

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: 1777 Coventry Rd Decatur, Ga. 30030

Applicant: Atsuko Koyama E-Mail: akoyama47@yahoo.com

Applicant Mailing Address: 1777 Coventry Rd Decatur, Ga. 30030

Applicant Phone(s): (617) 595-6804 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: House was fully renovated in 2017.

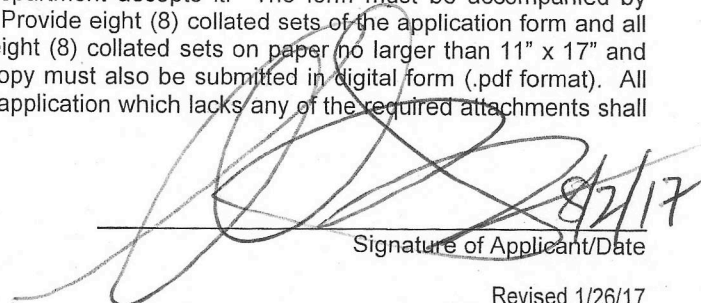
Nature of work (check all that apply):

- 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:

Installation of a 5 ft aluminum privacy fence to provide security and create a safe play area for my daughter. The fence will be installed by a professional contractor and run along the sideyard of the property on Heaton Park from the rear corner of the property up to the driveway and then turn back along the driveway up to the carport and will include a gate for entry. The fence will be hidden by privacy shrubs that will be planted along the front and back of the fence. I am also seeking to retain the wooden fence along the backside of the yard and bring it into compliance by ensuring the last section is dropped to 5 ft and remains out of the right-of-way.

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 8/2/17

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),

_____ being (owner) (owners) of the property _____, hereby delegate authority to _____ to file an application in (my) (our) behalf.

Signature of Owner/Date

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, the Preservation Commission will issue a cease and desist order and you may be subject to other penalties including monetary fines and/or required demolition of the non-conforming work.

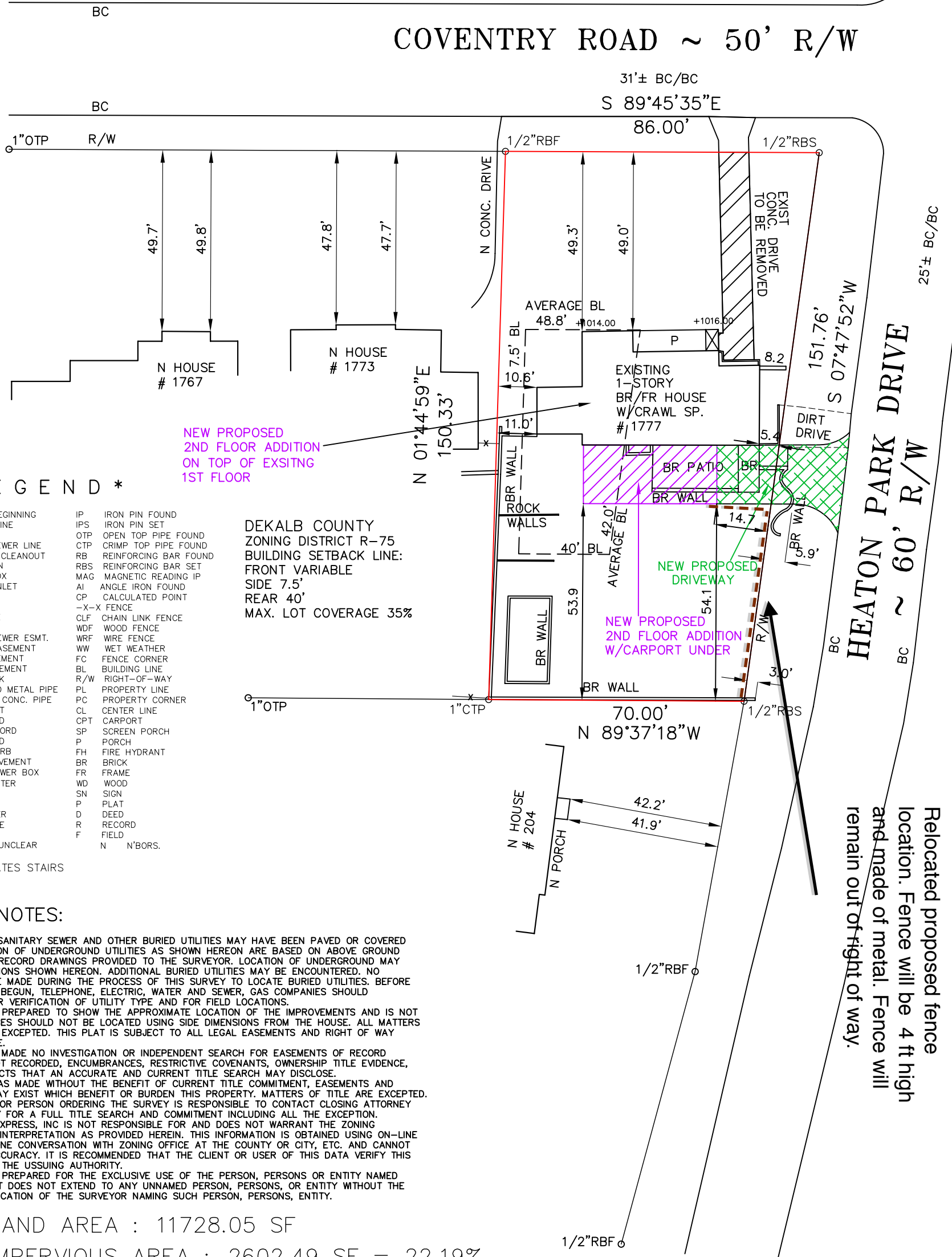
If your project requires that the county issue a Certificate of Occupancy at the end of construction, the preservation planner will need to inspect the completed project to ensure that the work has been completed in accord with the Certificate of Appropriateness. The review may be conducted either before or after your building inspection. If you will be requiring a Certificate of Occupancy, please notify the preservation planner when your project nears completion. 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 monetary 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. You will need to apply for a new certificate if you still intend to do the work.

Please contact the preservation planner, David Cullison (404/371-2155), if you have any questions.

NOTE:
BEFORE DEVELOPMENT OF THIS PROPERTY,
DEVELOPER AND ARCHITECT TO CONFIRM ZONING
DISTRICT & SET BACK, PER ZONING DEPARTMENT.

COVENTRY ROAD ~ 50' R/W



* LEGEND *

POB POINT OF BEGINNING	IP IRON PIN FOUND
LLL LAND LOT LINE	IPS IRON PIN SET
MH MAN HOLE	OTP OPEN TOP PIPE FOUND
SSL SANITARY SEWER LINE	CTP CRIMP TOP PIPE FOUND
CO SAN SEWER CLEANOUT	RB REINFORCING BAR FOUND
CB CATCH BASIN	RBS REINFORCING BAR SET
JB JUNCTION BOX	MAG MAGNETIC READING IP
DI DRAINAGE INLET	AI ANGLE IRON FOUND
YI YARD INLET	CP CALCULATED POINT
HW HEAD WALL	-X-X FENCE
PP POWER POLE	CLF CHAIN LINK FENCE
PW POWER LINE	WDF WOOD FENCE
SSE SANITARY SEWER ESMT.	WRF WIRE FENCE
DE DRAINAGE EASEMENT	WW WET WEATHER
UE UTILITY EASEMENT	FC FENCE CORNER
AE ACCESS EASEMENT	BL BUILDING LINE
TB TOP OF BANK	R/W RIGHT-OF-WAY
CMP CORRUGATED METAL PIPE	PL PROPERTY LINE
RCP REINFORCED CONC. PIPE	PC PROPERTY CORNER
APP AS PER PLAT	CL CENTER LINE
APD AS PER DEED	CPT CARPORT
APR AS PER RECORD	SP SCREEN PORCH
APF AS PER FIELD	P PORCH
BC BACK OF CURB	FH FIRE HYDRANT
EP EDGE OF PAVEMENT	BR BRICK
EB ELECTRIC POWER BOX	FR FRAME
EM ELECTRIC METER	WD WOOD
GM GAS METER	SN SIGN
GV GAS VALVE	P PLAT
WM WATER METER	D DEED
WV WATER VALVE	R RECORD
OH OVERHANG	F FIELD
OU OWNERSHIP UNCLEAR	N N'BORS.

DEKALB COUNTY
ZONING DISTRICT R-75
BUILDING SETBACK LINE:
FRONT VARIABLE
SIDE 7.5'
REAR 40'
MAX. LOT COVERAGE 35%

SURVEY NOTES:

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, TELEPHONE, ELECTRIC, WATER AND SEWER, GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
2. THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE LOCATED USING SIDE DIMENSIONS FROM THE HOUSE. ALL MATTERS OF THE TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAY PUBLIC OR PRIVATE.
3. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD RECORDED AND NOT RECORDED, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCEPTED. PROPERTY OWNER OR PERSON ORDERING THE SURVEY IS RESPONSIBLE TO CONTACT CLOSING ATTORNEY OR TITLE COMPANY FOR A FULL TITLE SEARCH AND COMMITMENT INCLUDING ALL THE EXCEPTION.
5. SURVEY LAND EXPRESS, INC IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREIN. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES, TELEPHONE CONVERSATION WITH ZONING OFFICE AT THE COUNTY OR CITY, ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.
6. 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 THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS, ENTITY.

TOTAL LAND AREA : 11728.05 SF
TOTAL IMPERVIOUS AREA : 2602.49 SF = 22.19%

PROPERTY ADDRESS:
1777 COVENTRY ROAD
DECATUR, GA 30030

PAGE 1 OF 2

LAND AREA:
0.269 AC
11728.05 SF

VARIANCE PREPARED FOR:

ANTHONY MICHAEL

LOT	BLOCK
SUBDIVISION	UNIT
LAND LOT 4	18TH DISTRICT SECTION
DEKALB COUNTY, GEORGIA	

FIELD WORK DATE JAN 15, 2015	PRINTED/SIGNED JAN 19, 2015
PLAT BOOK DEED BOOK 5219	,PAGE ,PAGE 40
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

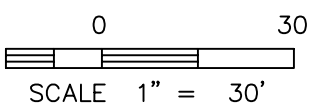
COORD # 20150050
DWG # 20150050-VARIANCE

SURVEY LAND EXPRESS, INC.
LAND SURVEYING SERVICES



IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

70 LENOX POINTE,
ATLANTA, GA 30324
FAX 404-601-0941
TEL 404-252-5747
INFO@SURVEYLANDEXPRESS.COM





Tea Olive

Tea olives (*Osmanthus* species) are some of the most sweetly fragrant plants in Southern gardens. Their scent makes them ideal for planting near windows and outdoor living areas where the fall blooming flowers can be readily enjoyed.

Tea olives grow as dense, evergreen shrubs or small trees. Their leaves resemble holly leaves, explaining another common name, false holly. They can be readily distinguished from hollies by their opposite leaves, hollies having alternate leaves.



Sweetly fragrant, white flowers of Fortune's tea olive (*Osmanthus x fortunei*) in October.

Karen Russ, ©2007 HGIC, Clemson Extension

Mature Height/Spread

Height varies from 6 to 30 feet tall depending on species and cultivar. Width is similar to height. Smaller leafed cultivars of holly tea olive (*Osmanthus heterophyllus*), Fortune's tea olive (*O. x fortunei*) and Delavay tea olive (*O. delavayi*) make good hedges and can be maintained as low as 4 feet tall.

Growth Rate

Growth rate of tea olives is slow to moderate, approximately 4 to 12 inches per year. Growth rate

is strongly influenced by soil quality and organic matter content, available nutrients and water availability.

Ornamental Features

Flowers of all tea olive species are intensely fragrant, often being compared to the scent of peaches, orange blossoms or jasmine. The most common flower color is creamy-white, but depending on cultivar, can vary to include pure white, pale to deep yellow, and orange. While individual flowers are small, the clusters are usually large and numerous enough to be quite showy.

Foliage is dark, leathery, and usually toothed along the edges. Growth habit of most species is dense and upright-oval to round in form.

Landscape Use

The dense growth habit and dark evergreen foliage of tea olives make them excellent choices for hedges, screens and individual specimen plants.

Culture

Most tea olives will grow in sun to medium shade. Some variegated cultivars, such as 'Goshiki', may show some leaf discoloration in full sun. Tea olives grow best in fertile, moist, well-drained, acidic soil. They are moderately drought tolerant once established. Tea olives are not salt spray tolerant, with the exception of the native Devilwood (*Osmanthus americanus*).

Tea olives rarely need pruning since they usually form a pleasing shape on their own. However, they can be pruned either selectively for shape, or small leafed types can be sheared as formal hedges. Prune most tea olives before growth starts in spring, since they flower on current season's growth. The two spring blooming species - *O. delavayi* and *O.*

americanus - should be pruned immediately after flowering. Be aware that tea olives that are pruned back severely may take several years to come back into bloom.

Problems

Tea olives are long-lived and virtually pest free. Occasional disease and insect problems can develop, mainly under stressful conditions.

Botryosphaeria canker is most commonly associated with drought stress. Cercospora leaf spot and anthracnose are occasional problems. Phytophthora and Pythium root rots are associated with poorly drained or excessively wet soil. Soilborne nematodes can also be a problem.

Scales are the main insect pest and can be controlled with horticultural oil sprays. Do not apply summer oils when the temperature is below 45 °F or above 90 °F, or when high humidity prevents rapid drying.

Species & Cultivars

Holly Tea Olive or False Holly (*Osmanthus heterophyllus*): Holly tea olives are relatively small compared to other tea olives, growing between 8 and 10 feet tall and slightly narrower in width. Very old plants will occasionally reach 20 feet or more.



Juvenile and adult leaf forms of holly tea olive (*Osmanthus heterophyllus*).

Karen Russ, ©2007 HGIC, Clemson Extension

Holly tea olives are very dense and with leaves only 1 to 2½ inches long; they are one of the best choices for a formal hedge. Tea olives have both juvenile and adult leaf forms. The juvenile leaves on this

species are very spiny and holly-like in appearance. Adult leaves are smooth margined, with a spine only at the tip.

The flowers of this species are less visible than that of others, but are intensely fragrant, blooming between late September to early October to as late as November. Holly tea olives will grow in all regions of South Carolina. There are a number of cultivars.

- 'Goshiki' means "five colors" in Japanese. Young leaves are pinkish, maturing to mottled green, gray-green, gold and cream. This cultivar grows best in part shade.



Many colored leaves of 'Goshiki' holly tea olive (*Osmanthus heterophyllus*).

Karen Russ, ©2007 HGIC, Clemson Extension

- 'Gulftide' is a compact, upright form with very spiny, glossy leaves.
- 'Ogon' has golden yellow new leaves that fade to yellow-green. It is slow growing and best grown in part shade.
- 'Sasaba' has uniquely twisted and extremely spiny leaves and grows as an upright pyramid. The texture is interesting and attractive, but the plant should be handled with care.
- 'Variegatus' has striking dark green leaves with creamy white edges. It does not discolor in full sun. 'Variegatus' is upright, slow growing and smaller than the species.
- 'Rotundifolius' has leathery, non-spiny foliage. It has fragrant flowers and is a slow growing dwarf to 4 or 5 feet tall. Seedlings grown from this cultivar have extremely spiny leaf margins.



Joey Williamson, ©2013 HGIC, Clemson Extension

Rounded foliage of 'Rotundifolius' holly tea olive (*Osmanthus heterophyllus*).

Joey Williamson, ©2013 HGIC, Clemson Extension

Fortune's Tea Olive (*Osmanthus x fortunei*): This tea olive is a hybrid between *O. heterophyllus* and *O. fragrans*. It is intermediate between those species in most traits. Fortune's tea olive grows 15 to 20 feet tall, with similar width. It has dense growth in an oval-rounded form. White, highly fragrant flowers last for several weeks from October to November. Fortune's tea olive will grow in all regions of South Carolina.

- 'Fruitlandii' flowers are pale cream-yellow and is more compact and cold hardy than *O. x fortunei*.
- 'San Jose' leaves are somewhat longer and narrower than the species, with more and longer spines.

Fragrant Tea Olive (*Osmanthus fragrans*): This is the most fragrant species of a group known as a whole for their superb scent. Fragrant tea olives can grow as tall as 20 to 30 feet near the coast, although they are usually smaller, particularly in the Piedmont. Height is more often in the 10 to 12 foot range with an 8-foot width. Plants are upright when young, but can spread into a small vase-shaped tree at maturity.

Fragrant tea olives will grow throughout South Carolina, but can suffer cold damage in the upper Piedmont or Mountains if temperatures in a very cold winter approach 0 °F or if during a warm winter the temperature drops rapidly to 20 °F.

Fragrant tea olive has an exceptionally long bloom period, often for 2 months during the fall, with scattered blooming through winter and into the

spring. The flowers are showy and held in clusters along the stems. The species has small white flowers, but there are several cultivars, mostly chosen for differing flower color. While some are still uncommon, they are well worth the search.

- *O. fragrans* f. *aurantiacus* has light to bright orange abundant flowers in fall. Although the flowers last for only one to two weeks, this form is exceptionally heavy blooming. It is more cold hardy than the species, tolerating temperatures down to -8 °F with little damage.



Joey Williamson, ©2007 HGIC, Clemson Extension

Orange flowers of *Osmanthus fragrans* f. *aurantiacus*.

Joey Williamson, ©2007 HGIC, Clemson Extension

- 'Conger Yellow' has butter-yellow flowers.
- 'Fudingzhu' is long flowering, with exceptionally abundant, very fragrant creamy-white flowers.
- *O. f.* var. *thunbergii* is similar to *O. f.* f. *aurantiacus*, but with light yellow flowers.

Delavay Tea Olive (*Osmanthus delavayi*): This is one of the few spring-flowering tea olives, blooming in April. Flowers are showy, profuse, white and fragrant. It grows into an arching mound 6 to 10 feet tall by 6 to 10 feet wide, but can easily be kept smaller. The leaves are smaller than those of other tea olives, only 1 inch long by ½ inch wide. They are shiny, toothed and dark green. Delavay tea olive will grow throughout South Carolina.

Devilwood (*Osmanthus americanus*): This is the only native tea olive, growing in the wild along swamp margins and streams in the Coastal Plain. It grows into a small, upright evergreen tree, 20 to 25 feet tall. Leaves are shiny, olive green, elongated, 2

to 4½ inches long, with a smooth edge. Plants accept pruning well and can be maintained as a hedge if desired.



Devilwood (*Osmanthus americanus*) foliage.
Joey Williamson, ©2012 HGIC, Clemson Extension

The flowers of devilwood are relatively small compared to other tea olives, but open very early in spring and have the typical tea olive sweet fragrance.

Devilwood will grow throughout South Carolina. It grows in either sun or part shade. Devilwood prefers moist, well-drained, acidic soil, but is adaptable to various soil types, tolerates extended flooding, and is also tolerant of salt spray.

Revised and images added by Joey Williamson, HGIC Horticulture Extension Agent, Clemson University, 12/13. Prepared by Karen Russ, HGIC Horticulture Specialist. (New 12/07.)

This information is supplied with the understanding that no discrimination is intended and no endorsement by the Clemson University Cooperative Extension Service is implied. All recommendations are for South Carolina conditions and may not apply to other areas. Use pesticides only according to the directions on the label. All recommendations for pesticide use are for South Carolina only and were legal at the time of publication, but the status of registration and use patterns are subject to change by action of state and federal regulatory agencies. Follow all directions, precautions and restrictions that are listed.