

Chief Executive Officer

Michael Thurmond

**DEPARTMENT OF PLANNING & SUSTAINABILITY**

Director

Andrew A. Baker, AICP

**Application for Certificate of Appropriateness**

Date Received: \_\_\_\_\_ Application No.: \_\_\_\_\_

Address of Subject Property: 1283 Briarcliff Road

Applicant: Scott Madley E-Mail: scott.madley@gmail.com

Applicant Mailing Address: 1283 Briarcliff Road  
Atlanta, GA 30306

Applicant Phone(s): 404-922-3447 Fax: \_\_\_\_\_

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

\*\*\*\*\*  
Owner(s): same as applicant E-Mail: same as applicant

\_\_\_\_\_ E-Mail: \_\_\_\_\_

Owner(s) Mailing Address: same a applicant

Owner(s) Telephone Number: \_\_\_\_\_

Approximate age or date of construction of the primary structure on the property and any secondary structures affected by this project: \_\_\_\_\_

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:

Combine 1281 Briarcliff Road and 1283 Briarcliff Road lots into one contiguous parcel. 1281 Briarcliff Road (lot : 18 054 03 040)  
was recently acquired and is a portion of the original 1283 Briarcliff plat.

Annotated parcel map and boundary survey are attached for reference.

This form must be completed in its entirety before the Planning Department accepts it. The form must be accompanied by supporting documents (plans, material, color samples, photos, etc.). Provide eight (8) collated sets of the application form and all supporting documentation. If plans/drawings are included, provide eight (8) collated sets on paper no larger than 11" x 17" and three (3) additional sets at scale. All documents submitted in hard copy must also be submitted in digital form (.pdf format). All relevant items from the application checklist must be addressed. An application which lacks any of the required attachments shall be determined incomplete and will not be accepted.

\_\_\_\_\_  
Signature of Applicant/Date

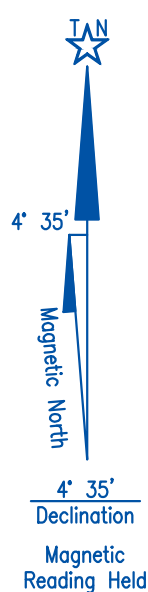
Revised 1/26/17





These standard symbols may be found in the drawing.

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# TOTAL AREA

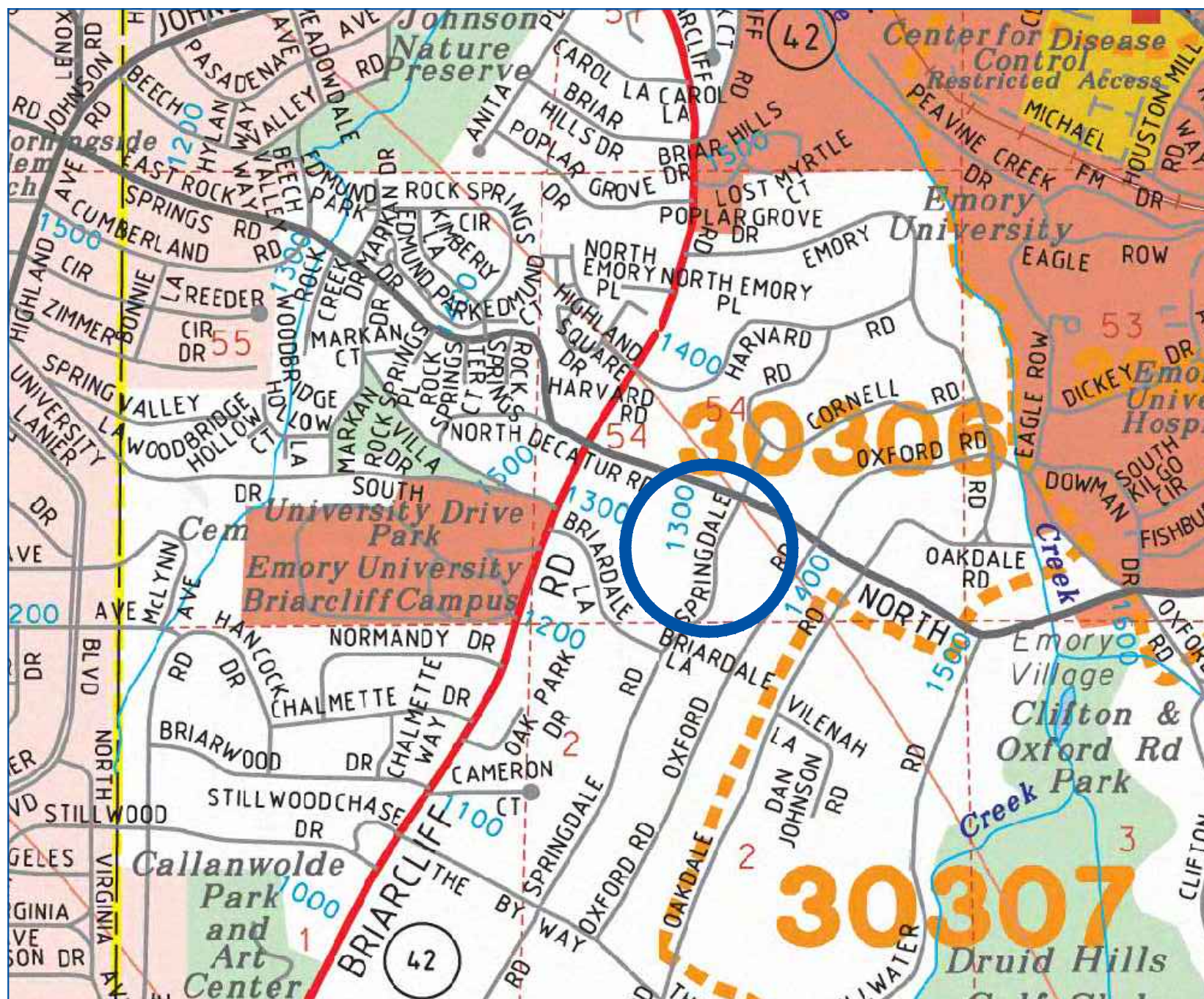
136333 SQ. FT.  
3.129 ACRES

25672 Sq. Ft.  
0.589 Acres

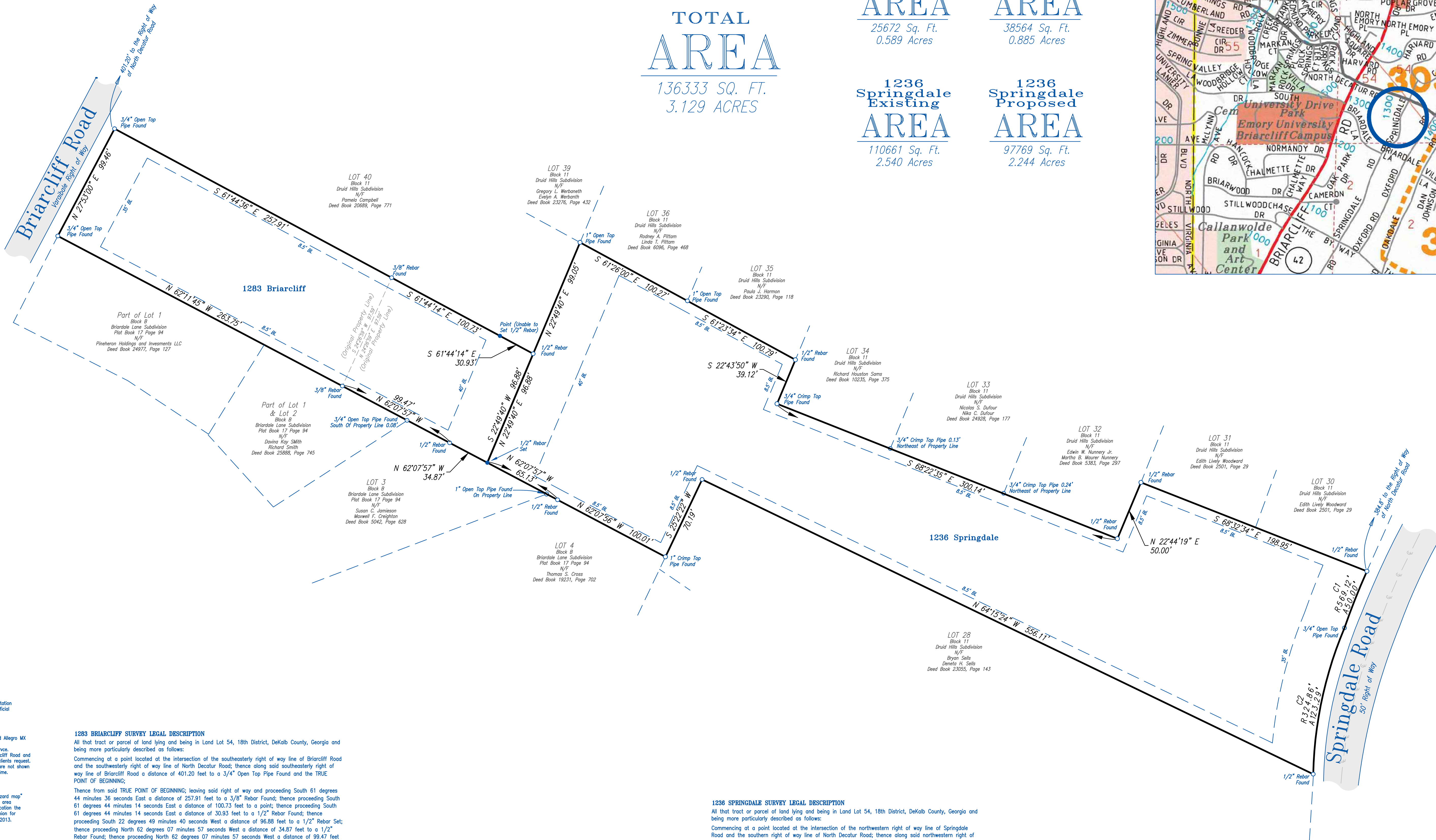
38564 Sq. Ft.  
0.885 Acres

110661 Sq. Ft.  
2.540 Acres

97769 Sq. Ft.  
2.244 Acres



LOCATION MAP (N.T.S.)



(R-85) (Single Family Residential)  
(Druid Hills Historic District)  
Front yard setback-35'  
Side yard setback-8.5'  
Rear yard setback-40'

Height Maximum-35  
Lot Coverage Maximum-35%  
Lot Width Minimum-85'  
Lot Area Minimum-10,000 Sq. Ft.  
Note: Graphic depiction of setback lines are the interpretation of the Surveyor and should be verified with a zoning official prior to design work.

1. Equipment used: Leica 1200 robotic total station and Allegro MX data collector.
2. Software used: Carlson Survey 2013 and Carlson Survce.
3. Encroachments may or may not exist on 1283 Briarcliff Road and were not located at the time of the survey at the clients request.
4. Encroachments exist on 1236 Springdale Road and are not shown because no improvements are being shown at this time.

I have this date, examined the "F.I.R.M. official flood hazard map and found in my opinion referenced parcel is not in an area having special flood hazards, without an elevation certification the Surveyor is not responsible for any damage due its opinion for said parcel map ID 13089C0062j effective date 05/16/2013.

The field data upon which this plot is based was gathered by an open traverse. This plot has been calculated for closure and found to be accurate to 1 foot in 102,778 feet.

The field data upon which this plot is based was gathered by an open traverse. This plot has been calculated for closure and found to be accurate to 1 foot in 180,395 feet.

All that tract or parcel of land lying and being in Land Lot 54, 18th District, DeKalb County, Georgia and being more particularly described as follows:

Commencing at a point located at the intersection of the southeasterly right of way line of Briarcliff Road and the southwesterly right of way line of North Decatur Road; thence along said southeasterly right of way line of Briarcliff Road a distance of 401.20 feet to a 3/4" Open Top Pipe Found and the TRUE POINT OF BEGINNING;

Thence from said TRUE POINT OF BEGINNING; leaving said right of way and proceeding South 61 degrees 44 minutes 36 seconds East a distance of 257.91 feet to a 3/8" Rebar Found; thence proceeding South 61 degrees 44 minutes 14 seconds East a distance of 100.73 feet to a point; thence proceeding South 61 degrees 44 minutes 14 seconds East a distance of 30.93 feet to a 1/2" Rebar Found; thence proceeding South 61 degrees 44 minutes 14 seconds East a distance of 36.61 feet to a 3/8" Rebar Found; thence proceeding South 62 degrees 07 minutes 57 seconds West a distance of 34.87 feet to a 1/2" Rebar Found; thence proceeding North 62 degrees 07 minutes 57 seconds West a distance of 99.47 feet to a 3/8" Rebar Found; thence proceeding North 62 degrees 11 minutes 45 seconds West a distance of 263.75 feet to a 3/4" Open Pipe Found on said southeasterly right of way line of Briarcliff Road; thence proceeding along said right of way line North 72 degrees 53 minutes 00 seconds East a distance of 99.46 feet to a 3/4" Open Top Pipe Found and the POINT OF BEGINNING; Having an area of .38564 Acres, more or less, as shown on the plat of said Survey, by George W. Lewis, Jr., Surveyor, G. bearing the seal and certification of Josh L. Lewis, Jr., Georgia Registered Land Surveyor No. 3028, dated March 28, 2017 and being referenced as job number 197382.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	569.12'	50.00'	49.98'	S 21°32'13" W	5°02'01"
C2	324.86'	123.29'	122.55'	S 12°04'08" W	21°44'43"

All that tract or parcel of land lying and being in Land Lot 54, 18th District, DeKalb County, Georgia and being more particularly described as follows:

Commencing at a point located at the intersection of the northwestern right of way line of Springdale Road and the southern right of way line of North Decatur Road; thence along said northwestern right of way line of Springdale Road a distance of 384.80 feet to a 3/4" Open Top Pipe Found and the TRUE POINT OF BEGINNING;

Turns from said TRUE POINT OF BEGINNING, proceeding along said right of way line along a curve turning to the left and arc length of 50.00 feet and a radius of 569.12 feet, arc arc having a chord bearing of South 21 degrees 32 minutes 13 seconds West and a chord length of 49.98 feet to a 3/4" Open Top Pipe Founds; then proceeding along a curve turning to the left and arc length of 123.29 feet and a radius of 324.86 feet, arc arc having a chord bearing of South 12 degrees 04 minutes 08 seconds East and a chord length of 123.29 feet to a 1/2" Rebar Founds; then proceeding North 22 degrees 22 minutes 22 seconds East a distance of 70.11 feet to a 1" Crimp Top Pipe Founds; then proceeding North 62 degrees 07 minutes 56 seconds West a distance of 100.01 feet to a 1/2" Rebar Founds; then proceeding North 62 degrees 07 minutes 57 seconds West a distance of 100.13 feet to a 1/2" Rebar Founds; then proceeding North 22 degrees 49 minutes 40 seconds East a distance of 98.85 feet to a 1/2" Rebar Founds; then proceeding North 22 degrees 49 minutes 40 seconds East a distance of 99.05 feet to a 1" Open Top Pipe Founds; then proceeding South 61 degrees 26 minutes 00 seconds East a distance of 100.27 feet to a 1" Open Top Pipe Founds; then proceeding South 61 degrees 23 minutes 34 seconds East a distance of 100.79 feet to a 1/2" Rebar Founds; then proceeding South 22 degrees 43 minutes 50 seconds West a distance of 100.12 feet to a 3/4" Crimp Top Pipe Founds; then proceeding North 22 degrees 49 minutes 40 seconds East a distance of 100.01 feet to a 1/2" Rebar Founds; then proceeding North 22 degrees 49 minutes 40 seconds East a distance of 50.00 feet to a 1/2" Rebar Founds; then proceeding South 68 degrees 32 minutes 34 seconds East a distance of 198.95 feet to a 1/2" Rebar Founds on said southwestern right of way line of Springdale Road and the POINT OF BEGINNING; Having on an area of 92827.54 sq. ft., 2256 Acres, as shown on Boundary Line Adjustment Survey by Georgia Land Surveyors Co., bearing the date of 12/15/2011, and registered with the Georgia State Register of Land Surveys, No. 30528, dated March 29, 2012 and being referred to as job number 197382.

155 CLIFTWOOD DRIVE - ATLANTA, GEORGIA 30328 - TELEPHONE: (404) 255-4671 - FAX: (404) 255-6607 - [WWW.GEORGIALANDSURVEYING.COM](http://WWW.GEORGIALANDSURVEYING.COM)

JOB  
NUMBER  
  
197382

DRAWING  
NUMBER  
  
5319

SURVEY PLAT FOR: 1236 Briarcliff Road & 1236 Springdale Road, Atlanta Georgia 30306

DATE: 3/28/17

SCALE: 40'

REVISION

BY

DATE

LAND LOT: 54

18th DISTRICT

SECTION

DeKalb COUNTY, GA

LOT: Part of 41

BLOCK: 11

UNIT:

PHASE:

SUBDIVISION: Druid Hills

PLAT BOOK

, PAGE

PARTY CHIEF: J.J.

FIELD DATE:

SHEET 1 OF 1

DEED BOOK

, PAGE

DRAFTER: BJC

4/12/17

GS

GEORGIA

LAND SURVEYING CO.

EST 1955

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 RECTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.



This survey was prepared in conformity with the technical standards for property surveys in Georgia as set forth in chapter 180-7 of the rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plot Act O.C.G.A. 15-6-67. authority O.C.G.A. Secs. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

