

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: 400 CHELSEA CIRCLE, ATLANTA, GA 30307

Applicant: BEN R. DARMER E-Mail: bdarmer@ballsouth.net

Applicant Mailing Address: 1877 ARDMORE RD. NW
ATLANTA, GA. 30309

Applicant Phone(s): 404-695-0690 Fax: _____

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

Owner(s): MARI & MIKE HART E-Mail: cmichaehart@gmail.com
E-Mail: _____

Owner(s) Mailing Address: 400 CHELSEA CIRCLE, ATLANTA, GA. 30307

Owner(s) Telephone Number: 404-538-2016

Approximate age or date of construction of the primary structure on the property and any secondary structures affected by this project: ca. 1936

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:

1. Add new carport/shed in side yard.
2. Add new front stoop.
3. Add new sidewalk from front stoop to street.

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.

Ben R. Darmer 2/17/10
Signature of Applicant/Date

Revised 1/26/17



404.371.2155 (o)
404.371.4556 (f)
DeKalbCountyGa.gov

Clark Harrison Building
330 W. Ponce de Leon Ave
Decatur, GA 30030

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),

Mike and Mari Hart

being (owner) (owners) of the property 400 Chelsea Circle,

hereby delegate authority to _____

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

Mike Hart *Mari Hart* *8/16/2020*
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.

Revised 1/26/17

The field data upon which this plat is based has a closure precision of one foot in 15,000 feet and an angular error of 03" seconds per angle point and was adjusted using the Compass Rule. This plat has been calculated for closure and is found to be accurate within one foot in 100,000 feet.

Equipment used: Topcon GTS-213 Total Station.

FLOOD HAZARD STATEMENT

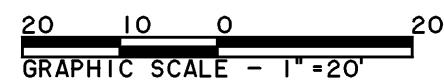
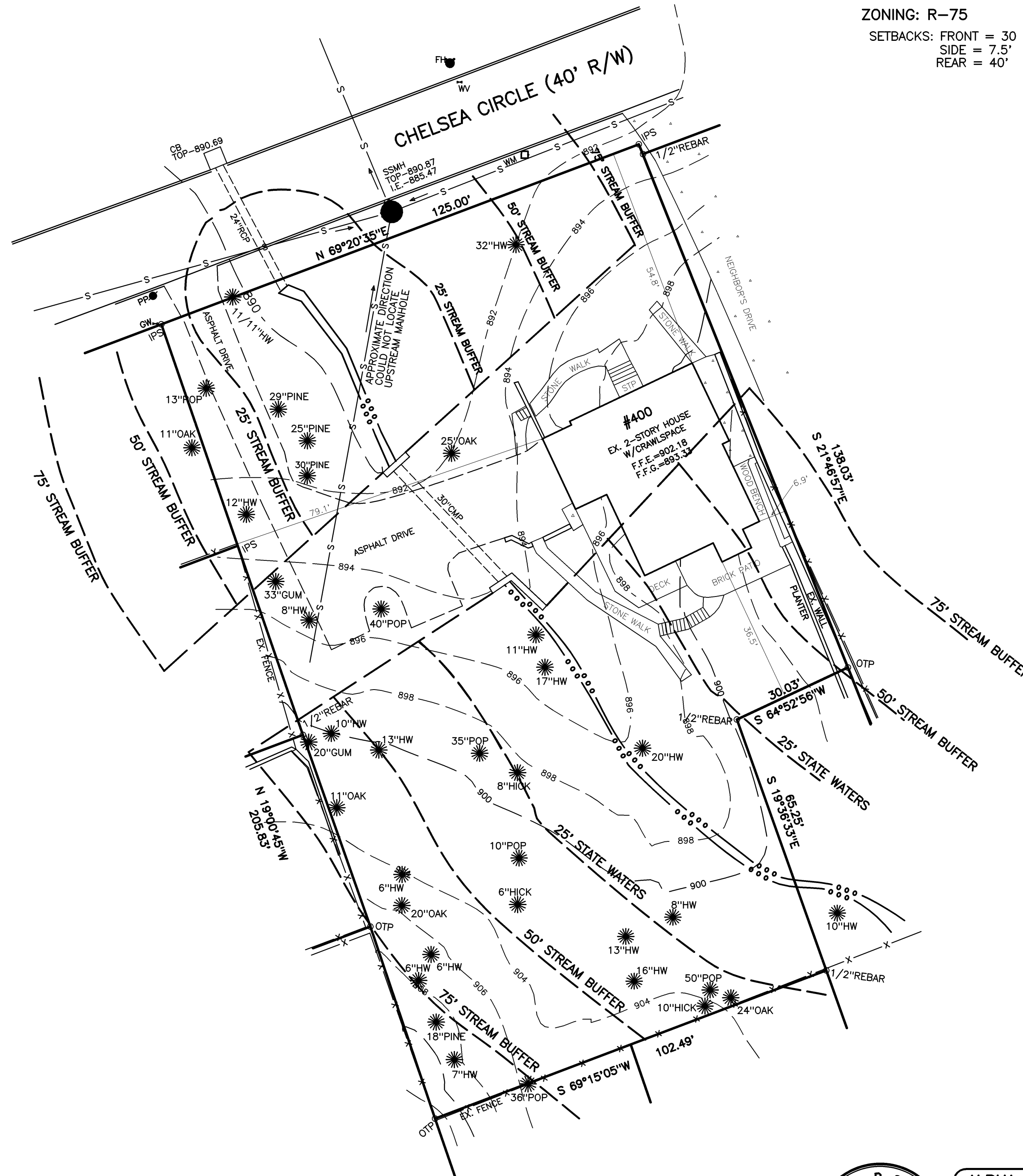
THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA AS PER THE FIRM FLOOD HAZARD MAP OF DEKALB COUNTY, GEORGIA, COMMUNITY PANEL NUMBER 13089C 0062K, DATED 08/15/19

ZONING: R-75

SETBACKS: FRONT = 30 FEET
SIDE = 7.5'
REAR = 40'

LEGEND

- IPF = 1/2" REBAR FOUND
- IPS = 1/2" REBAR PIN SET
- L.L. = LAND LOT
- L.L.L. = LAND LOT LINE
- P.L. = PROPERTY LINE
- CL = CENTERLINE
- B.L. = BUILDING LINE
- R/W = RIGHT-OF-WAY
- S.S.E. = SANITARY SEWER EASEMENT
- D.E. = DRAINAGE EASEMENT
- MH = MANHOLE
- C.B. = CATCH BASIN
- J.B. = JUNCTION BOX
- HW = HEADWALL
- D.I. = DROP INLET
- PP = POWER/UTILITY POLE
- F.H. = FIRE HYDRANT
- I.E. = INVERT ELEVATION
- F.F.E. = FINISHED FLOOR ELEVATION
- F.F.B. = FINISHED FLOOR BASEMENT
- F.F.G. = FINISHED FLOOR GARAGE
- BOC = BACK OF CURB
- EP = EDGE OF PAVEMENT
- N/F = NOW OR FORMERLY
- P.O.B. = POINT OF BEGINNING
- SS = SANITARY SEWER LINE/PIPE
- X-X- = FENCE LINE
- O- = FLOOD HAZARD ZONE LINE
- - - = STORM SEWER LINE/PIPE
- W- = WATER LINE
- G- = GAS LINE
- FW = FLOW WELL
- C.E. = CONSTRUCTION EASEMENT
- C&G = CURB AND GUTTER
- LS = LIGHT STANDARD
- OTP = OPEN TOP PIPE FOUND
- CTP = CRIMP TOP PIPE FOUND
- WD = WOOD DECK
- CO = CLEAN OUT



THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67



ALPHA LAND SERVICES
P.O. BOX 1651
LOGANVILLE, GA. 30052
ENGINEERING & LAND SURVEYING

OFF: 770.696.4054 EMAIL: ROBERT@ALPHASURVEYOR.COM
REVISION: _____
REF. PLAT: PB. 4 P. 32

SURVEY FOR:

400 CHELSEA CIRCLE
TAX PARCEL: 18-004-15-005

LAND LOT: 4	LOT: 9&10 BLOCK:
DISTRICT: 18TH	SUB: CHELSEA HEIGHTS
DEKALB COUNTY	
GEORGIA	
FIELD DATE: 03/19/20	AREA = 0.566 ACRES
PLAT DATE: 03/25/20	JOB No. 20-03-110

OWNER:
 MIKE HART
 400 CHELSEA CIRCLE, NE
 ATLANTA, GEORGIA 30301
 TEL. (404) 538-2016

NOT FOR
 CONSTRUCTION

Drawn:
 Checked:
 Date: 03-10-20
 Job No.:

Revisions:	
No.	Date

400 CHELSEA CIRCLE
 A NEW ADDITION AND RENOVATION PROJECT
 ATLANTA, GEORGIA

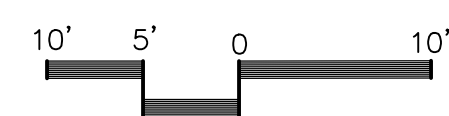


Not shown is an indication of impact on the environment. The project is subject to the National Environmental Policy Act (NEPA) and the Georgia Environmental Quality Control Act (GEQCA). The project is subject to the National Wetlands Act (NWA) and the Georgia Wetlands Act (GWA). The project is subject to the National Historic Preservation Act (NHPA) and the Georgia Historic Preservation Act (GHPA). The project is subject to the National Flood Insurance Act (NFIA) and the Georgia Flood Insurance Act (GFIA). The project is subject to the National Air Quality Act (NAQA) and the Georgia Air Quality Act (GAQA). The project is subject to the National Noise Act (NNA) and the Georgia Noise Act (GNA). The project is subject to the National Energy Act (NEA) and the Georgia Energy Act (GEA). The project is subject to the National Transportation Act (NTA) and the Georgia Transportation Act (GTA). The project is subject to the National Security Act (NSA) and the Georgia Security Act (GSA). The project is subject to the National Information Act (NIA) and the Georgia Information Act (GIA). The project is subject to the National Communications Act (NCA) and the Georgia Communications Act (GCA). The project is subject to the National Space Act (NSA) and the Georgia Space Act (GSA). The project is subject to the National Science Act (NSA) and the Georgia Science Act (GSA). The project is subject to the National Health Act (NHA) and the Georgia Health Act (GHA). The project is subject to the National Education Act (NEA) and the Georgia Education Act (GEA). The project is subject to the National Labor Act (NLA) and the Georgia Labor Act (GLA). The project is subject to the National Consumer Act (NCA) and the Georgia Consumer Act (GCA). The project is subject to the National Trade Act (NTA) and the Georgia Trade Act (GTA). The project is subject to the National Investment Act (NIA) and the Georgia Investment Act (GIA). The project is subject to the National Tax Act (NTA) and the Georgia Tax Act (GTA). The project is subject to the National Banking Act (NBA) and the Georgia Banking Act (GBA). The project is subject to the National Insurance Act (NIA) and the Georgia Insurance Act (GIA). The project is subject to the National Real Estate Act (NREA) and the Georgia Real Estate Act (GREA). The project is subject to the National Housing Act (NHA) and the Georgia Housing Act (GHA). The project is subject to the National Mortgage Act (NMA) and the Georgia Mortgage Act (GMA). The project is subject to the National Lending Act (NLA) and the Georgia Lending Act (GLA). The project is subject to the National Borrowing Act (NBA) and the Georgia Borrowing Act (GBA). The project is subject to the National Saving Act (NSA) and the Georgia Saving Act (GSA). The project is subject to the National Investing Act (NIA) and the Georgia Investing Act (GIA). The project is subject to the National Retirement Act (NRA) and the Georgia Retirement Act (GRA). The project is subject to the National Pension Act (NPA) and the Georgia Pension Act (GPA). The project is subject to the National Social Security Act (NSSA) and the Georgia Social Security Act (GSSA). The project is subject to the National Medicare Act (NMA) and the Georgia Medicare Act (GMA). The project is subject to the National Medicaid Act (NMA) and the Georgia Medicaid Act (GMA). The project is subject to the National Health Care Act (NHA) and the Georgia Health Care Act (GHA). The project is subject to the National Education Act (NEA) and the Georgia Education Act (GEA). The project is subject to the National Labor Act (NLA) and the Georgia Labor Act (GLA). The project is subject to the National Consumer Act (NCA) and the Georgia Consumer Act (GCA). The project is subject to the National Trade Act (NTA) and the Georgia Trade Act (GTA). 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GOODMAN DESIGN
 P.O. BOX 250364
 ATLANTA, GEORGIA 30325
 ph. (678) 427-8466
 e. brant@goodmandesign.us
 creating architecture for sustainable environments
 Create. Process. Design with Purpose.

Title:
**PRELIMINARY
 DEMO SITE
 PLAN**
 Scale:
 1"=10'-0"

Sheet:
D100



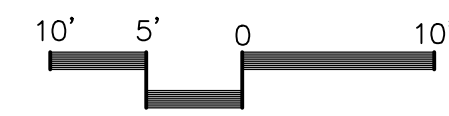
OWNER:
 MIKE HART
 400 CHELSEA CIRCLE, NE
 ATLANTA, GEORGIA 30301
 TEL. (404) 538-2016

NOT FOR
 CONSTRUCTION

Drawn:	
Checked:	
Date:	03-10-20
Job No.:	
Revisions:	
No.	Date



ZONING: R-75
 LOT AREA: 0.566 ACRES
 SETBACKS: FRONT = 30 FEET
 SIDE = 7.5'
 REAR = 40'



400 CHELSEA CIRCLE
 A NEW ADDITION AND RENOVATION PROJECT
 ATLANTA, GEORGIA

Not shown is an indication of impact of the proposed work on the environment. The designer is not responsible for the accuracy of the information provided on this plan. The user of this plan is advised to verify the accuracy of the information provided on this plan.

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Title:
**PRELIMINARY
 SITE
 PLAN**
 Scale:
 1"=10'-0"

Sheet:
A100
 of:

Revisions:	
No.	Date

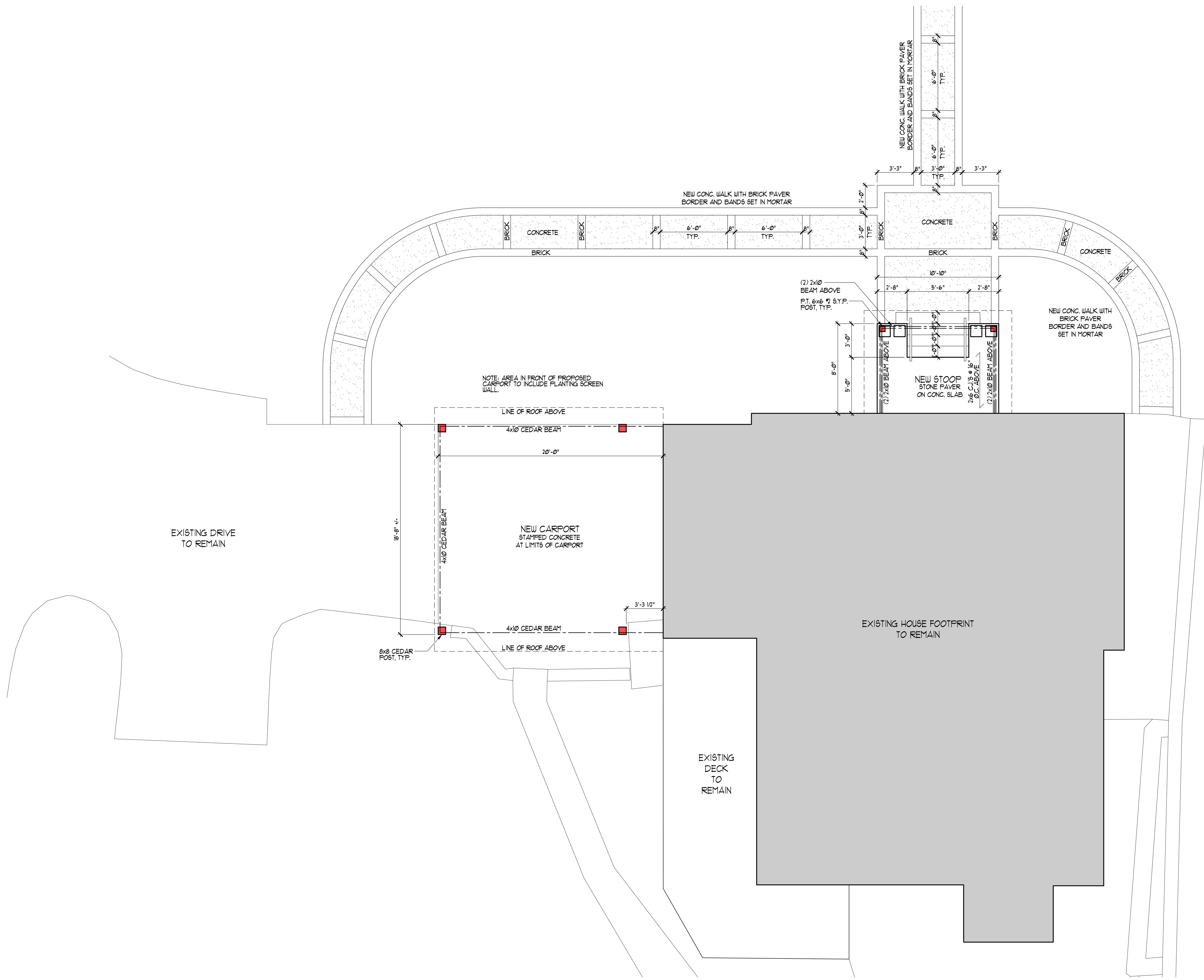
400 CHELSEA CIRCLE
 A NEW ADDITION AND RENOVATION PROJECT
 ATLANTA, GEORGIA

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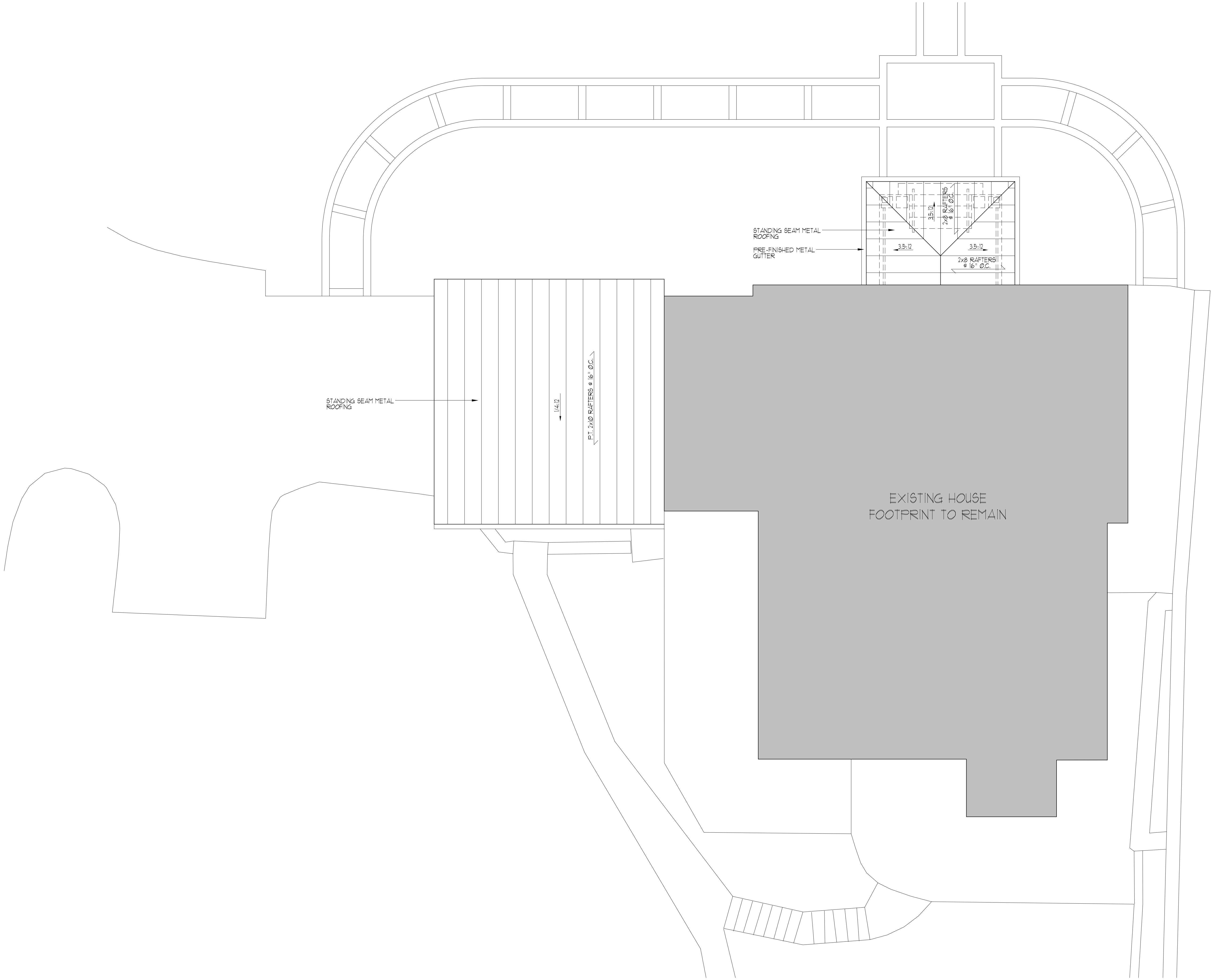
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Title:
FLOOR PLAN
 Scale:
 1/4" = 1'-0"

Sheet:
A101
 of:



1 FLOOR PLAN
 A101 1/4"=1'-0"



1 ROOF PLAN
A102 1/4"=1'-0"

NOT FOR CONSTRUCTION

Drawn:
Checked:
Date: 03-10-20
Job No.:

Revisions:

No.	Date

400 CHELSEA CIRCLE
A NEW ADDITION AND RENOVATION PROJECT
ATLANTA, GEORGIA

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Title:
ROOF PLAN
Scale:
1/4"=1'-0"

Sheet:
A102
of:

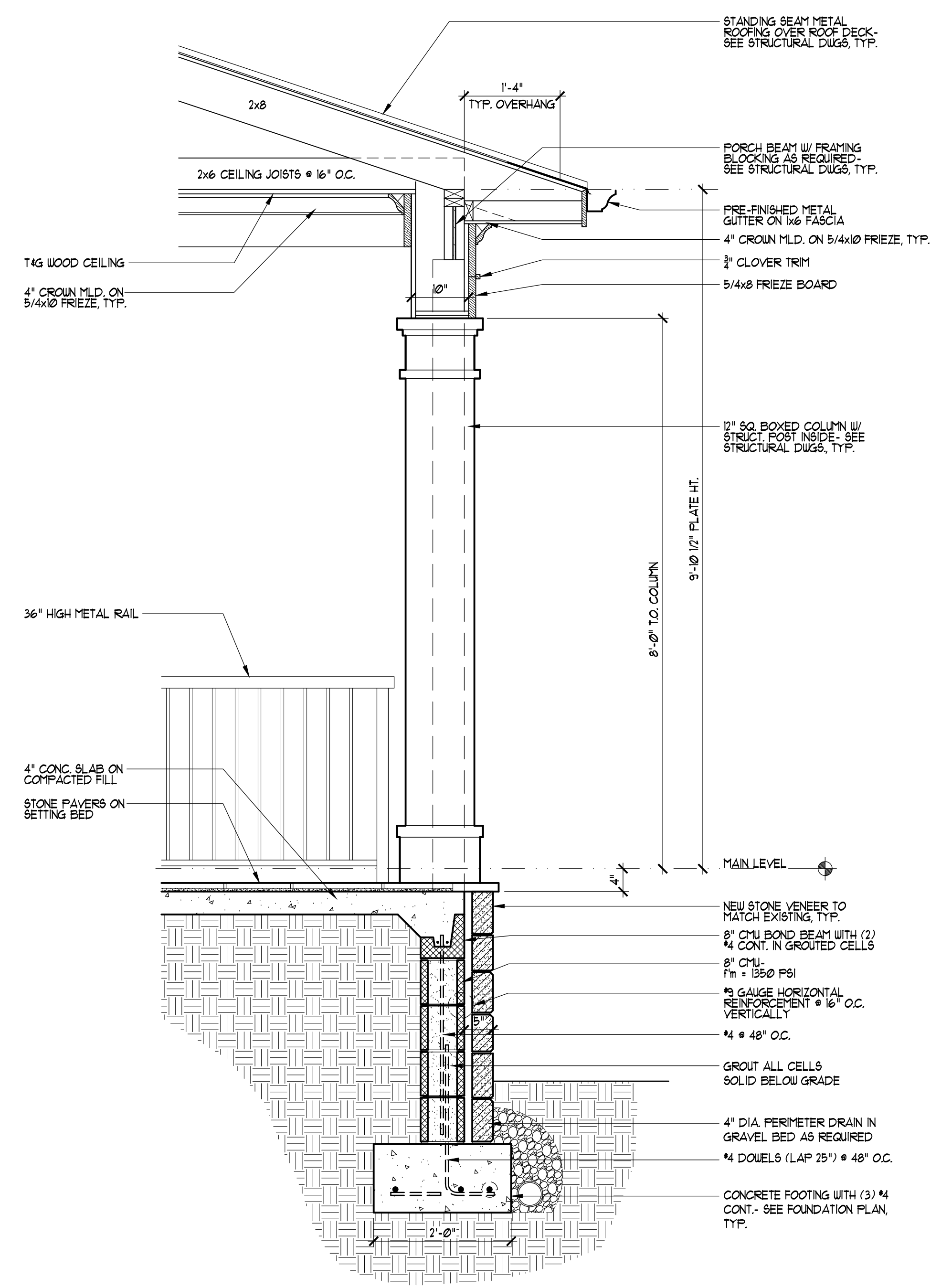
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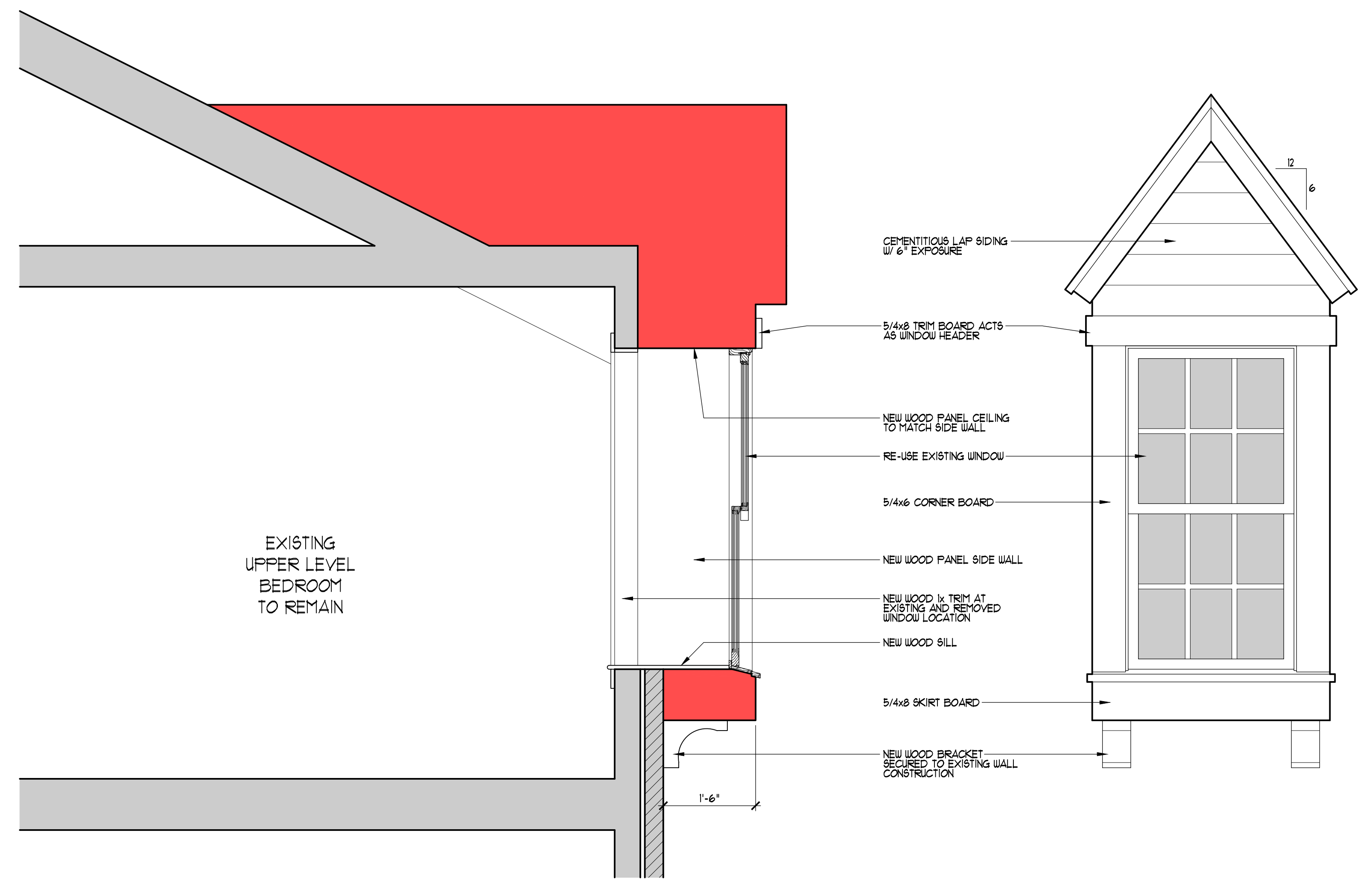
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Title:
SECTIONS & DETAILS
Scale:
3/4" = 1'-0"

Sheet:
A301



1 SECTION THRU NEW STOOP
3/4" = 1'-0"



2 DORMER SECTION AND ELEVATION DETAIL
3/4" = 1'-0"





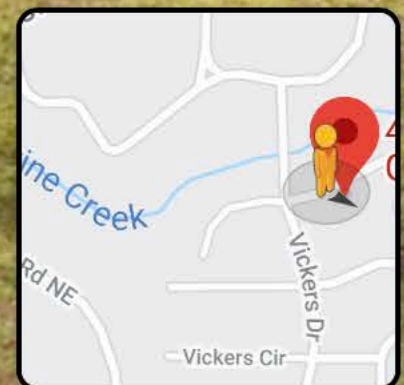


400

407 Chelsea Cir NE
 Atlanta, Georgia

Google

Street View



Google

