DeKalb County
GEORGIA

404.371.2155 (o)
404.371.4556 (f)
DeKalbCountyGa.gov

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

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: 867 ARTWOOD RD.

Applicant: MICHAEL HODGDON E-Mail: MMHODGDON@GMAIL.COM

Applicant Mailing Address: 867 ARTWOOD RD.
ATLANTA, GA 30307

Applicant Phone(s): 434.409.5358 Fax: —

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

****

Owner(s): MICHAEL HODGDON E-Mail: MMHODGDON@GMAIL.COM
KIRSTEN DOMOY E-Mail: KIRSTIELEE@HOTMAIL.COM

Owner(s) Mailing Address: 867 ARTWOOD RD
ATLANTA GA 30307

Owner(s) Telephone Number: 434.409.5358

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 ☐

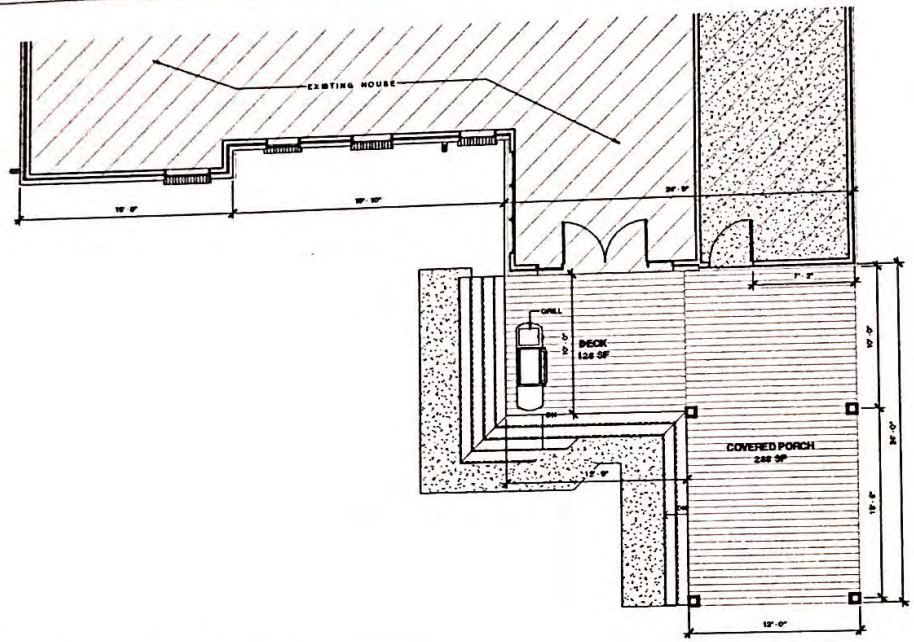
Description of Work:
ADDING 388 S.F. PATIO/DECK ONTO REAR OF HOME. 288 S.F. IS COVERED OPEN PATIO WITH 100 S.F. OF UNCOVERED DECK. WOOD CONSTRUCTION, ROOF SHINGLES TO MATCH MAIN HOUSE. STRUCTURE NOT VISABLE FROM PUBLIC WAY.

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.

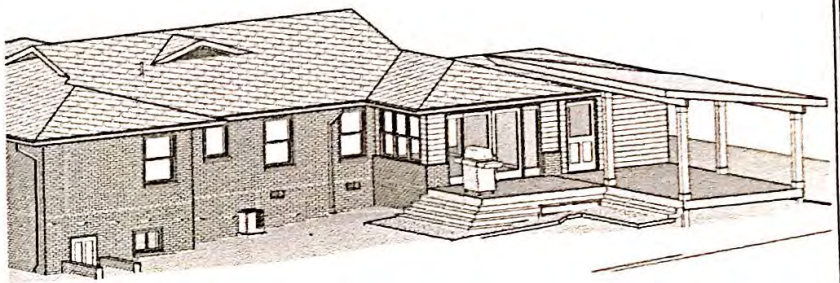
Signature of Applicant/Date

Revised 1/26/17

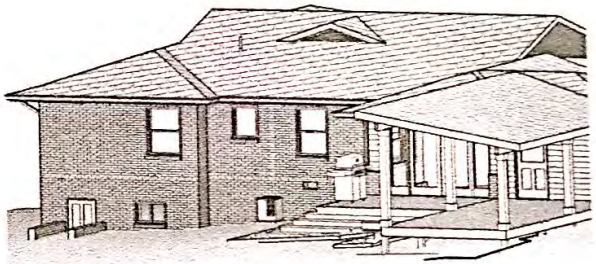
Scanned with CamScanner



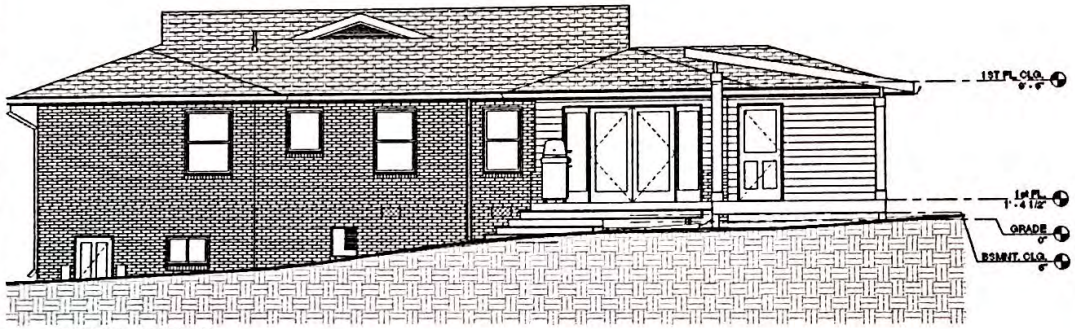
① PROPOSED FIRST FL. PLAN
1/4" = 1'-0"



③ 3D VIEW 1



④ 3D VIEW 2



② REAR ELEATION
1/4" = 1'-0"

NO	REVISION DESCRIPTION	DATE

RESIDENTIAL VISIONS LLC
614 Tahoe Drive SE,
Conyers GA 30094
Email: jrautocad@gmail.com

CLIENT: Mr. & Mrs. Hodgen

PROJECT TITLE: Proposed Covered Porch & Deck
867 Artwood Road
Atlanta GA 30307

SHEET TITLE: PRELIMINARY PLAN

DATE: 08-24-20

JOB NO: 20-140

DRAWN: JR

SHEET NO: A-1

Scanned with CamScanner

JN: 19 177

GENERAL NOTES:
1: This Plat has been prepared without the benefit of a current title report. Easements or encumberances may exist that are not shown on this plat.

2: This plat is subject to any restrictions, easements, covenants or restrictions that may exist either written or unwritten.

3: Underground utilities not shown hereon may exist. The Surveyor does not take responsibility for absence or presence of any such utilities.

4: No Geodetic monuments were found within 500 feet of this site

5: This Plat has been prepared for the exclusive use of the person(s) or entities named hereon.

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon.
RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

867 ARTWOOD ROAD
ZONING: R-85
HOUSE = 1,996 S.F.
DRIVE = 868 S.F.
FRONT WALK = 178 S.F.
WALLS = 109 S.F.
CONC. WALK = 221 S.F.
PADS = 350 S.F.
PAVERS = 33 S.F.
IMPERVIOUS TOTAL = 3,755 S.F.
LOT AREA = 22,989 S.F.
LOT COVERAGE (%) = 16.3

0 40' 80'
1" = 40'

N (COMPASS)
W E S

LEGEND

EOP	EDGE OF PAVEMENT (CURB)
PP	POWER POLE
R/W	RIGHT OF WAY
IPF	IRON PIN FOUND
IPS	1/2" REBAR SET
SW	SIDE WALK
	BOLLARD
OHP	OVERHEAD POWER
FH	FIRE HYDRANT
CB	CATCH BASIN
MH	MANHOLE
WM	WATER METER
WV	WATER VALVE
GV	GAS VALVE
GM	GAS METER
LP	LIGHT POLE
	CONCRETE PAD

REFERENCE: PB 16 PG 69
DB 27114 PG 131

FLOOD HAZARD NOTE: THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF DEKALB COUNTY, GEORGIA 13089C0064J EFFECTIVE DATE MAY 16, 2013

SURVEY DATA:

TYPE OF SURVEY: RETRACEMENT
SOURCE OF TITLE DESCRIPTION FOR SUBJECT PROPERTY: DB 27114 PG 131
PROPERTY OWNER AT TIME OF SURVEY: KIRSTEN DOMOY & MICHAEL HODGDON
PARCEL NUMBER: 15-244-02-008

TOTAL AREA: 22,989 SQ FT, 0.528 AC

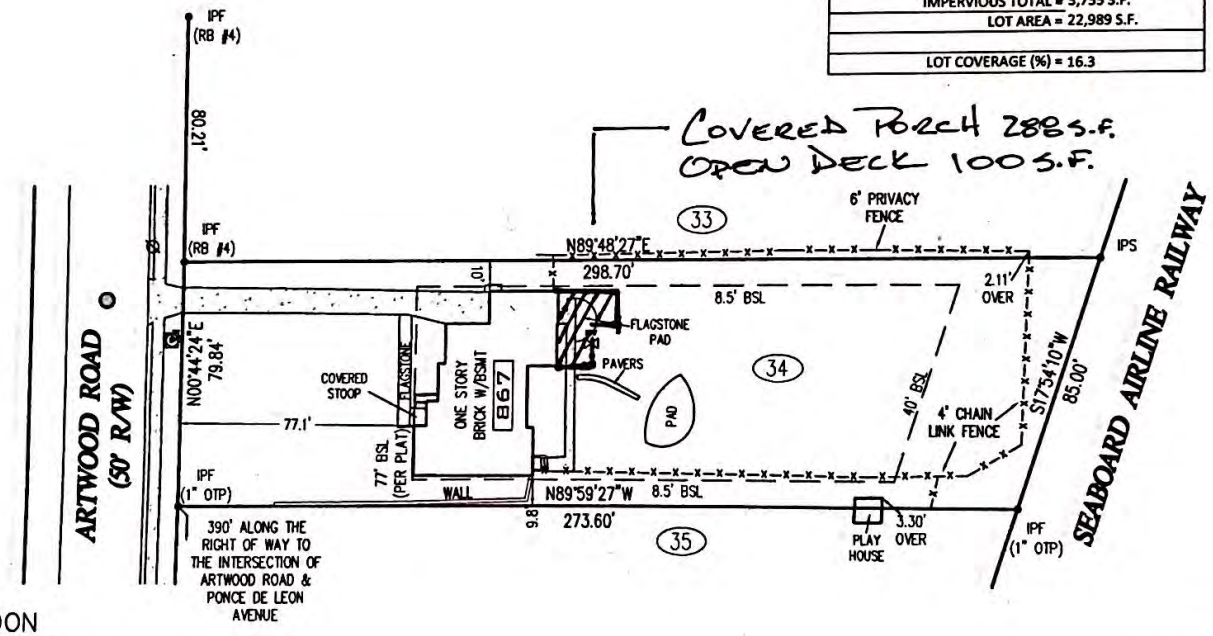
CALCULATED PLAT CLOSURE: 1:205,184

FIELD DATA:

DATE OF FIELD SURVEY 4-25-2019, 5-28-2019

THE CALCULATED POSITIONAL TOLERANCE BASED ON REDUNDANT LINEAR MEASUREMENTS OF OBSERVED POSITIONS WAS FOUND TO BE 0.015 FEET.

EQUIPMENT:
ELECTRONIC TOTAL STATION



SURVEY FOR
KIRSTEN DOMOY & MIKE HODGDON
LOT 34, THE ARTWOOD SUBDIVISION

867 ARTWOOD ROAD

DEKALB COUNTY, GEORGIA
LAND LOT 244, DIST 15
DATE: MAY 29, 2019

GEORGIA REGISTERED No. 3354 LAND SURVEYOR JONATHAN M. COE

FOR
DEKALB SURVEYS, INC.
407 WEST PONCE DE LEON AVENUE
SUITE B
DECATUR, GEORGIA 30030
404.373.9003

www.dekalbsurveys.com
COA 1086

© 2018-2022: THIS 11 X 17 DRAWING AND REPRODUCTIONS ARE THE PROPERTY OF THE SURVEYOR AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THIS SURVEYOR

Scanned with CamScanner

07/22/2019

07/22/2019