



DeKalb County
GEORGIA

Chief Executive Officer

Lorraine Cochran-Johnson

DEPARTMENT OF PLANNING & SUSTAINABILITY

Department of Planning & Sustainability

Current Planning Zoning Division

178 Sams Street
Decatur, GA 30030

Director

Juliana Njoku

Application for Certificate of Appropriateness

Date submitted: Dec 8, 2026

Date Received: _____

Address of Subject Property: 1194 Clifton Rd NE ATL 30307

Applicant: Bryan Fuller

E-Mail: _____

Applicant Mailing Address: same

Applicant Phone: _____

Applicant's relationship to the owner: Owner ☒

Architect ☐

Contractor/Builder ☐

Other ☐

Owner(s): Paige Cannon

Email: _____

Owner(s): Bryan Fuller

Email: _____

Owner(s) Mailing Address: same

Owner(s) Telephone Number: same

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:

40' X 20' tin roof added on to existing deck

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 pyjennings@dekalbcountyga.gov. An incomplete application will not be accepted.

Signature of Applicant: _____

DEPARTMENT OF PLANNING & SUSTAINABILITY

Authorization of a Second Party to Apply for a Certificate of Appropriateness

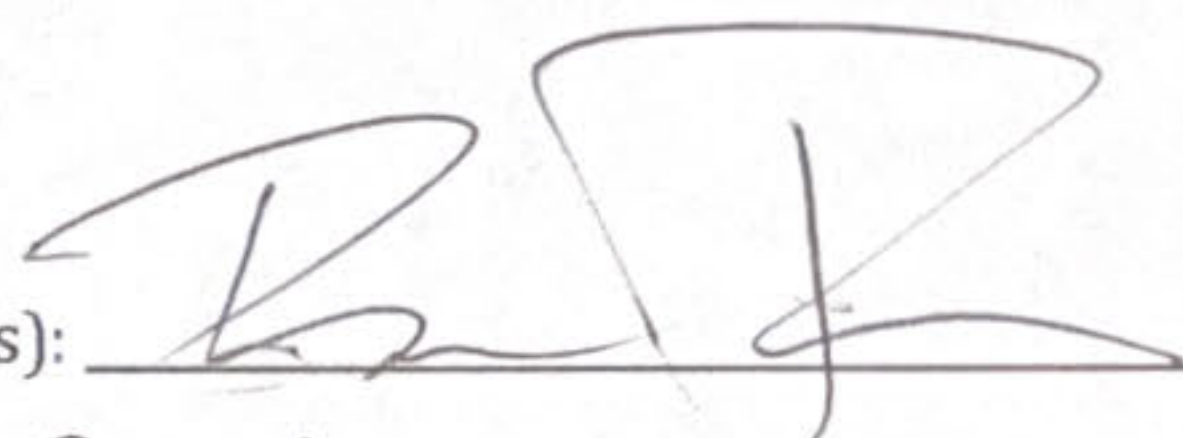
This form is required if the individual making the request is not the owner of the property.

I/ We: Paige Cannon

being owner(s) of the property at: 1194 Clifton Rd NE

hereby delegate authority to: Bryan Fuller

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

Signature of Owner(s): 

Date: June 8, 2026

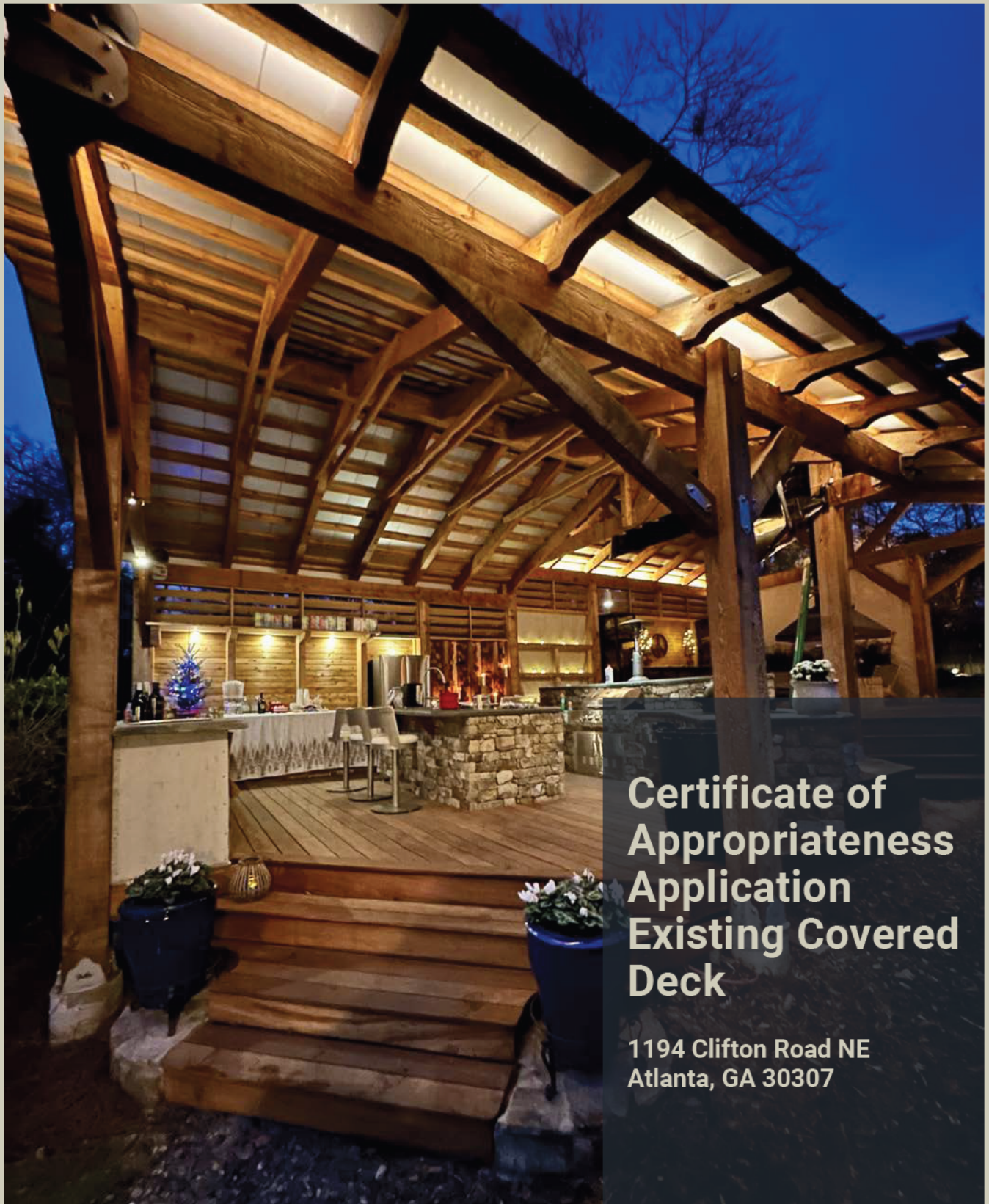
Please review the following information

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 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.



Certificate of Appropriateness Application Existing Covered Deck

**1194 Clifton Road NE
Atlanta, GA 30307**

Prepared for: Department of Planning and Sustainability
Prepared by: Bryan Fuller
June 8, 2026
Parcel # 18 003 06 019

Project Narrative

REQUEST FOR AFTER-THE-FACT CERTIFICATE OF APPROPRIATENESS FOR AN EXISTING COVERED DECK

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The purpose of this application is to obtain a Certificate of Appropriateness for an existing covered deck located at the rear of the property.

The rear deck has existed on the property for more than twenty years and has long served as an outdoor gathering space for family and friends. During the COVID-19 pandemic, homeowner Bryan Fuller enhanced the existing deck by constructing a simple metal roof with the help of family, neighbors, and friends, creating a comfortable outdoor space that can be enjoyed throughout the year.

The covered deck has become an important gathering place for multiple generations of the family, including elderly parents living nearby, relatives within the neighborhood, and children and neighbors who regularly come together for meals, celebrations, and community events. It reflects the spirit of hospitality and family connection that has long characterized the property.

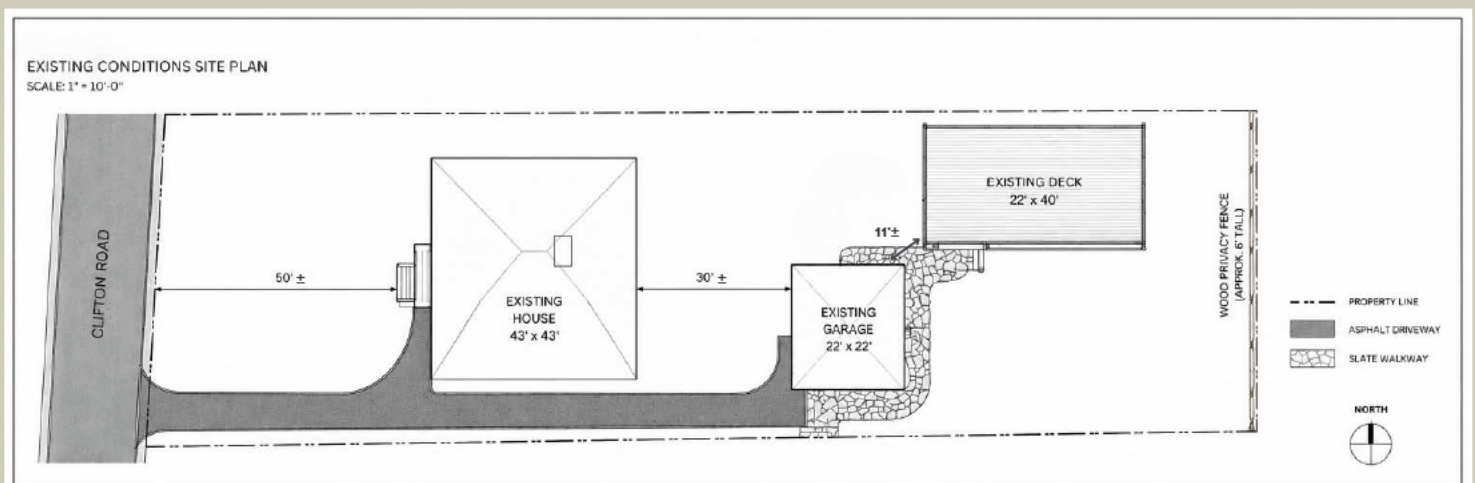
At the time of construction, the owners were unaware that a Certificate of Appropriateness and additional permitting would be required for the roof structure, believing it to be an enhancement to an existing deck rather than the creation of a new principal structure. They are now seeking after-the-fact approval and are committed to working cooperatively with DeKalb County to bring the property into compliance.

The covered deck is located at the rear of the property, has existed for approximately six years, and has no visibility from Clifton Road. The owners respectfully request that the Commission consider its compatibility with the residential character of the neighborhood and its continued use as a family-oriented outdoor living space that supports the longstanding tradition of gathering and community within Druid Hills.

- The existing covered deck was constructed using high-quality materials and durable building methods intended to create a safe, long-lasting outdoor gathering space for the family.
- The primary structural support system consists of solid 8" × 8" cedar and cypress posts anchored to reinforced concrete footings. Each post is secured with custom-fabricated 3/16-inch stainless steel base plates that were precision waterjet cut and TIG welded, utilizing 1/2-inch stainless steel Grade 8 fasteners for exceptional strength and corrosion resistance.
- The supporting footings extend approximately two feet below grade and are installed with compacted sand and gravel to promote drainage and long-term stability.
- The roof is constructed of standing-seam metal roofing with an integrated gutter system. Rainwater from the rear of the structure is collected through gutters, while runoff from the front is directed toward the adjacent gravel pathway to encourage natural infiltration and minimize erosion.
- The existing fire pit is vented through a custom-fabricated 16-gauge steel chimney assembly incorporating a spark arrestor, providing safe ventilation while preserving the functionality of the outdoor gathering area.
- The overall design emphasizes durability, low maintenance, and compatibility with the property's existing residential character while creating a functional outdoor space intended for multigenerational family use and neighborhood gatherings.
- The structure was designed to complement the existing residence through the use of natural materials, traditional detailing, and a scale appropriate for a rear-yard accessory improvement.

COMPATIBILITY WITH DRUID HILLS CHARACTER

- Located entirely within the rear yard with no visibility from Clifton Road.
- Constructed using natural wood and metal materials that complement the existing residence.
- Maintains the residential character and scale of the property.
- Preserves the property's use as a private single-family residence.
- Provides an outdoor living space that supports family gatherings and neighborhood hospitality.
- The structure is located behind the principal residence and is substantially screened from public view by the existing house, garage, fencing, and landscaping.



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EXISTING CONDITIONS SITE PLAN
DRAWING 1



EXISTING CONDITIONS RENDERED SITE PLAN

1194 Clifton Road NE
Atlanta, Georgia

EXISTING CONDITIONS RENDERED SITE PLAN DRAWING 2



EXISTING RELATIONSHIP TO ADJACENT STRUCTURES - AERIAL VIEW
DRAWING 3

1194 CLIFTON ROAD NE
BRYAN FULLER
310.704.3855

Existing Rear Elevation

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1194 CLIFTON ROAD NE
BRYAN FULLER
310.704.3855

Existing Garage and Deck



**1194 CLIFTON ROAD NE
BRYAN FULLER
310.704.3855**

Existing Front Elevation



SUMMARY OF EXISTING CONDITIONS

- Existing deck has served the property for more than 20 years.
- Existing roof structure constructed approximately six years ago.
- Located entirely within the rear yard.
- No visibility from Clifton Road.
- Constructed with durable natural materials compatible with the residence.

**1194 CLIFTON ROAD NE
BRYAN FULLER
310.704.3855**

Request

We respectfully request that the Druid Hills Historic Preservation Commission approve the existing covered deck through the issuance of a Certificate of Appropriateness.

The covered deck has existed for approximately six years and is located entirely within the rear yard, where it has no visibility from Clifton Road. Constructed using natural wood and metal materials, it complements the existing residence and remains compatible with the residential character of the neighborhood.

For our family, this space has become much more than a covered deck. It is a place where multiple generations gather for meals, celebrations, holidays, and everyday life. It has been built and maintained with great care and craftsmanship and reflects our commitment to preserving and enhancing our home while respecting the character of the Druid Hills community.

We acknowledge that the roof structure was constructed without first obtaining a Certificate of Appropriateness and are committed to working cooperatively with DeKalb County to resolve this matter. We respectfully ask the Commission to consider the quality of the construction, its compatibility with the surrounding neighborhood, its limited visibility from the public right-of-way, and its positive contribution as a private family gathering space.

We sincerely appreciate the Commission's time, consideration, and service to the preservation of the Druid Hills Historic District, and respectfully request approval of this application.