

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: 1185 Briarcliff Rd NE, Atlanta, GA 30306

Applicant: Edwards Estate Homes- Charles P. Edwards E-Mail: cedwards@edwardsestatehomes.com

Applicant Mailing Address: 1328 Beech Valley Rd. NE, Atlanta GA 30306

Applicant Phone(s): 404-790-7728 Fax: _____

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

Owner(s): Paul Wesley Schiel E-Mail: wes.schiel@gmail.com

E-Mail: _____

Owner(s) Mailing Address: 1185 Briarcliff Rd. NE, Atlanta, GA 30306

Owner(s) Telephone Number: 678-522-9959

Approximate age or date of construction of the primary structure on the property and any secondary structures affected by this project: 1940s

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 and removal of existing sunroom addition, deck and carport; Repair, renovation to existing structure; Rear facing addition to existing structure with new second level master suite at rear; No architectural changes to be made at front elevations; Site improvements to be performed in accordance with applicable regulations and site engineering; See attached architectural, structural and site drawings.

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.



1/29/19

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),

Paul W Schiel III

being (owner) (owners) of the property 1185 Briarcliff Rd NE, Atlanta, GA 30306,

hereby delegate authority to Chip Edwards

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.

DEPARTMENT OF PLANNING & SUSTAINABILITY

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="radio"/>	N
I have reviewed the DeKalb County Tree Ordinance	<input checked="" type="radio"/>	N
I have reviewed applicable zoning codes regarding lot coverage, garage sizes, stream buffers	<input checked="" type="radio"/>	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

Schiel Residence
1185 Briarcliff Road NE
Atlanta, GA 30306

Certificate of Appropriateness- Supporting Documentation

Purpose:

Mr. Schiel intends to perform necessary renovations and repairs to the structure along with a reasonable and architecturally mindful addition. His goals are to construct a residence where he and a family can live comfortably into the future, despite the limitations of a narrow lot and frontage on a major thoroughfare.

History:

The residence was severely damaged by a downed tree and multiple large limbs, felled by Hurricane Irma on September 11, 2017. Through the past year, Mr. Schiel and Edwards Estate Homes, as his contractor, have spent months negotiating for an insurance settlement, contemplating financial considerations, design options and awaiting the creation of a proposed design intended to serve the occupants as well as the community requirements.

Certificate of Appropriateness Criteria / Checklist Notes

Every Effort has been made to adhere to the Certificate of Appropriateness Application requirements, the 'Design Manual for the Druid Hills Historic District,' the DeKalb County Tree Ordinance and all other zoning regulations.

Complications:

Due to significant damage at the residence and subsequent degradation of structural components, there is a pressing need for construction to be allowed to begin. At present, the residence is a hazard to the public and a liability to the owner. To complicate this situation further, Mr. Schiel has been cited by DeKalb county for violation of Section 18-Code 34(a). To abate legal concerns, repairs must be made immediately.

Schiel Residence
1185 Briarcliff Road NE
Atlanta, GA 30306

Existing Front Elevation- No planned architectural changes; See AE-2/1 for 'Existing Conditions Elevation'



Schiel Residence
1185 Briarcliff Road NE
Atlanta, GA 30306

Existing South Elevation- See AE-2/2 for 'Existing Conditions Elevation'; See A2-1 for 'Proposed Elevation'



Schiel Residence
1185 Briarcliff Road NE
Atlanta, GA 30306

Existing Rear Elevation- See AE-3/1 for 'Existing Rear Elevation' *Note: deck shown is not depicted in 'Existing Rear Elevation,' please reference Site 'Demolition Plan L-1'; See A2-2 for 'Proposed Rear Elevation'



Schiel Residence
1185 Briarcliff Road NE
Atlanta, GA 30306

Existing North Elevation- See AE-3/2 for 'Existing Side Elevation'; See A2-3 for 'Proposed Side Elevation'



PROPOSED RENOVATION & ADDITION

FOR

WES SCHIEL

1185 BRIARCLIFF ROAD
ATLANTA, GEORGIA

PROJECT DESCRIPTION

PROPOSED REPAIRS TO DAMAGED 1 STORY RESIDENCE WITH ADDITION OF 2 STORY WITH LOWER LEVEL GARAGE ADDITION TO REAR OF EXISTING STRUCTURE TO INCLUDE NEW KITCHEN, FAMILY ROOM, AND MASTER BEDROOM

ARCHITECT INFORMATION

STEPHEN FINTAK, ARCHITECT
535 PERSIMMON LANE
ROSWELL, GA 30076

(404)408-3453

FIN.SFINTAK@GMAIL.COM

OWNER INFORMATION

WES SCHIEL
1185 BRIARCLIFF ROAD
ATLANTA, GEORGIA

(678) 522-9959

WES.SCHIEL@GMAIL.COM

CONTRACTOR INFORMATION

EDWARDS ESTATE HOMES
1328 BEECH VALLEY ROAD
ATLANTA, GA 30306

(404) 790-7728

CHIP EDWARDS
CEDWARDS@EDWARDSSTATEHOMES.COM
LICENCE #RBQA006318

CODES in EFFECT:

INTERNATIONAL RESIDENTIAL CODE, 2012 Edition, with Georgia Amendments (2014) (2015)

INTERNATIONAL PLUMBING CODE, 2012 Edition, with Georgia Amendments (2014) (2015)

INTERNATIONAL MECHANICAL CODE, 2012 Edition, with Georgia Amendments (2015)

INTERNATIONAL FUEL GAS CODE, 2012 Edition, with Georgia Amendments (2014) (2015)

NATIONAL ELECTRICAL CODE, 2014 Edition (No Georgia Amendments)

INTERNATIONAL ENERGY CODE, 2009 Edition, with Georgia Supplements and Amendments (2011, 2012)

SQUARE FOOTAGE CHART

EXISTING:	PROPOSED:
LOWER LEVEL: 0 SF	LOWER LEVEL: 373 SF
MAIN LEVEL: 1,350 SF	MAIN LEVEL: 902 SF
UPPER LEVEL: 0 SF	UPPER LEVEL: 513 SF
TOTAL: 1,350 SF	TOTAL: 1,788 SF

TOTAL PROPOSED RESIDENCE:

3,138 SQ. FT.

[fin] STEPHEN A. FINTAK
A · R · C · H · I · T · E · C · T

PROPOSED RENOVATION & ADDITION
FOR
WES SCHIEL
1185 BRIARCLIFF ROAD
ATLANTA, GEORGIA

[fin] STEPHEN A. FINTAK
A · R · C · H · I · T · E · C · T

535 PERSIMMON LANE ROSWELL GEORGIA 30076 404.408.3453



DRAWN BY:	CHECKED BY:
SF	SF

DATE	10 / 12 / 18
------	--------------

REVISIONS

1	
2	
3	
4	
5	

TITLE SHEET

A0-0

PERMIT PLANS- RELEASED FOR CONSTRUCTION