

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: 1692 E Clifton Rd NE, Atlanta GA 30307

Applicant: Pallavi Kansal E-Mail: pllvi.kansal@gmail.com

Applicant Mailing Address: 1692 E Clifton Rd NE, Atlanta GA 30307

Applicant Phone(s): 404-372-2564 Fax: \_\_\_\_\_

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

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Owner(s): Pallavi Kansal E-Mail: \_\_\_\_\_

\_\_\_\_\_ E-Mail: \_\_\_\_\_

Owner(s) Mailing Address: Same as above

Owner(s) Telephone Number: Same as above

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

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:

Tearing down and rebuilding an existing deck. Enclosing the deck to create a screened porch

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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.



**4/12/2019**

Signature of Applicant/Date

Revised 1/26/17

1692 E Clifton proposal

Application for Certificate of  
Appropriateness



Owner: Pallavi Kansal

Submitted: April 15, 2019

# Overall description

**Property address:** 1692 E Clifton Rd NE, Atlanta, GA 30307

**Property Owner:** Pallavi Kansal

## Description of project

Replace existing deck and stairs (both of which are old and rotting) with new deck and stairs. Cover deck with roof and screens to create a screened in porch. Below the deck, I plan to also re do the existing concrete. Given location of deck, the project will not be visible from the street. The pitch of the new roof is also lower than the current pitch of the house and is not visible from the street.

Current picture of house (from front of street)

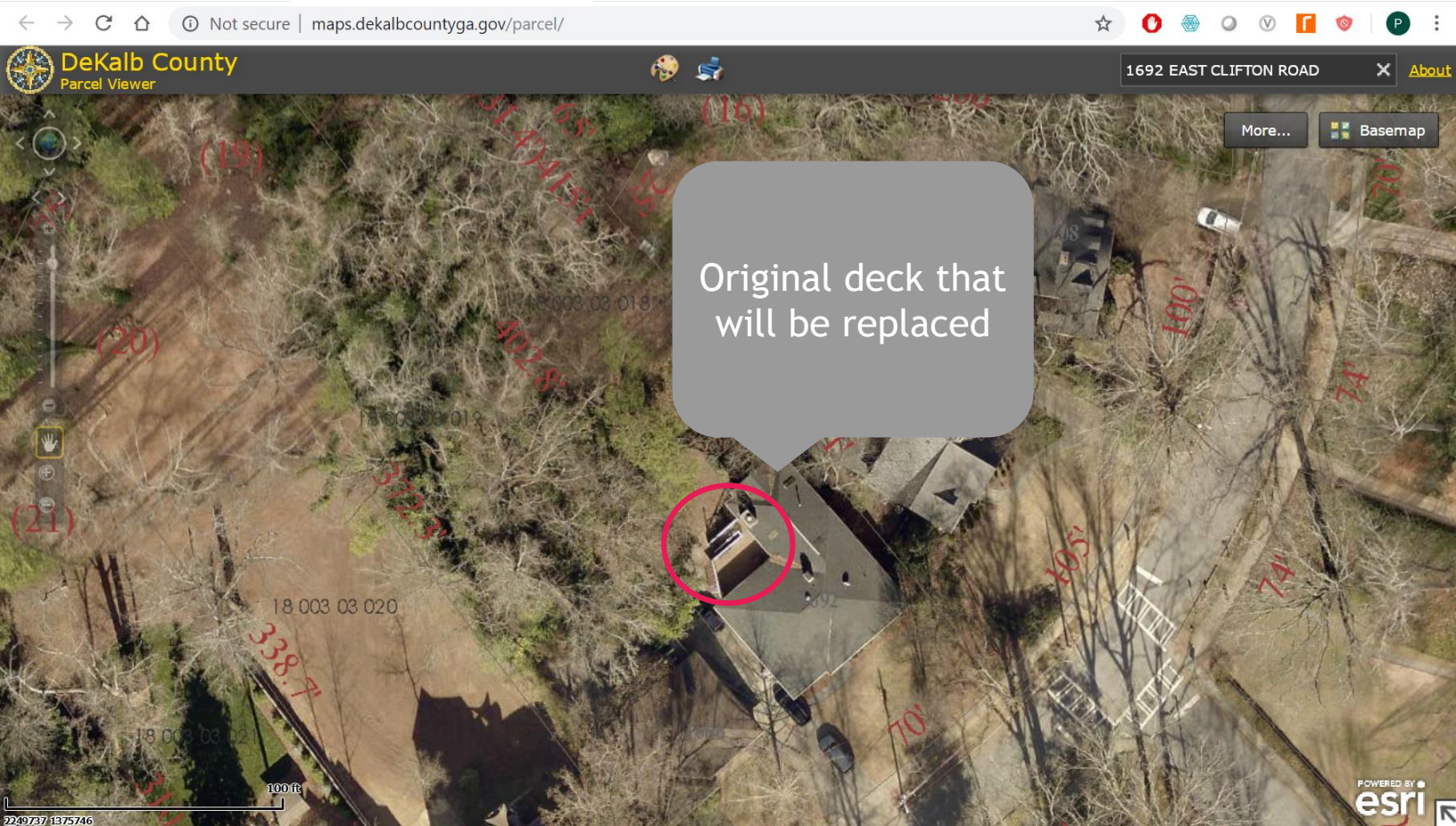


Current picture of project



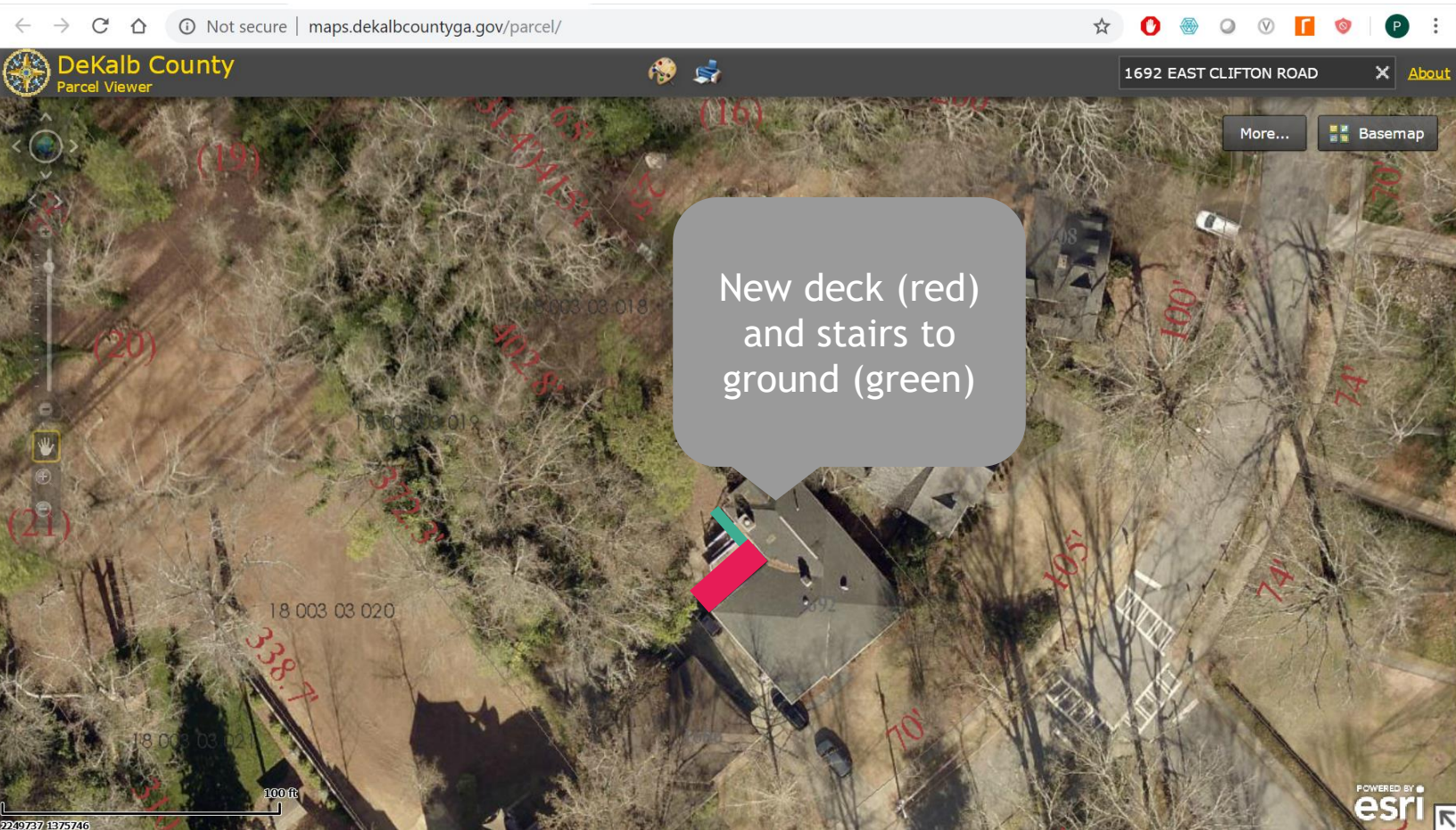


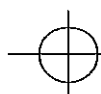
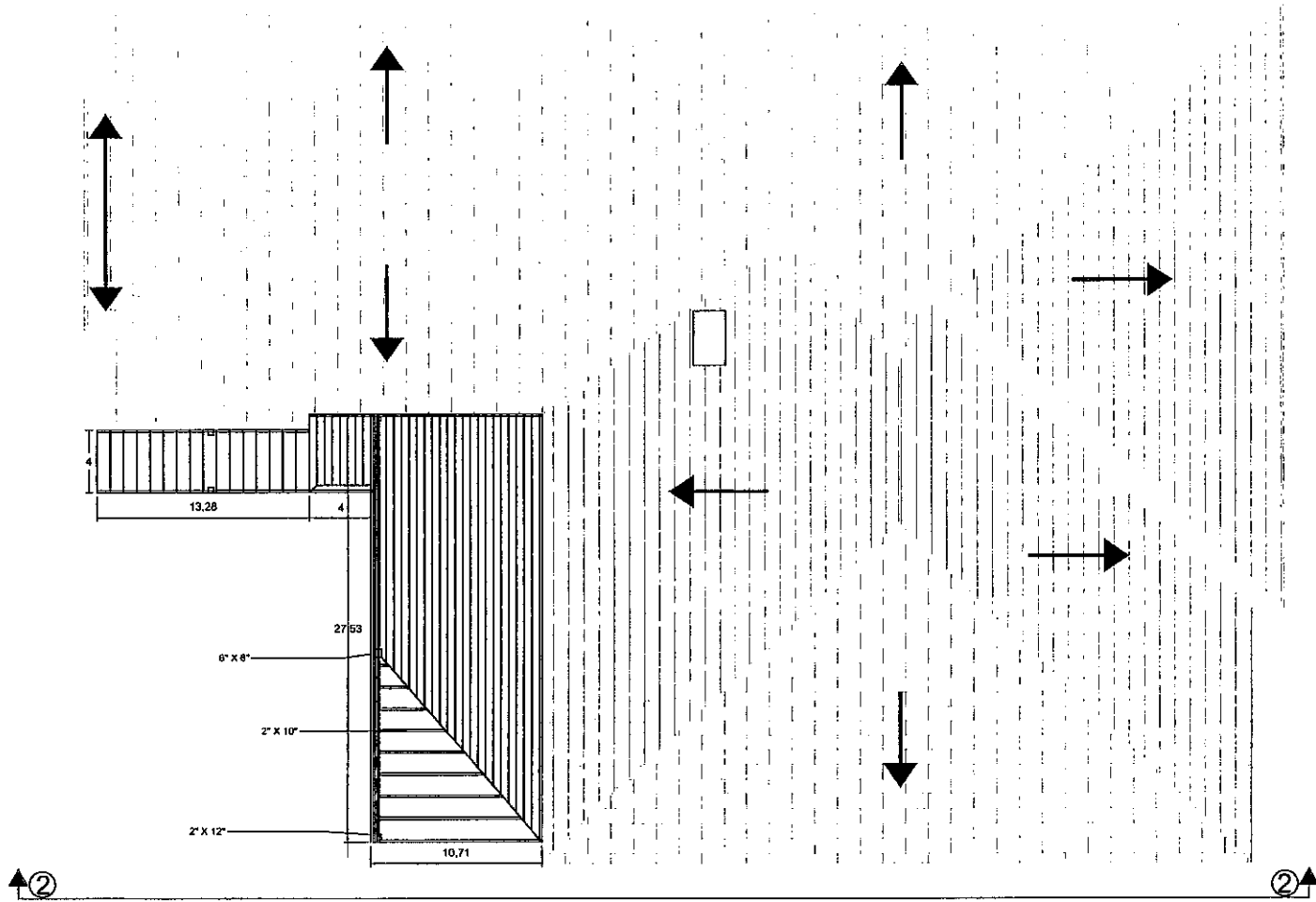
# Current



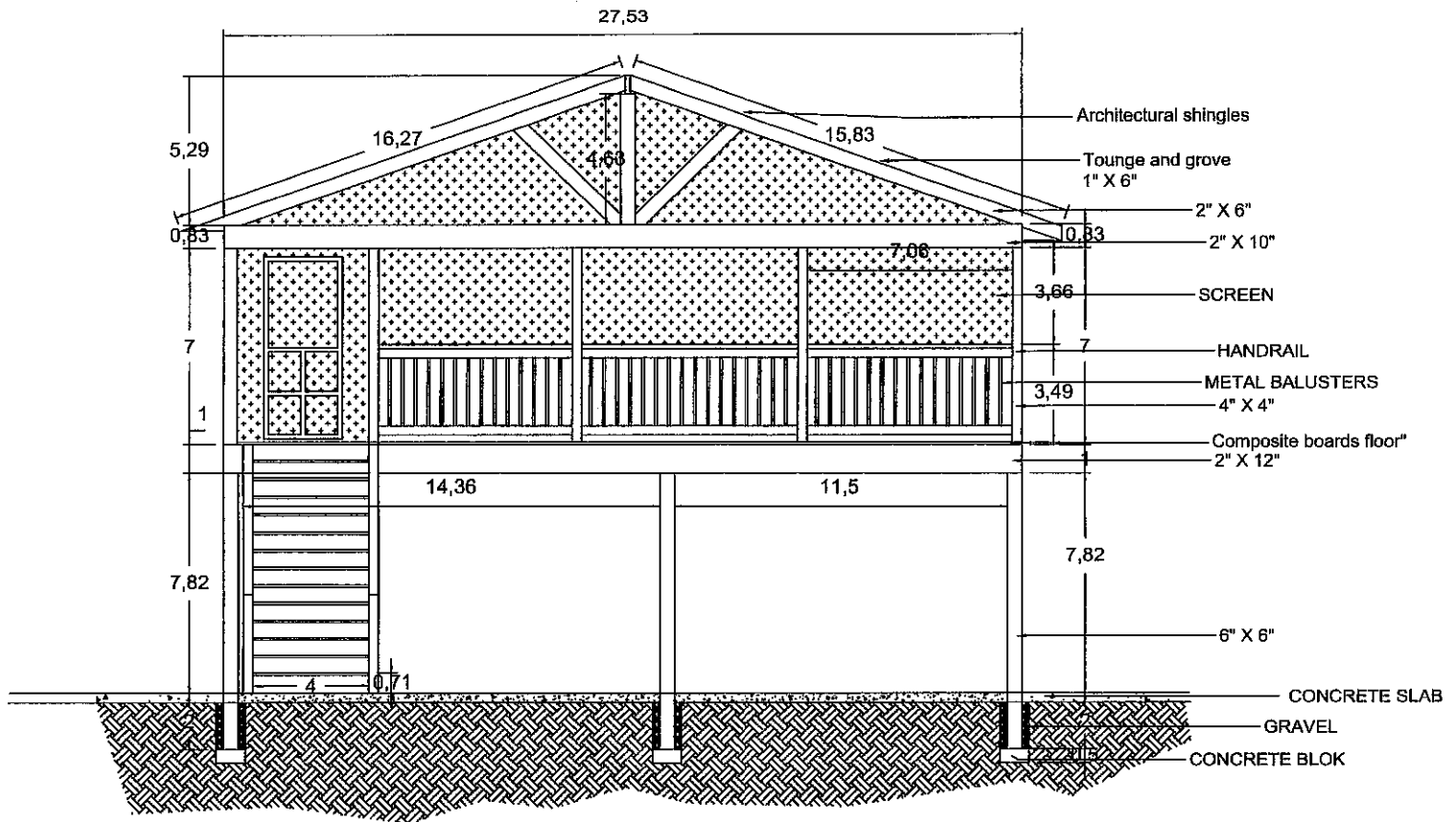


# Proposed





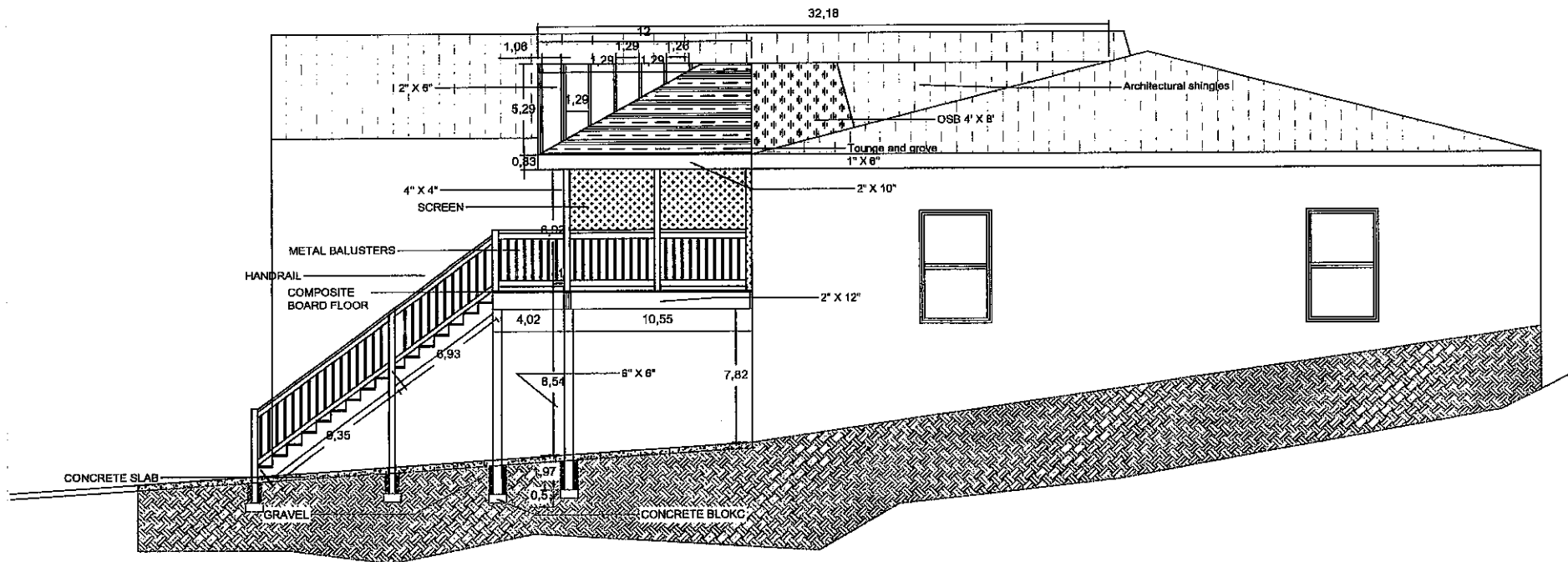
EXISTING ROOF PLAN



1

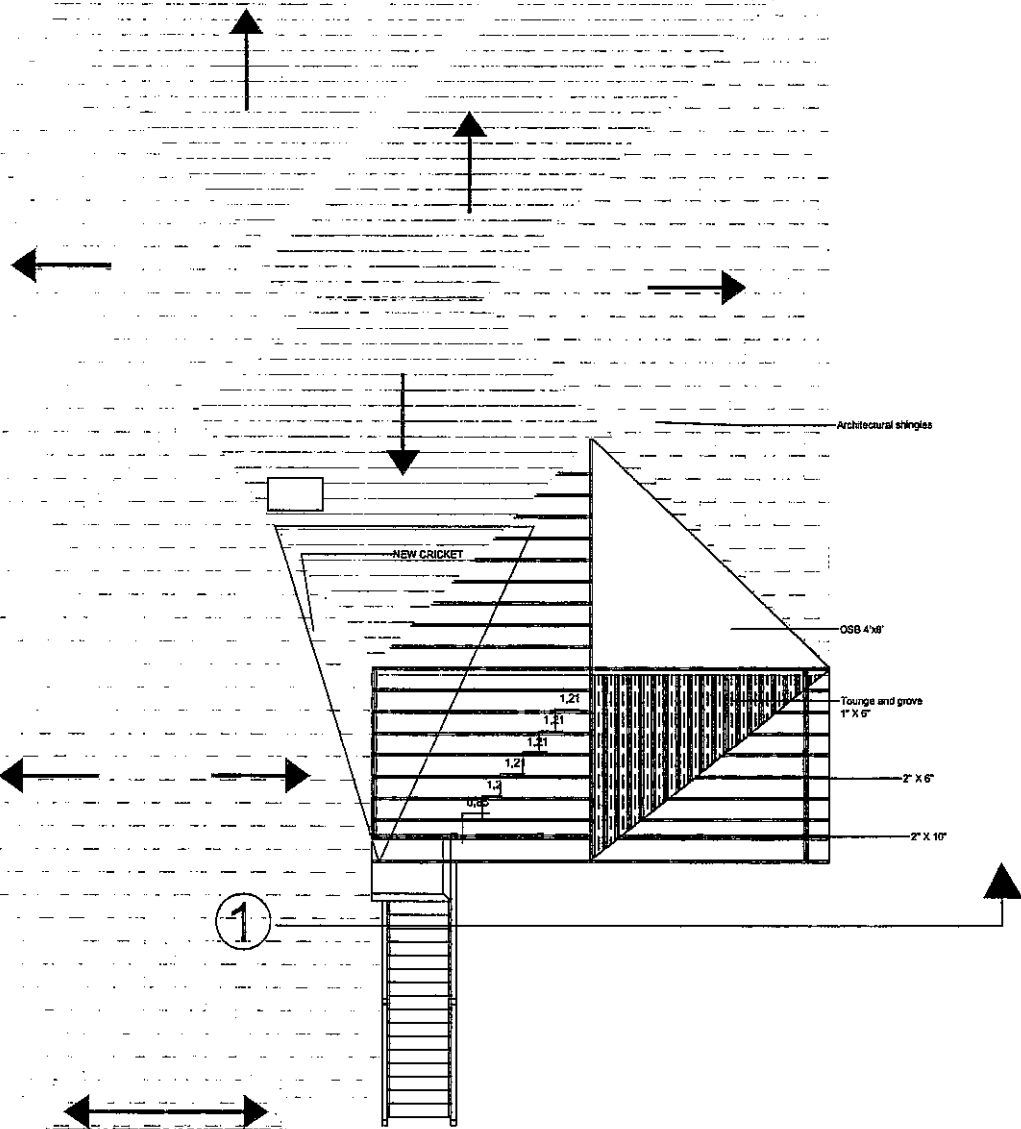
# PROPOSED REAR ELEVATION





## PROPOSED SIDE ELEVATION

2



PROPOSED ROOF PLAN

**SURVEY NOTES**

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, PLEASE CALL ALL LOCAL UTILITY PROVIDERS.



2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
3. THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAN DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RE-CERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.
4. THE FIELD DATA UPON WHICH THIS PLAN IS BASED WAS GATHERED BY AND OPEN TRAVERSE. THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 113,358+ FEET. LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED BY USING A TOPCON TOTAL STATION.
5. BEARINGS SHOWN WERE COMPUTED FROM ANGLED TURNED FROM A SINGLE MAGNETIC OBSERVATION.
6. THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.
7. THIS PLAN IS NOT INTENDED FOR RECORDING.

MAGNETIC  
N

N/F  
CAROLE DEANE ADAMS  
SHARON A. ADEN  
DB 10729 PG 187-189

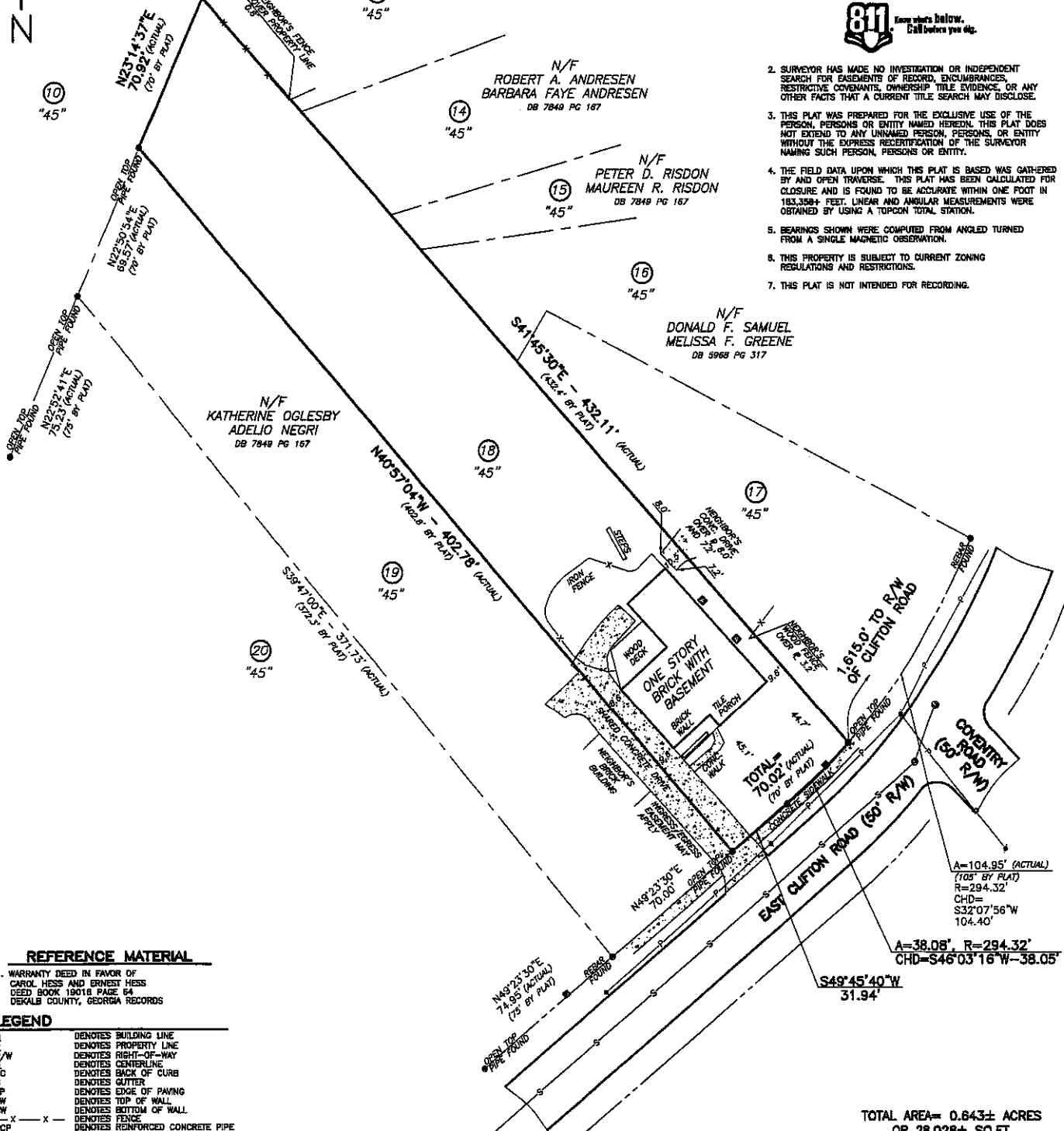
N/F  
MATTHEW B. DEMPSEY  
KATHLEEN R. DEMPSEY  
DB 24406 PG 337

N/F  
ROBERT A. ANDRESEN  
BARBARA FAYE ANDRESEN  
DB 7849 PG 167

N/F  
PETER D. RISDON  
MAUREEN R. RISDON  
DB 7849 PG 167

N/F  
DONALD F. SAMUEL  
MELISSA F. GREENE  
DB 5968 PG 317

N/F  
KATHERINE OGLESBY  
ADELJO NEGRI  
DB 7849 PG 167



**REFERENCE MATERIAL**

1. WARRANTY DEED IN FAVOR OF CAROL HESS AND ERNEST HESS DEED BOOK 1901B PAGE 64 DEKALB COUNTY, GEORGIA RECORDS

**LEGEND**

—	DENOTES BUILDING LINE
—	DENOTES PROPERTY LINE
—	DENOTES RIGHT-OF-WAY
—	DENOTES CENTERLINE
—	DENOTES BACK OF CURB
—	DENOTES GUTTER
—	DENOTES EDGE OF PAVING
—	DENOTES TOP OF WALL
—	DENOTES BOTTOM OF WALL
—	DENOTES FENCE
—	DENOTES REINFORCED CONCRETE PIPE
—	DENOTES CORRUGATED METAL PIPE
—	DENOTES POWER POLE
—	DENOTES LIGHT POLE
—	DENOTES GUY WIRE
—	DENOTES POWER LINE
—	DENOTES POWER METER
—	DENOTES POWER BOX
—	DENOTES AIR CONDITION
—	DENOTES TELEPHONE BOX
—	DENOTES GAS METER
—	DENOTES GAS VALVE
—	DENOTES GAS LINE MARKER
—	DENOTES WATER METER
—	DENOTES WATER VALVE
—	DENOTES FIRE HYDRANT
—	DENOTES MONITORING WELL
—	DENOTES HEADWALL
—	DENOTES JUNCTION BOX
—	DENOTES DROP INLET
—	DENOTES SANITARY SEWER LINE
—	DENOTES SANITARY SEWER MANHOLE
—	DENOTES CLEAN OUT



**McLUNG SURVEYING SERVICES, INC.**  
4833 South Cobb Drive Suite 200  
Smyrna, Georgia 30080 (770) 434-3363  
Certificate of Authorization #LSP000782

This original of this document was noted and signed by Michael R. Niles U.S. 2248 on 2-25-16. THIS REPRODUCTION IS NOT A CERTIFIED DOCUMENT.

Michael R. Niles  
Georgia RLS #2646  
Member SAMSUG  
JOB#241484

TOTAL AREA= 0.643± ACRES  
OR 28,028± SQ.FT.

1692 EAST CLIFTON ROAD  
ATLANTA, GEORGIA

SURVEY FOR  
KEVIN JUSTMANN  
KIMBERLY JUSTMANN

LOT 18, BLOCK "45"  
BETTER BUILDERS, INC.

LAND LOT 3  
DISTRICT 18TH  
DEKALB COUNTY  
GEORGIA

PLAT PREPARED: 2-29-16  
FIELD: 2-25-16 SCALE: 1"=30'

PG 18  
PG 52

No.	Revision	Date

In my opinion this plot is a correct representation of the land platted.