



DeKalb County Government

Manuel J. Maloof Center
1300 Commerce Drive
Decatur, Georgia 30030

Agenda Item

Substitute

File#: 2018-2262
File Status: Approval Review

6/26/2018

Public Hearing: YES NO

Department: Planning & Sustainability

SUBJECT:

Appeal of a Decision of the DeKalb County Historic Preservation Commission at 1383-1385 Briarcliff Road by Joe Cahoon

COMMISSION DISTRICT(S): 2 & 6

INFORMATION CONTACT: Marian Eisenberg/David Cullison

PHONE NUMBER: 404-371-4922

STANDARD OF REVIEW:

Excerpted from code section 13.5-8(12):

The appeal shall be limited to a review of the record of the proceedings before the preservation commission. The standard of review shall be an abuse of discretion. An abuse of discretion exists where the record presented to the governing authority shows that the preservation commission exceeded the limits of its authority or that the preservation commission's decision was not based on factors set forth in the section 13.5-8(3) or the guidelines adopted by the preservation commission pursuant to section 13.5-6 or that the preservation commission's decision was otherwise arbitrary and capricious. If the governing authority finds no abuse of discretion, then it may affirm the decision of the preservation commission. If the governing authority finds that the preservation commission abused its discretion in reaching a decision, then it may reverse the preservation commission's decision, or it may reverse the preservation commission's decision and remand the application to the preservation commission with direction.

PURPOSE:

Appeal of the May 21, 2018 decision of the DeKalb County Historic Preservation Commission to approve a Certificate of Appropriateness at 1383-1385 Briarcliff Road in the Druid Hills Historic District.

SUMMARY:

The appellant asserts that the Historic Preservation Commission abused its discretion by approving a Certificate of Appropriateness for construction of a new house in violation of Section 13.5-8(12) of the DeKalb County Code and several guidelines set out in the Druid Hills Design Manual.

There is no fiscal impact to the county.

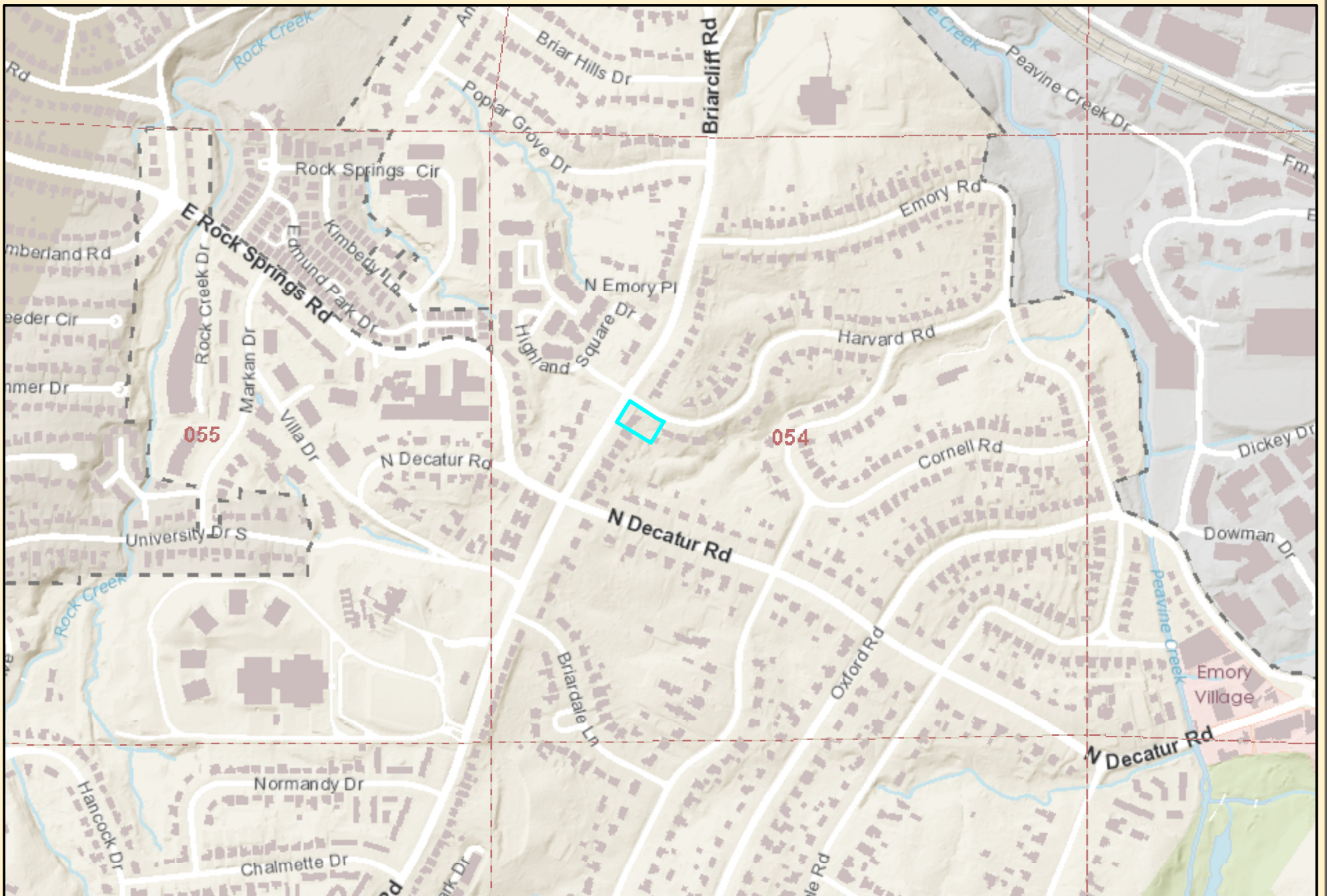
SUBJECT: Appeal of a Decision of the Historic Preservation Commission at 1383-1385 Briarcliff Road by Joe Cahoon

ATTACHMENTS (58 PAGES)

1. Attachment list (1p)
2. Location map (1p)
3. Application to appeal with supplementary statement (5p)
4. Applicant's response to the appeal (3)
5. Certificate of Appropriateness (1p)
6. Decision form (2p)

(All information below this line was provided to the preservation commission for their consideration in making their decision.)

7. Staff Report (3p)
8. Application (1p)
9. Site plan, plans & elevation drawings (11p)
10. Zoning variance (2p)
11. Maps & plats (4p)
12. Older material (6p)
13. GDOT driveway material (4p)
14. Photos of area of influence (8p)
15. Photos of subject property (6p)



1383-1385 Briarcliff Rd



Date Printed: 6/11/2018



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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 to Appeal a Decision of the DeKalb County Historic
Preservation Commission**

All appeals must comply with the procedures set forth herein.

An application to appeal a decision of the Historic Preservation Commission on a certificate of appropriateness application must be filed within fifteen (15) calendar days after the issuance or denial of the certificate of appropriateness.

**To be completed by County:
Date Received:**

To be completed by appellant:

Name: Joe Cahoon

Address of appellant: 1369 Harvard Rd

Address of Property: 1383 Briarcliff Rd

This appeal is a review of the record of the proceedings before the preservation commission by the governing authority of DeKalb County, Georgia. The governing authority is looking for an abuse of discretion as revealed by the record. An abuse of discretion exists where the record presented to the governing authority shows that the preservation commission: (a) exceeded the limits of its authority; (b) that the preservation commission's decision was not based on factors set forth in the section 13.5-8(3) or the guidelines adopted by the preservation commission pursuant to section 13.5-6 or; (c) that the preservation commission's decision was otherwise arbitrary and capricious.

If the governing authority finds no abuse of discretion, then it may affirm the decision of the preservation commission. If the governing authority finds that the preservation commission abused its discretion in reaching a decision, then it may; (a) reverse the preservation commission's decision, or; (b) it may reverse the preservation commission's decision and remand the application to the preservation commission with direction.

Date(s) of hearing, if any: May 21, 2018

Date of Historic Preservation Commission decision: _____

DEPARTMENT OF PLANNING & SUSTAINABILITY

Historic Preservation Commission
Appeal Form
Page 2 of 2

In the space provided below the Appellant must describe how the preservation commission's decision constitutes an abuse of discretion. Specifically, the appellant must, citing to the preservation commission's written decision, show at least one of the following: that the preservation commission exceeded the limits of its authority, or that the preservation commission's decision was not based on factors set forth in the section 13.5-8(3) of the DeKalb County Code or on the guidelines adopted by the preservation commission pursuant to section 13.5-6 of said code or that the preservation commission's decision was otherwise arbitrary and capricious.

Grounds for appeal: See attached supplementary explanation _____

ATTACHED

The appellant may submit a written supplementary explanation in support of the appeal. The supplementary explanation shall be submitted with the appeal. The supplementary explanation may not exceed three pages and must be typewritten and double-spaced using a twelve-point font with a one-inch margin on all four sides. The governing authority will not consider text in excess of the page limit set forth herein.

Date: 6/8/18 Signature: *Joseph W. Carl*

Instructions: The appellant shall also deliver copies of this appeal to the planning department and the county attorney. The appellant and any person who has filed a statement in opposition to, or in support of the appeal may attend the meeting at which the appeal is considered and may be called upon by any member of the governing authority to provide information or answer questions. There shall be no other public participation in the appeal.

**SUPPLEMENTARY EXPLANATION TO APPEAL OF A DECISION OF THE DEKALB
COUNTY HISTORIC PRESERVATION COMMISSION**

1383 BRIARCLIFF RD., MAY 2017

This supplementary explanation is submitted in opposition to the Certificate of Appropriateness (COA) granted to applicant Roma Ventures, LLC by the Historic Preservation Commission at its May 21, 2018 meeting (case #22332).

The HPC's approval of this application constitutes an abuse of discretion under section 13.5-8(12) of County Code. At a minimum, the decision violates guidelines 7.1 Defining the Area of Influence, 7.2 Massing, 7.2.7 Scale/Height, 7.3.2 New Construction and Subdivision Development, 8.2 Tree Conservation.

The HPC approved a plan calls for the construction of a true two story structure, with over 50' depth of largely uninterrupted two story massing, over parking, built within a mere 15' of the sidewalk along Harvard Rd.

In considering the application, the HPC failed to adequately address 7.1 of the Guidelines, "Defining the area of influence," in that they gave insufficient attention to the influence of the houses on Harvard, and as a result, have approved an application which has an adverse impact on the clearly stated goal of providing a consistent streetscape.

All the houses on Harvard in the immediate area of influence on Harvard are set back at least 35' in keeping with Dekalb county front setback requirements. Generally a corner lot, such as 1383 Briarcliff, is required to conform to this required front setback on the side of the property in order to maintain a consistent streetscape on both frontages.

While the applicant received a variance for a 15' side setback for the subject property, that does not invalidate the HPC's requirement to account for the area of influence, massing, scale/height (7.1, 7.2, 7.2.7), which directs them to maintain a consistent streetscape in the immediate area of influence that considers the massing and scale/height in the area of influence. That evaluation must include the houses on Harvard Rd, not just on Briarcliff.

It also includes 1395 Briarcliff Rd., just across Harvard Rd from the subject property, which is the only other corner lot in the area of influence, and which is arguably the most germane to the subject at hand.

1395 Briarcliff is not set back a full 35' off Harvard. However, at its closest proximity it is 18', and that is merely a small, single story enclosed porch of less than 160' sq. ft total. The main massing of the structure is set back a full 42' from the street. Moreover the structure is story and half, and not two stories over parking (see photo below).

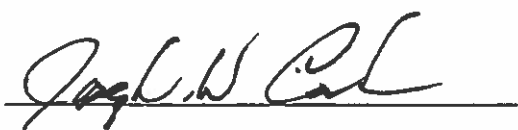


The appellant believes the HPC failed to adequately take into account this structure, in contravention of Guidelines 7.1 and 7.2, which enjoins them to recognize the prevailing character of existing development, and 7.2.7 and 7.3.2, which requires addressing the massing, setback, orientation, and scale/height of new development in relation to existing structures.

In none of the existing development in the immediate character area do you find a structure that is two stories over parking, and where the main massing of the structure is set back a mere 15' off the sidewalk. Once more, such a structure does not address Guidelines 7.2, which emphasizes the "Building Orientation and Setback" as well as the "Massing" of the structure.

Moreover, the appellant contends that the HPC failed to adequately take into account Guideline 8.2 regarding tree conservation. The approved application will result in the removal of over a half dozen mature hardwoods between 24"-48" in caliper, including a number of large specimen trees, and this was approved in the absence of an arborist's report cataloging the trees and their condition.

For the reasons discussed above, we respectfully request that this appeal be granted and the decision of the HPC reversed.



Joseph Cahoon

1369 Harvard Rd.

Appellant

**RESPONSE TO “THE APPEAL OF A DECISION OF THE DEKALB COUNTY
HISTORIC PRESERVATION COMMISSION, 1383 BRIARCLIFF RD., MAY 2017”.**

This response is submitted in defense of the Historic Preservation Commission (HPC) Certificate of Appropriateness (COA) granted to Roma Ventures, LLC at their May 21, 2018 meeting.

The appellant has appealed the HPC decision on four (4) primary grounds, the code sections of which are indicated below:

- 1) Failure to appropriately include Harvard Rd in the Area of Influence (Sec 7.1),
- 2) Setbacks and Orientation (Sec 7.3.2),
- 3) Massing and Height (Sec 7.2 and 7.2.7 respectively), and
- 4) Tree Conservation (Sec. 8.2).

It is the applicant’s position that the appeal is invalid due to the Appellant’s failure to meet the fifteen (15) day timeline to Appeal to the Governing Authority as defined in DeKalb County Code Section 13.5-8(12)(a); a copy of which can be found below:

- a. Any appeal must be filed in writing with the clerk to the board of commissioners using an appeal form provided by the planning director, within fifteen (15) days after the date of issuance or denial of the certificate of appropriateness. The appellant shall also deliver copies of the appeal to the planning department and the county attorney.

The HPC approved the COA on May 21, 2018; however, Mr. Cahoon did not file his appeal until June 8, 2018 – Eighteen (18) days after the decision and three (3) days after the deadline to appeal the decision. The DeKalb County Code utilizes calendar days in defining the Computation of Time unless the period is less than seven (7) days as defined below.

Computation of time. When a number of days is prescribed for the exercise of any privilege, or the discharge of any duty, only the first or last day shall be counted. If the last day shall fall on Saturday or Sunday, the party having such privilege or duty shall have through the following Monday to exercise such privilege or to discharge the duty. When the last day prescribed for such action shall fall on a public or legal holiday as set forth in state law, the party having such privilege or duty shall have through the following business day to exercise such privilege or to discharge the duty. When the period of time prescribed is less than seven (7) days, intermediate Saturdays, Sundays and legal holidays shall be excluded in the computation.

REBUTTAL OF APPEAL

1) *Failure to appropriately include Harvard Rd in the Area of Influence (Sec 7.1)*

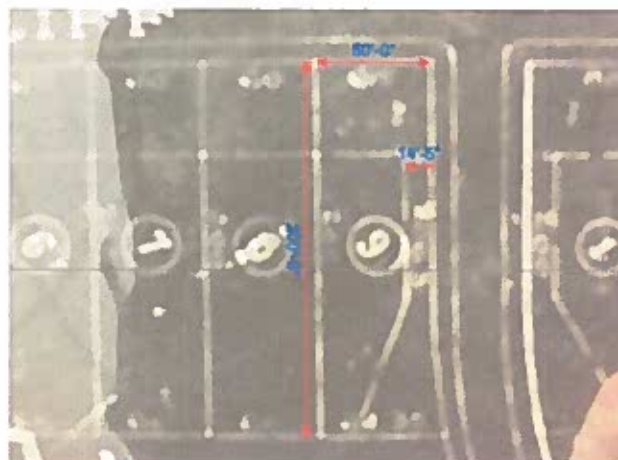
The HPC did not fail to appropriately include Harvard Rd in the Area of Influence and spent significant time discussing and analyzing the Harvard Rd streetscape. The applicant dedicated substantial resources towards addressing the Harvard frontage as indicated by the architectural drawings and initial plan to have both homes face Harvard. Further, the applicant held numerous neighborhood meetings and attended multiple HPC meetings for comment. At no point during this process did the Appellant voice opposition.

Between May 2015 & May 2018 two new construction homes were approved in the area north of North Decatur Rd and west of Peavine Creek. Both homes front Harvard Rd.

This plan will be compared to the previous approvals in Section 3, Massing and Height.

2) *Setbacks and Orientation (Sec 7.3.2)*

The 15' side setback and orientation towards Briarcliff is consistent with the original Druid Hills plat and subsequent 1950's plat for Emmerich and Smith. The Druid Hills plat shows the intended front and side yard setbacks for the corner lot. Based on this notation it is clear that a 15' side yard setback is consistent with the historic intent as well as the existing development patterns in the neighborhood. The appellant also acknowledged that the home on the opposing corner comes within 18' of Harvard Rd. He does not reference the property line; however, one can assume that the right of way extends far beyond the curb and thus the home is closer than 15' from the property line.



3) *Massing and Height (Sec 7.2 and 7.2.7 respectively),*

Two homes have been approved fronting Harvard Rd in the immediate character area over the past 3 years. A summary of their key characteristics is below. The largest metrics in each category are highlighted in red. The subject property does not exceed in any category.

	Subject Property	1394 Harvard Rd	1313 Harvard Rd
# of Stories	1.5	2 + Attic Bonus Room	1.5
Height from Grade	30'	35'	29'-8"
Height from FFE	27'-8"	32'	28'-5"
Previous FFE	963.6	899.5	940.11
New FFE	962	898.5	942
Change in FFE from Previous	-1.6'	-1'	+2'
Height from Existing Grade	+3'	+2.5'	+4'
FFE Height from Curb	+2'	+10.5'	0
Notes:			Stream Buffer Encroachment

4) *Tree Conservation (Sec. 8.2).*

A certified arborist and forester, Chris Barneycastle (Lic. S0-2913A), reviewed “specimen sized” trees on the property and found no specimen trees on site. A copy of his findings is included in the table below. A notation was on the site plan submitted to the HPC.

Tree #	Description on Site Plan	Species	DBH	Condition	Remove?
1	45" HARDWOOD	Yellow poplar	42"	Positioned near retaining wall. English & poison ivy into crown. 7 feet from house.	Yes
2	40" HARDWOOD	Yellow poplar	42"	Topped on north side for powerline clearance. English ivy into crown. Crown over house	Yes
3	38" HARDWOOD	Yellow poplar	44"	All crown at top 30 feet of tree. Top heavy. English ivy into crown. Suppressed. Topped on north side for powerline clearance.	Yes
4	40" HARDWOOD	Yellow poplar	40"	Top of tree leaning and bending to Harvard Road. English ivy into crown.	Yes
5	48" HARDWOOD	Yellow poplar	46"	Large open cavity in trunk portion. Hollow. English ivy into crown.	Yes

In closing, we believe that the HPC decision is consistent with the Historic Preservation Guidelines, the DeKalb County Code, and the surrounding urban form and development patterns including the architectural and aesthetic characteristics of the neighborhood and Area of Influence. We have demonstrated this through a series of comparative tables, historical documents, and direct excerpts from the Code. We trust that this information will be sufficient; however, if you require any supplementary information please do not hesitate to contact us. Thank you in advance for your time and consideration.

Respectfully,



Darron Kusman
 Managing Director
 Roma Ventures



Michael L. Thumond
Chief Executive Officer

DeKalb County Government Historic Preservation Commission

330 Ponce De Leon Avenue Suite 500
Decatur, GA 30030
404/371-2155 or 404/371-2835(Fax)



May 24, 2018

CERTIFICATE OF APPROPRIATENESS

SITE ADDRESS	1385 Briarcliff RD Atlanta, GA 30306
PARCEL ID:	18-054-02-001
APPLICATION DA	May 4, 2018
APPLICAN'	Roma Ventures
MAILING ADDRE	P O Box 80372 Chamble, GEORGIA 30366

THIS IS TO ADVISE YOU THAT THE DEKALB COUNTY HISTORIC PRESERVATION COMMISSION, AT ITS REGULARLY SCHEDULED PUBLIC MEETING ON MAY 21, 2018, REACHED THE FOLLOWING DECISION ON THIS APPLICATION:

ACTION: MODIFIED APPROVAL

Demolish the house and build a new house. The new house will be 1½ stories at the front and two stories separated by eaves for most of both sides. The basement level, ground floor, side gables and chimney will be clad with brick. A granite section will be built around the front door. The second story will be clad with Hardie lap siding or similar. The roof will be architectural shingles. Windows will be wood or aluminum-clad wood with simulated divided lights. The cladding on the bay windows will be panels rather than lap siding. Windows in the sided sections will be finished with trim rather than brick mold.

Decision of the DeKalb County Historic Preservation Commission

Name of Applicant: _____ Roma Ventures, LLC _____

Address of Property: _____ 1383 Briarcliff Road _____

Date(s) of hearing if any: _____ May 21, 2018 _____

Case Number: _____ 22332 _____

Approved Denied Deferred

Approval: The Historic Preservation Commission, having considered the submissions made on behalf of the applicant and all other matters presented to the Preservation Commission finds that the proposed change(s) will not have a substantial adverse effect on the aesthetic, historic, or architectural significance and value of the historic district and hereby approves the issuance of a certificate of appropriateness.

Any conditions or modifications are shown below.

Pursuant to Code of DeKalb County, § 13.5-8(3), the Preservation Commission has considered the historical and architectural value and significance; architectural style; scale; height; setback; landscaping; general design; arrangement; texture and materials of the architectural features involved and the relationship of such texture and materials to the exterior architectural style; pertinent features of other properties in the immediate neighborhood, as prescribed generally by county code and specifically by the district design guidelines.

This application relates to an existing building, pursuant to the authority granted to the Preservation Commission by Code of DeKalb County, § 13.5-8(3), the Preservation Commission has also used the Secretary of the Interior's Standards for Historic Preservation Projects, including the Standards for Rehabilitation therein as guidelines. The Preservation Commission finds that all relevant guidelines have been met.

Additional pertinent factors:

Demolish the house and build a new house. The new house will be 1½ stories at the front and two stories separated by eaves for most of both sides. The basement level, ground floor, side gables and chimney will be clad with brick. A granite section will be built around the front door. The second story will be clad with Hardie lap siding or similar. The roof will be architectural shingles. Windows will be wood or aluminum-clad wood with simulated divided lights. The cladding on the bay windows will be panels rather than lap siding. Windows in the sided sections will be finished with trim rather than brick mold.

Application is approved with conditions or modifications /without conditions or modifications

Conditions or modifications (if applicable):

The first floor, gable and chimney on the right side will be clad with brick as on the left side. The cladding on the bay windows will be panels rather than lap siding. Window sin the sided sections will be finished with trim rather than brick mold.

Denial: The Preservation Commission has determined that the proposed material changes in appearance would have a substantial adverse effect on the aesthetic, historic or architectural significance and value of the historic property or the historic district / or, the applicant has not provided sufficient information for the Preservation Commission to approve the application . Specifically, the Preservation Commission finds as follows:

Deferral: The Preservation Commission has deferred action on this application for the following reasons:

The application will be re-heard by the Historic Preservation Commission at its meeting on

Date: 5/24/2018

Signature: 
**Chair, DeKalb County
Historic Preservation Commission**

DeKalb County Historic Preservation Commission

Monday, May 21, 2017 - 7:00 P.M.

Staff Report

New Construction Agenda

S. 1383 Briarcliff Road (DH), Roma Ventures, LLC. Demolish the nonhistoric house and build a new house. 22332

Built 1953. (18 054 02 001)

This property is in the Druid Hills National Register Historic District and Druid Hills Character Area 2.

- 1-12 1385 Briarcliff Road (DH), Robert H. McCabe. Add vinyl overhangs and siding to part of the house. 17400 **Denied**
- 9-17 1385 Briarcliff Road (DH), Roma Ventures. Demolish nonhistoric house and subdivide the lot into two lots. 21809 **Denied**
- 11-17 1385 Briarcliff Road (DH), Roma Ventures. Demolish nonhistoric house and subdivide the lot into two lots. 21919 **For comment only**
- 12-17 1385 Briarcliff Road (DH), Roma Ventures. Demolish nonhistoric house, subdivide the lot into two and build a new house on the lot facing Briarcliff Road. 21991 **Approved with modification**
- 3-18 1385 Briarcliff Road (DH), Roma Ventures LLC. Demolish nonhistoric house and build two new houses on previously approved lots. 22151 **For comment only**

The applicant has applied to subdivide the property and new addresses have been assigned, but the process is not yet complete.

The design is very similar to what has been presented earlier, and the roof has been respaced to make it appear less massive.

The cladding on the right (south) side of the ground floor, that gable and the chimney has been changed to lap siding. It appears that the rear face is brick, but staff is uncertain.

The material below is from the March 2018 staff report.

This is a nonhistoric property. (*Druid Hills Design Manual*, Glossary, page ii: **Nonhistoric** — Nonhistoric properties within the district are those properties constructed after 1946. Nonhistoric properties are identified on the Historic District Map.)

This property is on the southeast corner of Briarcliff Road and Harvard Road and is occupied by a nonhistoric Ranch house. In December 2017, the applicant was approved to subdivide this property into its original two, 60' wide lots facing Briarcliff Road. Neither demolition of the existing house nor construction of new houses was approved. The division was subsequently approved by the Zoning Board of Appeals and the applicant has filed an application for a variance on the required setbacks. Although the HPC and Zoning Board of Appeals have approved the division of the property, the subdivision process has not been completed.

The nearest houses to the south on Briarcliff are one-story, but there are two-story house farther down the block. Directly across is an apartment complex set back in behind woods. To the north the second house is a split level and the next three are two-story. All other houses on Briarcliff within seven lots are one-story. The nearby houses on Harvard are a mix of one-story and two-story. Since the primary facades of the proposed houses will face Briarcliff, that area of influence is more important than Harvard. Staff has provided a showing the heights of the houses in the area.

Although not addressed in this application, a neighbor has expressed concern about the two driveways opening onto Briarcliff Road. Staff recommends the commission consider the possible location of driveways. It would be appropriate for the driveway at the corner house to open onto Harvard Road, as the historic house across the street does. The driveway of the interior lot could only directly open onto Briarcliff, but could also be extended across the corner lot by way of an easement. Briarcliff Road is a state highway and GDOT has not been contacted about new driveways.

The house is nonhistoric, so demolition is generally acceptable, but a replacement plan needs to be approved at the same time. The replacement plan would only need to address the corner lot.

Recommendation

Lap siding on the right and possibly rear walls is not appropriate. The upper walls are set on top of the first floor walls; setting them in would better give the appearance of dormers. No recommendation.

Relevant Guidelines

- 7.1 *Defining the Area of Influence* (p64) Guideline - In considering the appropriateness of a design for a new building or addition in a historic district, it is important to determine the area of influence. This area should be that which will be visually influenced by the building, i.e. the area in which visual relationships will occur between historic and new construction.
- 7.2 *Recognizing the Prevailing Character of Existing Development* (p65) Guideline - When looking at a series of historic buildings in the area of influence, patterns of similarities may emerge that help define the predominant physical and developmental characteristics of the area. These patterns must be identified and respected in the design of additions and new construction.
 - 7.2.1 *Building Orientation and Setback* (p66) Guideline - The orientation of a new building and its site placement should appear to be consistent with dominant patterns within the area of influence, if such patterns are present.
 - 7.2.2 *Directional Emphasis* (p67) Guideline - A new building's directional emphasis should be consistent with dominant patterns of directional emphasis within the area of influence, if such patterns are present.
 - 7.2.3 *Shape: Roof Pitch* (p68) Guideline - The roof pitch of a new building should be consistent with those of existing buildings within the area of influence, if dominant patterns are present.

S. 1383 Briarcliff Road (DH), Roma Ventures LLC

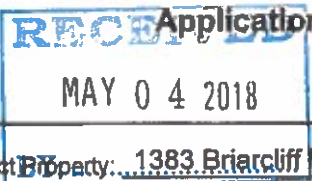
page three

- 7.2.3 *Shape: Building Elements* (p68) Guideline - The principal elements and shapes used on the front facade of a new building should be compatible with those of existing buildings in the area of influence, if dominant patterns are present.
- 7.2.3 *Shape: Porch Form* (p68) Guideline - The shape and size of a new porch should be consistent with those of existing historic buildings within the area of influence, if dominant patterns are present.
- 7.2.4 *Massing* (p69) Guideline - The massing of a new building should be consistent with dominant massing patterns of existing buildings in the area of influence, if such patterns are present.
- 7.2.5 *Proportion* (p70) Guideline - The proportions of a new building should be consistent with dominant patterns of proportion of existing buildings in the area of influence, if such patterns are present.
- 7.2.6 *Rhythm* (p71) Guideline - New construction in a historic area should respect and not disrupt existing rhythmic patterns in the area of influence, if such patterns are present.
- 7.2.7 *Scale/Height* (p72) Guideline - New construction in historic areas should be consistent with dominant patterns of scale within the area of influence, if such patterns are present. Additions to historic buildings should not appear to overwhelm the existing building.
- 7.2.7 *Scale/Height* (p72) Guideline - A proposed new building should appear to conform to the floor-to-floor heights of existing structures if there is a dominant pattern within the established area of influence. Dominant patterns of cornice lines, string courses, and water tables can be referenced to help create a consistent appearance.
- 7.2.8 *Individual Architectural Elements* (p73) Guideline - New construction and additions should be compatible and not conflict with the predominant site and architectural elements—and their design relationships—of existing properties in the area of influence.
- 7.3.2 *New Construction and Subdivision Development* (p75) Guideline - To be compatible with its environment, new construction should follow established design patterns of its historic neighbors, including building orientation, setback, height, scale, and massing.
- 7.3.2 *New Construction and Subdivision Development* (p75) Guideline - New construction should respect the historic character that makes the area distinctive, but it should not be a mere imitation of historic design.
- 9.5 *Parking* (p90) Guideline - Parking should be addressed in a manner that does not distract from the overall character of the district. Parking to serve private residential lots should be accommodated on-site, when at all possible, using the pathway of original drives and parking. Front yard parking should not be allowed unless it is a public safety issue. When front yard parking is necessary, it should be added in a manner that does not destroy the unbroken landscaped character of the front yard spaces in Druid Hills. Rear yard spaces should be considered for expansion of parking areas.
- 9.5 *Parking* (p90) Guideline - Curb cuts should not be added or expanded in order to protect the character of the district's streets.
- 11.0 *Nonhistoric Properties* (p93) Guideline - In reviewing an application for a Certificate of Appropriateness for a material change to a nonhistoric building, the Preservation Commission should evaluate the change for its potential impacts to any historic development (architecture and natural and cultural landscapes) in the area of influence of the nonhistoric property. Guidelines presented in *Section 7.0: Additions and new Construction* are relevant to such evaluations.

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP



Application for Certificate of Appropriateness

Date Received: MAY 04 2018 Application No.: _____

Address of Subject Property: 1383 Briarcliff Rd NE, Atlanta GA 30306 (Tract 1)

Applicant: Roma Ventures, LLC E-Mail: Info@roma-ventures.com

Applicant Mailing Address: PO Box 80372, Chamblee GA 30366

Applicant Phone(s): 520-241-8473 Fax: _____

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

Owner(s): Roma Ventures, LLC E-Mail: Info@roma-ventures.com

E-Mail: _____

Owner(s) Mailing Address: PO Box 80372, Chamblee GA 30366

Owner(s) Telephone Number: 520-241-8473

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:

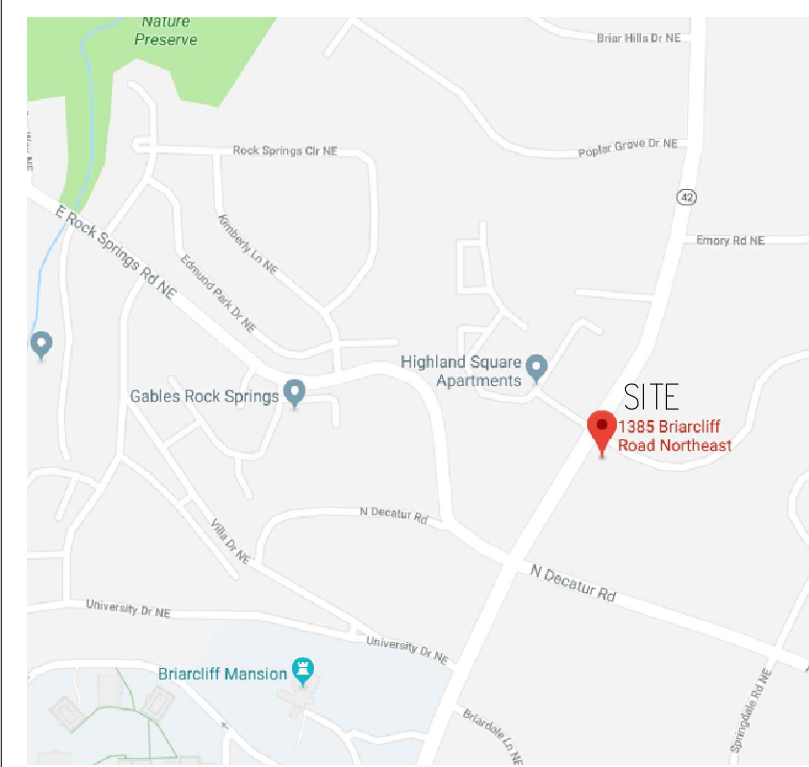
Demolition of non-historic house and construction of new single family home

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.

5/3/18

Signature of Applicant/Date

Revised 1/26/17



FLOOD HAZARD NOTE: THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF DEKALB COUNTY, GEORGIA 1308900050J EFFECTIVE DATE MAY 16, 2013.

THE FOLLOWING REQUIREMENTS SHALL APPLY TO ALL LOTS AND STRUCTURES IN THE R-75 (SINGLE-FAMILY RESIDENTIAL) DISTRICT:
 (A) LOT WIDTH: ALL LOTS SHALL HAVE AT LEAST EIGHTY-FIVE (75) FEET OF FRONTAGE.
 (B) MINIMUM LOT AREA: TWELVE THOUSAND (12,000) SQUARE FEET.
 (C) MINIMUM YARD ADJACENT TO PUBLIC STREET:
 (1) FRONT YARD: THIRTY-FIVE (35) FEET.
 (2) REAR YARD: THIRTY-FIVE (35) FEET.
 (3) INTERIOR SIDE YARD SETBACKS: EIGHT AND ONE-HALF (7 1/2) FEET.
 (4) REAR YARD: FORTY (40) FEET.
 (ORD. NO. 99-11, PT. 1, 4-13-99; ORD. NO. 99-43, § 4, V. 8-24-99)

ZONING: R-75
 IMPERVIOUS SURFACES:
 HOUSE = 1,906 SQ. FT.
 FRONT PORCH = 160 SQ. FT.
 REAR PORCH & DECK = 321 SQ. FT.
 DRIVE = 796 SQ. FT.
 TOTAL IMPERVIOUS = 3,183 SQ. FT. (26.5%)
 TOTAL LOT = 12,032 SQ. FT.

TREE DENSITY REQUIREMENT - 120 DBH PER ACRE
 SITE SIZE = 0.55 ACRES
 120x55AC = 66 DBH REQUIRED
 9 TREES TO BE REMOVED
 5 TREES TO REMAIN
 72 DBH TOTAL TO REMAIN
 72 INCHES > 66 INCHES

NOTE: SPECIMEN SIZED TREES SCHEDULED FOR REMOVAL TO BE INSPECTED BY A CERTIFIED ARBORIST. IF NEEDED, REPLACEMENT TO BE PLANTED ON SITE OR PAID INTO TREE BANK.

PER ZONING 1-2 2.5" HARDWOOD TREES, OAK OR SIMILAR SHALL BE PLANTED IN FRONT YARD

TOTAL AREA: 12,032 SQ. FT., 0.55 AC

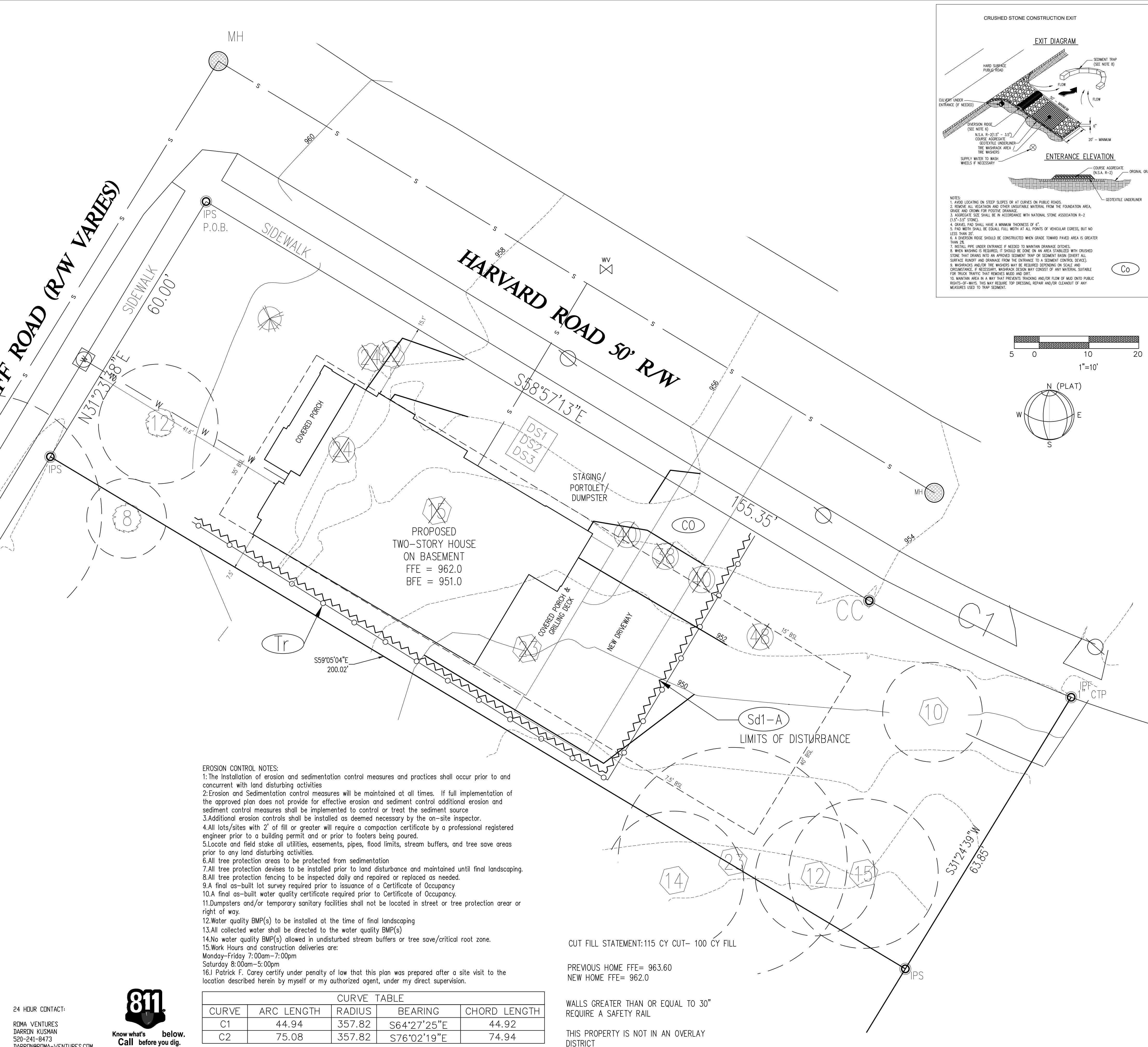
TREE SYMBOLS
 X = DIAMETER IN INCHES
 OAK
 HARDWOOD
 SWEETGUM
 PINE

LEGEND
 EOP EDGE OF PAVEMENT (CURB)
 PP POWER POLE
 R/W RIGHT OF WAY
 IPF IRON PIN FOUND (1/2" REBAR)
 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
 CP CONCRETE PAD

SITE PLAN FOR:
 ROMA VENTURES, LLC.
 LOTS 8 & 9, BLOCK 31,
 PROPERTY OF EMERICH AND SMITH SUBDIVISION

1383 BRIARCLIFF ROAD

DEKALB COUNTY, GEORGIA
 LAND LOT 54, DIST 18
 DATE: MAY 2, 2018



EROSION CONTROL NOTES:
 1. The installation of erosion and sedimentation control measures and practices shall occur prior to and concurrent with land disturbing activities.
 2. Erosion and Sedimentation control measures will be maintained at all times. If full implementation of the approved plan does not provide for effective erosion and sediment control additional erosion and sediment control measures shall be implemented to control or treat the sediment source.
 3. Additional erosion controls shall be installed as deemed necessary by the on-site inspector.
 4. All lots/sites with 2' of fill or greater will require a compaction certificate by a professional registered engineer prior to a building permit and prior to footers being poured.
 5. Locate and field stake all utilities, easements, pipes, flood limits, stream buffers, and tree save areas prior to any land disturbing activities.
 6. All tree protection areas to be protected from sedimentation.
 7. All tree protection devices to be installed prior to land disturbance and maintained until final landscaping.
 8. All tree protection fencing to be inspected daily and repaired or replaced as needed.
 9. A final as-built lot survey required prior to issuance of a Certificate of Occupancy.
 10. A final as-built water quality certificate required prior to Certificate of Occupancy.
 11. Dumpsters and/or temporary sanitary facilities shall not be located in street or tree protection area or right of way.
 12. Water quality BMP(s) to be installed at the time of final landscaping.
 13. All collected water shall be directed to the water quality BMP(s).
 14. No water quality BMP(s) allowed in undisturbed stream buffers or tree save/critical root zone.
 15. Work Hours and construction deliveries are:
 Monday-Friday 7:00am-7:00pm
 Saturday 8:00am-5:00pm
 16. Patrick F. Carey certify under penalty of law that this plan was prepared after a site visit to the location described herein by myself or my authorized agent, under my direct supervision.

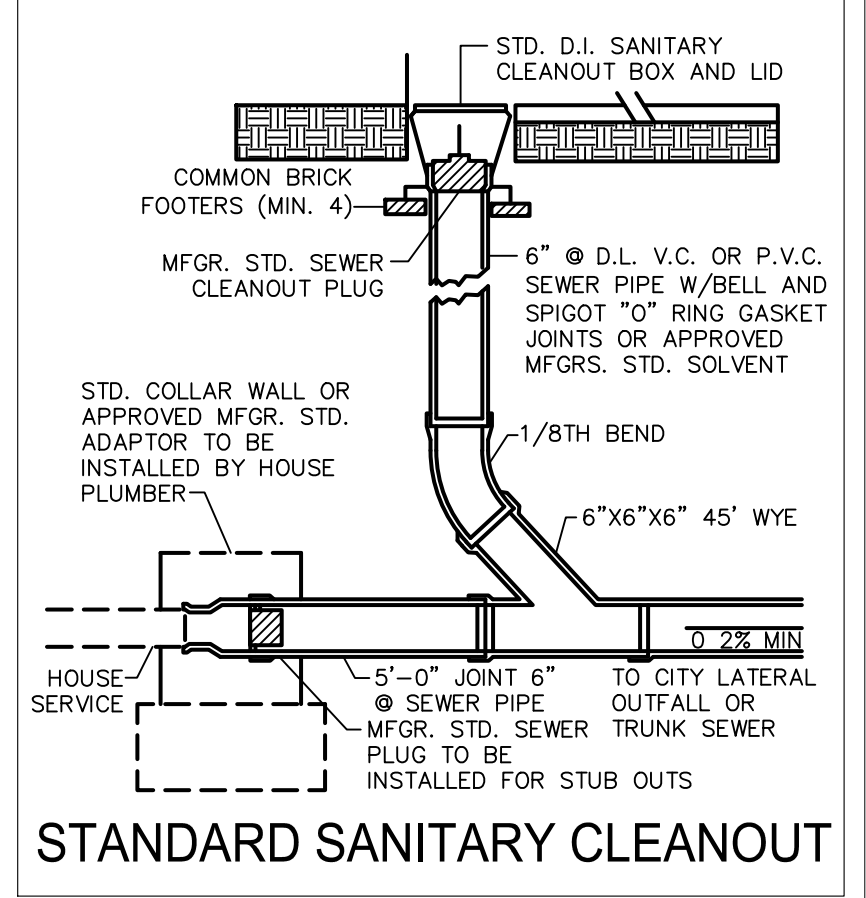
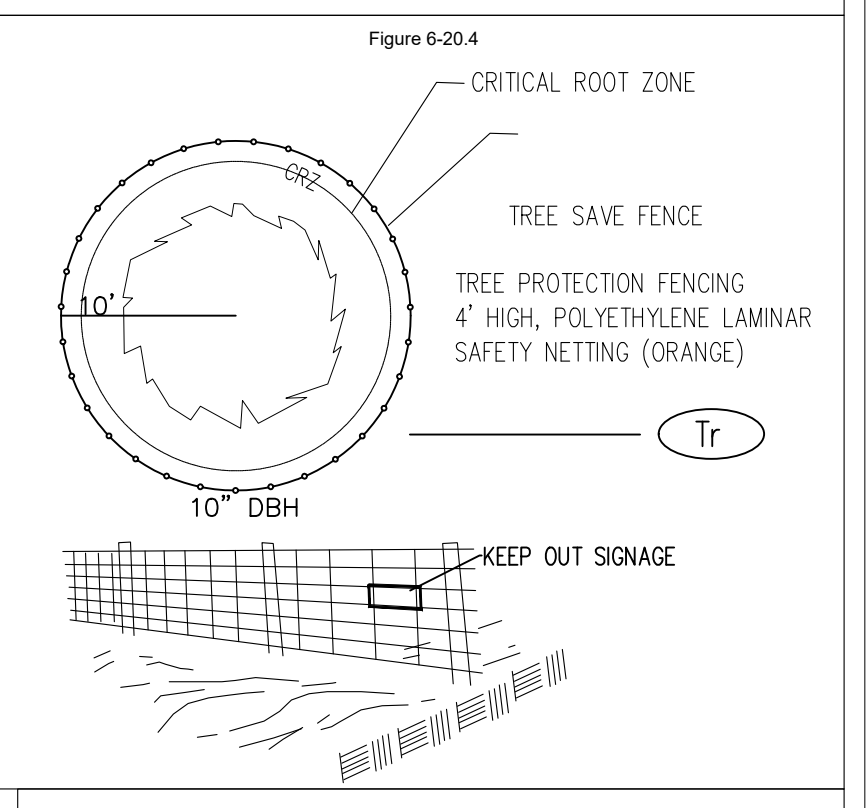
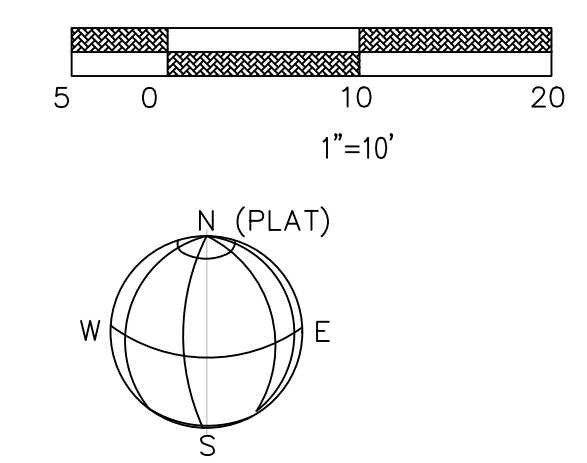
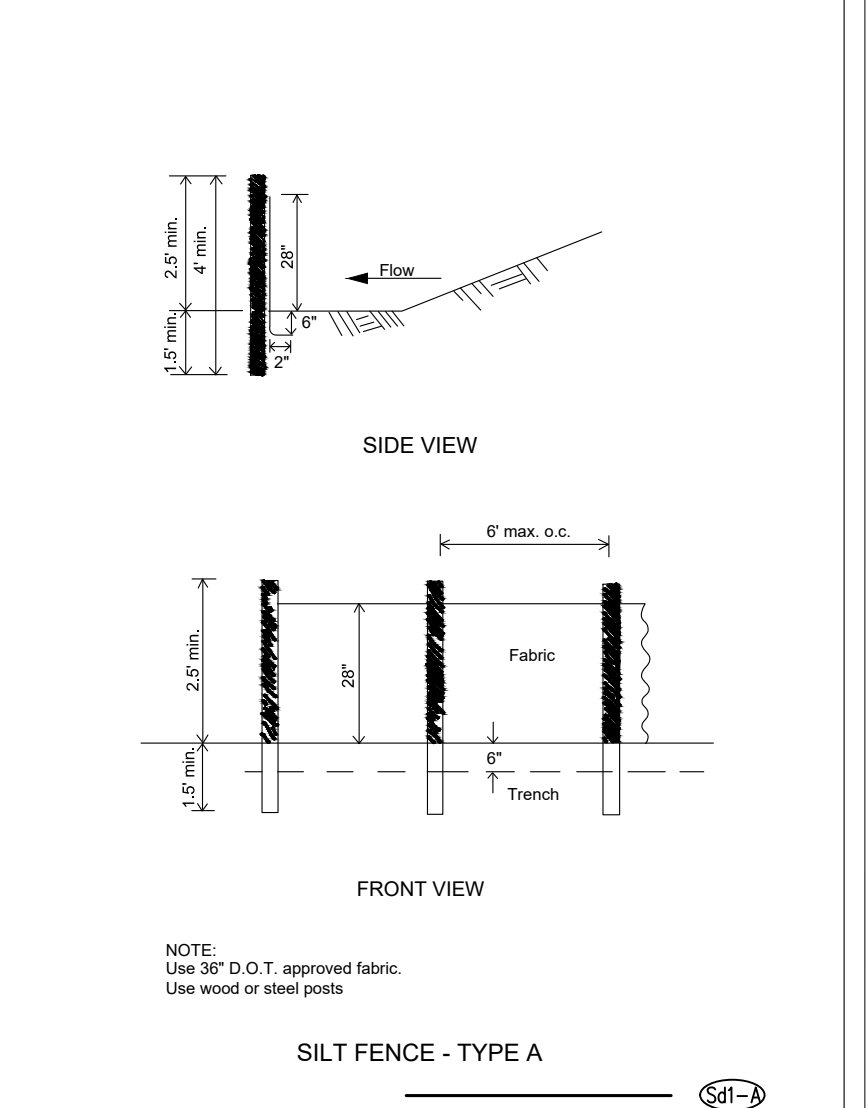
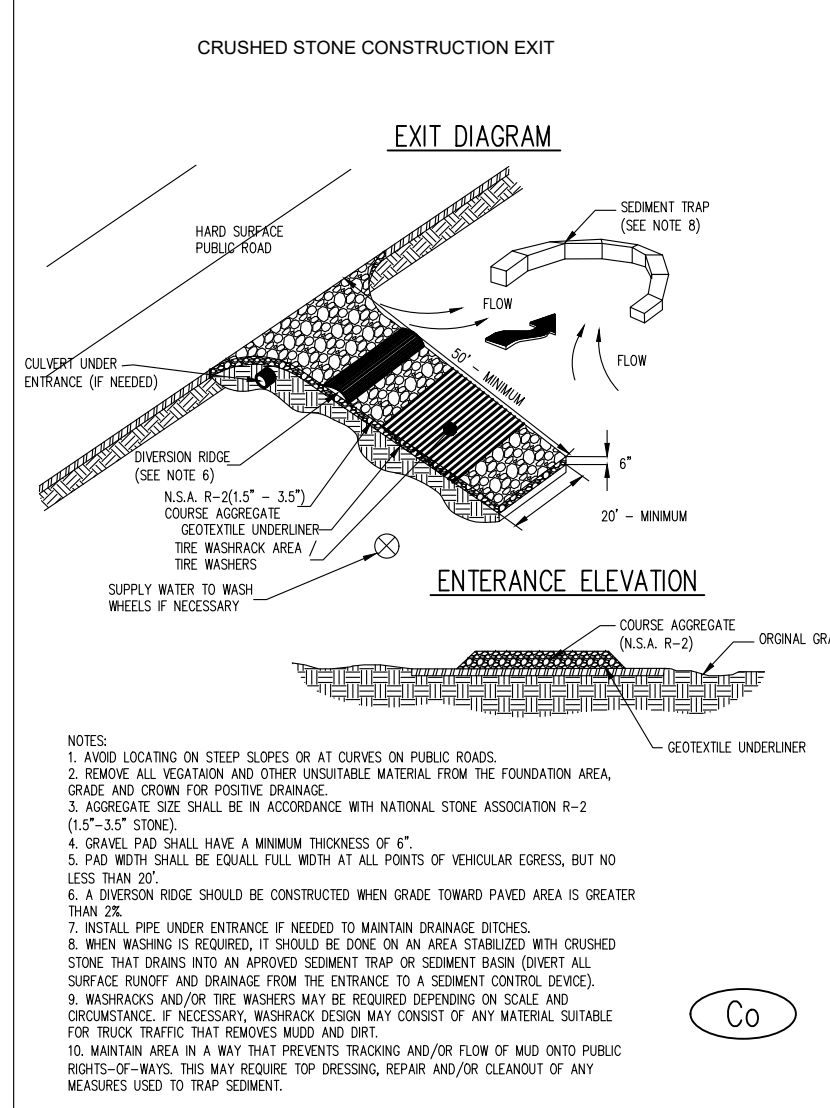
CURVE	ARC LENGTH	RADIUS	BEARING	CHORD LENGTH
C1	44.94	357.82	S64°27'25"E	44.92
C2	75.08	357.82	S76°02'19"E	74.94

CUT FILL STATEMENT: 115 CY CUT- 100 CY FILL

PREVIOUS HOME FFE= 963.60
 NEW HOME FFE= 962.0

WALLS GREATER THAN OR EQUAL TO 30" REQUIRE A SAFETY RAIL

THIS PROPERTY IS NOT IN AN OVERLAY DISTRICT



Ds1 DISTURBED AREA STABILIZATION WITH MULCHING ONLY
 Ds2 DISTURBED AREA STABILIZATION WITH TEMPORARY SEEDING
 Ds3 DISTURBED AREA STABILIZATION WITH PERMANENT SEEDING
 CO CONSTRUCTION EXIT
 Sd1-A SILT FENCE



PATRICK F. CAREY, GA. R.L.S. #3077
 DEKALB SURVEYS INC.
 407 WEST PONCE DE LEON AVE
 SUITE B
 DECATUR, GA 30030
 404.303.9003
 LEVEL II CERTIFICATION 58820
 EXPIRES 8/12/2018

COPY RIGHT 2018-THIS 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 THE SURVEYOR
 DRAWN IN THE U.S.A.

24 HOUR CONTACT:
 ROMA VENTURES
 DARRIN KUSMAN
 520-241-8473
 DARRON@ROMA-VENTURES.COM



ROMA VENTURES

1385 BRIARCLIFF RD. NE. LOT #1,
ATLANTA, GA 30306
A NEW CONSTRUCTION

A-0

MATTISON
ARCHITECT

A NEW HOME BY
ROMA VENTURES
1385 BRIARCLIFF RD. NE. LOT #1
ATLANTA, GA 30306

PROJECT DESCRIPTION & SCOPE:
BUILD A NEW WOOD FRAMED CONSTRUCTION OF A 4652 SQFT. SINGLE FAMILY HOME WITH BRICK VENEER, ROUGH SAWN WOOD SIDING, AND AN ARCHITECTURAL ASPHALT SHINGLE ROOF. THE FIRST FLOOR HAS FOYER AND LIVING SPACES, THE SECOND FLOOR HAS 4 BEDROOMS AND 3 BATHS. THE BASEMENT HAS A 3 CAR GARAGE, FLEX ROOM AND 1 BEDROOM/ OFFICE AND 1 BATH.

- GENERAL NOTES**
- ALL CONSTRUCTION OFFICES SHALL BE PERMITTED SEPARATELY.
 - THIS BUILDING SHALL BE A NON-SMOKING FACILITY
 - THE CURRENT EDITION OF THE NFPA CODES AND STANDARDS AS ADOPTED AND MODIFIED BY THE STATE FIRE MARSHAL, NFPA 101 LIFE SAFETY CODE 2012 EDITION, INTERNATIONAL FIRE CODE 2009 EDITION, OCGA TITLES 25 AND 30 GEORGIA ACCESSIBILITY CODE
 - DOORS SHALL MEET THE REQUIREMENTS OF THE NFPA 101 LIFE SAFETY CODE CHAPTER 7, SEC. 7.2.1, 2012 EDITION
 - THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY WORK INDICATED IN THE CONSTRUCTION DOCUMENTS THAT CANNOT BE PERFORMED IN ACCORDANCE WITH THE DOCUMENTS DUE TO EXISTING FIELD CONDITIONS
 - THE GENERAL CONTRACTOR SHALL VERIFY ALL CLEARANCES, DIMENSIONS AND SIZES PRIOR TO ORDERING OR PURCHASING ASSEMBLIES OR FIXTURES FOR CONSTRUCTION.
 - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL FEDERAL, STATE & LOCAL CODES & REGULATIONS
 - THE GENERAL CONTRACTOR SHALL VERIFY LOCATION OF EXISTING UTILITIES BEFORE COMMENCING WORK. CARE SHALL BE TAKEN TO PROTECT ALL UTILITIES WHICH ARE TO REMAIN
 - THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY CONSTRUCTION AND ALL STAGING, SCHEDULING, MATERIAL DELIVERIES AND OTHER ITEMS THAT AFFECT THE SEQUENCE OF CONSTRUCTION OR SCHEDULING THE CONSTRUCTION PROJECT.
 - DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING WRITTEN CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING WITH CONSTRUCTION.
 - THE BUILDING AND SITE SHALL BE KEPT IN A CLEAN AND ORDERLY MANNER AT ALL TIMES. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR DISPOSING OF DEBRIS IN A CONSISTENT AND LEGAL MANNER.
 - FIRE SUPPRESSION SYSTEM TO BE PROVIDED IN ACCORDANCE WITH THE NFPA 17A 2012 EDITION.

DESIGNED IN COMPLIANCE WITH:

INTERNATIONAL BUILDING CODE (IBC), 2012 ED., WITH 2014 & 2015 GEORGIA STATE AMENDMENTS
INTERNATIONAL RESIDENTIAL CODE, 2012 ED., WITH 2015 GEORGIA STATE AMENDMENTS
INTERNATIONAL MECHANICAL CODE, 2012 ED., WITH 2015 GEORGIA STATE AMENDMENTS
INTERNATIONAL PLUMBING CODE, 2012 ED., WITH 2014 & 2015 GEORGIA STATE AMENDMENTS
INTERNATIONAL FUEL GAS CODE, 2012 ED., WITH 2014 & 2015 GEORGIA STATE AMENDMENTS
NATIONAL ELECTRICAL CODE, 2014 ED., WITH NO GEORGIA STATE AMENDMENTS
INTERNATIONAL ENERGY CONSERVATION CODE, 2009 ED., WITH 2011 & 2012 GEORGIA STATE SUPPLEMENTS & AMENDMENTS
NFPA 101 - LIFE SAFETY CODE, 2012 ED, WITH GEORGIA STATE AMENDMENTS

TABLE OF CONTENTS:

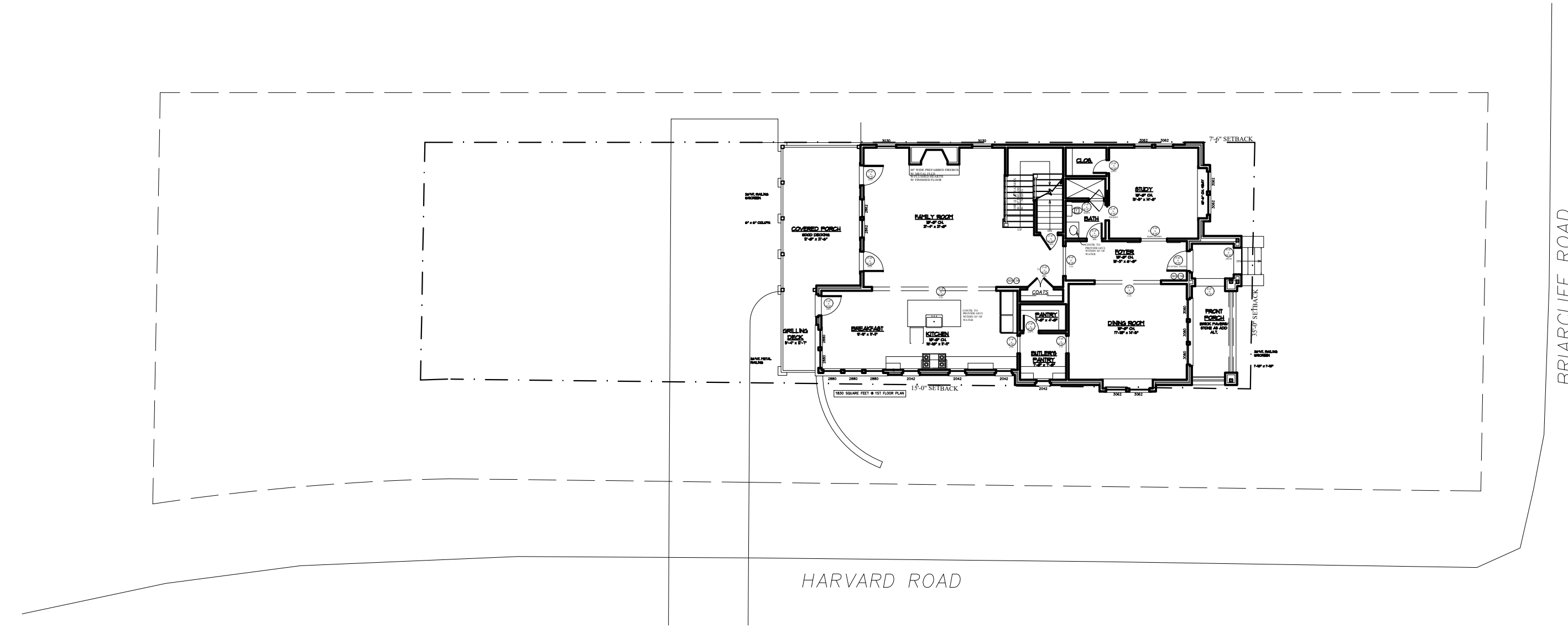
A-0	COVER SHEET	ADDITIONAL DRAWINGS BY OTHERS
A-1	FIRST FLOOR PLAN	SURVEY
A-2	SECOND FLOOR PLAN	DEMO PLAN
A-3	ROOF PLAN AND FOUNDATION PLAN	SITE PLAN
A-4	FRONT ELEVATION AND LEFT SIDE ELEVATION	STRUCTURAL FRAMING PLANS
A-5	RIGHT SIDE ELEVATION AND REAR ELEVATION	

AREA OF SPACE:

1830 SQFT @ FINISHED 1ST FLOOR PLAN	958 SQFT @ GARAGE & MECH./STOR.
1990 SQFT @ FINISHED 2ND FLOOR PLAN	155 SQFT @ OUTDOOR FRONT ENTRY
832 SQFT @ FINISHED BASEMENT FLOOR PLAN	255 SQFT @ OUTDOOR COVERED PORCH
4652 TOTAL FINISHED SQFT	60 SQFT @ OUTDOOR GRILL DECK

PROJECT TEAM:

ARCHITECT	CONTRACTOR/ DEVELOPER
CHAD M. MATTISON, ARCHITECT, INC. CHAD MATTISON, GA #RA011066 4246 PEACHTREE ROAD BROOKHAVEN, GA 30319 CHAD@MATTISONARCHITECT.COM	xxx



2 KEY PLAN
A-0 SCALE - 1/16"=1'-0"



1 FRONT EXTERIOR ELEVATION
A-0 SCALE - 1/8"=1'-0"

DESIGN DRAWINGS
NOT FOR CONSTRUCTION

THESE DRAWINGS ARE INTENDED FOR THE USE BY THE SPECIFIED OWNER AND ADDRESS LISTED ON THE CORRESPONDING TITLED SHEETS. THESE DRAWINGS ARE NOT TO BE USED FOR ANY OTHER OWNER OR ADDRESS. DO NOT REPRODUCE WITHOUT NOTIFICATION OR PERMISSION FROM CHAD M. MATTISON, ARCHITECT, INC.

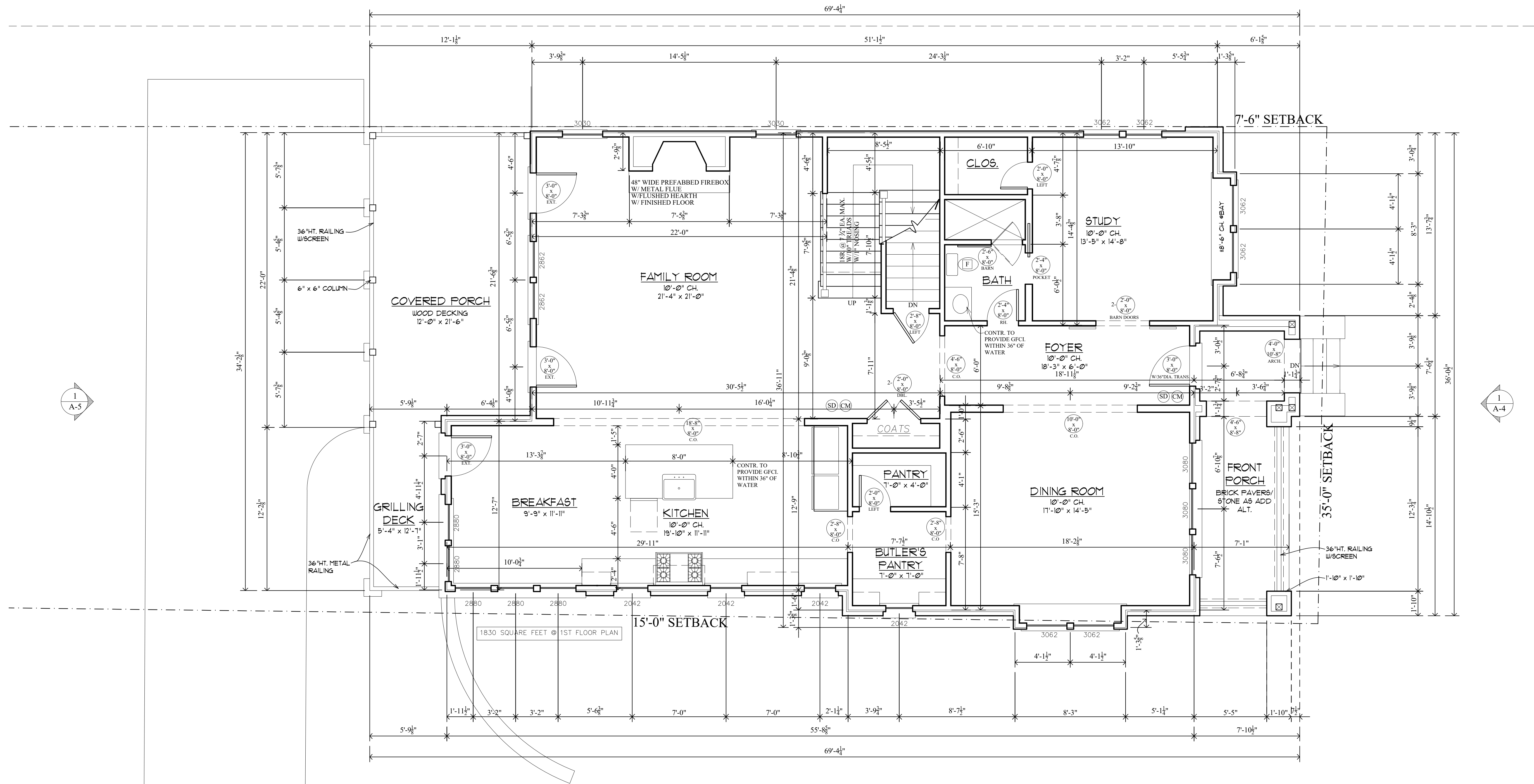
CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND STRUCTURAL MEMBERS. FRAMING MEMBERS & DIAGRAMS ARE TO BE VERIFIED BY LICENSED ENGINEER OR LUMBER DISTRIBUTOR. CONTRACTOR IS TO IMMEDIATELY NOTIFY ARCHITECT IF DISCREPANCIES EXIST BETWEEN ARCHITECTURAL DRAWINGS AND EXISTING FIELD CONDITIONS

DRAWN BY:	CM
CHECKED BY:	CMM
DATE:	04.27.2018
REVISIONS:	

COVER SHEET
SCALE:
AS NOTED

MATTISON
ARCHITECT

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ALL DIMENSIONS ARE TO FACE OF STUD OR FOUNDATION WALL UNLESS OTHERWISE NOTED ON PLANS

SMOKE & CARBON MONOXIDE DETECTORS ARE TO BE HARDWIRED TO MAIN ELECTRICAL PANEL

1 FIRST FLOOR PLAN
A-1

DESIGN DRAWINGS
NOT FOR CONSTRUCTION

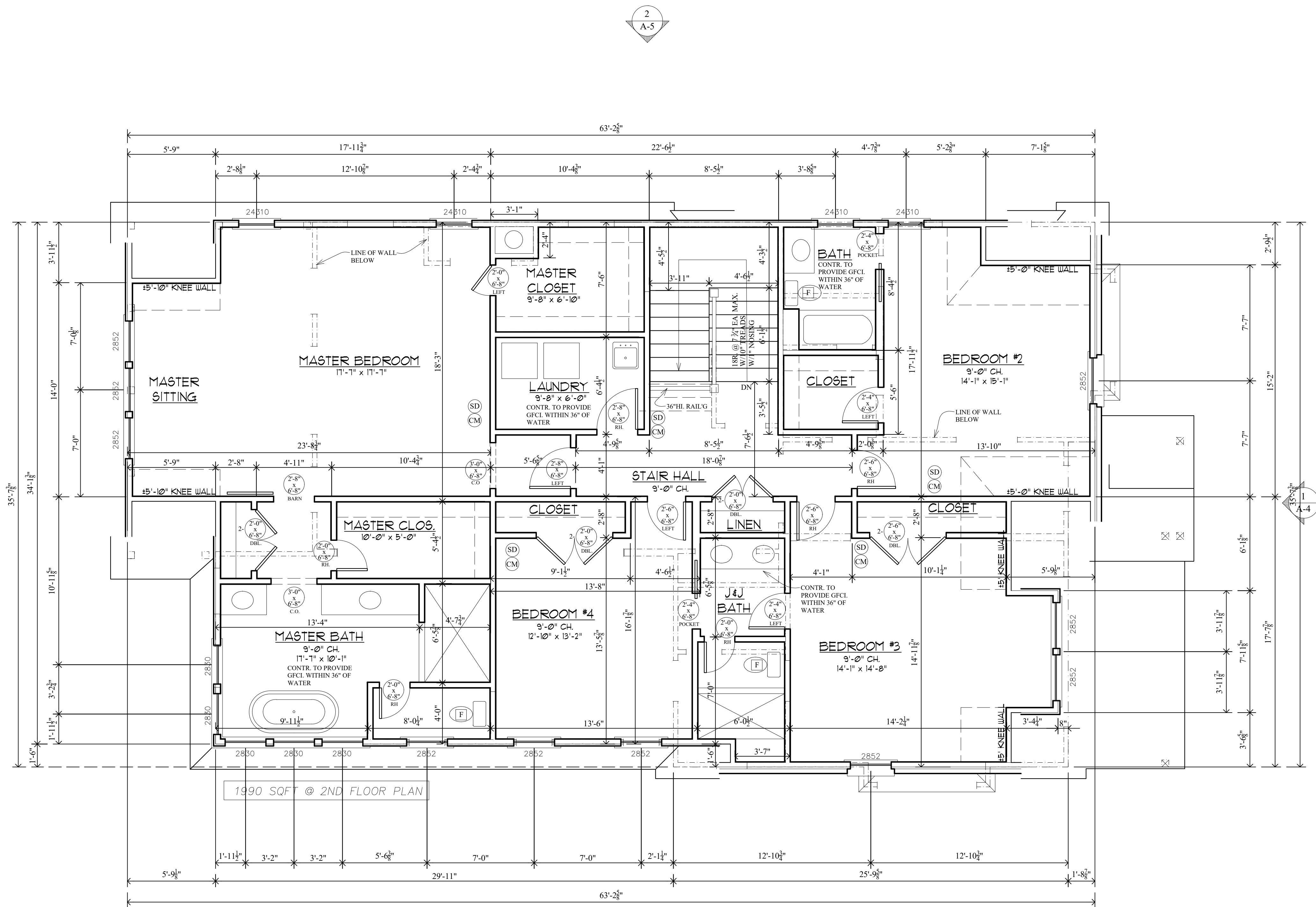
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CHECKED BY:	CMM
DATE:	04.27.2018
REVISIONS:	

FLOOR PLAN

SCALE:
1/4" = 1'-0"

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ALL DIMENSIONS ARE TO FACE OF STUD OR FOUNDATION WALL UNLESS OTHERWISE NOTED ON PLANS

SMOKE & CARBON MONOXIDE DETECTORS ARE TO BE HARDWIRED TO MAIN ELECTRICAL PANEL

1 SECOND FLOOR PLAN

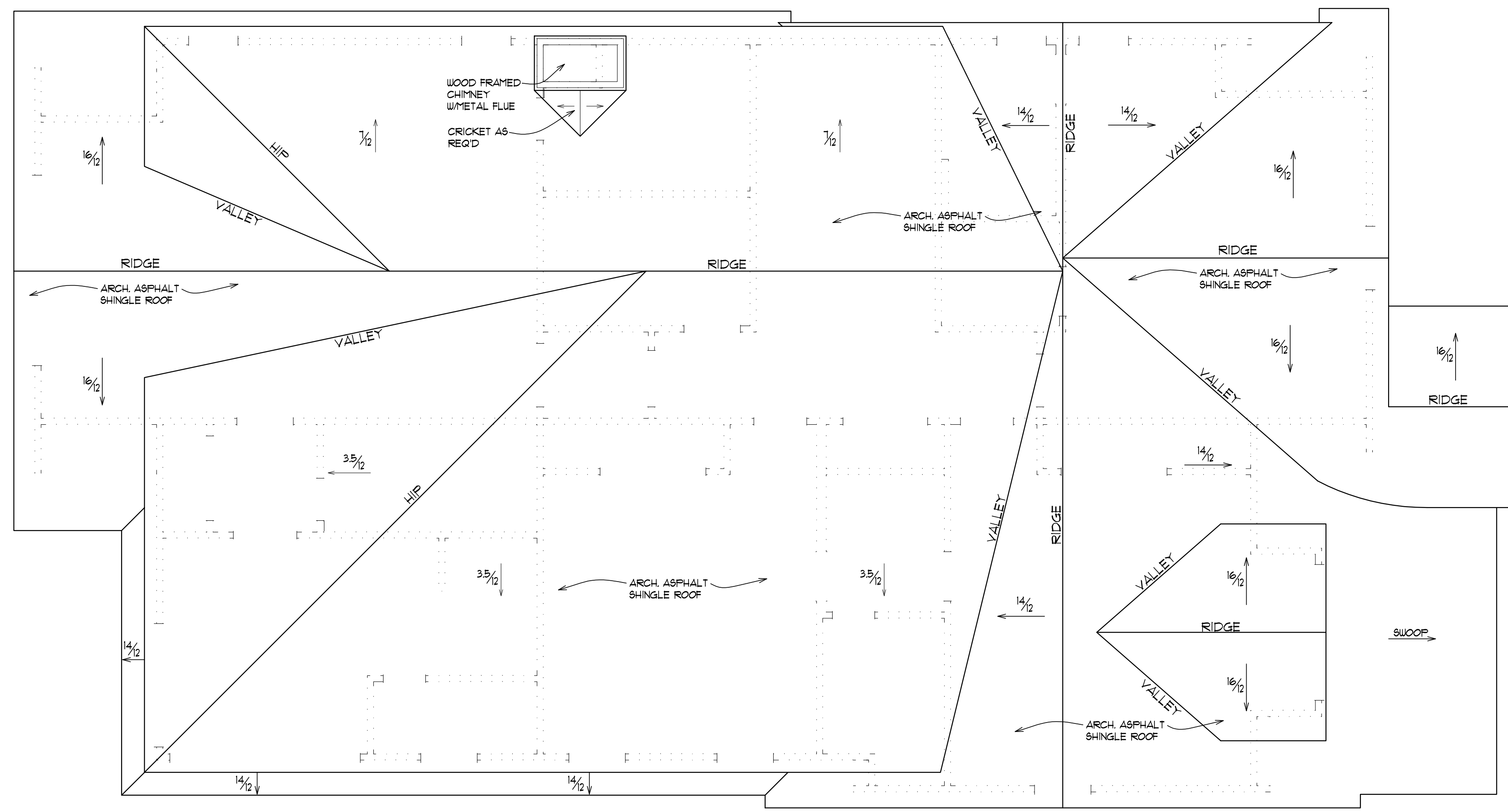
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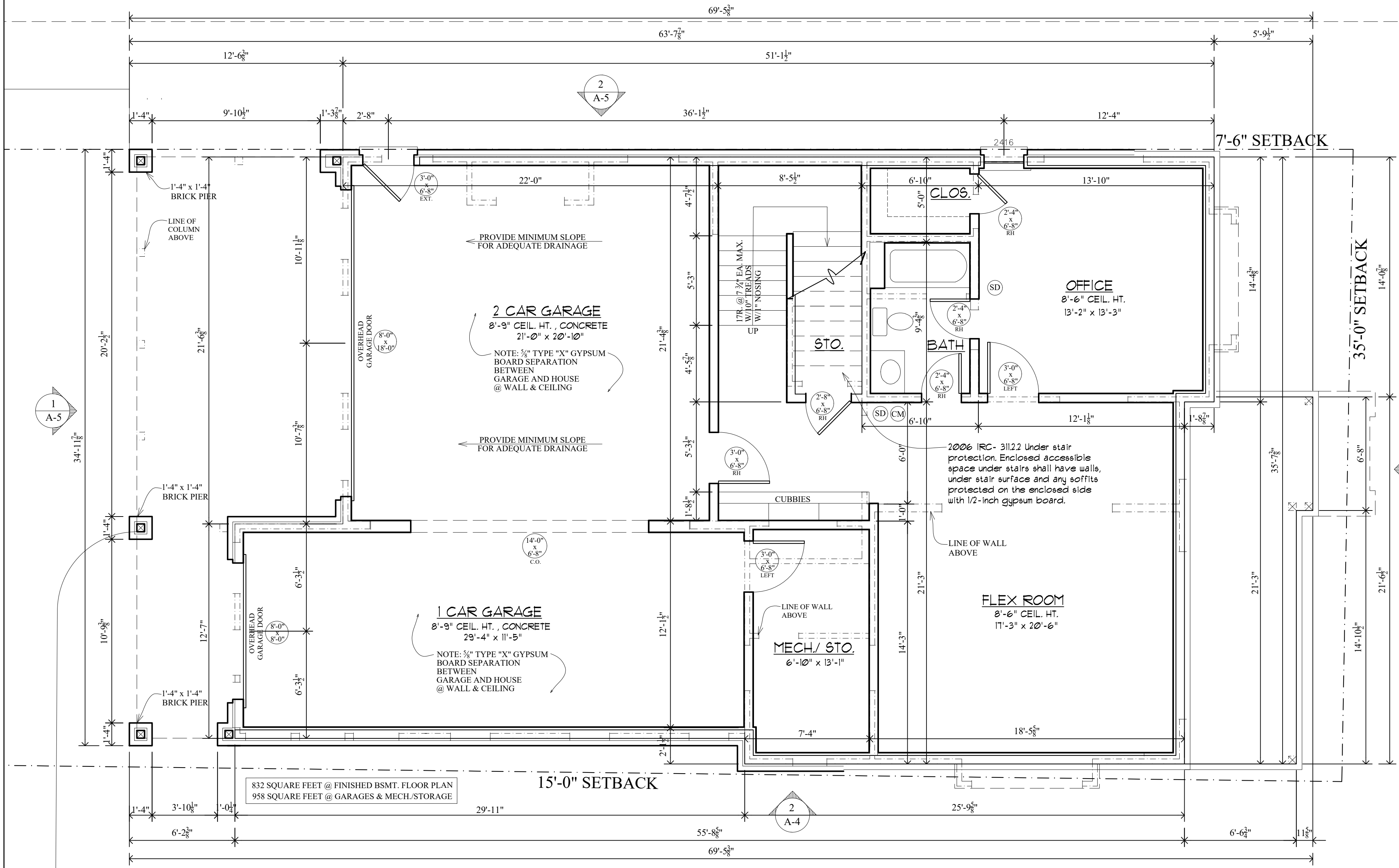
DRAWN BY:	CM
CHECKED BY:	CMM
DATE:	04.27.2018
REVISIONS:	

FLOOR PLAN
SCALE: 1/4" = 1'-0"

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2 ROOF PLAN
A-3



1 BASEMENT PLAN
A-3

ALL DIMENSIONS ARE TO FACE OF STUD OR FOUNDATION WALL UNLESS OTHERWISE NOTED ON PLANS

SMOKE & CARBON MONOXIDE DETECTORS ARE TO BE HARDWIRED TO MAIN ELECTRICAL PANEL

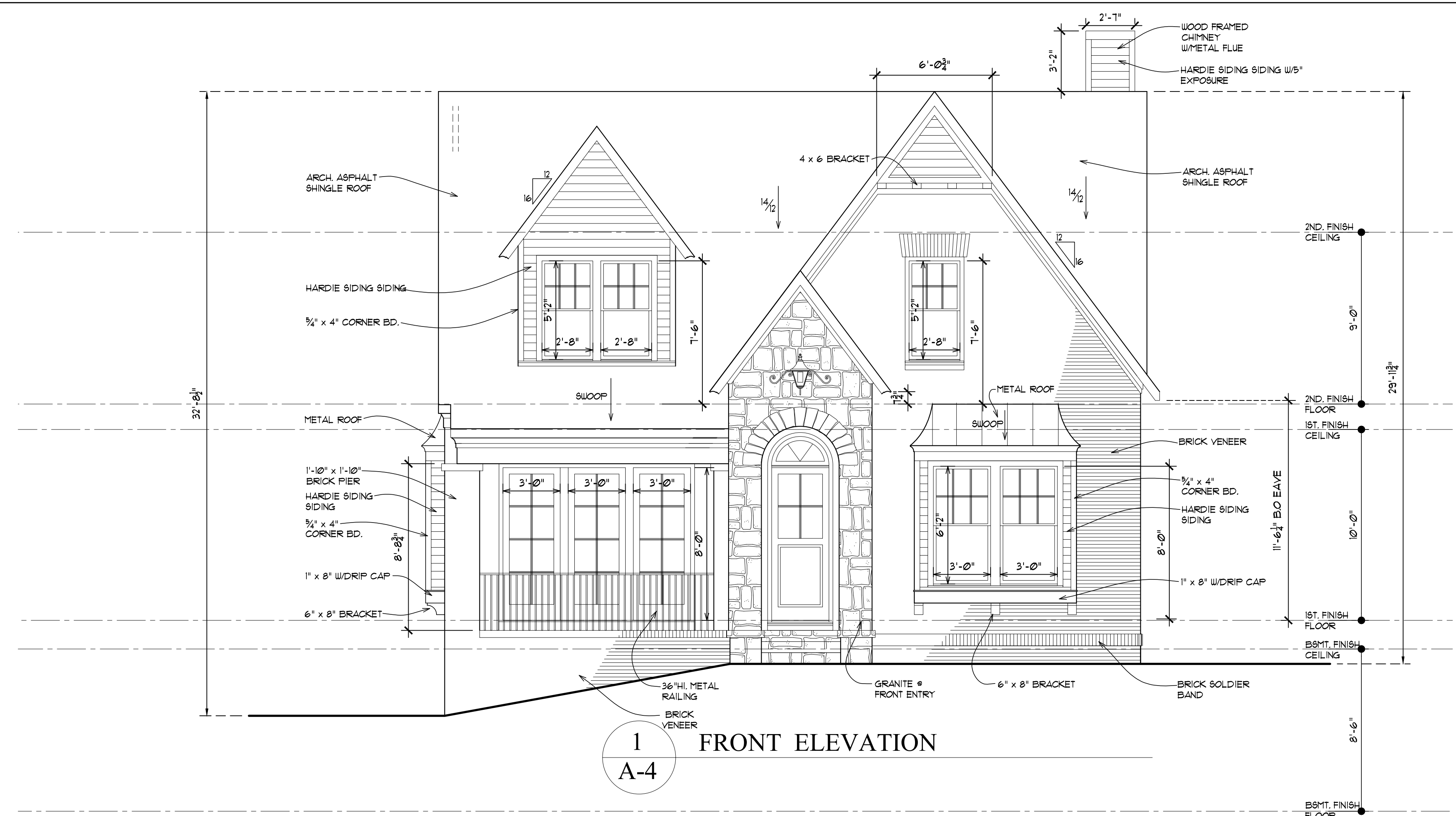
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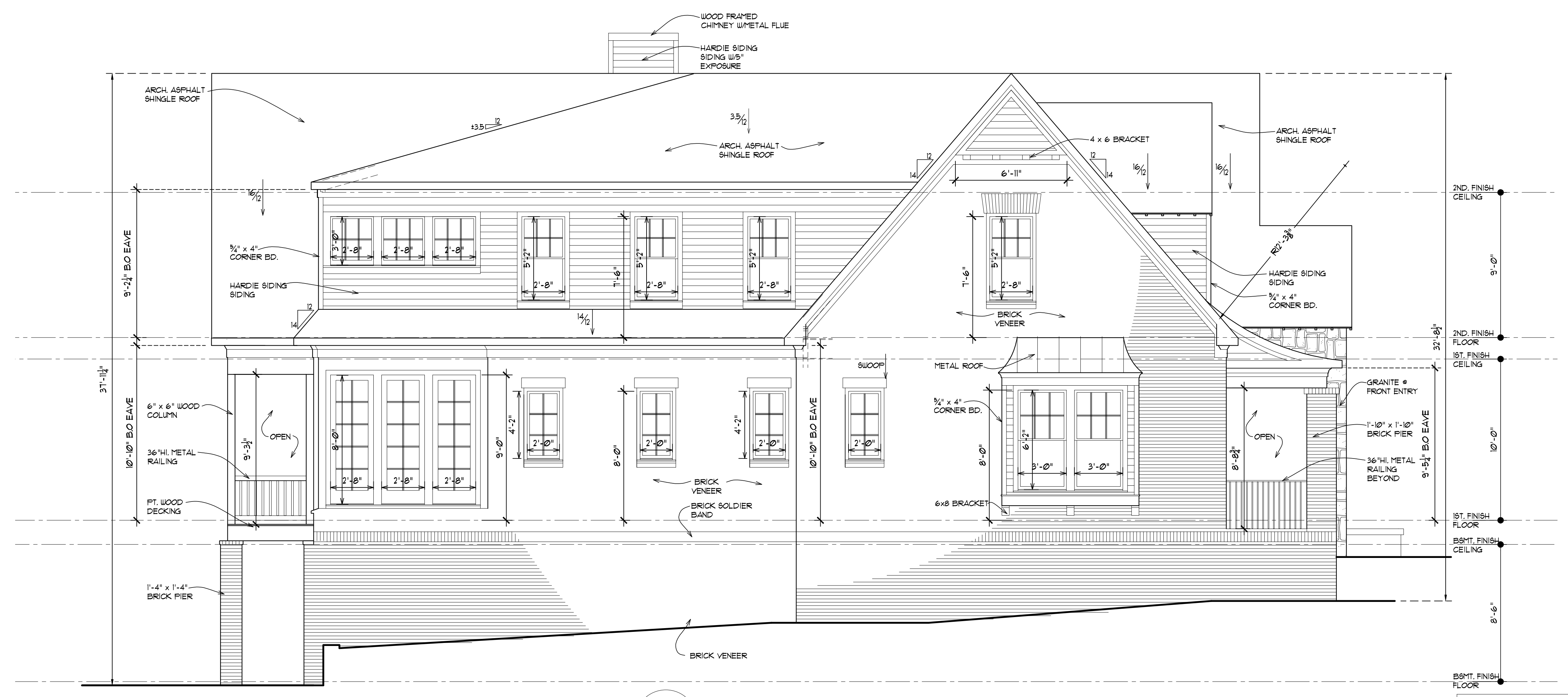
DRAWN BY:	CM
CHECKED BY:	CMM
DATE:	04.27.2018
REVISIONS:	

BASEMENT PLAN & ROOF PLAN
SCALE: 1/4" = 1'-0"

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1 FRONT ELEVATION
A-4



2 LEFT SIDE ELEVATION
A-4

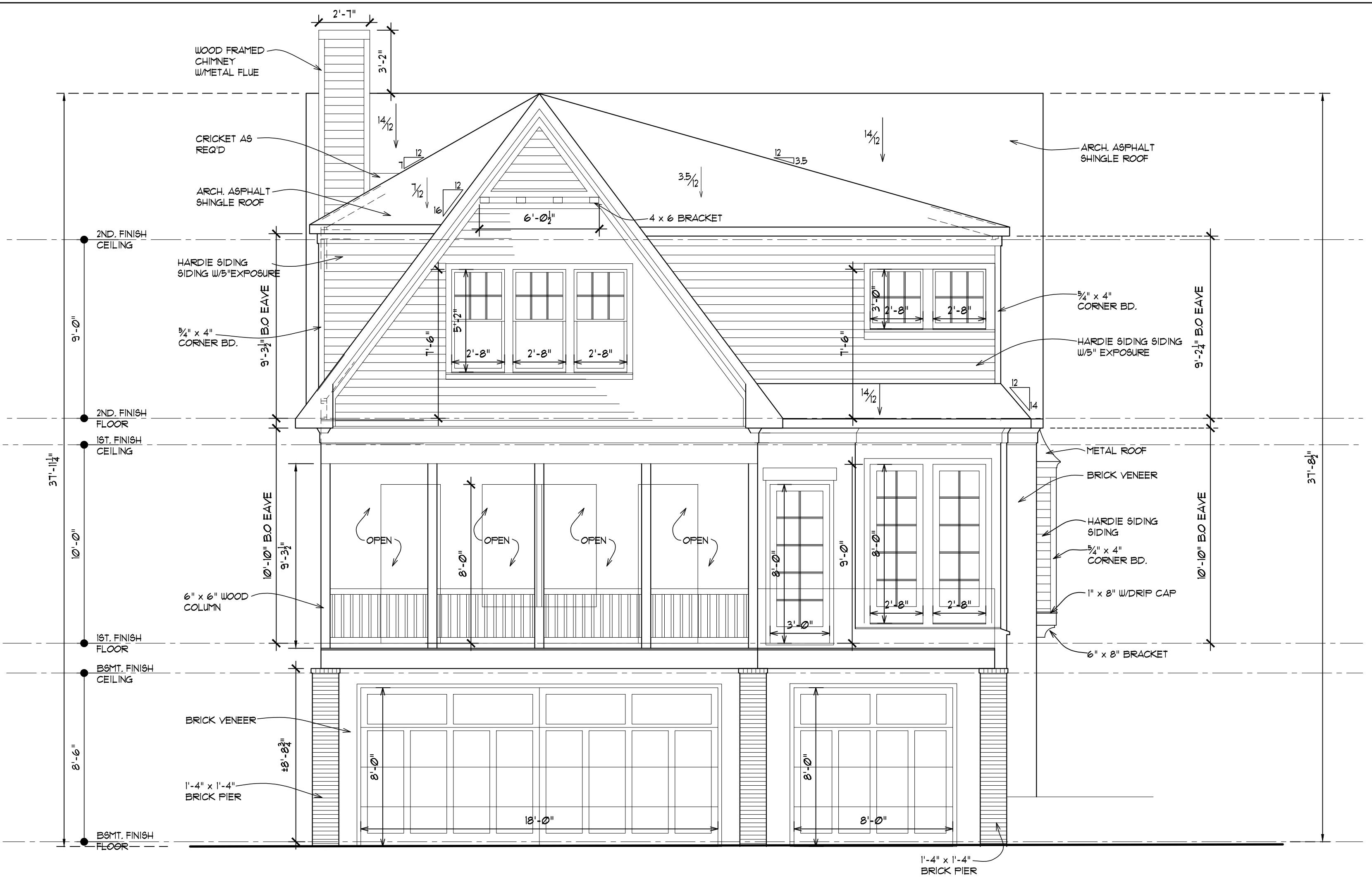
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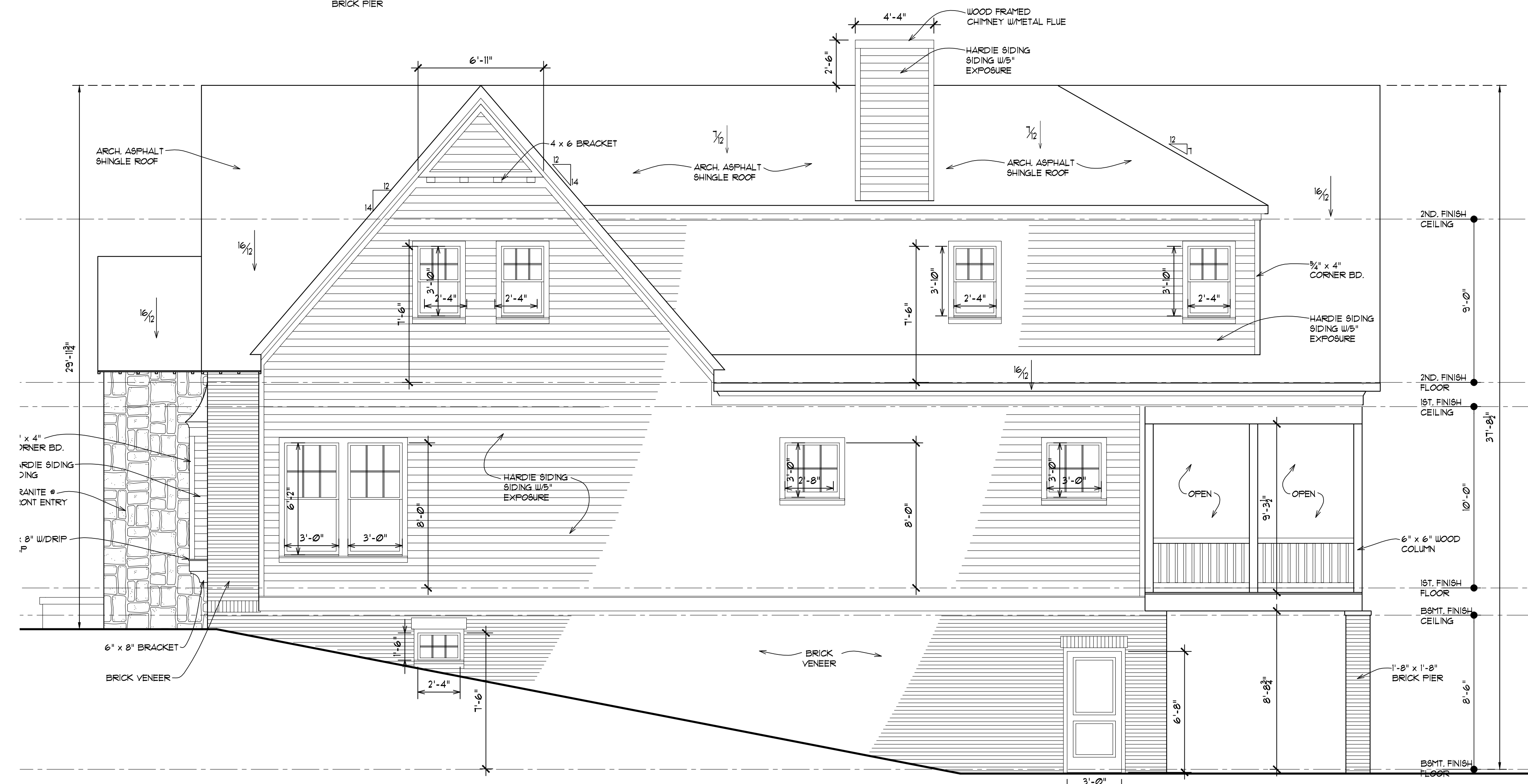
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DATE:	04.27.2018
REVISIONS:	

ELEVATIONS
SCALE: 1/4" = 1'-0"

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1 REAR ELEVATION
A-5



2 RIGHT SIDE ELEVATION
A-5

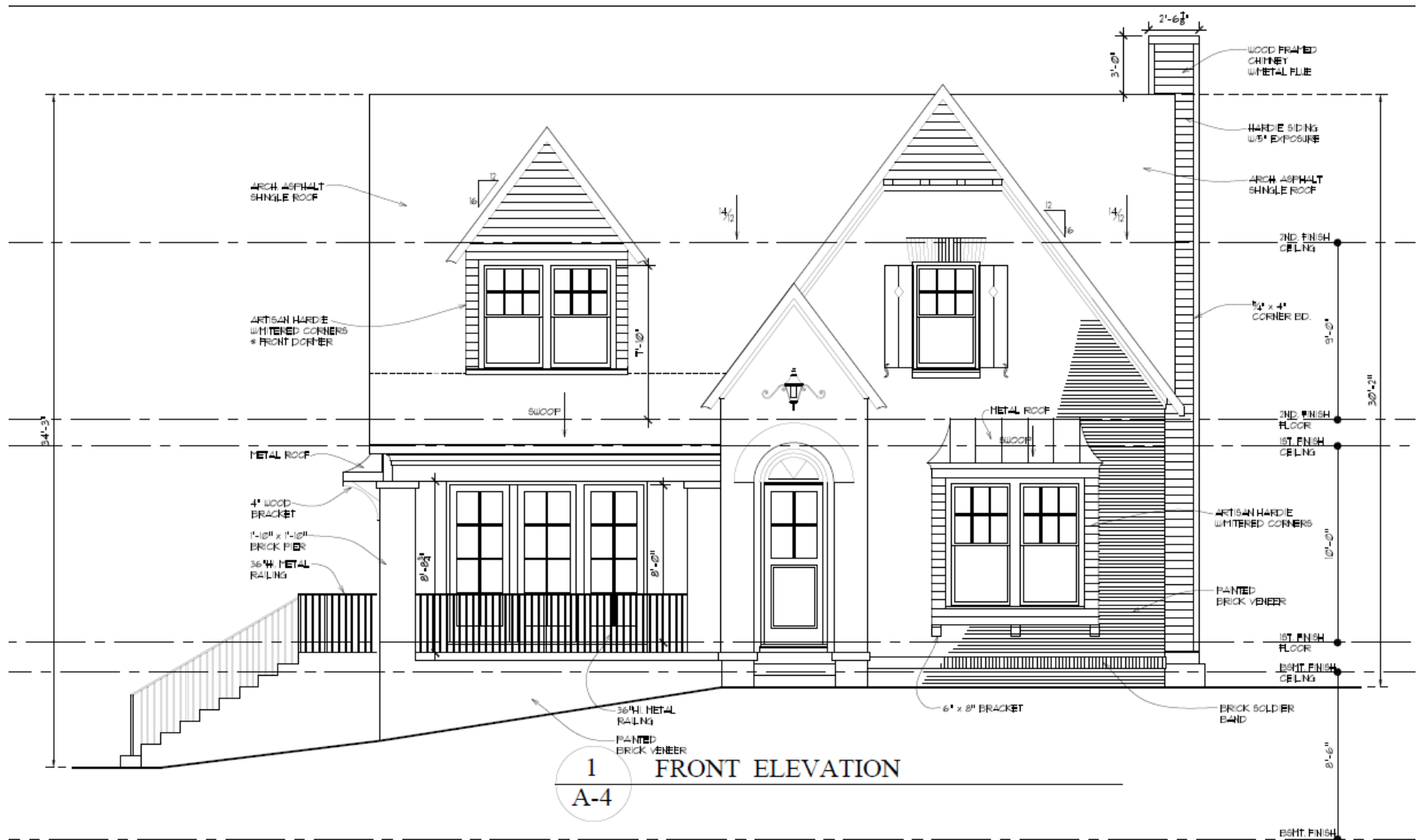
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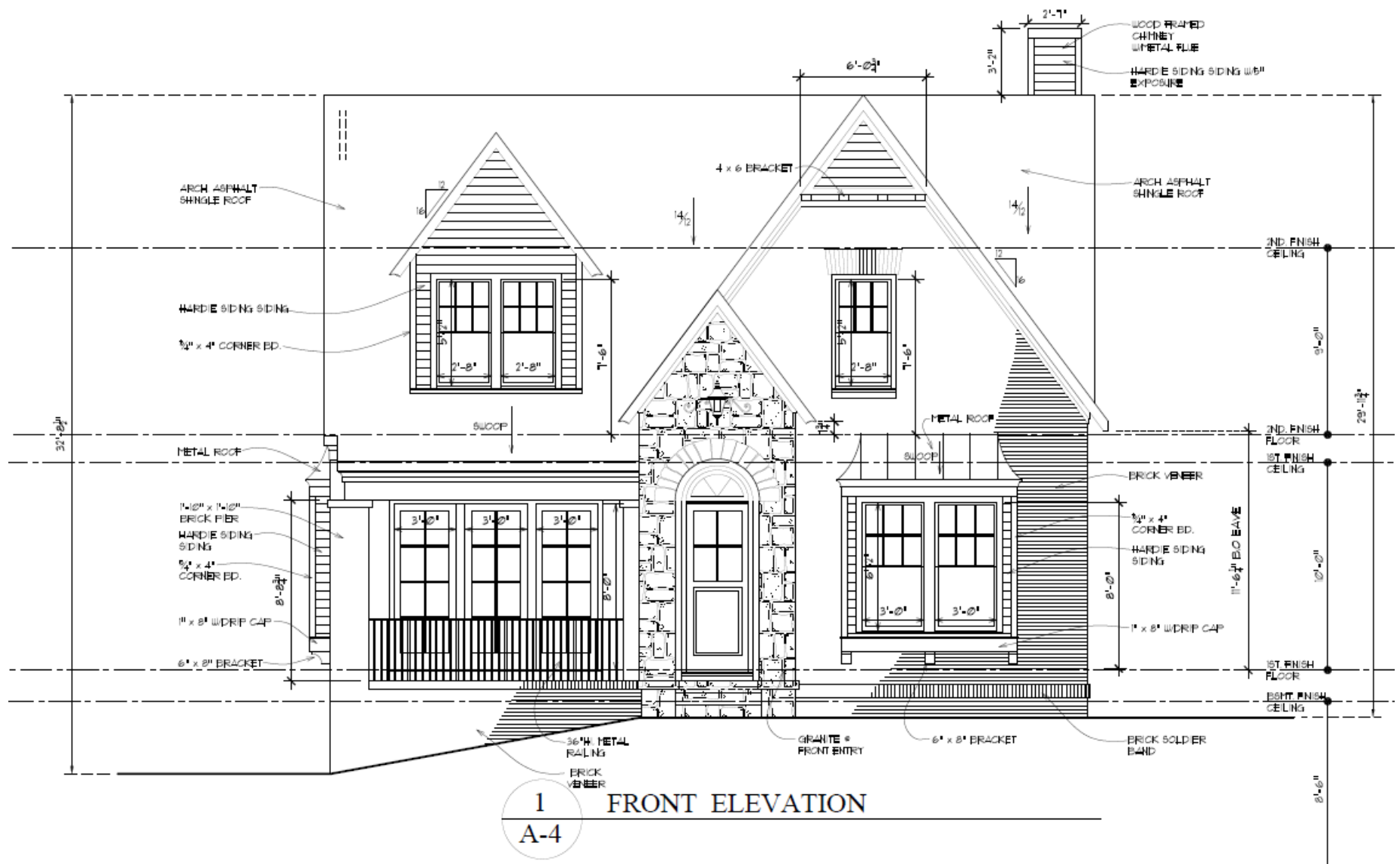
ELEVATIONS
SCALE: 1/4" = 1'-0"

1383 Briarcliff Updates – Front Elevation

March HPC Meeting

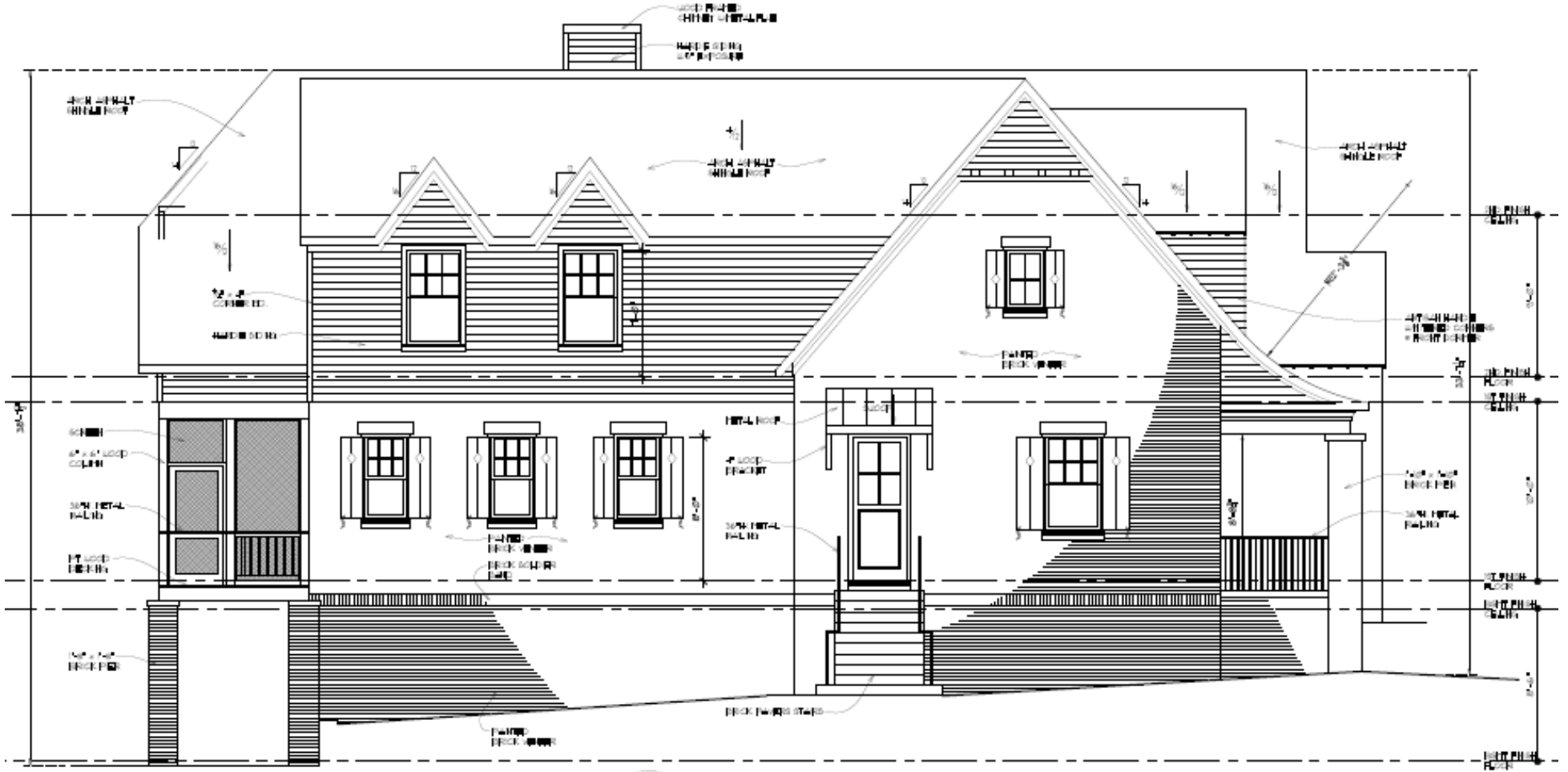


Current

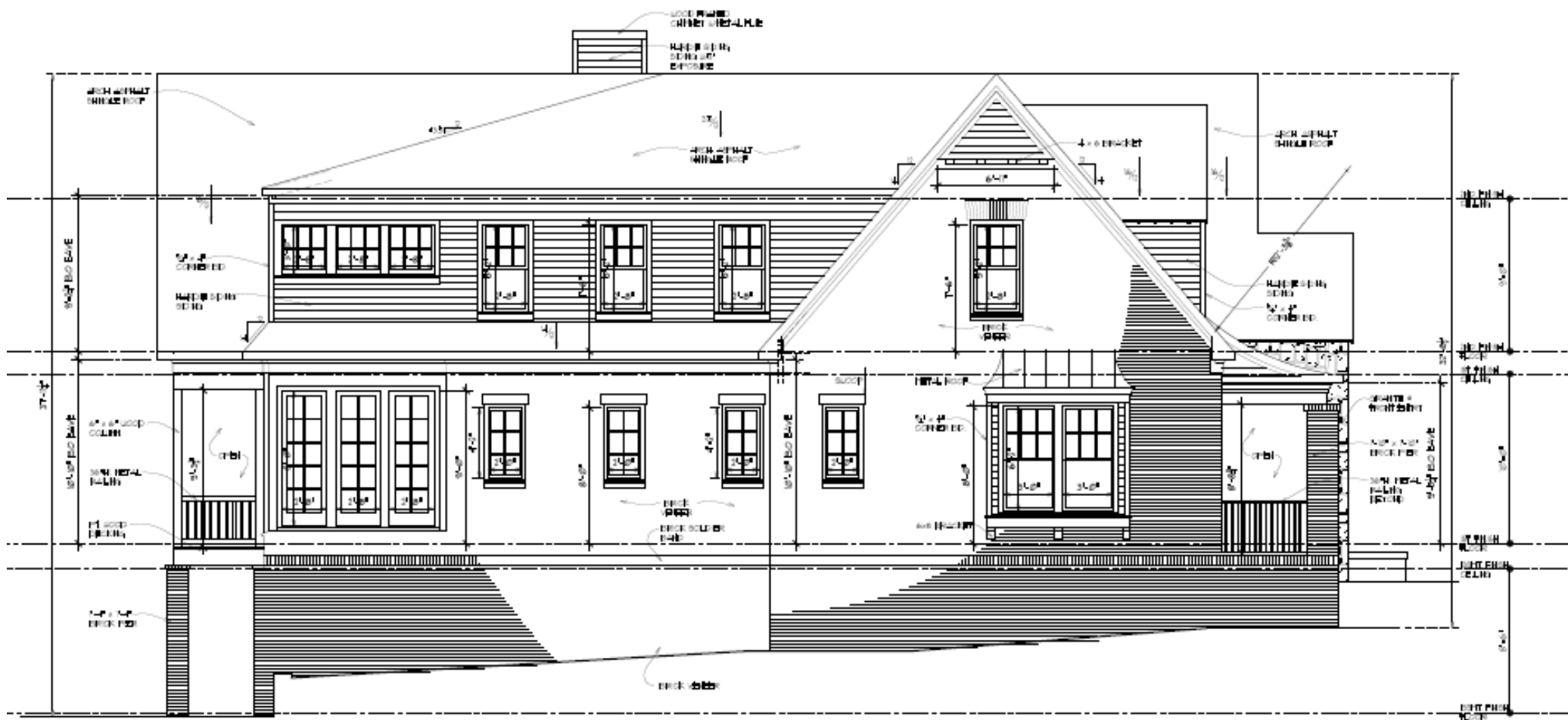


1383 Briarcliff Updates – Harvard Elevation

March HPC Meeting



Current

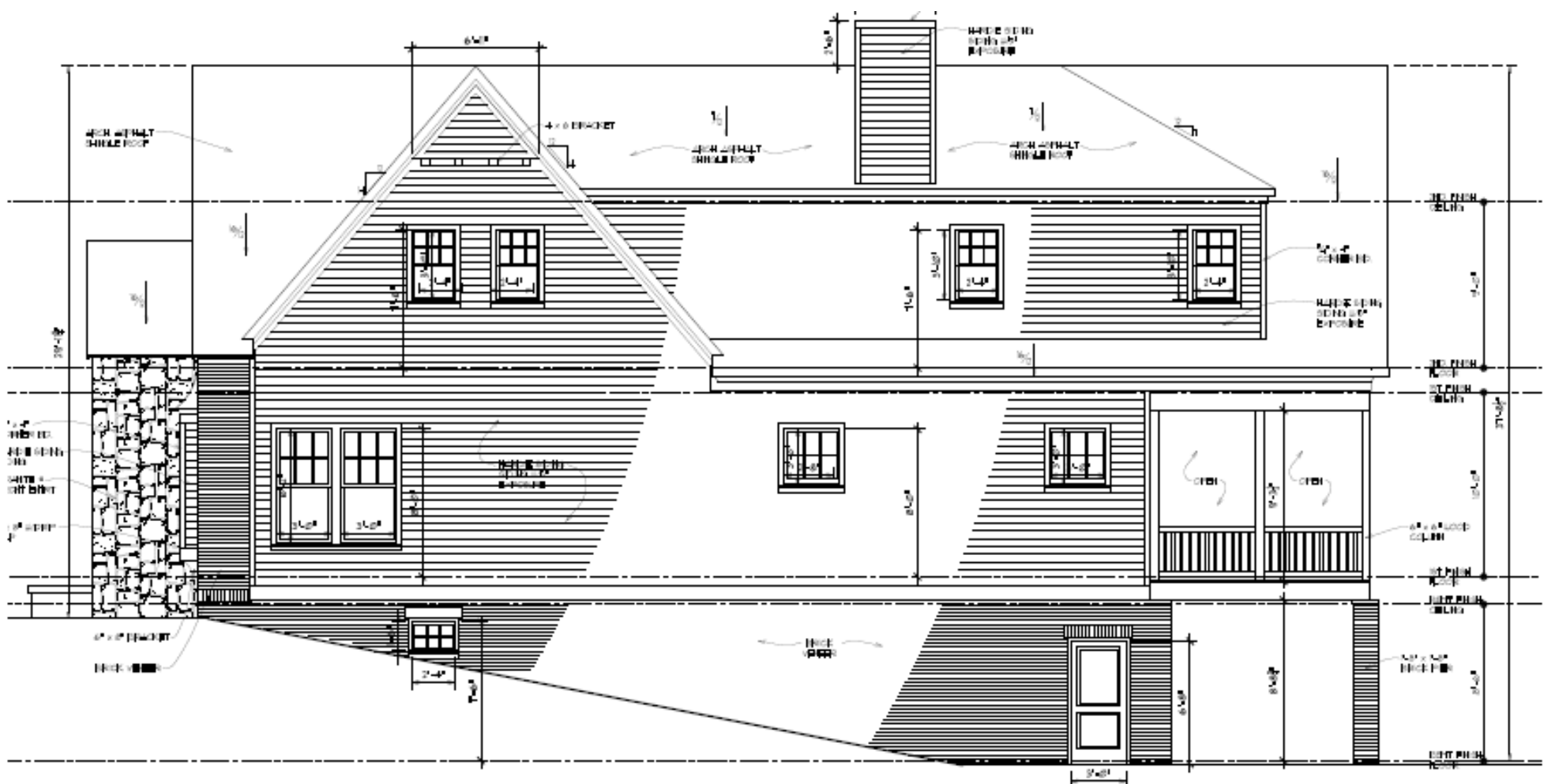


1383 Briarcliff Updates – Right Elevation

March HPC Meeting



Current

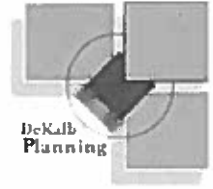




Michael L. Thurmond
Interim Chief Executive
Officer

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 10

Commission District: 2 Super District: 6

PARCEL ID: 18-054-02-001

APPLICATION NC A-18-22051

APPLICANT Roma Ventures

OWNER: Emroy Baseball Llc

LOCATION: The property is located at the southeast corner of Briarcliff and Harvard Roads (at 1385 Harvard Rd).

PROJECT NAME 1385 Briarcliff Rd

THIS IS TO ADVISE YOU THAT THE ZONING BOARD OF APPEALS AT ITS REGULARLY SCHEDULED PUBLIC HEARING ON WEDNESDAY, FEBRUARY 14, 2018 REACHED THE FOLLOWING DECISION ON THE ABOVE REFERENCED APPLICATION:

BOA ACTION: Approval, of variance requests to: (1) Waive the lot merger requirement to subdivide a lot into two parcels to build two new homes; and (2) Reduce the street side yard setback from 30 feet to 15 feet from Harvard Road. K. Saunders III made a motion to approve the requests based on the lot configuration and depicted setbacks shown of the submitted site plan received on Jan. 8, 2018. P. Speaks seconded the motion. All five members present voted to approve the requests (P. Speaks; L. Smith; N. Rivers-Johnson; J. Chatman; and K. Sanders III).

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.

GENERAL NOTES:

- 1: This Plat has been prepared without the benefit of a current title report. Easements or encumbrances 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.

SURVEY DATA:
 TYPE OF SURVEY: RETRACEMENT
 SOURCE OF TITLE DESCRIPTION FOR SUBJECT PROPERTY: DB 23250 PG 678 (PB 17 PG 145)
 PROPERTY OWNER AT TIME OF SURVEY: EMORY BASEBALL, LLC
 PARCEL NUMBER: 18 054 02 001

ADJOINING PROPERTY (PER DEED BOOK 26173 PAGE 681)
 DANUM BASED ON DEKALB COUNTY GIS

TOTAL AREA: 24,031 SQ. FT. 0.55 AC
CALCULATED PLAT CLOSURE: 1:169,505

FIELD DATA:
 DATE OF FIELD SURVEY 8-24-2017

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

EQUIPMENT:
 ELECTRONIC TOTAL STATION

VARIANCE PLAT FOR
 DARRON KUSMAN
 LOTS 8 & 9, BLOCK 31,
 PROPERTY OF EMERICH AND SMITH SUBDIVISION
 1385 BRIARCLIFF ROAD
 DEKALB COUNTY, GEORGIA
 LAND LOT 54, DIST 18
 DATE: JANUARY 5, 2018

RECEIVED
 JAN 0 8 2018
 BY: *BBS*

CORNER LOT = 12,032 SQ. FT. (.28 AC)
BUILDABLE AREA = 4,662 SQ. FT.
SOUTHERLY LOT = 11,999 SQ. FT. (.27 AC)
BUILDABLE AREA = 5,623 SQ. FT.

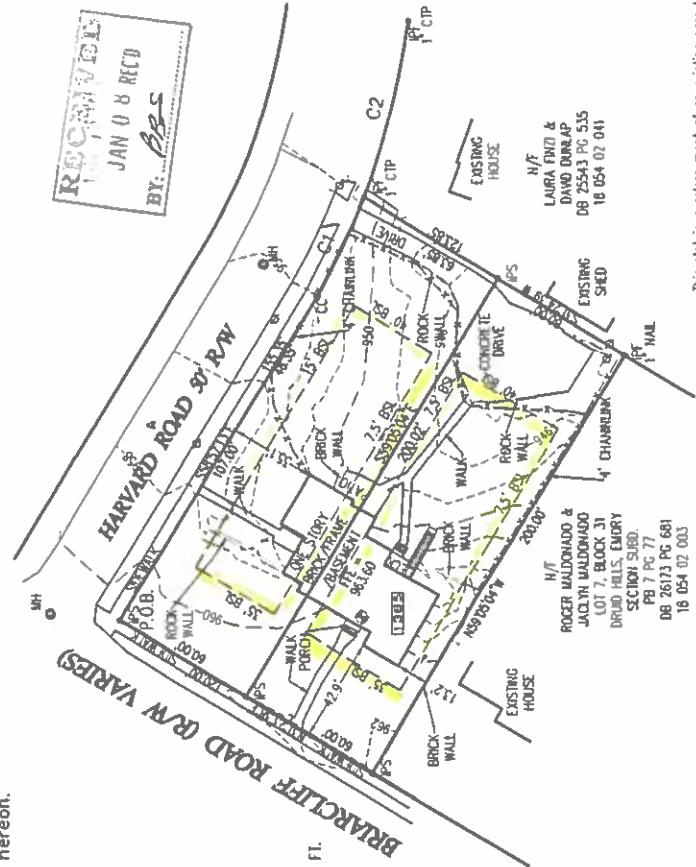
UNPERVIOUS COVERAGE:

CORNER LOT = 1,891 SQ. FT. / 12,032 SQ. FT. (15.7%)
SOUTHERLY LOT = 4,229 SQ. FT. / 11,999 SQ. FT. (35.2%)

FLOOD HAZARD NOTE. THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF DEKALB COUNTY 13089C0062J DATED MAY 16, 2013

CURVE	ARC LENGTH	RADIUS	BEARING	CHORD LENGTH
C1	44.94	357.82	S84°27'25"E	44.92
C2	75.08	357.82	S76°02'19"E	74.94

RECEIVED
 JAN 0 8 2018
 BY: *BBS*



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.

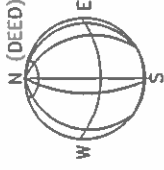


FOR
 DEKALB SURVEYS, INC.
 407 W. PONCE DE LEON
 SUITE B
 DECATUR, GEORGIA 30030
 404.373.9003



LEGEND

- ⊗ EOP
- ⊙ POWER POLE
- R/W
- ⊙ RIGHT OF WAY
- ⊙ IRON PIN FOUND
- ⊙ 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



25 0 50 100
 1" = 50'

BRIARCLIFF RD.

60'

60'

200

Lot 8
Blk. 31

200

Lot 9
Blk. 31

200.3

96

N 30° E

60
220.3

64.3

75

HARVARD

75

218.2

231.5

101.2

to the
with the
said plat and
1975



1385 Briarcliff Rd

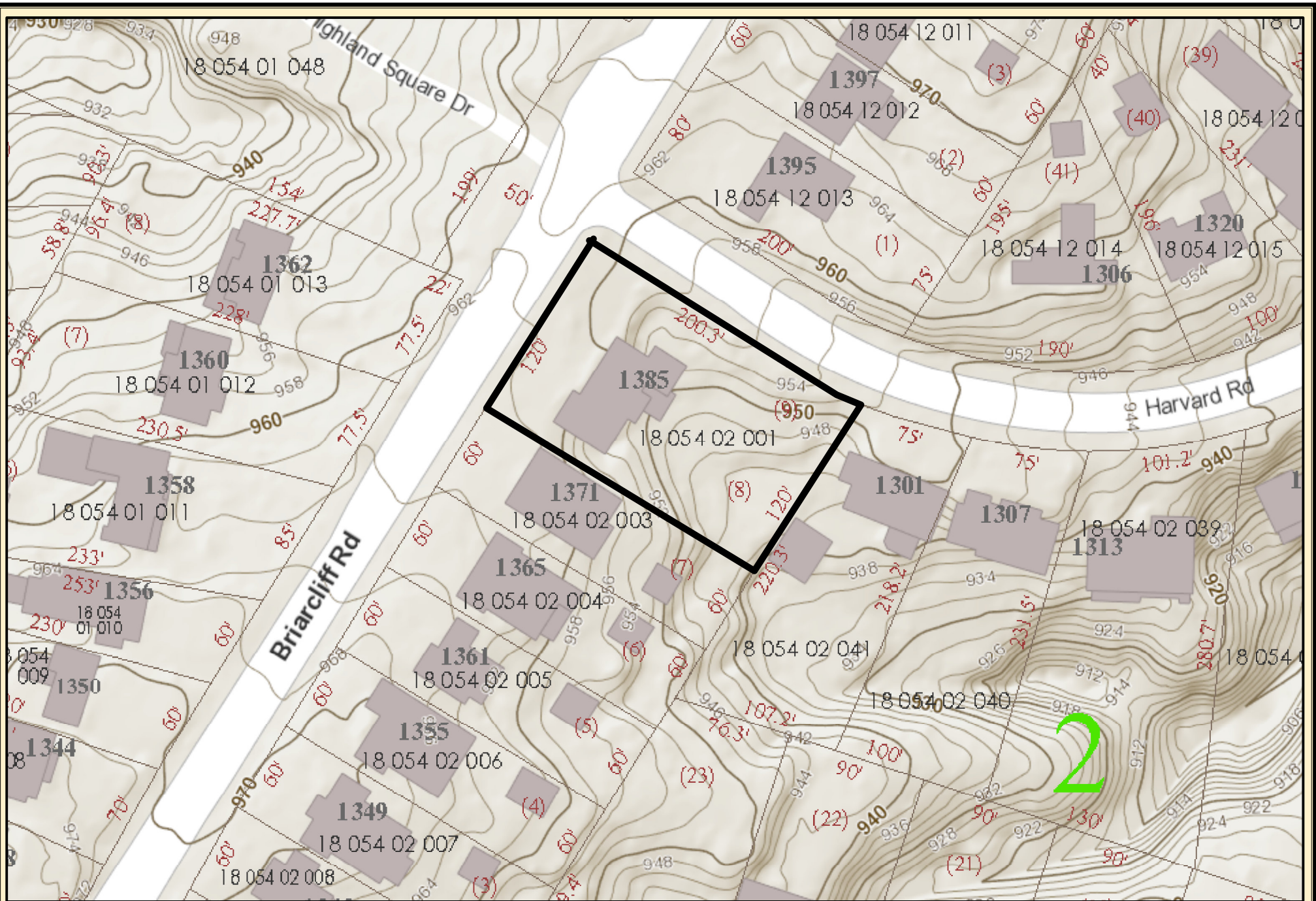


Date Printed: 9/1/2017



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1385 Briarcliff Rd

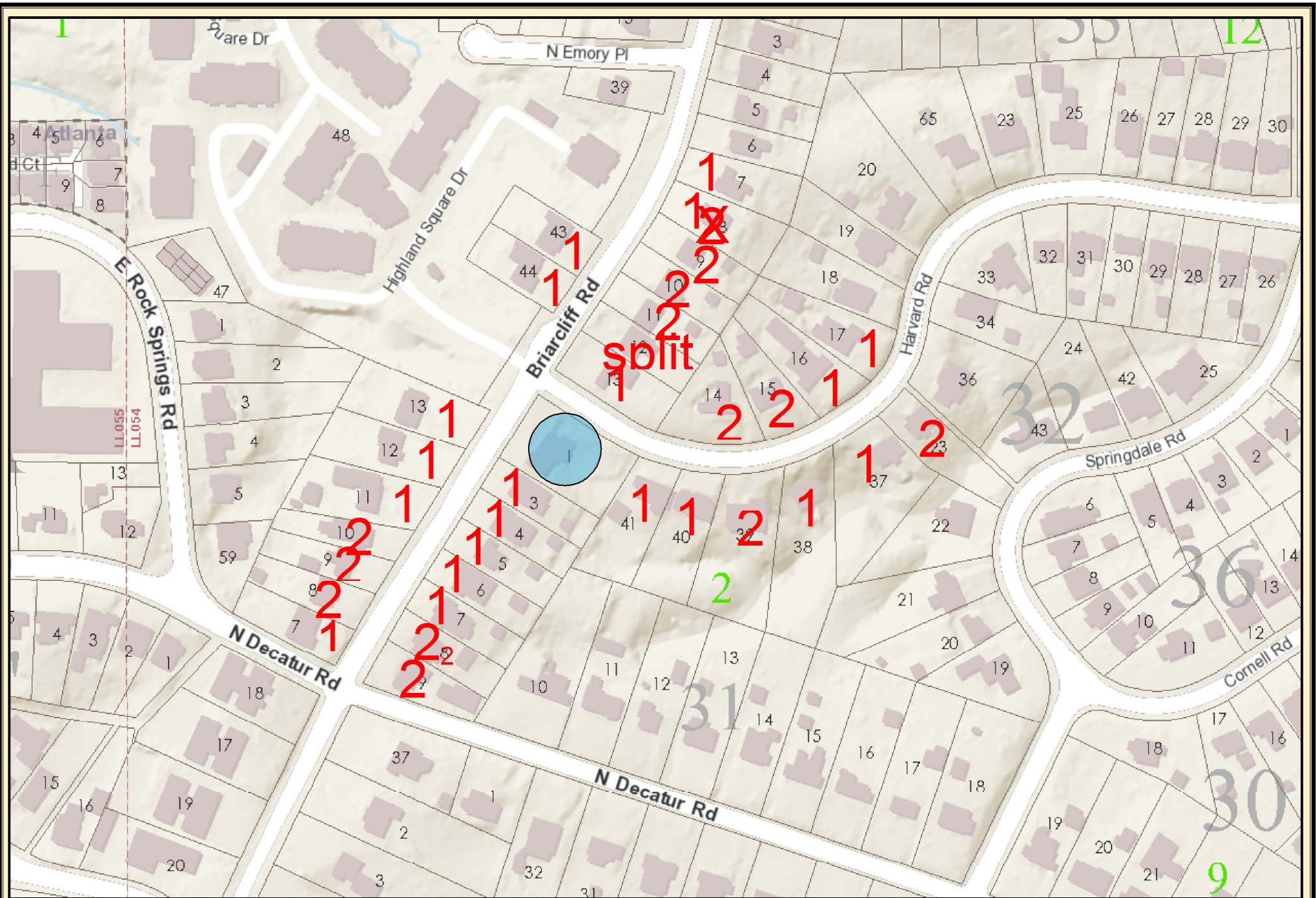


Date Printed: 9/1/2017

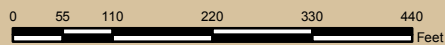


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1385 area of influence heights



Date Printed: 3/15/2018



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Decision of the DeKalb County Historic Preservation Commission

Name of Applicant: _____ Roma Ventures _____
Address of Property: _____ 1385 Briarcliff Road _____
Date(s) of hearing if any: _____ December 18, 2017 _____
Case Number: _____ 21991 _____

Approved Denied Deferred

Approval: The Historic Preservation Commission, having considered the submissions made on behalf of the applicant and all other matters presented to the Preservation Commission finds that the proposed change(s) will not have a substantial adverse effect on the aesthetic, historic, or architectural significance and value of the historic district and hereby approves the issuance of a certificate of appropriateness.

Any conditions or modifications are shown below.

Pursuant to Code of DeKalb County, § 13.5-8(3), the Preservation Commission has considered the historical and architectural value and significance; architectural style; scale; height; setback; landscaping; general design; arrangement; texture and materials of the architectural features involved and the relationship of such texture and materials to the exterior architectural style; pertinent features of other properties in the immediate neighborhood, as prescribed generally by county code and specifically by the district design guidelines.

This application relates to an existing building, pursuant to the authority granted to the Preservation Commission by Code of DeKalb County, § 13.5-8(3), the Preservation Commission has also used the Secretary of the Interior's Standards for Historic Preservation Projects, including the Standards for Rehabilitation therein as a guidelines. The Preservation Commission finds that all relevant guidelines have been met.

Additional pertinent factors:

Divide the lot into its two original lots using the original boundary. The division of these lots will also require approval by the Zoning Board of Appeals. The proposed demolition and new construction plans were not approved.

Application is approved with conditions or modifications without conditions or modifications .

Conditions or modifications (if applicable):

Divide the lot into its two original lots using the original boundary. The division of these lots will also require approval by the Zoning Board of Appeals. The proposed demolition and new construction plans were not approved.

Denial: The Preservation Commission has determined that the proposed material changes in appearance would have a substantial adverse effect on the aesthetic, historic or architectural significance and value of the historic property or the historic district /or, the applicant has not provided sufficient information for the Preservation Commission to approve the application . Specifically, the Preservation Commission finds as follows:

Deferral: The Preservation Commission has deferred action on this application for the following reasons:

The application will be re-heard by the Historic Preservation Commission at its meeting on

Date: 12/22/17

Signature: 
Chair, DeKalb County
Historic Preservation Commission



Michael L. Thumond
Chief Executive Officer

DeKalb County Government Historic Preservation Commission

330 Ponce De Leon Avenue Suite 500
Decatur, GA 30030
404/371-2155 or 404/371-2835(Fax)



December 21, 2017

CERTIFICATE OF APPROPRIATENESS

SITE ADDRESS	1385 Briarcliff RD Atlanta, GA 30306
PARCEL ID:	18-054-02-001
APPLICATION DATE	December 1, 2017
APPLICANT	Roma Ventures
MAILING ADDRESS	P O Box 80372 Chamble, GEORGIA 30366

THIS IS TO ADVISE YOU THAT THE DEKALB COUNTY HISTORIC PRESERVATION COMMISSION, AT ITS REGULARLY SCHEDULED PUBLIC MEETING ON DECEMBER 18, 2017, REACHED THE FOLLOWING DECISION ON THIS APPLICATION:

ACTION: MODIFIED APPROVAL

Divide the lot into its two original lots using the original boundary. The division of these lots will also require approval by the Zoning Board of Appeals. The proposed demolition and new construction plans were not approved.

Decision of the DeKalb County Historic Preservation Commission

Name of Applicant: _____ Roma Ventures LLC _____

Address of Property: _____ 1385 Briarcliff Road _____

Date(s) of hearing if any: _____ March 19, 2018 _____

Case Number: _____ 22151 _____

Approved

Denied

Deferred

For comment only

Approval: The Historic Preservation Commission, having considered the submissions made on behalf of the applicant and all other matters presented to the Preservation Commission finds that the proposed change(s) will not have a substantial adverse effect on the aesthetic, historic, or architectural significance and value of the historic district and hereby approves the issuance of a certificate of appropriateness.

Any conditions or modifications are shown below.

Pursuant to Code of DeKalb County, § 13.5-8(3), the Preservation Commission has considered the historical and architectural value and significance; architectural style; scale; height; setback; landscaping; general design; arrangement; texture and materials of the architectural features involved and the relationship of such texture and materials to the exterior architectural style; pertinent features of other properties in the immediate neighborhood, as prescribed generally by county code and specifically by the district design guidelines.

This application relates to an existing building, pursuant to the authority granted to the Preservation Commission by Code of DeKalb County, § 13.5-8(3), the Preservation Commission has also used the Secretary of the Interior's Standards for Historic Preservation Projects, including the Standards for Rehabilitation therein as a guidelines. The Preservation Commission finds that all relevant guidelines have been met.

Additional pertinent factors:

Application is approved with conditions or modifications /without conditions or modifications .

Conditions or modifications (if applicable):

Denial: The Preservation Commission has determined that the proposed material changes in appearance would have a substantial adverse effect on the aesthetic, historic or architectural significance and value of the historic property or the historic district /or, the applicant has not provided sufficient information for the Preservation Commission to approve the application . Specifically, the Preservation Commission finds as follows:

Deferral: The Preservation Commission has deferred action on this application for the following reasons:

The application will be re-heard by the Historic Preservation Commission at its meeting on

Date: 3/21/18

Signature: 
**Chair, DeKalb County
Historic Preservation Commission**

Cullison, David

From: Priscilla Padron <priscatran@gmail.com>
Sent: Monday, March 19, 2018 10:27 AM
To: Cullison, David
Cc: Darron Kusman; Marie; roger.maldonado@usi.com; Kevin Boulware
Subject: 1385 Briarcliff

Mr. Cullison,

I can really only speak for myself, but my main worry is that the plan calls for two driveways entering Briarcliff Road at a corner that is already dangerous, always littered with debris from accidents caused by Highland Square residents trying to beat the traffic while exiting.

As a planner, I hope you are concerned about this as well.

Thank you

Priscilla Padron

RESIDENTIAL DRIVEWAYS

Residential Driveway Permits are administered by the GDOT Area Engineer. The Area Permit Inspector for commercial driveways is usually the same person who handles residential driveways. The Permit Inspector will advise the Applicant regarding location of the drive, the size pipe, if required, to be placed under the driveway, and approve the grading plan from the outer edge of the shoulder of the road to the R/W line.

Locations for residential drives should be based on existing conditions. While separation from existing drives is desirable, residential drives should be located to provide the safest possible ingress and egress based on sight distance and roadway characteristics. Individual drives shall not be approved for newly subdivided lots of less than 5 acres. Subdivision streets or shared drives shall be used to provide access to smaller lots or subdivided properties.

Residential driveways are, as the name implies, driveways to private residences. Normally they are 14 to 16 feet wide. It is recommended that turnarounds be provided to avoid vehicles backing into the highway. Under special circumstances, certain design vehicles require more width to safely negotiate a turn into or out of the drive without stopping and/or backing on the roadway. The Area Engineer may approve a driveway up to 20 feet wide.

If the driveway is paved, but without curb and gutter, at least a two (2) foot shoulder along the drive and around the radii before beginning the slope down to the drainage ditch is desirable. The front slope, back slope and the slope around the end of the drain pipe under the drive, if present, should be the same as if it were a commercial driveway.

Where the ends of side drain pipe are exposed to traffic inside the clear zone, safety slope end sections are required. Flared end sections may be used behind guardrail or outside the clear zone. All side drain pipes larger than 48 inches must have an inlet and an outlet headwall. Only safety headwalls or those specifically approved by the District Engineer are allowed. Refer to the current Georgia Standard.

On residential driveways this can be accomplished in several ways. If the pipe is corrugated metal and the applicant chooses to cut the end off to provide a 6:1 or flatter slope, he may install a concrete "collar" around the pipe end to provide stability and control erosion.

It is the responsibility of the property owner to provide routine maintenance of the pipe and driveway up to the roadway edge of pavement without making improvements to it as governed by the permit process.

RESIDENTIAL DRIVEWAYS



District No. _____
State Highway No. _____
Milepost No. _____
County: _____
Permit No.: _____

Department of Transportation

Residential Driveway Permit Request

I, _____ of _____
Name of Applicant P.O. Box and Address
request permission to construct a residential driveway on S.R. _____ U.S. _____ in the
Phone No. _____
City of _____ in _____ County. The driveway will be constructed on the
(If Applicable)
Side of the highway at a point _____ ft. _____ of the centerline of _____ St. (Rd.) and at
NSEW NSEW Nearest street or road
milepost _____.

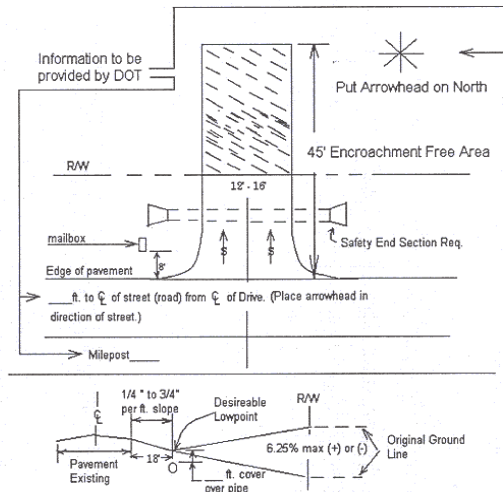
By signing this request I agree to construct or have constructed this driveway as described below. I also agree that I will be responsible for the maintenance of this driveway including pipe, surface course, and slopes.

Date _____ Signature _____

Above information is to be provided by the owner prior to issuance.

This drive to serve a single family dwelling only and may not be converted to any other use without approval of DOT.

Typical Plan & Profile for Drive



Special Requirements

- 1. Extend pipe as necessary to obtain a 4:1 or flatter slope.
2. The pipe shall be GA DOT standard 1030D _____ ft. long _____ Inches in diameter.
3. Existing surface flow to remain. Water cannot be diverted to DOT right-of-way.
4. No headwalls to be constructed on pipe. Safety End Sections required as a minimum.
5. No brick or other hazardous mailbox supports allowed on right-of-way. (mailbox shall be located on exit side) All driveways should have turn around pad off right-of-way to prevent backing into the highway.
6. All disturbed right-of-way to be regraded to DOT specifications.
7. Driveway must be stabilized with 4" of stone as a minimum.
8. The orange permit poster must be displayed at the site in plain view until work is inspected and accepted by DOT.
9. All work to be completed in 90 days. Applicant to give area Engineer 24-hour notice before work begins.
10. Advance warning signs shall be required while working on DOT right-of-way.

Other requirements: _____

cc: _____

Approved by: _____

Title: _____

This _____ day of _____, 19 _____

8A SIDE DRAIN PIPES

Applicants may choose to use reinforced concrete, corrugated aluminum, corrugated galvanized metal, asphalt coated galvanized metal, HDPE, or, along low volume roads (less than 1,500 ADT) smooth lined corrugated PVC pipe, when used in accordance with the Department's current guidelines. As stated above, safety end treatments will be required on all side drain pipes on all State Routes, unless they are located outside the clear zone or behind guardrail. This is required primarily for safety reasons. This enables an errant vehicle to travel across and over the end of the side drain pipe instead of coming to an abrupt halt, usually resulting in serious injury to the occupant(s) of the vehicle. It also helps control erosion and makes grass mowing easier and safer.

8B UTILITY DRIVEWAYS

Utility driveways for access to utility sites such as power substations, water tanks, or telephone service sites are to be permitted by the Area Engineer and should be treated much the same as a residential drive for design and sight distance. The Area Engineer should bear in mind that the drive must function in a manner which will allow the utility vehicle to pull completely off the roadway without stopping and backing into the drive or having to back out into the roadway when exiting the driveway. The vehicle must not reduce sight distance for driveways located along the same section of roadway. A utility driveway will normally not count as one allowed access point along an applicant's frontage, depending on the length of frontage and safety considerations. A typical utility driveway layout is shown in Figure 8-1.

The most important aspect of granting a permit for a utility driveway is coordination with the Utility before they purchase the site or obtain an easement. If the Area Engineer needs assistance before granting access to a Utility, they should call the District Traffic Operations Engineer.

8C FARM USE, LOGGING & MINING DRIVEWAYS

These driveways are to be permitted by the Area Engineer in a manner similar to a Utility Driveway. A logging driveway will usually be a temporary drive which will either be removed when the logging operation is completed or left in to become a farm use driveway. A mining operation may require a more substantial design to function properly.

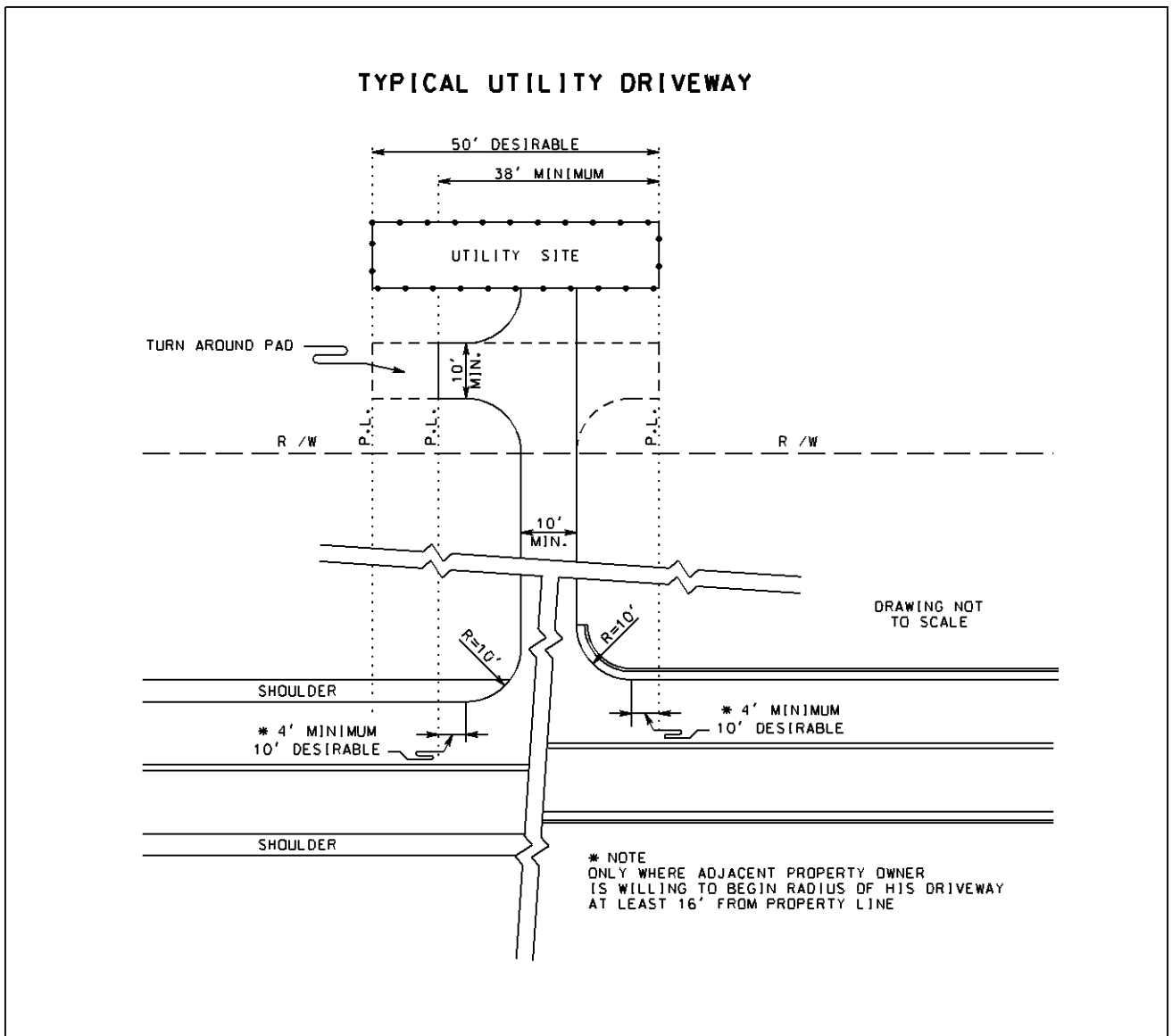


FIGURE 8-1 TYPICAL UTILITY DRIVEWAY

NEARBY HOMES



























