

DeKalb County Historic Preservation Commission

Monday, April 15th, 2024- 6:00 P.M.

Staff Report

Consent Agenda

F. 2051 North Decatur Road, Jeff Morgan. Install a pool in backyard. **1246964.**

Built in 1910 (18 051 06 001)

This property is located in the Emory Grove Character Area and is not located in National Register Historic District.

11-17 2051 North Decatur Road (DH), Ann Coco and Bader Alyamani. Preliminary review of the concept of building a new house behind a historic building. 21917. **For comment only.**

Summary

Applicant proposes installing an 8'x16' inground pool in backyard. A 5' aluminum fence with a 36" wide self-latching gate will be installed around the pool area and will not extend to the edges of the property. A concrete pad will be installed beside the pool area to house the pool equipment. The pool and fencing will not be visible from the right of way.

Recommendation

Approve. These proposed changes do not appear to have a substantial adverse effect on the district. This application appears to meet the guidelines and the staff recommends approval.

Relevant Guidelines

- 5.0 *Design Review Objective* (p45) - When making a material change to a structure that is in view from a public right-of-way, a higher standard is required to ensure that design changes are compatible with the architectural style of the structure and retain character-defining features. When a proposed material change to a structure is not in view from the public-right-way, the Preservation Commission may review the project with a less strict standard so as to allow the owner more flexibility. Such changes, however, shall not have a substantial adverse effect on the overall architectural character of the structure.
- 9.4 *Enclosures and Walls* (p90) Guideline - Fences and walls should not be built in front yard spaces and are strongly discouraged from corner lot side yard spaces. Retaining walls should only be used in situations where topography requires their use.
- 9.4 *Enclosures and Walls* (p90) Recommendation - Fences are appropriate in rear yard spaces. Rear yard fences should be coordinated with existing county codes. Suggested materials include wood and chain link. Vinyl- covered chain link fencing, typically in bronze, brown, or black, assist in making fences less obtrusive. Vines are suggested to "soften" the appearance of metal chain link fencing. If wood fencing is used, the paint color and design should be compatible with the architecture of the adjacent residence. Fence heights can range from 4' to 6' depending on the reason for the enclosure.



DeKalb County
GEORGIA

Development Services Center
178 Sams Street
Decatur, GA 30030
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 submitted: _____ Date Received: _____
 Address of Subject Property: 2051 North Decatur Rd. Decatur GA 30033
 Applicant: Jeff Morgan E-Mail: Habershampoolsinc@gmail.com
 Applicant Mailing Address: 2112 McKinley Rd. NW
Atlanta GA 30318
 Applicant Phone: 404-863-1614

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

Owner(s): Ann Coco Email: AnnCoco@Mindsping.com
 Owner(s): _____ Email: _____
 Owner(s) Mailing Address: 2051 North Decatur Rd. Decatur GA 30033
 Owner(s) Telephone Number: 404-931-7722

Approximate date of construction of the primary structure on the property and any other structures affected by this project: 1910

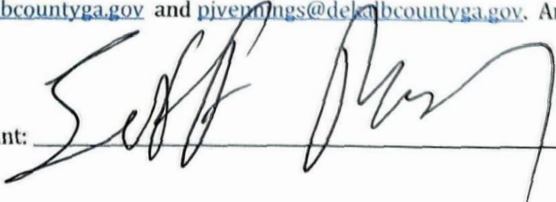
Nature of work (check all that apply):

New construction	<input checked="" type="checkbox"/>	New Accessory Building	<input type="checkbox"/>	Other Building Changes	<input type="checkbox"/>
Demolition	<input type="checkbox"/>	Landscaping	<input type="checkbox"/>	Other Environmental Changes	<input type="checkbox"/>
Addition	<input type="checkbox"/>	Fence/Wall	<input type="checkbox"/>	Other	<input type="checkbox"/>
Moving a Building	<input type="checkbox"/>	Sign Installation	<input type="checkbox"/>		

Description of Work:

New inground Swimming pool
+ Pool Equipment Pad

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 pjvernings@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: Ann Coco

being owner(s) of the property at: 2051 North Decatur Rd. ~~At~~ Decatur GA 30033

hereby delegate authority to: Jeff Morgan

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

Signature of Owner(s): Ann Coco

Date: 3/21/24

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.

GENERAL NOTES:

- This Plat has been prepared without the benefit of a current title report. Easements or encumbrances may exist that are not shown on this plat.
- This plat is subject to any restrictions, easements, covenants or restrictions that may exist either written or unwritten.
- Underground utilities not shown hereon may exist. The Surveyor does not take responsibility for absence or presence of any such utilities.
- No Geodetic monuments were found within 500 feet of this site
- This Plat has been prepared for the exclusive use of the person(s) or entities named hereon.

• Work hours and construction deliveries are:
 Monday – Friday 7:00am – 7:00pm
 Saturday 8:00am – 5:00pm

NOTES: PROPERTY ON SEWER

SURVEY DATA:

TYPE OF SURVEY: TOPOGRAPHIC
 SOURCE OF TITLE DESCRIPTION FOR SUBJECT PROPERTY: DB 24866 PG 272
 PROPERTY OWNER AT TIME OF SURVEY: BADER ALYAMANI & ANN COCO
 PARCEL NUMBER: 18-051-06-001
 SOUTH EAST PROPERTY LINE IS BEARING BASIS FROM SURVEY FOR WILLIAM A. ALBRIGHT BY CONROY & ASSOCIATES, P.C. DATED 8/28/2014
 TOTAL AREA: 59,963 SQ FT, 1.38 AC
 CALCULATED PLAT CLOSURE: 1:535,597

FIELD DATA:

DATE OF FIELD SURVEY

THE CALCULATED POSITIONAL TOLERANCE BASED ON REDUNDANT LINEAR MEASUREMENTS OF OBSERVED POSITIONS WAS FOUND TO BE 0.024 FEET.

EQUIPMENT:
 ELECTRONIC TOTAL STATION

NO WALL TO EXCEED 4' TALL

FLOOD HAZARD NOTE: THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF DEKALB COUNTY, GEORGIA 13089C0066J EFFECTIVE DATE MAY 16, 2013
 NO STATE WATER EXISTS WITHIN 200' OF PROJECT SITE

TREE SYMBOLS (X) PINE
 (X) HARDWOOD
 X = DIAMETER IN INCHES

REFERENCE: DB 24866 PG 272
 SURVEY FOR WILLIAM A. ALBRIGHT BY CONROY & ASSOCIATES, P.C. DATED 8/28/2014

ZONING: R-75

IMPERVIOUS SURFACES:
 GRAVEL DRIVE = 3,153 SQ. FT.
 BUILDINGS = 2,471 SQ. FT.
 TOTAL IMPERVIOUS = 5,624 SQ. FT. (0.094%)
 TOTAL LOT = 59,963 SQ. FT.

PROPOSED LOT COVERAGE:
 POOL/POOLING: 180 SF
 POOL EQUIP.: 25 SET
 TOTAL PROPOSED: 205 SF

PROPOSED IMPERV. AREA: 5,829 SQ. FT. 0.097%

- notes:
- Dumpsters and/or temporary sanitary facilities shall not be located in the street or tree protection area or right-of-way.
 - Additional erosion controls shall be installed as deemed necessary by the on-site inspector(s)
 - All tree protection areas to be protected from sedimentation.
 - 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.
 - The installation of erosion and sedimentation control measures and practices shall occur prior to or concurrent with land-disturbing activities.

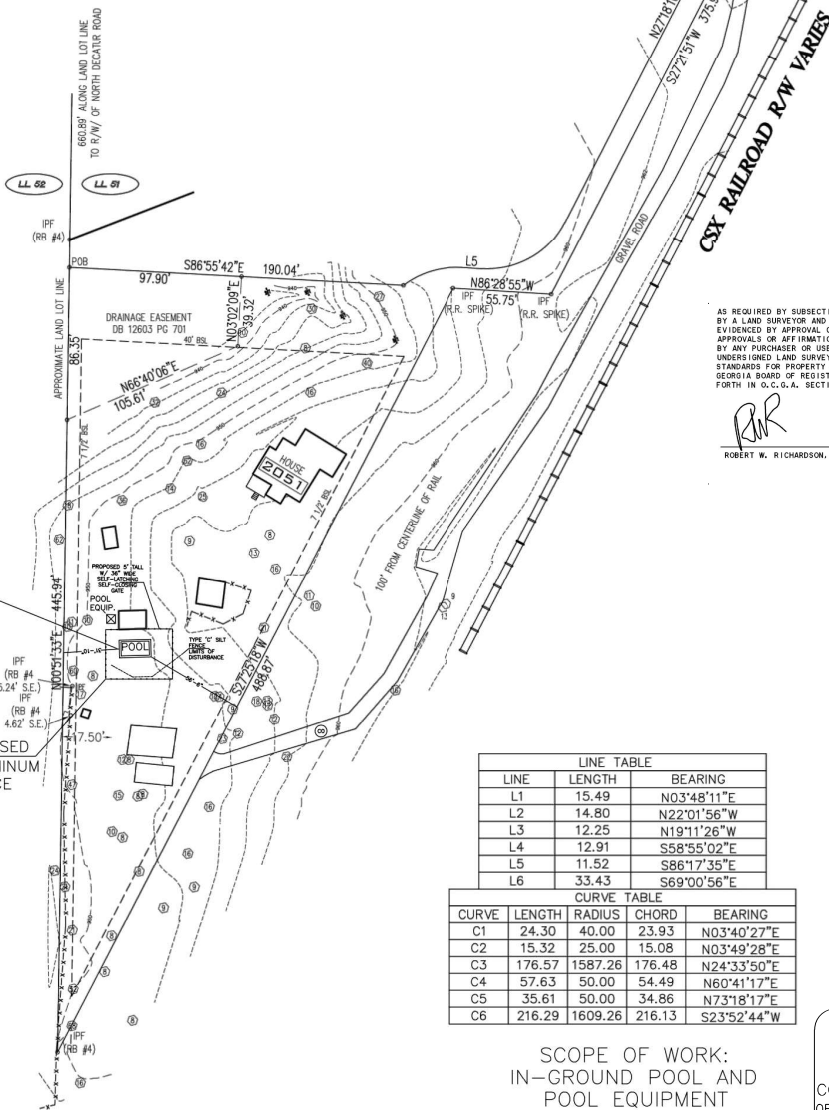
NOTES

• Erosion and sedimentation control measures will be maintained at all times. If full implementation of the approved plan does not provide for effective erosion and sediment control, additional erosion and sediment control measures shall be implemented to control or treat the sediment source.

Locate and field stake all utilities, easements, pipes, flood limits, stream buffers, and tree save areas prior to any land disturbing activities.

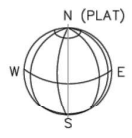
A final as-built lot survey required prior to issuance of Certificate of Occupancy.

SITE PLAN FOR: NEW POOL CONSTRUCTION



NORTH DECATUR ROAD

CSX RAILROAD R/W VARIES



AS REQUIRED BY SUBSECTION (4) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. 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.

RR

ROBERT W. RICHARDSON, GA RLS 183419

2/23/2024

DATE



LEGEND

- EQP EDGE OF PAVEMENT (CURB)
- PP POWER POLE
- R/W RIGHT OF WAY
- IPF IRON PIN FOUND
- IPS 1/2" REBAR SET
- SW SIDE WALK
- BOLLARD
- OHP OVERHEAD POWER
- FH FIRE HYDRANT
- CB CATCH BASIN
- MH MANHOLE
- WM WATER METER
- WV WATER VALVE
- GV GAS VALVE
- GM GAS METER
- LP LIGHT POLE
- CONCRETE PAD

LINE	LENGTH	BEARING
L1	15.49	N03°48'11"E
L2	14.80	N22°01'56"W
L3	12.25	N19°11'26"W
L4	12.91	S58°55'02"E
L5	11.52	S86°17'35"E
L6	33.43	S69°00'56"E

CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	24.30	40.00	23.93	N03°40'27"E
C2	15.32	25.00	15.08	N03°49'28"E
C3	176.57	1587.26	176.48	N24°33'50"E
C4	57.63	50.00	54.49	N60°41'17"E
C5	35.61	50.00	34.86	N73°18'17"E
C6	216.29	1609.26	216.13	S23°52'44"W

SCOPE OF WORK:
 IN-GROUND POOL AND POOL EQUIPMENT

HOMEOWNER INFO
 ANN COCO
 2051 N. DECATUR ROAD
 ATLANTA GA. 30329

CONTRACTOR INFO:
 HABERSHAM POOLS
 2112 MCKINLEY RD.
 ATLANTA GA 30318
 404-863-1614

24 HR CONTACT:
 JEFF MORGAN
 404-863-1614

2051 NORTH DECATUR ROAD

DEKALB COUNTY, GEORGIA
 LAND LOT 51, DIST 18
 DATE: 12-09-23

ALPHA LAND SERVICES
 P.O. BOX 1651
 LOGANVILLE, GA. 30052
 CONTACT: ROBERT RICHARDSON
 OFF: 770.696.4054
 EMAIL: ROBERT@ALPHASURVEYOR.COM

REVISION:

REF. PLAT: PB. _____ P. _____

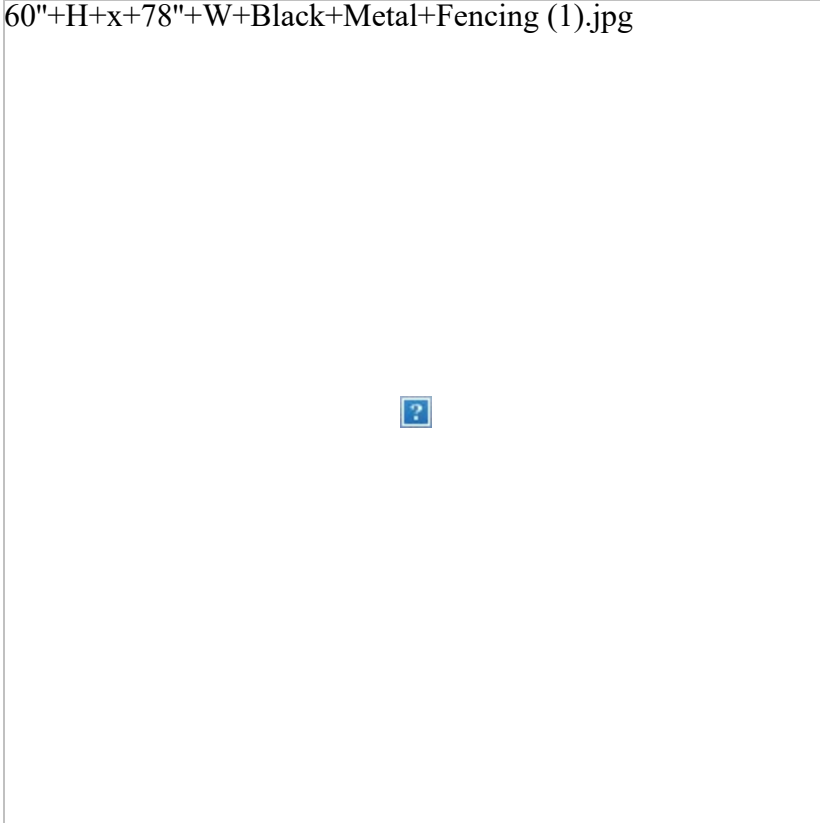


From: [Jeff Morgan](#)
To: [Paige V. Jennings](#)
Subject: Re: Inquiry Regarding COA Application - 2051 North Decatur Road
Date: Tuesday, April 9, 2024 5:10:50 PM

No trees are being removed

Its a 5' tall aluminum fence

60"+H+x+78"+W+Black+Metal+Fencing (1).jpg



On Tue, Apr 9, 2024 at 11:57 AM Paige V. Jennings <pvjennings@dekalbcountyga.gov> wrote:

Good Morning,

Hope that this email finds you well and enjoying the week so far.

We are in the process of completing our staff level review and compiling our report regarding the application for 2051 North Decatur Road. To complete our review, could you please provide information regarding the following questions:

1. Will any trees be removed and if so, what are the plans for replacing for replacement?
2. Can representative photos of the proposed fencing be provided?

Please provide the requested information as soon as possible, and please let me know if you have any questions.

Thank You,

Paige



Government Services Center
178 Sams Street
Decatur, GA 30030

Paige V. Jennings

Senior Planner (they/them)
Historic Preservation
Planning & Sustainability Department
Current Planning Division

pvjennings@dekalbcountyga.gov
470.829.7341 County Cell



DeKalbCountyGa.gov/planning