



Development Services Center  
178 Sams Street  
Decatur, GA 30030  
[www.dekalbcountyga.gov/planning](http://www.dekalbcountyga.gov/planning)  
404-371-2155 (o); 404-371-4556 (f)

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: 1767 Ridgewood Dr. Atlanta, GA 30307

Applicant: Carla Gamper - Elemente Design E-Mail: Carla.elemente@gmail.com

Applicant Mailing Address: 3421 Summitridge Dr. Atlanta, GA 30340

Applicant Phone: 404-216-0085

Fax: \_\_\_\_\_

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

\*\*\*\*\*

Owner(s): Garett Backman Email: Garett Backman <gab@reof1.com>

Owner(s): Kim Roberson Backman Email: KimRoberson1@gmail.com

Owner(s) Mailing Address: 1767 Ridgewood Court, Atlanta, GA 303007

Owner(s) Telephone Number: 404-550-8100

Approximate age or date of construction of the primary structure on the property and any secondary structures affected by this project:  
House built in 1930s. Previous Addition approx. ten years old.

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:

Enclose Existing Carport and add Sunroom above. Extend existing screen porch. Build Studio addition off left side of house (as viewing from Ridgewood).

Screen in existing exterior deck stairs to new sunroom above existing carport. All rooflines to be at or below existing structure.

Planning to use materials to match existing as close as reasonably possible or to be as complimentary as possible (as in siding on lower back side which cannot be viewed from street)

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](mailto:plansustain@dekalbcountyga.gov) and [pjennings@dekalbcountyga.gov](mailto:pjennings@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: Garett and Kim Backman

being owner(s) of the property at: 1767 Ridgewood Dr.

hereby delegate authority to: Carla Gamper of Elemente

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

Signature of Owner(s): 

Date: 12/24/23

**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

### 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](mailto:dcullis@dekalbcountyga.gov) and [rlbragg@dekalbcountyga.gov](mailto: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"/>

Following are the details in regard to the Proposed Backman Residence Renovation.

#### Scope of Work:

The Homeowners want to enclose their carport for safety and security. In doing so, they wish to remove the deck above which catches water and promotes mosquitoes and to create a sunroom so they can enjoy the beautiful light that comes in from the Vickers Street Elevation. They also desire to extend the existing screen porch on the Valley side of the house so they can actually put a table their and take their breakfast overlooking the valley. On the left side of the house, opposite the proposed garage, we propose to extend an area to create a studio for the homeowner. This are is fairly invisible from the street and will be even more camouflaged in just a few years once the fast growing trees mature.

The elevation on the most visible side of the renovation sits approximately 8 – 10 feet higher than street level and back quite a ways. We have taken care to specify exterior materials and roofing that match or compliment the existing as close as reasonably possible.

With regard to Driveway and walkways, no changes to these locations are intended at this time or for this project.

Attached with this email are Scaled PDF Drawings which have been sized for you to easily print them on 11 x 17 paper as well as a PDF Presentation that will explain the project on each elevation along with material photos, etc. The drawing numbers correspond to the page numbers of the PDF Presentation.

Trees and Landscaping. The One tree near the front of the carport will remain and will be protected during construction. No other landscaping is planned at this time.

Other trees are far enough from the house that they will not be affected by the renovation.

Very little excavation will be anticipated other than digging of footings. No dirt will be removed from site. Silt fence and erosion control will be put in place to protect the surrounding environment. Existing retaining walls to remain as is.

Windows will be either double hung or casement and will be either SDL or TDL and the muntin dimension will match the existing windows as close as reasonably possible. Round window on Gable end will also have muntins of similar size and design.

Any Exterior doors will follow suit.

We have shown an option for the Screened porch extension to be either screened or glassed in.

My name is Carla Gamper. I have owned and operated a construction company and became a NARI Certified Remodeler in 1992 as well as being an Interior Designer and Certified Kitchen and Bath Designer. I have helped the Backmans with many projects over the years and I am the conceptual designer for this project. Once approved to move forward, Exterior, Construction and Engineering drawings will be provided by a licensed Architect and/or Structural Engineer for building permit and construction purposes.

Please see contact information at the end of this document if I can be of service or answer any questions for you.

Thank you very much for your time and attention.

Carla Gamper  
Elemente Design

1. General
  - a) Drawings are labeled and page numbers of scale drawings are numbered to correspond with the page number on the PDF.
  - b) Photos of existing conditions are shown on PDF presentation
2. Site Plan
  - a) Survey included as individual PDF and on PDF Presentation
  - b) No dirt to be removed from site. Minor excavation for footings  
Will use silt fence and protect areas as required
  - c) The one tree close to the stairs will be protected and retained. Other trees are far enough away so as not to be impacted.
3. Driveways and Walkways
  - d) Driveways to remain in existing location
  - e) Walkway/ steps up to side entrance will be reworked and rebuilt for safety and aesthetics. Please see PDF Presentation Pages 16 and 17
4. Fences and Retaining walls – To remain as is at this time.
  - a. Small retaining wall may be used in building new steps to side entrance. Please see pages 16 and 17
5. Elevations and Floor Plans
  - a. Scalable floor plans have been sized for your convenience to print on 11 x 17 paper. They also appear on the PDF Presentation



- b. Ceiling height of first Floor is typically 9 Feet except in areas where ceilings will be vaulted
  - c. No new landscaping is planned at this time
- 6. Roof plan – see page 18 on PDF presentation
  - a. Roof materials and details will match exiting structure as close as reasonably possible.
- 7. Façade – the façade will be a shingle consistent with the existing structure as close as reasonably possible.
  - a. Siding will match existing as close as reasonably possible. Lower level areas in back of house which will not show from street will feature a complimentary siding painted to match the rest of the house.
- 8. Height from grade to roof of new structure is shown on drawing Page 7. All new areas will be at or below the existing roof height.
- 9. Entrance
  - a. No changes are planned for the entrance at this time
- 10. Windows
  - a. Windows will be of good quality double panes. They will either be TDL or SDL
  - b. Window trim will be wood or similar attractive trim product
  - c. Muntin width will be matched to existing house windows as close as reasonably possible.
  - d. Shutters – the proposed shutters over the left hand garage door will be of wood louvre style in keeping with the architecture of the home.
- 11. Materials
  - a. In all cases, the materials will be as close to existing as reasonably possible with the exception of the siding on lower back sides shown on drawings. In this case it will compliment the shingles in height and texture as close as reasonably and aesthetically possible.
  - b. Material for steps and walkway to side entrance from driveway are suggested to be stone or brick.
- 12. Garages
  - a. The existing carport is to be enclosed. Garage doors will be side opening to accommodate existing beam height. These will be attractive garage doors in a design in keeping with the style of the house.
  - b. Material for garage doors will either be a smooth wood like vinyl/polyurethane UV protected insulated garage door, or wood. Glass in garage doors will have SDL and muntin width will match windows as close as reasonably possible.
  - c. Please see page 8 of PDF Presentation

Thank you for your time and consideration.

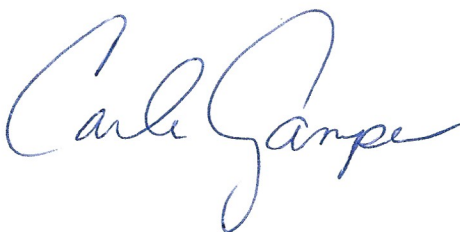
I am excited to help the Backmans create the home that meets their needs and help to beautify the neighborhood at the same time.

If there are any questions please contact the Residential Designer:

Carla Gamper  
 Elemente Design  
[Carla.elemente@gmail.com](mailto:Carla.elemente@gmail.com)  
 404-216-0085

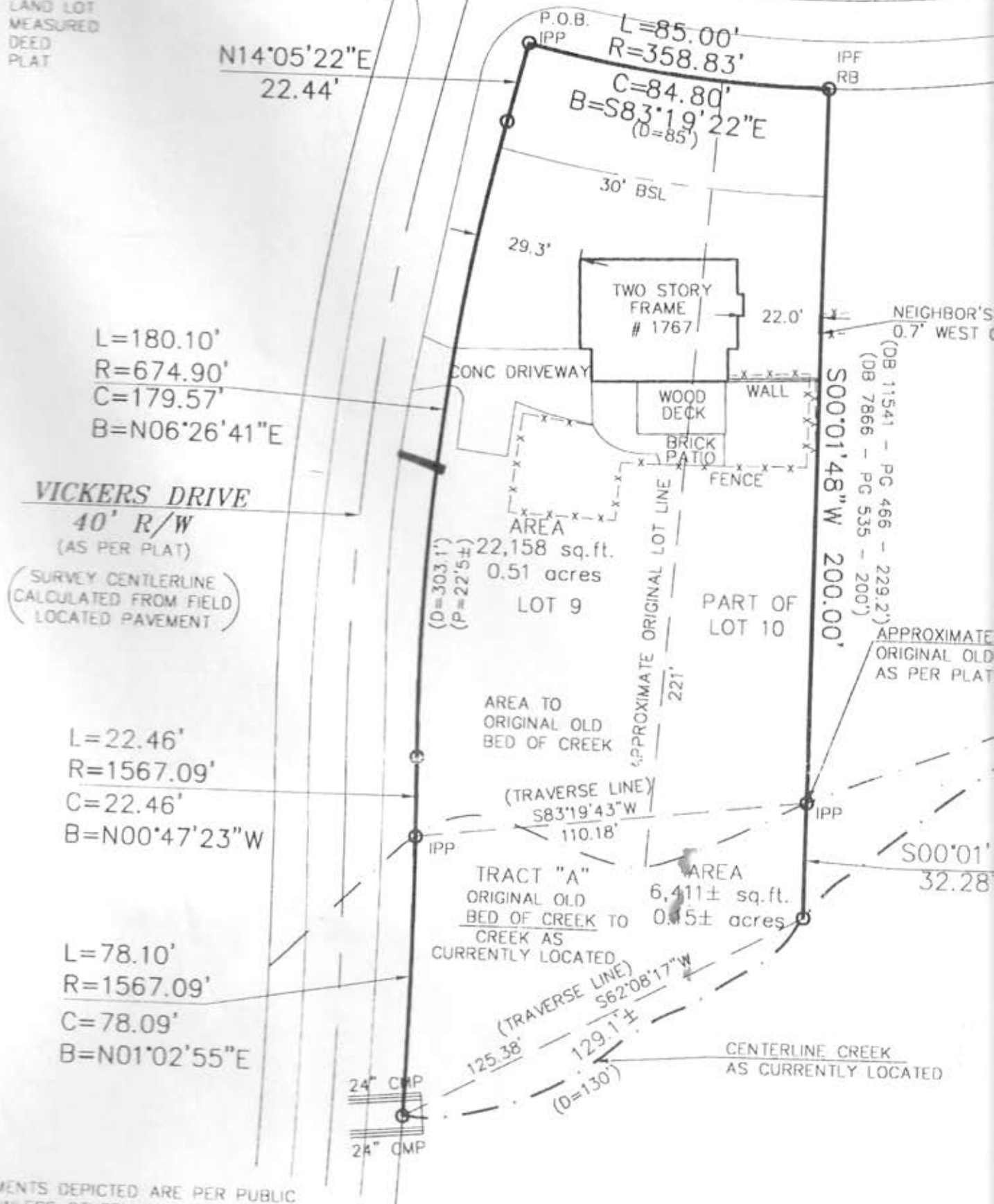
Homeowner:

Garett Backman  
[Garettbackman@outlook.com](mailto:Garettbackman@outlook.com)  
 404-550-8100



CB CATCH BASIN  
 JB JUNCTION BOX  
 HW HEAD WALL  
 POB POINT OF BEGINNING  
 MH MAN HOLE  
 R/W RIGHT-OF-WAY  
 PP POWER POLE  
 LL LAND LOT  
 M MEASURED  
 D DEED  
 P PLAT

(AS PER PLAT)



NOTE:  
 ALL EASEMENTS DEPICTED ARE PER PUBLIC RECORD, UNLESS OTHERWISE NOTED.

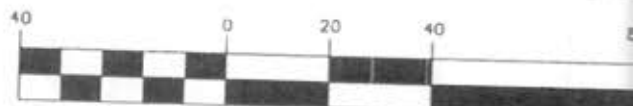
#### PLAT CERTIFICATION NOTICE

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY.

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN RECORDED.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED

GRAPHIC SCALE



( IN FEET )  
 1 inch = 40 feet



EXISTING STRUCTURE SHOWN IN BLACK  
 NEW AREA SHOWN IN BLUE - PLEASE SEE PHOTO -  
 THIS AREA IS COVERED BY TREES THAT WILL GROW SIGNIFICANTLY TALLER

**elemente** design

designer: carla nitz gamper, ckd, cbd, cr  
 3421 summitridge dr. Atlanta, GA 30340  
 404 216-0085  
 certified kitchen designer  
 certified bath designer  
 certified remodeler  
 space planner

## BACKMAN RESIDENCE PROPOSED RENOVATION

1767 RIDGWOOD COURT, ATLANTA, GA 30307

VIEW 2 -VICKERS ST VIEW

CORRESPONDS WITH PDF PAGE 5

SCALE: 3/16" = 1'-0"

DECEMBER 23, 2023



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# BACKMAN RESIDENCE PROPOSED RENOVATION

1767 RIDGWOOD COURT, ATLANTA, GA 30307

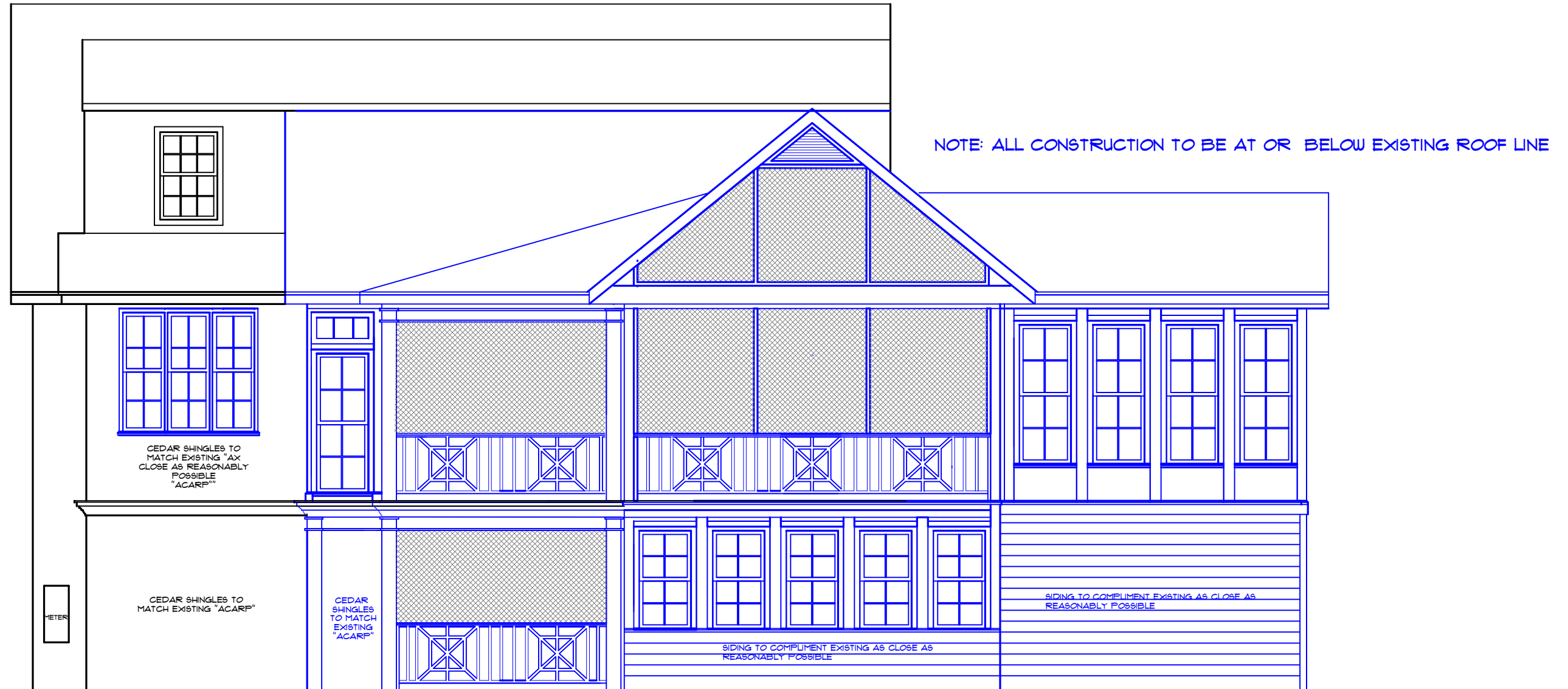
VIEW 2 -VICKERS ST VIEW

CORRESPONDS WITH PDF PAGE 7

SCALE: 3/16' = 1'-0"

DECEMBER 23, 2023





DENOTES SCREENED IN AREA

EXISTING STRUCTURE DESIGNATED IN BLACK  
 NEW FACADE AND CONSTRUCTION DESIGNATED IN BLUE  
 (PLEASE SEE CORRESPONDING PHOTO)

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 certified kitchen designer  
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# BACKMAN RESIDENCE PROPOSED RENOVATION

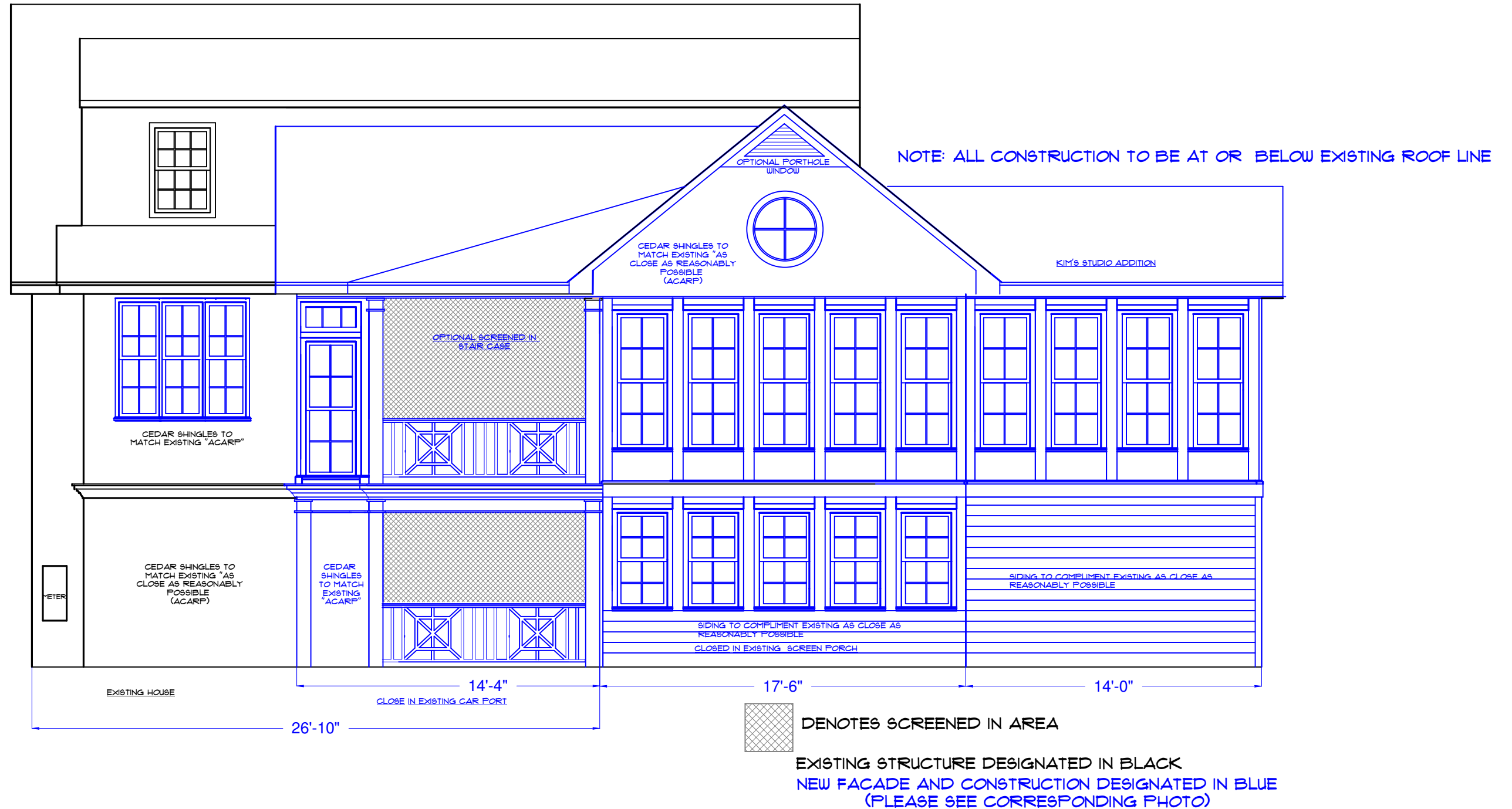
1767 RIDGWOOD COURT, ATLANTA, GA 30307

VIEW3 SIDE/VALLEY VIEW - SCREENED PORCH OPTION

CORRESPONDS WITH PDF PAGE 11

SCALE: 3/16" = 1'-0"

DECEMBER 23, 2023



**elemente** design

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3421 summitridge dr. Atlanta, GA 30340  
404 216-0085  
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certified bath designer  
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space planner

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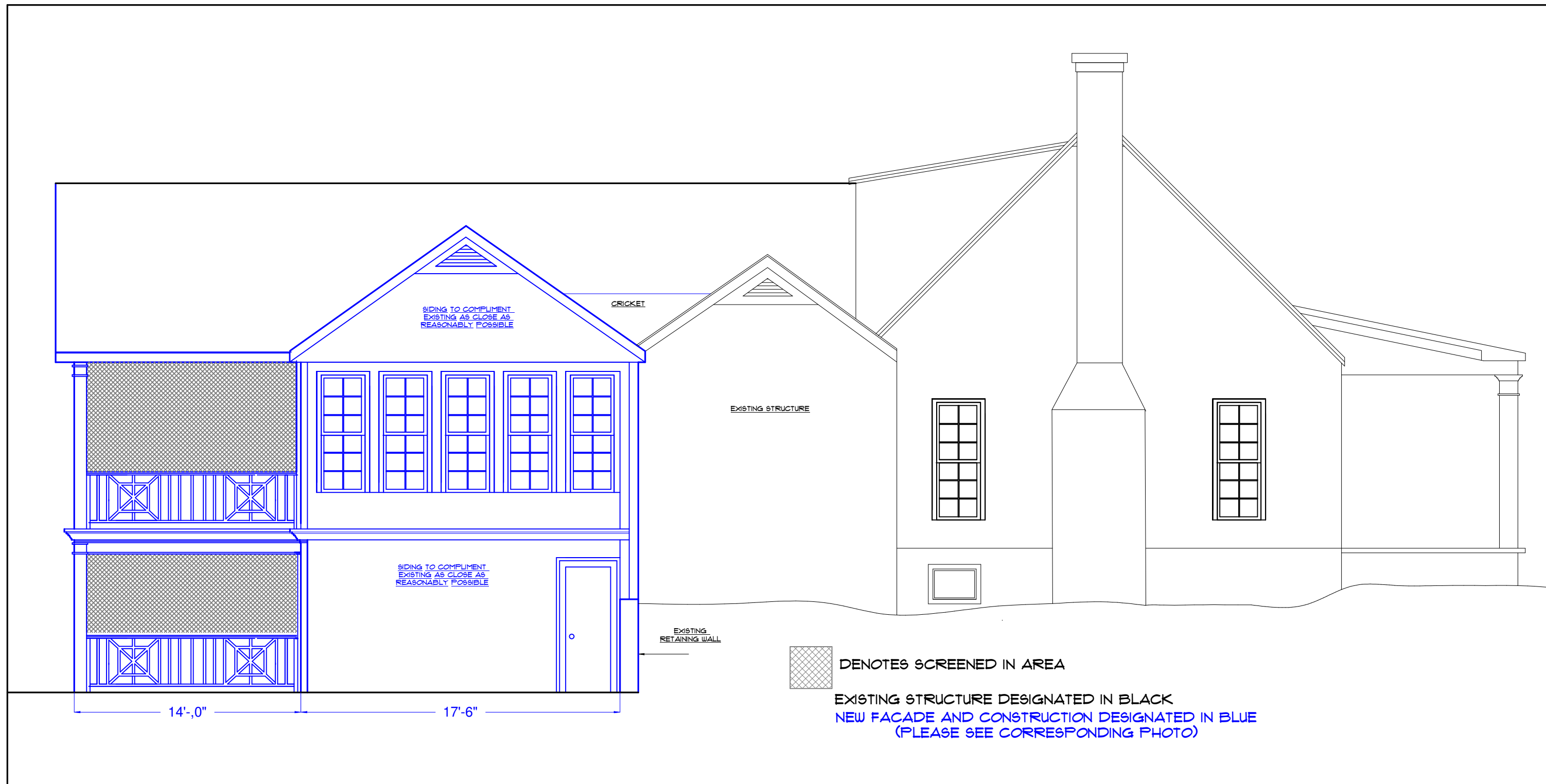
1767 RIDGWOOD COURT, ATLANTA, GA 30307

VIEW3A SIDE/VALLEY VIEW - GLASSED IN OPTION

CORRESPONDS WITH PDF PAGE 12

SCALE: 3/16" = 1'-0"

DECEMBER 23, 2023



**elemente** design

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# BACKMAN RESIDENCE PROPOSED RENOVATION

1767 RIDGWOOD COURT, ATLANTA, GA 30307

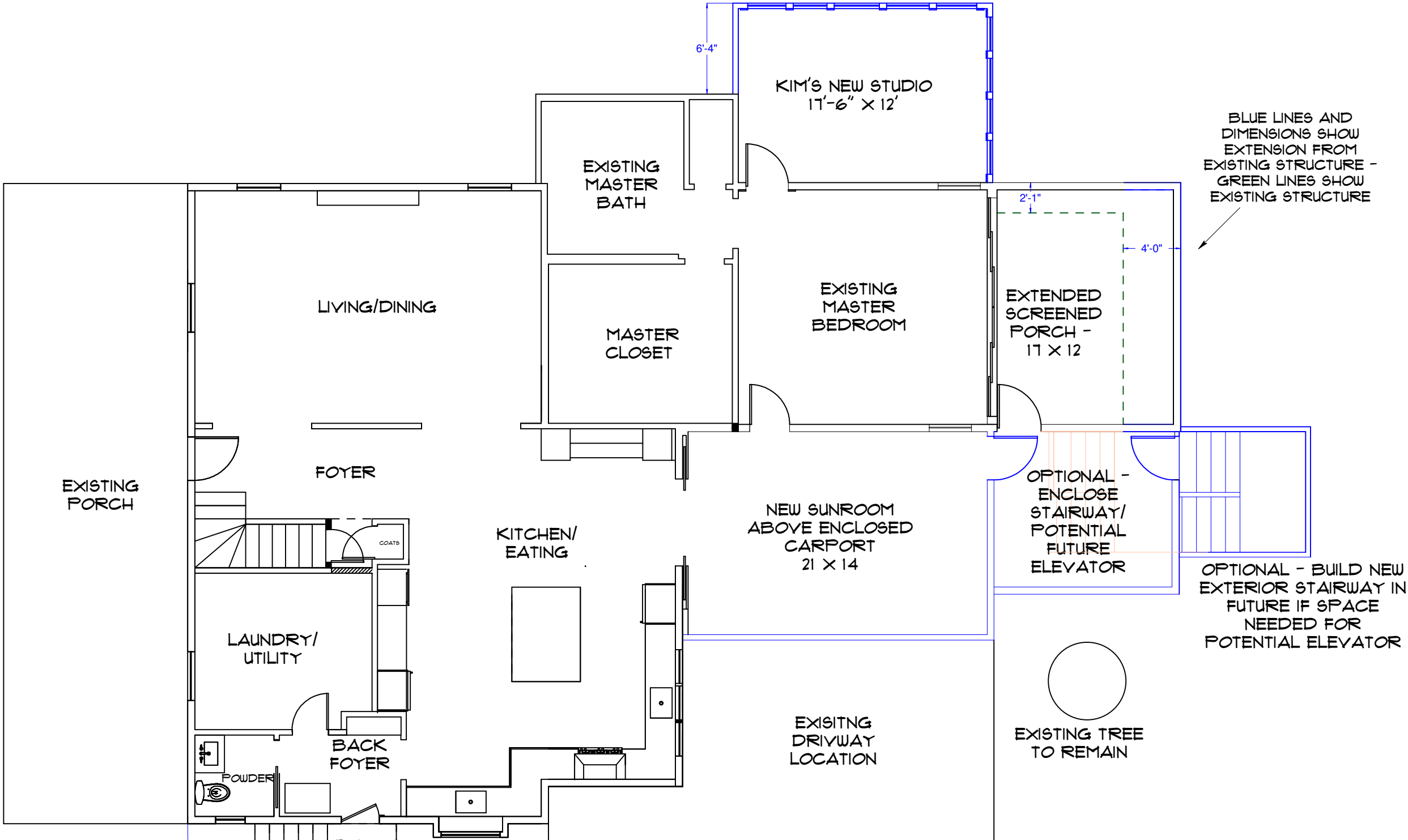
VIEW4 LEFT SIDE VIEW

CORRESPONDS WITH PDF PAGE 14

SCALE: 3/16' = 1'-0"

DECEMBER 23, 2023





BLUE LINES AND  
DIMENSIONS SHOW  
EXTENSION FROM  
EXISTING STRUCTURE -  
GREEN LINES SHOW  
EXISTING STRUCTURE

OPTIONAL - BUILD NEW  
EXTERIOR STAIRWAY IN  
FUTURE IF SPACE  
NEEDED FOR  
POTENTIAL ELEVATOR

# BACKMAN RESIDENCE PROPOSED RENOVATION

11767 RIDGEWOOD COURT. ATLANTA, GA 30307

INTERIOR FLOOR PLAN

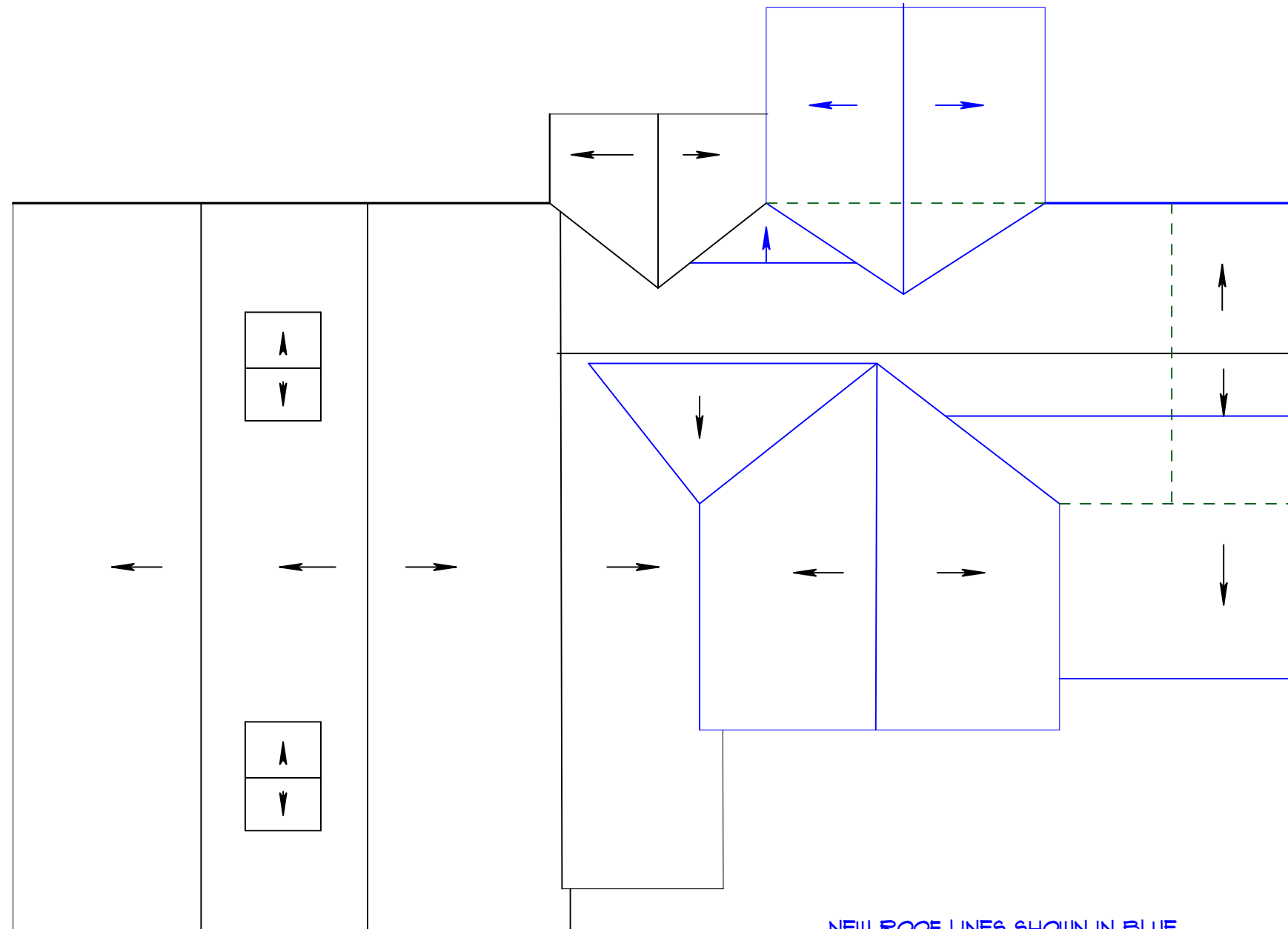
CORRESPONDS WITH PDF PAGE 15

DECEMBER 23, 2023

elemente design

designer: carla nitz gamper, interior design  
3421 summitridge dr. Atlanta, GA 30340  
404 216-0085  
certified kitchen designer  
certified bath designer  
certified remodeler  
space planner

SCALE 1/8" = 1'-0"



NEW ROOF LINES SHOWN IN BLUE  
EXISTING ROOF LINES SHOWN DOTTED IN GREEN

**elemente** design

designer: carla nitz gamper, ckd, cbd, cr  
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certified bath designer  
certified remodeler  
space planner

# BACKMAN RESIDENCE PROPOSED RENOVATION

1767 RIDGEWOOD COURT. ATLANTA, GA 30307

## ROOF PLAN

SCALE 1/8" = 1'-0"

CORRESPONDS WITH PDF PAGE 15

DECEMBER 23, 2023