

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer
Lorraine Cochran-Johnson

Director
Juliana A. Njoku

Application for Certificate of Appropriateness

Date Submitted: 06/09/2026

Subject Property Address: 941 Clifton Rd NE, Atlanta, GA 30307

Property Parcel ID No: 18 003 02 017

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	☒	New Accessory Building	☒	Other Building Changes	☐
Demolition	☐	Landscaping	☐	Other Environmental Changes	☐
Addition	☐	Fence/wall	☐	Other	☐
Moving a building	☐	Sign Installation	☐		

Description of Work:

Front Yard - New front walk landing with curb, new concrete driveway and new retaining walls.

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 ☒	<u>Brunno Godoi</u>	<u>06/09/2026</u>
		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.**

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: John & Kayla Williams

being owner(s) of the property at: 941 Clifton Road NE

hereby delegate authority to: Cosmic Design

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

Signature of Owner(s): _____ Date: 06/09/2026

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 that is not in accordance with the scope of work approved by the issued certificate, a Stop Work Order may be issued for the property and a new Certificate of Appropriateness will need to be obtained.**

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, a Certificate of Occupancy will not be issued. 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.

Please check the box below to confirm that the applicant has completed the following:

- ✓ Reviewed the information provided and understand the Certificate of Appropriateness process
- ✓ Reviewed the Historic Preservation Commission Meeting calendar
- ✓ Reviewed the appropriated design manual and guidelines for the historic district in which the subject property is located
- ✓ Reviewed the DeKalb County Tree Ordinance.
- ✓ Reviewed applicable zoning codes regarding lot coverage, garage sizes, stream buffers.

The applicant has completed the check list above and understands the process to obtain a Certificate of Appropriateness ☒

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer
Lorraine Cochran-Johnson

Director
Juliana A. Njoku

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Demolition	☐	Landscaping	☐	Other Environmental Changes	☐
Addition	☐	Fence/wall	☐	Other	☐
Moving a building	☐	Sign Installation	☐		

Description of Work:

New cabana 18' x 28.5'

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

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Owner ☐	Agent ☒	<u>Brunno Godoi</u>	<u>06/09/2026</u>
		Applicant/Owner Signature	Date

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The applicant has completed the check list above and understands the process to obtain a Certificate of Appropriateness ☒

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric Hudson

Application for Certificate of Appropriateness

Date submitted: 7/19/2024

Date Received: _____

Address of Subject Property: _____

Applicant: Richard Shore

E-Mail: _____

Applicant Mailing Address: 3080 McCall Dr, STE 6, Doraville, GA 30340

Applicant Phone: _____

Applicant's relationship to the owner: Owner ☐

Architect ☐

Contractor/Builder ☒

Other ☐

Owner(s): John Williams

Email: _____

Owner(s): Kayla Williams

Email: _____

Owner(s) Mailing Address: 941 Clifton Rd N E, Atlanta, GA 30307

Owner(s) Telephone Number: _____

Approximate date of construction of the primary structure on the property and any other structures affected by this project: _____

Nature of work (check all that apply):

New construction ☐

New Accessory Building ☐

Other Building Changes ☐

Demolition ☐

Landscaping ☒

Other Environmental Changes ☐

Addition ☐

Fence/Wall ☒

Other ☒

Moving a Building ☐

Sign Installation ☐

Description of Work:

Rear Yard: New 485 SF Swimming Pool w/ spa and 70 SF vanishing edge basin, new 1,540 SF patio, new steps, new retaining walls and new landscaping.

Front yard: New planter walls, new steps new permeable paver parking pad and new landscaping.

This form must be completed in its entirety and be accompanied by supporting documents, such as plans, list of materials, color samples, photographs, etc. All documents should be in PDF format, except for photographs, which may be in JPEG format. Email the application and supporting material to plansustain@dekalbcountyga.gov and pjvennings@dekalbcountyga.gov. An incomplete application will not be accepted.

Signature of Applicant: Richard Shore

DEPARTMENT OF PLANNING & SUSTAINABILITY

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I/ We: John & Kayla Williams

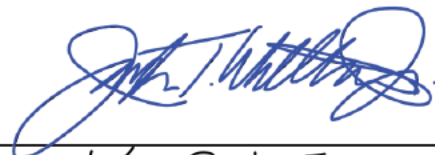
being owner(s) of the property at: 941 Clifton Road NE

hereby delegate authority to: Cosmic Design / Alair Homes

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

Signature of Owner(s):

Date: 07/17/24


Kayla Williams

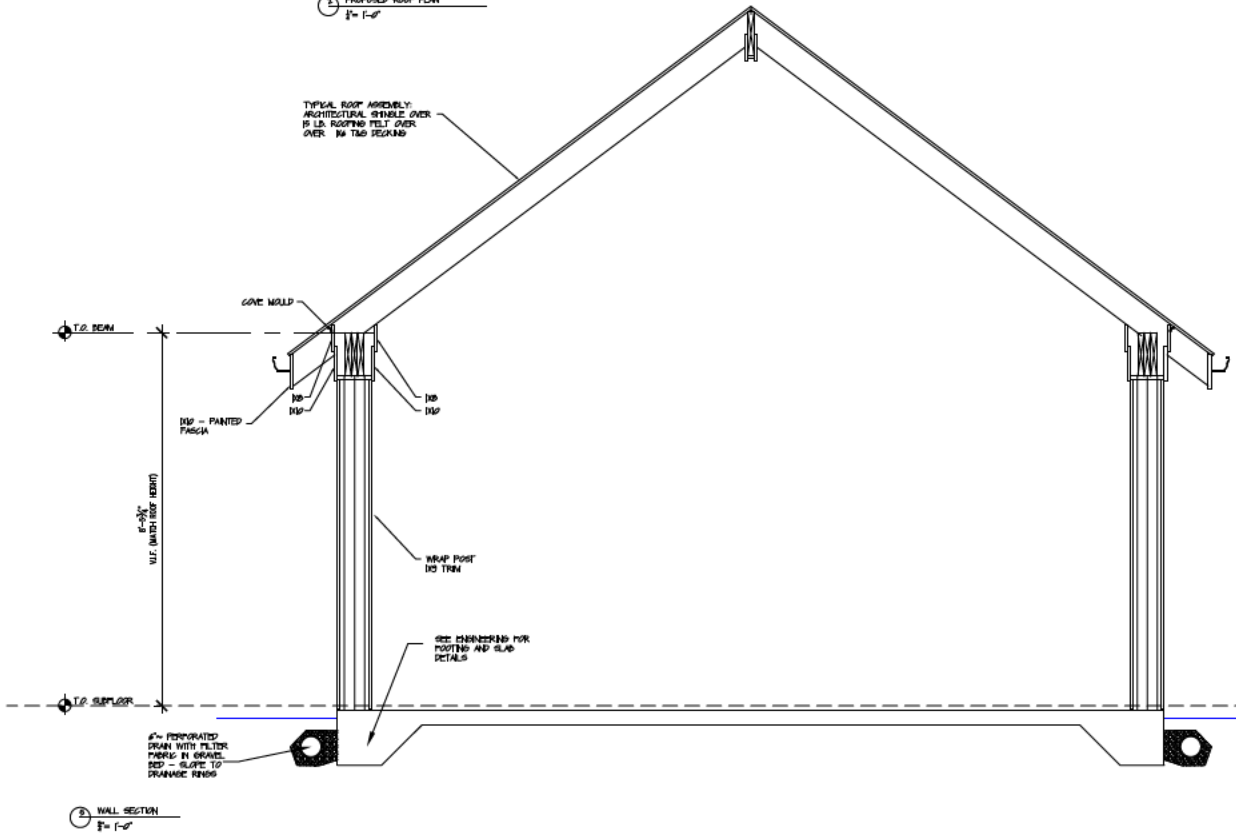
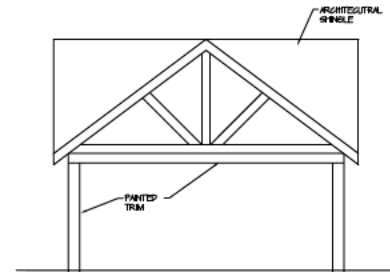
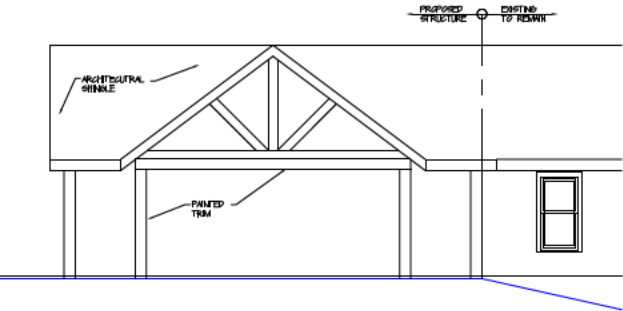
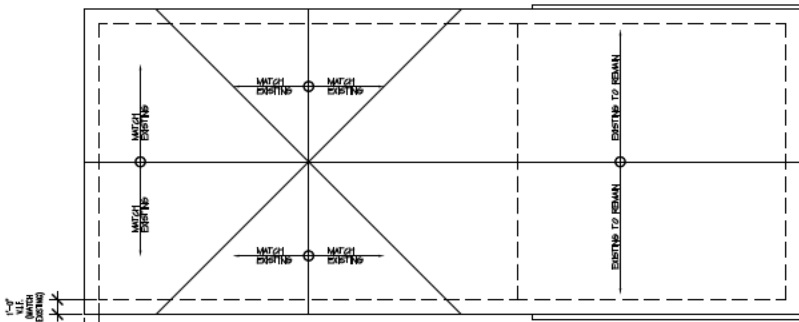
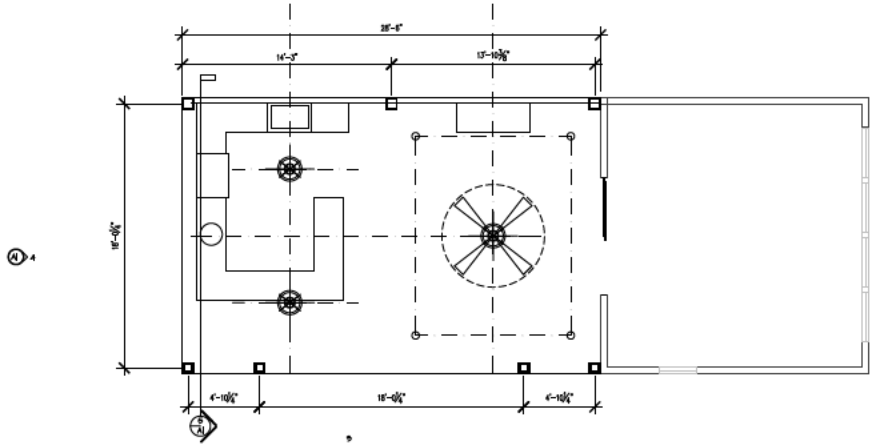
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Revisions	Date
REV 1.31.2025 - county comment	
REV 1.15.2026 - new cabana & parking area	

RELEASED FOR
CONSTRUCTION

Notes

1. This plan might be subject to modifications by the client or by Cosmic Design Studio and should not be used as a construction plan.
2. Trees, utilities, and other elements not shown in this plan may still exist in situ.

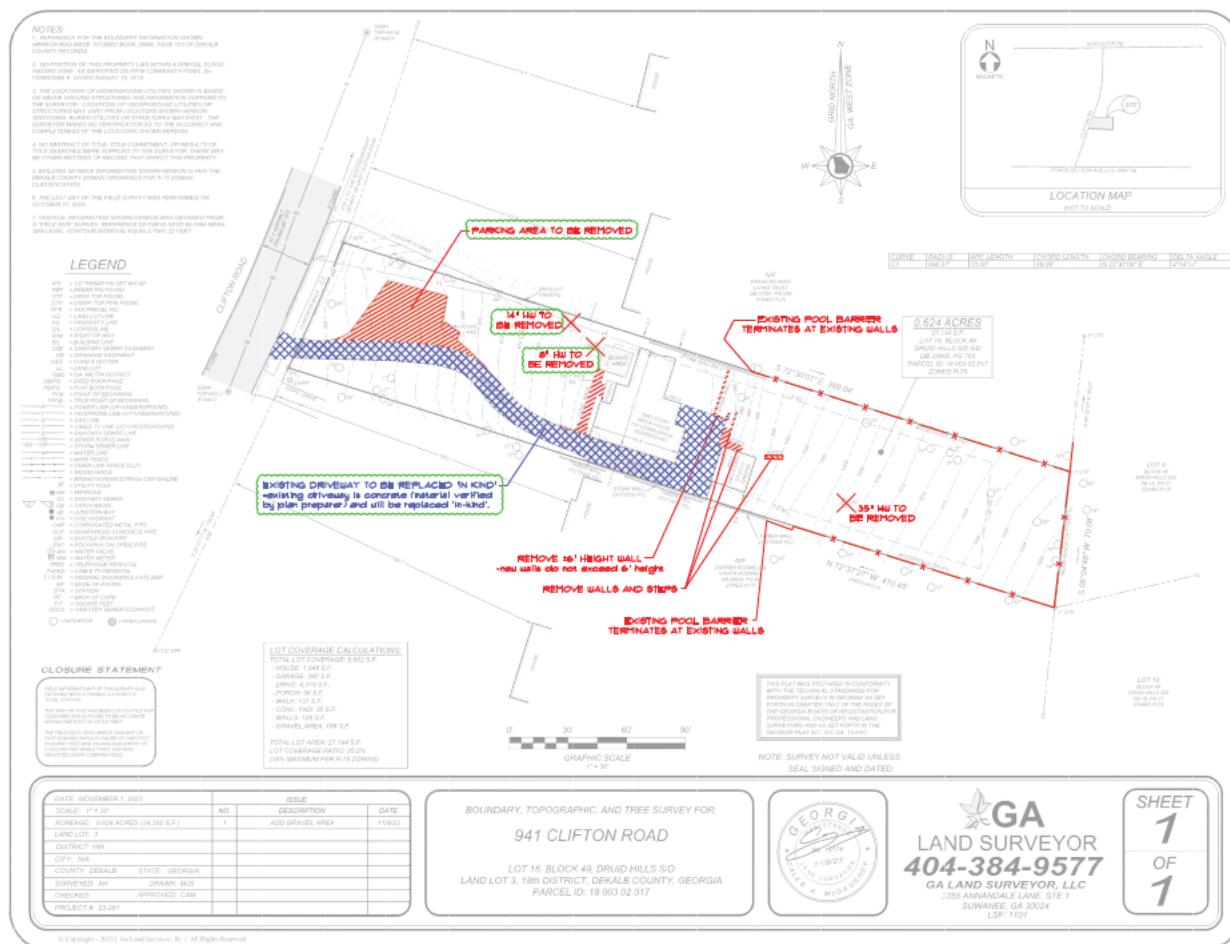
Date
12.16.2024

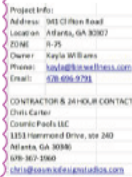
Drawn By
RH

Checked By
CC

Survey / Demo Plan

SP-102





COSMIC
DESIGN STUDIO

Williams Residence
941 Clifton Road
Atlanta, GA 30307

North

Revisions	Date
REV 1.31.2025 - county comment	
REV 9.10.2025 - new walls	
REV 1.15.2026 - new cabana & parking area	

RELEASED FOR
CONSTRUCTION

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Date
12.16.2024

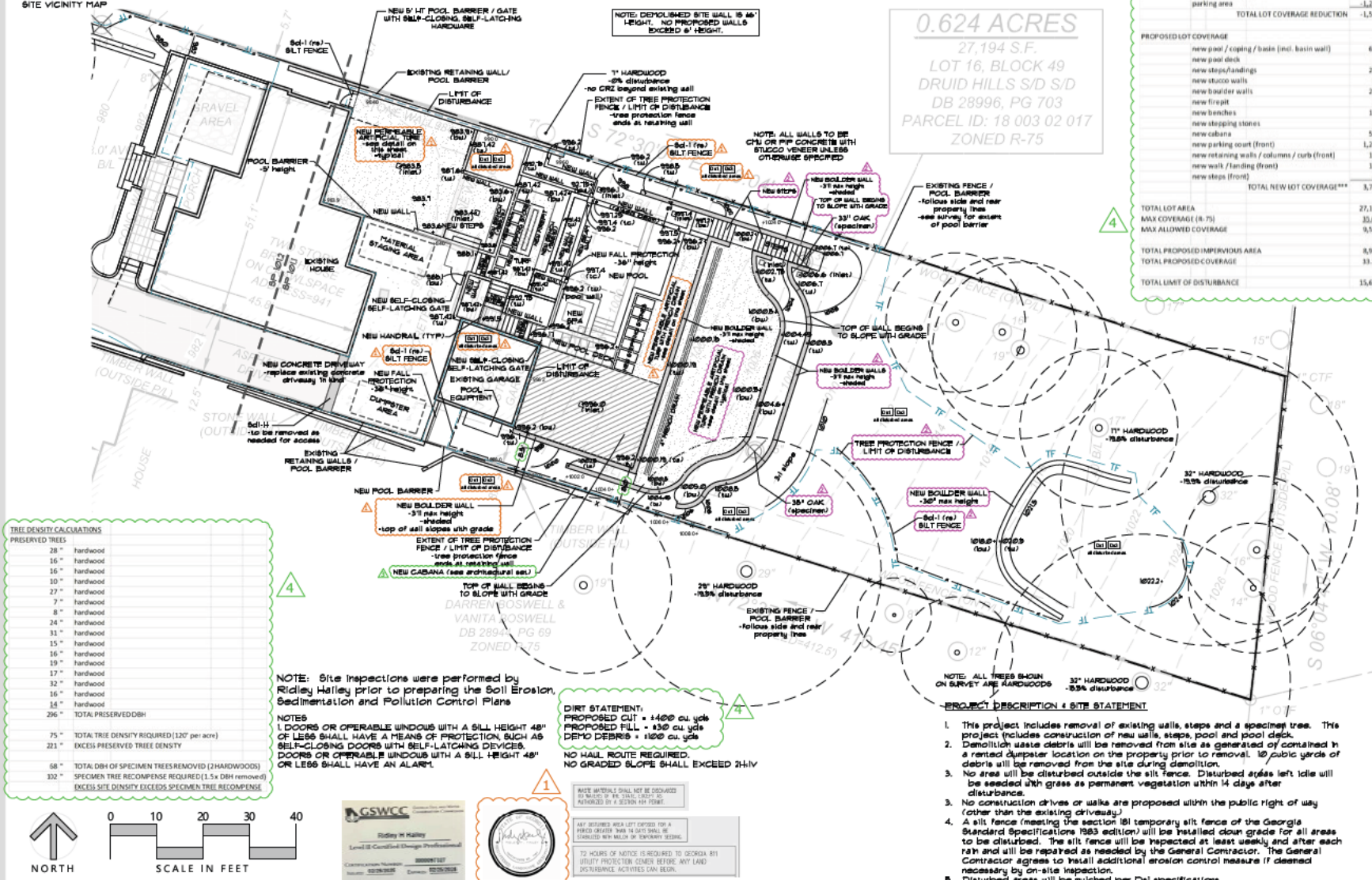
Drawn By
RH

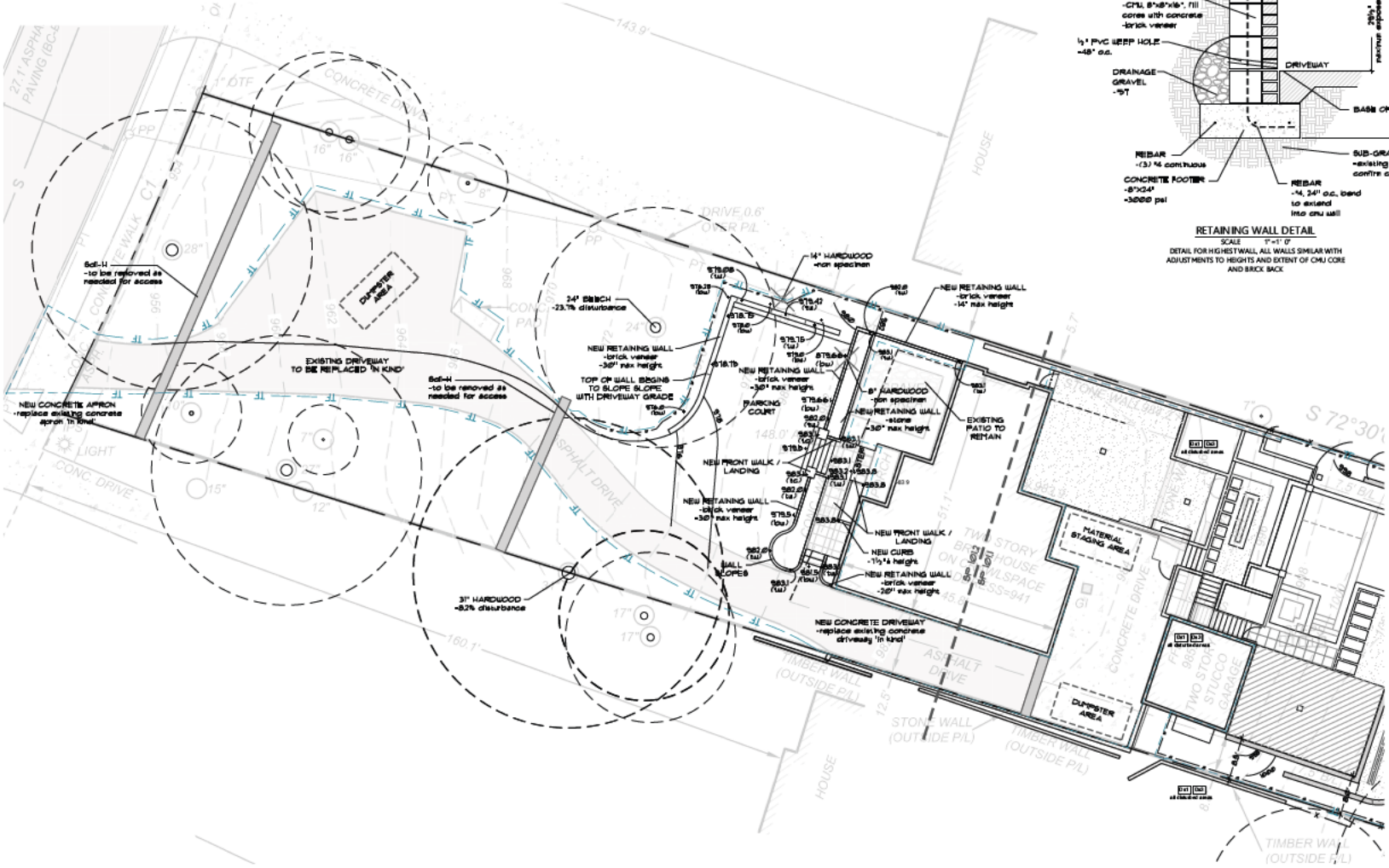
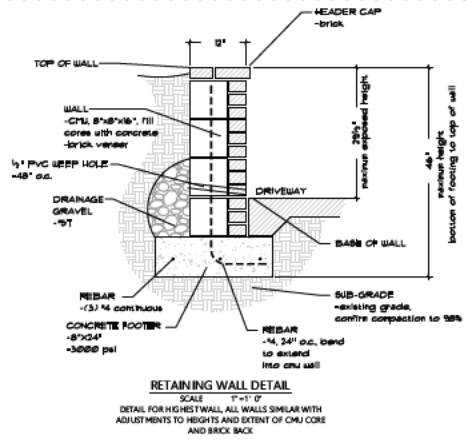
Checked By
CC

Site Plan

SP-101.1

www.cosmicdesign.studio
(404)-400-3652





North

Revisions Date
REV 1.31.2025 - county comments
REV 1.15.2026 - new cabana & parking area

RELEASED FOR
CONSTRUCTION

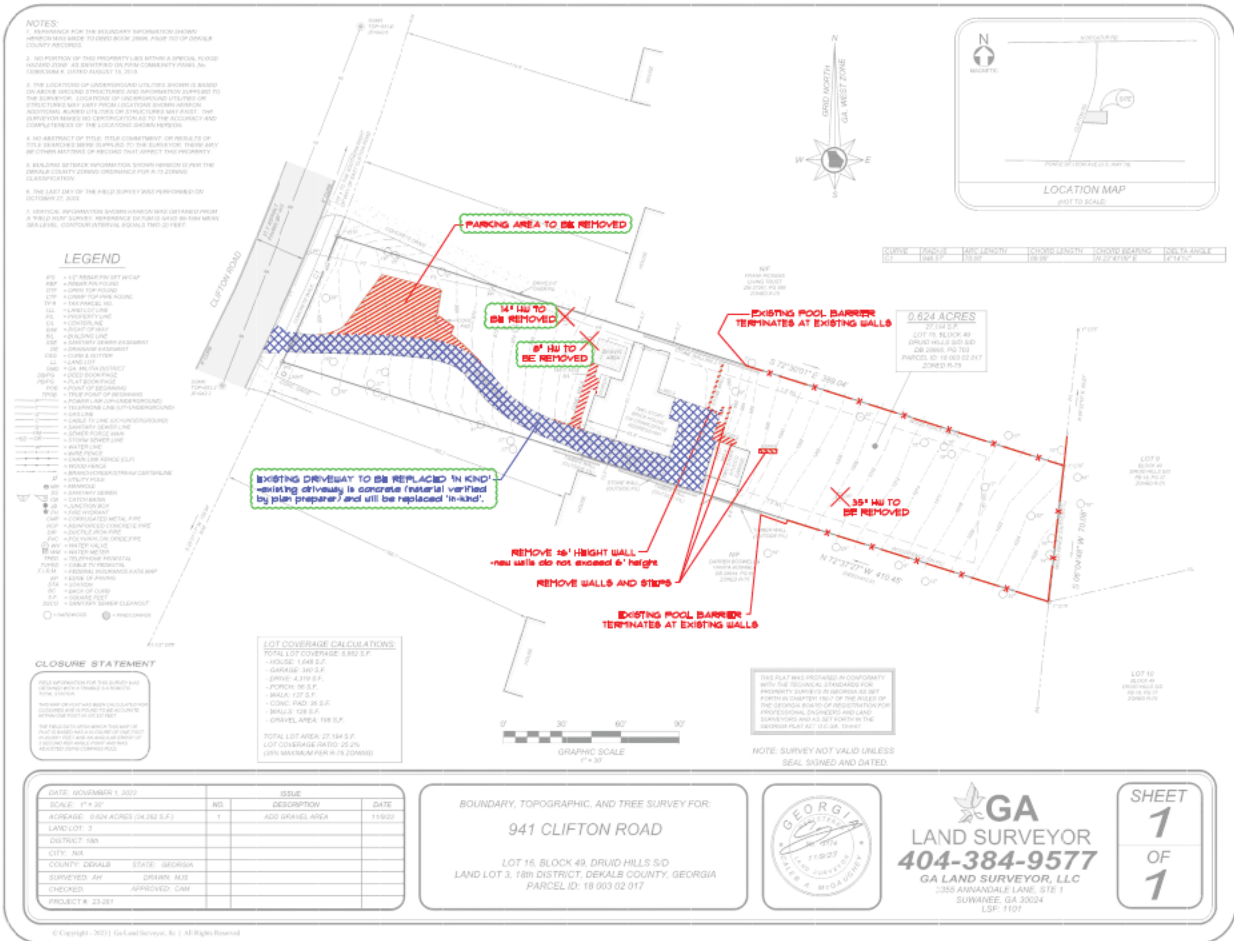
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Date
12.16.2024
Drawn By
RH
Checked By
CC

Survey / Demo Plan

SP-102

www.cosmicdesign.studio
(404)-400-3652



From: [Brunno de Godoi](#)
To: [Paige V. Jennings](#)
Cc: [Chris Carter](#)
Subject: Re: Questions Regarding Application - 941 Clifton Road
Date: Wednesday, July 15, 2026 4:14:54 PM
Attachments: [image001.png](#)
[image002.png](#)
[Williams - 07 15 2026.pdf](#)

**** WARNING:** The sender of this email could not be validated and may not match the person in the "From" field. ******

Hi Paige,

Please see the answers below:

1. Yes for the front yard. I am not sure if the roof extension on the garage was included.
2. Explanation of work in the front yard: Install parking pad in front yard. A 4490 square foot paver parking pad will be installed in front of the home, leading directly to the front porch. This will replace an existing 4250 square foot parking pad towards the front of the property, close to Clifton Road. In addition to installing the parking pad, the driveway will be resurfaced and widened.

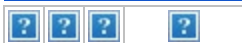
Explanation of work for the garage roof extension(Cabana): Install the 28.5' length x 18' wide x 8.5' height structure with shingles and eaves to match existing. Post will be made of cedar.

3. Please see the attached plans.

Thank you,

Brunno Godoi, M.S.

SALES ENGINEER | COSMIC DESIGN STUDIO



On Tue, Jul 14, 2026 at 4:42 PM Paige V. Jennings <pvjennings@dekalbcountyga.gov> wrote:

Good Afternoon,

Hope that this email finds you well!

We are finalizing our staff reviews for the upcoming HPC meeting scheduled for Monday, July 20th. Before finalizing our report on the application for 941 Clifton Road, could you please provide information for the following questions?

1. Is this a re-approval of the previously approved COAs from 2024 for the same

property?

2. Can you provide a work narrative for the application and clarify what proposed work show on the site plans (installation of front walkway, retaining walls, parking pad, rear pool, etc.) are included in this application?
3. Can you provide a site plan that shows only the work that is currently being applied for at this time?

Please provide all information that you can as soon as possible. Our reports will be completed and sent out along with the agenda for the meeting to applicants before the end of the day tomorrow. If we receive a response after our reports have been completed, your response will be saved to the record for the Commission to review prior to the meeting along with your application.

Thank You,

Paige

Paige V. Jennings (they/them)

Senior Planner, Historic Preservation

DeKalb County Government | Department of Planning & Sustainability

Current Planning | Zoning Division

Government Services Center| 178 Sams Street | Decatur, GA 30030

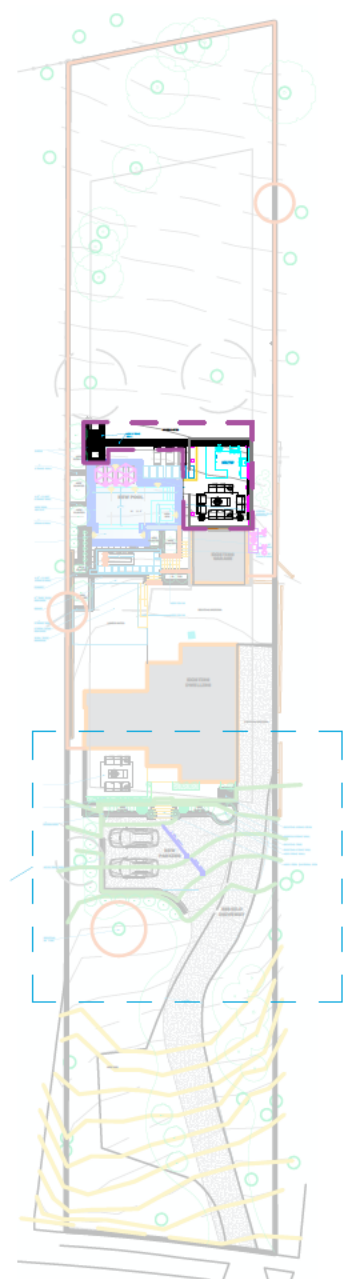
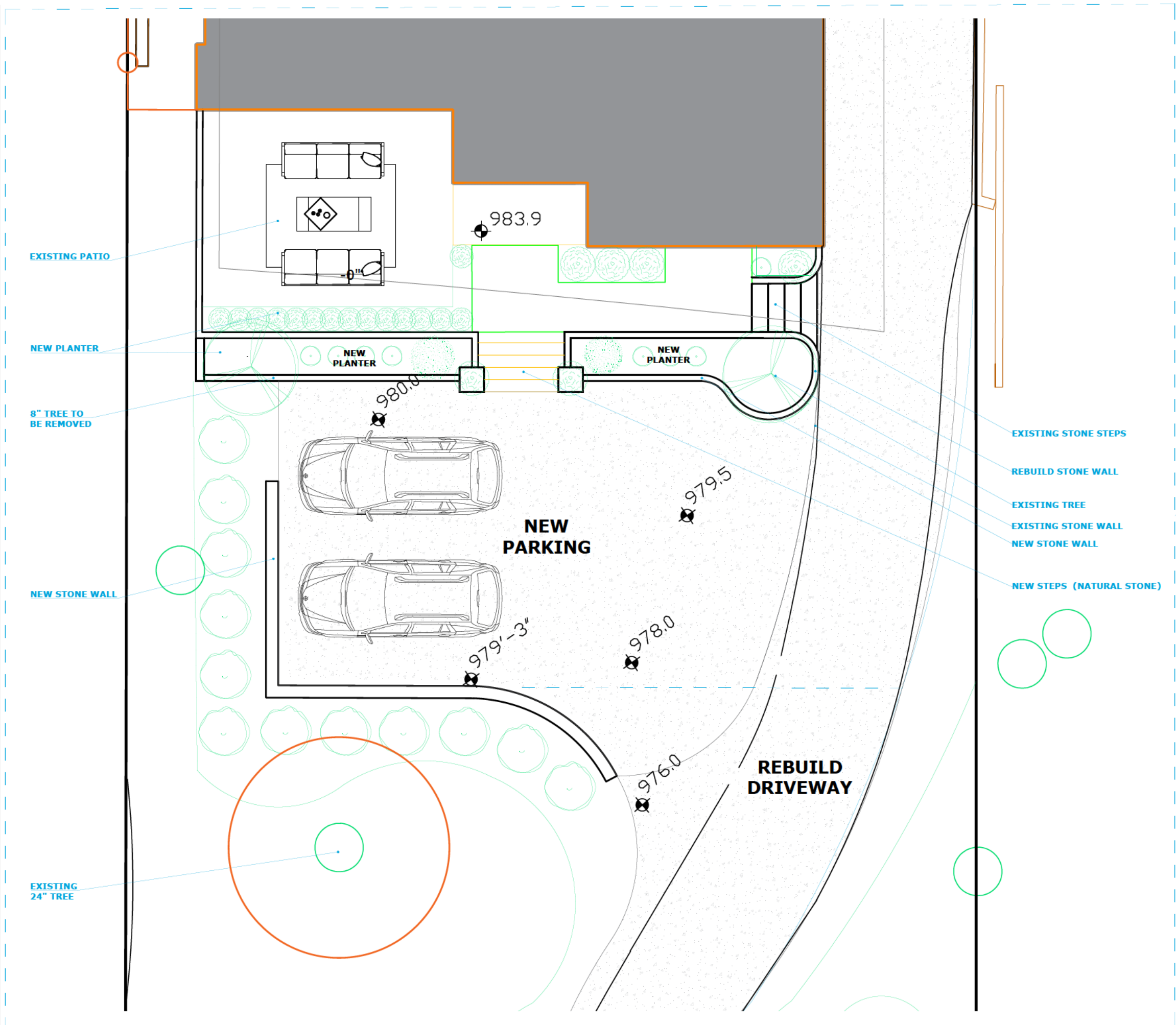
Email: pvjennings@dekalbcountyga.gov

County Cell: 470-829-7341

[Book time to meet with me](#)



Permit Status DeKalb County Permit Tracker Permit Guide DeKalb County Permit Guide Zoning Map DeKalb County Parcel Viewer	DeKalb County does not require payment by wire transfer. Be aware of scammers and fraudulent emails!
Planning & Sustainability Website	Pre-Application Zoning Meetings



KAYLA
WILLIAMS
941 Clifton Rd
DeKalb County, GA

North



Revisions	Date
NOT FOR CONSTRUCTION	

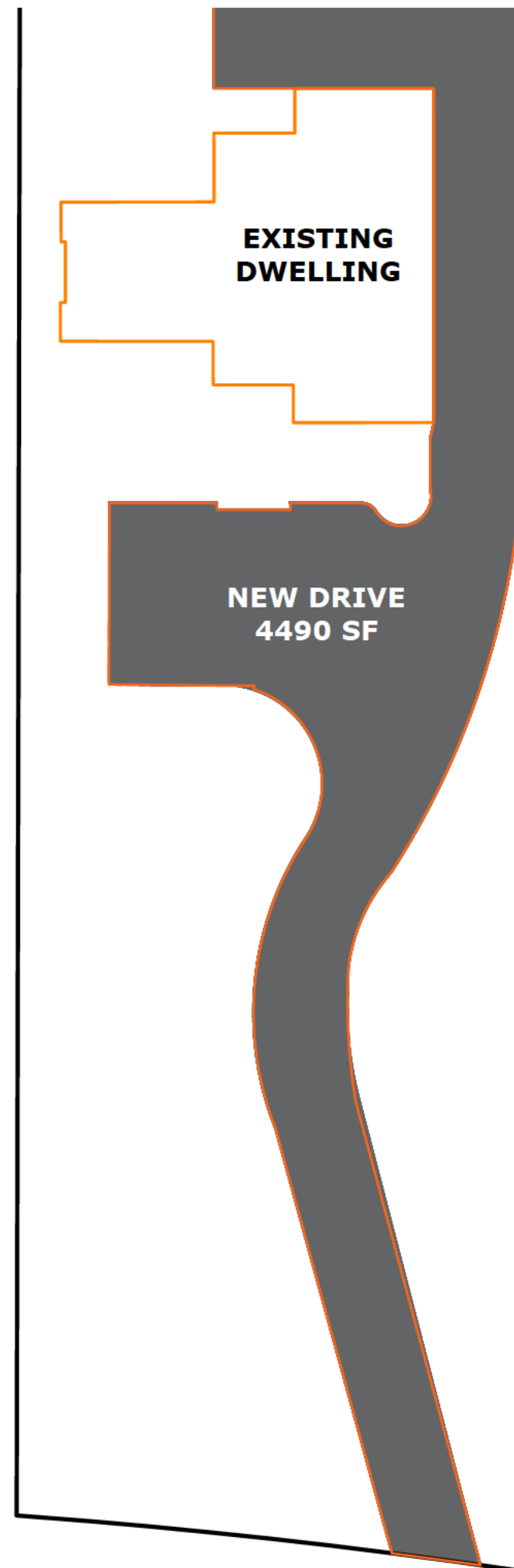
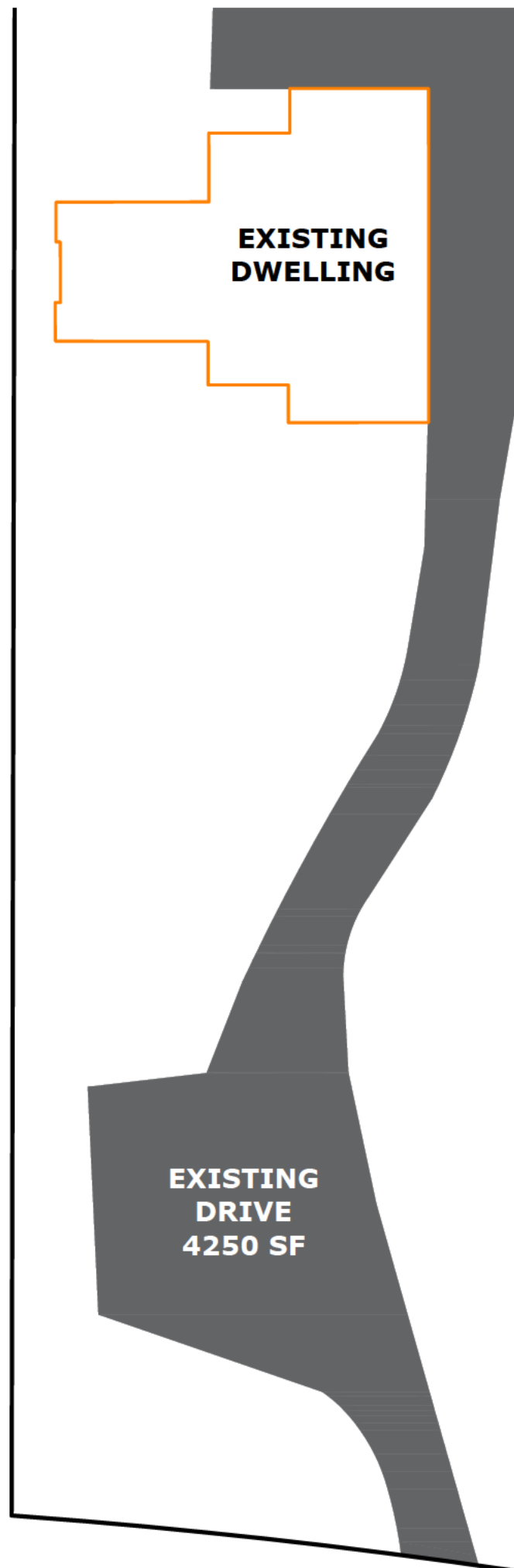
Notes

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Project Number	Date
240212	07.15.2026
Drawn By	Checked By
AC	XX

BASE Plan

SP-002



KAYLA
WILLIAMS
941 Clifton Rd
DeKalb County, GA

North

[illegible]

Notes

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Project Number	Date
240212	07.18.2024
Drawn By	Checked By
AC	XX

DRIVE WAY

SP-003

Scale NOT IN SCALE

www.cosmicdesign.studio
(404)-400-3652



KAYLA
WILLIAMS
941 Clifton Rd
DeKalb County, GA

North

Revisions	Date
NOT FOR CONSTRUCTION	

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Project Number	Date
240212	02.29.2024
Drawn By	Checked By
AC	XX

FRONT FACADE

SP-004

EXISTING VIEW OF HOUSE



VIEW OF HOUSE AFTER PROJECT



EXISTING VIEW ON PROPOSED PARKING SPACE



VIEW OF PARKING AFTER PROJECT



COSMIC
DESIGN STUDIO

KAYLA
WILLIAMS
941 Clifton Rd
DeKalb County, GA

North

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Project Number Date
240212 07.18.2024
Drawn By Checked By
AC CC

**FRONT YARD
PROPOSAL**

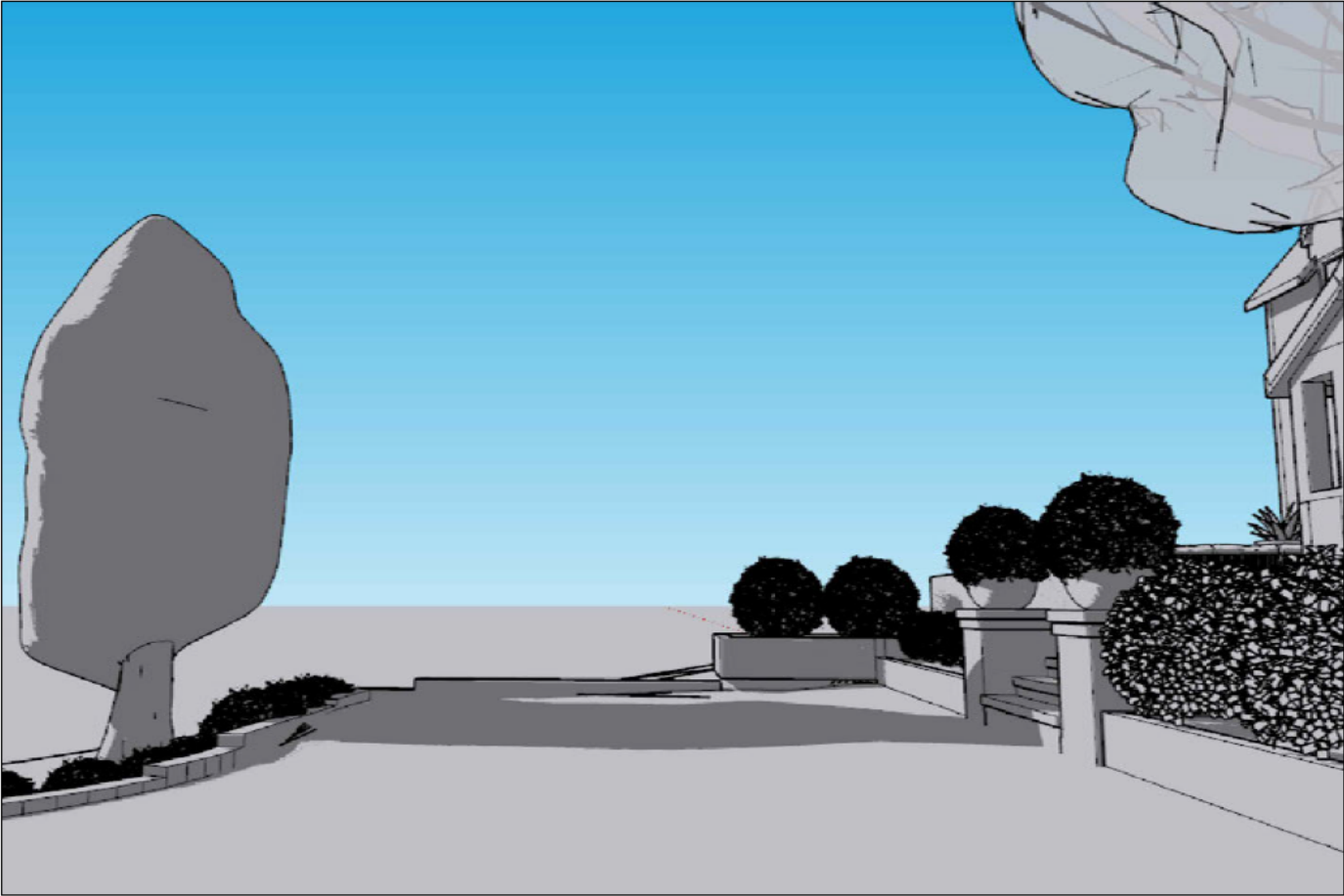
SP-105

Scale NOT IN SCALE
www.cosmicdesign.studio
(404)-400-3652

EXISTING VIEW ON THE NEIGHBOR'S PARKING



VIEW ON THE NEIGHBOR'S PARKING AFTER PROJECT



EXISTING NEIGHBOR'S PARKING
935 Clifton Road • Atlanta, GA 30307



EXISTING NEIGHBOR'S PARKING
943 Clifton Road • Atlanta, GA 30307



COSMIC
DESIGN STUDIO

KAYLA
WILLIAMS
941 Clifton Rd
DeKalb County, GA

North

Revisions	Date
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Project Number	Date
240212	07.18.2024
Drawn By	Checked By
XX	CC

Swimming Pool
Architectural Plan

SP-106

Scale NOT IN SCALE
www.cosmicdesign.studio
(404)-400-3652

EXISTING VIEW FROM STREET



VIEW FROM STREET AFTER PROJECT



COSMIC
DESIGN STUDIO

KAYLA
WILLIAMS
941 Clifton Rd
DeKalb County, GA

North

Revisions	Date
NOT FOR CONSTRUCTION	

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Project Number	Date
240212	07.18.2024
Drawn By	Checked By
AC	CC

Swimming Pool
Architectural Plan

SP-107

Scale NOT IN SCALE
www.cosmicdesign.studio
(404)-400-3652

EXISTING VIEW ON THE BACKYARD



EXISTING VIEW ON THE BACKYARD



VIEW ON THE EXISTING BACKYARD AFTER PROJECT



VIEW ON THE EXISTING BACKYARD AFTER PROJECT



North

Revisions	Date
NOT FOR CONSTRUCTION	

- Notes
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Project Number	Date
240212	07.15.2026
Drawn By	Checked By
AC	CC

Swimming Pool
Architectural Plan

SP-108