

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: 2103 Ponce de Leon Avenue, Atlanta, Ga 30307

Applicant: Rev. Benno D. Pattison E-Mail: rector@epiphany.org

Applicant Mailing Address: 2089 Ponce de Leon Avenue
Atlanta, ga 30307

Applicant Phone(s): 404.373.8383 Fax: mobile: 404.538.9089

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

Owner(s): Church of the Epiphany E-Mail: rector@epiphany.org
E-Mail: parishadmin@epiphany.org

Owner(s) Mailing Address: 2089 Ponce de Leon Avenue
Atlanta, Georgia 30307

Owner(s) Telephone Number: 404.373.8383

Approximate age or date of construction of the primary structure on the property and any secondary structures affected by this project: 1958

- 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:
Demolish house at 2103 Ponce de Leon Avenue.
grade and replant. No new structure to
be constructed at this time.

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

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),

Rev. Benno D. Pattison

being (owner) (owners) of the property

2089 Ponce de Leon Avenue

hereby delegate authority to

Atlanta, Georgia 30307

to file an application in (my) (our) behalf.

Tad Braswell

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.



St. Elias

Antiochian Orthodox Christian Church

2045 Ponce De Leon Ave NE Atlanta, GA 30307-1345
(404) 378-8191

Rev. Fr. Gabriel Tannous, Pastor

The Rev. Benno D. Pattison

The Episcopal Church of the Epiphany
2089 Ponce de Leon Ave., NE
Atlanta, GA 30307

Dear Rev. Benno,

St. Elias Antiochian Orthodox church is located at 2045 Ponce de Leon Ave., NE, Atlanta, GA 30307.

I have reviewed The Church of Epiphany's proposed plans to improve their property located at 2089 and 2103 Ponce de Leon Avenue. We support the proposed improvements and recommend Dekalb County approve their permit application.

Sincerely,

Reverend, Fr. Gabriel Tannous, Pastor
St. Elias Antiochian Orthodox Church

Brent Bandy
Chairman, Parish Council
St. Elias Antiochian Orthodox Church

The Rev. Benno D. Pattison

The Episcopal Church of the Epiphany
2089 Ponce de Leon Ave., NE
Atlanta, GA 30307

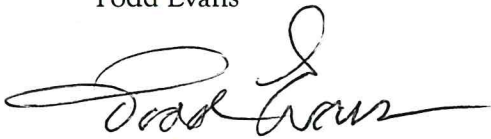
Dear Benno,

I live at 2086 East Lake Rd., NE, Atlanta, GA 30308. I have reviewed The Church of Epiphany's proposed plans to improve their property located at 2089 and 2103 Ponce de Leon Avenue. We support the proposed improvements and recommend DeKalb County approve their permit application.

Sincerely,

A handwritten signature in cursive script, appearing to read "Todd Evans".

Todd Evans

A second handwritten signature in cursive script, appearing to read "Todd Evans".

(in ink)

The Rev. Benno D. Pattison

The Episcopal Church of the Epiphany
2089 Ponce de Leon Ave., NE
Atlanta, GA 30307

Dear Benno,

We live at 2055 East Lake Rd., NE, Atlanta, GA 30307.

We have reviewed The Church of Epiphany's proposed plans to improve their property located at 2089 and 2103 Ponce de Leon Avenue. We support the proposed improvements and recommend DeKalb County approve their permit application.

Sincerely,



Mary Frances Callis & Oliver Drose

The Rev. Benno D. Pattison

The Episcopal Church of the Epiphany
2089 Ponce de Leon Ave., NE
Atlanta, GA 30307

Dear Benno,

We live at 2081 East Lake Rd., NE, Atlanta, GA 30307.

We have reviewed The Church of Epiphany's proposed plans to improve their property located at 2089 and 2103 Ponce de Leon Avenue. We support the proposed improvements and recommend DeKalb County approve their permit application.

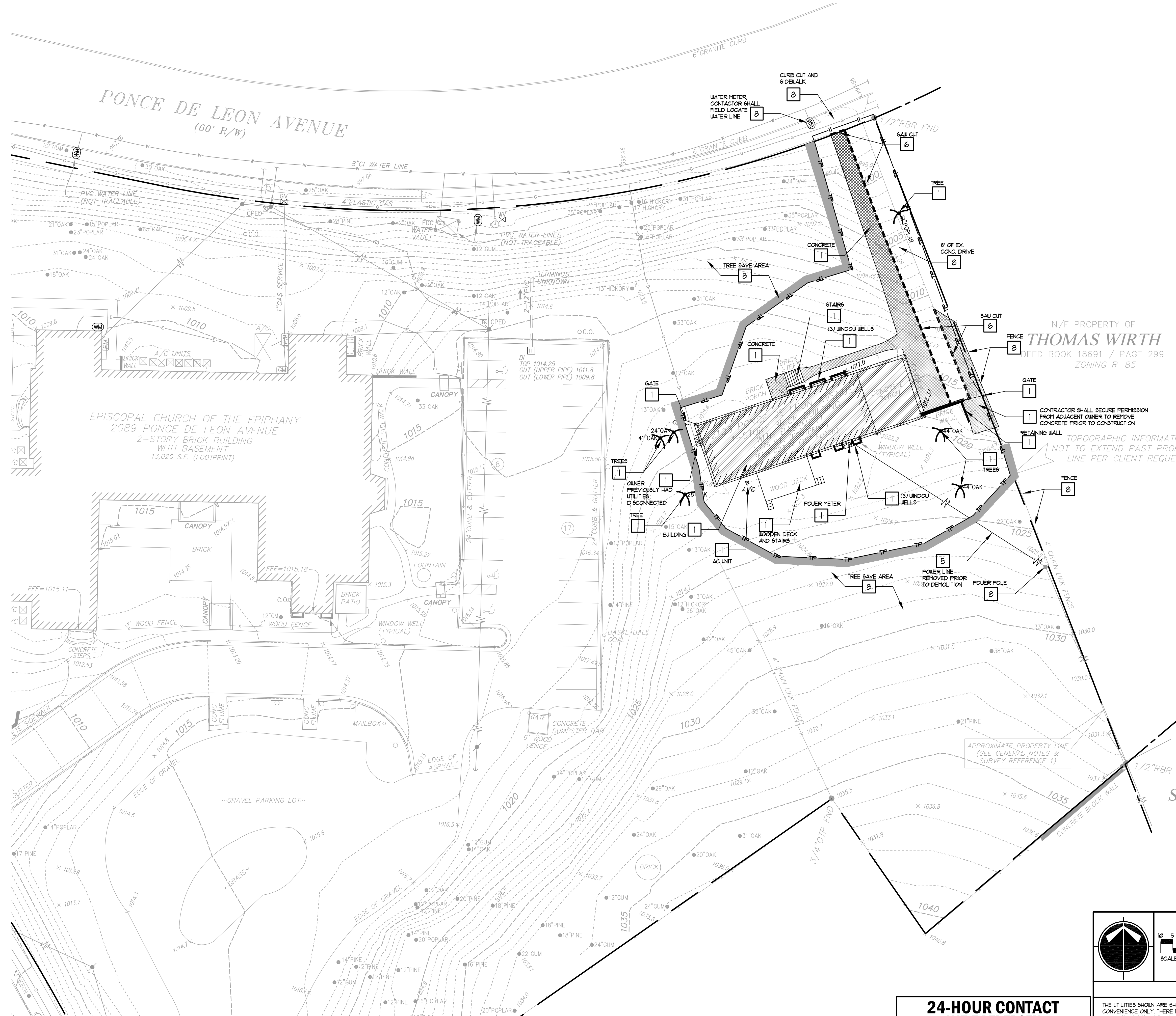
Sincerely,

A handwritten signature in black ink that reads "Lisa & Todd Klumok". The signature is written in a cursive, flowing style.

Lisa & Todd Klumok

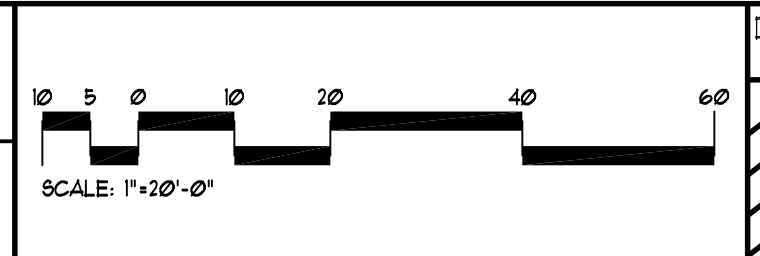
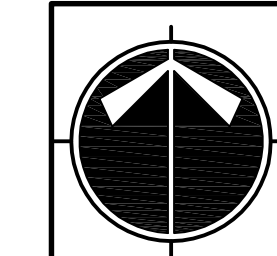
DEKALB COUNTY REQUIRED NOTES

- 1) ALL LAND DISTURBANCE TO BE STABILIZED WITH VEGETATION UPON COMPLETION OF DEMOLITION.
- 2) ALL TREES TO REMAIN AND HAVE PROTECTION UNLESS APPROVED PLANS INDICATE OTHERWISE.
- 3) ALL DEMOLITION DEBRIS TO BE HAULED OFF SITE.
- 4) DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN THE STREET OR TREE PROTECTION AREA OR OTHER RIGHT-OF-WAY.
- 5) ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE ON-SITE INSPECTORS.
- 6) CALL FOR FINAL INSPECTION AT (404) 371-4933.



DEMOLITION LEGEND

- | | |
|---|---|
| 1 | TO BE REMOVED BY THE CONTRACTOR OR AT THE CONTRACTOR'S EXPENSE |
| 2 | TO BE REMOVED BY THE CONTRACTOR OR AT THE CONTRACTOR'S EXPENSE AND TURNED OVER TO THE OWNER FOR REUSE |
| 3 | TO BE REMOVED BY OWNER |
| 4 | RELOCATE AS NECESSARY (RAN) AND/OR ADJUST AS NECESSARY AT THE CONTRACTOR'S EXPENSE |
| 5 | TO BE REMOVED, RELOCATED, MODIFIED OR ADJUSTED BY OTHERS |
| 6 | SAW CUT LINE |
| 7 | TO BE REMOVED BY CONTRACTOR OR AT THE CONTRACTOR'S EXPENSE AND RETAINED FOR REUSE AT THIS SITE |
| 8 | SAVE & PROTECT DURING CONSTRUCTION |
- | | |
|--|---|
| | CONCRETE WALKS, CONCRETE STAIRS, CONCRETE RAMPS, OR OTHER CONC. PAVEMENT REMOVAL LIMITS (DEMOLISH & REMOVE PAVEMENTS TO SUBGRADE) |
| | ASPHALT PAVEMENT REMOVAL LIMITS (DEMOLISH & REMOVE PAVEMENTS TO SUBGRADE) |
| | GRAVEL REMOVAL LIMITS (DEMOLISH & REMOVE TO SUBGRADE) |
| | BUILDING STRUCTURE DEMOLITION LIMITS (CONTRACTOR SHALL COORDINATE DEMOLITION OF ALL BUILDING UTILITIES WITH ARCHITECT & MEP) |
| | CONCRETE CURB AND GUTTER REMOVAL (DEMOLISH AND REPAIR TO NEAREST CONSTRUCTION JOINT) |
| | LIMITS OF CONSTRUCTION ACTIVITY |
| | TREE REMOVAL AREA |
| | TREE SAVE AREA |
| | EXISTING TREE TO BE REMOVED |



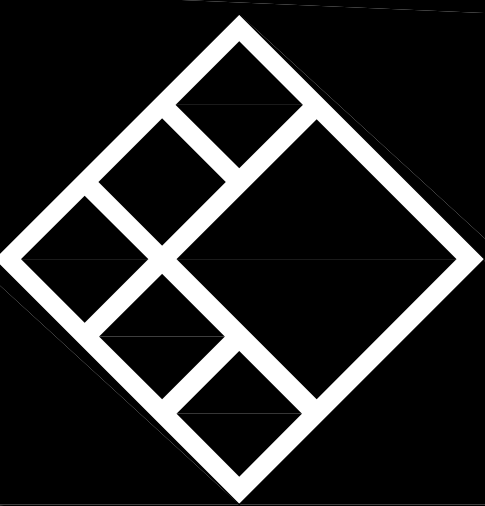
DO NOT DUPLICATE DRAWINGS WITHOUT PERMISSION

CAUTION

**24-HOUR CONTACT
KATIE PEDERSEN
OWNERS REPRESENTATIVE
404-312-8519**

THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF UTILITIES WITHIN THE LIMITS OF THE WORK. DAMAGE TO EXISTING UTILITIES BY THE CONTRACTOR FROM HIS/HER OPERATIONS, SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

811
UTILITIES PROTECTION CENTER
THROUGHOUT GEORGIA
811 OR 1-800-282-1411
WWW.GEORGIA811.COM
THREE WORKING DAYS BEFORE YOU DIG
Know what's below.
Call before you dig.



CONSULTANT



SEAL

CHURCH OF THE EPIPHANY BYRD HOUSE DEMOLITION DECATUR, GA 30307

Civil Engineers

Landscape Architects

Breedlove Land Planning, Inc.

REVISIONS

No.	DATE	DESCRIPTION

RELEASED FOR CONSTRUCTION

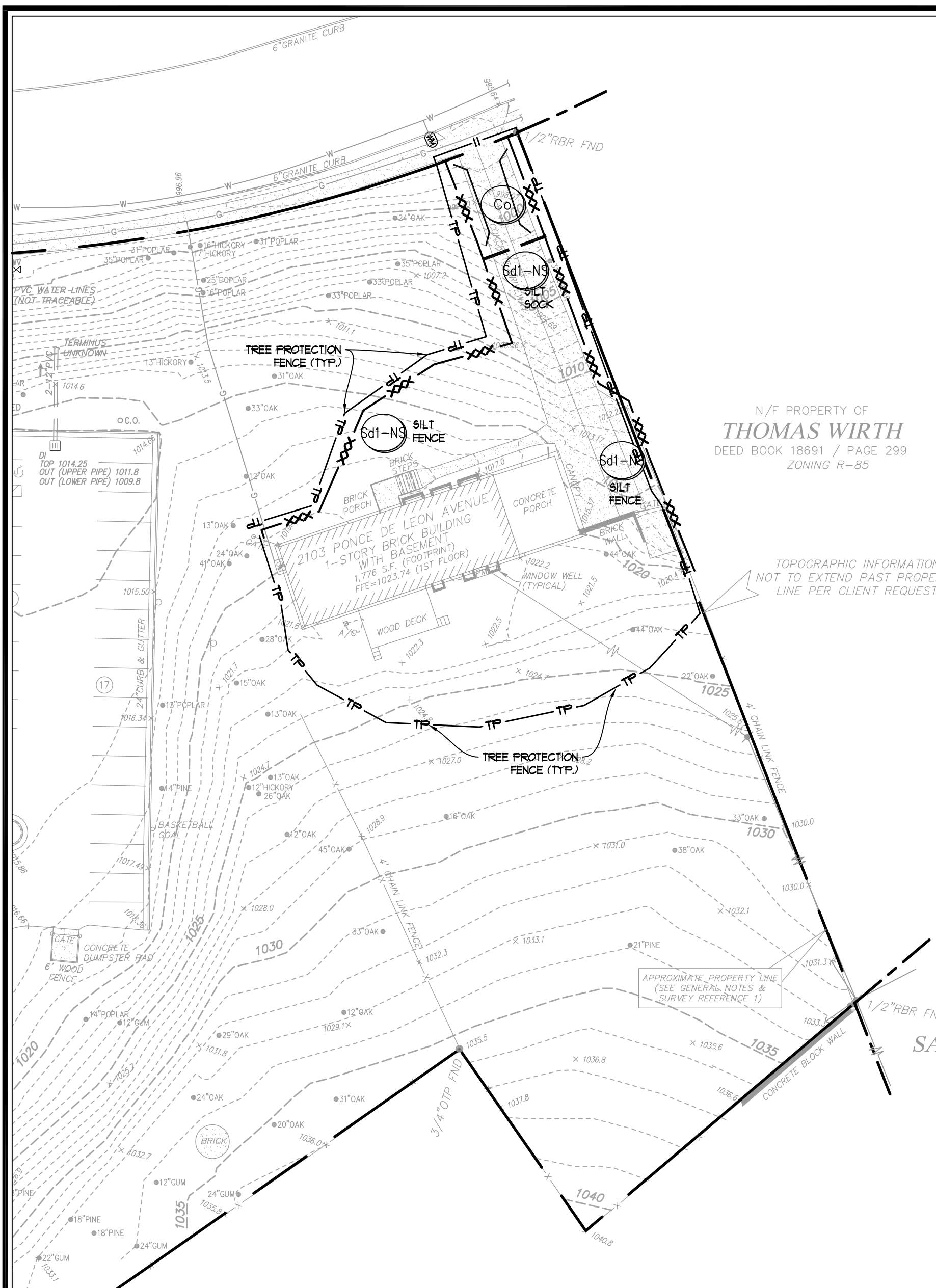
SUBMITTALS		
No.	DATE	DESCRIPTION
1	02-15-18	PROGRESS SET
2	03-05-18	PERMIT SET
3		
4		
5		
6		
7		
8		

BLP, INC. PROJECT NO:	18006
DATE:	02-16-2018
DRAWING BY:	KAM
CHECKED BY:	AAW

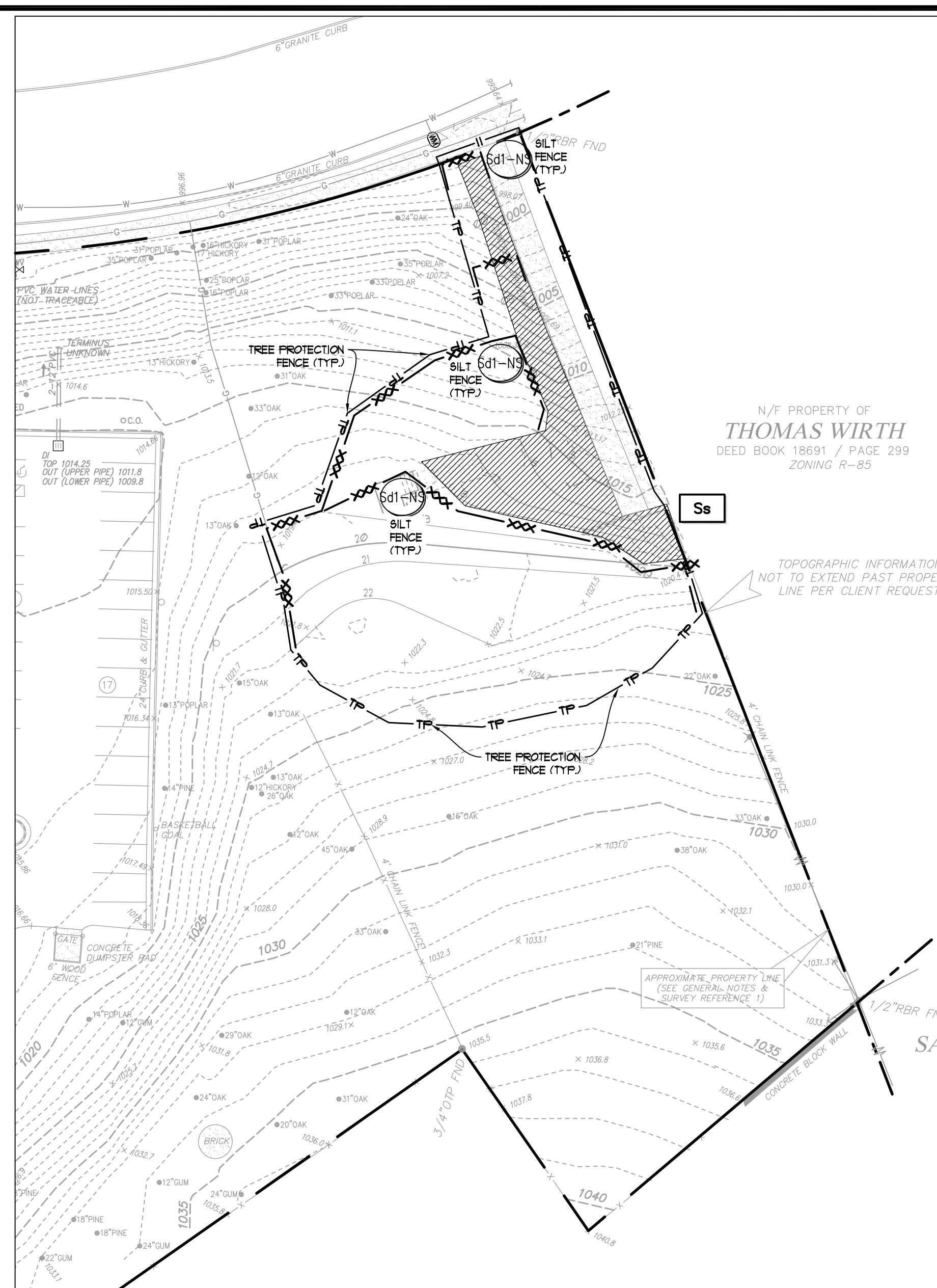
SITE DEMOLITION AND REMOVAL PLAN

C100

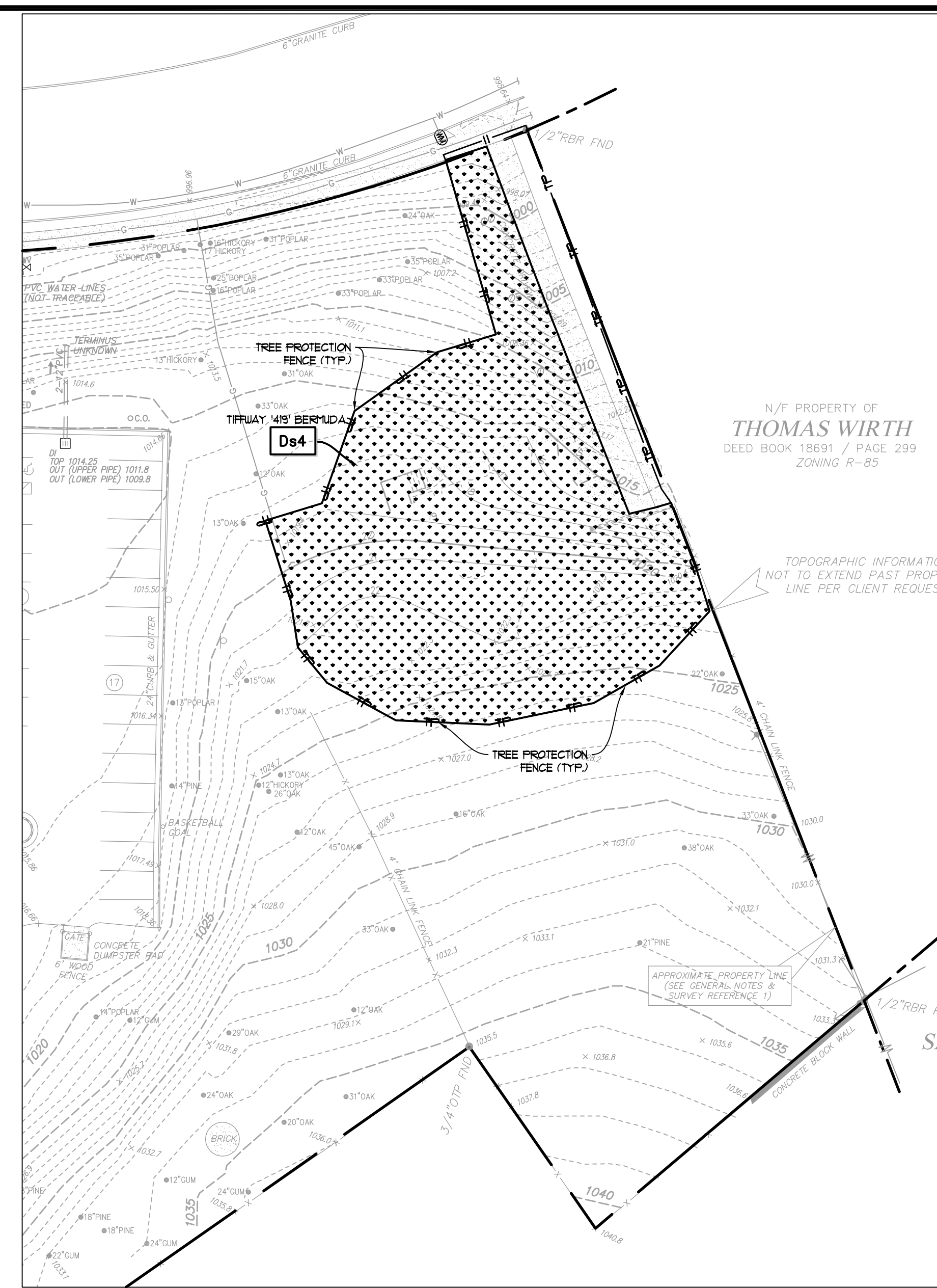
TITLE SHEET#



ES&PC PLAN INITIAL PHASE



ES&PC PLAN INTERMEDIATE PHASE



ES&PC PLAN FINAL PHASE

GEORGIA UNIFORM CODING SYSTEM FOR SOIL EROSION AND SEDIMENT CONTROL PRACTICES
GEORGIA SOIL AND WATER CONSERVATION COMMISSION

STRUCTURAL PRACTICES			VEGETATIVE PRACTICES		
CODE	PRACTICE	MAP SYMBOL	CODE	PRACTICE	MAP SYMBOL
Cd	CHECKDAM		Sr	TEMPORARY STREAM CROSSING	
Ch	CHANNEL STABILIZATION		St	STORMDRAIN OUTLET PROTECTION	
Co	CONSTRUCTION EXIT		Su	SURFACE ROUGHENING	
Cr	CONSTRUCTION ROAD STABILIZATION		Tc	TURBIDITY CURTAIN	
Dc	STREAM DIVERSION CHANNEL		Tp	TOPSOILING	
Di	DIVERSION		Tr	TREE PROTECTION	
Dn1	TEMPORARY DOWNDRAIN STRUCTURE		Wt	VEGETATED WATERWAY OR STORMWATER CONVEYANCE CHANNEL	
Dn2	PERMANENT DOWNDRAIN STRUCTURE		Rd	ROCK FILTER DAM	
Fr	FILTER RING		Re	RETAINING WALL	
Ga	GABION		Rt	RETRO FITTING	
Gr	GRADE STABILIZATION STRUCTURE		Sd1	SEDIMENT BARRIER	
Lv	LEVEL SPREADER				

EROSION CONTROL NOTES

1. NOTIFY CITY/COUNTY INSPECTORS 24 HOURS BEFORE BEGINNING OF EVERY CONSTRUCTION PHASE.
2. ALL BUFFERS AND TREE SAVE AREAS SHALL BE CLEARLY IDENTIFIED BY FLAGGING AND/OR FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.
3. THE INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO OR CONCURRENT WITH LAND DISTURBING ACTIVITIES AND CONSTRUCTION ON THE SITE AND MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
4. ALL SEDIMENT BARRIERS SHALL BE INSTALLED PRIOR TO ANY GRADING.
5. SEDIMENT BARRIER DEVICES SHALL BE INSPECTED AND REPAIRED OF DAMAGE DAILY. ANY ACCUMULATED SEDIMENT SHALL BE REMOVED AND SPREAD ON SITE.
6. ALL DISTURBED AREAS SHALL BE GRASSED AS SOON AS CONSTRUCTION PHASE PERMITS.

1. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. ADDITIONAL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTION OR AS REQUIRED BY COUNTY.
2. MAINTENANCE OF ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES, WHETHER TEMPORARY OR PERMANENT, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. ANY DISCREPANCY BETWEEN THIS SHEET AND OTHERS IN THIS SET SHALL BE REFERRED TO THE ARCHITECT BY THE CONTRACTOR FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
4. SEDIMENT STORAGE LEVEL MARKERS MUST BE INSTALLED IN SEDIMENT STORAGE STRUCTURES, INDICATING THE 1/3 FULL VOLUME.
5. MAXIMUM CUT OR FILL SLOPE IS (2:1) 2' HORIZONTAL TO 1' VERTICAL.
6. CONTRACTOR SHALL PROVIDE TEMPORARY DRAIN DOWNS ON FILL SLOPES TO PREVENT EROSION PRIOR TO STABILIZATION.
7. CONTRACTOR SHALL REMOVE ACCUMULATED SEDIMENT FROM DETENTION BASIN AT END OF CONSTRUCTION WHEN ALL DISTURBED AREAS HAVE BEEN FULLY STABILIZED.

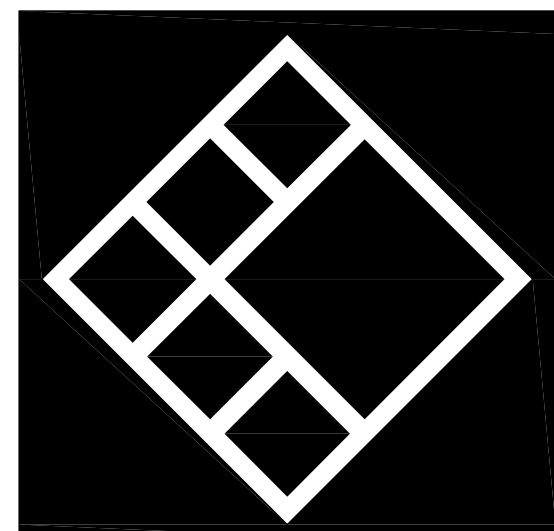
24-HOUR CONTACT
KATIE PEDERSEN
OWNERS REPRESENTATIVE
404-312-8519

CAUTION

THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF UTILITIES WITHIN THE LIMITS OF THE WORK. DAMAGE TO EXISTING UTILITIES BY THE CONTRACTOR FROM HIS/HER OPERATIONS SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

811
Know what's below.
Call before you dig.

UTILITIES PROTECTION CENTER
THROUGHOUT GEORGIA
811 OR 1-800-282-1411
WWW.GEORGIA811.COM
THREE WORKING DAYS BEFORE YOU DIG



CONSULTANT



SEAL

CHURCH OF THE EPIPHANY
BYRD HOUSE DEMOLITION
DECATUR, GA 30307

Civil Engineers

Landscape Architects

Breedlove Land Planning, Inc.

REVISIONS

No.	DATE	DESCRIPTION

RELEASED FOR CONSTRUCTION

SUBMITTALS

No.	DATE	DESCRIPTION
1	02-15-18	PROGRESS SET
2	03-05-18	PERMIT SET
3		
4		
5		
6		
7		
8		

BLP, INC. PROJECT NO:	18006
DATE:	02-16-2018
DRAWING BY:	KAM
CHECKED BY:	AAW

ES&PC PLAN
ALL PHASES

C310
TITLE SHEET#

15 Simpson Street NW Atlanta, GA 30308 P: 770-483-1173 www.landplanning.net

TBM
608 MAIL
NORTH: 1,371,870.48
EAST: 2,249,863.52
ELEV: 992.30

Area One: The Point
Refer to Sheet 2

Area Two: Lower Courtyard
Refer to Sheet 2

Area Three: Gravel Parking Lot
Refer to Sheet 3

Campus Maintenance Items

- Tree Canopy
- Overgrowth in woods
- Invasive plant removal
- Permanent stabilization
- Grassing
- Pruning Shrubs
- Bedlines
- Debris Removal
- Building Facade Maintenance
- Tree Removal

Area Six: Children's Play Area
Refer to Sheet 4

Area Five: The Byrd House
Refer to Sheet 4

Area Four: ADA Parking
Refer to Sheet 3

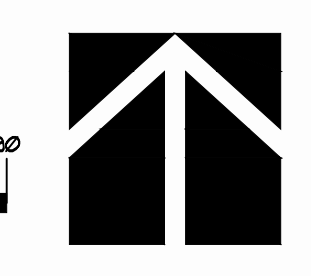
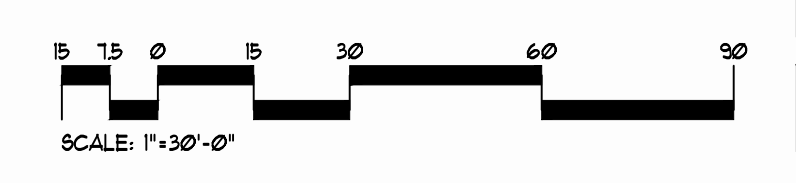
Overall Site Plan

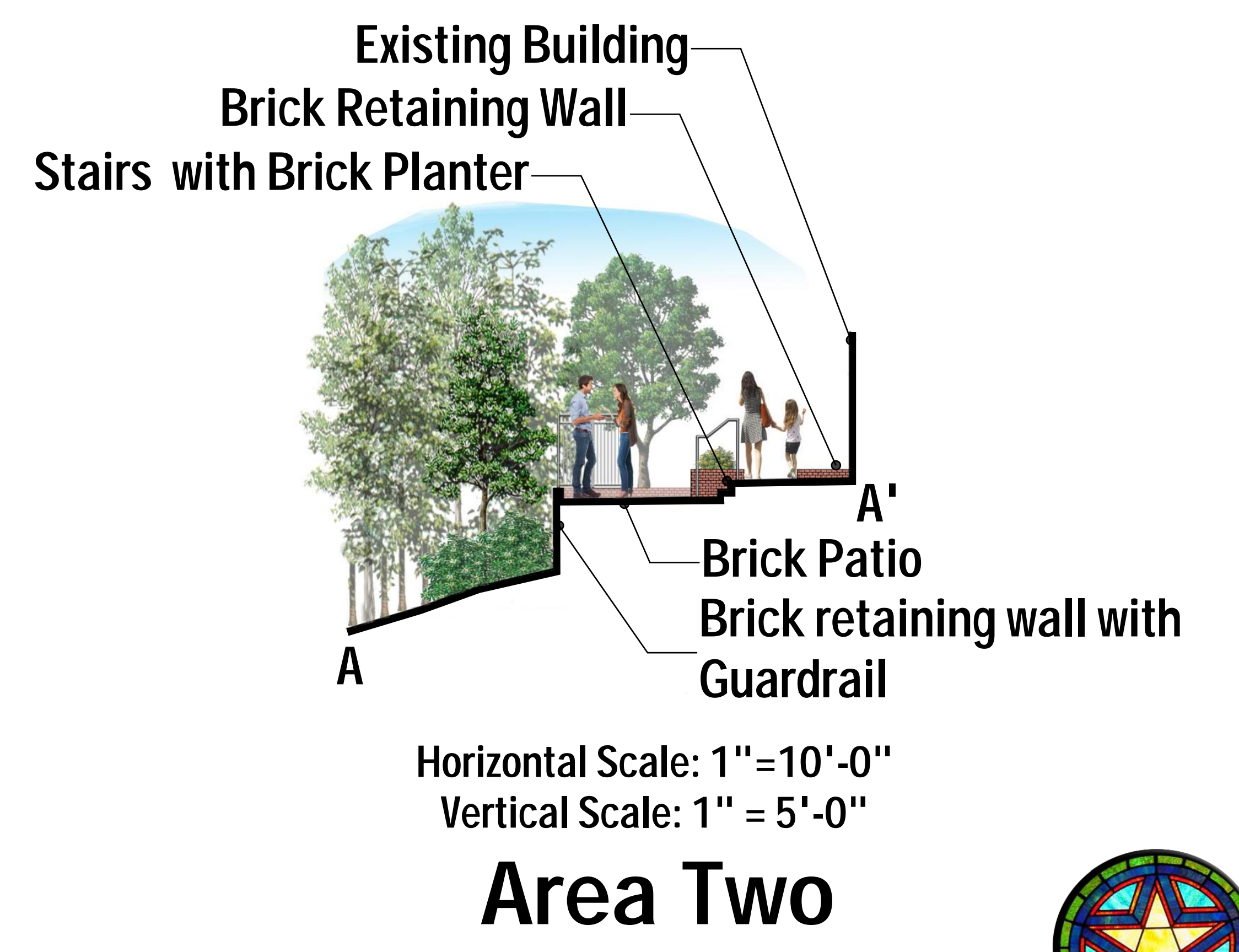
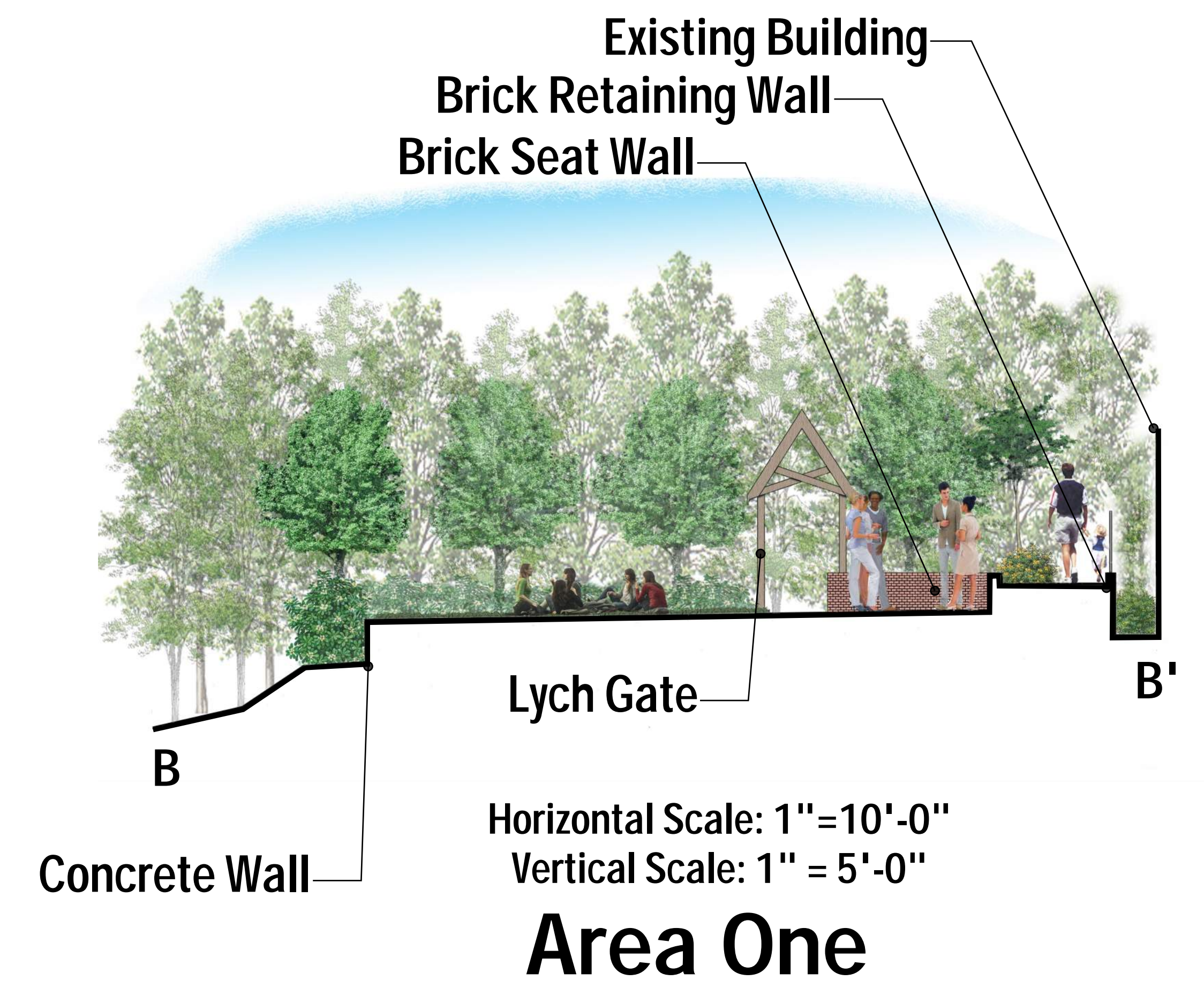
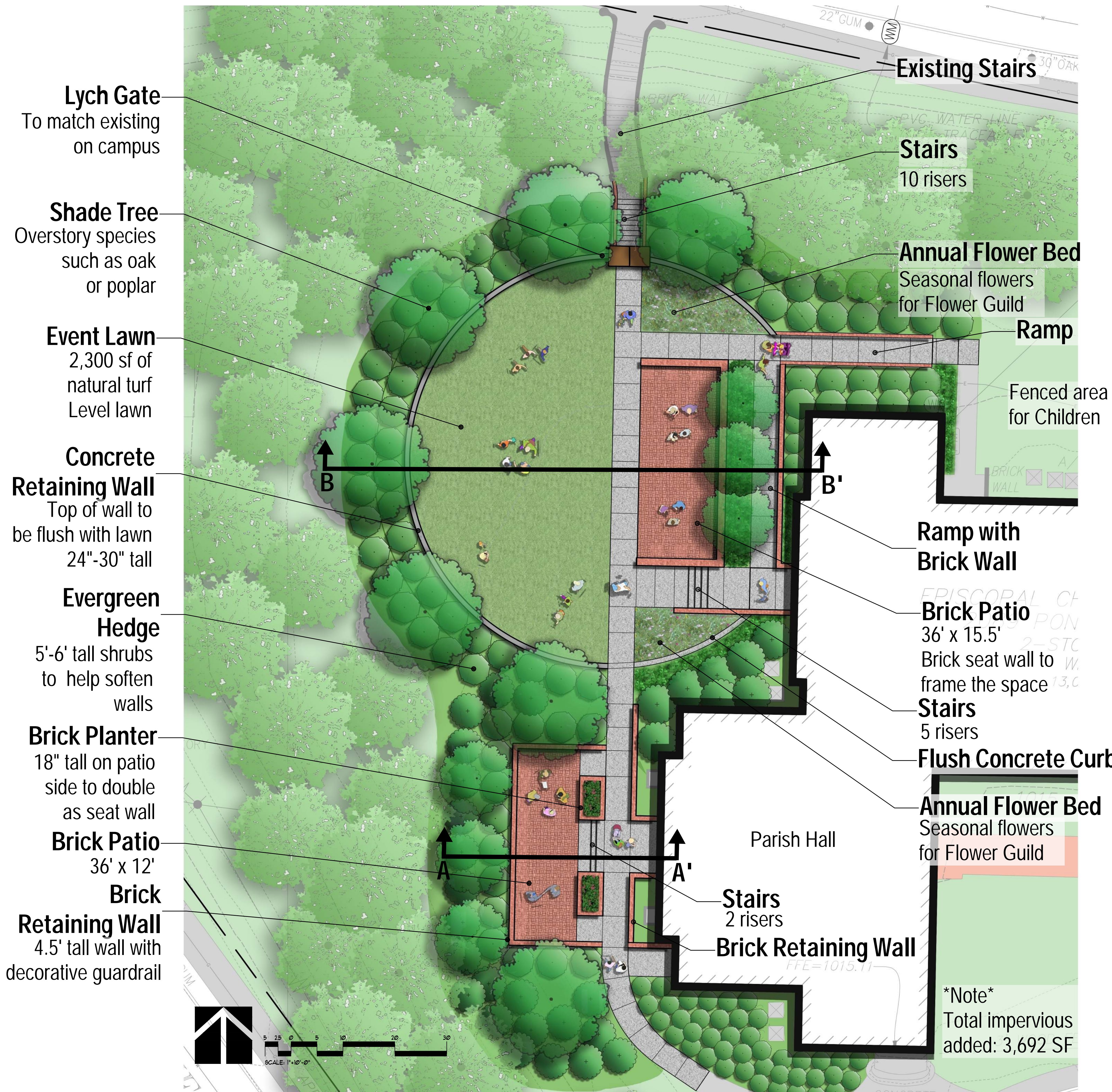
Church of the Epiphany - Proposed Site Improvements

Atlanta, Georgia

12.18.17

Sheet 1 of 4



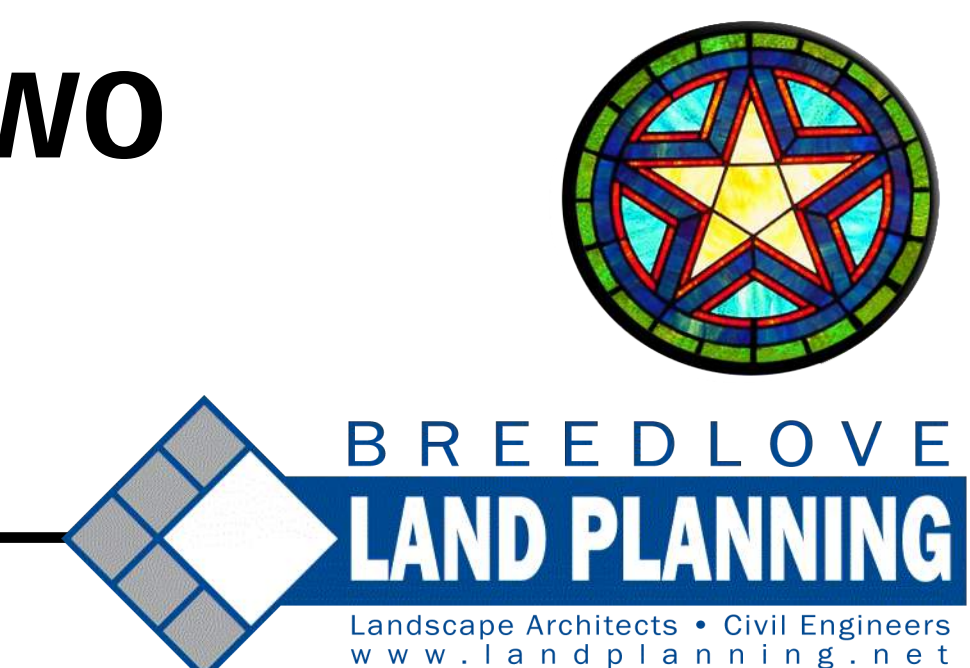


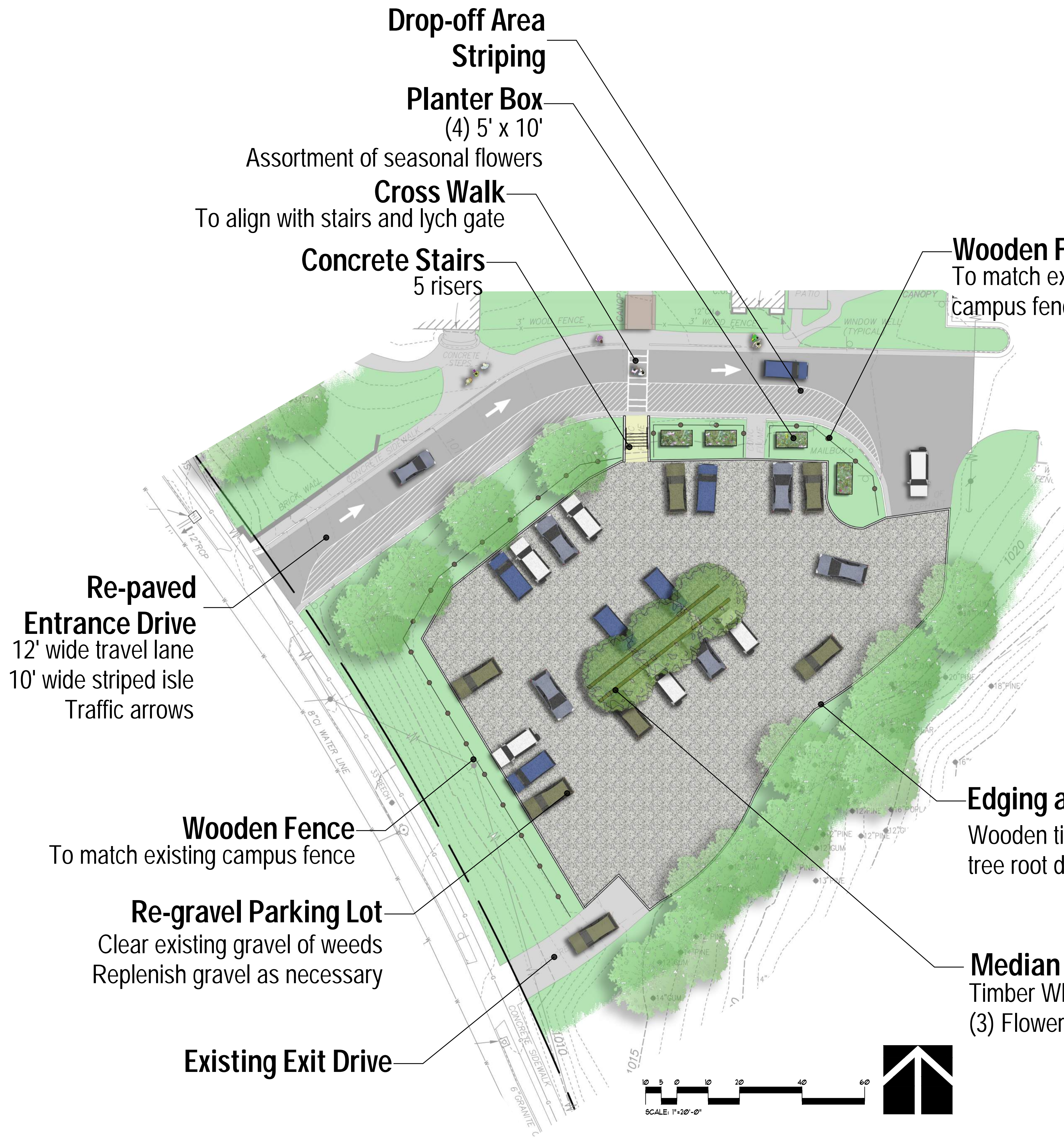
Church of the Epiphany - Proposed Site Improvements

Atlanta, Georgia

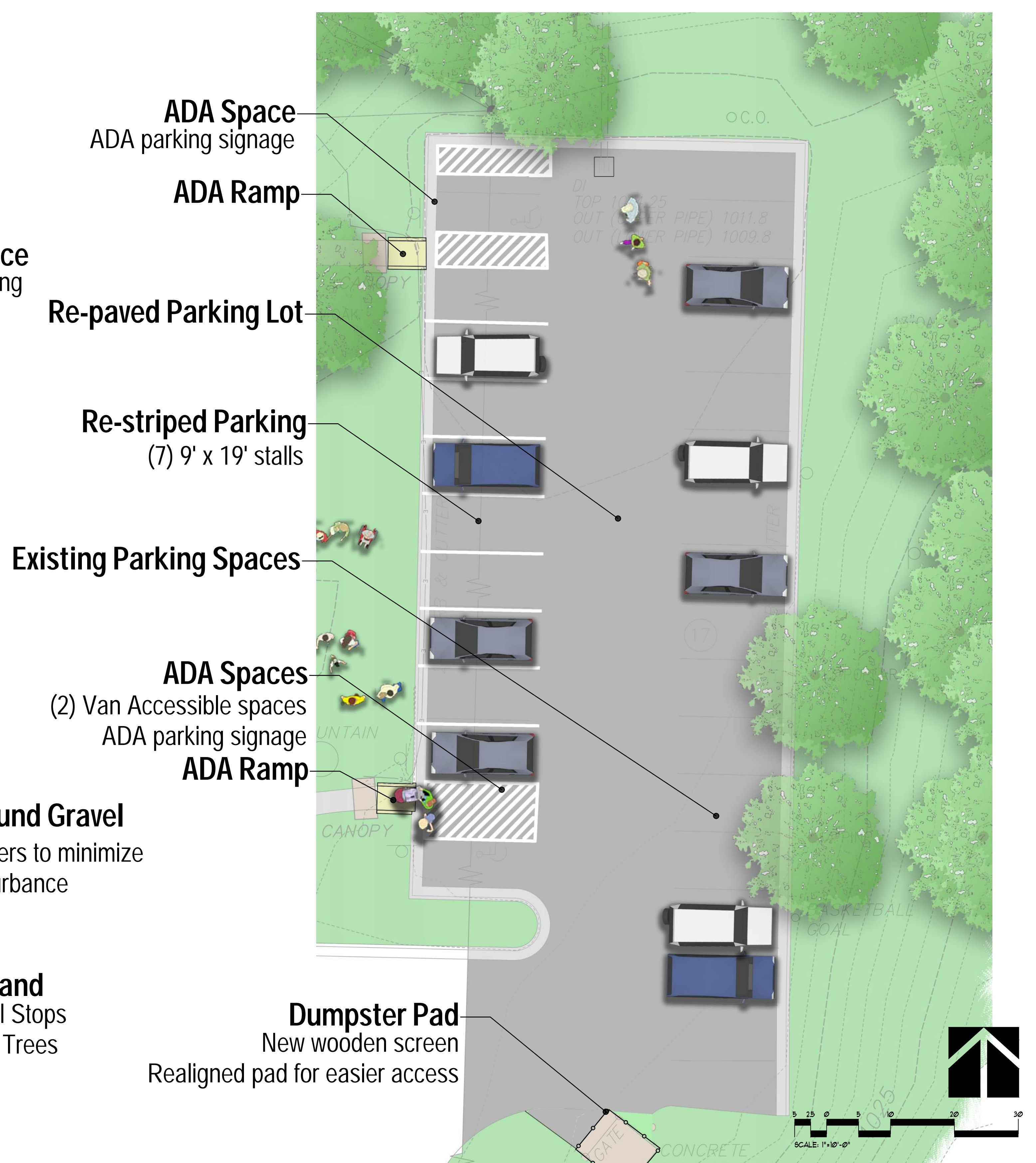
12.18.17

Sheet 2 of 4



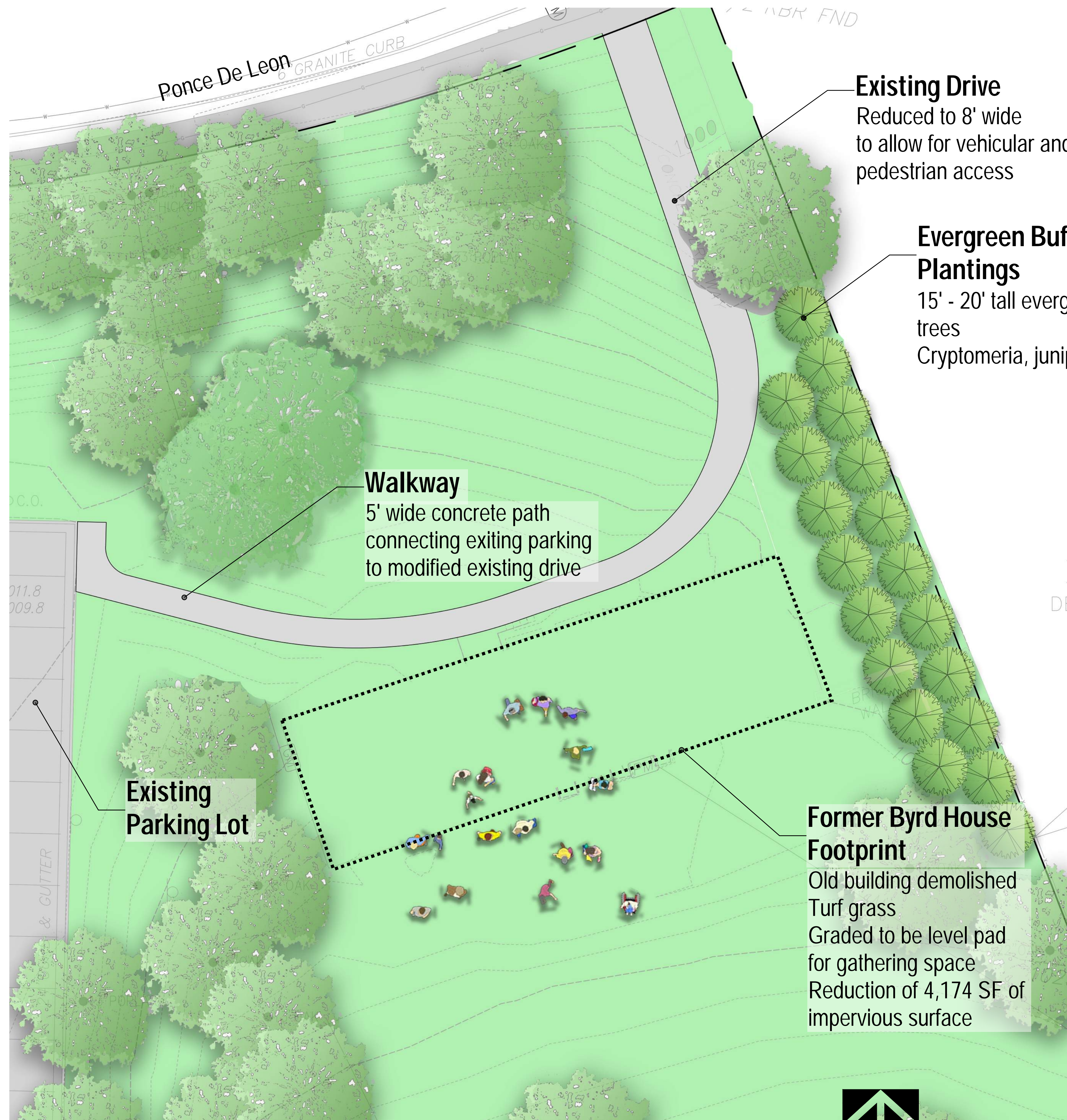


Area Three

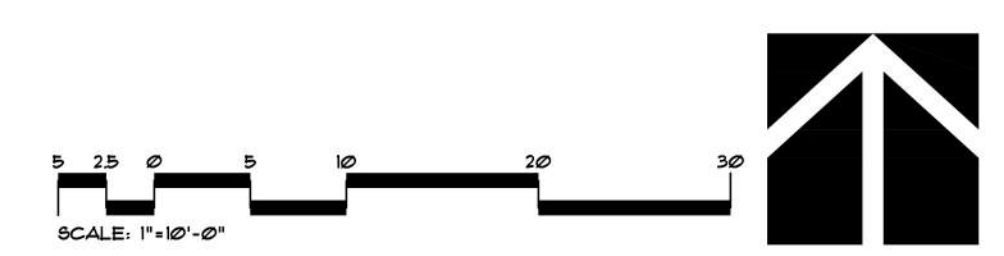
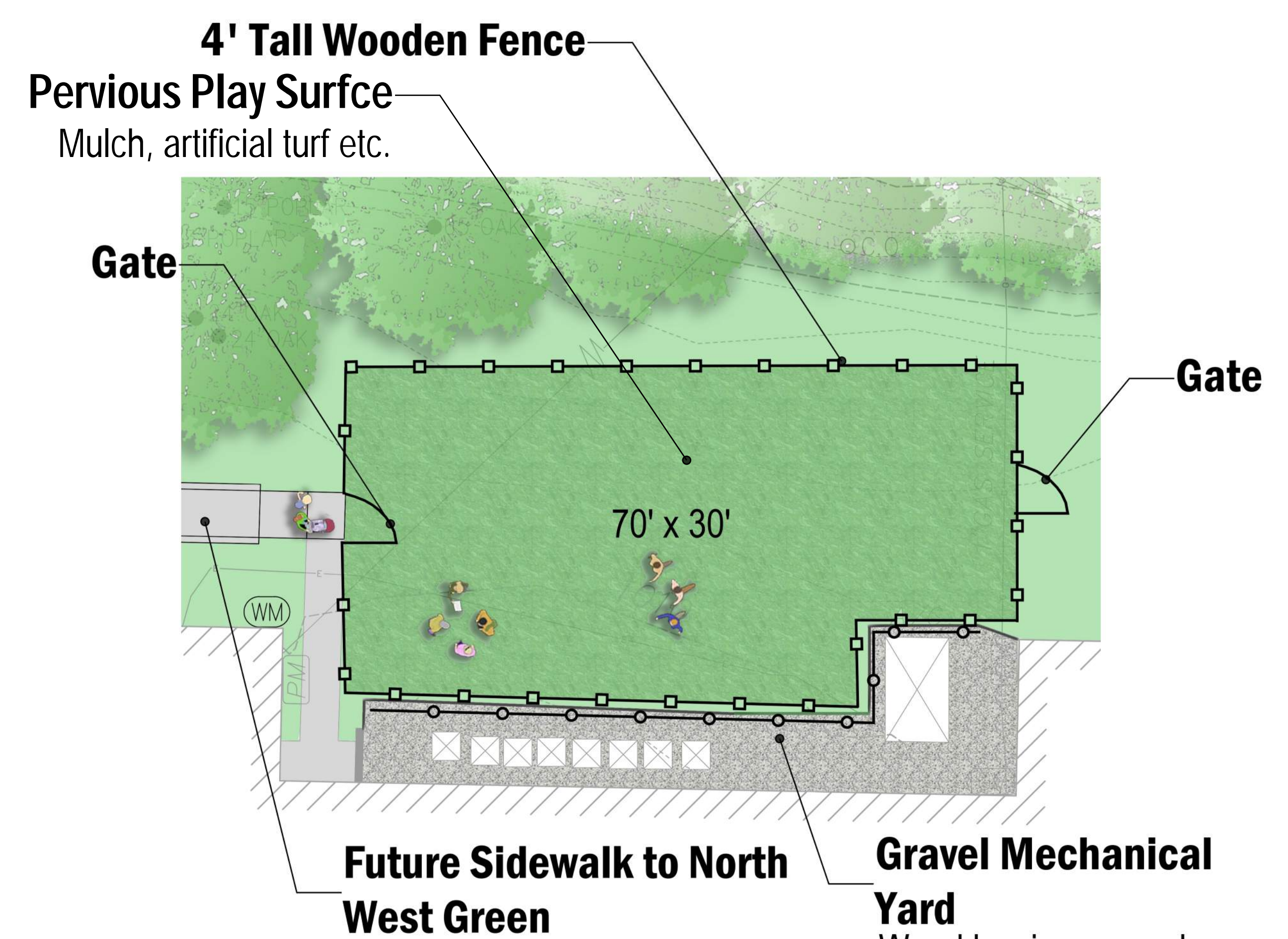
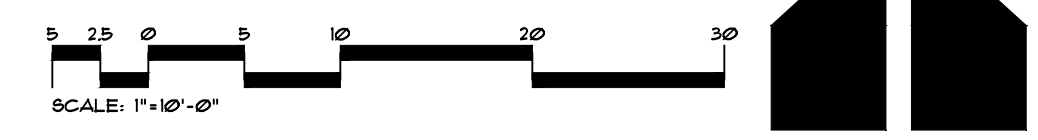


Area Four

Church of the Epiphany - Proposed Site Improvements



Area Five



Area Six

Church of the Epiphany - Proposed Site Improvements

Atlanta, Georgia

12.18.17

Sheet 4 of 4

