

# DeKalb County Historic Preservation Commission

Monday, May 19, 2025- 6:00 P.M.

## Staff Report

### Regular Agenda

G. 1796 Ridgewood Drive, April Ingrahm. Install fencing and brick wall. **1247565**

Built in 1928 (18 004 18 014)

This property is in the University Park-Emory Highlands-Emory Estates National Register Historic District and Character Area.

03-23 1796 Ridgewood Drive, SM Property Investments. Build a rear addition and terrace, extend the driveway in the backyard, replace windows, and rebuild the covered porch at the rear of the house. 1246366. **Approved.**

### Summary

The applicant proposes installing an 8' wood privacy fence and brick wall. A 145' section of stepped brick retaining wall, measuring 3' in height, will be installed on a 18" wide reinforced concrete footer along the Western property line. The 5' wood privacy fence will be installed on top of a 3' brick retaining wall base along the side yards, for a total height of 8'. The fence will be installed along the perimeter of the back yard of the property, extending from the rear corner of the existing garage along the Northern property line to the midpoint of the house along the Southern property line. A section of 4' tall picket wood fencing will be installed between the front corner of the garage and connecting to the rear corner of the covered porch on the rear of the house. A pedestrian gate will be installed in the Southern side yard, at the midpoint of the house, and a second pedestrian gate will be installed in the center of the section of picket fencing between the garage and house.

In addition to the proposed installation of the fence and brick wall, the applicant proposes removing the existing chain link fence on the rear of the property, removing the existing slate chips in the backyard, and installing new plantings in the backyard at a later date.

### Recommendation

**Approve with Modification.** Staff recommends the approval of the application with the modification that the maximum height of the proposed fence and wall be reduced to 6' in height, in accordance with Guideline 9.4 of the Druid Hills Design Manual.

### 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.

9.3 *Vegetation* (p83) Recommendation – The plant list is intended to assist in the selection of appropriate plant materials. Olmsted's list and the list from the Georgia Landscapes Project provide guidance in selecting materials appropriate for historic landscape projects. There are other sources that can be consulted to identify additional plants used by Olmsted in Druid Hills, such as historic planting plans and particularly the archival record at the Olmsted National

Historic Site in Brookline, Massachusetts. The Olmsted list presented in this document should be considered a beginning. Residents of Druid Hills are encouraged to add to this list with historic plants that can be documented as having been used by Olmsted. The native list should be used for natural areas within the district, such as creek corridors and drainage ways. Places within the district where the retention of healthy ecological environments is critical are best landscaped with native varieties. Since native plants have been available since the colony of Georgia was established in 1733, native plants are also appropriate for historic landscapes.

- 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  
Lorraine Cochran-Johnson

**DEPARTMENT OF PLANNING & SUSTAINABILITY**

Interim Director  
Cedric W. Hudson, MCRP

**Application for Certificate of Appropriateness**

Date submitted: 4/23/2025

Date Received: \_\_\_\_\_

Address of Subject Property: 1796 RIDGEWOOD DR ATLANTA GA 30307

Applicant: APRIL INGRAHAM E-Mail: CONSULTANT@THEPERMITSPECIALIST.COM

Applicant Mailing Address: 3688 CLEARVIEW AVE STE 101 ATLANTA GA 30340

Applicant Phone: 404-421-1520

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

\*\*\*\*\*

Owner(s): JOHN DONAHUE Email: JOHN.M.DONAHUE@GMAIL.COM

Owner(s): \_\_\_\_\_ Email: \_\_\_\_\_

Owner(s) Mailing Address: 1796 RIDGEWOOD DR ATL GA 30307

Owner(s) Telephone Number: 213-447-8227

Approximate date of construction of the primary structure on the property and any other structures affected by this project: 1928

Nature of work (check all that apply):

|                   |                          |                        |                                     |                             |                          |
|-------------------|--------------------------|------------------------|-------------------------------------|-----------------------------|--------------------------|
| New construction  | <input 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 checked="" type="checkbox"/> | Other                       | <input type="checkbox"/> |
| Moving a Building | <input type="checkbox"/> | Sign Installation      | <input type="checkbox"/>            |                             |                          |

Description of Work:

INSTALL NEW 8' TALL WOODEN FENCE AND BRICK WALL IN THE REAR PERIMETER & SIDES OF EXISTING RESIDENTIAL PROPERTY. INCLUDES A 145' LINEAR SECTION STEPPED BRICK RETAINING WALL BASE 3' TALL ON 18" WIDE REINFORCED CONCRETE FOOTER ALONG WESTERN PROP LINE. INSTALL 5' FENCE ON TOP OF WALL NEEDED FOR PRIVACY. WALL INSTALLED TO MITIGATE DRAINAGE. WILL ALSO BE 2 NEW GATES. SITE IMPROVEMENTS INCL PLANTING AND REMOVAL OF EX. SLATE CHIPS.WILL REMOVE OLD CH. LINK FENCE.

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 [pvjennings@dekalbcountyga.gov](mailto:pvjennings@dekalbcountyga.gov). An incomplete application will not be accepted.

Signature of Applicant: \_\_\_\_\_

**APRIL INGRAHAM**

Digitally signed by APRIL INGRAHAM  
DN: O=THE PERMIT SPECIALIST LLC, CN=APRIL INGRAHAM, E=CONSULTANT@THEPERMITSPECIALIST.COM  
Reason: I am the author of this document  
Location: 3688 CLEARVIEW AVE STE 101 ATL GA 30340  
Date: 2025.04.23 14:52:58-04'00'  
Foxit PDF Editor Version: 2024.4.1

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: JOHN DONAHUE

being owner(s) of the property at: 1796 RIDGEWOOD DR., NE ATLANTA GA 30307

hereby delegate authority to: APRIL INGRAHAM (THE PERMIT SPECIALIST LLC)

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

Signature of Owner(s): 

Date: 04/14/25

**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 via email. 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.

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## DEPARTMENT OF PLANNING & SUSTAINABILITY

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### 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 emailing **plansustain@dekalbcountyga.gov** AND **pvjennings@dekalbcountyga.gov**.
2. Complete and submit the application via email. 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 pvjennings@dekalbcountyga.gov**. If all documents are not provided the application will not be complete and will not be accepted.
3. Once the application has been received, the Administrative Specialist for the Department of Planning and Sustainability will provide a sign template and instructions on how to post the required signage on the property at least ten days before the preservation commission meeting. If the applicant does not post the required signage and provide evidence of posting within ten days before the preservation commission meeting, their application may be deferred or denied due to improper public notification.
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.

## DEPARTMENT OF PLANNING & SUSTAINABILITY

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### 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 404-687-3945 or via e-mail at [pvjennings@dekalbcountyga.gov](mailto:pvjennings@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".

I have reviewed the DeKalb County Tree Ordinance.

I have reviewed applicable zoning codes regarding lot coverage, garage sizes, stream buffers.

#### 1. General

- a. Label all drawings with the address of the site, owners' name, and contact phone number.
- b. Number all drawings.
- c. Include a graphic scale on reductions.
- d. Date all revisions.
- e. Indicate all unverified numbers with +/- signs
- f. Include photos of the existing condition of the property.

#### 2. Site Plan (existing and proposed) to include:

- a. Topographical plan with significant trees sized and located;
- b. Setback compared to adjacent houses (ask surveyor to show corners of adjacent houses);
- c. Distance between houses;
- d. Façade width to finished face of material;
- e. Grading and elevations across site;
- f. Dirt removal or regrading if more than 18";
- g. Tree protection plan;
- h. Tree removal and replacement plan

#### 3. Driveways and Walkways

- a. Location and relationship to house;
- b. Width;
- c. Material;
- d. Curb cut and apron width

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DEPARTMENT OF PLANNING & SUSTAINABILITY

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**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, 1/4"=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



## DEPARTMENT OF PLANNING & SUSTAINABILITY

### 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

### Application Process Checklist

This checklist is to ensure that applicants understand the Certificate of Appropriateness (COA) application process from beginning to end. Please verify that you have read over the process shown below and understand the procedures and timeline that will be followed for all submitted COA applications.

- Applications may only be submitted during the period specified on the calendar for each month. Once the filing deadline has passed and that period has expired, **no new applications will be accepted** to be heard at that month's commission meeting. If an application has not been submitted before the filing deadline, it cannot be submitted again until the next period for applications has opened.
- Additional materials submitted after the staff's report have been finalized and posted to the public will not be taken into consideration for the staff report. Staff reports will not be edited once finalized and published – any new materials may be submitted for the record for the commission but will not affect the staff's report for the application.
- Any additional materials submitted after the staff's report has been finalized and posted to the public may be added to the record for the historic preservation commission to review as supplemental materials for the submitted application. Supplemental materials includes:
  - Representative photos
  - Letters of support/opposition
  - Architectural drawings
  - Updated site plans

Supplemental materials **do not** include documents for new work to be added to the already submitted application. Any materials that propose new work that was not included in the original application, will not be added to the record. Any proposed new work that was not included in the original application will need to be included in a new application to be submitted for next month's commission meeting.

I have reviewed the information above and understand the Certificate of Appropriateness process.

I have reviewed the HPC calendar.

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

REFERENCE: DEED BOOK 31517 PG 606  
PLAT BOOK 7 PG 39

FLOOD HAZARD NOTE: THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF DEKALB COUNTY, GEORGIA 1306960062K EFFECTIVE DATE AUGUST 15, 2019

SURVEY DATA:  
TYPE OF SURVEY: RETRACEMENT  
SOURCE OF TITLE DESCRIPTION FOR SUBJECT PROPERTY: DB 31517 PG 606 SURVEY: JOHN DONAHUE & COMPANY/DONAHUE PARCEL NUMBER: 18-004-18-014

THE HORIZONTAL DATUM IS THE NORTH AMERICAN DATUM OF 1983 REQUESTED IN 2017 (NAD83/2011). THE VERTICAL DATUM IS THE NORTH AMERICAN VERTICAL DATUM OF 1985 (NAVD83). THE SOURCE OF VERTICAL DATUM IS THE TRIMBLE CODES NETWORK

TOTAL AREA: 11,176 SQ FT, 0.257 AC  
CALCULATED PLAT CLOSURE: 1:90,317

FELD DATA:  
DATE OF FIELD SURVEY 2-19-2025  
EQUIPMENT USED:  
TRIMBLE S5 ROBOTIC TOTAL STATION  
TRIMBLE R2 GPS RECEIVER

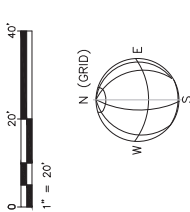
| 1796 RIDGEWOOD DRIVE NE IMPERVIOUS CHART |  |
|--|--|
| ZONING: R75 (DEKALB COUNTY)              |  |
| FOURGE = 145.1 S.F.                      |  |
| CONCRETE DRIVE = 165.1 S.F.              |  |
| FRONT PAVEMENT WALK = 376 S.F.           |  |
| FRONT PORCH / STEPS = 165 S.F.           |  |
| REAR PORCH / STEPS = 117 S.F.            |  |
| REAR PAVEMENT WALK = 208 S.F.            |  |
| FRAME GARAGE = 469 S.F.                  |  |
| SIDE CONCRETE STEPS = 14 S.F.            |  |
| GRAVEL = 392 S.F.                        |  |
| WALKWAY = 67 S.F.                        |  |
| AC PAVEMENT = 48 S.F.                    |  |
| IMPERVIOUS TOTAL = 4835 S.F.             |  |
| LOT AREA = 11,176 S.F.                   |  |
| LOT COVERAGE (%) = 43.1                  |  |

BOUNDARY & TOPOGRAPHIC SURVEY FOR  
JOHN DONAHUE  
LOT 19, BLOCK B, UNIVERSITY PARK SUBDIVISION  
**1796 RIDGEWOOD DRIVE NE**  
DEKALB COUNTY, GEORGIA  
DIST 18  
DATE: MARCH 4, 2025

- PLAT NOTES:  
This plat is a retriangulation of an existing parcel or parcels of land and does not include or create a new parcel or make any changes to any real property boundaries. The plat is based on the existing survey, which includes all easements, rights, and other instruments which created the parcel or parcels are stated herein.  
RETRANGULATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION. AVAILABILITY OF PERMITS: COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR ANY OTHER APPLICABLE REGULATIONS, IS THE RESPONSIBILITY OF THE SURVEYOR AND 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.

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LEGEND

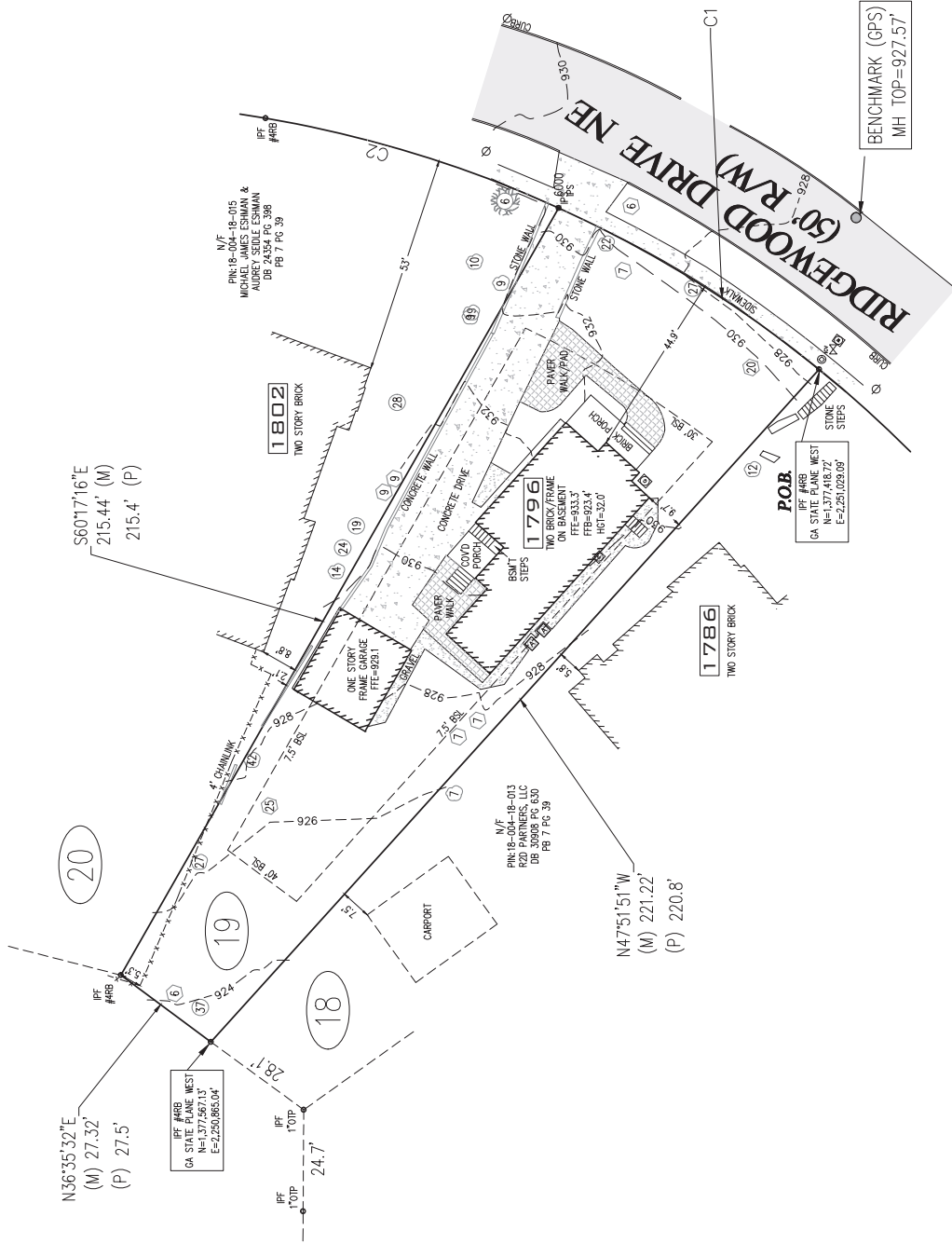
- POC POINT OF COMMENCEMENT  
POB POINT OF BEGINNING  
EOP EDGE OF PAVEMENT  
CURB BACK OF CURB  
BSL BUILDING SETBACK LINE (PRIMARY)  
FEE FINISHED FLOOR ELEVATION  
FEE FINISHED FLOOR ELEVATION  
PP POWER POLE  
GW GUIDE WIRE  
R/W RIGHT OF WAY  
C.P. CALCULATED POINT  
IPF IRON PIN FOUND  
IPS 1/2" REBAR SET  
SW SIDE WALK  
BOLLARD  
ONP OVERHEAD POWER  
UP UNDERGROUND POWER  
GAS UNDERGROUND GAS  
UMW UNDERGROUND WATER  
UT UNDERGROUND TELEPHONE  
-S- UNDERGROUND SEWER  
FH FIRE HYDRANT  
FDC FIRE DEPT. CONNECTION  
CB CATCH BASIN  
DWCB DOUBLE WING CATCH BASIN  
SWCB SINGLE WING CATCH BASIN  
MH MANHOLE  
JB JUNCTION BOX  
WM WATER METER  
WV WATER VALVE  
GV GAS VALVE  
GM GAS METER  
CO CLEANOUT  
AC AIR CONDITIONER  
AC AIR CONDITIONING UNIT  
TELEPHONE BOX  
ICB IRRIGATION CONTROL BOX  
ICV IRRIGATION CONTROL VALVE  
LP LIGHT POLE  
CONCRETE PAD  
ASPHALT  
STONE  
GRAVEL

- TREE SYMBOLS  
X = DIAMETER IN INCHES  
(M) MEASURED  
(D) DEED  
(P) PLAT



PREPARED BY:  
DEKALB SURVEYS, INC.  
407 WEST PONCE DE LEON AVENUE  
DECATUR, GEORGIA 30030  
404.373.9003

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www.dekalbsurveys.com  
COA 1086



| Curve Table |        |        |              |              |
|-------------|--------|--------|--------------|--------------|
| Curve #     | Length | Radius | Direction    | Chord Length |
| C1          | 74.97  | 291.64 | S31°45'27\"W | 74.76        |
| C2          | 74.97  | 291.64 | S17°01'47\"W | 74.76        |

BUILDING HEIGHT SHOWN IS MEASURED FROM THE MEAN FINISHED GROUND LEVEL AT THE FRONT OF THE BUILDING TO THE HIGHEST POINT OF THE ROOF

LOT COVERAGE INFORMATION

ZONING - R-7S (DEKALB COUNTY)

Existing Lot Area: 11,176 SF  
Existing Lot Coverage: 43.1

EXISTING LOT COVERAGE

House: 1,332 SF  
Driveway: 1,651 SF  
Front Paver Walk: 376 SF  
Front Porch/Steps: 165 SF  
Rear Porch/Steps: 208 SF  
Frame Garage: 459 SF  
Side Concrete Steps= 14 SF  
Gravel: 392 SF  
Wall(s): 87 SF  
AC Pads: 14 SF

Impervious Total: 4,815 SF

PROPOSED LOT COVERAGE

House: 1,332 SF  
Driveway: 1,651 SF  
Front Paver Walk: 376 SF  
Front Porch/Steps: 165 SF  
Rear Porch/Steps: 208 SF  
Frame Garage: 459 SF  
Side Concrete Steps: 14 SF  
Wall(s): 87 SF  
Brick Wall/Fence: 170 SF  
AC Pads: 14 SF

Impervious Total: 4,593 SF

4,898 SF / 11,17 SF = 41.1% <--Proposed Lot Coverage

LN 01 - NOTES & CALCULATIONS

- L 01 - SURVEY
- L 02 - SITE PLAN
- L 03 - DETAILS
- L 04 - PHOTOS
- L 05 - MATERIALS

SCOPE OF WORK

INSTALL:

Build an 8' tall (max height) perimeter fence including a 145' section that has a stepped brick retaining wall base. Brick wall to be built on an 18" wide reinforced concrete footer.  
Remainder of fencing to be built from wooden fencing materials. Remove existing slate chips.

Site work to be performed by Big Blue Sky Landscaping, INC.  
Scott E. Reinblatt, GSWCC level 1A certified personnel  
certification number 0000014062

LOT COVERAGE INFORMATION

ZONING - R-7S (DEKALB COUNTY)

Existing Lot Area: 11,176 SF  
Existing Lot Coverage: 43.1

EXISTING LOT COVERAGE

House: 1,332 SF  
Driveway: 1,651 SF  
Front Paver Walk: 376 SF  
Front Porch/Steps: 165 SF  
Rear Porch/Steps: 208 SF  
Frame Garage: 459 SF  
Side Concrete Steps= 14 SF  
Gravel: 392 SF  
Wall(s): 87 SF  
AC Pads: 14 SF

Impervious Total: 4,815 SF

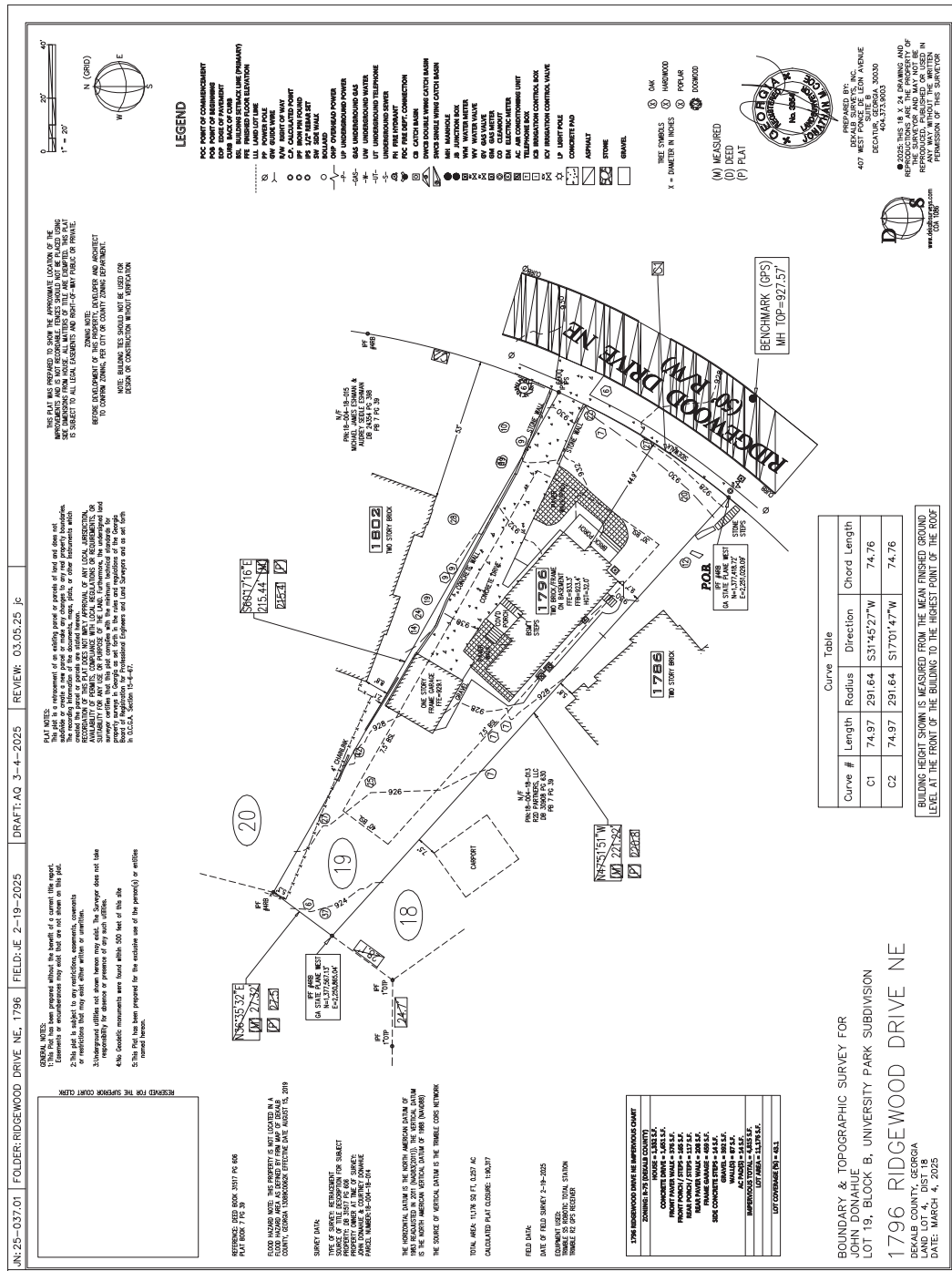
PROPOSED LOT COVERAGE

House: 1,332 SF  
Driveway: 1,651 SF  
Front Paver Walk: 376 SF  
Front Porch/Steps: 165 SF  
Rear Porch/Steps: 208 SF  
Frame Garage: 459 SF  
Side Concrete Steps: 14 SF  
Wall(s): 87 SF  
Brick Wall/Fence: 170 SF  
AC Pads: 14 SF

Impervious Total: 4,593 SF

4,898 SF / 11,17 SF = 41.1% <--Proposed Lot Coverage

| REVISIONS |             |
|-----------|-------------|
| NO.       | DESCRIPTION |
| 1         | ISSUE       |
| 2         | REVISION    |







#### 4 WOODEN FENCING DETAIL



Fencing that is not on the brick wall to match in details.  
Max height of 8' in the NW property corner.

Fence will taper to 6' in the NE property corner and become standard 6' dog ear privacy fence along the N property line.

Fence stops at the N corner of the garage.



| REVISIONS |                  |
|-----------|------------------|
| 1         | DATE: 11/20/2024 |
| 2         | DATE: 11/20/2024 |
| 3         | DATE: 11/20/2024 |
| 4         | DATE: 11/20/2024 |

BRICK WALL & FENCE ALONG THIS  
PROPERTY LINE



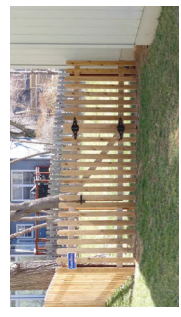
FENCING ON REAR PROPERTY LINE TO MATCH DETAIL 4  
MAX HEIGHT 8' IN THE NW PROPERTY CORNER. FENCE  
WILL TAPER TO 6' HEIGHT IN THE NE CORNER AND BECOME  
STANDARD 6' DOG EARED PRIVACY FENCING  
ALONG THE N PROPERTY LINE.



STANDARD 6' DOG EAR PRIVACY FENCE  
ON THIS PROPERTY LINE. CHAINLINK FENCE  
TO BE REMOVED



4' GAPPED PICKET FENCE WITH GATE



DESCRIPTION

Materials

REVISIONS

| # | DATE    | DESCRIPTION         |
|---|---------|---------------------|
| 1 | 4/15/25 | Original Submission |
| 2 |         |                     |
| 3 |         |                     |
| 4 |         |                     |

ISSUE

April 16, 2025

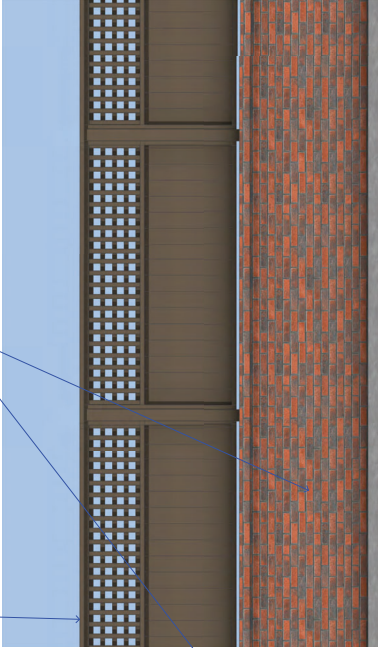
CLIENT  
Donahue  
1796 Ridgewood Drive  
Atlanta, GA 30307  
(213) 447-8227

Big Blue Sky Landscaping  
1273 Metropolitan Ave SE  
Atlanta, GA 30316  
Box #160189

BIG BLUE SKY  
LANDSCAPING



7] STAIN COLOR EXAMPLE



6] BRICK WALL & WOODEN FENCING AESTHETIC





April 20, 2025

To Whom It May Concern,

I am a neighbor of John and Courtney Donahue, residing at 1796 Ridgewood Dr NE, who are seeking a Certificate of Appropriateness (COA) to install a fence around their backyard.

I have been informed of the proposed plans for the fence installation, have had the opportunity to ask questions, and understand the scope and intent of the project. Based on the information shared with me, I support the proposed work and have no objections to the issuance of the COA.

A handwritten signature in blue ink, appearing to read "Timothy Gehret". The signature is fluid and cursive, with a long horizontal line extending from the top of the first letter.

Timothy Gehret  
1786 Ridgewood Drive NE  
Atlanta, GA 30307

May 11, 2025

To Whom It May Concern,

I am a neighbor of John and Courtney Donahue, residing at 1796 Ridgewood Dr NE, who are seeking a Certificate of Appropriateness (COA) to install a fence around their backyard.

I have been informed of the proposed plans for the fence installation, have had the opportunity to ask questions, and understand the scope and intent of the project. Based on the information shared with me, I support the proposed work and have no objections to the issuance of the COA.

*/s/Michael J. Eshman*

Michael Eshman  
1802 Ridgewood Drive, NE  
Atlanta, GA 30307

**From:** [Jeffrey Orkin](#)  
**To:** [April Ingraham](#); [Scott Reinblatt](#)  
**Cc:** [Paige V. Jennings](#); [PERMITHELP@COMCAST.NET](mailto:PERMITHELP@COMCAST.NET)  
**Subject:** Re: Questions Regarding Application for 1796 Ridgewood Drive  
**Date:** Wednesday, May 14, 2025 2:24:07 PM  
**Attachments:** [image002.png](#)  
[image004.png](#)  
[image001.png](#)

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Comments below in red.



**Jeffrey Orkin (he/him)**  
*BA (Landscape Architecture/Contracting), MBA (Sustainability)*

**Designer / Project Manager**  
Kirkwood Resident

**m.** 404.561.3456  
**e.** [jeffrey@bigblueskylandscaping.com](mailto:jeffrey@bigblueskylandscaping.com)



[bigblueskylandscaping.com](http://bigblueskylandscaping.com)  
Atlanta, GA

On Wed, May 14, 2025 at 1:53 PM April Ingraham <[CONSULTANT@thepermitspecialist.com](mailto:CONSULTANT@thepermitspecialist.com)> wrote:

Hi Paige,

Adding the contractor, Jeffrey Orkin. While I can answer, I don't have all the answers.  
[@Jeffrey](#) please see questions below.

Cordially,

*April Ingraham, BA CS*

Principal Consultant;



THE PERMIT SPECIALIST, LLC  
3688 CLEARVIEW AVE., STE#101  
ATLANTA, GA 30340  
CELL: 404-421-1520

EM/IM: [CONSULTANT@THEPERMITSPECIALIST.COM](mailto:CONSULTANT@THEPERMITSPECIALIST.COM)

WEB: [HOME \(thepermitspecialist.com\)](http://thepermitspecialist.com)

EXECUTIVE ADMIN OFFICE # & HOURS:

OFC: 678-404-5568, MON, THUR, FRI ONLY

Please Visit us on [Facebook](#); [LinkedIn](#)

BOOK A CONSULTATION: [Book time with April Ingraham](#)

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**From:** Paige V. Jennings <[pvjennings@dekalbcountyga.gov](mailto:pvjennings@dekalbcountyga.gov)>

**Sent:** Wednesday, May 14, 2025 1:33 PM

**To:** April Ingraham <[CONSULTANT@thepermitspecialist.com](mailto:CONSULTANT@thepermitspecialist.com)>

**Subject:** Questions Regarding Application for 1796 Ridgewood Drive

Good Afternoon,

Hope that this email finds you well!

We are finalizing our staff reviews for the upcoming HPC meeting scheduled for May 19th. Before finalizing our report on the application for 1796 Ridgewood Drive, could you please provide information for the following questions?

1. Can you confirm that the total maximum height of the fencing and brick wall combined is 8'? **That is correct, our design does not allow the fence to get any taller than 8' at any given spot.**
2. Do you have list of the proposed plantings for the backyard? If so, can you please provide that list? **This phase of the project is focusing on the fencing and does not include any plantings. We are going to install zoysia sod to help stabilize the existing backyard that is mostly just dirt.**
3. Will any trees be removed? If so, which trees will be removed and are there any proposed plantings to replace those trees? **We were intending proceed without removing trees. The**

only 2 trees that have been discussed as potential removals are the 7" water oak and 7" cherry laurel that are in the setback on the north west corner of the house. Once we have approval, we'll be having the property line staked along that entire side to ensure our wall location is 100% accurate. We will have a better idea if those trees present any issues or not. Prior to submitting all of this for review, we had a phone conversation with the Dekalb arborist and he seemed unconcerned about those 2 trees b/c they were quite small compared to everything else on the property.

Please provide all information that you can as soon as possible. Our reports will be finalized before the of the week and will be sent out along with the agenda for the meeting to applicants.

Thank You,

Paige

**Paige V. Jennings (they/them)**

**Senior Planner, Historic Preservation**

DeKalb County Government | Department of Planning & Sustainability

Current Planning | Zoning Division

Government Services Center| 178 Sams Street | Decatur, GA 30030

Email: [pvjennings@dekalbcountyga.gov](mailto:pvjennings@dekalbcountyga.gov)

County Cell: 470-829-7341



Click here for **Permit Status** [DeKalb County Permit Tracker](#)

Click here for **Permit Guide** [https://app.oncamino.com/dekalb\\_county/](https://app.oncamino.com/dekalb_county/)

Click here for **Zoning Map** [DeKalb County Parcel Viewer](#)