

DeKalb County Historic Preservation Commission

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

Staff Report

Consent Agenda

B. 965 Springdale Road, Luke Burbank. Install a pool in backyard. **1246960.**

Built in 1915 (18 001 06 007)

This property is located in Druid Hills Character Area #1 and in the Druid Hills National Register Historic District.

- 09-07 965 Springdale Road (DH), James E. Boone. Add Porte cochere, rear addition, and garage. 13974. **Deferred.**
10-07 965 Springdale Road (DH), James E. Boone. Add porte cochere, rear addition, and garage. 13974. **Approved as modified.**
05-08 965 Springdale Road (DH), James Boone. Build terrace in backyard. 14776. **Approved.**
02-11 965 Springdale Road (DH), James Boone. Extend fence on south side. 16889. **Approved.**
09-12 965 Springdale Road (DH), James E. Boone. Install fence in backyard. 18168. **Approved.**

Summary

The applicant proposes the following work:

1. Install an 18'x36' in-ground pool with a jacuzzi and automatic cover in the backyard. The pool will be located in the backyard and not visible from the right of way. No trees or vegetation will be removed.
2. Install a 5' wood fence with a 5' self-latching gate between the house and the proposed pool. The fence will match the existing wood fencing around the backyard and create an enclosure around the proposed pool.

Recommendation

Approve. The proposed changes do not appear to have a substantial adverse effect on the property or 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.



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: 965 Springdale Rd NE. Atlanta GA 30306
Applicant: Luke Burbank E-Mail: LBurbank@artisticpools.com
Applicant Mailing Address: 3884 N. Peachtree Rd. Atlanta GA. 30341
LBurbank@artisticpools.com
Applicant Phone: 770-527-8709

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

Owner(s): Sally Yates Email: Sgyates123@gmail.com
Owner(s): _____ Email: _____
Owner(s) Mailing Address: 965 Springdale Rd. Atlanta GA 30306
Owner(s) Telephone Number: 470-249-7646

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

Nature of work (check all that apply):
New construction New Accessory Building Other Building Changes
Demolition Landscaping Other Environmental Changes
Addition Fence/Wall Other
Moving a Building Sign Installation

Description of Work:

Construct in-ground Swimming pool
And pool Equipment

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 pivennings@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: Sally Yates

being owner(s) of the property at: 965 Springdale Rd NE

hereby delegate authority to: Luke Burbank

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

Signature of Owner(s): Sally D. Yates

Date: 3/20/24

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.

The field data upon which this plat is based has a closure precision of one foot in 15,000 feet and an angular error of 03" seconds per angle point and was adjusted using the Compress Rule. The field data upon which this plat is based has a closure and is found to be accurate within one foot in 100,000.

Equipment used: Topcon GTS-213 Total Station.

FLOOD HAZARD STATEMENT

THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA AS PER THE FIRM FLOOD HAZARD MAP OF DEKALB COUNTY, GEORGIA, COMMUNITY PANEL NUMBER 13089C0064, DATED 05/16/13

POOL SPECS:
18' X 36'
3' X 5' DEEP
24,326 GALLONS

NO WALL TO EXCEED 4' TALL

HOMEOWNER INFO
SALLY YATES
965 SPRINGDALE RD
ATLANTA GA, 30306
470-249-7646

NOTES: PROPERTY ON SEWER
NO STATE WATER EXISTS WITHIN 200' OF PROJECT SITE

- 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)
 - The installation of erosion and sedimentation control measures and practices shall occur prior to or concurrent with land-disturbing activities.
 - 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.

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

LOT AREA:

49,993 sf.
1.147 ACRES

SCOPE OF WORK:
IN-GROUND POOL AND POOL EQUIPMENT

EXISTING LOT COVERAGE BREAKDOWN:
HOUSE: 2483 SQ. FT.
FRONT PORCH/STEPS: 286 SQ. FT.
DRIVEWAY: 2,393 SQ. FT.
SIDEWALK: 93 SQ. FT.
REAR PORCH: 198 SQ. FT.
CARTPORT: 357 SQ. FT.
2-CAR GARAGE: 487 SQ. FT.
SHED(S): 600 SQ. FT.

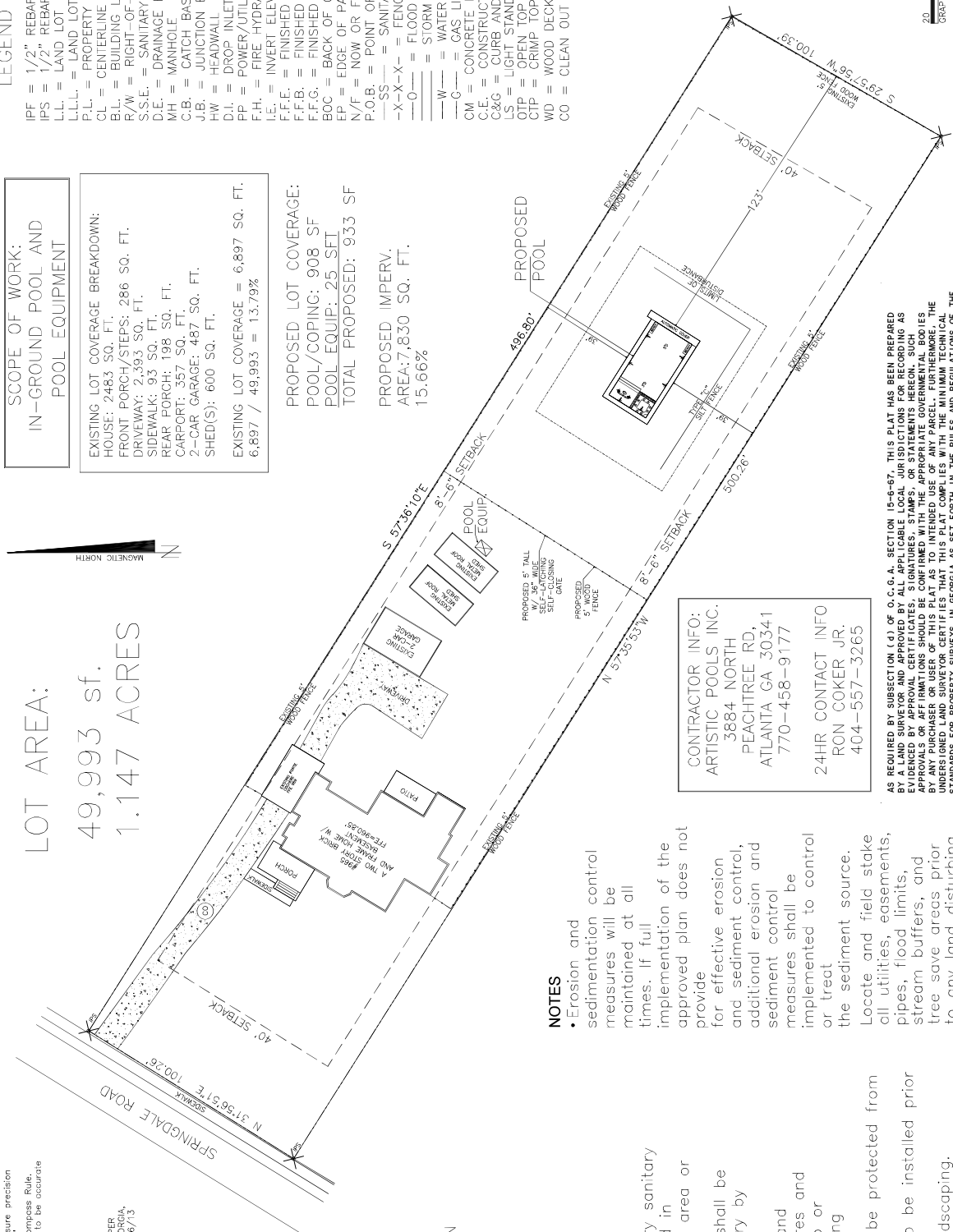
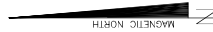
EXISTING LOT COVERAGE = 6,897 SQ. FT.
6,897 / 49,993 = 13.79%

PROPOSED LOT COVERAGE:
POOL/COPING: 908 SF
POOL EQUIP.: 25 SET
TOTAL PROPOSED: 933 SF

PROPOSED IMPERV.
AREA: 7,830 SQ. FT.
15.66%

LEGEND

- IPF = 1/2" REBAR FOUND
- IPS = 1/2" REBAR PIN SET
- L.L.L. = LAND LOT
- L.L.L.L. = LAND LOT LINE
- P.L. = PROPERTY LINE
- C.L. = CENTERLINE
- B.L. = BUILDING LINE
- R/W = RIGHT-OF-WAY
- S.S.E. = SANITARY SEWER EASEMENT
- D.E. = DRAINAGE EASEMENT
- M.H. = MANHOLE
- C.B. = CATCH BASIN
- J.B. = JUNCTION BOX
- H.W. = HEADWALL
- D.I. = DROP INLET
- P.P. = POWER/UTILITY POLE
- F.H. = FIRE HYDRANT
- I.E. = INVERT ELEVATION
- F.F.E. = FINISHED FLOOR ELEVATION
- F.F.B. = FINISHED FLOOR BASEMENT
- F.F.G. = FINISHED FLOOR GARAGE
- B.O.C. = BACK OF CURB
- EP = EDGE OF PAVEMENT
- N/F = NOW OR FORMERLY
- P.O.B. = POINT OF BEGINNING
- SS = SANITARY SEWER LINE/PIPE
- X-X-X- = FENCE LINE
- O- = FLOOD HAZARD ZONE LINE
- = STORM SEWER LINE/PIPE
- = WATER LINE
- = GAS LINE
- CM = CONCRETE MONUMENT
- C.E. = CONSTRUCTION EASEMENT
- C&G = CURB AND GUTTER
- LS = LIGHT STANDARD
- OTF = OPEN TOP PIPE FOUND
- CTP = GRIMP TOP PIPE FOUND
- WD = WOOD DECK
- CO = CLEAN OUT



CONTRACTOR INFO:
ARTISTIC POOLS INC.
3884 NORTH PEACHTREE RD,
ATLANTA GA 30341
770-458-9177

24HR CONTACT INFO
RON COKER JR.
404-557-3265

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.

AS REQUIRED BY SUBSECTION (G) 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 UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLES 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.



ROBERT W. RICHARDSON, GA RLS #1419
DATE 3/18/24

ALPHA LAND SERVICES
LOCAL: 770.696.4552
CONTACT: ROBERT RICHARDSON
OFF: 770.696.4554 EMAIL: ROBERT@ALPHALANDSERVICES.COM
REV/ISION:
LAND LOT: 1 & 24.1
DISTRICT: 18
COUNTY: GEORGIA
FIELD DATE: 03/17/24
AREA = 1.148 ACRES
PLAT DATE: 03/19/24
JOB No. 23-12-613

965 SPRINGDALE DRIVE
TAX PARCEL: 18 001 06 007
LOT: 25 BLOCK: 4
SUB: DRUID HILLS SUB.

SITE PLAN FOR:



From: [Luke Burbank](#)
To: [Paige V. Jennings](#)
Subject: RE: Inquiry Regarding COA Application - 965 Springdale Road
Date: Tuesday, April 9, 2024 5:04:07 PM

No trees or vegetation are being removed.

From: Paige V. Jennings <pvjennings@dekalbcountyga.gov>
Sent: Tuesday, April 9, 2024 11:46 AM
To: Luke Burbank <LBurbank@artisticpools.com>
Subject: Inquiry Regarding COA Application - 965 Springdale Road

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 965 Springdale Road. To complete our review, could you please provide information regarding the following questions:

1. Will any trees or vegetation be removed?
2. If trees are removed, what are the proposed replacement plantings?

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

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