

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: **440 Burlington Road NE, Atlanta GA 30307**

Applicant: **Rodolfo Castro** E-Mail: **rodolfo@castrodesign.net**

Applicant Mailing Address: **Castro Design Studio, 200 Peachtree Hills Avenue, Suite B, Atlanta GA 30305**

Applicant Phone(s): **404-514-7247** Fax: _____

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

Owner(s): **KFG 440 Burlington, LLC** E-Mail: **solknafo@gmail.com**

E-Mail: _____

Owner(s) Mailing Address: **1535 Mason Mill Road, Atlanta, GA 30329**

Owner(s) Telephone Number: **404-932-2232**

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

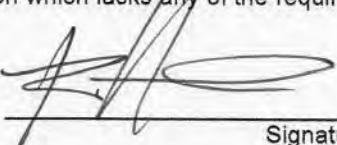
Nature of work (check all that apply):

- 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:

New house to be constructed on the site . Please see attachments for plans, photographs of the street and supporting documents.

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.


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),

Salomon Knato

being (owner) (owners) of the property

440 Burlington

hereby delegate authority to

Rodolfo CASIRO

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.

440 Burlington Road- For Review Only

Zoning and Stream Buffer:

An administrative variance has been granted to reduce the stream buffer from 75 feet to 65 feet.

A zoning variance has been approved to reduce the rear yard setback to 7.5 feet.

Please see the attached copies of the variance texts, as well as various neighbors' letters of support for the zoning variance.

Siting:

The lot is wooded and has a stream that runs roughly through the middle of it. The site slopes down to the stream from the street, then up to the building site

The house be sited on the north west most corner of the lot. This is the only place to site the house given the stream bank buffers. A zoning variance has been granted to reduce the rear yard setback to 7.5 feet (copy attached). Because of its proximity to the stream, the existing footprint is not a feasible location for the new house.

The finished floor will be roughly set at 919, which is four feet lower than the street elevation.

The owner has proposed to plant new beech trees on the site where the existing house, to be demolished, currently stands.



The lot as seen from the street



Neighboring house to the south



Neighbor's house to the north. The proposed house will be sited similarly to this house.

Proposed House Design:

The proposed house will have traditional English inspired aesthetic. It will be of a "story and a half" configuration in order to minimize its visual impact. The materials will consist primarily of red

brick and dark grey asphalt shingles with some accents in wood. Similar materials are found on the street.

The existing driveway will connect to a parking court. A decorative wall will make it so that the garage doors are obscured from the street. Creating this auto court will hopefully help save a beech tree on the site.



A cluster of red brick houses on the street



An English inspired house on the street



An English inspired house on the street



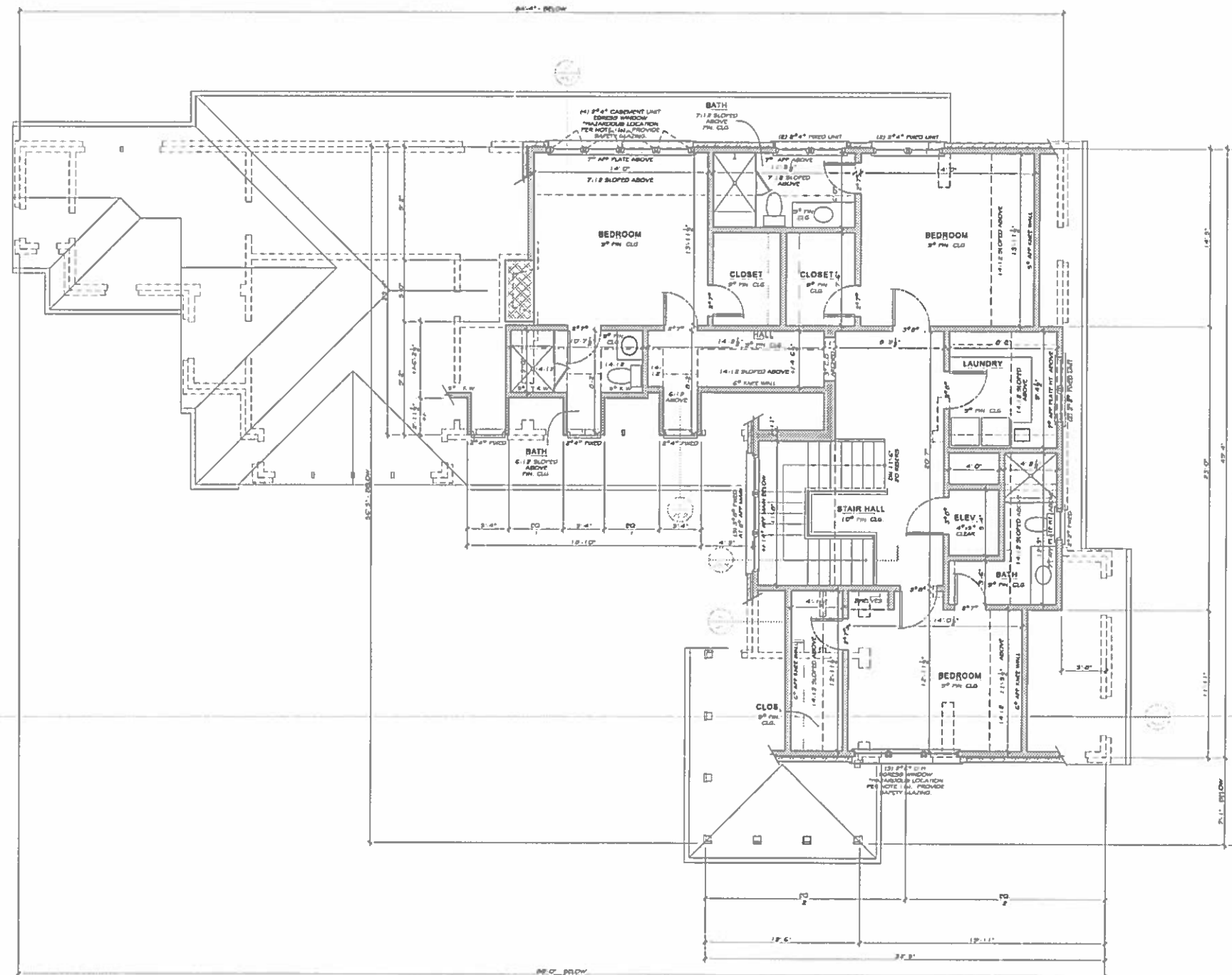
An English inspired house on the street



**CASTRO
DESIGN
STUDIO**
EXPERIENCED ARCHITECTS
INTERIORS

Revisors: _____ By: _____

Drawings are for design intent ONLY, all site conditions, structural considerations, mechanical, electrical and plumbing requirements shall be addressed by owner and builder. Designer assumes no liability for users and contractors to drawings. Owner and builder must verify all dimensions prior to proceeding with construction. Owner and builder must verify compliance with all applicable building codes and requirements in the locality where structure is to be constructed.



SECOND FLOOR PLAN

1/ A1.3 1/4" = 1'-0"

NOTES

1. FACTORY MADE BROKEN FIREPLACES TO COMPLY WITH IRC CHAPTER 10. SEE ATTACHED TECHNICAL INFORMATION.
2. HAZARDOUS LOCATIONS TO RECEIVE SAFETY GLAZING AS REQUIRED:
 - (A) GLAZING IN DOORS OR IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE OF THE GLAZING IS WITHIN A 2'-0" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE FLOOR OR WALKING SURFACE SHALL BE CONSIDERED A HAZARDOUS LOCATION. REFERENCE 2012 IRC SECTION R306.4.2.
 - (B) WINDOWS IN HAZARDOUS LOCATIONS SUCH AS WHEN THEY ARE LOCATED ADJACENT TO A TUB THAT ARE LESS THAN 60 INCHES FROM A STANDING OR WALKING SURFACE ARE REQUIRED TO HAVE SAFETY GLAZING. REFERENCE 2012 IRC SECTION R306.4.3.

LEGEND

2x6 STUD WALL, U.N.O.	
EXHAUST VENT	
SMOKE DETECTOR	
CARBON MONOXIDE DETECTOR	
GROUND FAULT CURRENT INTERRUPTER	

ISSUED FOR CONSTRUCTION

THE
KNAFO RESIDENCE
440 BURLINGTON ROAD, ATLANTA, GEORGIA

Date: Apr. 16, 2019

Scale: As Noted

Drawn: JB

Job: 17008

A1.3

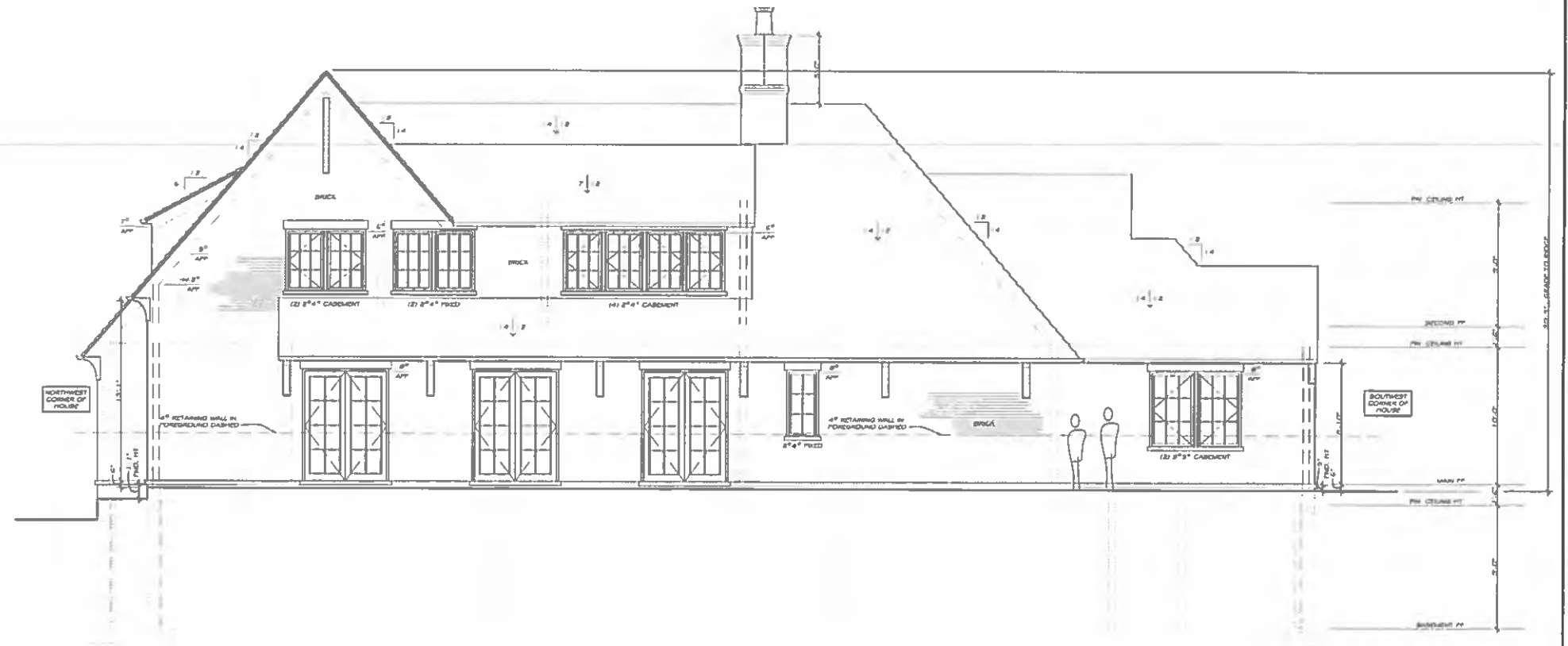
OWNER: SALOMON KNAFO
CONTACT #: (404)-309-8310



CASTR
DESIGN
STUDIO

Revisions

Drawings are for design intent ONLY. All site conditions, structural requirements, mechanical, electrical and plumbing requirements shall be addressed by owner and builder. Designer retains no liability for errors and omissions in drawings. Owner and builder must verify all dimensions at all times and in accordance with all applicable building codes and requirements. It is the responsibility of the owner and builder to be satisfied.



REAR ELEVATION

1/ A2.3 1/4" = 1'-0"

NOTED
1. NOTED HEIGHT IN REFERENCE TO INTERIOR FINISH FLOOR ELEVATION, U.N.C.

Date: Apr. 18, 201

Scale: As Note

Drawn: JT

Job: 1700

A2.3

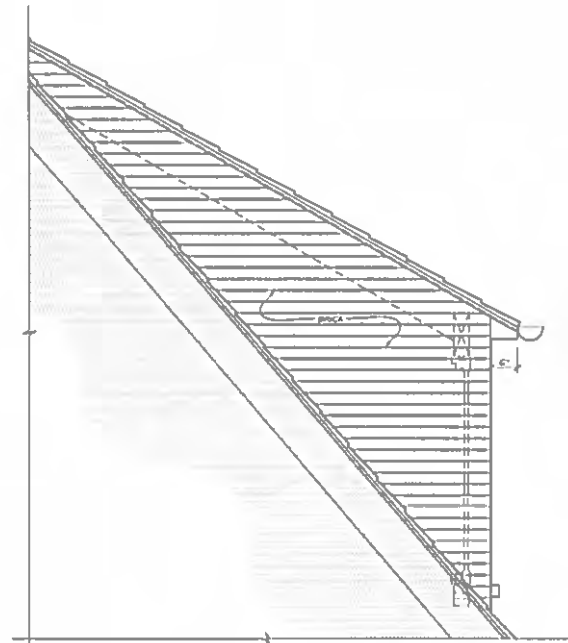
ISSUED FOR CONSTRUCTION



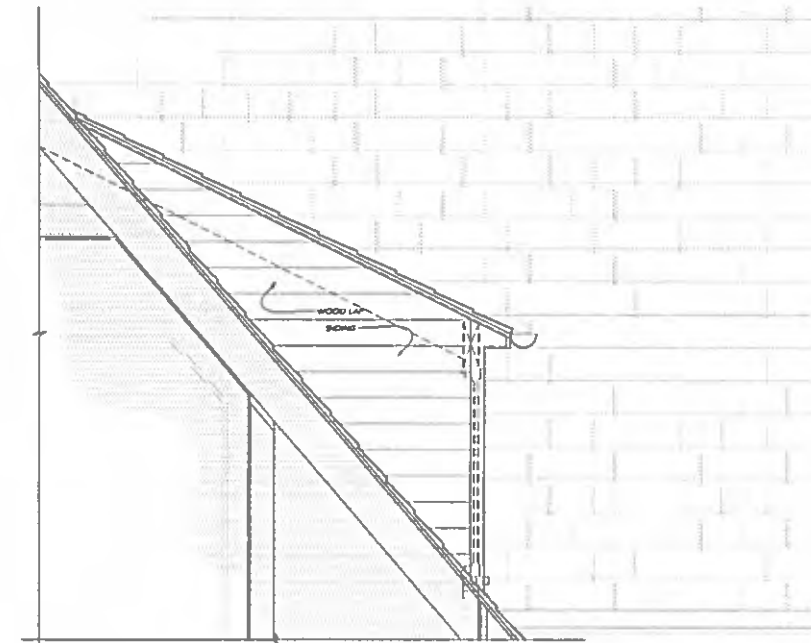
CASTRO
DESIGN
STUDIO
ARCHITECTS

Revisions By

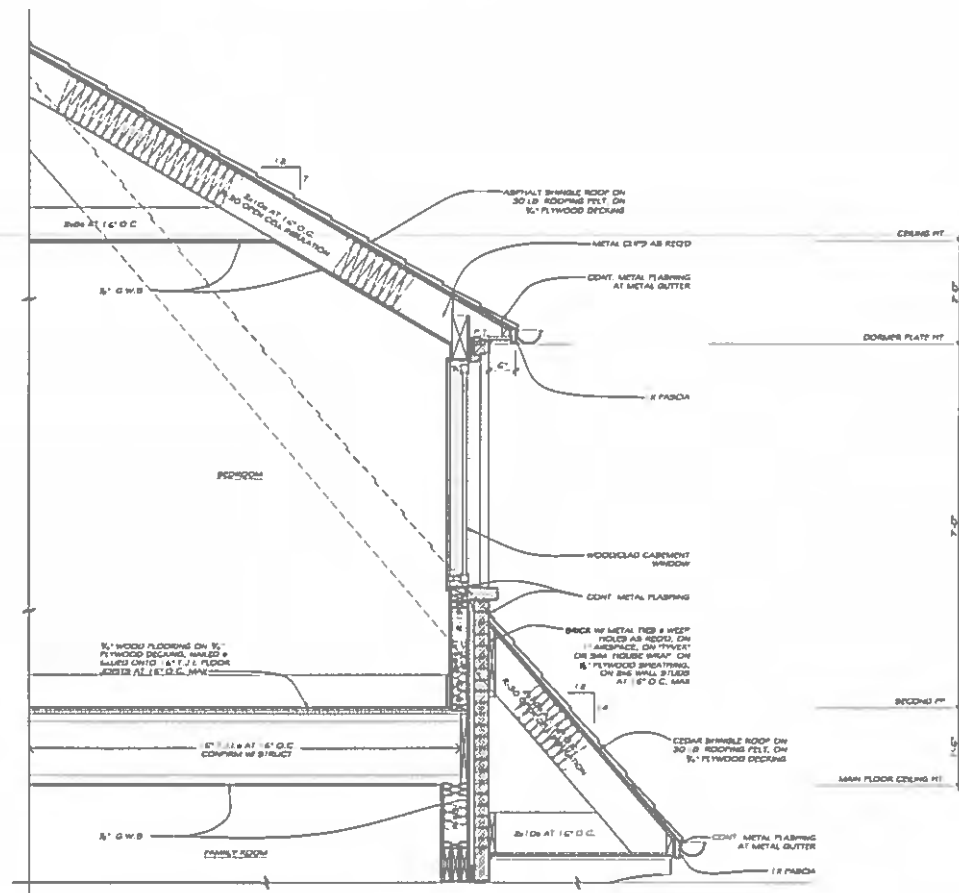
Drawings are for design intent ONLY; all site conditions, structural requirements, mechanical, electrical and plumbing requirements and all information shall be submitted by owner and builder. Designer assumes no liability for errors and omissions in drawings. Owner and builder must verify all dimensions prior to proceeding with construction. Owner and builder must verify compliance with all applicable building codes and requirements in the locality where structure is to be constructed.



ELEVATION AT SIDE OF DORMER
(REFLECTED VIEW)

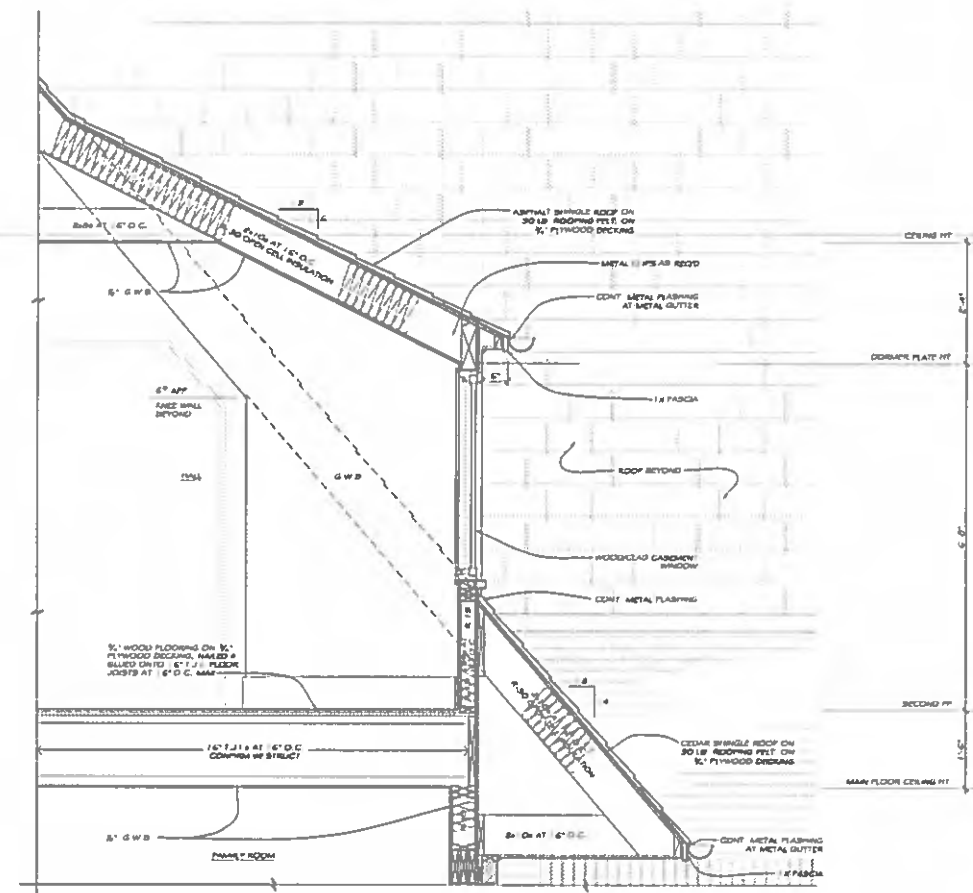


ELEVATION AT SIDE OF DORMER



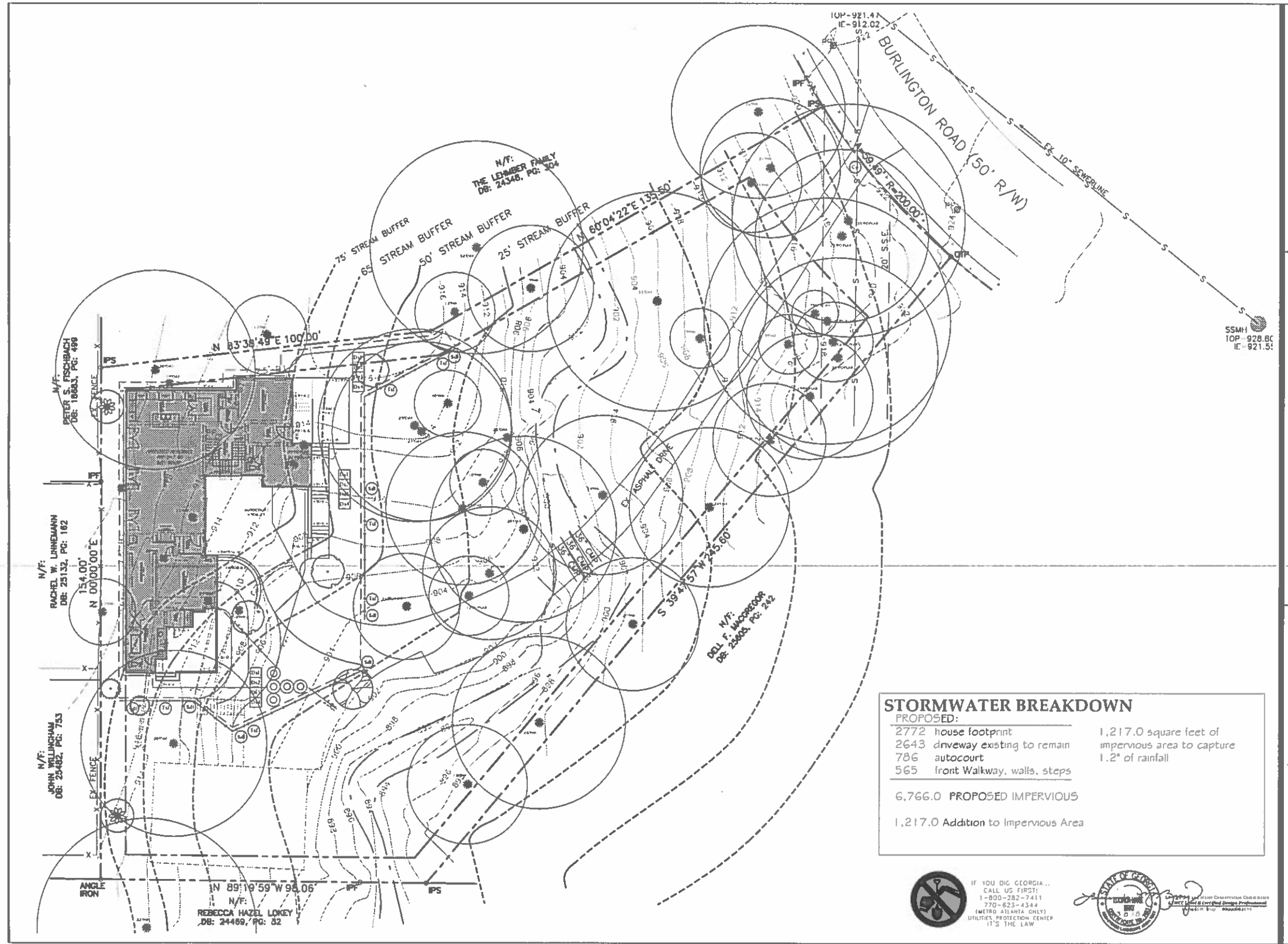
DORMER DETAIL AT REAR BEDROOM

2 / A5.2 3/4" = 1'-0"



DORMER DETAIL AT FRONT HALL

1 / A5.2 3/4" = 1'-0"



STORMWATER BREAKDOWN

PROPOSED:

2772 house footprint	1,217.0 square feet of
2643 driveway existing to remain	impervious area to capture
786 autocourt	1.2" of rainfall
565 front Walkway, walls, steps	

6,766.0 PROPOSED IMPERVIOUS

1,217.0 Addition to Impervious Area



IF YOU DIG GEORGIA...
CALL US FIRST!
1-800-282-7411
770-623-4344
(METRO ATLANTA ONLY)
UTILITIES PROTECTION CENTER
IT'S THE LAW



Progress Prints
 NOT Released for Construction
 Released for Construction

Scale: 1" = 20'-0"

NORTH

THE SALOMON KNAFO RESIDENCE
 440 Burlington Road NE, Atlanta, Georgia 30307
 Land Lot 52, 18th District, DeKalb County

CONSTRUCTION DETAILS AND NOTES

Date: 03.04.2019 Sheet: F1.2

LANDSCAPE ARCHITECTURE
FLORALIS
 Garden Design

P.O. Box 52433N, Atlanta, Georgia 30355 • 404.548.6745



DeKalb County Department of Planning & Sustainability

Lee May
Interim Chief Executive Officer

Andrew Baker
Director



SD 06
CD 02

#21889

R75

**Application for Administrative Variance of Development Standards
Per Code 14-34 (C)**

Fee: \$200.00 – Existing home and \$300.00 for new Development (non-refundable) payable when application is filed. Attach a scale site plan showing all property lines with dimensions; location, size and species of all significant and specimen trees; all existing and proposed buildings; storm drains; sanitary sewers; flood plains; state waters; buffers; easements and fences; north arrow; and land lot and district. The plan must depict the exact nature of the site conditions from which the variance is sought (grading, soil erosion and sedimentation control, storm water management, water quality control) per 14-34(C) 3.
* See checklist for plan requirements.

PROPERTY OWNER: KFG 440 Burlington LLC

ADDRESS FOR WHICH THE VARIANCE IS REQUESTED: 440 Burlington Road NE, Atlanta, GA 30307

PHONE: 678-925-9384 E-MAIL (required): kshostak@kadasusa.com

AGENT: KADAS INC AGENT PHONE: 678-925-9384

AGENT ADDRESS: 502 Briarhill Court AGENT E-MAIL: kshostak@kadasusa.com
Woodstock, GA 30189

DESCRIPTION OF REQUESTED VARIANCE: 10% reduction in the outer 75' stream buffer

TYPE OF CONSTRUCTION (CHECK ONE):

- NEW RESIDENTIAL CONSTRUCTION: NEW COMMERCIAL CONSTRUCTION:
- REDEVELOPMENT OF EXISTING MULTI-FAMILY RESIDENTIAL, COMMERCIAL OR INSTITUTIONAL:
- REDEVELOPMENT OR ADDITION TO EXISTING SINGLE FAMILY RESIDENTIAL:

AMOUNT: _____ MAP REFERENCE _____

RECEIPT _____ ZONING DISTRICT _____

DATE RECEIVED: 10-23-17 FILE # 21889

TYPE OF VARIANCE ~~Stream~~ Stream Buffer
Remove Existing House inside County Buffer,
New House 10FT into outside
Edge of County Buffer.

14 44.1 (b) (4)

ACTION TAKEN: Approved
Remove Existing Structure.
10FT extension for new structure.

DATE: 10/24/17


DIRECTOR OF DEVELOPMENT

January 10, 2018

DeKalb County Zoning Board of Appeals
Manuel Maloof Building
Decatur, GA 30030

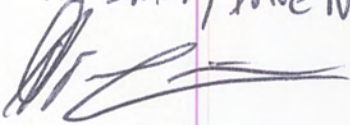
RE: Variance Application for 440 Burlington Road

Dear Members of the Zoning Board of Appeals,

I am the owner of property adjoining the rear property line of 440 Burlington Road, which is the subject of a variance application impacting the rear setback. I have seen the proposed site plan for the proposed residence and I support the proposal and requested variance.

Thank you,

Michael Lammeman
429 Emory Drive NE



January 10, 2018

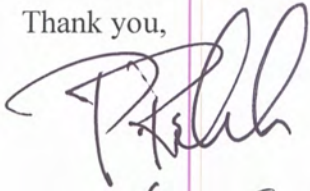
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Decatur, GA 30030

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Thank you,



Peter Tischbach

435 Emory Dr NE

January 10, 2018

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Manuel Maloof Building
Decatur, GA 30030

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I am the owner of property adjoining the rear property line of 440 Burlington Road, which is the subject of a variance application impacting the rear setback. I have seen the proposed site plan for the proposed residence and I am not in opposition to the proposal.

Thank you,

Lauren Henderson
441 Emory Drive NE
Atlanta, GA 30307



Michael L. Thurmond
Interim Chief Executive
Officer

DeKalb County
Department of Planning & Sustainability
330 Ponce De Leon Avenue, Suite 500
Decatur, GA 30030

Phone: (404)371-2155 Fax: (404)371-2813
Website: www.co.dekalb.ga.us/planning



N 3

Commission District: 2 Super District: 6

PARCEL ID: 18-052-03-015

APPLICATION NC A-18-21997

APPLICANT Kelen Shostak

OWNER: Kfg Burlington Llc

LOCATION: The property is located on the west side of Burlington Road, about 771.6 feet south of North Decatur Road.

PROJECT NAME 440 Burlington Road

THIS IS TO ADVISE YOU THAT THE ZONING BOARD OF APPEALS AT ITS REGULARLY SCHEDULED PUBLIC HEARING ON WEDNESDAY, JANUARY 10, 2018 REACHED THE FOLLOWING DECISION ON THE ABOVE REFERENCED APPLICATION:

BOA ACTION: Approval, of a variance request from Section 27-2.7 of the DeKalb County Zoning Ordinance to reduce the rear yard setback from 40 feet to 7.5 feet to build a new house, based on the submitted site plan received on December 7, 2017. A Bussey made a motion for approval. P. Speaks seconded the motion. The request was approved unanimously 6-0 (A. Bussey; J. Chatman; N. Rivers-Johnson; K. Saunders, III; L. Smith; and P. Speaks).

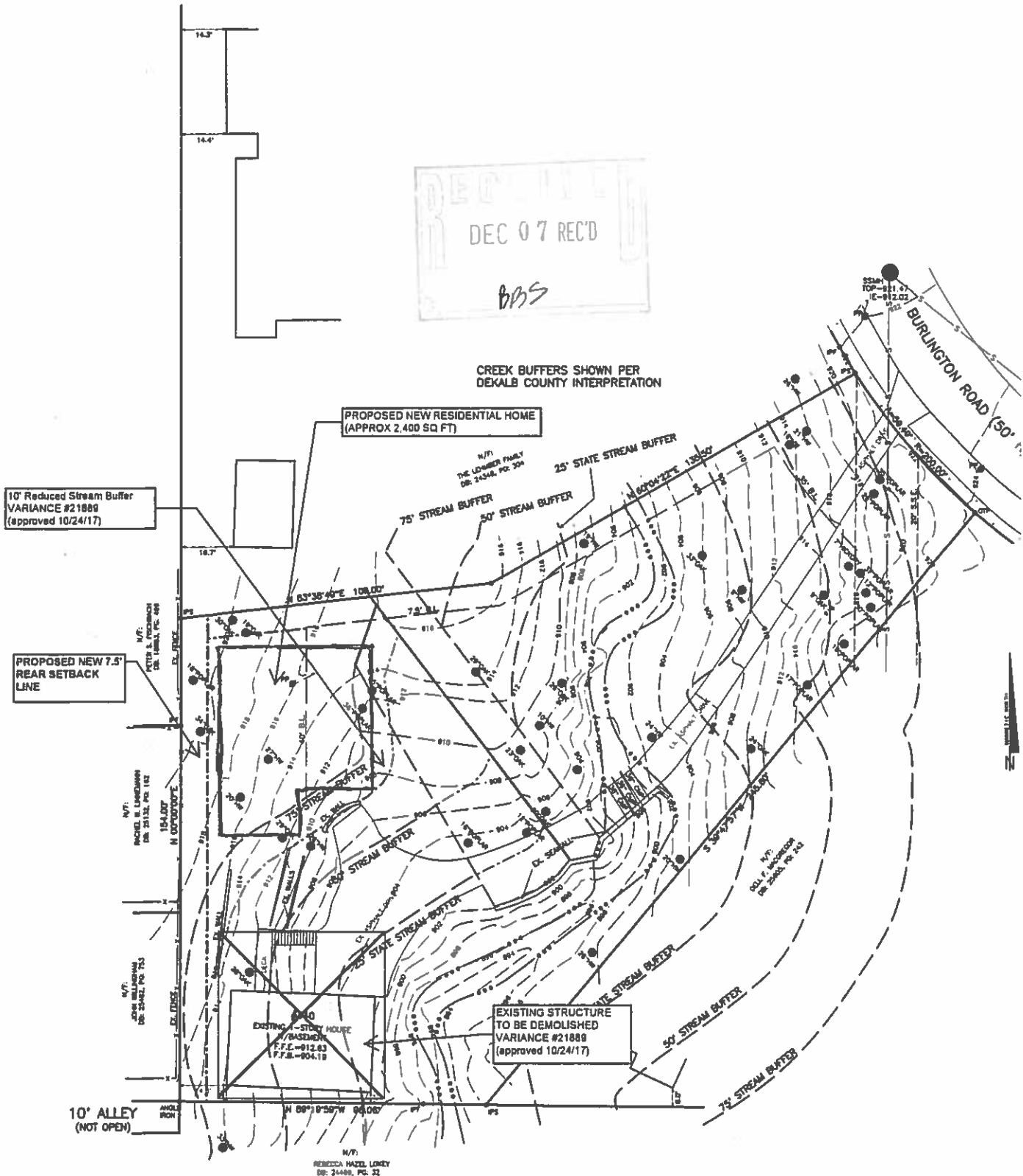
Note: Section 27-921 of the DeKalb County Zoning Ordinance states that any person aggrieved by a final decision of the Board of Appeals may seek review of such decision by petitioning the Superior Court of DeKalb County for a Writ of Certiorari setting forth plainly the alleged errors. Such petition shall be filed within 30 days after final decision of the Board of Appeals is rendered.

This is the deadline for filing such an appeal.
If the project applicant(s) decides to proceed with building/construction (plans) of the proposed project prior to the deadline shown they do so at their own risks.

The field data upon which this plot 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 plot has been calculated for closure and is found to be accurate within one foot in 100,000+ feet.
 Equipment used: Topcon GT3-213 Total Station.

In my opinion this property is not in a flood hazard area as per F.I.R.M Flood Hazard Map of DeKalb County, Georgia
 Community Panel Number 13089C 0062
 Effective Date 05/16/13
 Revision Date

RECEIVED
 DEC 07 REC'D
 BBS



January 10, 2018

DeKalb County Zoning Board of Appeals
Manuel Maloof Building
Decatur, GA 30030

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Thank you,

Jonna Osborne
444 Emory Drive
Atlanta, GA 30307

January 10, 2018

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Decatur, GA 30030

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Thank you,

Kaaren Nowicki
Stephen Nowicki
450 Burlington Rd.
Atlanta, 30307

January 10, 2018


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Manuel Maloof Building
Decatur, GA 30030

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Thank you,

Larissa Tennis 

451 Burlington

January 10, 2018


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Manuel Maloof Building
Decatur, GA 30030

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Thank you,



453 Emory Dr
Atlanta GA 30307

January 10, 2018

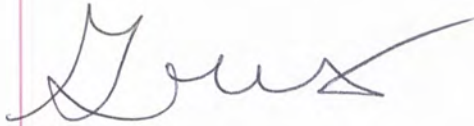
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Thank you,



Geoffrey Chiles

466 Burlington Rd NE,
Atlanta, GA 30307