

Chief Executive Officer  
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director  
Andrew A. Baker, AICP

Application for Certificate of Appropriateness

Date Received: 3/2/18 Application No.: \_\_\_\_\_  
Address of Subject Property: 1385 BRIARCLIFF RD NE, ATLANTA GA 30306  
Applicant: ROMA VENTURES, LLC E-Mail: darron@roma-ventures.com  
Applicant Mailing Address: PO BOX 80372, CHAMBLEE GA 30366

Applicant Phone(s): 520-241-8473 Fax: \_\_\_\_\_

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

Owner(s): \_\_\_\_\_ E-Mail: \_\_\_\_\_

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

Owner(s) Mailing Address: \_\_\_\_\_

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: \_\_\_\_\_

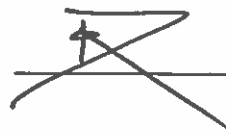
Nature of work (check all that apply):

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:

DEMOLITION OF NON-HISTORIC HOME IN DISREPAIR & CONSTRUCTION  
OF 2 NEW HOMES ON PREVIOUSLY APPROVED & HISTORIC LOTS

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.

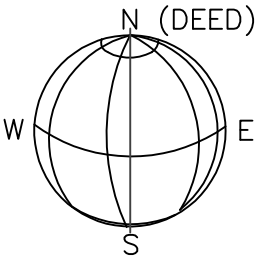
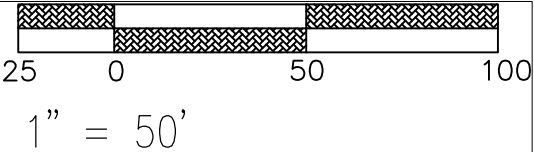


Signature of Applicant/Date

Revised 1/26/17

GENERAL NOTES:  
1: 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.  
2: This plat is subject to any restrictions, easements, covenants or restrictions that may exist either written or unwritten.  
3: Underground utilities not shown hereon 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 hereon.

FLOOD HAZARD NOTE: THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF DEKALB COUNTY 13089C0062J DATED MAY 16, 2013



LEGEND

- EOP 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

SURVEY DATA:  
TYPE OF SURVEY: RETRACEMENT  
SOURCE OF TITLE DESCRIPTION FOR SUBJECT PROPERTY: DB 23250 PG 678 (PB 17 PG 145)  
PROPERTY OWNER AT TIME OF SURVEY: EMORY BASEBALL, LLC  
PARCEL NUMBER: 18 054 02 001

CORNER LOT = 12,032 SQ. FT. (.28 AC)  
BUILDABLE AREA = 4,662 SQ. FT.  
SOUTHERLY LOT = 11,999 SQ. FT. (.27 AC)  
BUILDABLE AREA = 5,623 SQ. FT.

IMPERVIOUS COVERAGE:

CORNER LOT = 1,891 SQ. FT./ 12,032 SQ. FT. (15.7%)

SOUTHERLY LOT = 4,229 SQ. FT. / 11,999 SQ. FT. (35.2%)

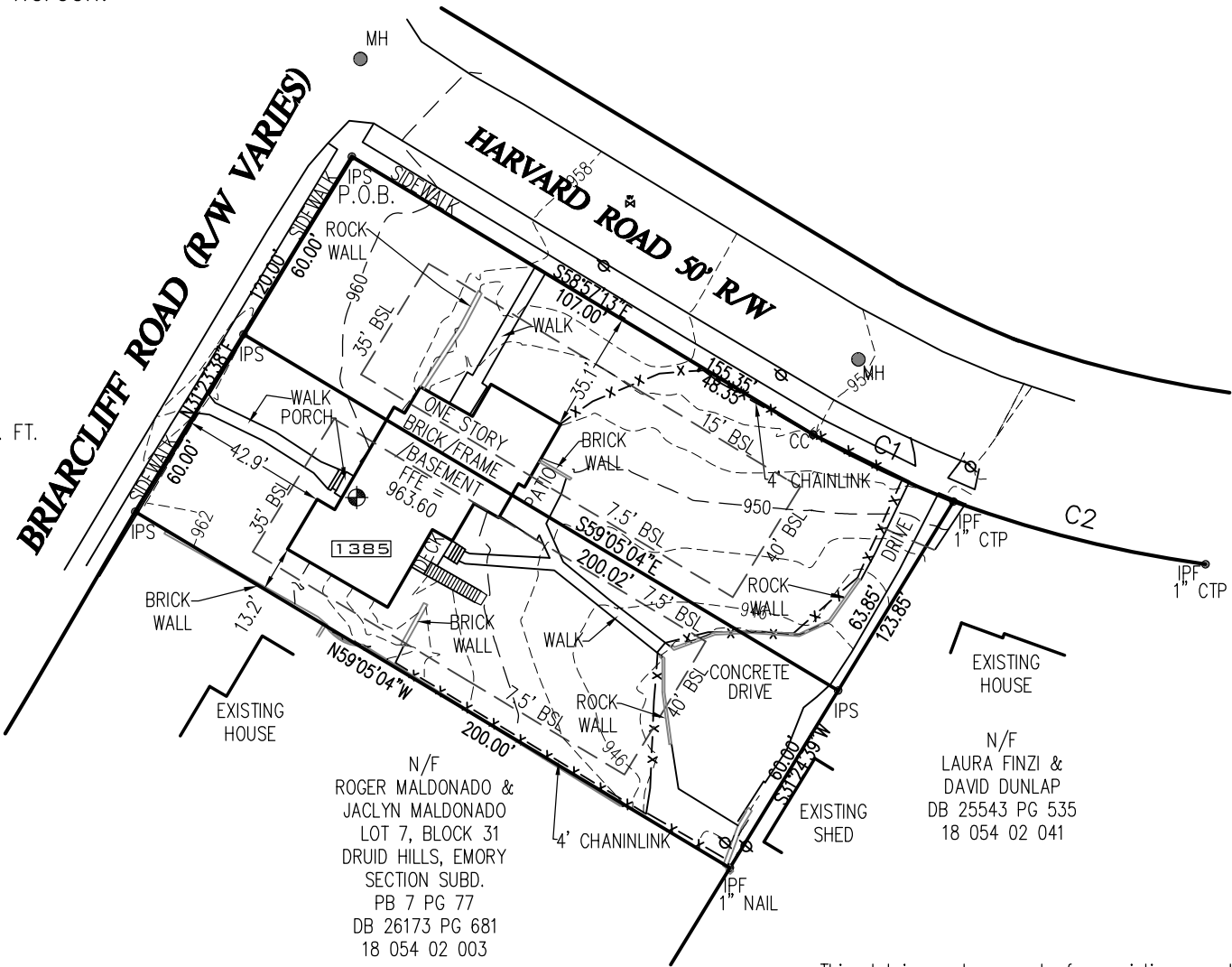
BASIS OF BEARINGS IS NORTH LINE OF SOUTH ADJOINING PROPERTY (PER DEED BOOK 26173 PAGE 681)  
DATUM BASED ON DEKALB COUNTY GIS

TOTAL AREA: 24,031 SQ FT, 0.55 AC  
CALCULATED PLAT CLOSURE: 1:169,505

FIELD DATA:  
DATE OF FIELD SURVEY 8-24-2017

THE CALCULATED POSITIONAL TOLERANCE BASED ON REDUNDANT LINEAR MEASUREMENTS OF OBSERVED POSITIONS WAS FOUND TO BE 0.015 FEET.

EQUIPMENT:  
ELECTRONIC TOTAL STATION



FOR  
DEKALB SURVEYS, INC.  
407 W. PONCE DE LEON  
SUITE B  
DECATUR, GEORGIA 30030  
404.373.9003

VARIANCE PLAT FOR  
DARRON KUSMAN  
LOTS 8 & 9, BLOCK 31,  
PROPERTY OF EMERICH AND SMITH SUBDIVISION  
1385 BRIARCLIFF ROAD

DEKALB COUNTY, GEORGIA  
LAND LOT 54, DIST 18  
DATE: JANUARY 5, 2018

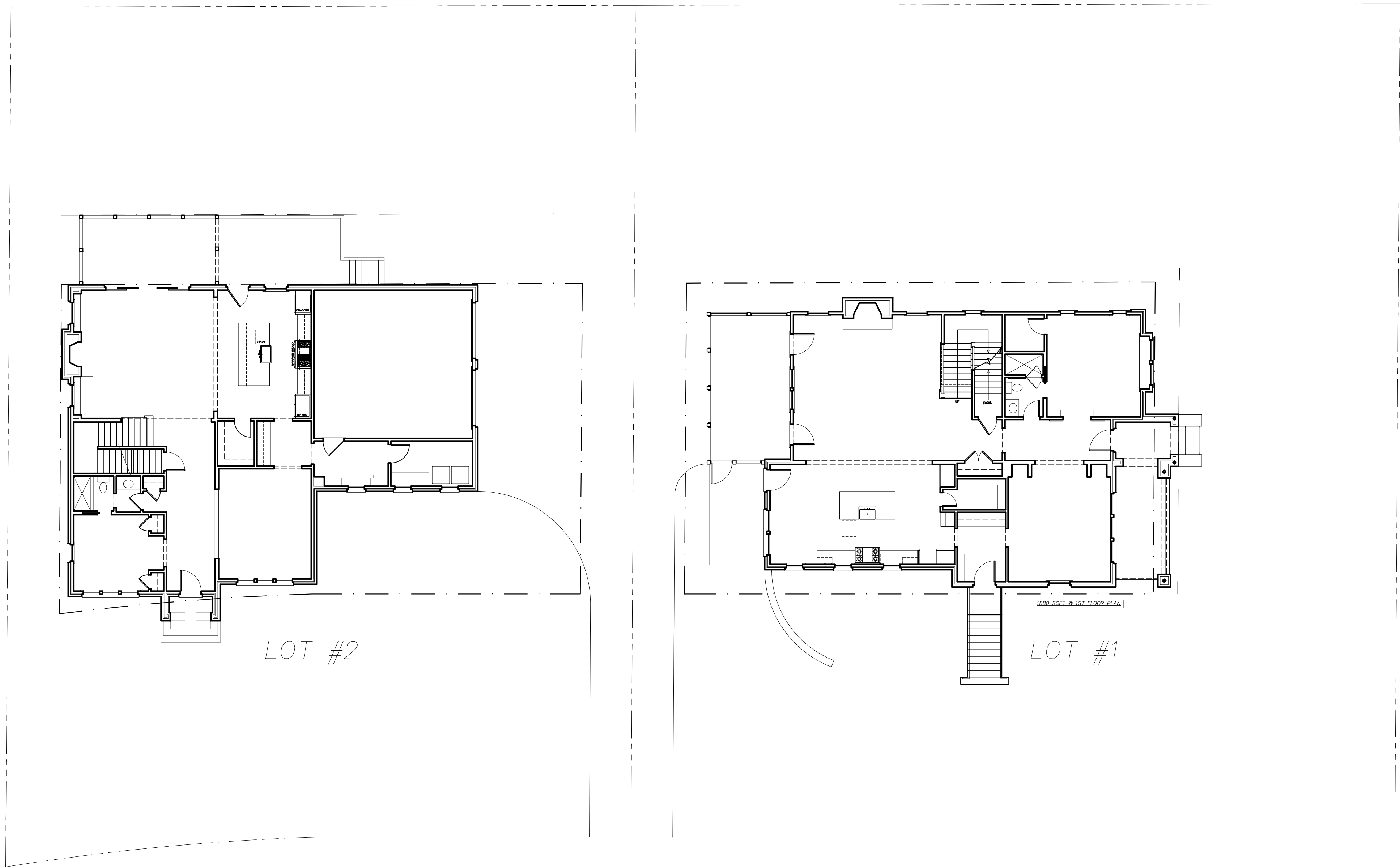


www.dekalbsurveys.com  
COA 1086

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon.

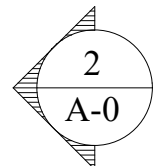
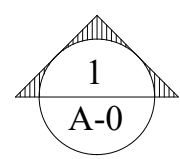
RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical 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.

COPY RIGHT 2017-THIS 11 X 17  
DRAWING AND REPRODUCTIONS  
ARE THE PROPERTY OF THE  
SURVEYOR AND MAY NOT BE  
REPRODUCED, PUBLISHED OR USED  
IN ANY WAY WITHOUT THE  
WRITTEN PERMISSION OF THIS  
SURVEYOR



BRIARCLIFF ROAD

HARVARD ROAD



LOT #2



LOT #1



LOT #1

1  
A-0  
STREET SCAPE - VIEW FROM HARVARD RD.

2  
A-0  
LOT #1 - VIEW FROM BRIARCLIFF RD.

DESIGN DRAWINGS  
NOT FOR CONSTRUCTION

CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND  
STRUCTURAL MEMBERS. FRAMING MEMBERS & DIAGRAMS ARE TO BE  
VERIFIED BY LICENSED ENGINEER OR LUMBER DISTRIBUTOR.  
CONTRACTOR IS TO IMMEDIATELY NOTIFY ARCHITECT  
IF DISCREPANCIES EXIST BETWEEN ARCHITECTURAL DRAWINGS  
AND EXISTING FIELD CONDITIONS

THESE DRAWINGS ARE INTENDED FOR THE USE BY THE SPECIFIED  
OWNER AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE.  
THESE DRAWINGS ARE NOT TO BE USED FOR ANY OTHER OWNER  
OR ADDRESS. DO NOT REPRODUCE WITHOUT NOTIFICATION  
OR PERMISSION FROM CHAD M. MATTISON, ARCHITECT, INC.

A.0

MATTISON  
ARCHITECT

A NEW HOME BY  
ROMA VENTURES  
1385 BRIARCLIFF RD. NE, LOT #1  
ATLANTA, GA 30306

DRAWN BY: CMM, CM  
CHECKED BY: CMM  
DATE: 11.30.2017  
REVISIONS:

STREET SCAPE

SCALE:  
1" = 10'-0"

MATTISON  
ARCHITECT

DRAWN BY:	CM
CHECKED BY:	CMM
DATE:	11.30.2017
REVISIONS:	

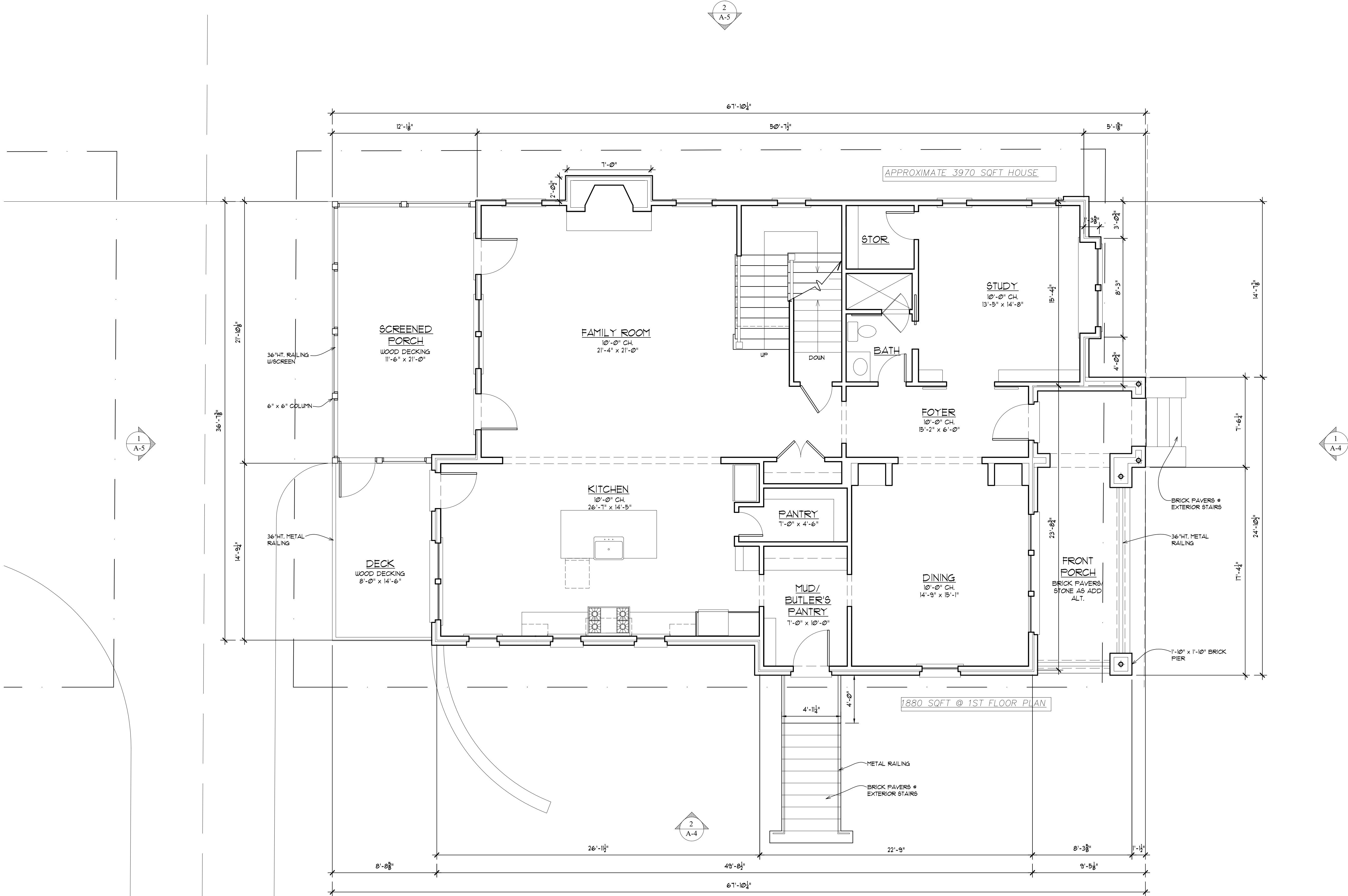
FLOOR PLAN

SCALE:  
1/4" = 1'-0"

THESE DRAWINGS ARE INTENDED FOR THE USE BY THE SPECIFIED OWNER AND ADDRESS LISTED ON THE CORRESPONDING TITLED SHEETS. THESE DRAWINGS ARE NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. NO REPRODUCTION, IN WHOLE OR IN PART, IS PERMITTED WITHOUT THE WRITTEN PERMISSION OF CHAD M. MATTISON, ARCHITECT, INC.

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NOT FOR CONSTRUCTION

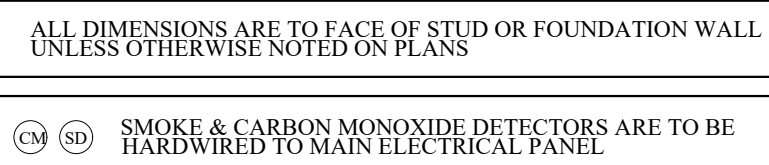
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ALL DIMENSIONS ARE TO FACE OF STUD OR FOUNDATION WALL  
UNLESS OTHERWISE NOTED ON PLANS

SMOKE & CARBON MONOXIDE DETECTORS ARE TO BE  
HARDWIRED TO MAIN ELECTRICAL PANEL

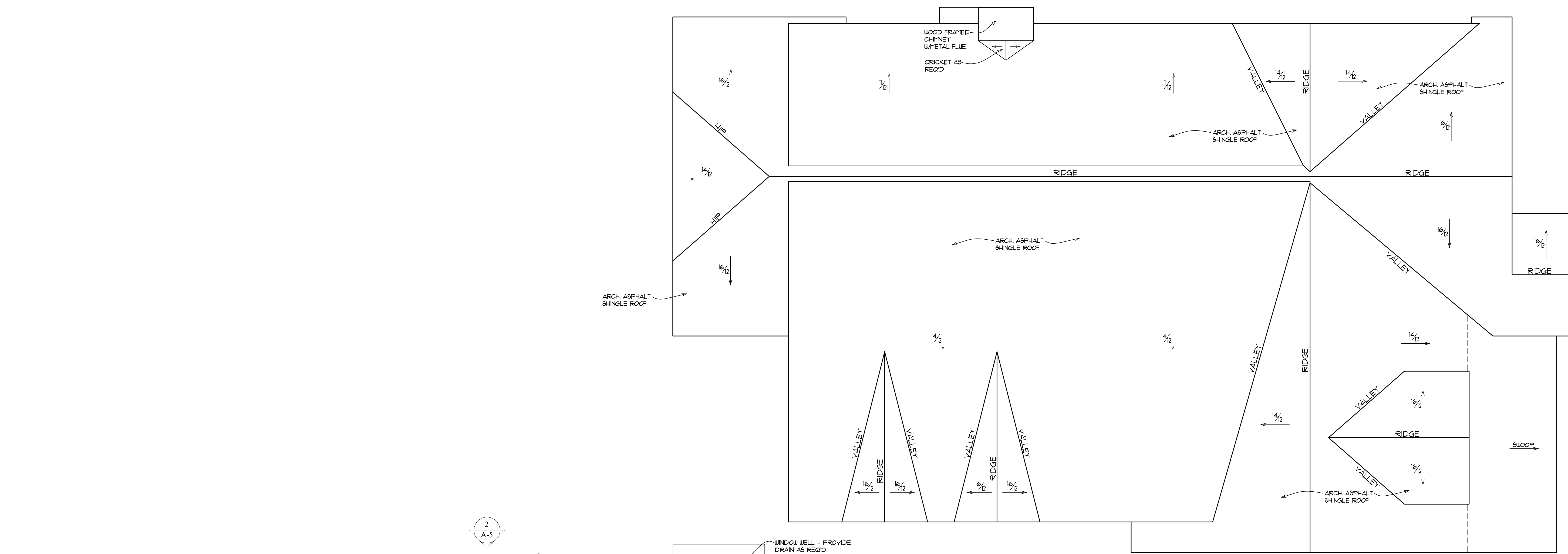
FIRST FLOOR PLAN



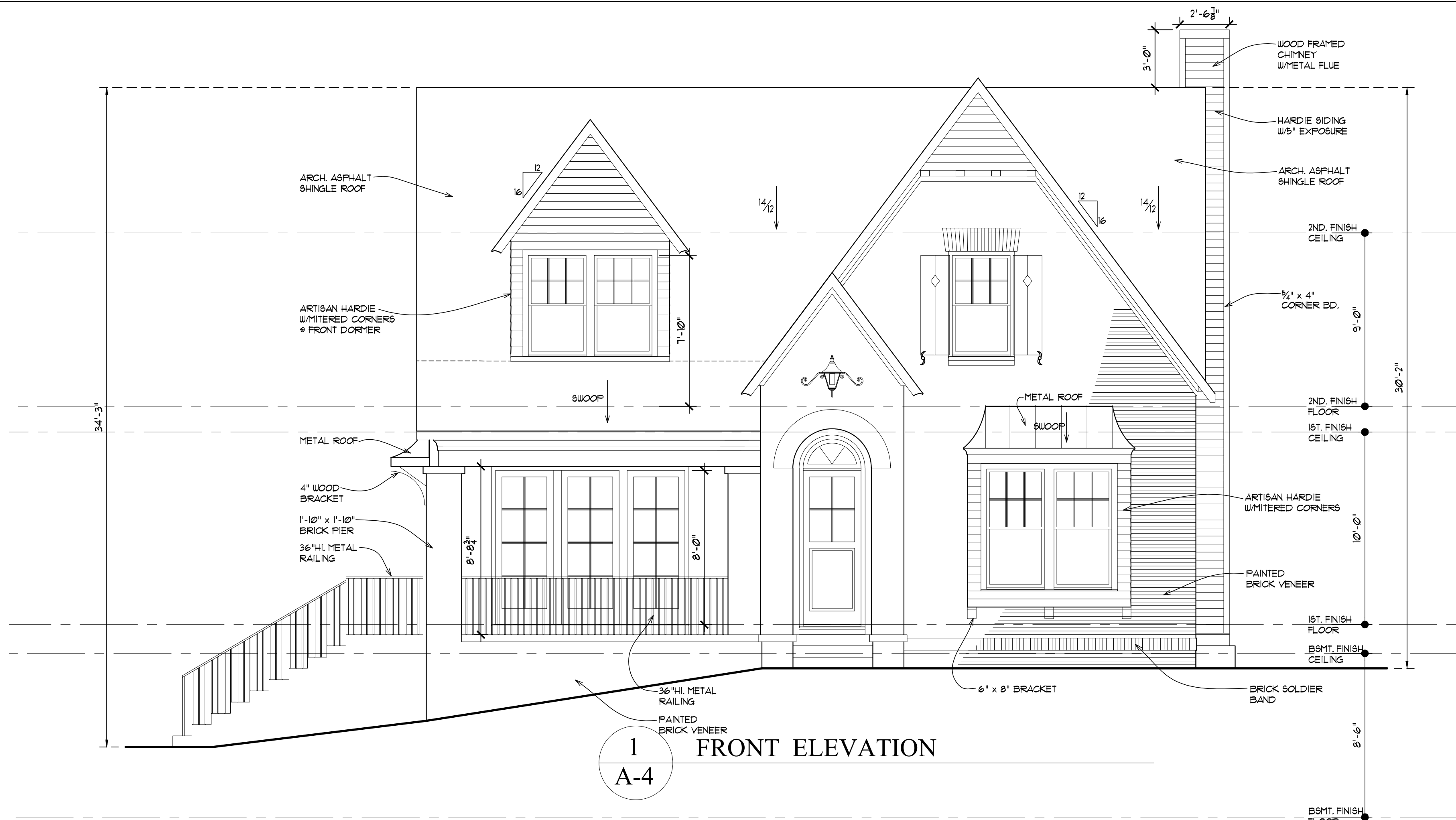
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A-4

MATTISON  
ARCHITECT

A NEW HOME BY  
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ATLANTA, GA 30306

DRAWN BY:	CM
CHECKED BY:	CMM
DATE:	11.30.2017
REVISIONS:	

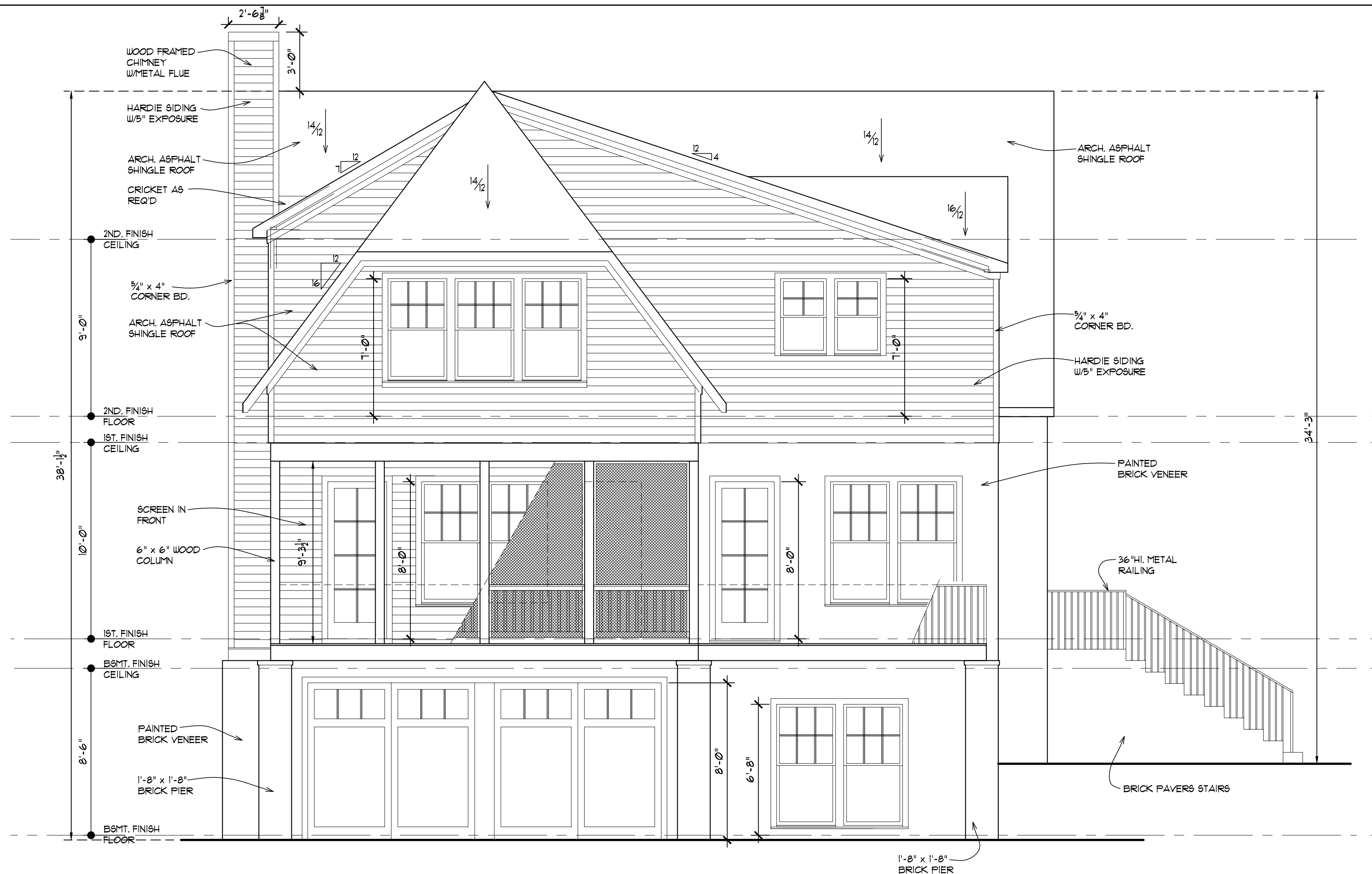
ELEVATIONS

SCALE:  
1/4" = 1'-0"

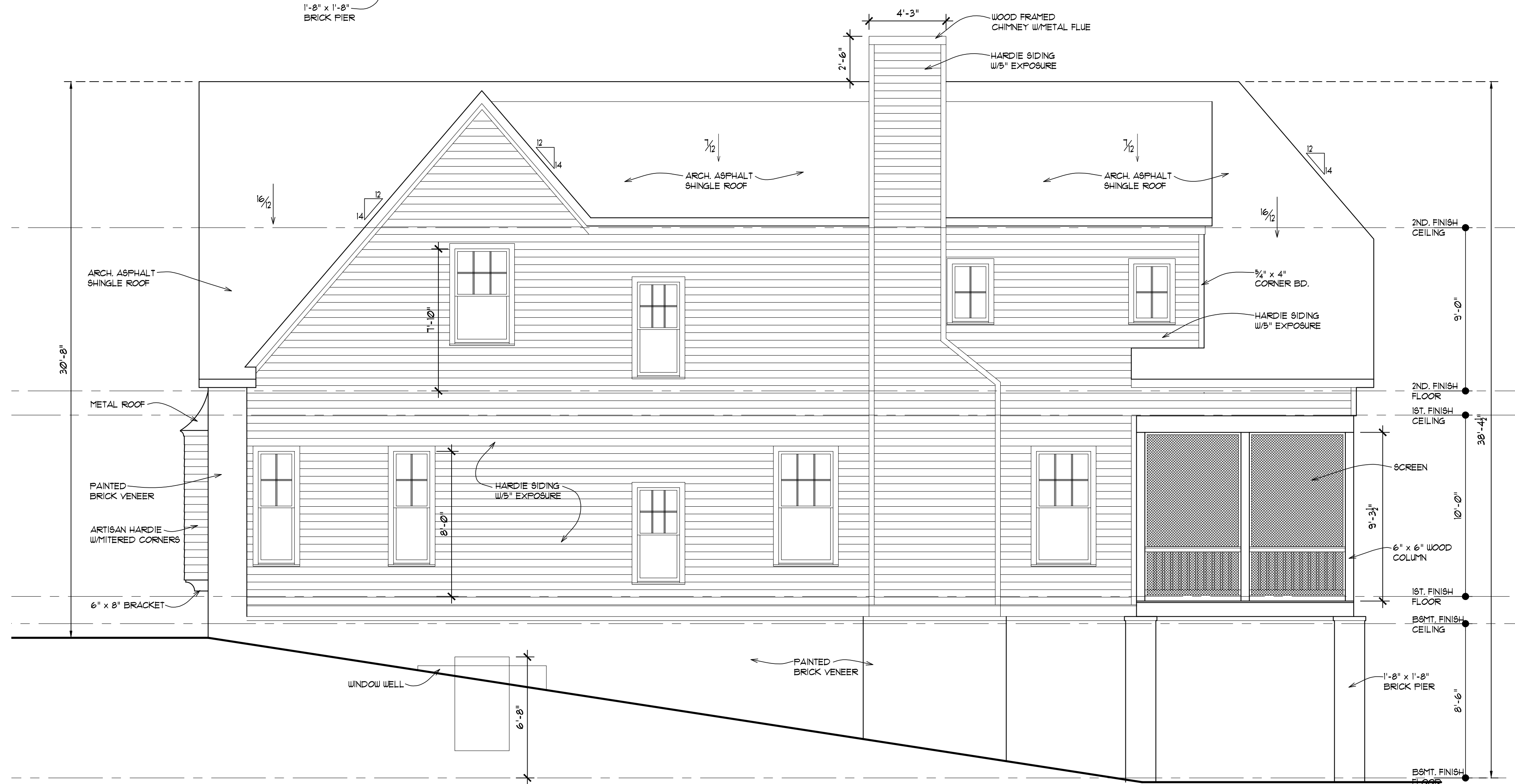
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MATTISON  
ARCHITECT



1  
A-5 REAR ELEVATION



2  
A-5 RIGHT SIDE ELEVATION

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A-5

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DRAWN BY:	CM
CHECKED BY:	CMM
DATE:	11.30.2017
REVISIONS:	

ELEVATIONS  
SCALE: 1/4" = 1'-0"

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MATTISON  
ARCHITECT



## Decision of the DeKalb County Historic Preservation Commission

Name of Applicant: \_\_\_\_\_ Roma Ventures \_\_\_\_\_  
Address of Property: \_\_\_\_\_ 1385 Briarcliff Road \_\_\_\_\_  
Date(s) of hearing if any: \_\_\_\_\_ December 18, 2017 \_\_\_\_\_  
Case Number: \_\_\_\_\_ 21991 \_\_\_\_\_

☒ Approved      ☐ Denied      ☐ Deferred

**Approval:** The Historic Preservation Commission, having considered the submissions made on behalf of the applicant and all other matters presented to the Preservation Commission finds that the proposed change(s) will not have a substantial adverse effect on the aesthetic, historic, or architectural significance and value of the historic district and hereby approves the issuance of a certificate of appropriateness.

Any conditions or modifications are shown below.

☒ Pursuant to Code of DeKalb County, § 13.5-8(3), the Preservation Commission has considered the historical and architectural value and significance; architectural style; scale; height; setback; landscaping; general design; arrangement; texture and materials of the architectural features involved and the relationship of such texture and materials to the exterior architectural style; pertinent features of other properties in the immediate neighborhood, as prescribed generally by county code and specifically by the district design guidelines.

☒ This application relates to an existing building, pursuant to the authority granted to the Preservation Commission by Code of DeKalb County, § 13.5-8(3), the Preservation Commission has also used the Secretary of the Interior's Standards for Historic Preservation Projects, including the Standards for Rehabilitation therein as a guidelines. The Preservation Commission finds that all relevant guidelines have been met.

### Additional pertinent factors:

Divide the lot into its two original lots using the original boundary. The division of these lots will also require approval by the Zoning Board of Appeals. The proposed demolition and new construction plans were not approved.

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Application is approved with conditions or modifications ☒ without conditions or modifications ☐.

**Conditions or modifications (if applicable):**

Divide the lot into its two original lots using the original boundary. The division of these lots will also require approval by the Zoning Board of Appeals. The proposed demolition and new construction plans were not approved.

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**Denial:** The Preservation Commission has determined that the proposed material changes in appearance would have a substantial adverse effect on the aesthetic, historic or architectural significance and value of the historic property or the historic district ☐ or, the applicant has not provided sufficient information for the Preservation Commission to approve the application ☐. Specifically, the Preservation Commission finds as follows:

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**Deferral:** The Preservation Commission has deferred action on this application for the following reasons:

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The application will be re-heard by the Historic Preservation Commission at its meeting on

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Date: 12/22/17

Signature:   
Chair, DeKalb County  
Historic Preservation Commission







## NEARBY HOMES













