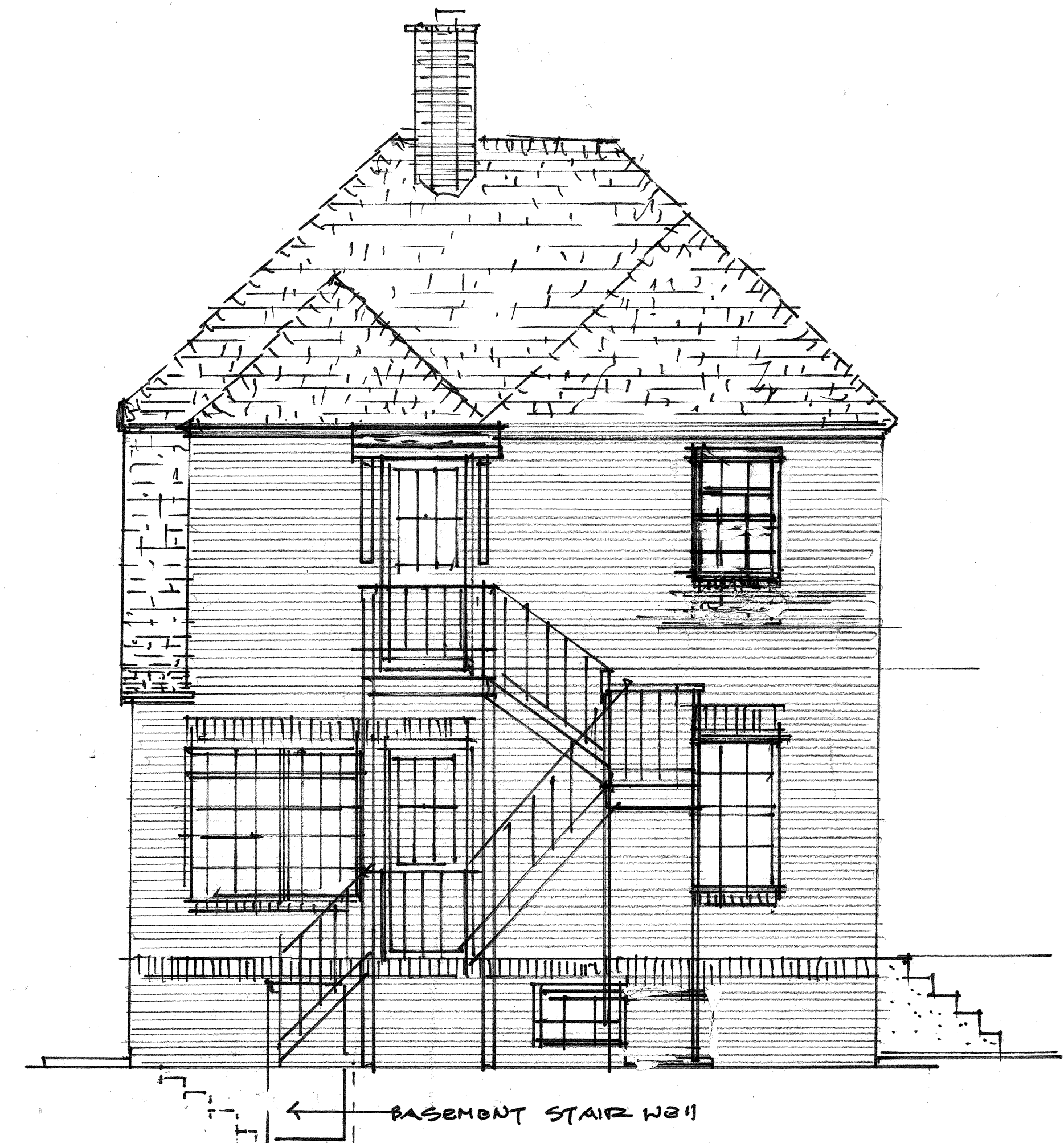
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1/23/2023



RIGHT SIDE

EXISTING



REAR



LEFT SIDE

EXISTING



FRONT

REVISIONS BY

1796 RIDGEWOOD

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Scale

Drawn

Job

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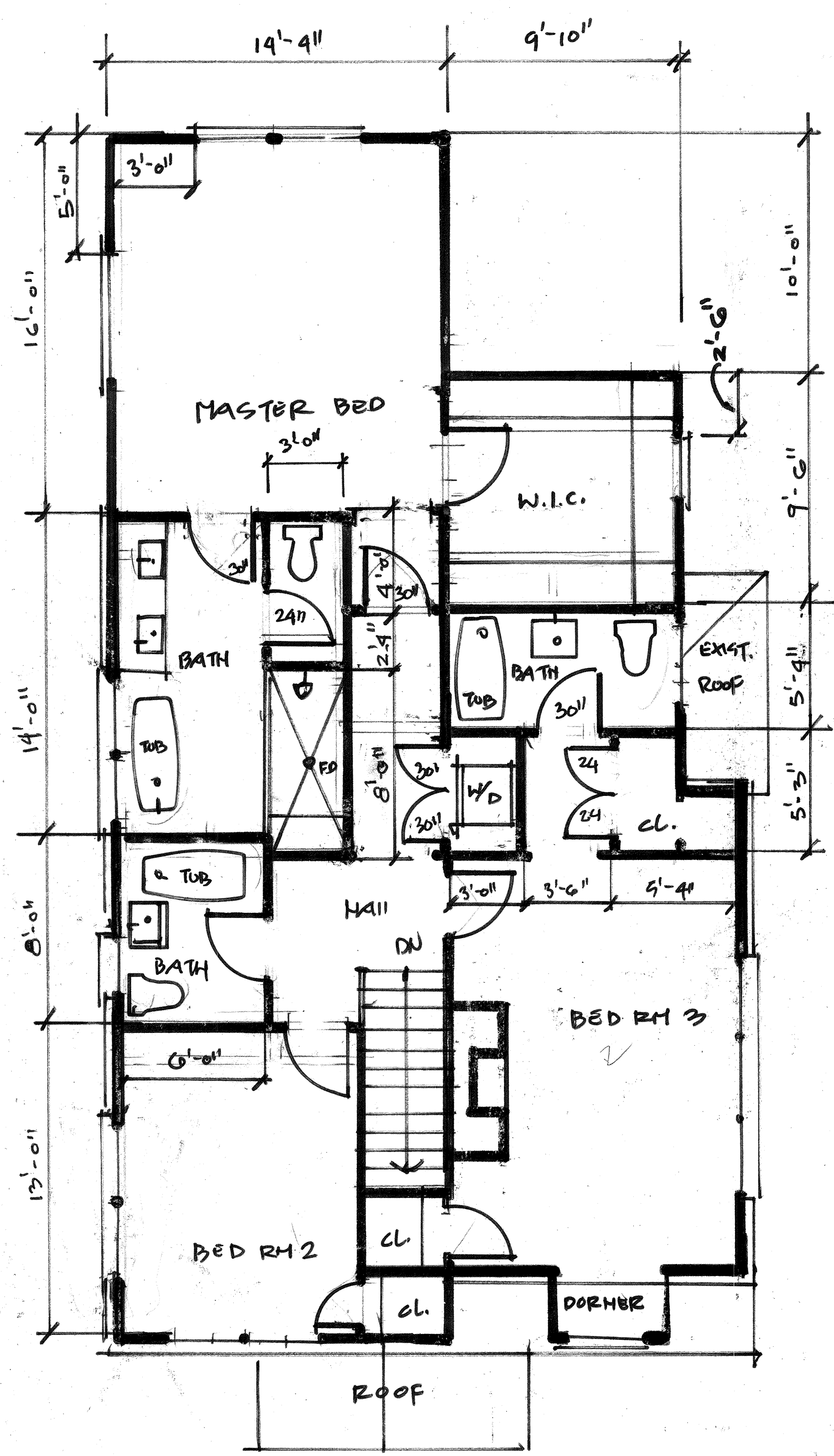
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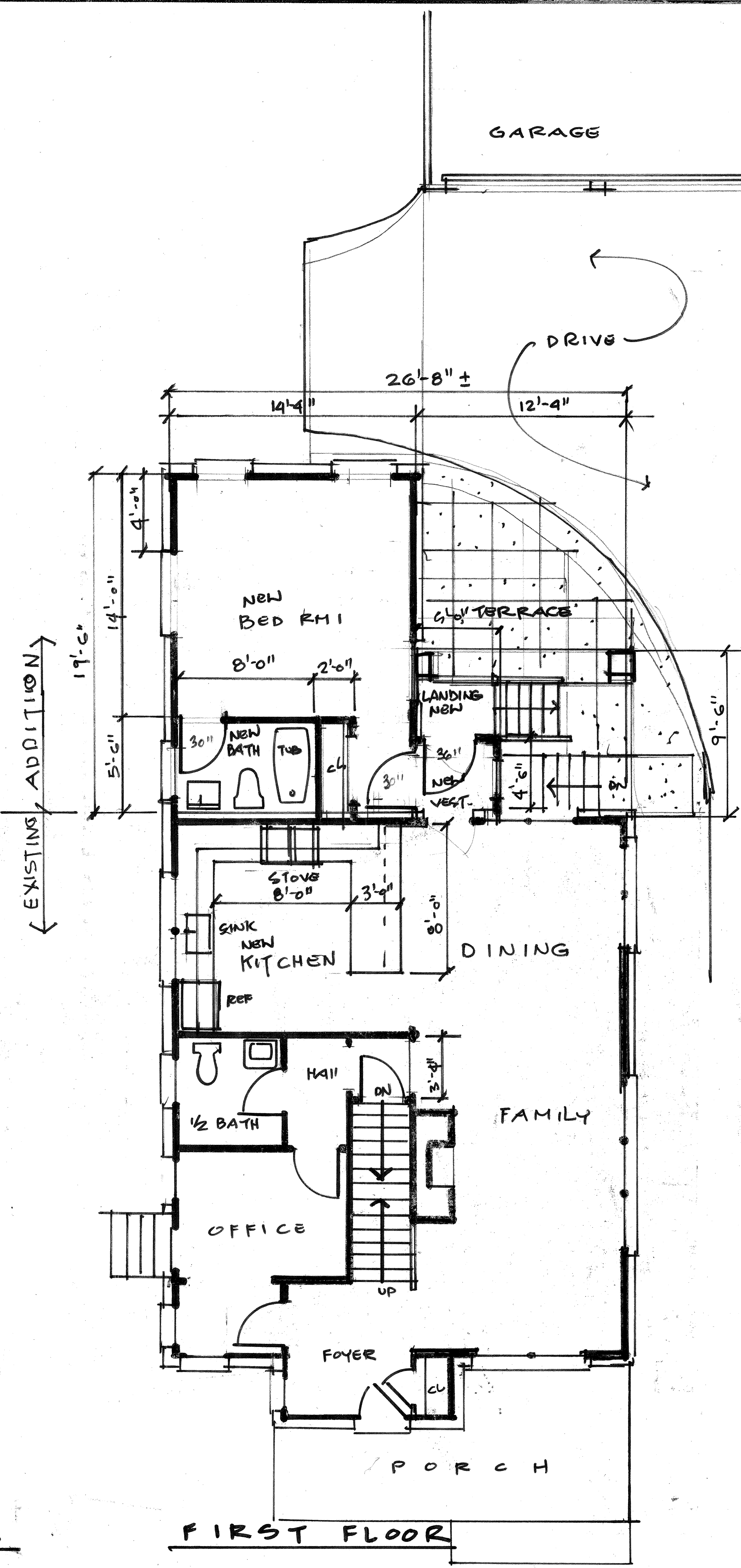
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1796 RIDGEWOOD

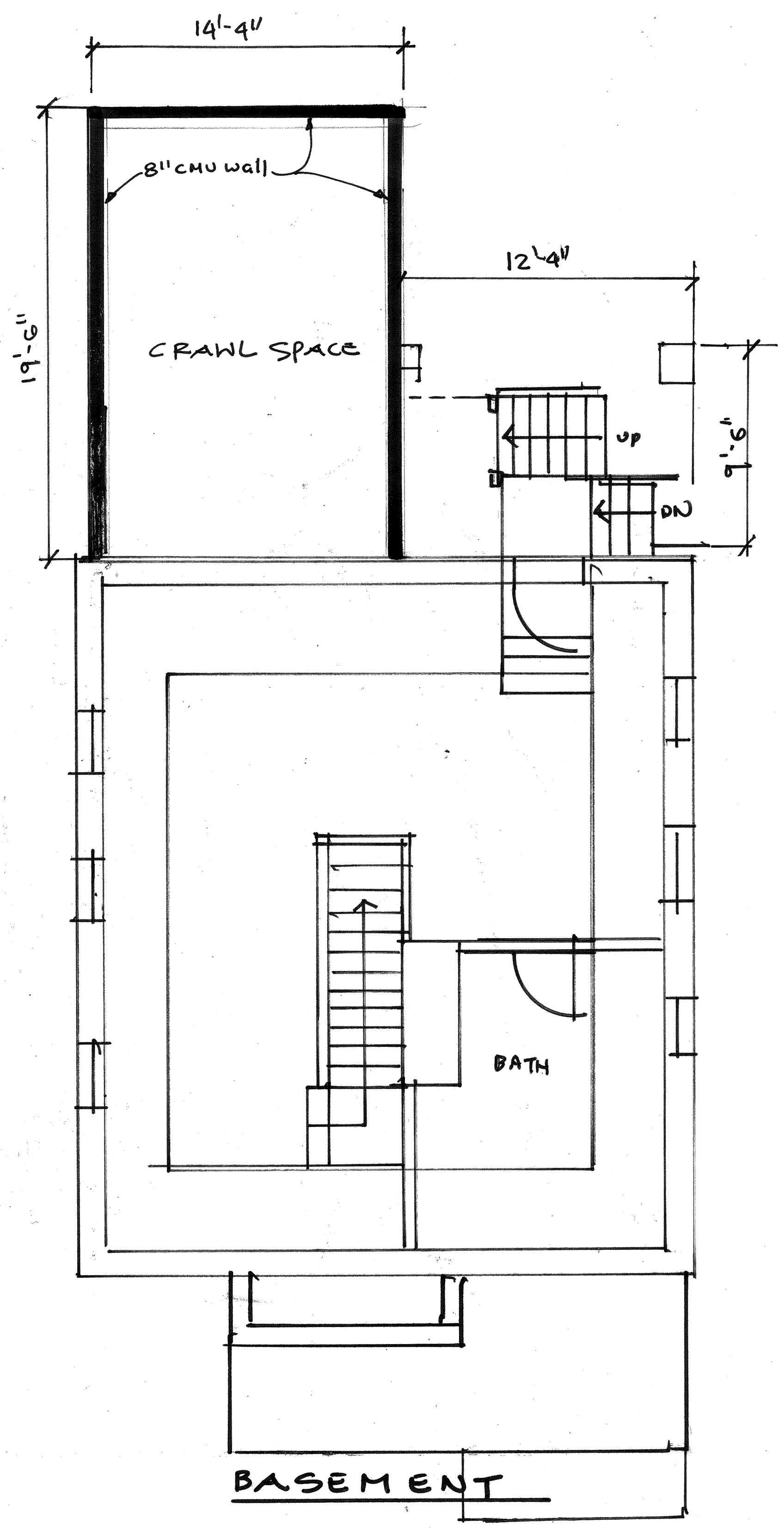
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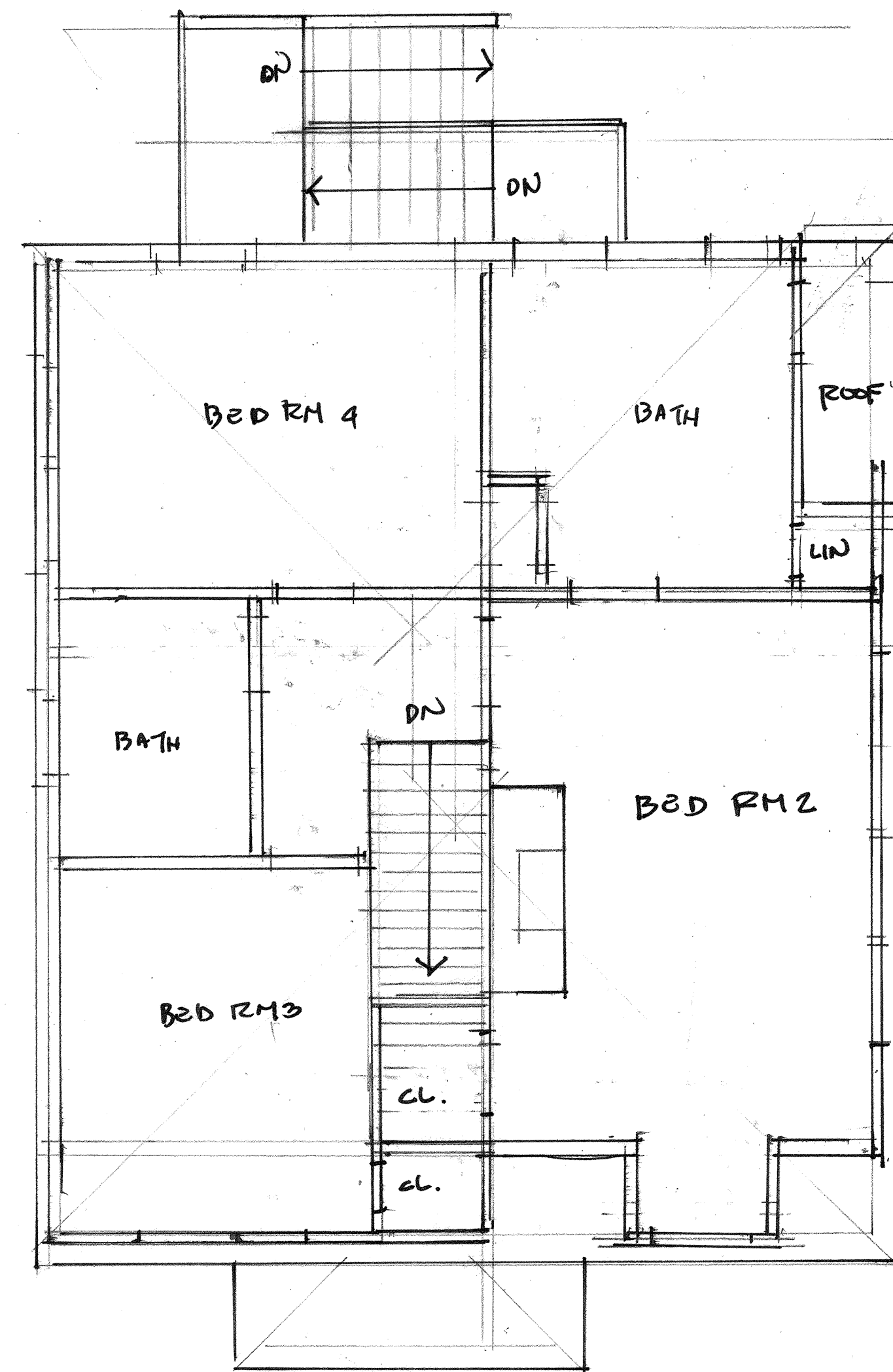
SECOND FLOOR



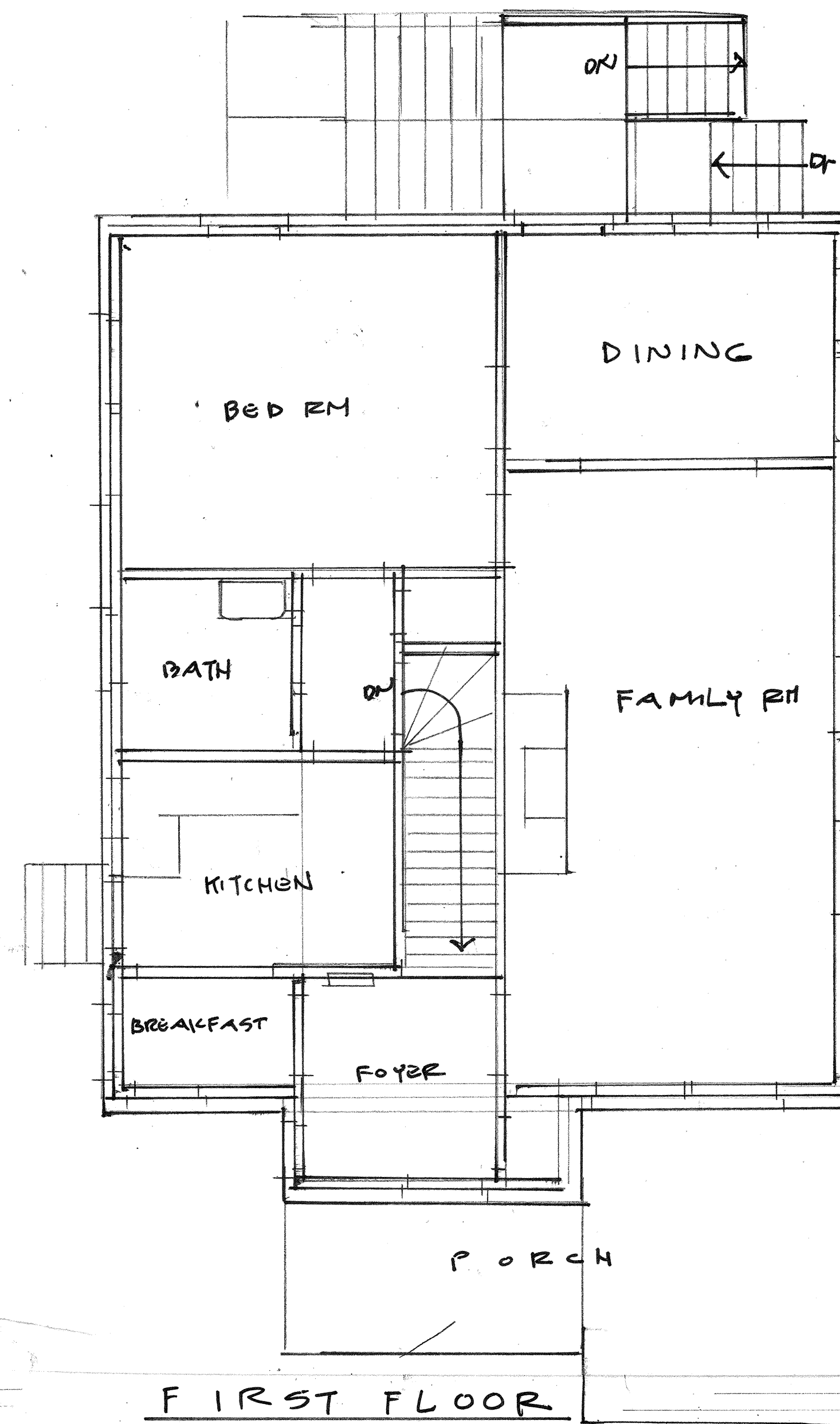
FIRST FLOOR



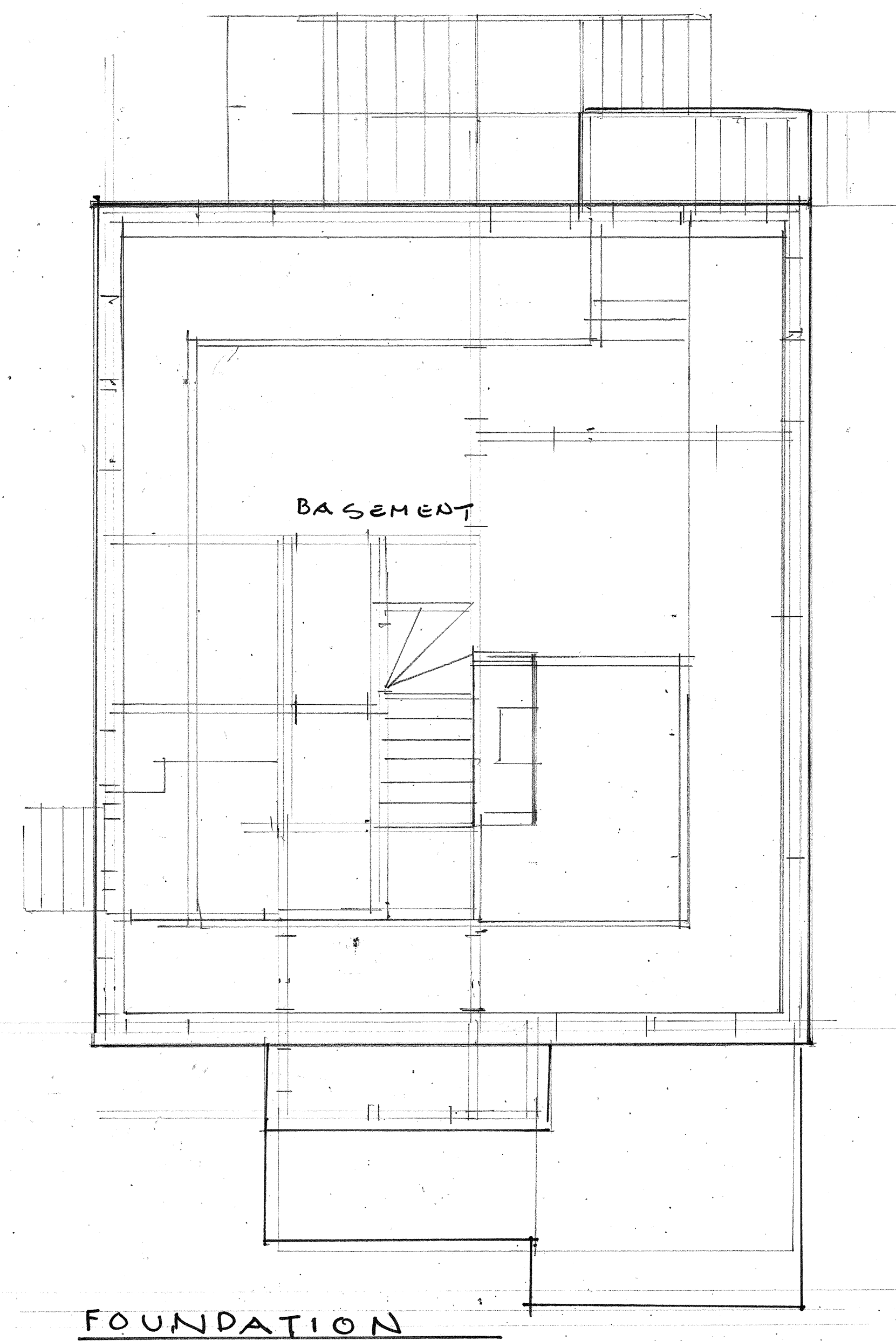
BASEMENT



SECOND FLOOR



FIRST FLOOR



FOUNDATION

REVISIONS	BY

1796 RIDGEWOOD

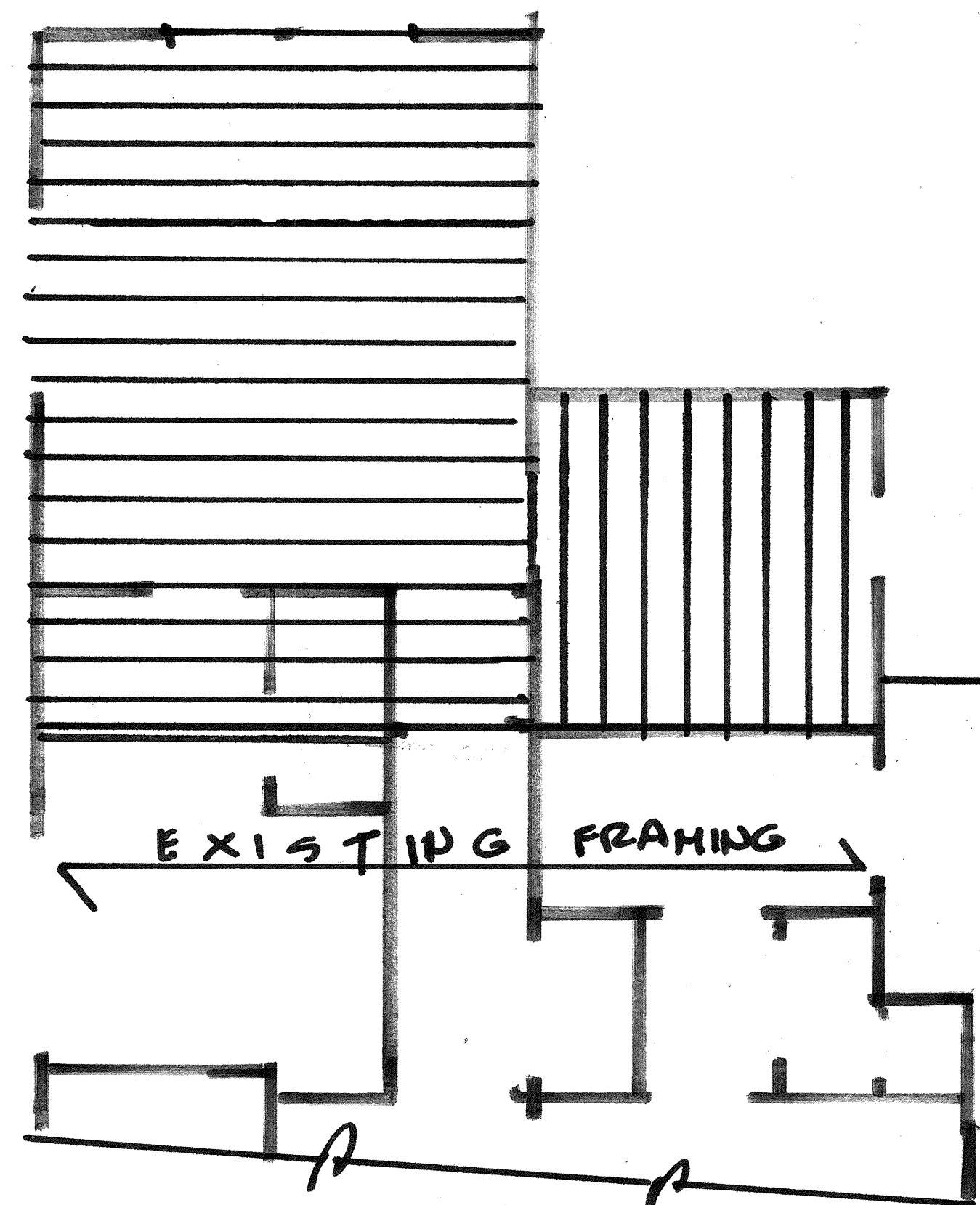
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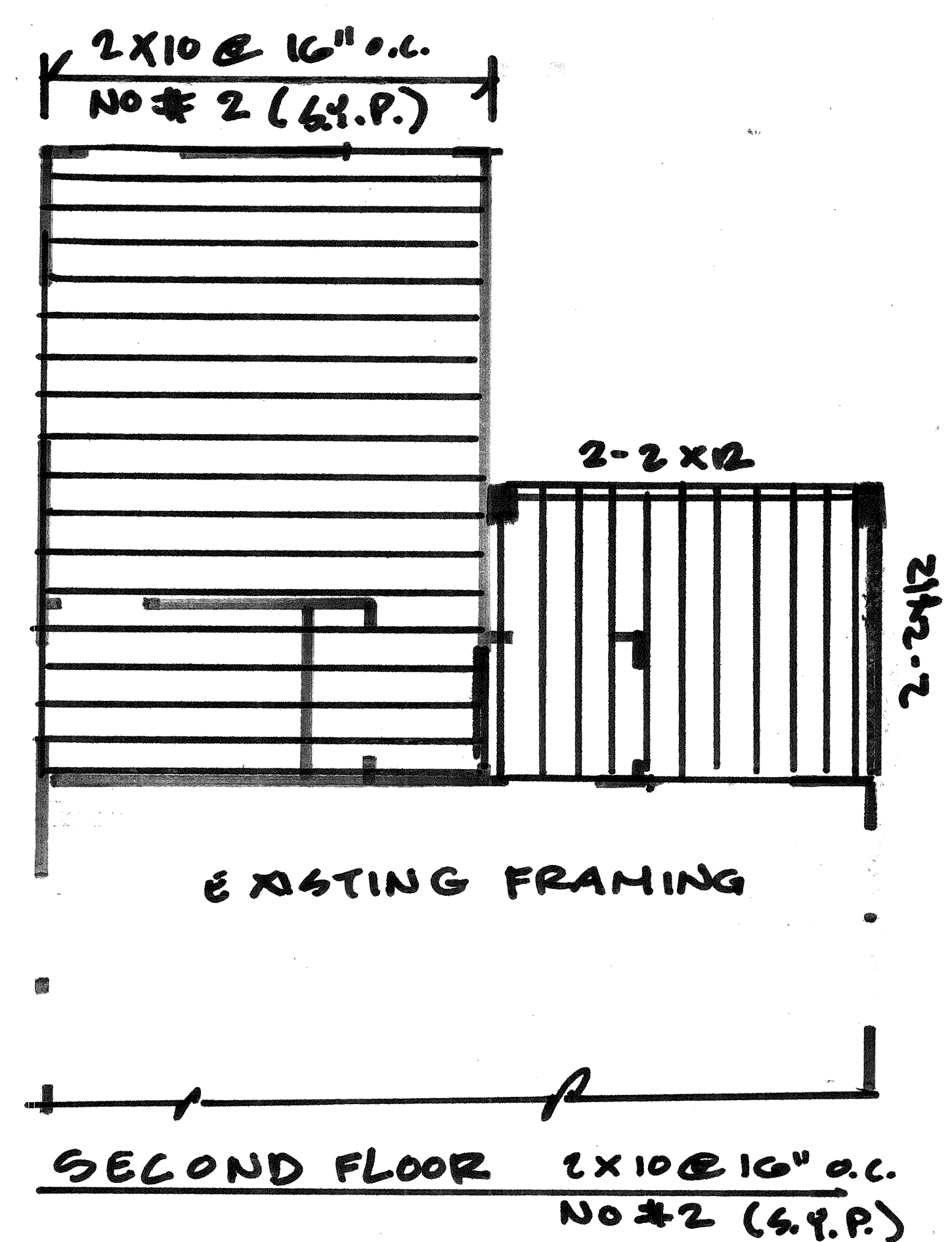
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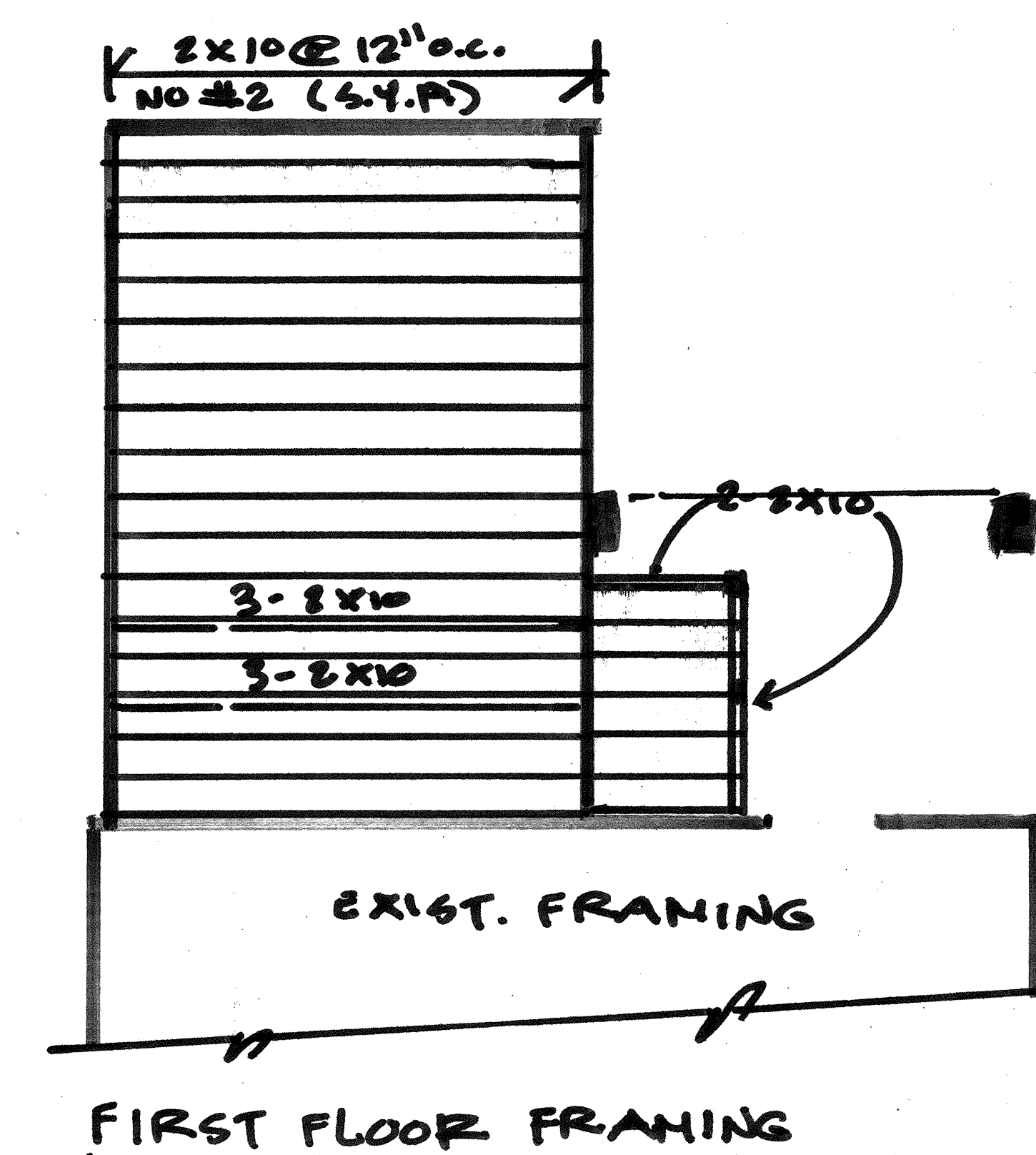
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CEILING FRAMING PLAN
2x8 @ 16" o.c. NO #2 (S.Y.P.)



SECOND FLOOR
2x10 @ 16" o.c. NO #2 (S.Y.P.)



FIRST FLOOR FRAMING

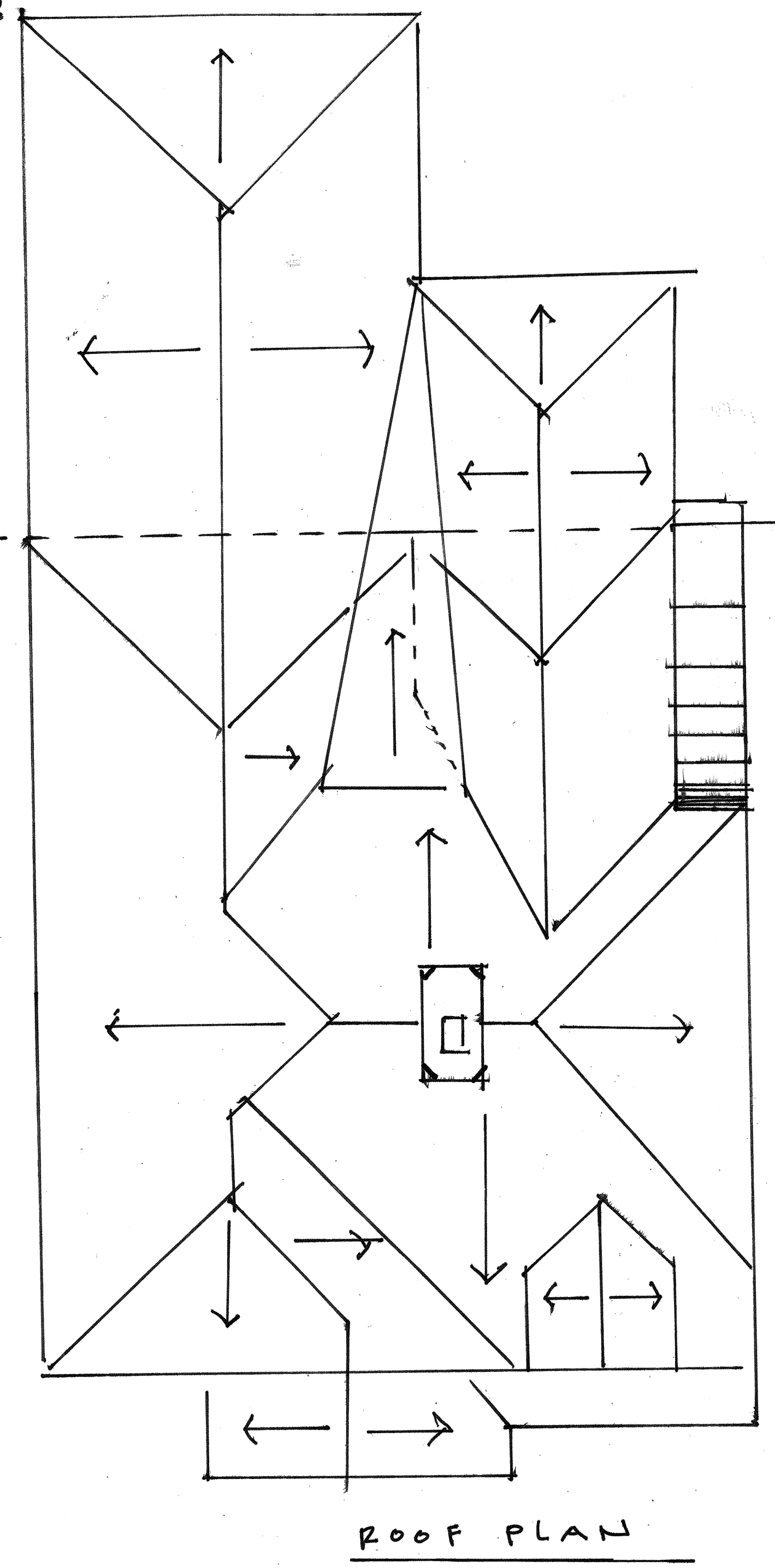
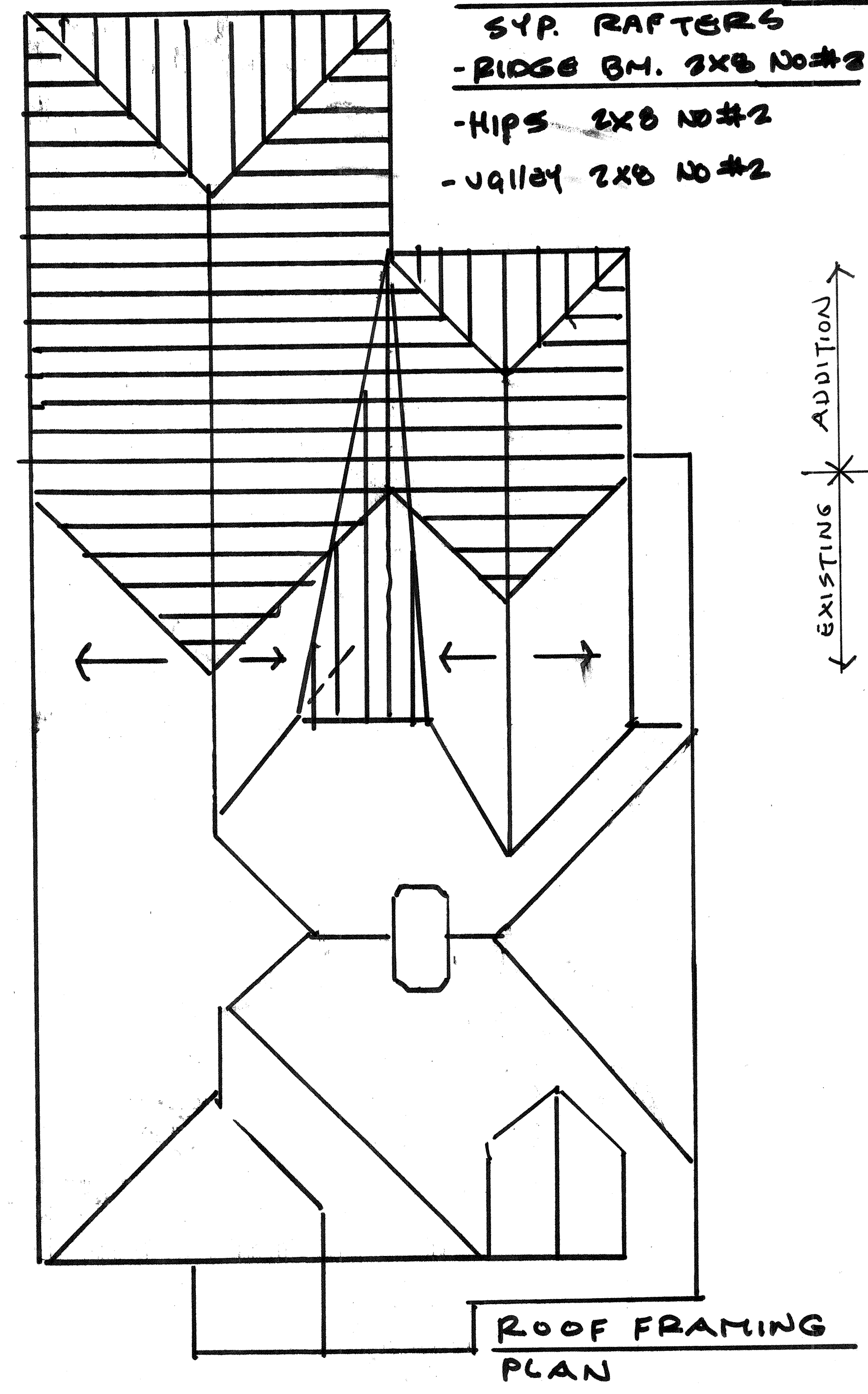
REVISIONS	BY

1790 RIDGEWOOD

Date
Scale
Drawn
Job
Sheet
Of

6

- 2X6 @ 16" O.C. NO#2
- SYP. RAFTERS
- RIDGE BM. 2X8 NO#2
- HIPS 2X8 NO#2
- VALLEY 2X8 NO#2





\$55

1796 Ri

Est. pay



Overvi

0.3

\$3

30

Ove

BEAU



Pending: \$550,000 (3 beds, 2 baths, 1,681 Square Feet)

x



1796 Ridgewood Dr, Atlanta, GA

x

+

Contact Agent

17 of 20





Pending: \$550,000 (3 bed



Pending: \$550,000 (3 beds, 2 baths, 1,681 Square Feet)

