

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric Hudson

Application for Certificate of Appropriateness

Date Received: _____ Application No.: _____

Address of Subject Property: 1168 Clifton Rd Atlanta Ga 30307

Applicant: AG Development Group E-Mail: info@agdevelopmentatlanta.com

Applicant Mailing Address: 1541 peachorest Rd Decatur Ga 30032

Applicant Phone: 954- 594-4356 Fax: _____

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

Owner(s): Anastasiya Arina c/o AG Development Group Email: Aa@mararigroup.com

Owner(s): _____ Email: _____

Owner(s) Mailing Address: 1541 Peachcrest Rd 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:
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:

1. side elevation materials changed from stucco and stucco/brick to shingles
2. Front elevation porch and Front door changed.
3. Addition of front deck, change to the front walk, change in paving materials from concrete on the rear and rear corner.

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 and rlbragg@dekalbcountyga.gov. An incomplete application will not be accepted.

Signature of Applicant: _____



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: _____

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.

DEPARTMENT OF PLANNING & SUSTAINABILITY

DEKALB COUNTY HISTORIC PRESERVATION COMMISSION 2023 Calendar

This calendar is subject to change. Please visit the Department of Planning and Sustainability website for the current calendar, agenda, and applications.

<u>Applications Accepted</u>	<u>Filing Deadline</u>	<u>Sign Must Be Posted</u>	<u>HPC Meeting Date</u>	<u>Last Date to File Appeal (approximate)</u>
December 12	December 23	January 07	January 17	February 02
January 17	January 30	February 11	February 21	March 09
February 13	February 24	March 10	March 20	April 04
March 13	March 24	April 07	April 17	May 02
April 10	April 21	May 05	May 15	May 30
May 15	May 26	June 10	June 20	July 05
June 12	June 23	July 07	July 17	August 01
July 17	July 28	August 11	August 21	September 5
August 14	August 25	September 08	September 18	October 03
September 11	September 22	October 06	October 16	October 31
October 16	October 27	November 03	November 13	December 05
November 13	November 24	December 08	December 18	January 02

Tuesday meeting due to holiday

DEPARTMENT OF PLANNING & SUSTAINABILITY

How to Obtain a Certificate of Appropriateness

1. Contact the DeKalb County Department of Planning and Sustainability for an application form. You may make your request by email plansustain@dekalbcountyga.gov AND rlbragg@dekalbcountyga.gov, telephone (404) 371-2247, or fax (404) 371-2813, or visit the website at <https://www.dekalbcountyga.gov/planning-and-sustainability/forms>
2. Complete and submit the application. Please provide as much supporting material as possible, (plans, material, color samples, photos, etc.). All documents must be in PDF format except for photographs, which may be in JPEG format. Applications are accepted for a 10-day period each month. See page 3 (HPC Calendar). Email the application and supporting documents to plansustain@dekalbcountyga.gov AND rlbragg@dekalbcountyga.gov. If all documents are not provided the application will not be complete and will not be accepted.
3. The Preservation Planner will send you a sign template. You must coordinate with a sign vendor of your choice to post the sign by the required date (see HPC Calendar).
4. The Preservation Planner may visit the property as part of their review. The commission members may view the property from the right-of-way.
5. Applications will be reviewed by the DeKalb County Historic Preservation Commission at its monthly meeting. The Historic Preservation Commission meets on the third Monday at 6 p.m., via Zoom. In unusual circumstances meeting dates and location may be changed.
6. The Historic Preservation Commission may approve, approve with modifications or deny an application. The applicant or any affected person as defined by county code may appeal the decision to the DeKalb County Board of Commissioners. Please contact the Department of Planning and Sustainability if you wish to file an appeal. The Historic Preservation Commission is required to make a decision on an application within 45 days of the date of filing, although this time can be extended if the applicant agrees to a deferral.
7. Although not required, applicants are encouraged to attend the Historic Preservation Commission meetings. Applicants may make a presentation, but presentations are not required. The commissioners may have questions for the applicant.
8. Approval of a Certificate of Appropriateness does not release the recipient from compliance with all other county, state and federal regulations. Your application may still require a variance or other approvals.

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 dcullis@dekalbcountyga.gov and rlbragg@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".	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>
I have reviewed the DeKalb County Tree Ordinance.	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>
I have reviewed applicable zoning codes regarding lot coverage, garage sizes, stream buffers.	Y <input checked="" type="checkbox"/>	N <input type="checkbox"/>

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

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, ¼"=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

10. Façade

- a. Consistency in style;
- b. Materials and their combinations
 - brick size and color
 - stone type and color
 - fiber-cement (e.g., Hardie-plank) 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

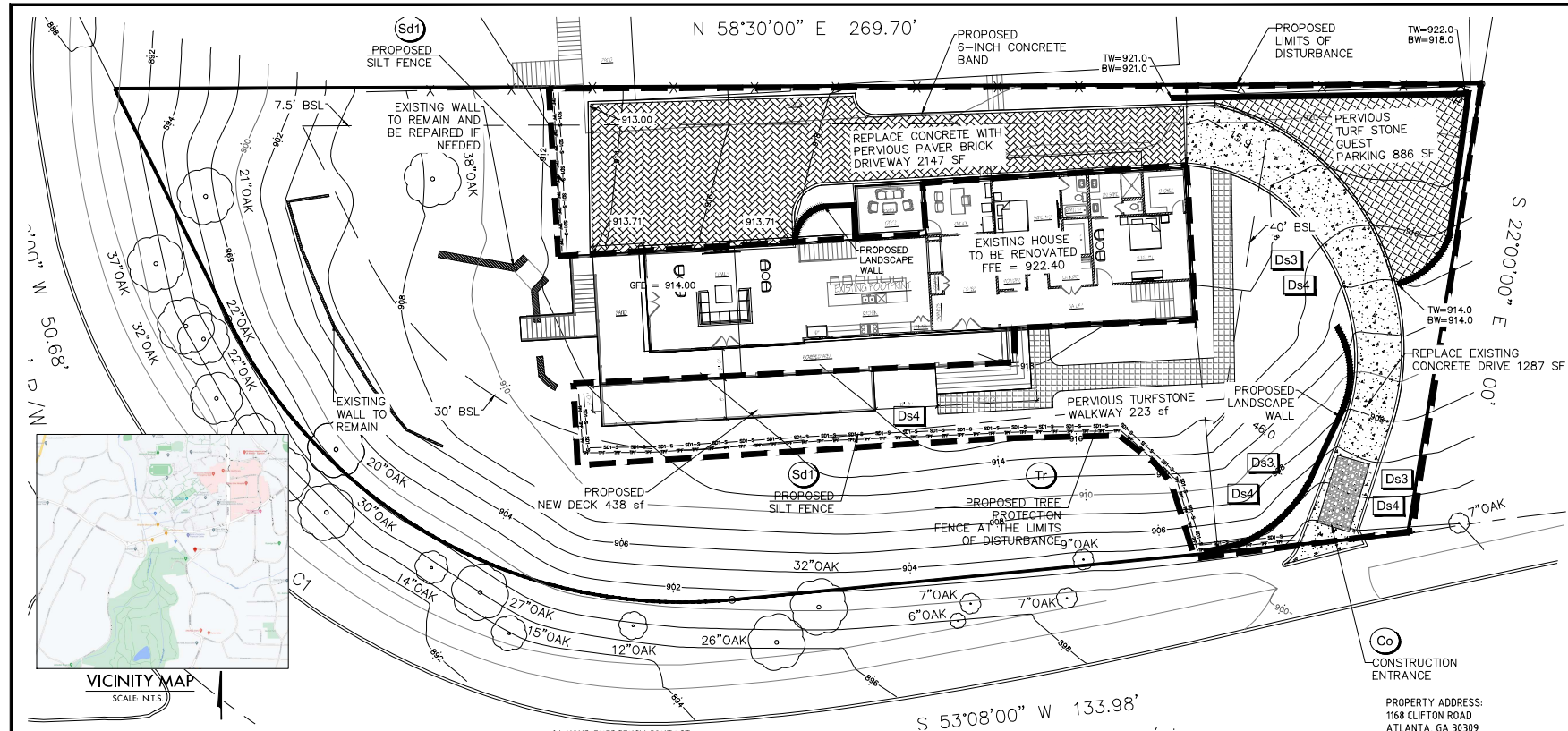
- a. Show all materials and label them on drawings;
- b. Provide samples of brick or stone;
- c. Provide samples if new or unusual materials

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



DEKALB COUNTY NOTES:

ALL LOTS/SITES WITH 2' OF FILL OR GREATER WILL REQUIRE A COMPACTION CERTIFICATE BY A PROFESSIONAL REGISTERED ENGINEER PRIOR TO A BUILDING PERMIT AND OR PRIOR TO FOOTERS BEING POURED.

LOCATE AND FIELD STAKE ALL UTILITIES, EASEMENTS, PIPES, FLOOD LIMITS, STREAM BUFFERS, AND TREE SAVE AREAS PRIOR TO ANY LAND DISTURBING ACTIVITIES.

ALL TREE PROTECTION DEVICES TO BE INSTALLED PRIOR TO LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING.

ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND REPAIRED OR REPLACED AS NEEDED.

A FINAL AS-BUILT WATER QUALITY CERTIFICATE REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY.

DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN STREET OR TREE PROTECTION AREA OR RIGHT OF WAY.

ALL COLLECTED WATER SHALL BE DIRECTED TO THE WATER QUALITY BMP(S).

NO WATER QUALITY BMP(S) ALLOWED IN UNDISTURBED STREAM BUFFERS OR TREE SAVE/CRITICAL ROOT ZONE.

WORK HOURS AND CONSTRUCTION DELIVERIES ARE:
MONDAY - FRIDAY 7:00AM - 7:00PM
SATURDAY 8:00AM - 5:00PM

_____, I HEREBY CERTIFY UNDER PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY DIRECT SUPERVISION.

GENERAL NOTES:
1. NO TREES ARE IMPACTED BY THIS PROJECT.

4. ALL OFFSITE IMPROVEMENTS SHOWN ARE REQUIRED TO COMPLY WITH DEKALB COUNTY REQUIREMENTS.

7. THERE MAY BE ADDITIONAL UTILITIES THAN THOSE SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR LOCATIONS SHOWN AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATIONS AND NECESSARY INVERTS OF ALL UTILITIES WITHIN THE LIMITS OF CONSTRUCTION. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE DEPARTMENT OF THE UTILITY COMPANIES. THE CONTRACTOR IS RESPONSIBLE FOR THE NOTIFICATIONS AND LIAISON WITH UTILITY COMPANIES IN THE PROCESS OF LOCATING, RELOCATING AND TIE-IN TO THE PUBLIC UTILITIES.

24 HOUR EMERGENCY CONTACT
CONTACT: ANASTASIYA ARINA
PH: 954.594.4356

DISTURBED AREA 9958 SF

EXISTING IMPERVIOUS AREA = 6780 SF
EXISTING % IMPERVIOUS = 30%

PROPOSED IMPERVIOUS AREA = 5410 SF
PROPOSED % IMPERVIOUS = 24%

PROPOSED LOT COVERAGE
5410 SF / 33.41%
HOUSE - 1006 SF

HOUSE = 4206SF
CONCRETE DRIVE = 1204 SF

EARTHWORK ESTIMATE
CUT = 25 YD3
FILL = 1 YD3

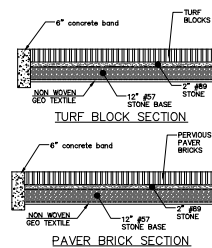
ZONING = R85

EROSION CONTROL NARRATIVE

THE CONTRACTOR SHALL INSTALL PERIMETER BMPs AND CONDUCT THE PROJECT IN A WAY AS TO PREVENT SEDIMENTS FROM LEAVING THE SITE.

SEDIMENT STORAGE

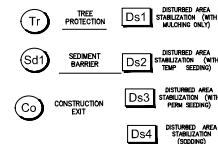
BECAUSE OF THE SMALL SIZE OF THE SITE CONSTRUCTING AN EXCAVATED SEDIMENT POND OR SEDIMENT TRAP IS NOT FEASIBLE FOR THIS SITE. THE CONTRACTOR SHALL SILT FENCE TO PREVENT SEDIMENT FROM LEAVING THE SITE.



GSWCC Georgia Solid and Waste
CONSTRUCTION COMMISSION

CERTIFICATION NUMBER 0000074211
 Issued: 05/21/2021 Expires: 05/21/2024

EROSION CONTROL LEGEND




GRAPHIC SCALE (FEET)

A horizontal graphic scale bar with alternating black and white segments. Below the bar, numerical labels are placed at intervals: -5, 0, 10, and 20. The bar starts at -5, goes to 0, then 10, and ends at 20.

ENGINEER :
SHIELDS ENGINEERING GROUP
409 JOHN WESLEY DOBBS AVE.
SUITE F
ATLANTA, GEORGIA 30312
CONTACT: LEE WEBB, P.E.
PH: 404.521.9999

SURVEYOR :
SURVEY SYSTEMS ATLANTA
657 LAKE DRIVE SW
SNELLVILLE GA 30039

CONTACT: PABLO GARCIA
PHONE: 404.760.0010



400 JOHN H. WHITLEY LIGHTS AVENUE
SUITE F • ATLANTA • GA • 30351
P 404.131.1999
F 404.131.1998
EMAIL info@shieldseng.com
www.shieldseng.com

SHIELDS ENGINEERING GROUP

**1168 CLIFTON ROAD
SITE IMPROVEMENTS
LAND LOT 3, 118TH DISTRICT
DEKALB COUNTY, GEORGIA**

TITLE

SITE PLAN

DATE	8/30/2023
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JOB NO. SF23131

dwg file	SE23131 CW
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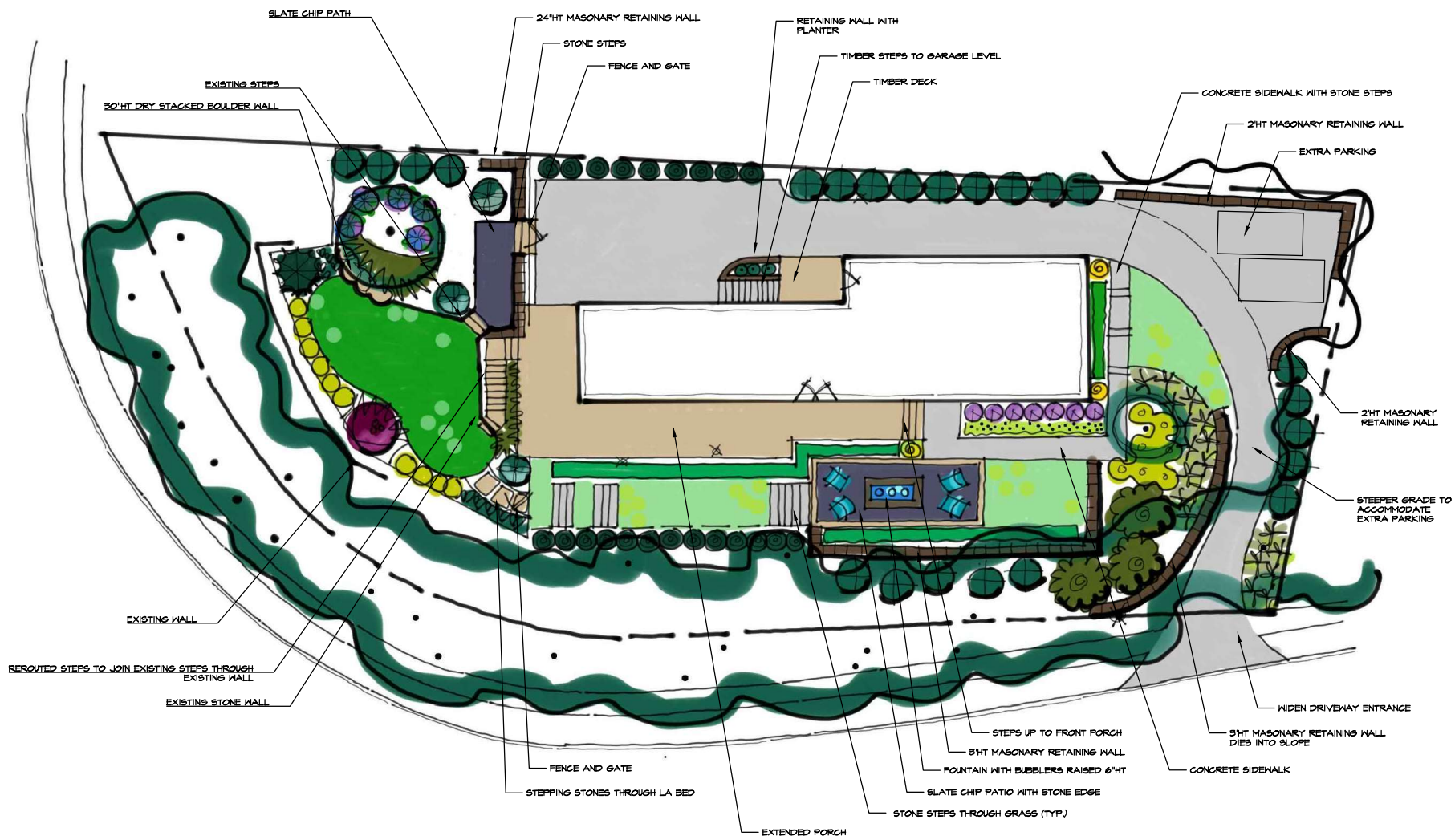
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CHECKED	MDS
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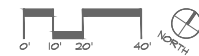
SCALE 1"=10'

SHEET C1

110



A CONCEPTUAL HARDSCAPE SKETCH
 HS-1 SCALE: 1" = 10'



1168 CLIFTON ROAD

CONCEPTUAL HARDSCAPE SKETCH
 1168 Clifton Road, Atlanta, GA 30307

GINKGO LEAF DESIGNS LLC.

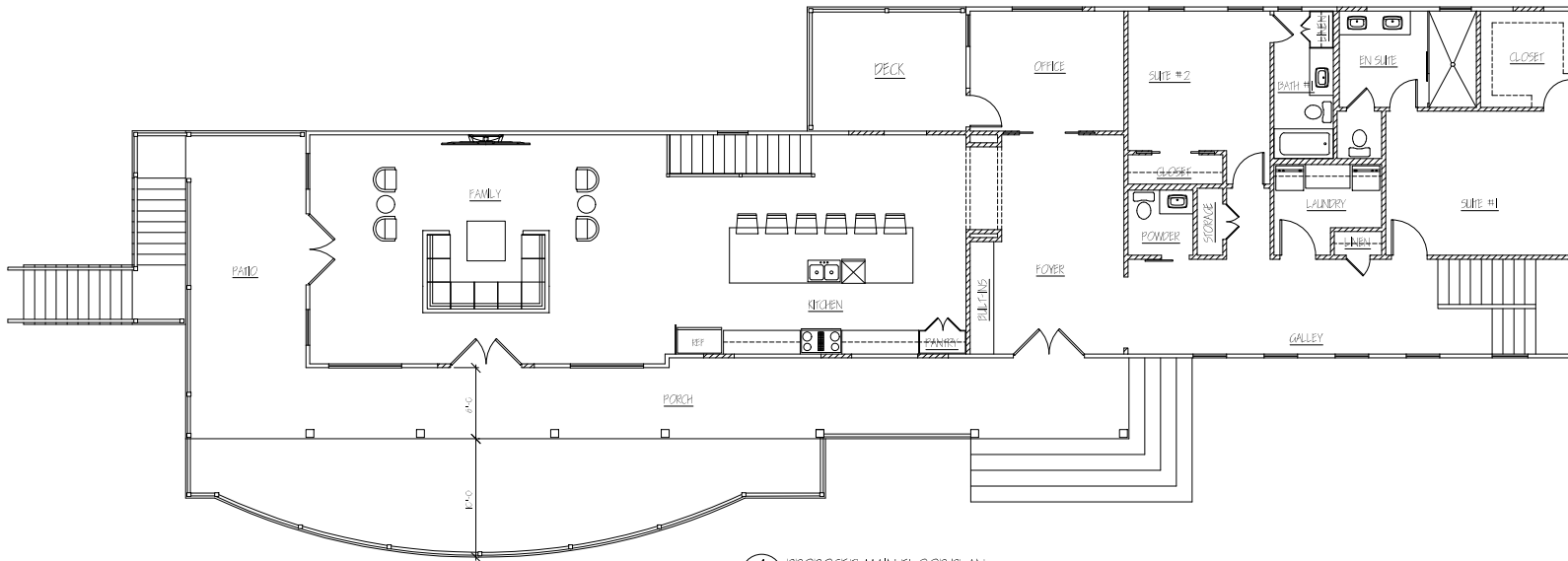
LANDSCAPE DESIGN SERVICES
 442 Claude Scott Road, Canton, GA 30115
 Tel: 770.486.1111
 E-Mail: info@ginkgoleafdesigns.com

Revisions:

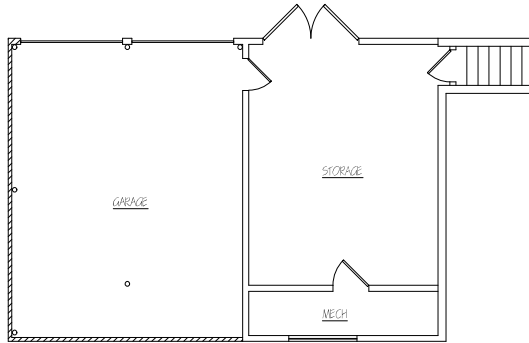
Date: 11/18/22
 Scale: 1" = 10'-0"

Centricity, LLC.
 Landscape Architecture

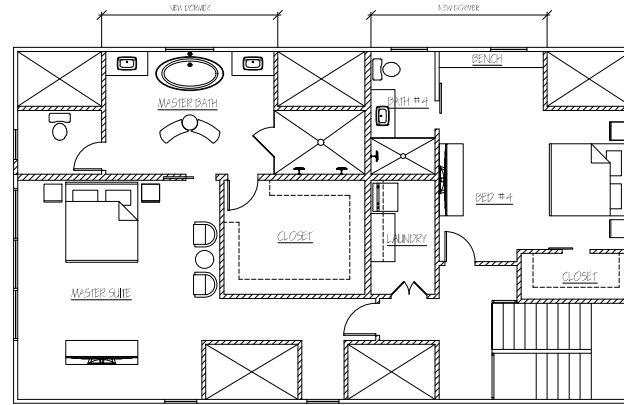
HS-1



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



2
A-1A PROPOSED GARAGE LEVEL PLAN
SCALE: 1/8" = 1'-0"



3
A-1A PROPOSED SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

LB Designs
ARCHITECTURAL SERVICES
COLLEGE PARK, GA

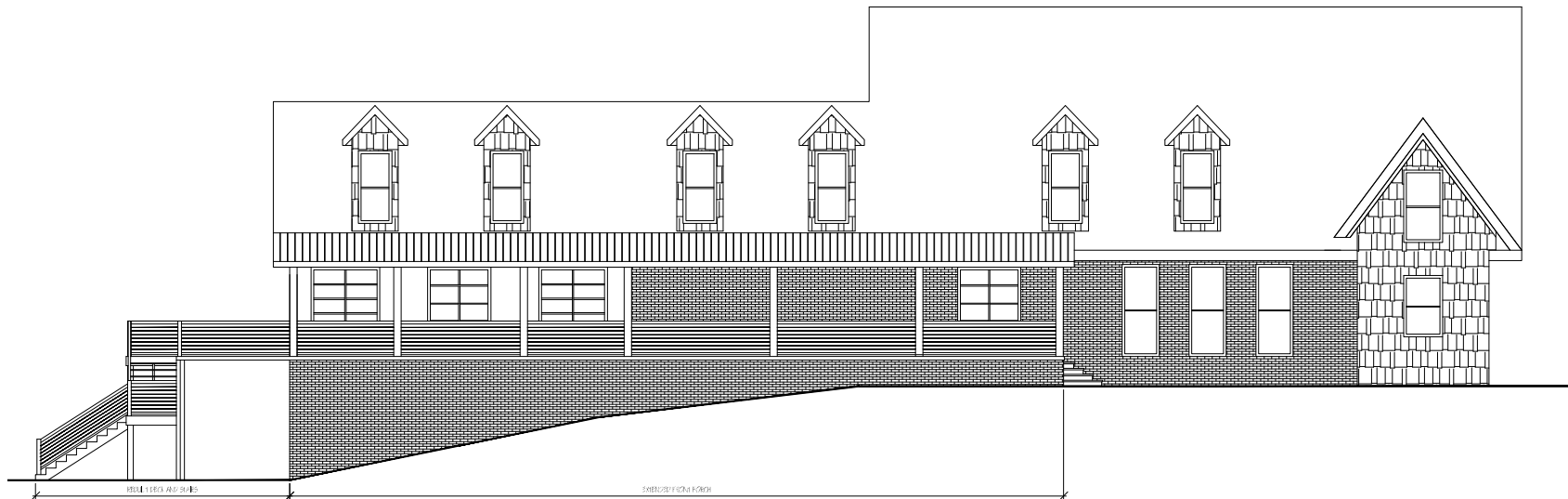
RESIDENTIAL RENOVATION
LOCATED AT
1168 CLIFTON ROAD
ATLANTA, GA 30307

DATE: SEPTEMBER 19, 2023

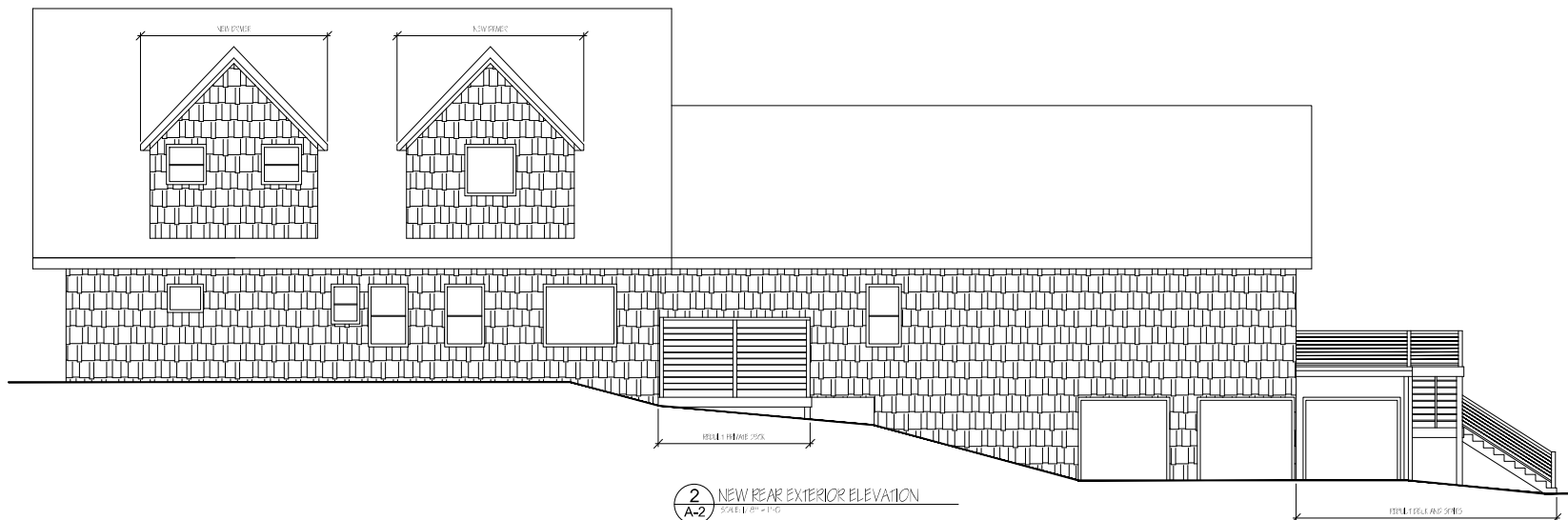
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SHEET NO:

A-1A



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



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

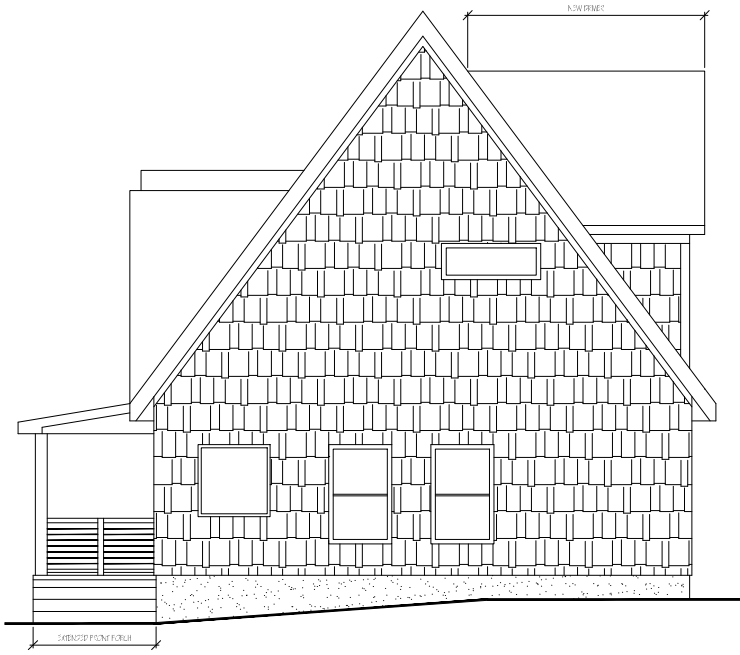
LB Designs
ARCHITECTURAL SERVICES
COLLEGE PARK, GA

RESIDENTIAL RENOVATION
LOCATED AT
1168 CLIFTON ROAD
ATLANTA, GA 30307

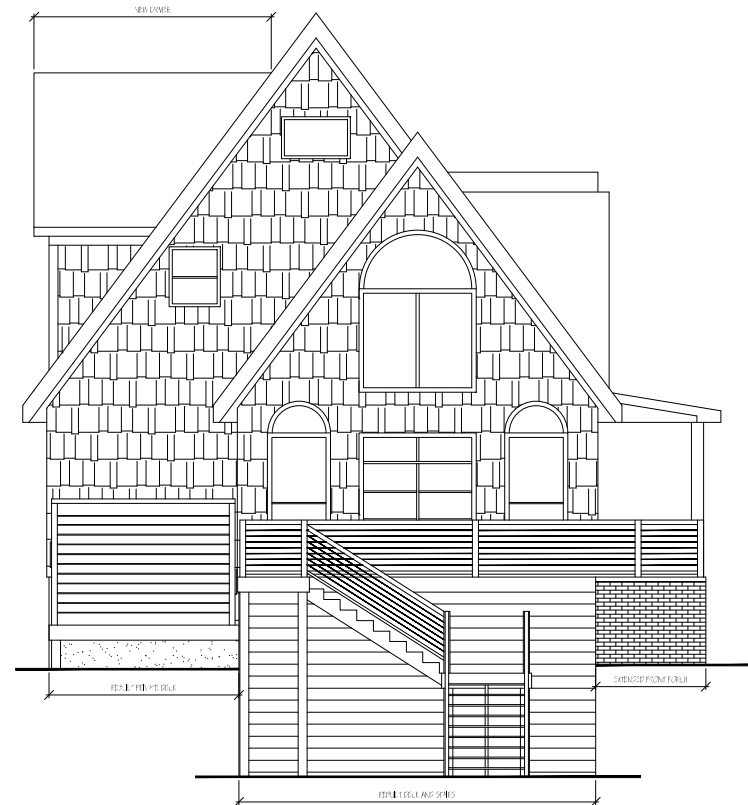
DATE: APRIL 30, 2022

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SHEET NO.

A-2



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



1
A-2A NEW RIGHT SIDE 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: DECEMBER 15, 2022

DRAWN BY: L. BROWN

SHEET NO.

A-2A