

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: **440 Burlington Road NE, Atlanta GA 30307**

Applicant: **Rodolfo Castro** E-Mail: **rodolfo@castrodesign.net**

Applicant Mailing Address: **Castro Design Studio, 200 Peachtree Hills Avenue, Suite B, Atlanta GA 30305**

Applicant Phone(s): **404-514-7247** Fax: _____

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

Owner(s): **KFG 440 Burlington, LLC** E-Mail: **solknafo@gmail.com**

E-Mail: _____

Owner(s) Mailing Address: **1535 Mason Mill Road, Atlanta, GA 30329**

Owner(s) Telephone Number: **404-932-2232**

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

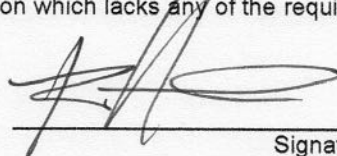
Nature of work (check all that apply):

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:

New house to be constructed on the site . Please see attachments for plans, photographs of the street and supporting documents.

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

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),

Salomon Knafo
being (owner) (owners) of the property 440 Burlington
hereby delegate authority to Rodolfo Castro
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.

440 Burlington Road- For Review Only

Zoning and Stream Buffer:

An administrative variance has been granted to reduce the stream buffer from 75 feet to 65 feet.

A zoning variance has been approved to reduce the rear yard setback to 7.5 feet.

Please see the attached copies of the variance texts, as well as various neighbors' letters of support for the zoning variance.

Siting:

The lot is wooded and has a stream that runs roughly through the middle of it. The site slopes down to the stream from the street, then up to the building site

The house be sited on the north west most corner of the lot. This is the only place to site the house given the stream bank buffers. A zoning variance has been granted to reduce the rear yard setback to 7.5 feet (copy attached). Because of its proximity to the stream, the existing footprint is not a feasible location for the new house.

The finished floor will be roughly set at 919, which is four feet lower than the street elevation.

The owner has proposed to plant new beech trees on the site where the existing house, to be demolished, currently stands.



The lot as seen from the street



Neighboring house to the south



Neighbor's house to the north. The proposed house will be sited similarly to this house.

Proposed House Design:

The proposed house will have traditional English inspired aesthetic. It will be of a "story and a half" configuration in order to minimize its visual impact. The materials will consist primarily of red

brick and dark grey asphalt shingles with some accents in wood. Similar materials are found on the street.

The existing driveway will connect to a parking court. A decorative wall will make it so that the garage doors are obscured from the street. Creating this auto court will hopefully help save a beech tree on the site.



A cluster of red brick houses on the street



An English inspired house on the street



An English inspired house on the street



An English inspired house on the street



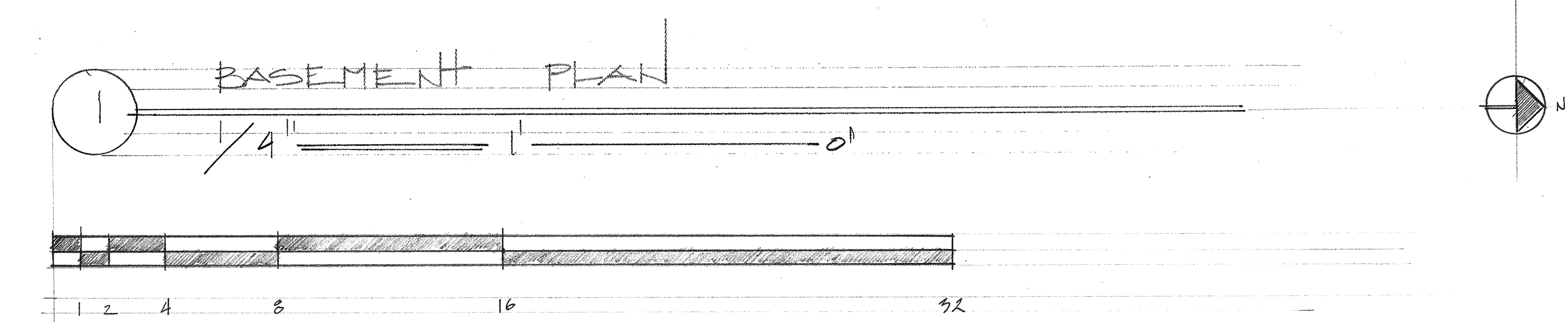
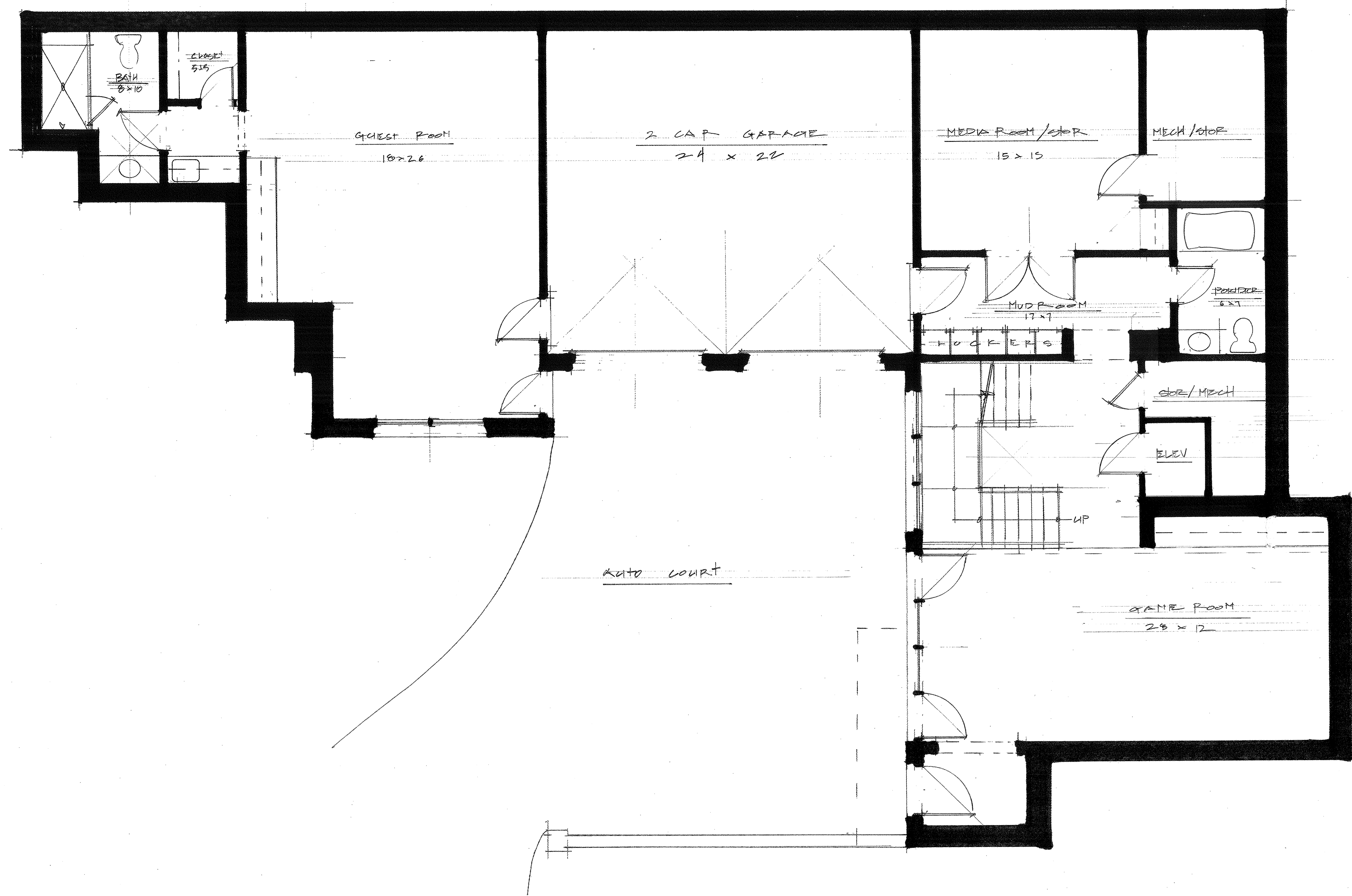
Revisions	By
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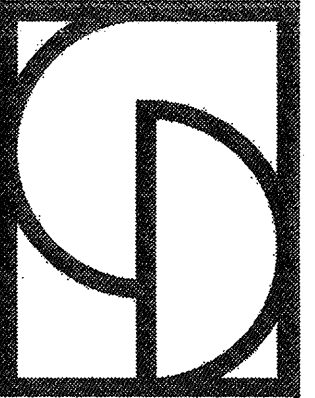
Drawings are for design intent ONLY, all site conditions, structural considerations; mechanical, electrical and plumbing requirements shall be addressed by owner and builder. Designer assumes no liability for errors and omissions in drawings. Owner and builder must verify all dimensions prior to proceeding with construction. Owner and builder must verify compliance with all applicable building codes and requirements in the locality where structure is to be constructed.

THE KNAFO RESIDENCE

ate: .
cale: AS RTD
rawn: RC
ob: 7006

A1.1





CASTRO
DESIGN
STUDIO
CASTRODESIGNSTUDIO.COM
424.514.7247

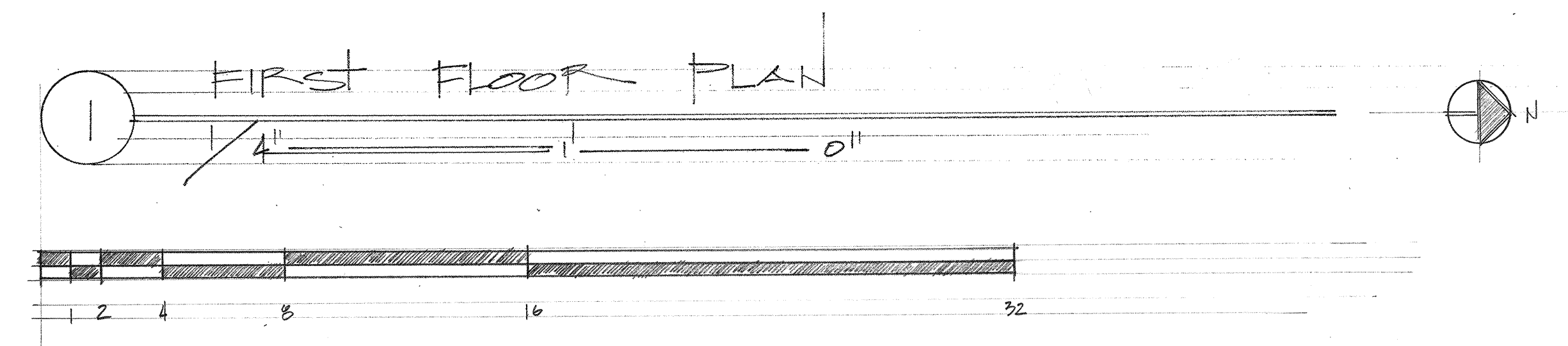
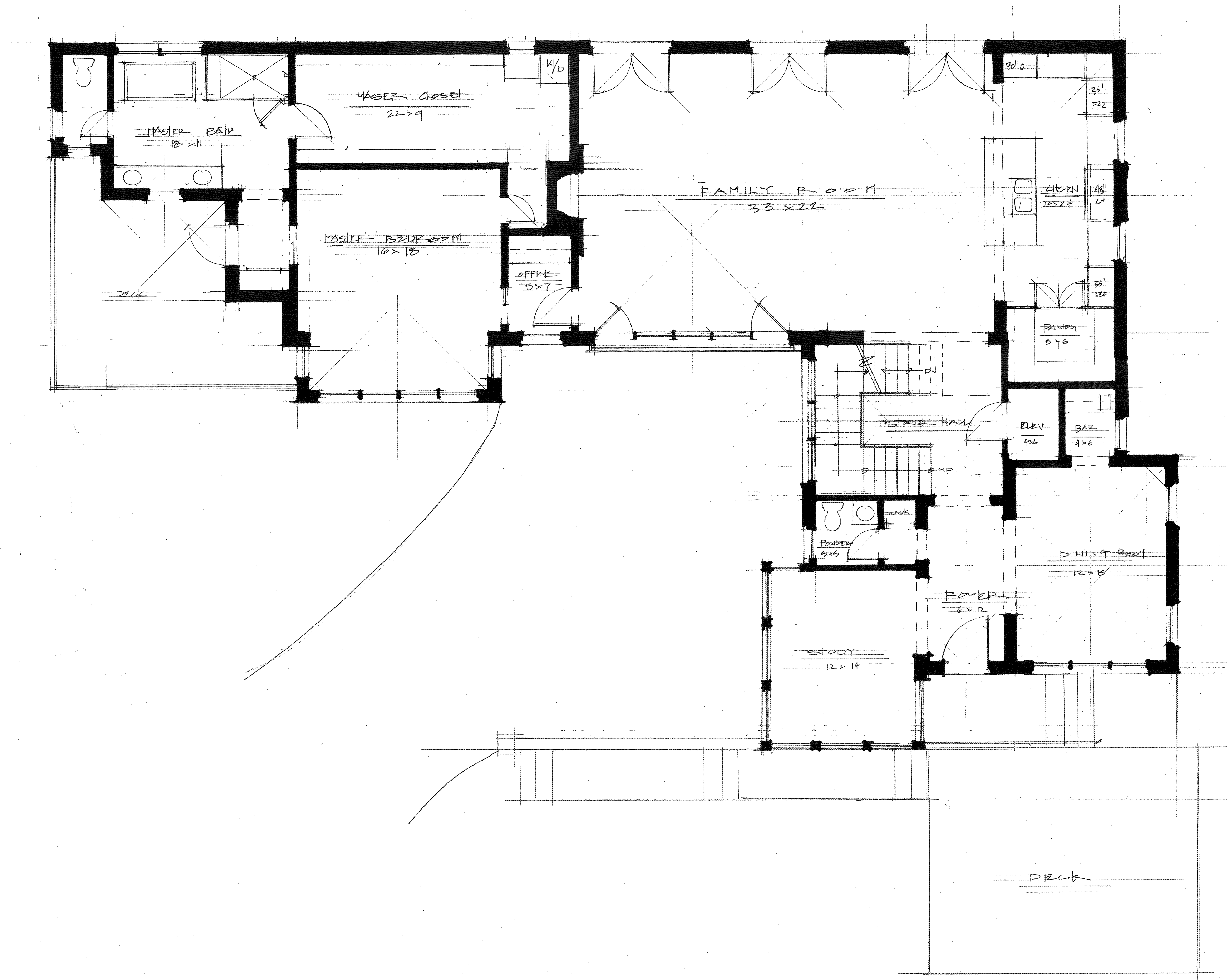
Revisions By

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THE KNAPO RESIDENCE

Date:
Scale: 1/8" = 1'-0"
Drawn: RL
Job: 17006

A1.2



[illegible]

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THE KATO PRESIDENCE

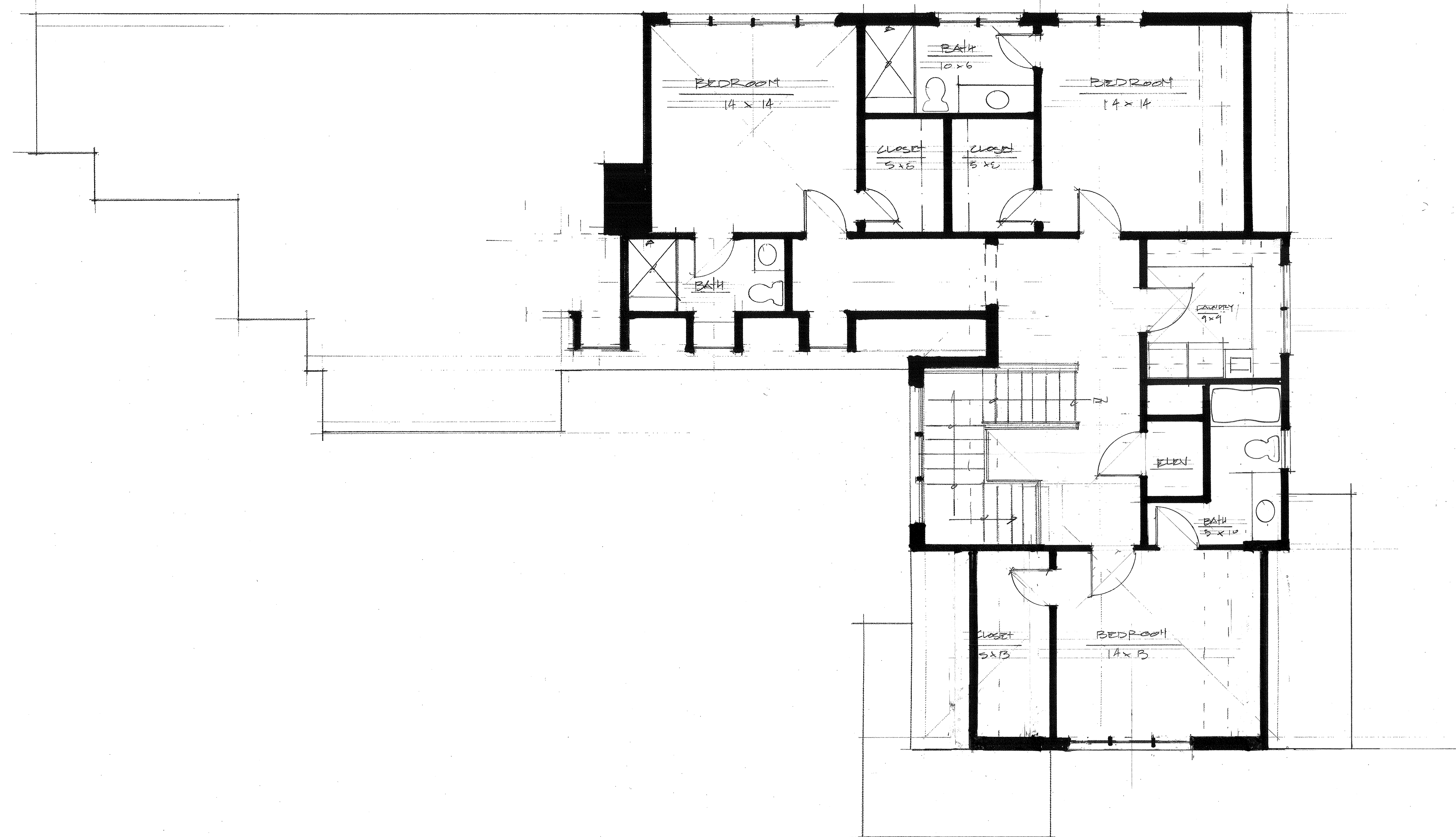
Date: .

Scale: $AS \rightarrow NTD$

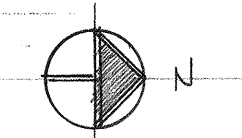
Drawn: PC

Job: 17006

A1.3



① SECOND FLOOR PLAN



[illegible]

Drawings are for design intent ONLY, all site conditions, structural considerations; mechanical, electrical and plumbing requirements shall be addressed by owner and builder. Designer assumes no liability for errors and omissions in drawings. Owner and builder must verify all dimensions prior to proceeding with construction. Owner and builder must verify compliance with all applicable building codes and requirements in the locality where structure is to be constructed.

THE KNAFO RESIDENCE

Scale: AS 1:100
Drawn: RL
Job: 17006

A2.1





	Revisions	

Drawings are for design intent ONLY, all site conditions, structural considerations; mechanical, electrical and plumbing requirements shall be addressed by owner and builder. Designer assumes no liability for errors and omissions in drawing. Owner and builder must verify all dimensions prior to proceeding with construction. Owner and builder must verify compliance with all applicable building codes and requirements in the locality where structure is to be constructed.

THE KNATO RESIDENCE

Date: _____
Scale: $\frac{1}{8}'' = 1' - 0''$
Drawn: *pc*
Job: 17006

A2.2

[illegible]



DeKalb County Department of Planning & Sustainability

Lee May
Interim Chief Executive Officer

Andrew Baker
Director

SD 06

#21889

R 75

Application for Administrative Variance of Development Standards
Per Code 14-34 (C)

CD 02

Fee: \$200.00 – Existing home and \$300.00 for new Development (non-refundable) payable when application is filed. Attach a scale site plan showing all property lines with dimensions; location, size and species of all significant and specimen trees; all existing and proposed buildings; storm drains; sanitary sewers; flood plains; state waters; buffers; easements and fences; north arrow; and land lot and district. The plan must depict the exact nature of the site conditions from which the variance is sought (grading, soil erosion and sedimentation control, storm water management, water quality control) per 14-34(C) 3.
* See checklist for plan requirements.

PROPERTY OWNER: KFG 440 Burlington LLC

ADDRESS FOR WHICH THE VARIANCE IS REQUESTED: 440 Burlington Road NE, Atlanta, GA 30307

PHONE: 678-925-9384 E-MAIL (required): kshostak@kadasusa.com

AGENT: KADAS INC AGENT PHONE: 678-925-9384

AGENT ADDRESS: 502 Briarhill Court AGENT E-MAIL: kshostak@kadasusa.com
Woodstock, GA 30189

DESCRIPTION OF REQUESTED VARIANCE: 10% reduction in the outer 75' stream buffer

TYPE OF CONSTRUCTION (CHECK ONE):

NEW RESIDENTIAL CONSTRUCTION: ☐ NEW COMMERCIAL CONSTRUCTION: ☐

REDEVELOPMENT OF EXISTING MULTI-FAMILY RESIDENTIAL, COMMERCIAL OR INSTITUTIONAL: ☐

REDEVELOPMENT OR ADDITION TO EXISTING SINGLE FAMILY RESIDENTIAL: ☒

AMOUNT: _____ MAP REFERENCE _____


RECEIPT _____ ZONING DISTRICT _____

DATE RECEIVED: 10-23-17 FILE # 21889

TYPE OF VARIANCE ~~Stream~~ Stream Buffer
Remove Existing House inside County Buffer,
New House 10FT into outside
Edge of County Buffer.

14 44.1 (b) (4)

ACTION TAKEN: Approved
Remove Existing Structure.
10FT entension for new structure.

DATE: 10/24/17 
DIRECTOR OF DEVELOPMENT



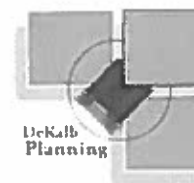
Michael L. Thurmond
Interim Chief Executive
Officer

DeKalb County
Department of Planning & Sustainability
330 Ponce De Leon Avenue, Suite 500
Decatur, GA 30030

Phone: (404)371-2155

Fax: (404)371-2813

Website: www.co.dekalb.ga.us/planning



N 3

Commission District: 2 Super District: 6

PARCEL ID: 18-052-03-015

APPLICATION NC A-18-21997

APPLICANT Kelen Shostak

OWNER: Kfg Burlington Llc

LOCATION: The property is located on the west side of Burlington Road, about 771.6 feet south of North Decatur Road.

PROJECT NAME 440 Burlington Road

THIS IS TO ADVISE YOU THAT THE ZONING BOARD OF APPEALS AT ITS REGULARLY SCHEDULED PUBLIC HEARING ON WEDNESDAY, JANUARY 10, 2018 REACHED THE FOLLOWING DECISION ON THE ABOVE REFERENCED APPLICATION:

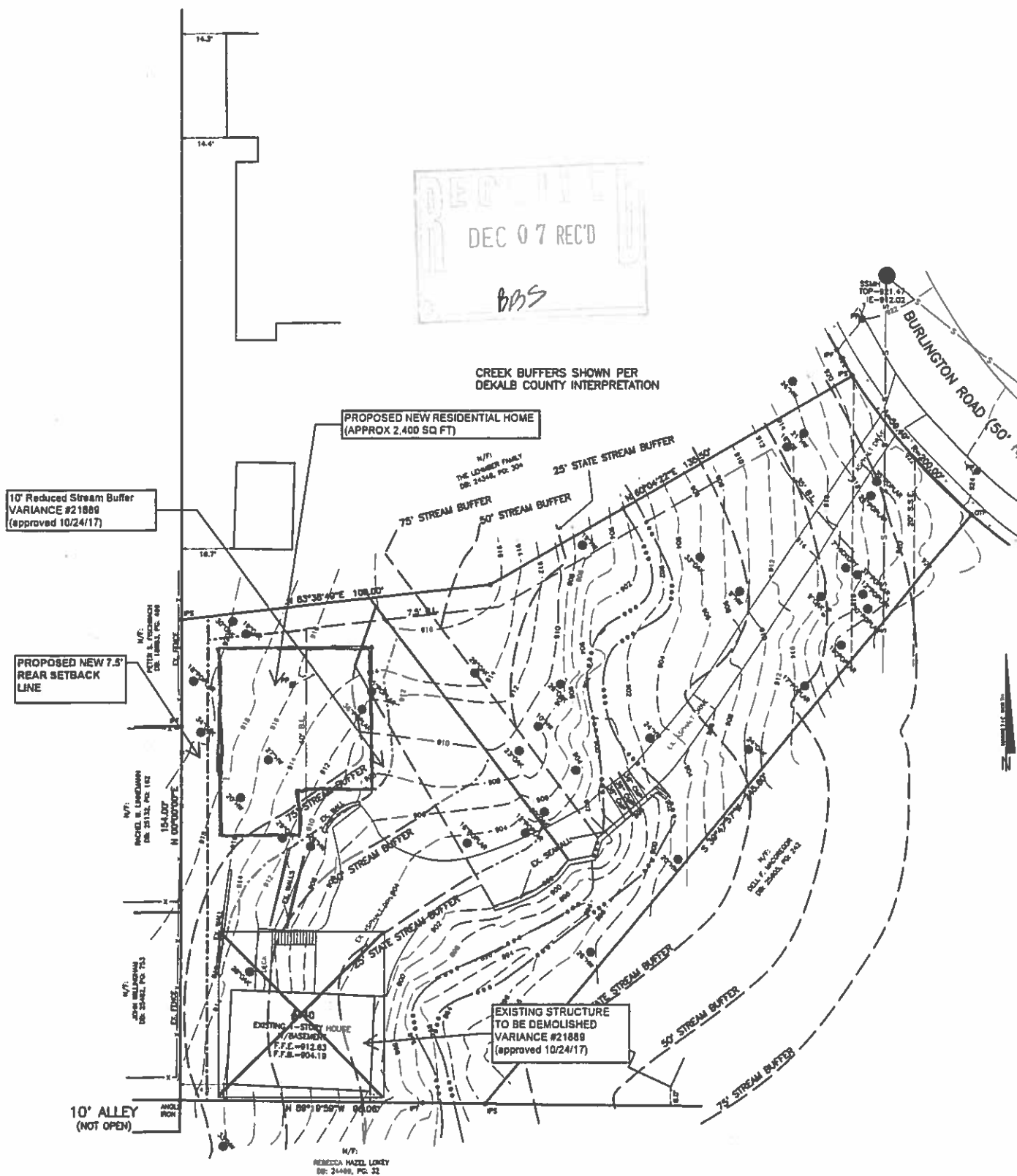
BOA ACTION: Approval, of a variance request from Section 27-2.7 of the DeKalb County Zoning Ordinance to reduce the rear yard setback from 40 feet to 7.5 feet to build a new house, based on the submitted site plan received on December 7, 2017. A Bussey made a motion for approval. P. Speaks seconded the motion. The request was approved unanimously 6-0 (A. Bussey; J. Chatman; N. Rivers-Johnson; K. Saunders, III; L. Smith; and P. Speaks).

Note: Section 27-921 of the DeKalb County Zoning Ordinance states that any person aggrieved by a final decision of the Board of Appeals may seek review of such decision by petitioning the Superior Court of DeKalb County for a Writ of Certiorari setting forth plainly the alleged errors. Such petition shall be filed within 30 days after final decision of the Board of Appeals is rendered.

This is the deadline for filing such an appeal.

If the project applicant(s) decides to proceed with building/construction (plans) of the proposed project prior to the deadline shown they do so at their own risks.

In my opinion this property is not in a flood hazard area as per F.I.R.M Flood Hazard Map of DeKalb County, Georgia
Community Parcel Number 13089C 0062
Effective Date 05/16/13
Revision Date



January 10, 2018

DeKalb County Zoning Board of Appeals
Manuel Maloof Building
Decatur, GA 30030

RE: Variance Application for 440 Burlington Road

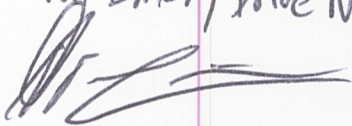
Dear Members of the Zoning Board of Appeals,

I am the owner of property adjoining the rear property line of 440 Burlington Road, which is the subject of a variance application impacting the rear setback. I have seen the proposed site plan for the proposed residence and I support the proposal and requested variance.

Thank you,

Michael Lammeman

429 Emory Drive NE

A handwritten signature in black ink, appearing to be 'Michael Lammeman', written over the printed name.

January 10, 2018

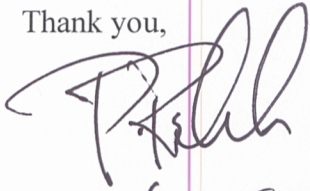
DeKalb County Zoning Board of Appeals
Manuel Maloof Building
Decatur, GA 30030

RE: Variance Application for 440 Burlington Road

Dear Members of the Zoning Board of Appeals,

I am the owner of property adjoining the rear property line of 440 Burlington Road, which is the subject of a variance application impacting the rear setback. I have seen the proposed site plan for the proposed residence and I support the proposal and requested variance.

Thank you,

A stylized handwritten signature in black ink, appearing to read 'P. Tischbach'.

Peter Tischbach

435 Emory Dr NE

January 10, 2018

DeKalb County Zoning Board of Appeals
Manuel Maloof Building
Decatur, GA 30030

RE: Variance Application for 440 Burlington Road

Dear Members of the Zoning Board of Appeals,

I am the owner of property adjoining the rear property line of 440 Burlington Road, which is the subject of a variance application impacting the rear setback. I have seen the proposed site plan for the proposed residence and I am not in opposition to the proposal.

Thank you,

Lauren Henderson
441 Emory Drive NE
Atlanta, GA 30307

January 10, 2018

DeKalb County Zoning Board of Appeals
Manuel Maloof Building
Decatur, GA 30030

RE: Variance Application for 440 Burlington Road

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Thank you,

Jonna Osborne
444 Emory Drive
Atlanta, GA 30307

January 10, 2018

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Manuel Maloof Building
Decatur, GA 30030

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Thank you,

Kaaren Nowicki
Stephen Nowicki
450 Burlington Rd.
Atlanta, 30307

January 10, 2018

DeKalb County Zoning Board of Appeals
Manuel Maloof Building
Decatur, GA 30030

RE: Variance Application for 440 Burlington Road

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Thank you,

Larissa Tunis 

451 Burlington

January 10, 2018

DeKalb County Zoning Board of Appeals
Manuel Maloof Building
Decatur, GA 30030

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Thank you,

A handwritten signature in black ink, appearing to be 'ASL' followed by a stylized flourish.

453 Emory Dr
Atlanta GA 30307

January 10, 2018

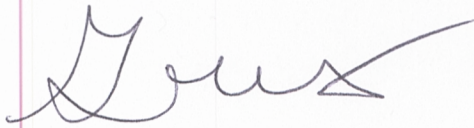
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Thank you,



Geoffrey Chiles
466 Burlington Rd NE,
Atlanta, GA 30307