

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: 1401 HARVARD ROAD

Applicant: ELLIOTT KYLE E-Mail: EKYLE@SKYLINESEVEN.COM

Applicant Mailing Address: 1401 HARVARD ROAD
ATLANTA, GA 30306

Applicant Phone(s): 404-630-4544 Fax: 678-916-4149

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

Owner(s): ELLIOTT KYLE E-Mail: EKYLE@SKYLINESEVEN.COM

E-Mail: _____

Owner(s) Mailing Address: SAME AS ABOVE - 1401 HARVARD ROAD 30306

Owner(s) Telephone Number: 404-630-4544

Approximate age or date of construction of the primary structure on the property and any secondary structures affected by this project: 1928


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:

MOVE APPROVED PARKING PAD TO BE DIRECTLY OFF THE
DRIVEWAY TO AVOID A BIG PROJECT OF DIGGING UP
UNDERGROUND UTILITIES, SPRINKLER SYSTEM, UNDER GROUND
DRAINAGE, AND FLOODING INTO GARAGE. PAD NEXT TO
GARAGE WAS APPROVED AT THE APRIL MEETING BY CONSENT.

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.

 5/1/2019
Signature of Applicant/Date

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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),

N/A

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.

DEPARTMENT OF PLANNING & SUSTAINABILITY

How to Obtain a Certificate of Appropriateness

1. Contact the DeKalb County Department of Planning and Sustainability for an application form. You may pick this up at the DeKalb County Department of Planning and Sustainability, 330 West Ponce de Leon Avenue, Suite 300 floor, in Decatur, or you may make your request by mail, telephone (404) 371-2247, or fax (404) 371-2813, or visit the website at <http://www.dekalbcountyga.gov/planning-and-sustainability/planning-sustainability>.
2. Complete and submit the application. Please provide as much supporting material as possible, (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). If all documents are not provided the application will not be complete and will not be accepted.
3. A sign will be provided when the Certificate of Appropriateness is accepted. The applicant must post the sign on the subject property in a visible location, no more than ten feet from the road, at least ten days before the meeting.
4. Applications will be reviewed by the DeKalb County Historic Preservation Commission at its monthly meeting. In most months, the Historic Preservation Commission meets on the third Monday at 7 p.m. at the Maloof Auditorium, 1300 Commerce Drive in Decatur. In unusual circumstances meeting dates and location may be changed.
5. The Historic Preservation Commission may approve, approve with modifications or deny an application. The applicant or any affected person as defined by county code may appeal the decision to the DeKalb County Board of Commissioners. Please contact the Department of Planning and Sustainability if you wish to file an appeal. The commission is required to make a decision on an application within 45 days of the date of filing, although this time can be extended if the applicant agrees to a deferral.
5. Although not required, applicants are encouraged to attend the Historic Preservation Commission meetings. Applicants may make presentations, but presentations are not required. The commissioners may have questions for the applicant.
7. Approval of a Certificate of Appropriateness does not release the recipient from compliance with all other county, state and federal regulations.

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Sign Posting Requirements for a Certificate of Appropriateness

The DeKalb County Code requires that citizens who may be affected by the approval of a Certificate of Appropriateness must be notified of the hearing where that decision will take place. The notification is accomplished by requiring the applicant to post one or more signs on the property for which a certificate of appropriateness is being considered. The sign gives the date, time, and location of the meeting and the telephone number of the county historic preservation planner. The sign must be posted no later than ten days before the date of the preservation commission meeting and must remain in place until after the meeting.

When an applicant submits an application for a Certificate of Appropriateness, the applicant must request a sign from the Planning Department. If the property is bounded by more than one public street, a sign must be posted facing each street. It is the applicant's responsibility to obtain and post the sign appropriately. If you file your application by mail or fax, you must make arrangements to pick up the sign.

The sign must be posted prominently in the center of the front yard, facing the street, and within ten feet of the street or sidewalk, although the sign may not be posted between the street and the sidewalk. It is best to attach the sign to a four-foot tall stake, but attaching it to an existing support is usually acceptable. The sign may not be posted inside a house except in the case of a purpose-built commercial structure where front yard posting is impossible or impractical.

The signs are made of relatively thin cardstock. They should either be waterproofed or additional support should be added. The sign may be laminated, covered with clear plastic, or secured to heavier backing, such as heavy cardboard or plywood. If the sign is destroyed or becomes illegible during the ten day posting period, the applicant must contact the historic preservation planner for a replacement sign, which must be posted as soon as possible.

If the sign is not posted, is not posted for the full ten day period, or is posted inappropriately, the DeKalb County Historic Preservation Commission may deny the application or may defer consideration of the application until the following month.

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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 dcullis@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

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

2. Site Plan (existing and proposed) to include

- Topographical plan with significant trees sized and located;
- Setback compared to adjacent houses (ask surveyor to show corners of adjacent houses);
- Distance between houses;
- Facade width to finished face of material;
- Grading and elevations across site;
- Dirt removal or regrading if more than 18";
- Tree protection plan;
- Tree removal and replacement plan

3. Driveways and Walkways

- Location and relationship to house;
- Width;
- Material;
- 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, $\frac{1}{4}"=1'$ 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;
- b. Placement on site;
- c. Scale, style appropriate for house;
- d. Show dimensions on drawings;
- e. Materials;
- f. Square footage appropriate for lot size;
- g. Garage door size and design
- h. Show height from grade to eaves and to top of roof

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

Application For COA



Elliott Kyle - Add Parking Pad Off The Driveway

1401 Harvard Road

Purchased 3/29/19 - Need Secure Parking Inside A Gate

My wife attended the March meeting where we did an Application For Comment with 2 options - parking pad off the driveway, and option 2 was a parking pad next to the garage. My wife was told option 2 was preferred, so I did a formal Application For COA and option 2 was approved by consent at the April meeting. I then had the landscaper, landscape designer and concrete company look at the space next to the garage. It is a big project as there are underground utilities running to the garage and from the rear power pole to the house. Also an underground sprinkler system, and underground drainage. The other concern was flooding the garage is grass is replaced by concrete due to the slope. They all agreed it would be best to do option 1 with the pad directly off the driveway side, and would also retain more yard and less concrete. I am requesting the COA to add an approximate 16' x 20' concrete pad within the gated area off of the driveway and to install a swing out fence to allow car access. This would be very simply, and would have minimal visibility from Springdale Road due to the existing fencing and mature landscaping on the fence. I am now requesting this as a Certificate of Appropriateness so that we can do the work ASAP. Regards - Elliott Kyle

Approximate 16' x
20' parking pad
connecting to
existing drive with
a swing out gate





Pad Area





View now from the side of the road - my wife being used as perspective as she is taller than the cars. This section of fencing is 16' feet long, and will be replaced by a 12' or 14' swing out gate that looks similar to the existing fence.

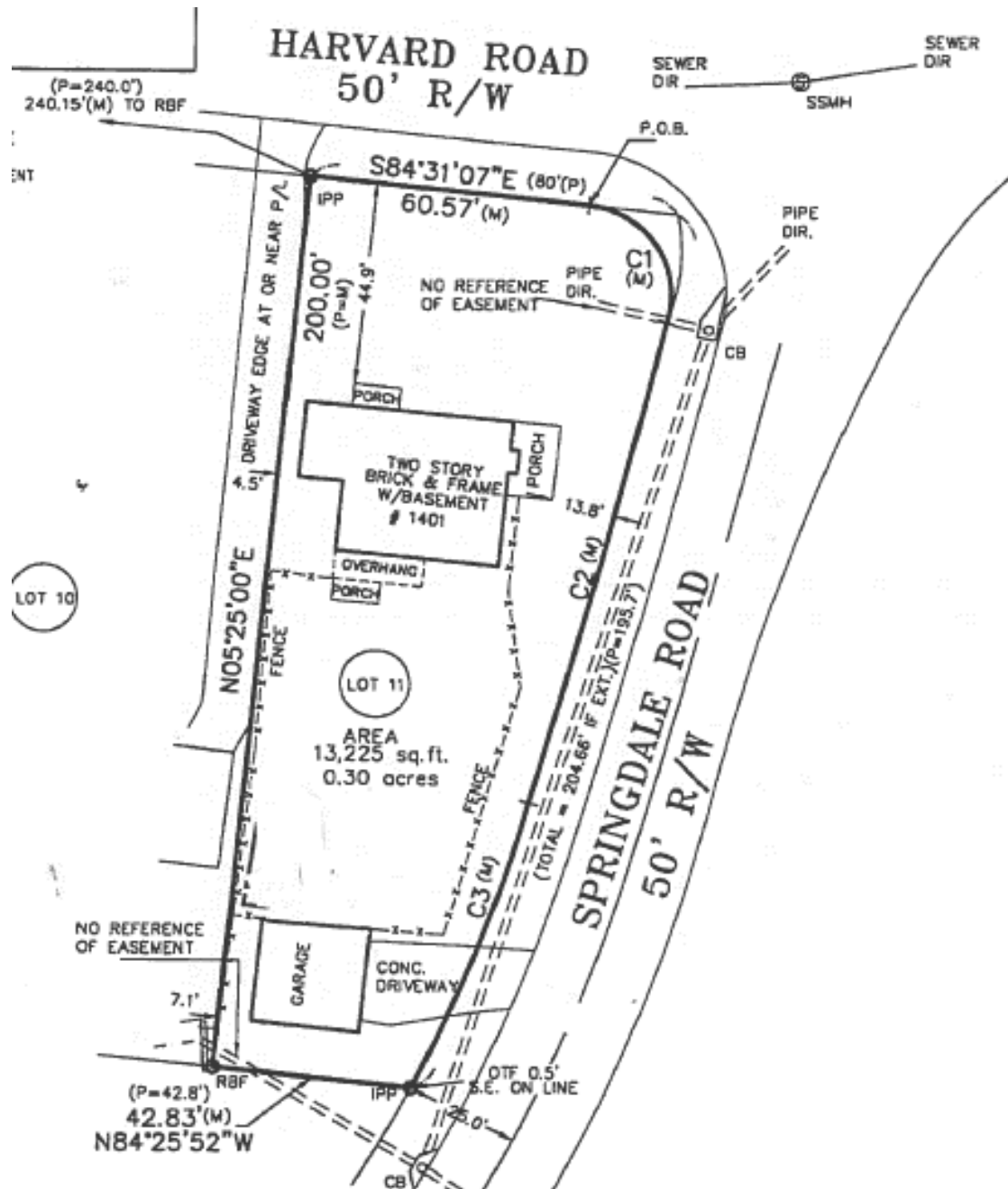


View now from the road - my wife being used as perspective as she is taller than the cars. She is standing in the corner and cannot really be seen due to the mature landscaping along Springdale Road which will remain.



Side of the garage - showing power to/from the garage, underground drainage system, and underground sprinkler system. This photo does not show the buried utilities from the rear power pole to the house that is behind the garage.





Similar to this electric gate that is found on Emory Road that will swing out - as an example of what is be requested for 1401 Harvard Road. Will probably get a gate without the curved top to be more similar to the existing fence if possible.





Previously
Approved Pad
Area

**Crimemapping Report for Druid Hills in DeKalb County
Jan 16-31, 2019**

19-009452	Larceny - articles from vehicle	1300 block Harvard Rd	1/29/2019 @7pm
19-009190	Damage to property - private	1500 block University Dr	1/28/2019 @1:33pm
19-008665	Theft by receiving stolen vehicle	1600 block Briarcliff Rd	1/27/2019 @4:30pm
19-008659	Larceny - articles from vehicle	1500 block N Decatur Rd	1/27/2019 @3pm
19-008563	Larceny - articles from vehicle	1100 block Hancock Dr	1/26/2019 @11pm
19-007889	Larceny - articles from vehicle	900 block Oakdale Rd	1/24/2019 @7:20pm
19-007891	Larceny - articles from vehicle (attempt)	900 block Oakdale Rd	1/24/2019 7:20pm
19-007890	Larceny - articles from vehicle (attempt)	900 block Oakdale Rd	1/24/2019 @7:20pm
19-007646	Larceny - articles from vehicle	1100 block Hancock Dr	1/24/2019 @5:21am
19-007664	Larceny - from mail	1300 block Springdale Rd	1/22/2019 @8:00pm
19-006849	Larceny - articles from vehicle (attempt)	1000 block Oakdale Rd	1/22/2019 @12:18am
19-006850	Larceny - articles from vehicle (attempt)	1000 block Oakdale Rd	1/22/2019 @12:18am
19-006829	Larceny - articles from vehicle	1500 block Emory Rd	1/21/2019 @8pm
19-006189	Larceny - articles from vehicle	1500 block N Decatur Rd	1/19/2019 @11:35am
19-006051	Larceny - articles from vehicle	600 block Ridgecrest Rd	1/18/2019 @10pm
19-006111	Larceny - articles from vehicle (attempt)	1400 block Markan Dr	1/18/2019 @9:30pm
19-006041	Larceny - articles from vehicle	700 block Clifton Rd	1/18/2019 @8:45pm
19-006047	Larceny - articles from vehicle	700 block Clifton Rd	1/18/2019 @8:30pm
19-006046	Larceny - articles from vehicle	700 block Clifton Rd	1/18/2019 @8:30pm
19-005668	Larceny - articles from vehicle	1500 block N Decatur Rd	1/17/2019 @7:45pm



CERTIFICATE OF APPROPRIATENESS

April 18, 2019

Site Address: 1401 HARVARD RD
ATLANTA, GA 30306

Parcel ID: 18-054-02-026

Application Date: February 28, 2019

Applicant: ELLIOTT G KYLE

Mailing Address: 1401 HARVARD RD
ATLANTA, GA 30306

THIS IS TO ADVISE YOU THAT THE DEKALB COUNTY HISTORIC PRESERVATION COMMISSION, AT ITS REGULARLY SCHEDULED PUBLIC MEETING ON April 15, 2019, REACHED THE FOLLOWING DECISION ON THIS APPLICATION:

ACTION: Approval

1. Installing an 18' by 18' concrete parking pad beside the garage and paving a concrete drive between that and the existing driveway.
2. The section of fence across the drive will be replaced with an electric fence of similar design.

PLEASE REVIEW THE FOLLOWING INFORMATION AND RETAIN A COPY OF THIS DOCUMENT FOR YOUR RECORDS.

Approval of this Certificate of Appropriateness does not release the recipient from compliance with all other pertinent county, state, and federal codes and regulations.

Before making any changes to your approved plans, contact the preservation planner (404-371- 2247). Some changes may fall within the scope of the existing approval, but others will require review by the preservation commission.

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