

DeKalb County Historic Preservation Commission

Monday, April 20, 2026- 6:00 P.M.

Staff Report

Consent Agenda

C. 1658 East Clifton Road, Jeffery Paciero. Install a swimming pool and fence in the backyard of a nonhistoric property. **1248078.**

Built in 1950 - Nonhistoric (18 003 03 023)

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

- 10-00 1658 East Clifton Road (DH), J. Christopher Hamilton. Expand Cape Cod cottage to two stories. **Denied**
- 11-00 1658 East Clifton Road (DH), J. Christopher Hamilton. Expand Cape Cod cottage to 1½ stories. **Approved**
- 10-03 1658 East Clifton Road (DH), Randy & Rebecca Moore. Build stone retaining wall between the front lawn and the sidewalk. **Denied**
- 10-20 1658 East Clifton Road (DH), Matt & Carrie Stoddard. Build a rear addition and extend the driveway to the rear. **Approved**
- 04-21 1658 East Clifton Road, NE (DH). Matt & Carrie Stoddard. Modify previously approved COA to build screened porch and covered parking. 1244759. **Approved**

Summary

The applicant proposes installing a swimming pool and fencing in the backyard of a nonhistoric property. The inground pool will be installed in the rear side-yard of the property, towards the Eastern property line. The existing slate patio in this area will be removed while the existing rock wall and stairs will remain. A 5' aluminum fence will be installed around the perimeter of the proposed pool, connecting to the Eastern front corner of the house to enclose the pool and the existing hardscaping in the side yard. Due to the positioning of the house on the corner lot, the proposes work will not be visible from the Right of Way.

Recommendation

Approve. The proposed changes do not appear to have a substantial adverse effect on the property or the district. This application appears to meet the guidelines and the staff recommends approval.

Relevant Guidelines

- 5.0 *Design Review Objective* (p45) - When making a material change to a structure that is in view from a public right-of-way, a higher standard is required to ensure that design changes are compatible with the architectural style of the structure and retain character-defining features. When a proposed material change to a structure is not in view from the public-right-way, the Preservation Commission may review the project with a less strict standard so as to allow the owner more flexibility. Such changes, however, shall not have a substantial adverse effect on the overall architectural character of the structure.
- 9.4 *Enclosures and Walls* (p90) Guideline - Fences and walls should not be built in front yard spaces and are strongly discouraged from corner lot side yard spaces. Retaining walls should only be used in situations where topography requires their use. In the review of the installation of fencing, the front yard shall be defined as the portion of land between the front entrance of the main structure on the property and the Right of Way of which the property is addressed.
- 9.4 *Enclosures and Walls* (p90) Guideline – The plantings of shrubbery to create a hedge is considered fencing and will require review by the preservation commission.

- 9.4 *Enclosures and Walls* (p90) Recommendation - Fences are appropriate in rear yard spaces. Rear yard fences should be coordinated with existing county codes. Suggested materials include wood and chain link. Vinyl- covered chain link fencing, typically in bronze, brown, or black, assist in making fences less obtrusive. Vines are suggested to "soften" the appearance of metal chain link fencing. If wood fencing is used, the paint color and design should be compatible with the architecture of the adjacent residence. Fence heights can range from 4' to 6' depending on the reason for the enclosure.
- 11.0 *Nonhistoric Properties* (p94) 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.

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer
Lorraine Cochran-Johnson

Director
Juliana A. Njoku

Application for Certificate of Appropriateness

Date Submitted: 03/20/2026

Subject Property Address: 1658 Clifton Road NE, Atlanta, GA, 30307

Property Parcel ID No: 18 002 04 015

Date(s) of Construction on all structures on the property: _____
(This information can be found in the DeKalb County property accessory and tax records database.)

Nature of Work (check all that apply):

- | | | | | | |
|-------------------|--------------------------|------------------------|-------------------------------------|-----------------------------|-------------------------------------|
| New construction | <input type="checkbox"/> | New Accessory Building | <input type="checkbox"/> | Other Building Changes | <input type="checkbox"/> |
| Demolition | <input type="checkbox"/> | Landscaping | <input checked="" type="checkbox"/> | Other Environmental Changes | <input type="checkbox"/> |
| Addition | <input type="checkbox"/> | Fence/wall | <input checked="" type="checkbox"/> | Other | <input checked="" type="checkbox"/> |
| Moving a building | <input type="checkbox"/> | Sign Installation | <input type="checkbox"/> | | |

Description of Work:

Construct a small swimming pool with a 5-foot privacy fence in the side yard. See attached letter, site plan, and photos for additional details.

This form must be completed in its entirety and be accompanied by supporting documents, such as plans, list of materials, color samples, photographs, etc.

***PLEASE REVIEW THE FILING GUIDELINES BEGINNING ON PAGE 4. FAILURE TO FOLLOW GUIDELINES MAY RESULT IN SCHEDULING DELAYS OR A DEFERRAL OF APPLICATION.**

Owner Agent _____
Applicant/Owner Signature Date

To Be Completed by Staff: Date Received: _____

**CERTIFICATE OF APPROPRIATENESS APPLICATION FEE:
CURRENTLY NO FEE**

**DeKalb County does not require payment by wire transfer.
Be aware of scammers and fraudulent emails.**



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: Jeffrey Paciero

being owner(s) of the property at: 1658 East Clifton Road NE, Atlanta, GA 30307

hereby delegate authority to: Richard Sosebee

to file an application for a certificate of appropriateness in my/our behalf.

Signature of Owner(s): 

Date: 3/20/20

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 via email. 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, a Stop Work Order may be issued.**

If your project requires that the county issue a Certificate of Occupancy at the end of construction, an inspection may be made to verify that the work has been completed in accord with the Certificate of Appropriateness. 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 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 and you will need to apply for a new certificate if you still intend to do the work.

DeKalb County Planning & Sustainability Department
Current Planning Zoning Division
178 Sams Street
Decatur, GA 30030

RE: Certificate of Appropriateness
Property Address: 1658 East Clifton Road, NE, Atlanta, GA 30307
Parcel ID: 18 003 03 023

Dear Members of the DeKalb County Historic Preservation Commission,

We respectfully submit this letter in support of our application for a Certificate of Appropriateness (COA) from the DeKalb County Historic Preservation Commission to construct a pool in the side yard at our residence.

Physical Conditions of the Site

Our house is positioned on a lot that resembles a piece of pie (i.e., there are 3 sides to the lot) with the house facing the street. The lot measures roughly 190 feet wide at the street, and the width declines to less than 5 feet at the back of the lot. In addition, the lot slopes significantly downward from the street to the back of the lot. The elevation of the high point in the front yard is roughly 975 feet, and it declines to 955 feet at the back of the lot. The rear of the lot cannot accommodate a pool due to the shape of the lot and its slope. The only practical location for the pool is the side yard. The location for the pool is the existing patio as illustrated in the attached photos. As a result, there is no impact to the existing impervious surface of the lot.

Public Welfare

The grant of the variance will provide a positive impact on the neighborhood and community. In addition, the construction of the pool in the side yard will not introduce privacy concerns because the pool sits below street grade, is modest in size and scale (i.e., 12' x 20'), and has (and will continue to have) significant existing tree coverage. Furthermore, the pool will not impact visibility from the public right-of-way due to its location, the slope of the lot, existing tree coverage and landscaping, and the proposed 5-foot fence to surround the pool. Finally, no surrounding neighbor has indicated any objection to the proposed plan.

The request for this COA is consistent with the overall purpose of the applicable zoning laws and DeKalb County Comprehensive Plan, including alignment with traditional

neighborhood land use, and supports the preservation goals of the Druid Hills Historic District.

We appreciate the Commission's consideration of these requests and will gladly provide any additional information, as needed.

Sincerely,



Jeffrey Paciero



GENERAL NOTES-

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS AN ANGULAR ERROR OF 6 SECONDS PER ANGLE POINT AND A PRECISION RATIO OF 1 IN 118,144. IT HAS BEEN ADJUSTED USING THE COMPASS RULE.

EQUIPMENT USED TO OBTAIN THESE MEASUREMENTS WAS A TRIMBLE SS & TSCS.

THE DATA SHOWN ON THIS PLAT HAS A CLOSURE PRECISION RATIO OF 1 IN 57,636.

ALL L.P.'S ARE #1 REBAR, UNLESS OTHERWISE INDICATED.

BEARINGS ARE CALCULATED FROM ANGLES TURNED FROM A SINGLE GRID BASELINE.

ACCORDING TO THE CURRENT T.L.A. OFFICIAL FLOOD HAZARD MAP, COMMUNITY PANEL NO. 1308C CORA K, DATED AUGUST 10, 2016, THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

ALL MATTERS OF TITLE ARE EXCEPTED.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH; THERE MAY BE EASEMENTS OR OTHER ENCUMBRANCES NOT SHOWN.

THE SURVEY AND PLAT SHOWN HEREON IS NOT INTENDED FOR USE OR RELIANCE BY ANY PARTIES OR ENTITIES NOT SPECIFICALLY LISTED IN THE TITLE. UNASSURED THIRD PARTIES SHALL INDEMNIFY AND HOLD DELTA 1 LAND SURVEYING, LLC HARMLESS AGAINST ANY AND ALL LIABILITY FOR ANY LOSS ARISING OUT OF, OR RELATED TO, RELIANCE BY ANY THIRD PARTY ON ANY WORK PERFORMED THEREAFTER OF THE CONTENTS OF THE SURVEY.

REFERENCE: DB 28694, PG. 240

* * * FOR DEED AND PLAT RECORDS, NO MONUMENT FOUND.

THIS PROPERTY IS CURRENTLY ZONED R-75 PER THE DEKALB COUNTY G.U.S. DEPT.

SETBACKS: FRONT = 30 FEET
SIDE = 7.5 FEET
REAR = 40 FEET
MAX. LOT COVERAGE = 35%

AREA = 18,427 SQ. FT.
0.423 ACRE

EXISTING LOT COVERAGE:

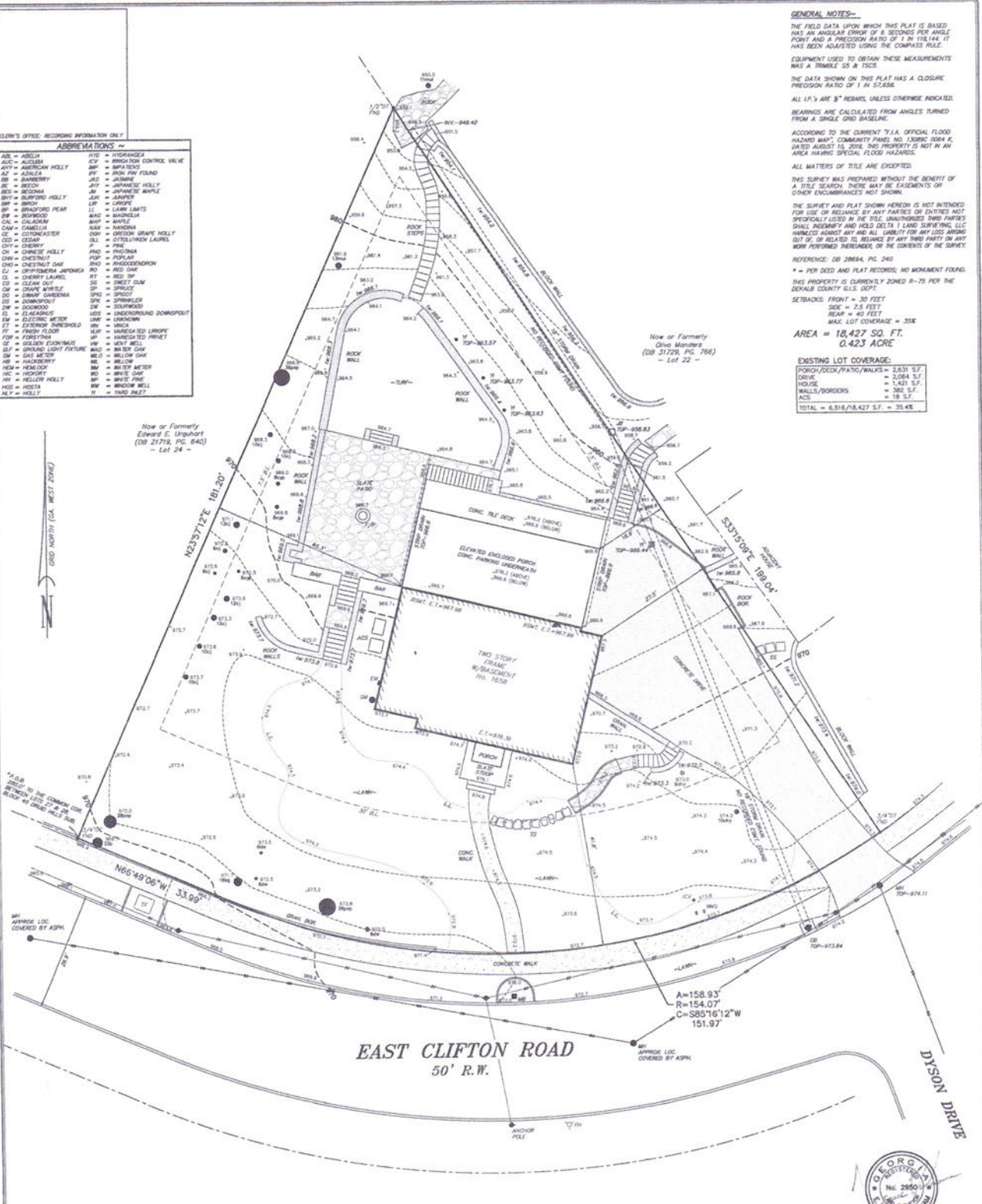
PORCH/DECK/PATIO/PANOS	= 2,631 S.F.
DRIVE	= 2,264 S.F.
HOUSE	= 1,421 S.F.
WALLS/BORERS	= 282 S.F.
ACS	= 18 S.F.
TOTAL	= 6,516/18,427 S.F. = 35.4%

CLIENT'S OFFICE: RECORDING INFORMATION ONLY

ABBREVIATION KEYS

AKL = AKULIA	ICV = HYDRANGEA
AUC = AUCUBA	ICW = IRONING CONTROL VALVE
AVY = ANDROMEDA HOLLY	IMP = IMPACTS
AZ = AZALEA	IPY = IRON PIV FOUND
BB = BAMBURBY	JAS = JASMINE
BE = BEECH	JAP = JAPANESE HOLLY
BEL = BEECHAM	JAW = JAPANESE WAXLEAF
BYT = BURFORD HOLLY	JAN = JASMINE
BP = BIRCH	LAP = LARIX
BR = BRADFORD PEAR	LL = LAMP LAMPS
BRW = BRYONIA	MAB = MANDARINA
CA = CALADAMA	MAL = MAPLE
CAM = CAMELLIA	NAN = NANDINA
CC = COTONEASTER	ODG = OREGON GRAPE HOLLY
CCD = CEDAR	OTL = OTTOLIFON LABEL
CH = CHERRY	PA = PINE
CHD = CHINESE HOLLY	PIA = PINELANDIA
CHS = CHESTNUT	POP = POPLAR
CHT = CHESTNUT GAE	PRO = PROSPERANDRON
CU = CUPRESSUM JAPONICA	RED = RED GAE
CL = CORYMBUS LAMBL	RED 2P = RED 2P
CO = CLEOME	SG = SWEET GUM
CM = CRAB APPLE	SPR = SPANDEX
DO = DOBANY GARDENIA	SPR = SPANDEX
DD = DORONICUS	SPR = SPANDEX
DF = DOGWOOD	SPR = SPANDEX
EL = ELAEAGNUS	USG = UNDERGROUND DOWNSPUT
EM = ELECTRIC METER	UNL = UNKNOWN
ET = EUPHORBIA JINSHIELD	VAR = VARIOSA
FF = FERN FLOOR	WAL = WAXY WAX
FG = FORTYFIVE	VAN = VANEGATED PRINET
GL = GOLDEN GONIMES	WAT = WATER GAE
GU = GROUND LIGHT FIXTURE	WEL = WELLS
HA = HAZEL	WHI = WHITE GAE
HB = HACKBERRY	WHI 2P = WHITE 2P
HE = HEDERA	WHI 2P = WHITE 2P
HC = HEDERA	WHI 2P = WHITE 2P
HEM = HELLER HOLLY	WHI 2P = WHITE 2P
HIS = HIGSEA	WHI 2P = WHITE 2P
HL = HOLLY	WHI 2P = WHITE 2P
HL = HOLLY	WHI 2P = WHITE 2P

Now or Formerly
Edward E. Ungarhart
(DB 21719, PG. 640)
- Lot 24 -



ADDRESS:
1658 EAST CLIFTON ROAD
ATLANTA, GA 30307

LEGEND

1/2" REBAR FND.	1/2" REBAR SET
RIGHT OF WAY	SANITARY SEWER EASEMENT
DRAINAGE EASEMENT	LAND LOT LINE
CENTERLINE	OPEN TOP PIPE
CONCRETE TOP PIPE	CORRUGATED METAL PIPE
REINFORCED CONCRETE PIPE	DROP INLET
JUNCTION BOX	MANHOLE
CATCH BASIN	BENCHMARK
POWER POLE	FIRE HYDRANT
CONCRETE MONUMENT FND.	BACK OF CURB
BENCHMARK	EDGE OF PAVEMENT
FENCE	OVERHEAD ELEC. SERVICE LINE
UNDERGROUND POWER LINE	TRANSFORMER

**BOUNDARY & TOPOGRAPHIC SURVEY FOR
JEFFREY S. PACIERO**
(BEING LOT 23, BLOCK 45, DRUID HILLS SUBDIVISION)
LOCATED IN LAND LOT 3
18th DISTRICT
DEKALB COUNTY, GEORGIA
SEPTEMBER 12, 2025 1"=10'
SCALE IN FEET
CONTOUR INTERVAL = 2 FT.
VERTICAL DATUM IS APPROX. MEAN SEA LEVEL



THIS PLAT IS A RETRIBUTION 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 UNDERDESIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLES 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 15-8-87.

DELTA 1 LAND SURVEYING, LLC
381 WESTCHESTER WAY
CANTON, GEORGIA 30115
PHONE: (770) 597-3533
(799M LICENSE No. LSF 001041)

JOB # 25-097 | DRAWN BY: BZ | FIELD CREW: 10
FIELD DATE: 9-12-25 | PLAT PREPARED: 9-23-25

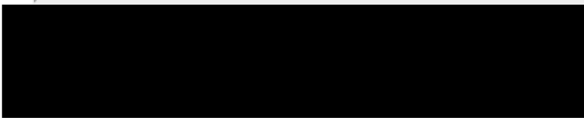






Re: Request for Support for Construction of a Pool at 1658 East Clifton

1 message



Mon, Apr 13, 2026 at 3:53 PM

Hi Suzanne,

Thanks for your response and support. To confirm, we plan to maintain the screening with the current row of cedar trees.

Jeff and Beth

On Mon, Apr 13, 2026 at 10:05 AM [Redacted] wrote:

Hi Jeff and Beth,

I am so sorry for the delay! I kept forgetting to respond. When you asked us for our opinion on building a pool, before you bought the house, we supported your application under the condition that you would maintain the current screening (the row of cedar trees) or something similar. Assuming that you are still willing to do that, we support your plans. Good luck with the process! Also, if you want to discuss 1680 E Clifton at some point, please let me know.

Suzanne



On Apr 8, 2026, at 2:51 PM, [Redacted] wrote:

Hi Suzanne,

Thanks! The pool dimensions are 11 feet 10 inches by 20 feet 2 inches.

Jeff

On Wed, Apr 8, 2026 at 2:41 PM [Redacted] wrote:

Hi Jeff,

Thanks for this information. Ed is away, but we will take a look ASAP. What are the pool dimensions? I can't read it on the blueprint.

Thanks!
Suzanne

> On Apr 8, 2026, at 10:17 AM, [Redacted] wrote:

>

>

> Hi Suzanne and Ed,

>

> As you might recall, last summer during our due diligence for 1658 East Clifton, we mentioned our intention to build a small pool on our property. Attached are the plans we submitted to DeKalb County for purposes of a Variance from the Zoning Board of Appeals (ZBA) and for purposes of a Certificate of Appropriateness (COA) for the Dekalb County Historic Preservation Committee. The variance is necessary because technically the pool would be located in the side yard. We are not asking for a variance from the setbacks.

>

> The pool will be relatively small and located within the existing stone patio. I have attached two draft renderings - one illustrating the patio today and one illustrating the patio with the pool. The pool will be enclosed by a 5 foot fence as illustrated in red on the attached plan. Can you take a look and let me

know if you are okay (and not in opposition) with this plan?

>

> Thank you and let us know if you would like to discuss it in person. Since the Dekalb County Historic Preservation Committee meeting is April 20, 2026, it would be great if you could let us know by April 15th. Thanks again!

>

> Jeff and Beth

>

>

> <Site Plan for Pool.pdf>



Re: Request for Support for Construction of a Pool at 1658 East Clifton

1 message



13, 2026 at 9:18 PM

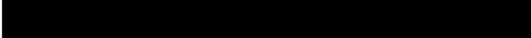
Hi Olivia,

Thanks for your response and support.

To address your concerns, I previously worked with this pool construction company at my former home in Morningside and found them to be very conscientious. Their plan already includes measures such as erosion control, but we will reiterate your concerns regarding the slope/drainage to the owner and the foreman.

Thanks again!

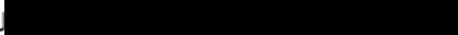
Jeff and Beth

On Mon, Apr 13, 2026 at 3:34 PM  wrote:

Hi Jeff & Beth!

Thank you for reaching out & sharing the plans with us. I've cc'd David on this email as well. We believe this will increase the values of the properties on our street & we are okay with it. Our only concern is if the drainage or the construction of the pool will have any effect on our property as there's a steep slope from your property to ours.

Thanks,
Olivia

On Wed, Apr 8, 2026 at 9:44 AM  wrote:

Hi Olivia and David,

As you might recall, last summer during our due diligence for 1658 East Clifton, we mentioned our intention to build a small pool on our property. Attached are the plans we submitted to DeKalb County for purposes of a Variance from the Zoning Board of Appeals (ZBA) and for purposes of a Certificate of Appropriateness (COA) for the Dekalb County Historic Preservation Committee. The variance is necessary because technically the pool would be located in the side yard. We are not asking for a variance from the setbacks.

The pool will be relatively small and located within the existing stone patio. I have attached two draft renderings - one illustrating the patio today and one illustrating the patio with the pool. The pool will be enclosed by a 5 foot fence as illustrated in red on the attached plan. Can you take a look and let me know if you are okay (and not in opposition) with this plan?

Thank you and let us know if you would like to discuss it in person. Since the Dekalb County Historic Preservation Committee meeting is April 20, 2026, it would be great if you could let us know by April 15th. Thanks again!

Jeff and Beth


Re: Request for Support for Construction of a Pool at 1658 East Clifton

1 message

Wed, Apr 8, 2026 at 11:09 AM

No issues. It's your yard!

Good luck.

Keith Griffin

On Wed, Apr 8, 2026 at 9:45 AM [REDACTED] wrote:

Hi Cady and Keith,

Thinking you might be on spring break this week; however, we wanted to get this off to you...

As you might recall, last summer during our due diligence for 1658 East Clifton, we mentioned our intention to build a small pool on our property. Attached are the plans we submitted to DeKalb County for purposes of a Variance from the Zoning Board of Appeals (ZBA) and for purposes of a Certificate of Appropriateness (COA) for the Dekalb County Historic Preservation Committee. The variance is necessary because technically the pool would be located in the side yard. We are not asking for a variance from the setbacks.

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Thank you and let us know if you would like to discuss it in person. Since the Dekalb County Historic Preservation Committee meeting is April 20, 2026, it would be great if you could let us know by April 15th. Thanks again!

Jeff and Beth