

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: 1082 OAKDALE ROAD ATLANTA, GA 30307

Applicant: MIKE PARMELEG E-Mail: JAGFOLLY@GMAIL.COM

Applicant Mailing Address: 4205 ADMIRAL DRIVE, ATLANTA, GA 30341

Applicant Phone(s): 404-661-1217 Fax: _____

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

Owner(s): THAD KODISH E-Mail: TKODISH@FR.COM

ELISA KODISH E-Mail: ELISA.KODISH@GMAIL.COM

Owner(s) Mailing Address: 1082 OAKDALE RD
ATLANTA, GA 30307

Owner(s) Telephone Number: (404) 849-3536

Approximate age or date of construction of the primary structure on the property and any secondary structures affected by this project: MAIN - 1975 GARAGE - 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:

THE OWNERS WOULD LIKE TO DEMO THE EXISTING ARBOR, RETAINING
WALLS, AND FIRE PLACE IN ORDER TO CONSTRUCT NEW RETAINING WALLS AND
A SWIMMING POOL. IN PLACE OF THE EXISTING ARBOR THEY WOULD LIKE TO
BUILD A POOL CABANA WITH A ROOF TO MATCH THE EXISTING PORCH ON
THE BACK OF THE MAIN HOUSE.

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.

 10/29/2019
Signature of Applicant/Date

Revised 1/26/17

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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),

Thad C Kodish and Elisa Smith Kodish

being (owner) (owners) of the property 1082 Oakdale Rd NE

hereby delegate authority to Mike Parmelee

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

Thad C Kodish Elisa Kodish

Signature of Owner/Date

10/30/19

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.

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Design Checklist for a Certificate of Appropriateness

This checklist was created to help applicants prepare a complete application. Omissions and inaccurate information can lead to deferrals and/or denials of applications. Please review the checklist with the project's architect, designer, or builder. All items will not be applicable to all projects. New construction will involve all categories. Three copies of drawings at scale (plus nine reduced sets) should be submitted. Please address questions regarding applicability to your project to the DeKalb County Preservation Planner at 404-371-2155, e-mail dccullis@dekalbcountyga.gov. Applicants are also referred to the DeKalb County website, <http://www.dekalbcountyga.gov/planning-and-sustainability/planning-sustainability>.

I have reviewed the "Design Manual for the Druid Hills Local Historic District"	<input checked="" type="checkbox"/>	N
I have reviewed the DeKalb County Tree Ordinance	<input checked="" type="checkbox"/>	N
I have reviewed applicable zoning codes regarding lot coverage, garage sizes, stream buffers	<input checked="" type="checkbox"/>	N

1. General

- a. Label all drawings with the address of the site, owners' name, and contact phone number. ☒
- b. Number all drawings. ☒
- c. Include a graphic scale on reductions. ☒
- d. Date all revisions. ☒
- e. Indicate all unverified numbers with +/- signs ☒
- e. Include photos of the existing condition of the property. ☒

2. Site Plan (existing and proposed) to include

- a. Topographical plan with significant trees sized and located; ☒
- b. Setback compared to adjacent houses (ask surveyor to show corners of adjacent houses); ☒
- c. Distance between houses; ☒
- d. Façade width to finished face of material; ☒
- e. Grading and elevations across site; ☒
- f. Dirt removal or regrading if more than 18"; ☒
- g. Tree protection plan; ☒
- h. Tree removal and replacement plan ☒

3. Driveways and Walkways

- a. Location and relationship to house;
- b. Width;
- c. Material;
- d. Curb cut and apron width

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4. Fences & Retaining Walls

- a. Placement on lot;
- b. Height of fence or wall. If retaining wall, height on both sides;
- c. Material;
- d. Railing if necessary

5. Elevations and Floor Plans <<Indicate all unverified numbers with +/- signs>>

- a. Plans for all floors (drawn to scale, 1/4"=1' preferred);
- b. House orientation on site plan;
- c. Scalable elevations for front, rear, left, right;
- d. Height, grade to ridge;
- e. Streetscape comparison showing heights of two flanking houses on each side;
- f. Height from grade to first floor level at all four corners;
- g. Height from grade or finished floor line to eaves at all four corners;
- h. Ceiling heights of each floor, indicating if rough or finished;
- i. Height of space between the ceiling and finished floor above;
- j. Two people of 5'-6" and 6' height shown;
- k. Landscaping plan

6. Additions

- a. Placement shown on elevations and floor plan;
- b. Visibility from rights-of-way and paths;
- c. Photos of all facades;
- d. Design proportioned to main house;
- e. Landscaping plan;
- f. Materials and their combinations

7. Roof Plan

- a. Shape and pitch of roof;
- b. Roofing material;
- c. Overhang;
- d. Louvers and vents;
- e. Chimney height and material

8. Dormers

- a. Construction details provided;
- b. Shape and size of dormer (show dimensions on drawings);
- c. Overhang;
- d. Size of window(s), with nominal size of sash (show dimensions on drawings)

9. Skylights

- a. Profile;
- b. Visibility from right-of-way;
- c. Material (plastic lens or glass);
- d. Shown in plan and elevation to scale

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10. Façade

- a. Consistency in style;
- b. Materials and their combinations
 - brick size and color
 - stone type and color
 - fiber-cement (e.g. Hardieplank) or wood siding
 - shake or shingle
 - other
- c. Height of foundation at corners;
- d. Ceiling heights comparable to area of influence: basement, first floor, second floor;
- e. Detailing: soldier course, brackets, fascia board; water table;
- f. Height from grade to roof ridge;
- g. Dimensions, proportions and placement of windows, doors

11. Entrance

- a. Height and width of door;
- b. Design of door (e.g. 6-panel, craftsman);
- c. Material of door;
- d. Overhang;
- e. Portico height;
- f. Size and height of columns or posts;
- g. Railing

12. Windows

- a. Consistent with original as well as the area of influence;
- b. Size and proportion similar to original;
- c. Pane orientation and size similar to original;
- d. Type (e.g. double hung, casement);
- e. Fenestration on walls visible from right-of-way;
- f. Simulated divided light (SDL) or true divided light (TDL): location of muntins between the glass, behind the glass or permanently affixed on exterior;
- g. Material of window and any cladding;
- h. Width of muntins compared to original (show dimensions on drawings);
- i. Shutters or canopies
- j. Dimensions of windows and doors.

13. Materials

- a. Show all materials and label them on drawings;
- b. Provide samples of brick or stone;
- c. Provide samples if new or unusual materials

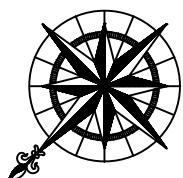
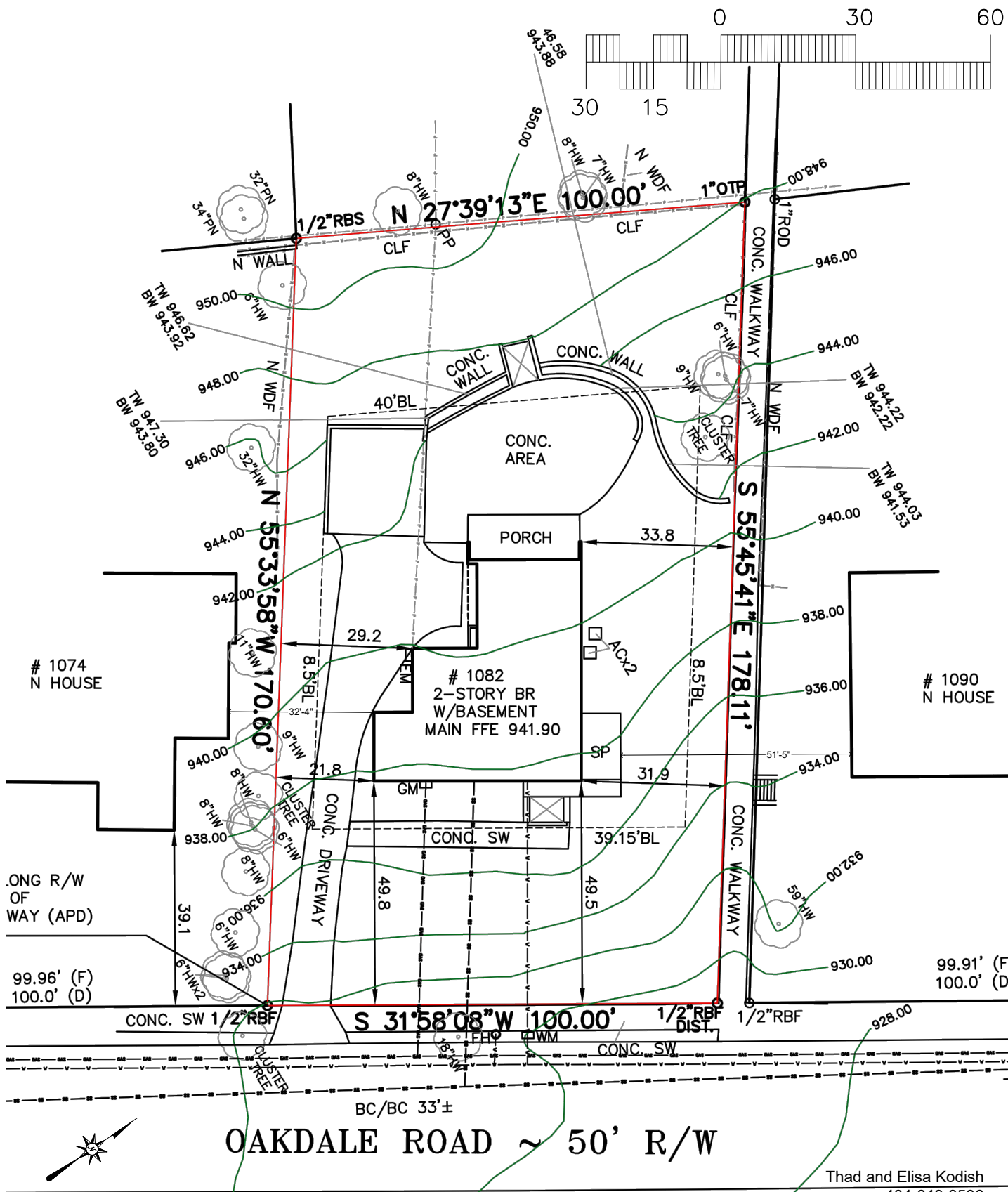
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14. Garages / Accessory Buildings

- a. Visibility from street; Y
- b. Placement on site; Y
- c. Scale, style appropriate for house; Y
- d. Show dimensions on drawings; Y
- e. Materials; Y
- f. Square footage appropriate for lot size; Y
- g. Garage door size and design Y
- h. Show height from grade to eaves and to top of roof Y

15. Demolitions

- a. Provide documentation from engineer concerning feasibility of rehabilitation;
- b. Provide photographs of structure to be demolished;
- c. Provide plan for proposed redevelopment



JOE A. GAYLE
& ASSOCIATES

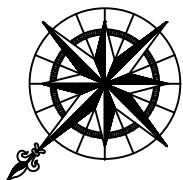
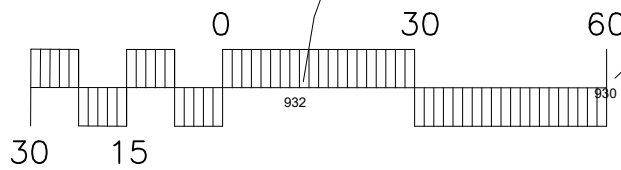
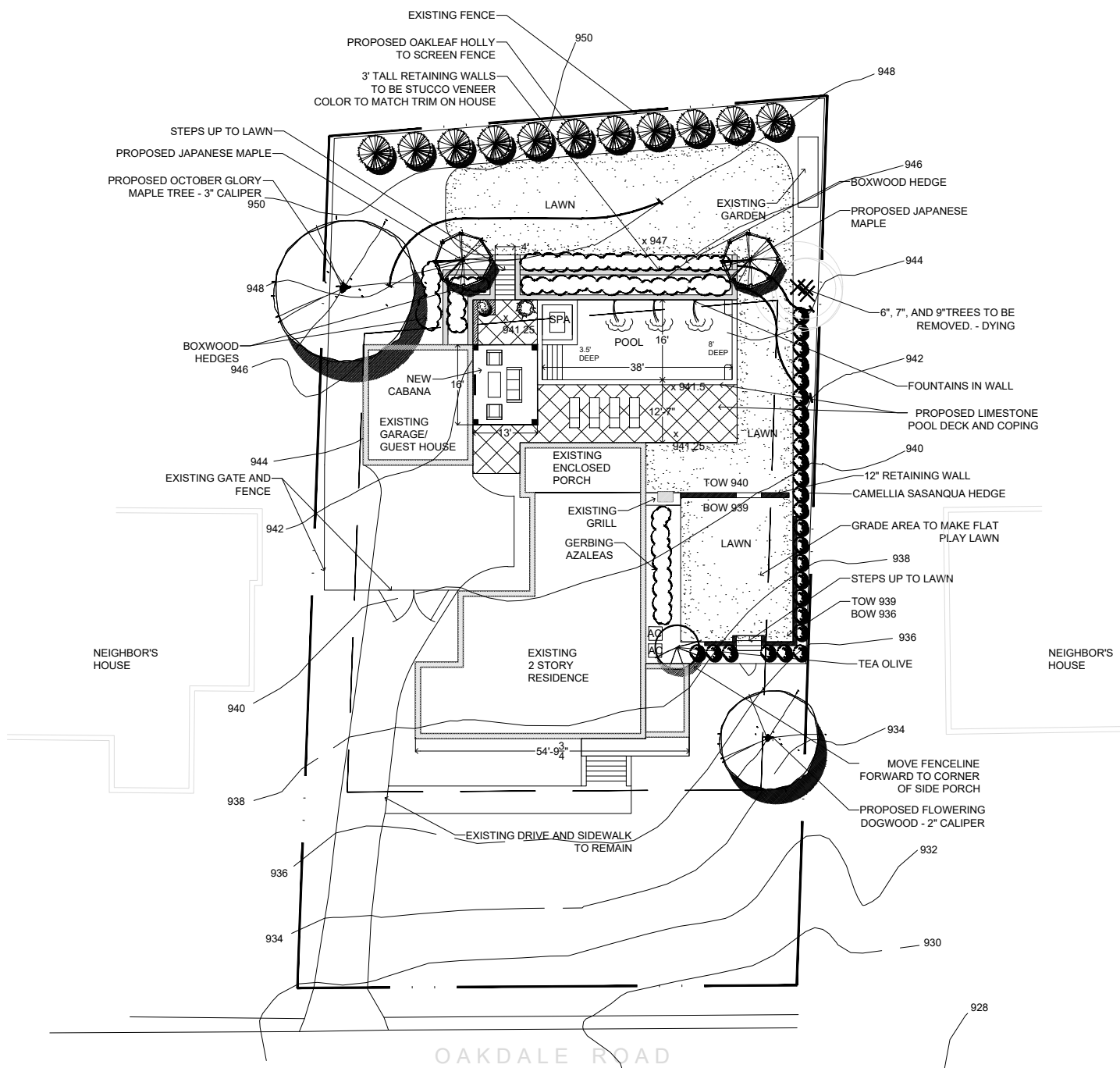
241 West Wieuca Rd. NE
Atlanta, Georgia 30342
Suite 150
(404) 252-6120

Thad and Elisa Kodish
404-849-3536

1082 Oakdale Rd.
Atlanta, Ga 30307

Kodish Residence - EC-1

Existing Conditions - Survey - 1"=30'
October 29, 2019



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Kodish Residence - SP-1

Pool and Pool Cabana Plan - 1"=30'
 October 29, 2019



PROPOSED POOL CABANA RENDERING - MATERIALS TO MATCH EXISTING PORCH ON MAIN HOUSE.



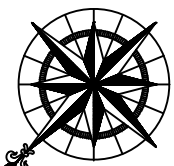
PROPOSED POOL, RETAINING WALLS AND POOL CABANA RENDERING - WALLS TO BE STUCCO - PAINTED TO MATCH HOUSE. SHOTCRETE POOL WITH PEBBLE-TEC PLASTER FINISH AND LIMESTONE POOL DECK.



PROPOSED VIEW OF NEW POOL CABANA AND REAR ELEVATION OF EXISTING HOUSE. MATERIALS ON NEW POOL CABANA TO MATCH THAT OF EXISTING COVERED PORCH

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Kodish Residence - SP-3

PROPOSED POOL, RETAINING WALL, AND
CABANA RENDERINGS

October 29, 2019



POOL AND RETAINING WALLS WILL NOT
BE VISIBLE FROM STREET



EXISTING BACK YARD WALLS AND FIRE PLACE



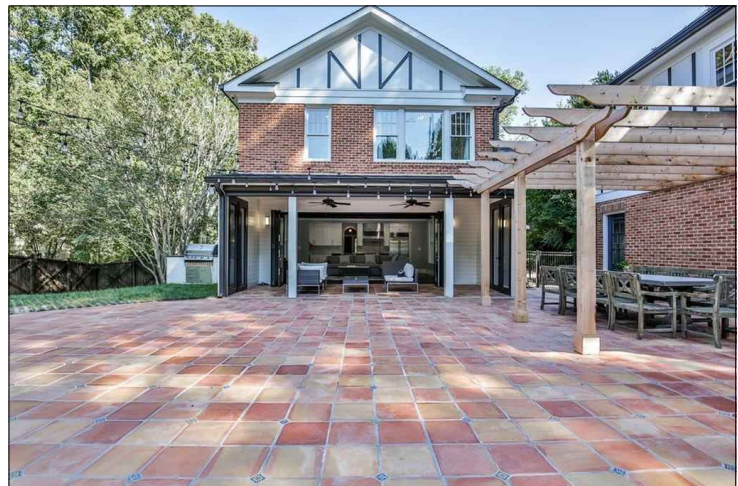
SIDE OF CABANA STRUCTURE ONLY
SLIGHTLY VISIBLE FROM STREET



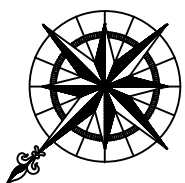
EXISTING BACK YARD WALLS AND STEPS



EXISTING SIDE ELEVATION OF GARAGE



EXISTING REAR ELEVATION AND PORCH ON MAIN HOUSE



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Kodish Residence - SP-2

EXISTING SITE PHOTOS
October 29, 2019