

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer
Lorraine Cochran-Johnson

Director
Juliana A. Njoku

Application for Certificate of Appropriateness

Date Submitted: 4/16/26

Subject Property Address: 1446 BriarCliff Rd NE Atlanta GA

Property Parcel ID No: 18 054 01 015 (Mauny Tabar, applicant)

Date(s) of Construction on all structures on the property: 1950
(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 checked="" 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:

Expand Back Deck, Add Rear Driveway, Exterior Paint, Window Replacement in kind, Expand Backyard Fer

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 M-Tabar 4/16/26
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
Residential Building Permit
PERMIT # 3179772

To schedule an inspection call: (404)371-3010

Project

Permit Type: D-STRUCT

Project: 1446 Briarcliff LLC - Interior Alterations Only

Work Type: ALTERATION TO EXISTING STRUCTURE

Inspection Zone: 2

Phone Number of Record: (404)964-5922

Primary Contact: JANICE M WHITE*

Construction Type: VB

Occupancy Type: D-SFD

Property

Address: 1446 BRIARCLIFF RD, ATLANTA, GA 30306-

Parcel ID: 18 054 01 015

Zoning: R-75

Lot #: -

Land Use: TN

Septic: -

District: CD02 SD06

Setbacks:

Front: 0.0 Feet

Rear: 0.0 Feet

Left: 0.0 Feet

Right: 0.0 Feet

Contacts

Owner:

Briarcliff1446 LLC
 4500 Chattahoochee Way
 Marietta

Applicant:

JANICE M WHITE*
 1854 Virginia Avenue #2

Contractor:

William Giarratano

Contractor's Business License: RBI003604

Trade License: CI OF DUNWOODY #7807

Scope of Work

# Stories	1.0	Lot Size (SF)	14441.00
# Rooms	7	Heated Area (SF)	0
# Baths	2.0	Basement (SF)	0
# Kitchens	1	Garage (SF)	0
Exterior Finish	Brick	Outdoor Living Space (SF)	0
Roof Finish	Shingl	Total Area (SF)	0
		Building Valuation:	\$60,000.00

Description of Work

3-23-26 Pursuant to the change of scope from D-ADD (addition) to D-ALT (alteration) by forgoing the proposed rear porch expansion at 263.0417 SF, new front porch at 20.89 SF, and rear parking (pad per the site plan dated 1-21-26), the 2nd Historic and 2nd Zoning Reviews are conditionally approved on the building application for interior alterations only to the existing one-story house at 1,701 SF per the Historic (Chapter 13.5) and Zoning (Chapter 27) Ordinances under AP #3179772 at 1446 Briarcliff Road in the R-75 Zoning and Druid Hills Historic Districts. No exterior changes or modifications are allowed as well, since this would prompt the requirement for a COA (certificate of appropriateness) from the Historic Preservation Commission. Interior Alteration of Walls.....Existing Main Floor 1,570 SqFt to Remain the same...There will be NO Porch Expansion
 Interior alterations only

****2/23/26 JTCOLLINS DO NOT ISSUE****

Other Permits Required

HVAC, ELECTRICAL, PLUMBING

Inspections Required

A-ARBORIST, A-ASBUILT, S-FINAL, S-FRAMING, S-INSULATE, W-WTRQUA

Holds

Processing

Total Fees: \$0.00

Issue Date: 03/23/2026

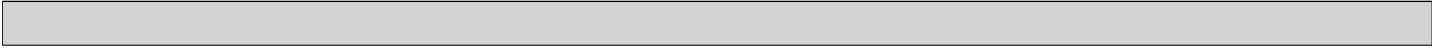


**Department of Planning & Sustainability
Residential Building Permit**

PERMIT # 3179772

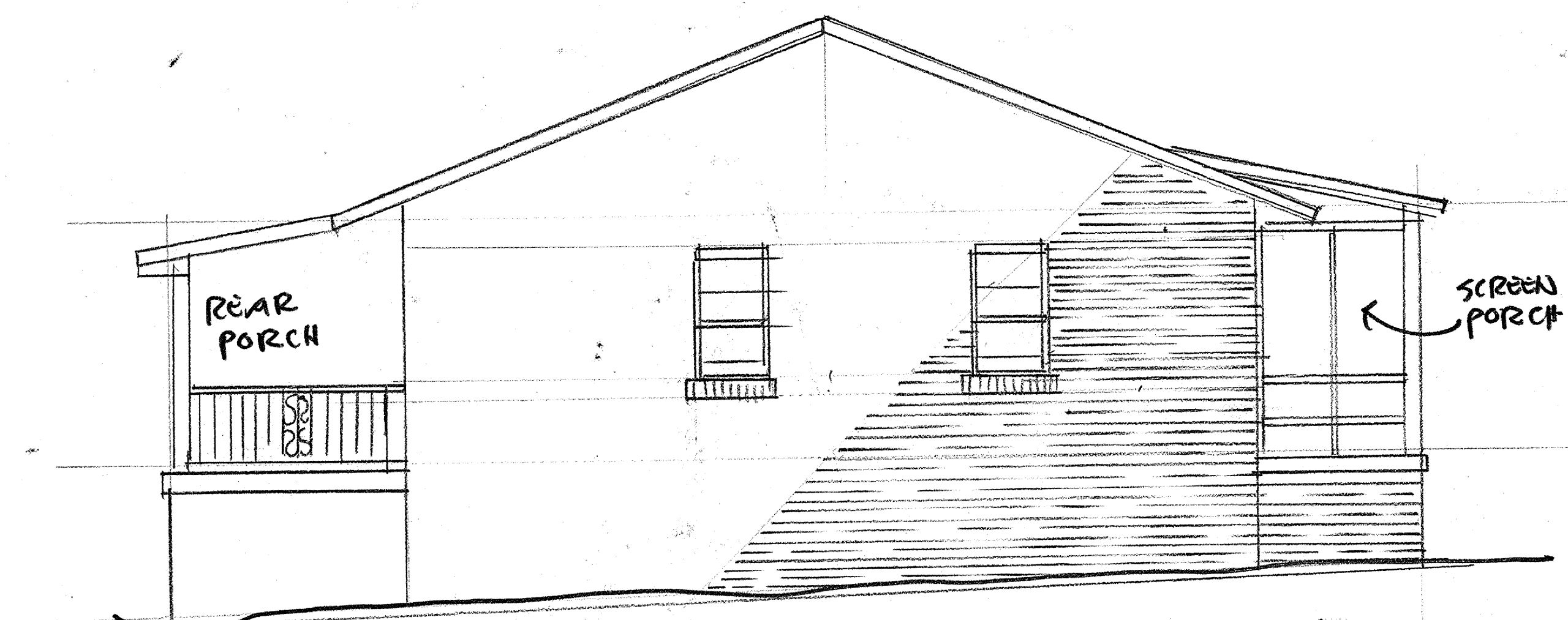
Processed By: WEB

Issued By: RASATTER



1446 BRIARCLIFF

EXISTING ELEVATION

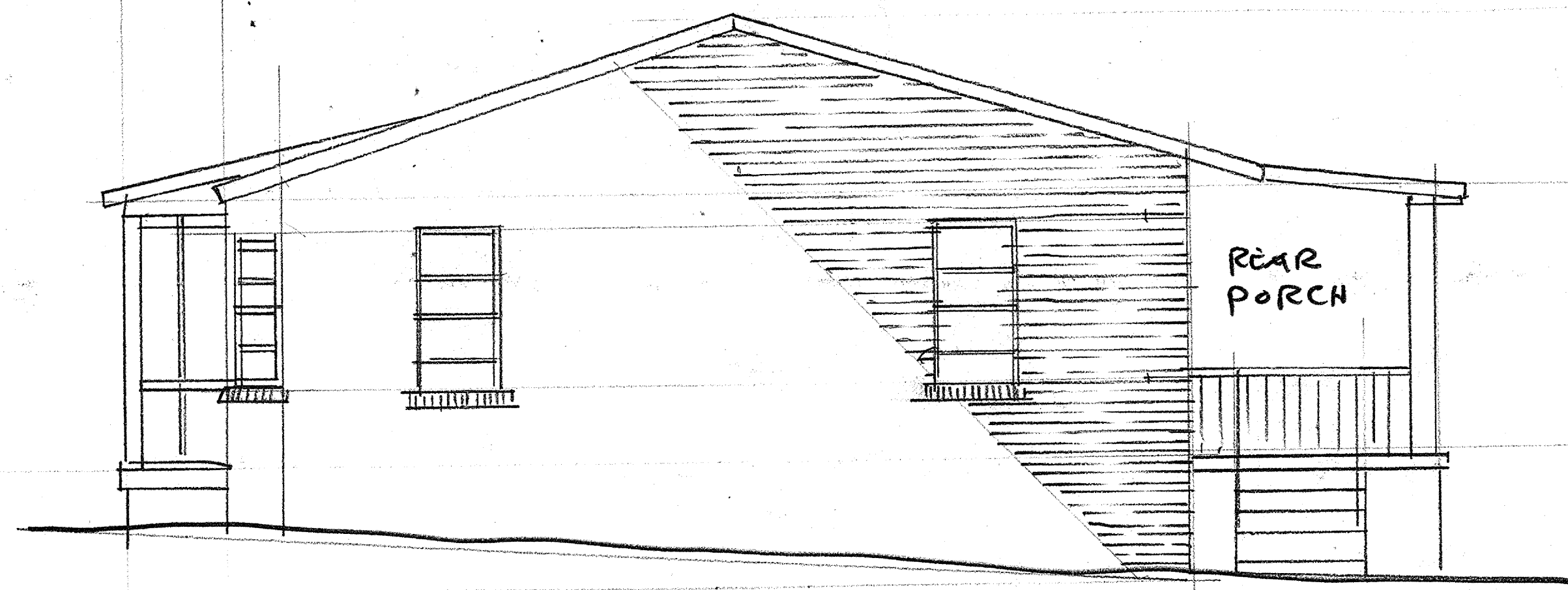


LEFT SIDE

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



REAR



RIGHT SIDE

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

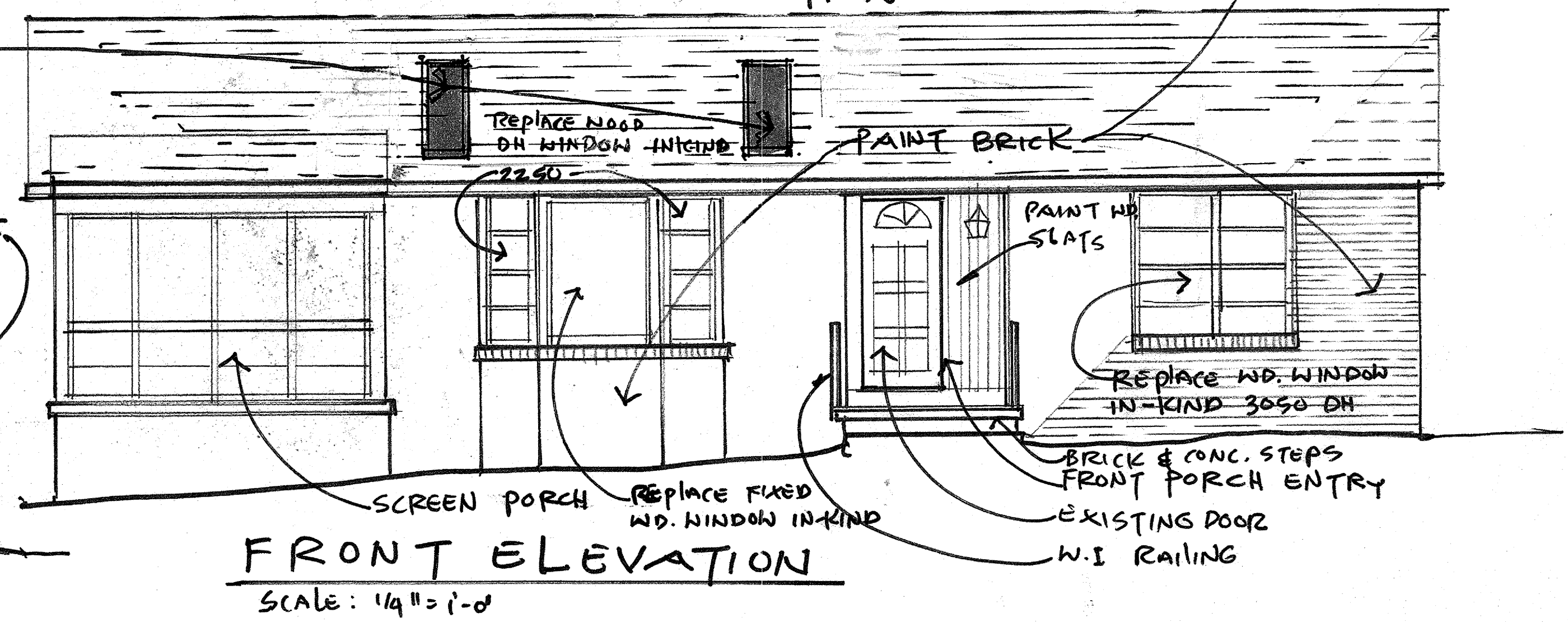
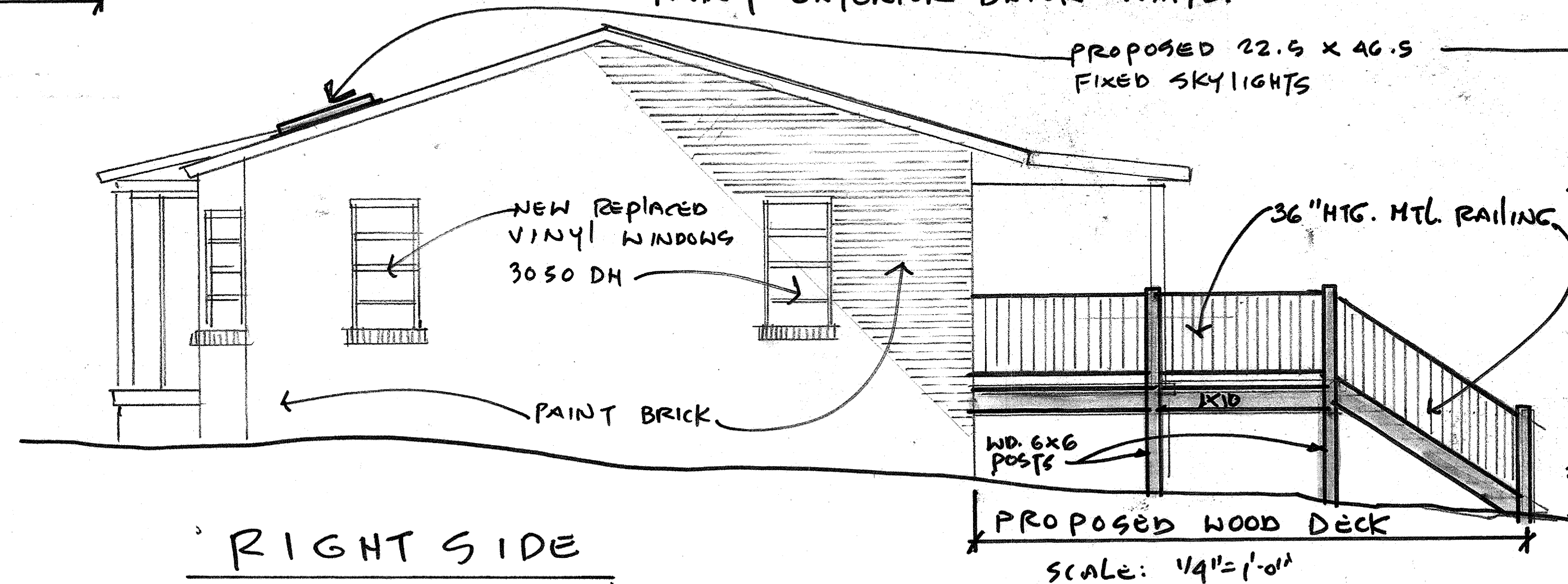
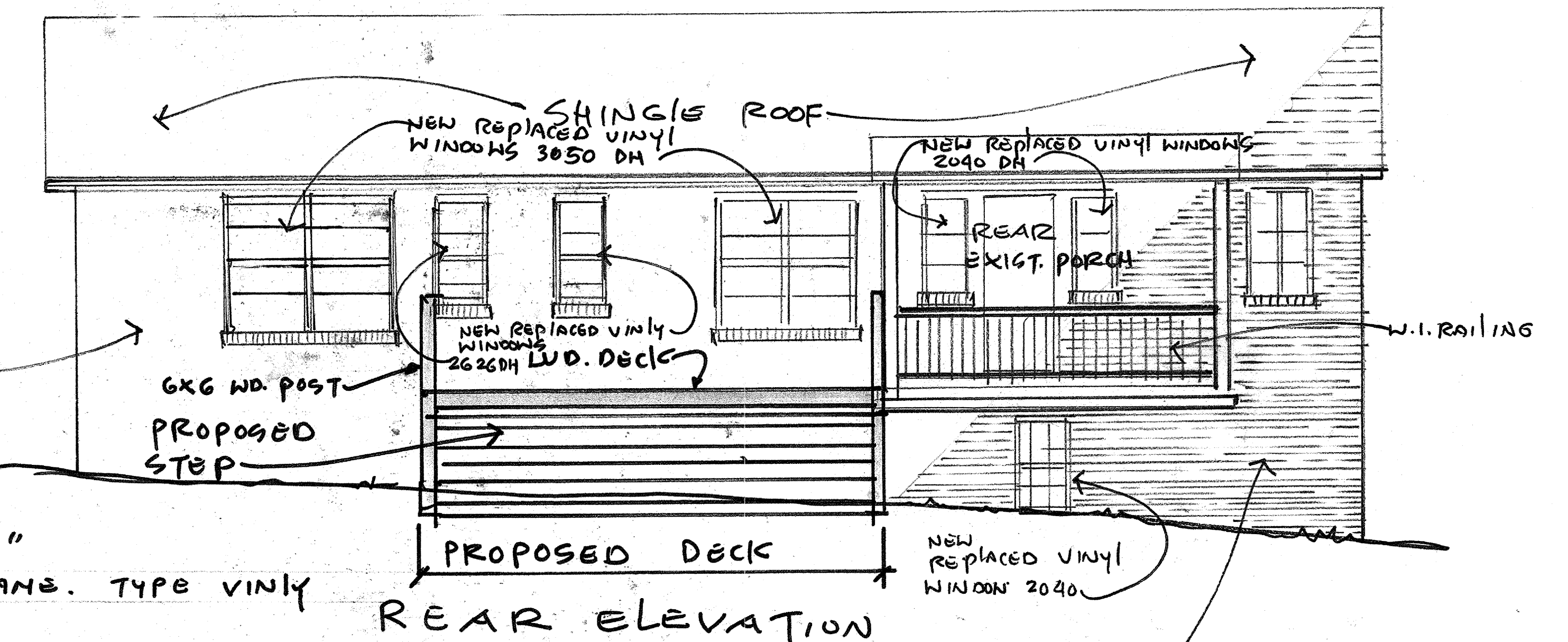
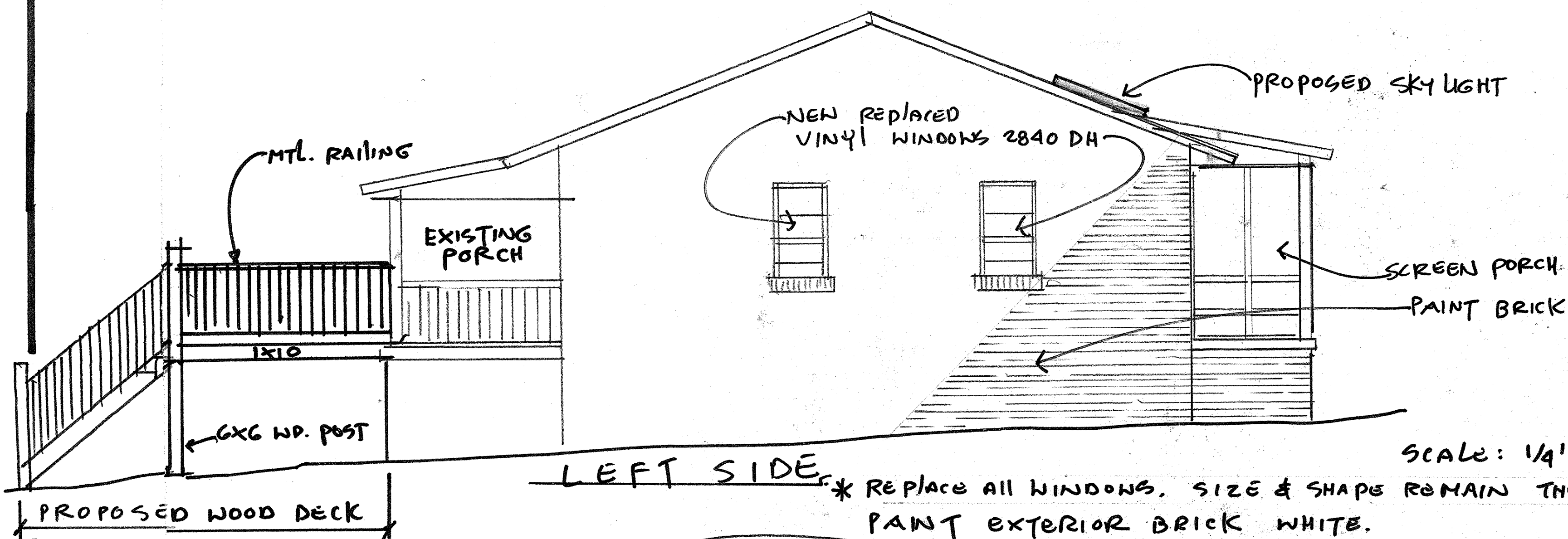
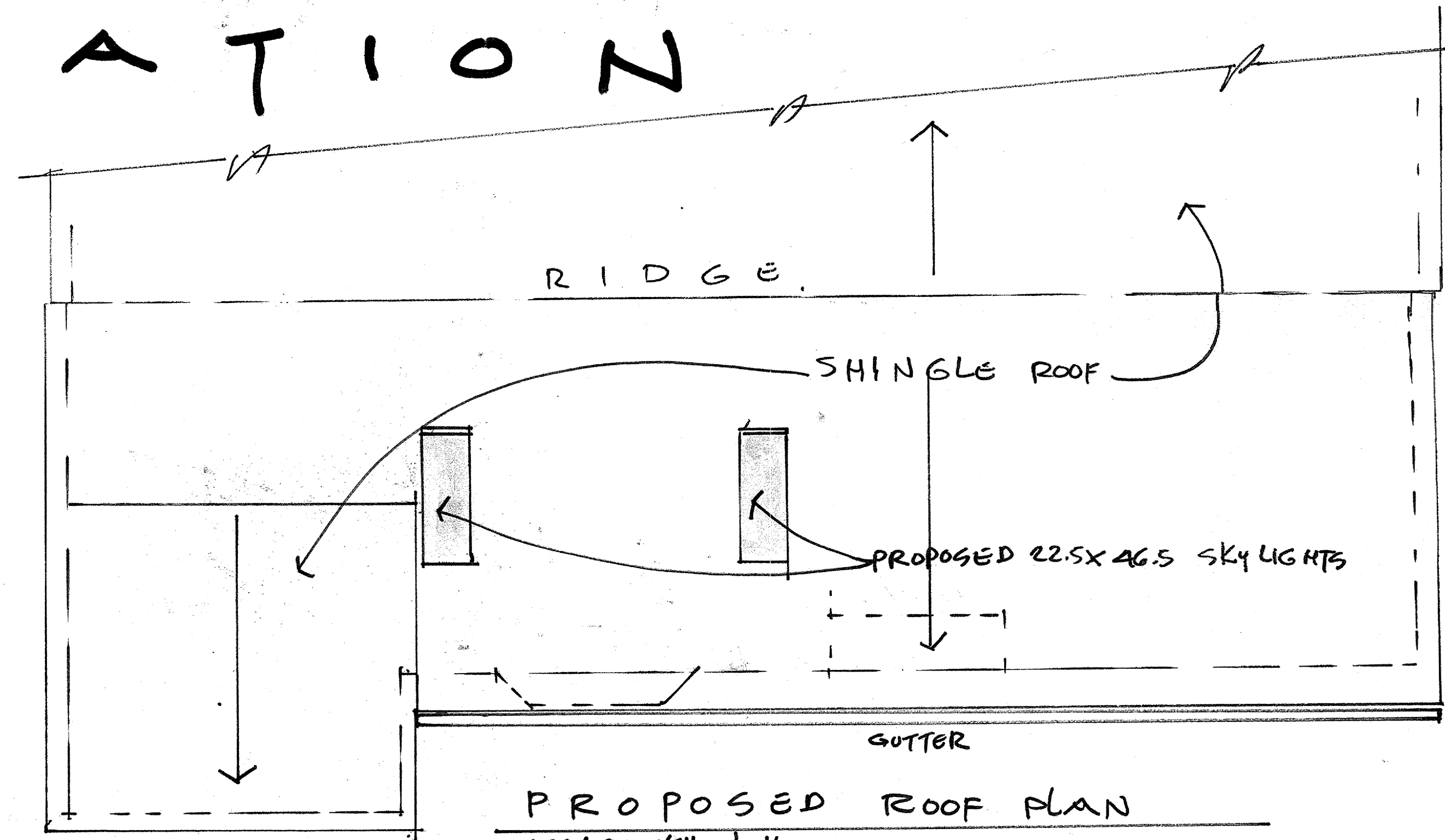


FRONT

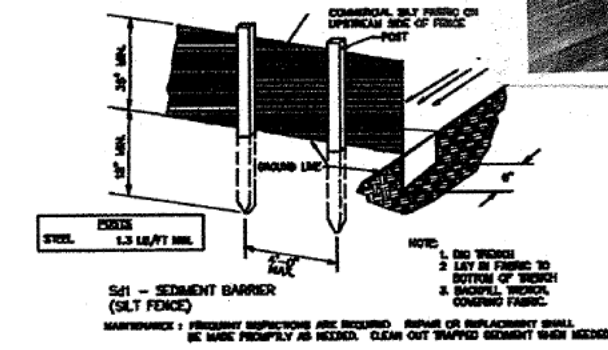
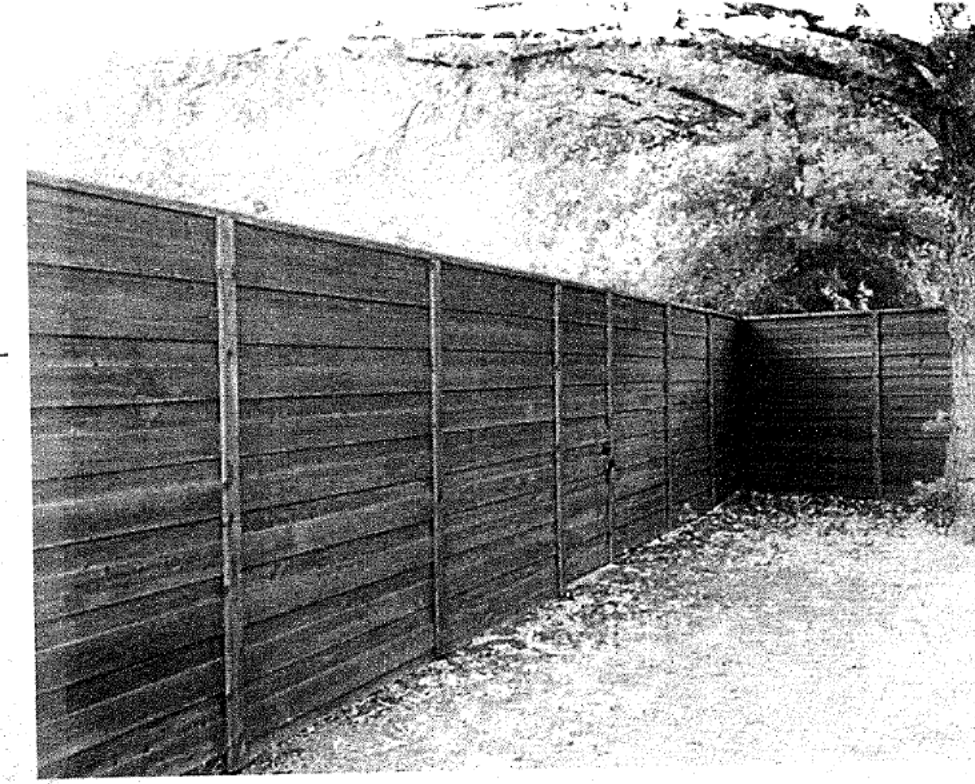
1446 BRIARCLIFF

PROPOSED ELEVATION

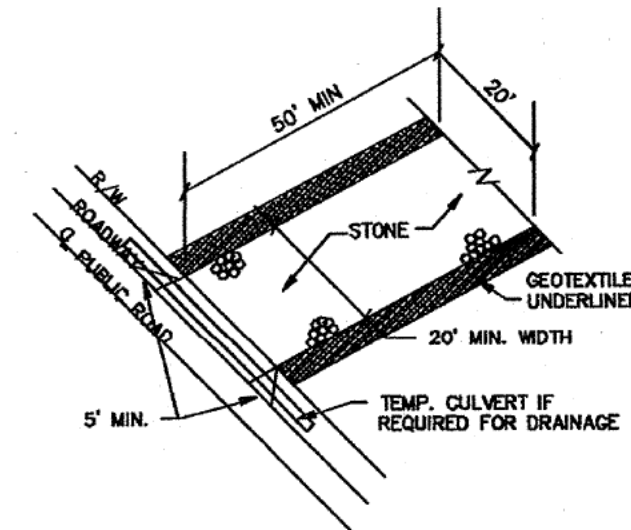
SUN-TEK
 22-1/2 in. x 46-1/2 in. Fixed Self-
 Flashing Skylight with
 Tempered Low-E3 Glass
 ★★★★★ (127) Questions & Answers (55/5)



* REPLACE ALL WINDOWS. SIZE & SHAPE REMAIN THE SAME. TYPE VINYL
 PAINT EXTERIOR BRICK WHITE.

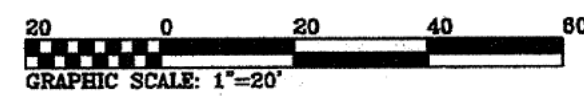


SEDIMENT BARRIER-SILT FENCE (TYPE C)
NOT TO SCALE



- NOTES
1. STONE SIZE ASTM D448 SIZE NO. 1, (1.5"-3.5" DIA.)
 2. PAD THICKNESS 6" MIN.
 3. MIN. SIZE 20"x20" MIN.
 4. IF NECESSARY, INCLUDE WASHING
 5. MAY REQUIRE PERIODIC TOP DRESSING WITH 2" STONE.
 6. MAINTAIN IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC ROADS

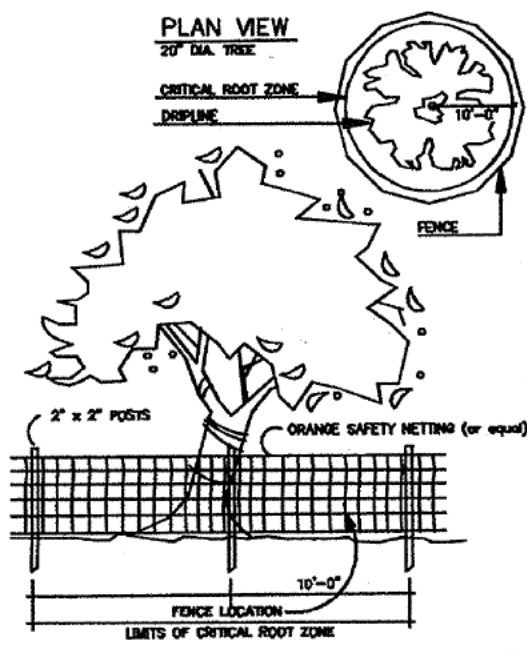
CONSTRUCTION EXIT
NOT TO SCALE



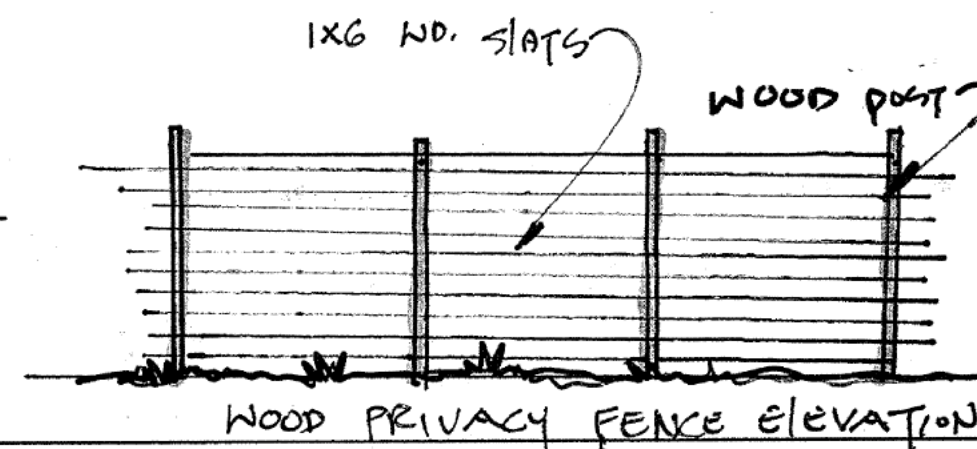
EROSION CONTROL: 706-552-4474

LOT COVERAGE CALCULATIONS

LOT SQUARE FOOTAGE	14,441 SQFT
BUILDING COVERAGE	1,570 SQ. FT.
DRIVEWAY	990 SQ. FT.
PORCHES	489 SQFT
SIDEWALK	411 SQFT
IMPERV COVERAGE	3,460/24%

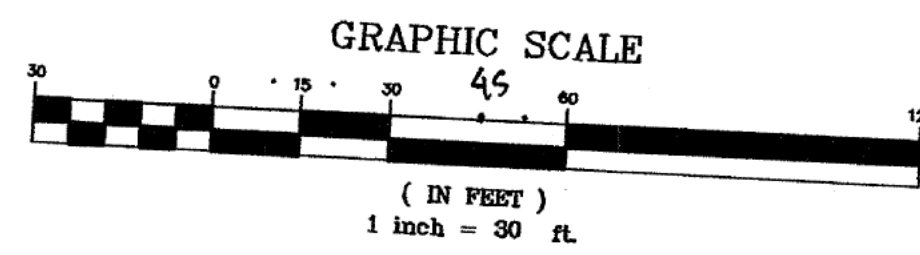
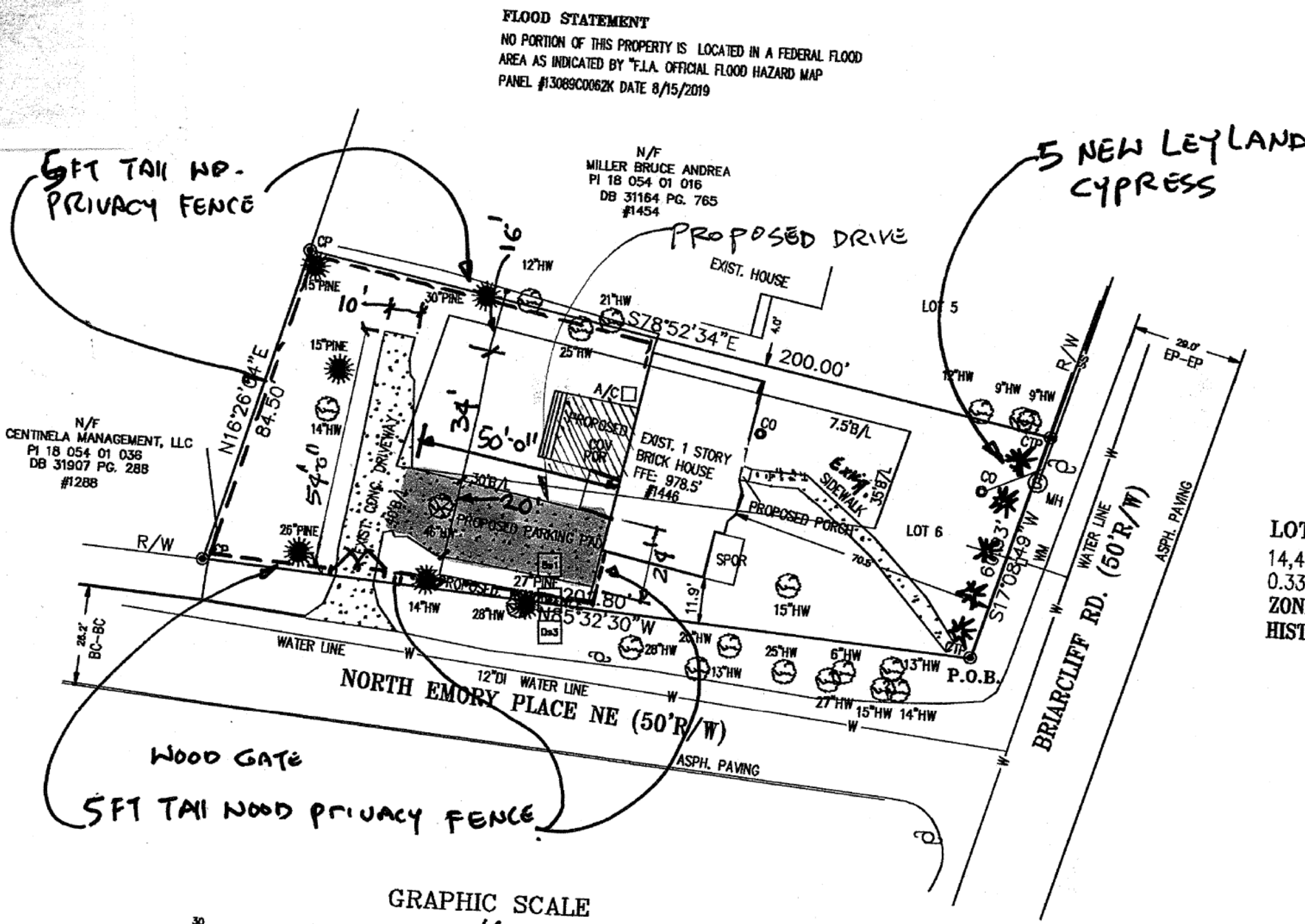


ACTIVE TREE PROTECTION
NOT TO SCALE



NOTE:
NO WATERS OF THE STATE EXIST WITHIN 200 FEET OF PROJECT SITE.

NOTE:
NO MASS GRADING OR EXCAVATION WILL PERFORMED DURING CONSTRUCTION PROCESS.



- EROSION CONTROL
- 1) Separate permit is required for sidewalk and/or driveway construction in the public right-of-way contact Technical Services at 404 330-6849.
 - 2) Disturbed areas left idle shall be stabilized with temporary vegetation after 14 days; after 30 days permanent vegetation shall be established.
 - 3) SILT FENCE shall meet the requirements of Section 171-temporary silt fence, of the Georgia Standard Specifications, 1993 Edition and the be wire reinforced.
 - 4) Maintenance Statement: Erosion Control measures will be inspected at least weekly, after each rain and repaired by the general contractor.
 - 5) STATEMENT- Additional erosion and sediment control measures will be installed if deemed necessary by on site inspection.
 - 6) No graded slope shall exceed 2:1.
 - 7) The escape of sediment from the site shall be prevented by the installation of erosion and sediment control measures and practices prior to, or concurrent with, land-disturbing activities.
 - 8) Erosion control measures will be maintained at all times. If full implementation of the approved plan does not provide for effective erosion control, additional erosion and sediment control measures shall be implemented to control or treat the sediment source.

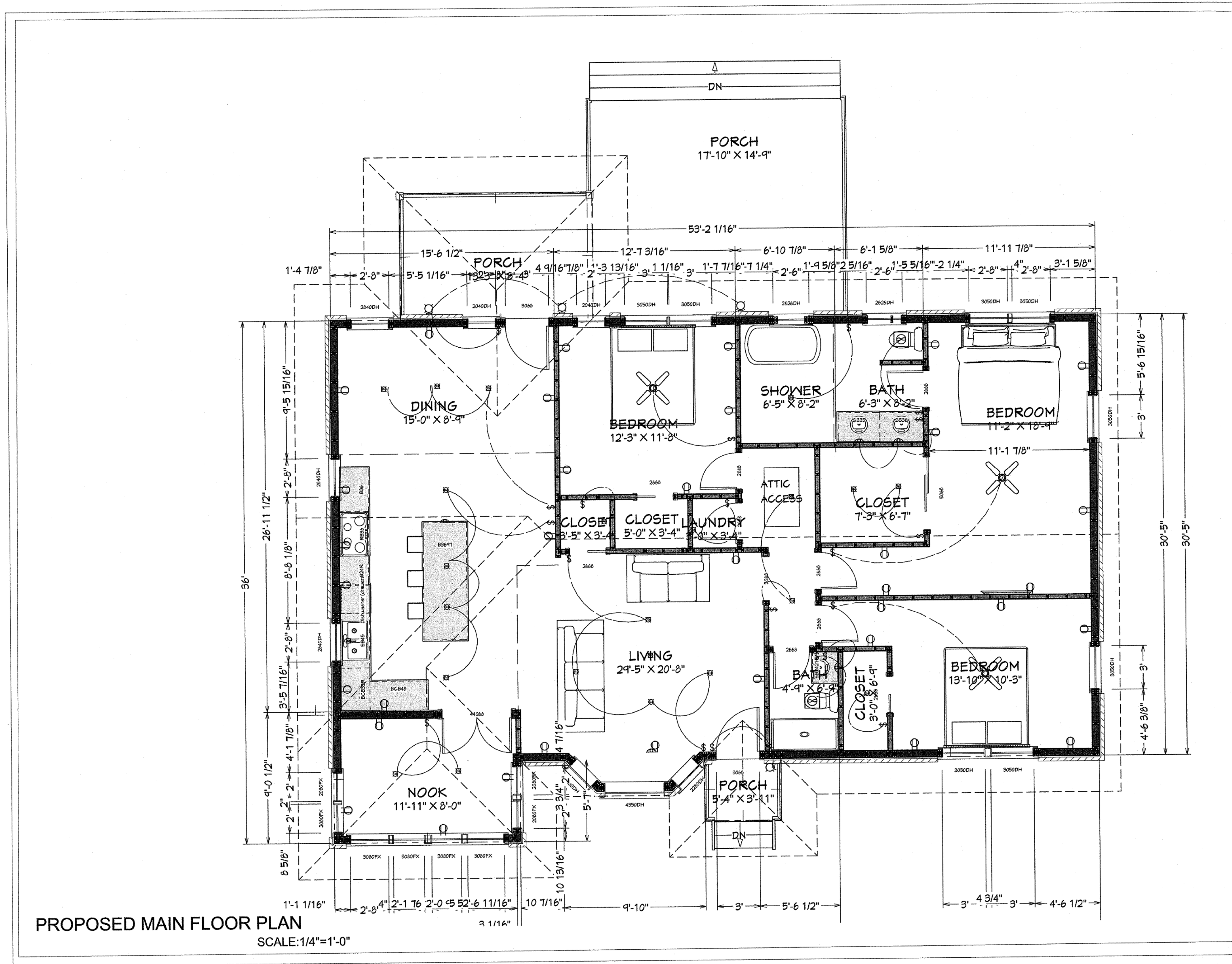
EROSION CONTROL LEGEND

(S1) SEDIMENT BARRIER	(S2) SILT FENCE
(S3) INLET SEDIMENT TRAP	(S4) TEMPORARY SEDIMENT BARRI
(S5) STORM DRAIN OUTLET PROTECTION	(S6) SURFACE REPAIRING
(S7) STABILIZATION MULCHING ONLY	(S8) STABILIZATION PERMANENT VEGETATION

REVISIONS

SEAL:
SITE DATA

24 HOUR CONTACT/DEVELOPER
PROJECT ADDRESS



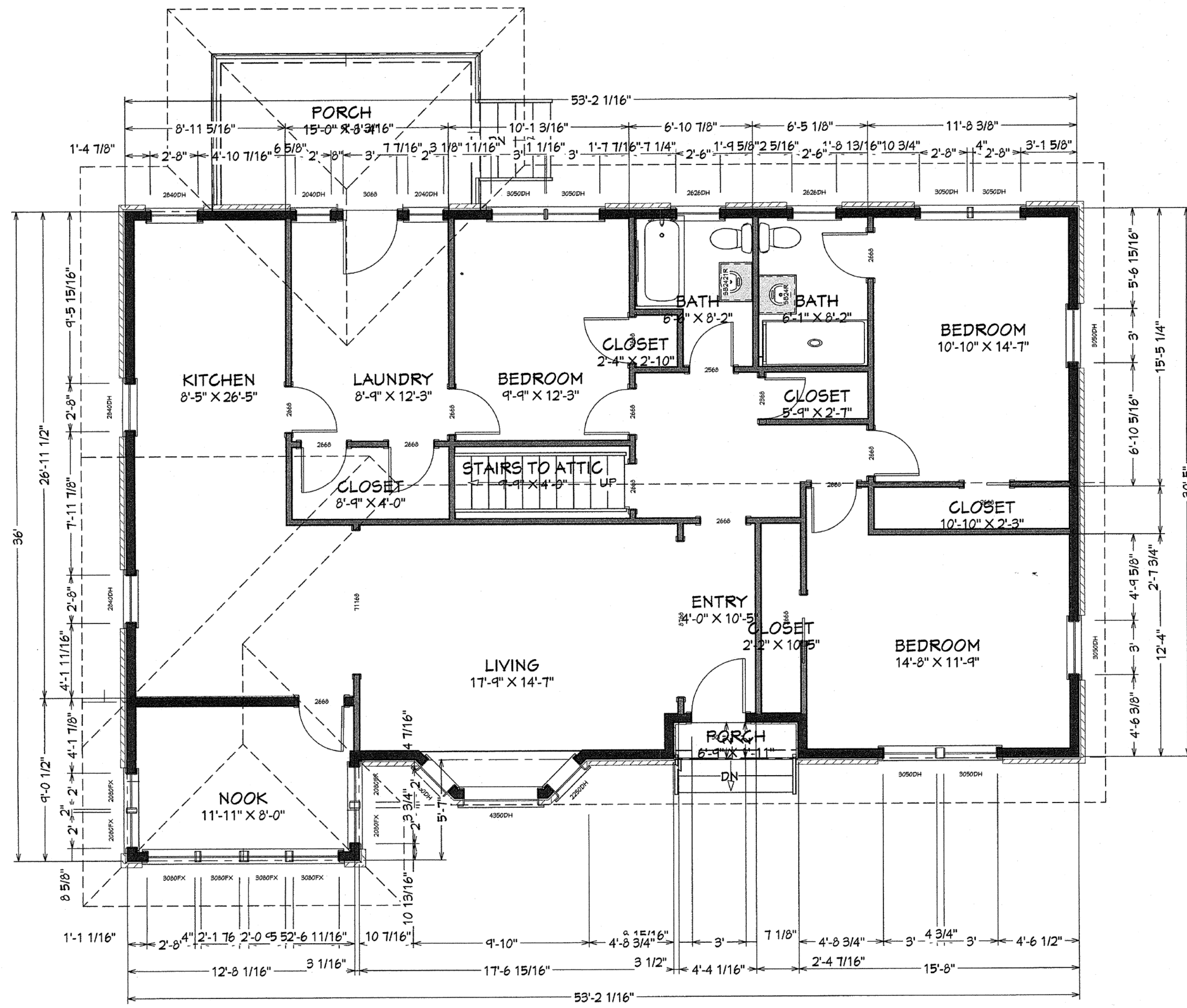
PROPOSED MAIN FLOOR PLAN
SCALE: 1/4"=1'-0"

EXISTING BASEMENT TO REMAIN

REVISIONS	
NO.	DATE:

DATE: 08/19/25
DRAWN BY: ALW
CHECKED BY: SW
TITLE:

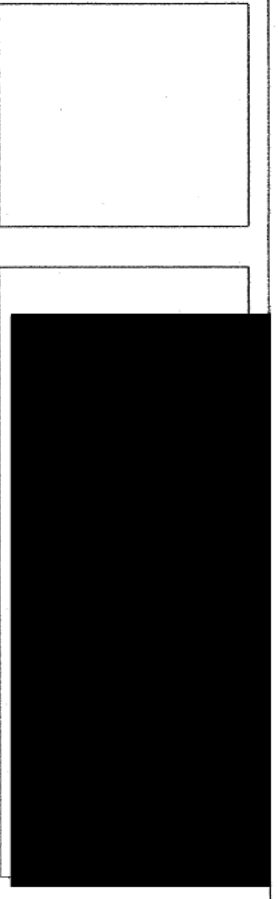
DESIGNED FOR:	RELEASED FOR CONSTRUCTION
PROJECT DESCRIPTION & LOCATION	1446 BRIARCLIFF ROAD ATLANTA, GA
DESCRIPTION	
SHEET NUMBER	3



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

REVISIONS	
NO.	DATE

DATE: 08/19/25
DRAWN BY: ALW
CHECKED BY: SW
TITLE:



DESIGNED FOR:
RELEASED FOR CONSTRUCTION

PROJECT DESCRIPTION & LOCATION
1448 BRIARCLIFF ROAD
ATLANTA, GA

DESCRIPTION

SHEET NUMBER
2

SURVEYORS NOTES:

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON ADDITIONAL BURIED UTILITIES MAY BE EN COUNTERED. NO EXCAVATION WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES, BEFORE EXCAVATION ARE BEGUN, CALL THE UTILITIES PROTECTION CENTER FOR ADDITIONAL INFORMATION.
2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENT OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
3. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.
4. BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.
5. THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.
6. ALL REBARS SET ARA 1/2" REBARS UNLESS OTHERWISE NOTED.
7. THE EXISTENCE, SIZE AND LOCATION OF IMPERVIOUS BUFFERS ARE SUBJECT TO FINAL DETERMINATION BY THE LOCAL ISSUNG AUTHORITY, CITY, OR COUNTY.

LEGEND

- P.O.B. POINT OF BEGINNING
- P.O.R. POINT OF REFERENCE
- O.H.P. OVERHEAD POWER LINE
- P.P. POWER POLE
- L.L.L. LAND LOT LINE
- I.P.F. 1/2" IRON PIN FOUND
- I.P.S. 1/2" IRON PIN SET
- OTF OPEN TOP FOUND
- T.L.P. TRAFFIC LIGHT POLE
- C.L. CENTER LINE
- ⊗ LOT NUMBER
- W.M WATER METER
- ← GUY WIRE
- E/B ELECTRIC BOX
- T/B TELEPHONE BOX
- C/B CABLE BOX
- G.M GAS METER
- CTF CRIMP TOP FOUND
- TLP TRAFFIC LIGHT POLE
- AIF ANGLE IRON FOUND
- CP COMPUTER POINT

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 65,580 FEET AND AN ANGULAR ERROR OF 00 00'06"PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1: 183,383 FEET

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION: THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS "FUTURE" THEIR LOCATION ,SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN:



12/8/2025

FLOOD STATEMENT

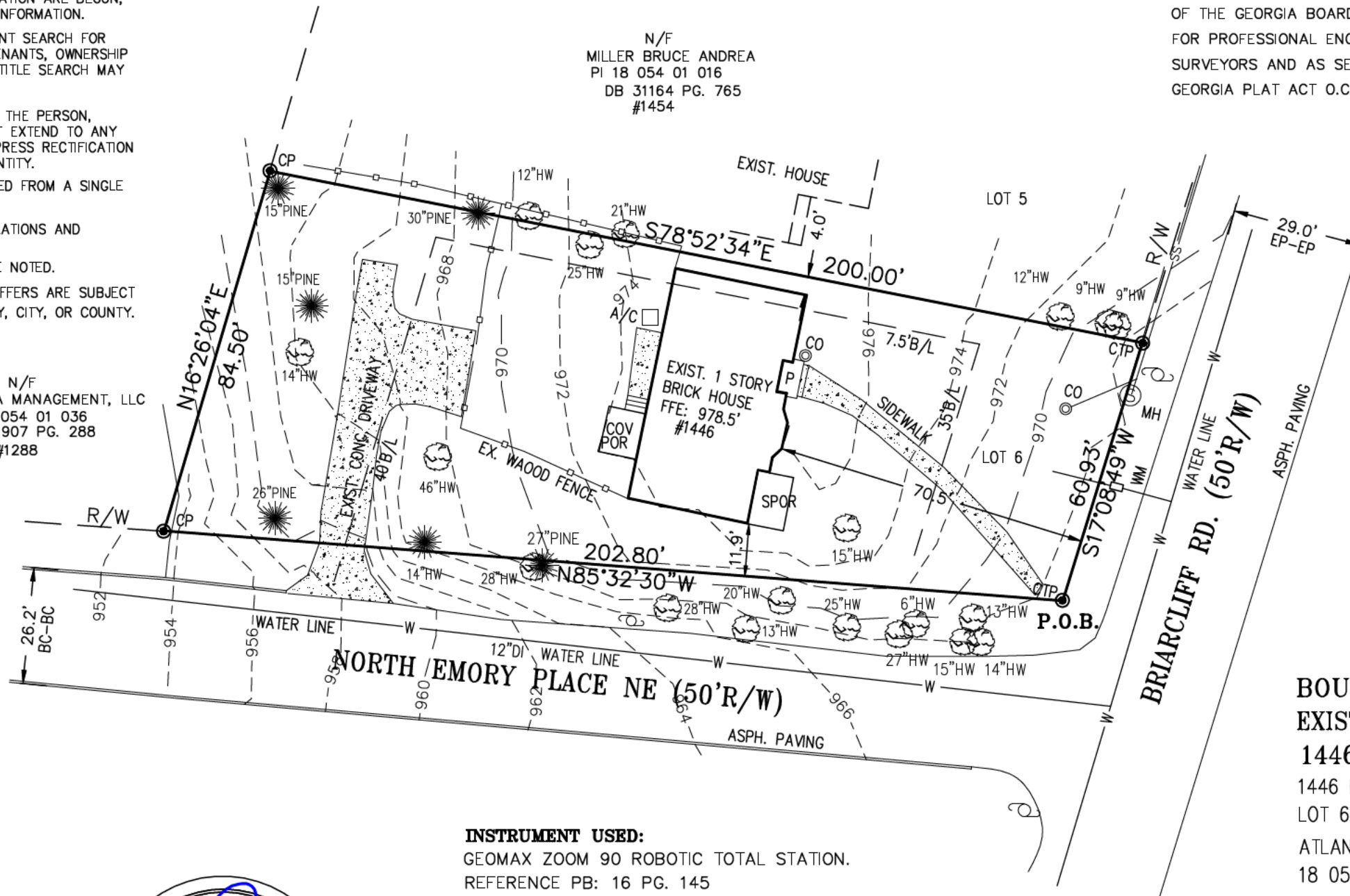
NO PORTION OF THIS PROPERTY IS LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY "F.I.A. OFFICIAL FLOOD HAZARD MAP PANEL #13089C0062K DATE 8/15/2019

NOTE:

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

N/F
CENTINELA MANAGEMENT, LLC
PI 18 054 01 036
DB 31907 PG. 288
#1288

N/F
MILLER BRUCE ANDREA
PI 18 054 01 016
DB 31164 PG. 765
#1454



LOT AREA
14,441. sq.ft.
0.331 acres
ZONED R-75
HISTORY DISTRICT

BOUNDARY SURVEY OF EXISTING CONDITION FOR:
1446 BRIARCLIFF, LLC
1446 BRIARCLIFF RD.
LOT 6 KUNIANSKY PROPERTY SUBD.
ATLANTA GA. 30306
18 054 01 015
LL 54 18TH DISTRICT
DEKALB COUNTY GEORGIA
DATE : SURVEY PLAT DECEMBER 8, 2025

INSTRUMENT USED:

GEOMAX ZOOM 90 ROBOTIC TOTAL STATION.
REFERENCE PB: 16 PG. 145

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

HURD PRINCE & ASSOCIATES, INC.

Consulting Planners & Surveyors
110 MLK SR HERITAGE TRAIL
STOCKBRIDGE, GEORGIA 30281-3424
Phone (678)-782-7737 CELL (404) 372-7304

Vinyl Windows on Property Directly across the Street: 1437 Briarcliff Rd NE



Vinyl Windows on Property Directly across the Street: 1454 Briarcliff Rd NE



View of property from Briarcliff:



No visibility to side of the property



View of property from Briarcliff / N Emory: No visibility to side of the property



View from Emory Pl: No visibility to side of property



View from Emory Pl



Backyard: Existing 6 ft fence



Property is located on a hill. View from standing in middle of existing driveway



Wood Window: <https://www.precisionmillworks.com/portfolio-items/double-hung-windows-rot-proof-enviroguard/>



Vinyl Window: <https://www.mgmindustries.com/products/4600>



Window Sizes

WINDOW SPECIFICATION SHEET VINYL WINDOW SOLUTIONS

INV # _____

CUSTOMER NAME Mary Taylor ADDRESS 1446 CITY BRIDGECREST RD NE ST DR ZIP 4-14-26 HOME PHONE _____ WORK PHONE _____

SALES REP _____ NAME _____ DATE _____ PHONE _____ PAGE _____ OF _____

NO	LOCATION	QTY	MEASUREMENTS		PRODUCT STYLE	WDW COLOR			GRIDS		LOW E ² & ARGON	LOW E ² & ARGON	GLASS		SCREEN		WRAP COLOR	COMMENTS
			WIDTH	HEIGHT		WH	TIN	IC	FLAT	CONT			TEMP	OBSCURE	HALF	FULL		
1		1	17 1/2	36 3/4	AW	X			X				X				W 1/2	Vinyl
2		1	17 1/4	36 5/8	AW	X			X				X				W 1/2	Vinyl
3		1	35 1/2	36 1/2	DH	X			X								W 1/2	Vinyl with 13/16 flat grids
4		1	43 3/4	45 1/2	DH	X			X									Vinyl with 13/16 flat grids
5		2	31 3/4	53 1/4	DH	X			X									Vinyl with 13/16 flat grids
6		2	31 3/4	53 1/4	DH	X												wood window exact match as current
7		1	65 3/4	53 1/4	AW	X												wood window exact match as current
8		3	31 3/4	53 1/4	DH	X												wood window exact match as current
9		3	31 3/4	53 1/4	DH	X												Vinyl with 13/16 flat grids
10		2	27 3/4	32 1/2	DH	X							X					Vinyl with 13/16 flat grids

Notes:

SECOND LEVEL

FRONT

BASEMENT

FRONT

EXISTING WINDOWS

WOOD

ALUMINUM

STEEL

VINYL

STRUCTURE

ONE STORY

TWO STORY

THREE STORY

MULTI LEVEL

REMOVE/REPLACE BLINDS

CUSTOMER

VINYL WINDOW SOLUTIONS

REMOVE STORM WINDOWS

CUSTOMER

VINYL WINDOW SOLUTIONS

OTHER

REMOVE AC/UNIT

REMOVE BURGLAR BARS

40 FOOT LADDER REQUIRED

12. Windows Questions

a. Consistent with original as well as the area of influence;

MT: Yes

b. Size and proportion similar to original;

MT: Yes

c. Pane orientation and size similar to original;

MT: Yes

d. Type (e.g., double hung, casement);

MT: Double Hung and Picture windows

e. Fenestration on walls visible from right-of-way;

MT: ONLY the front windows. None on side / back

f. Simulated divided light(SDL) or true divided light(TDL): location of muntins between the glass, behind the glass or permanently affixed on exterior;

MT: The front wood windows, matching originals / permanently affixed on exterior. The side / back windows; between the glass. All SDL.

g. Material of window and any cladding;

MT: Wood windows in front no cladding. Vinyl Windows in back; 3 picture windows in back will have aluminum cladding. Rest of them don't have cladding.

h. Width of muntins compared to original(show dimensions on drawings);

MT: same as original 7/8th

i. Shutters or canopies MT: None

j. Dimensions of windows and doors.

MT: Provided above.

Wood Fence:



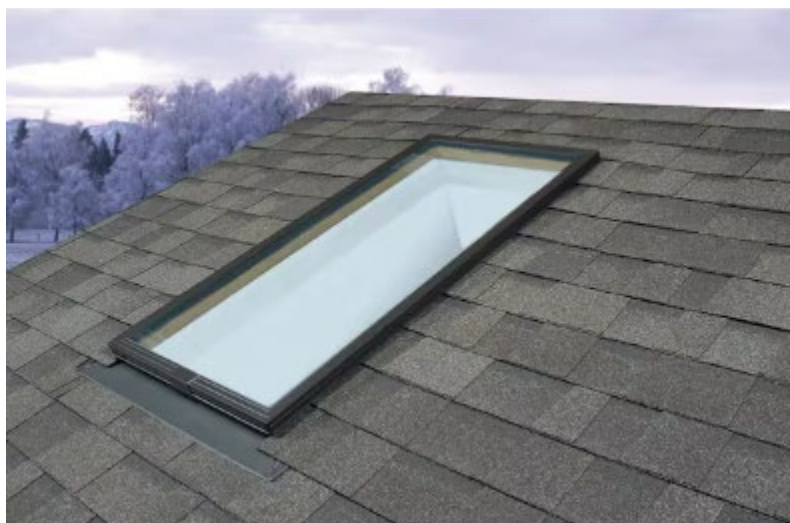
Skylight: <https://www.homedepot.com/p/SUN-TEK-22-1-2-in-x-46-1-2-in-Fixed-Self-Flashing-Skylight-with-Tempered-Low-E3-Glass-FGC-2549-E-C-B/312185030>

22-1/2 in. x 46-1/2 in. Fixed Self-Flashing Skylight with Tempered Low-E3 Glass
by SUN-TEK

 Images (5)

 Shop This Look (2)

 Customer Images (18)



Approximate Location of Skylight. Property is located on a hill. With the new 8 ft trees that will be planted in the front, property won't be visible from ROW.

