

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer
Lorraine Cochran-Johnson

Director
Juliana A. Njoku

Application for Certificate of Appropriateness

Date Submitted: 7/13/26

Subject Property Address: 1225 Cameron Ct NE Atlanta GA 30306

Property Parcel ID No: 1800108035

Date(s) of Construction on all structures on the property: 1928
(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:

Repairing sheetrock walls. Replacing tile floors. Replacing old light switches and outlets. Replacing old floors. Repainting the interior, replacing the kitchen. Nothing on the exterior is being done.

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 ☒

[Signature]
Applicant/Owner Signature

7/13/26
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: Zain Dhanani

being owner(s) of the property at: 1225 Cameron Court NE, Atlanta GA 30306

hereby delegate authority to: Richard Feis Construction, LLC (Richard Feis)

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

Signature of Owner(s):  Date: 04/09/2026

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.

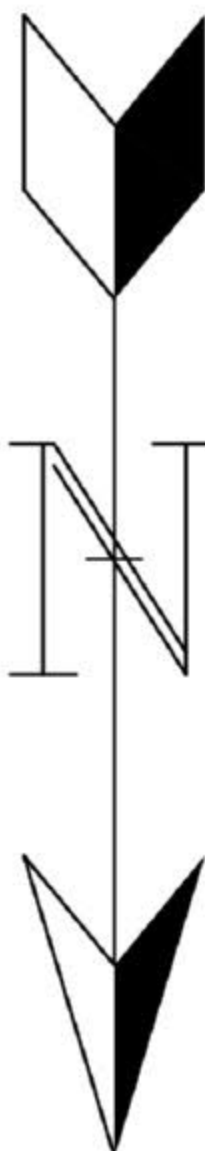
Please check the box below to confirm that the applicant has completed the following:

- ✓ 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 ☒

FLOOR PLAN

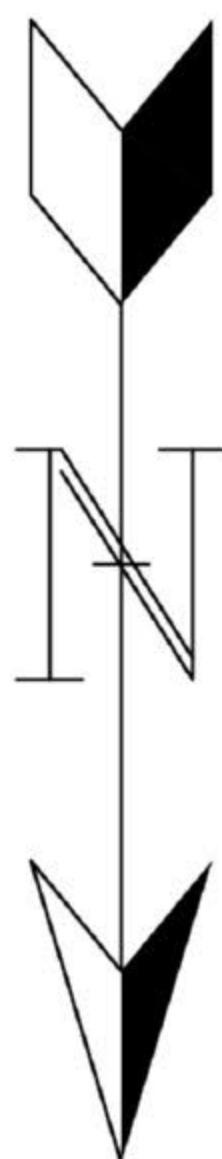
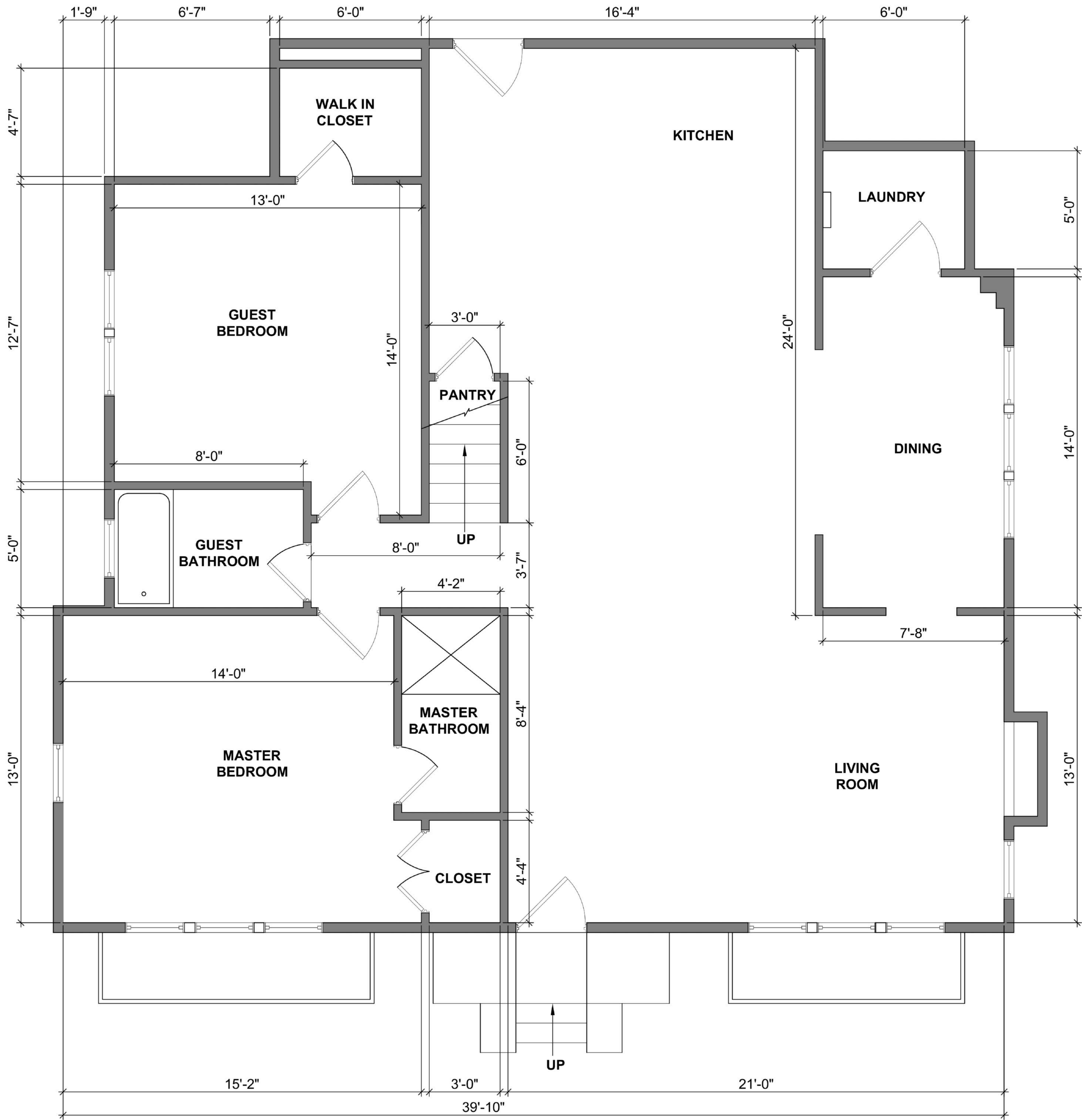
Address: 1225 Cameron Court Northeast,
Atlanta, GA 30306
Parcel ID: 18 001 08 035
Lot area: 0.16 Acres / 7,405 Sq. Ft.
Plot Size: 24"x36"



EXISTING BASEMENT FLOOR PLAN
3/8" = 1'-0"

FLOOR PLAN

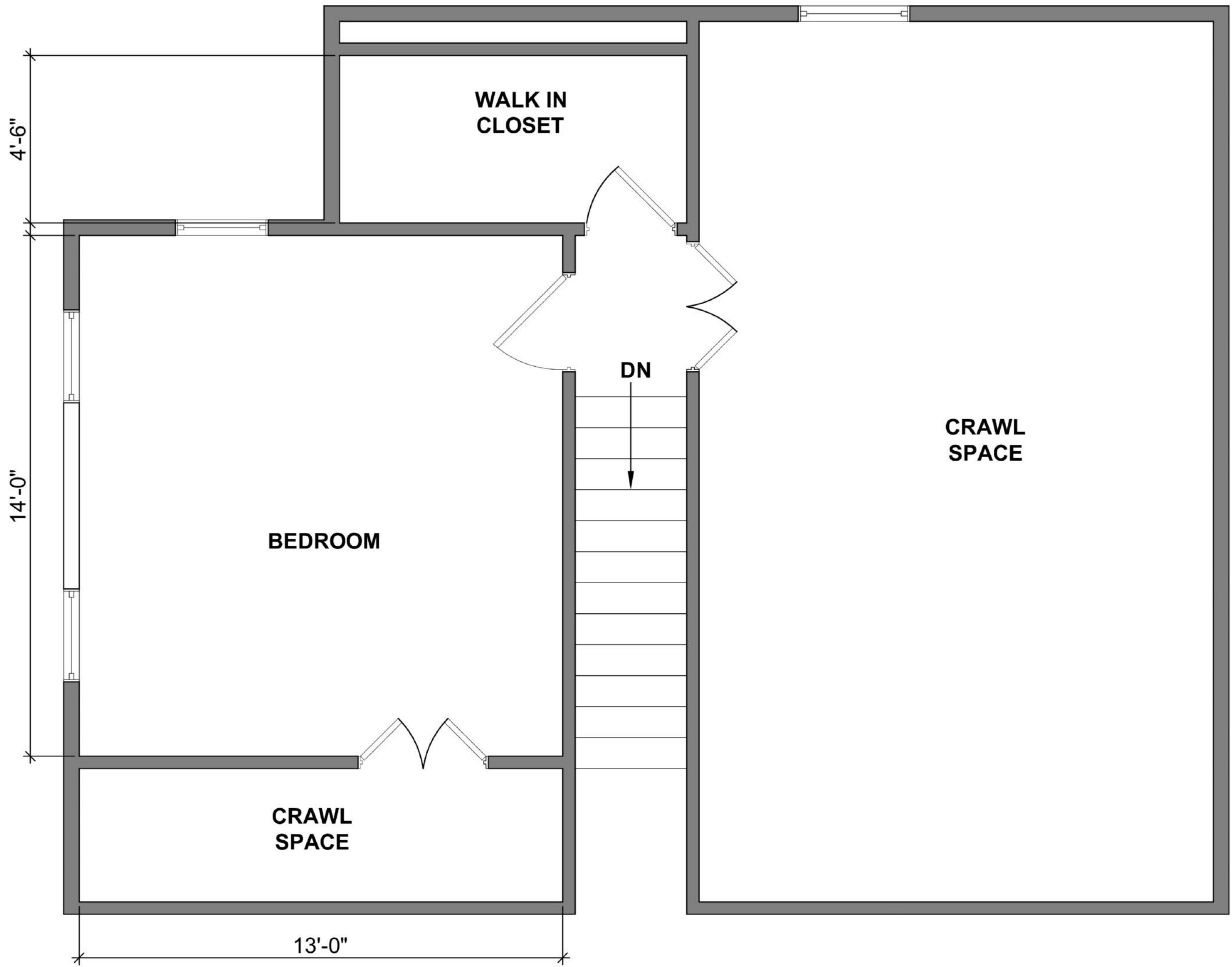
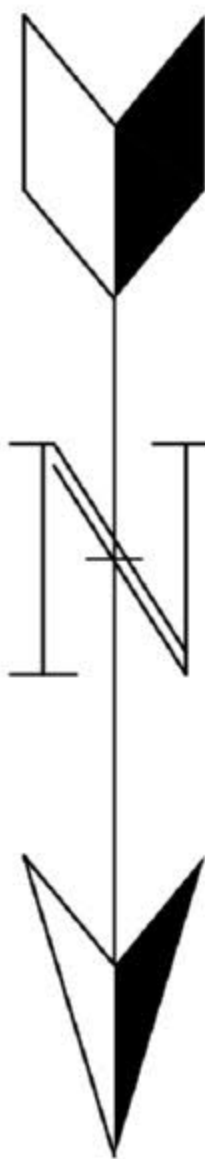
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EXISTING FIRST FLOOR PLAN
1/2" = 1'-0"

FLOOR PLAN

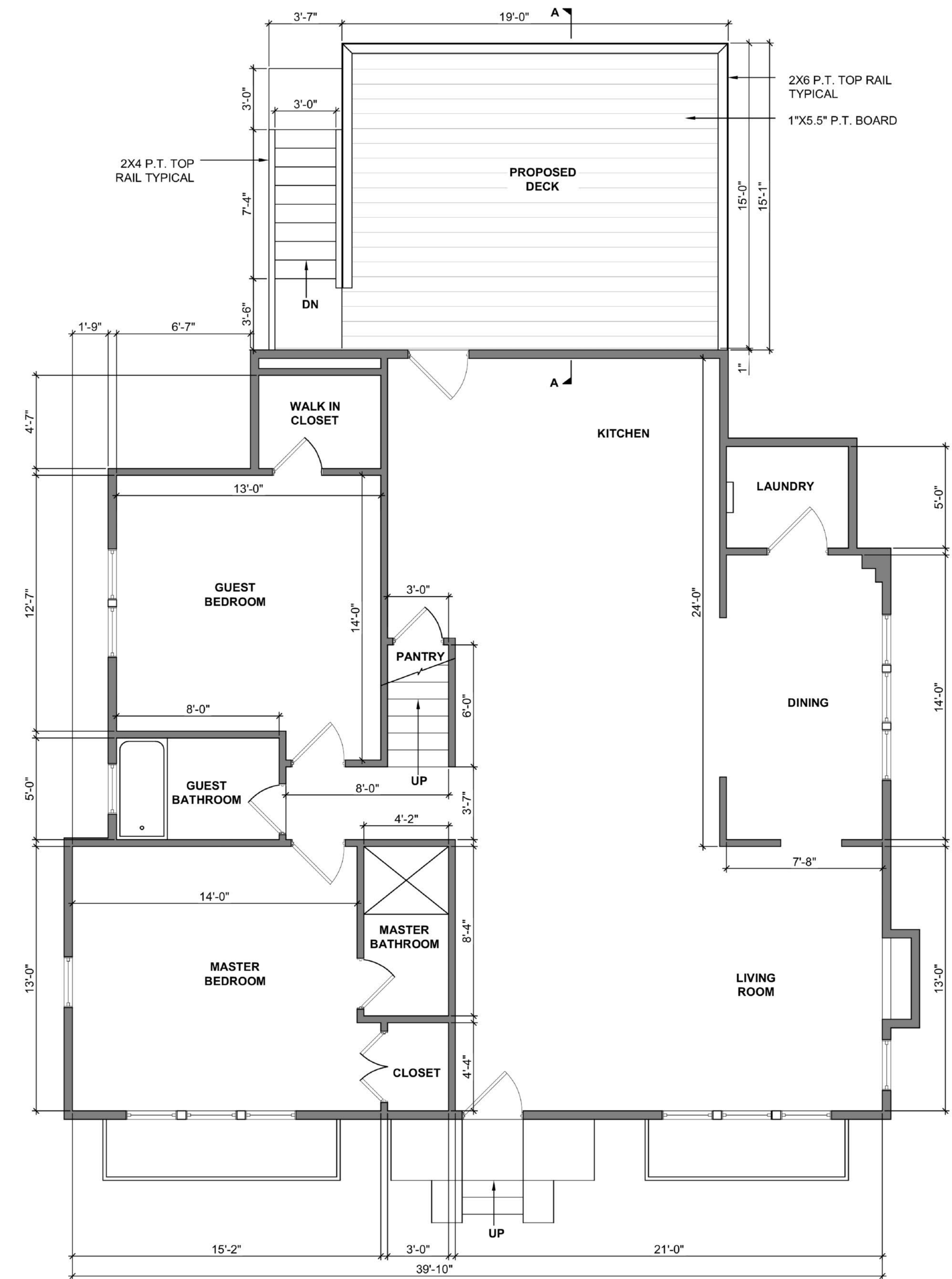
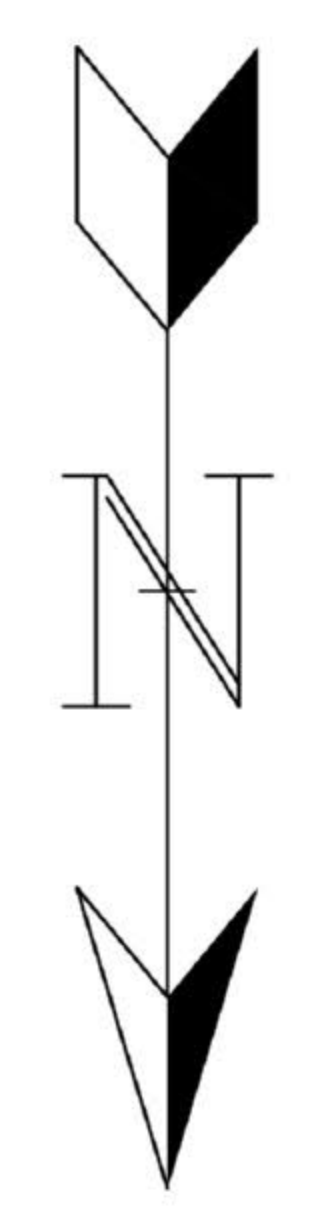
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EXISTING SECOND FLOOR PLAN
3/8" = 1'-0"

FLOOR PLAN

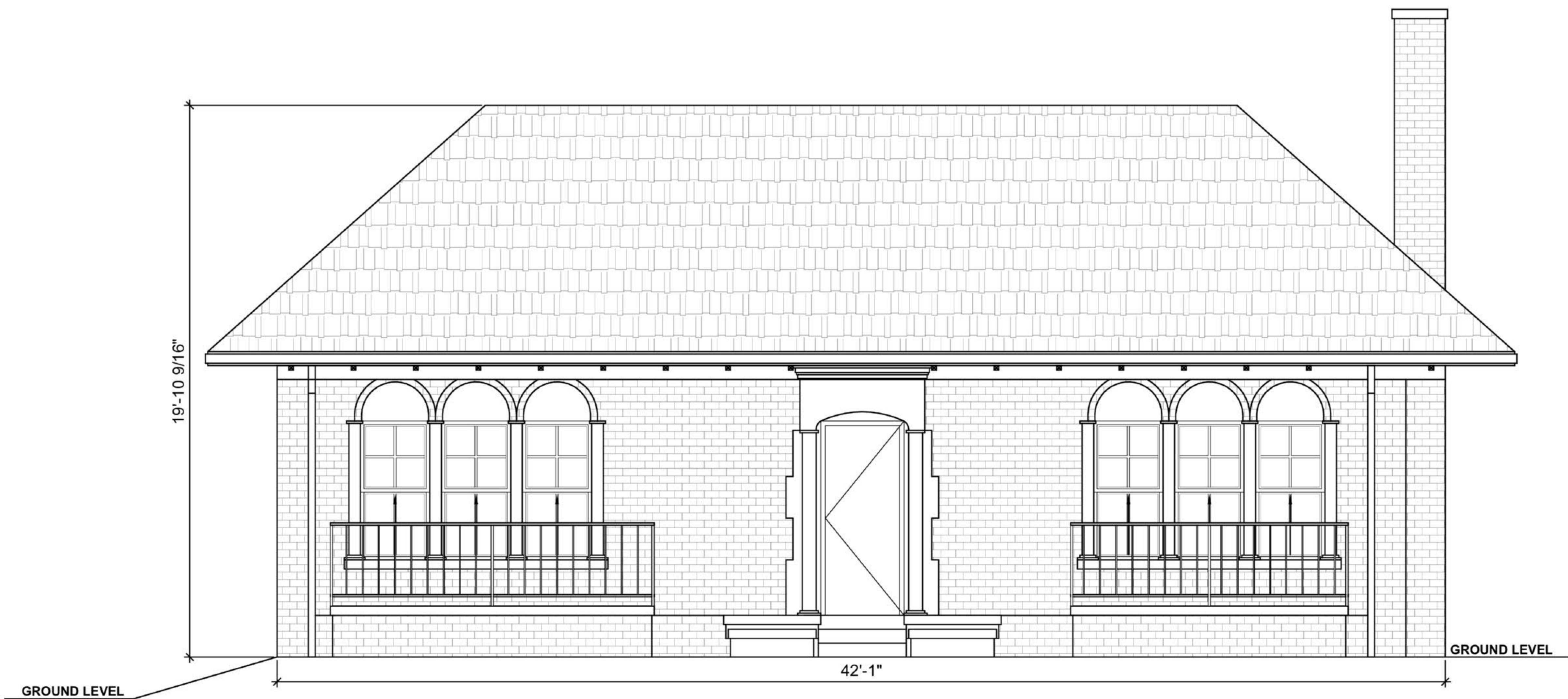
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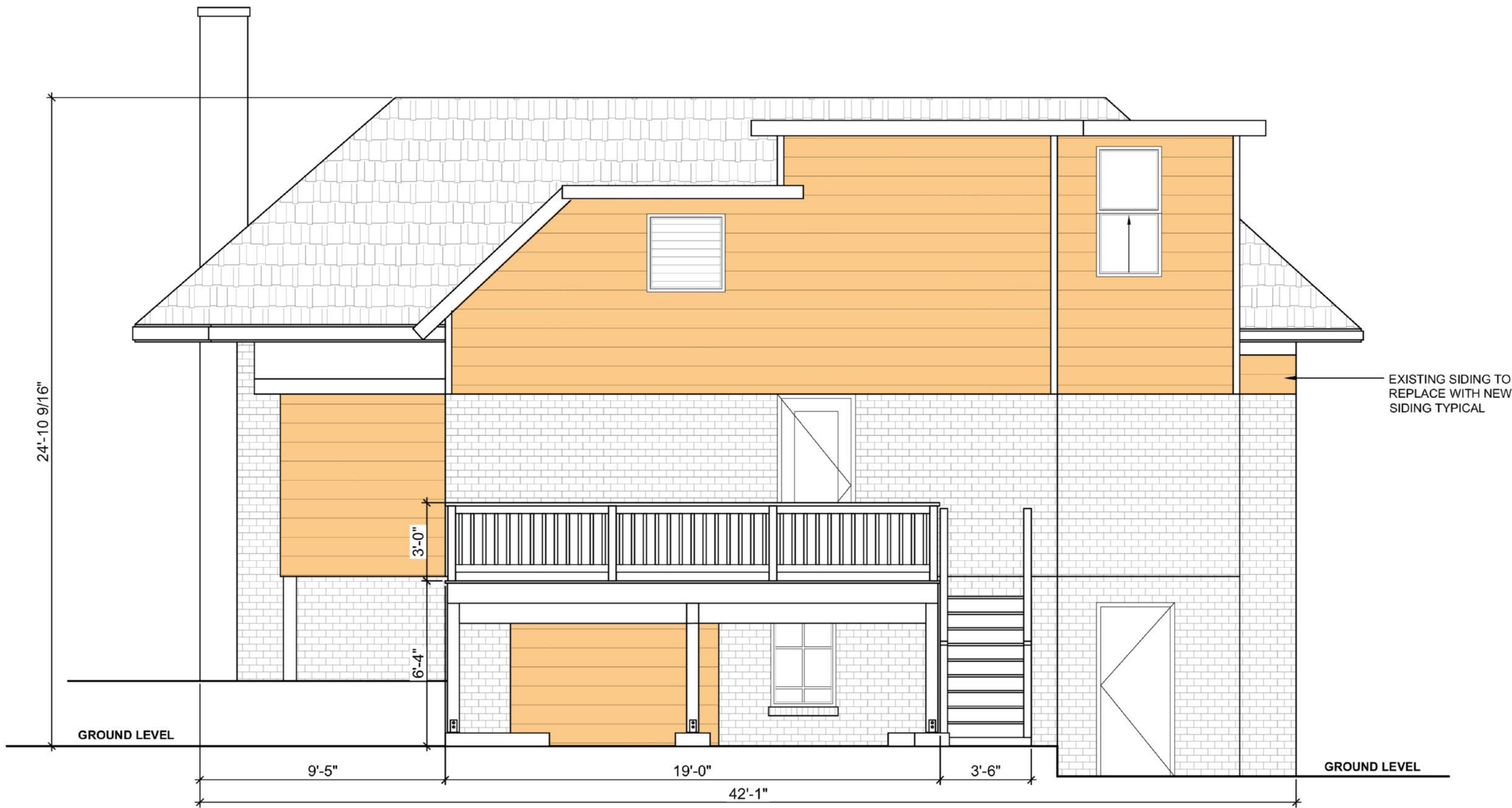
PRPOSED FIRST FLOOR PLAN
1/4" = 1'-0"

ELEVATION

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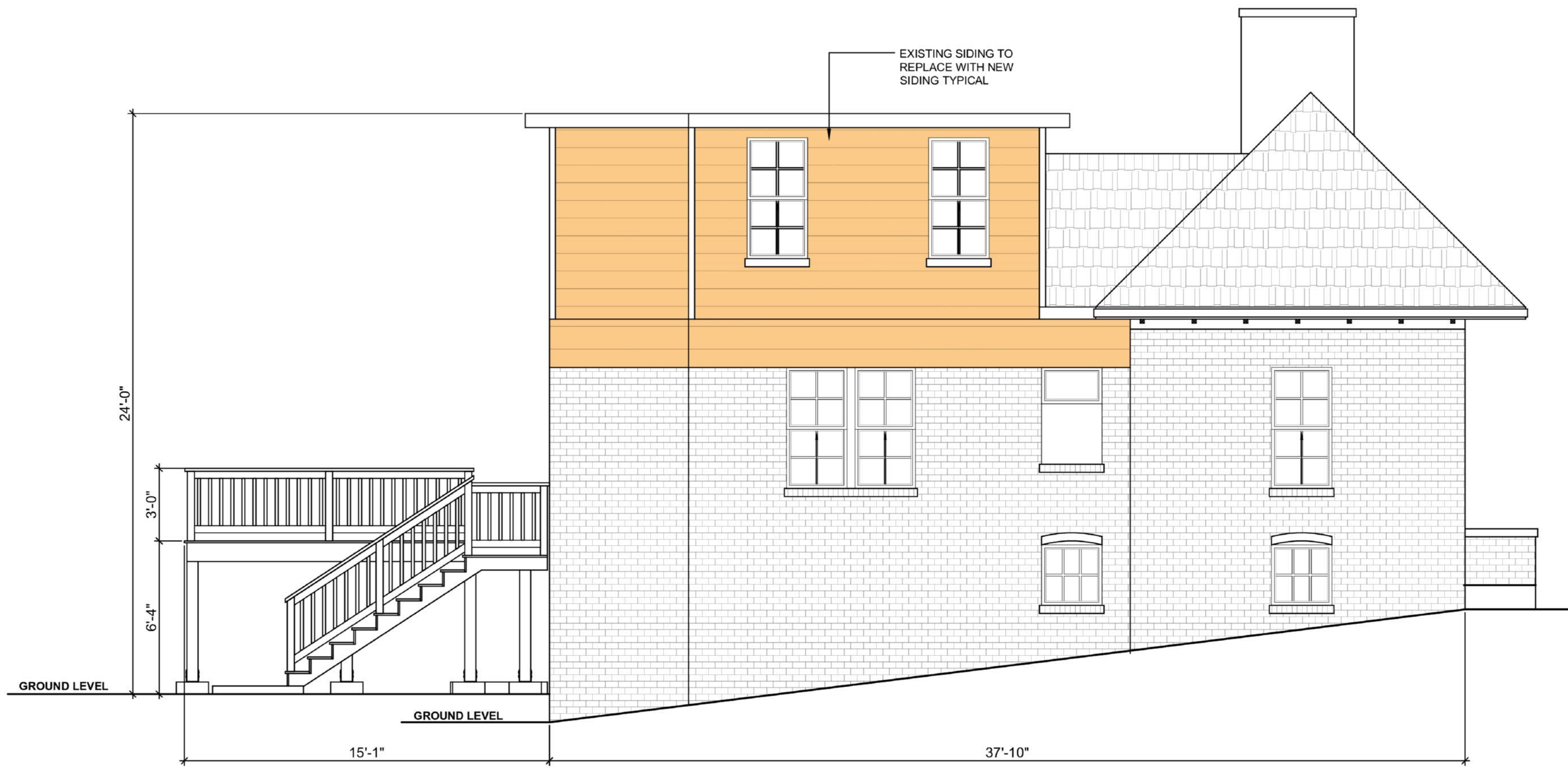
PRPOSED SOUTH ELEVATION
1/4" = 1'-0"



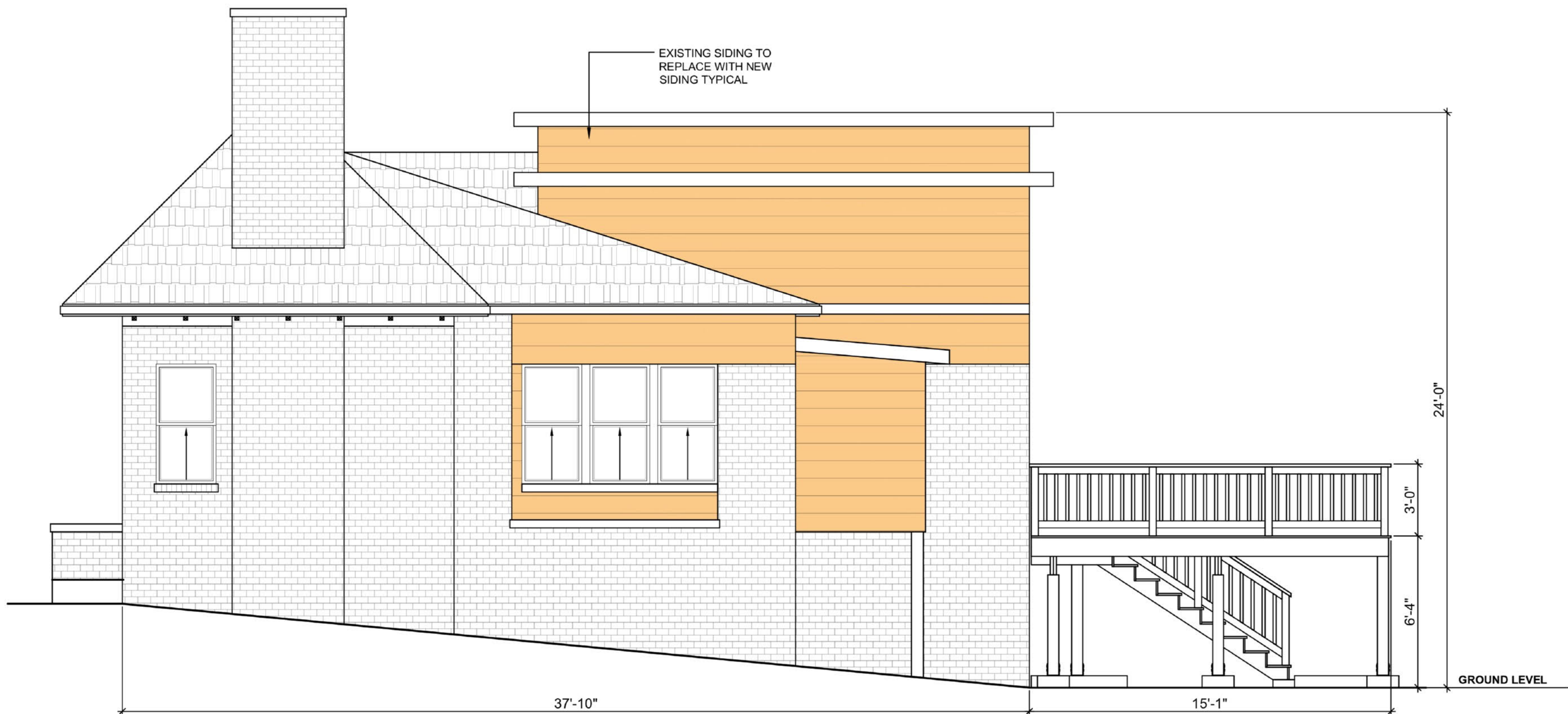
PRPOSED NORTH ELEVATION
1/4" = 1'-0"

ELEVATION

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PRPOSED EAST ELEVATION
1/4" = 1'-0"



PRPOSED WEST ELEVATION
1/4" = 1'-0"

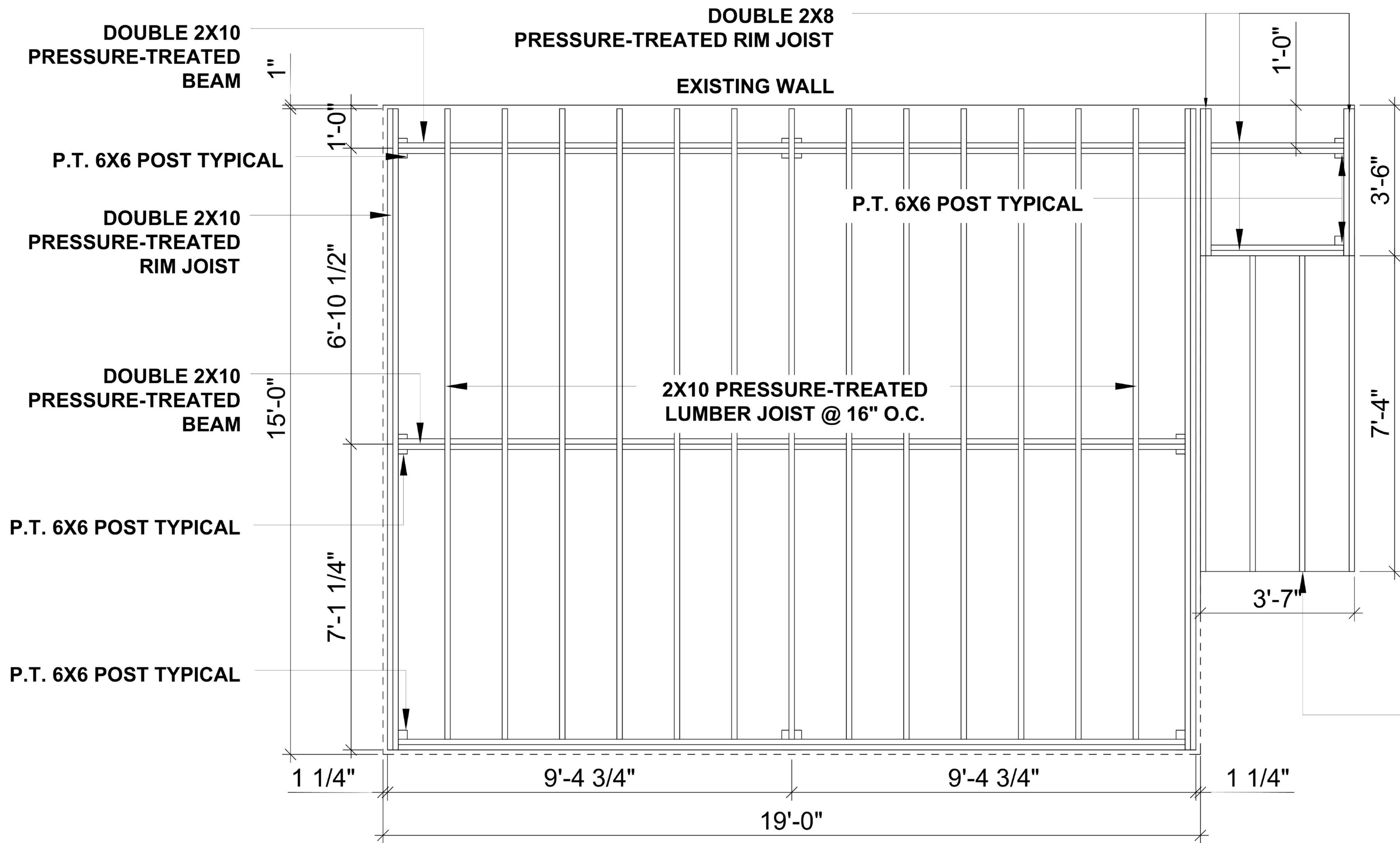
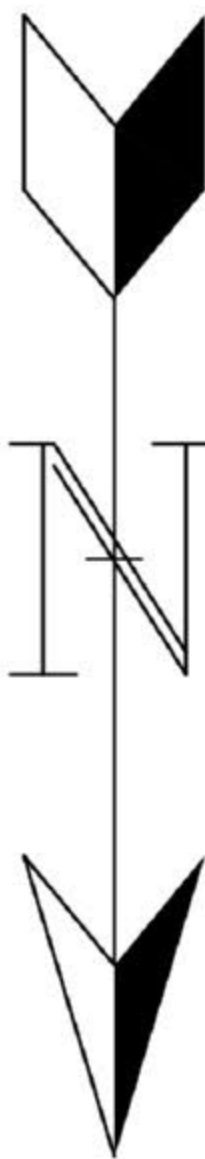
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NOTES

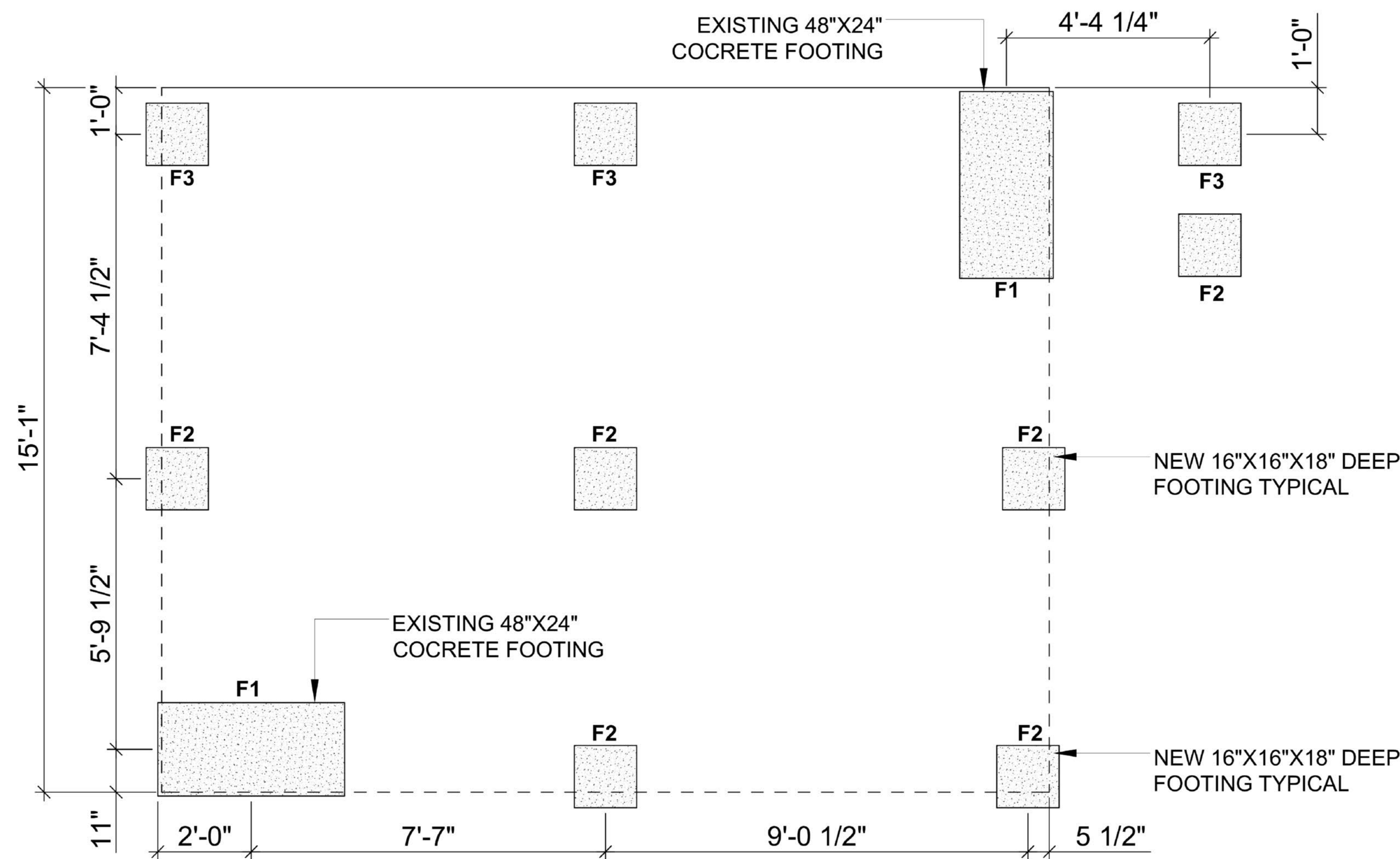
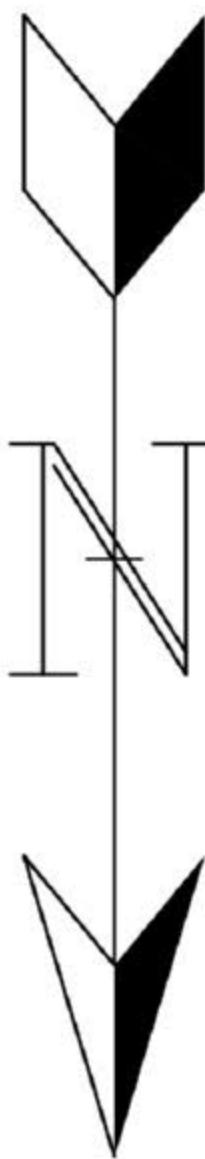
1. FASTEN EVERY 2X10 JOIST TO EVERY DOUBLE 2X10 BEAM WITH (1) SIMPSON H2.5A HURRICANE TIE. TOENAILING IS NOT ALLOWED
 2. PLACE THE DOUBLE 2X10 BEAM INSIDE A 3-INCH CUT NOTCH AT THE TOP OF EACH 6X6 POST. SECURE HORIZONTALLY WITH TWO (2) 1/2-INCH GALVANIZED THROUGH-BOLTS WITH WASHERS
 3. FASTEN THE OUTER DOUBLE 2X10 RIM JOIST TO ALL JOIST ENDS USING THREE (3) 3-INCH STRUCTURAL WOOD SCREWS
 4. THIS DECK IS FULLY FREESTANDING. MAINTAIN A STRICT 1-INCH AIR GAP BETWEEN ALL WOOD FRAMING AND THE BRICK WALL. DO NOT ATTACH A LEDGER BOARD TO THE BRICK
 5. EXTEND THE TOP TIMBERTECH BOARDS 1 1/4 INCHES PAST THE WOOD FRAMING. MOUNT THE 1/2-INCH TIMBERTECH FASCIA BOARD TIGHT AND FLUSH TO THE RIM JOIST USING COLOR-MATCHED FASCIA SCREWS
- FOUR 2X12 PT WOOD STRINGERS @ 13.6" O.C. (MAX 12" CLEAR SPAN). SYP NO. 2 OR BETTER. MIN 5" UNICUT THROAT CLEARANCE

PRPOSED FLOOR FRAMING PLAN

3/4" = 1'-0"

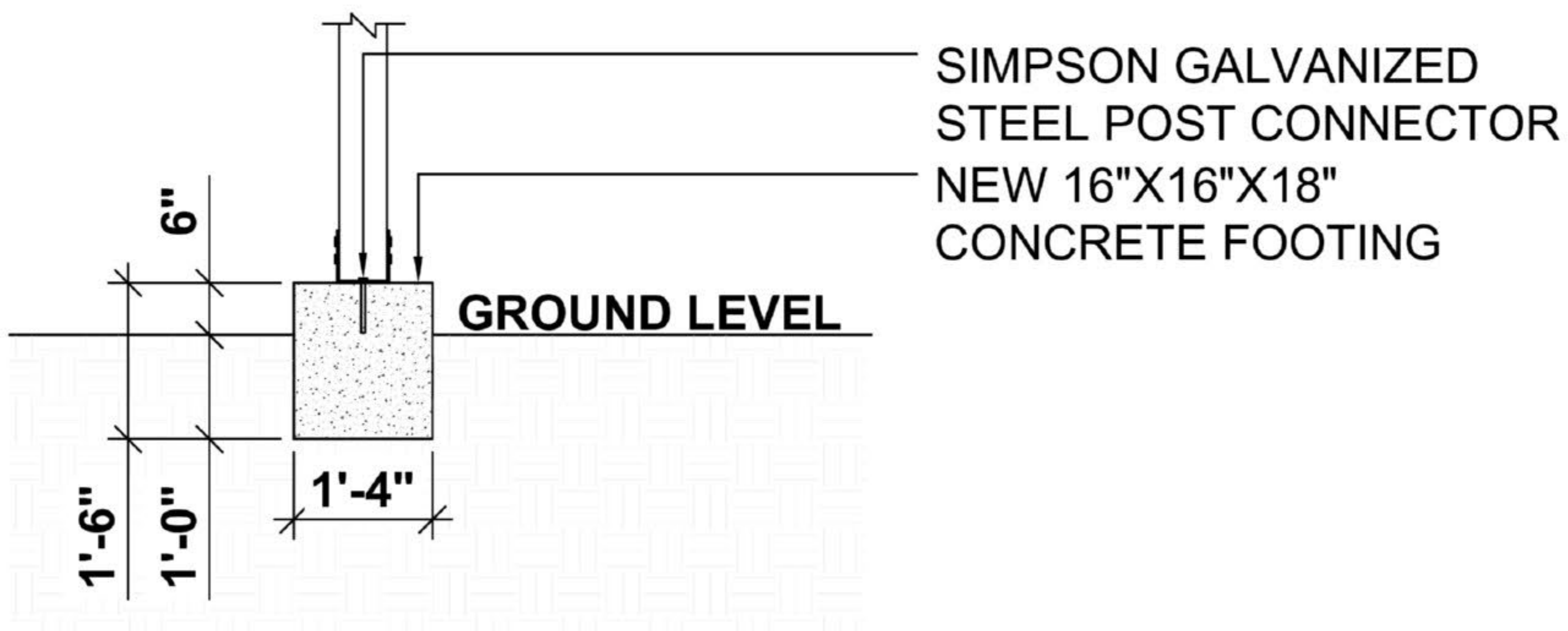
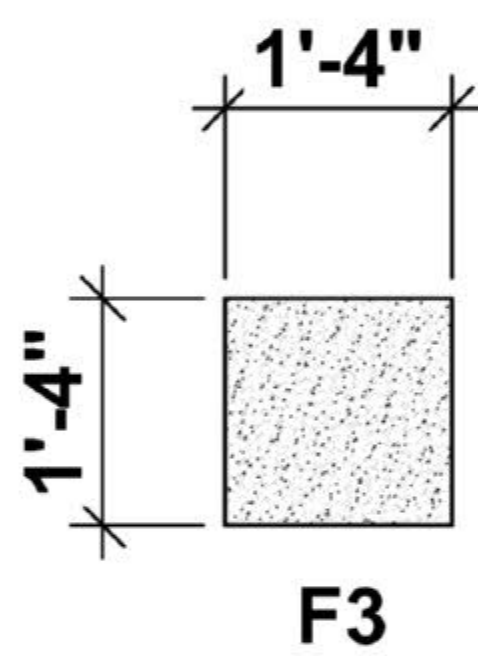
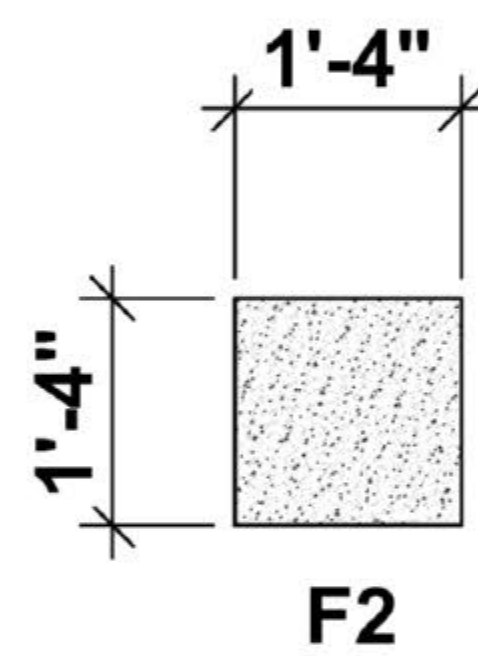
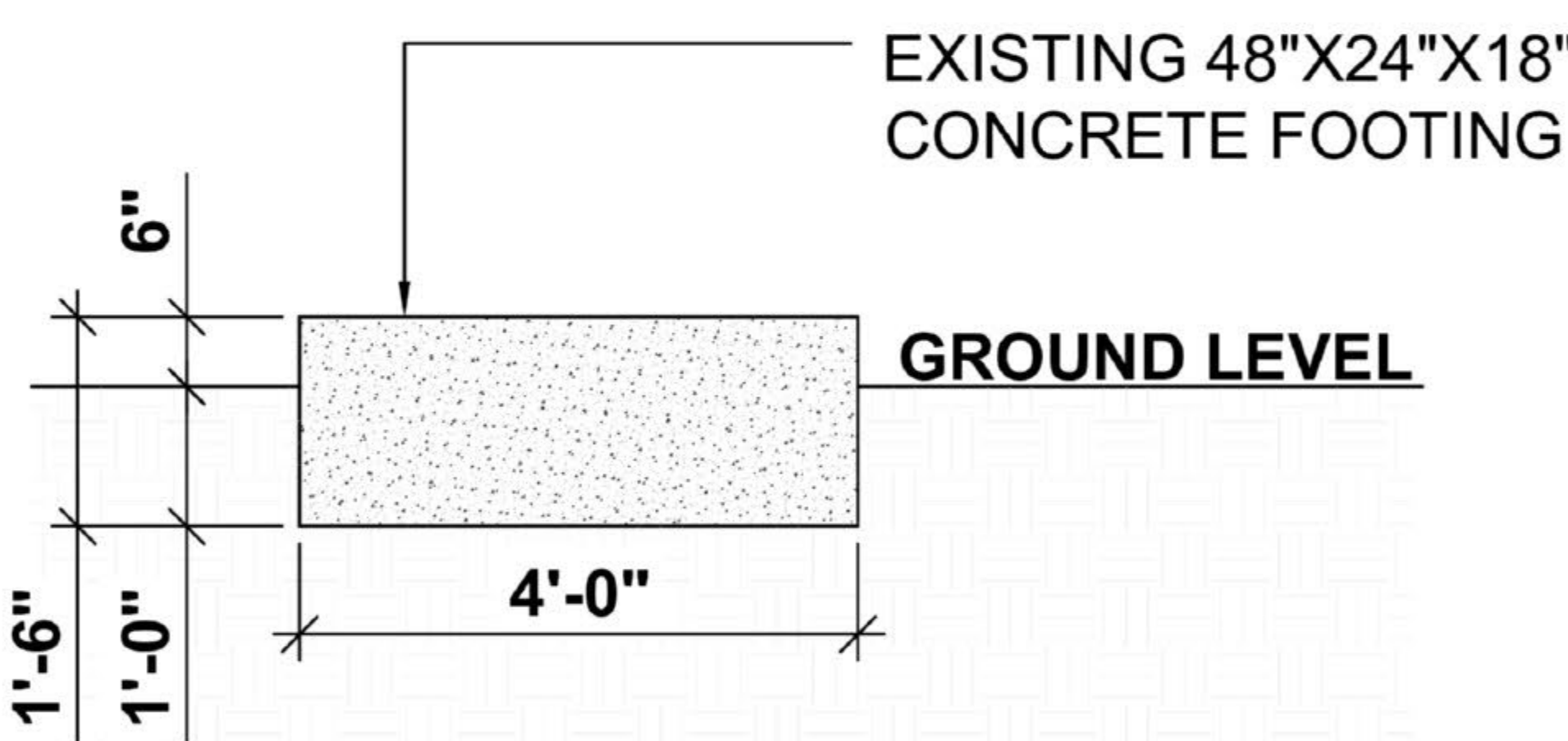
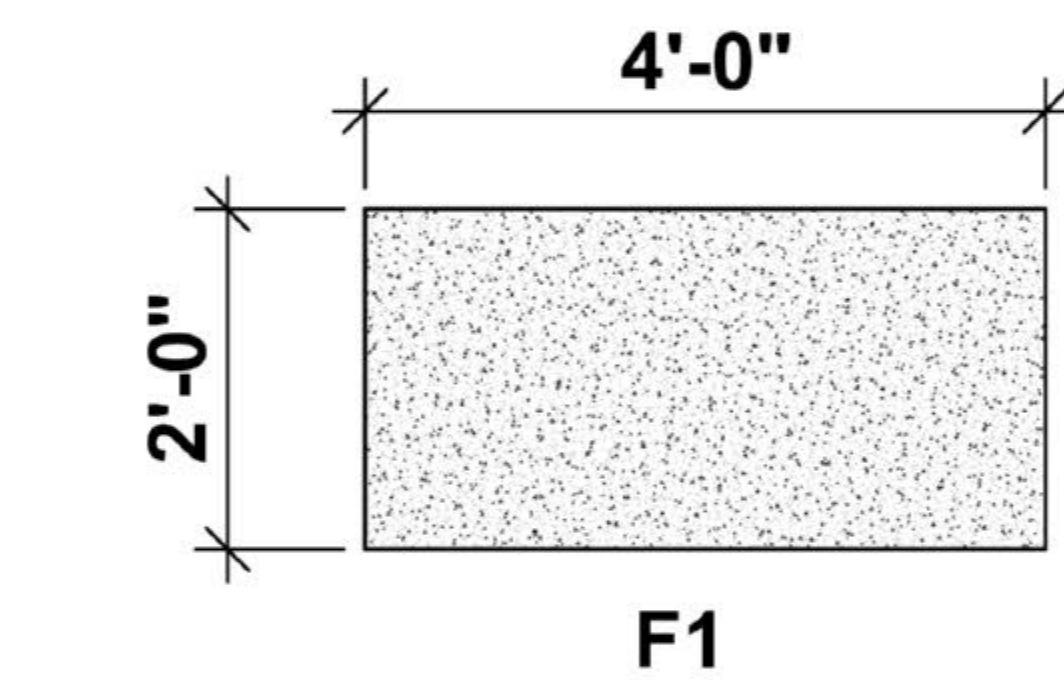
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PRPOSED FOOTING PLAN
1/2" = 1'-0"

NOTE :
1. ALL FOOTINGS WITHIN 5'-0" OF EXISTING BASEMENT WALL TO BE EXCAVATED TO COINCIDE WITH THE ELEVATION OF THE EXISTING HOUSE FOUNDATION FOOTING. PROVIDE ELEVATED HOT-DIPPED GALVANIZED POST BASES FOR ALL PT COLUMNS. DO NOT MECHANICAL ANCHOR PIERS TO EXISTING MASONRY



DETAIL
1/2" = 1'-0"

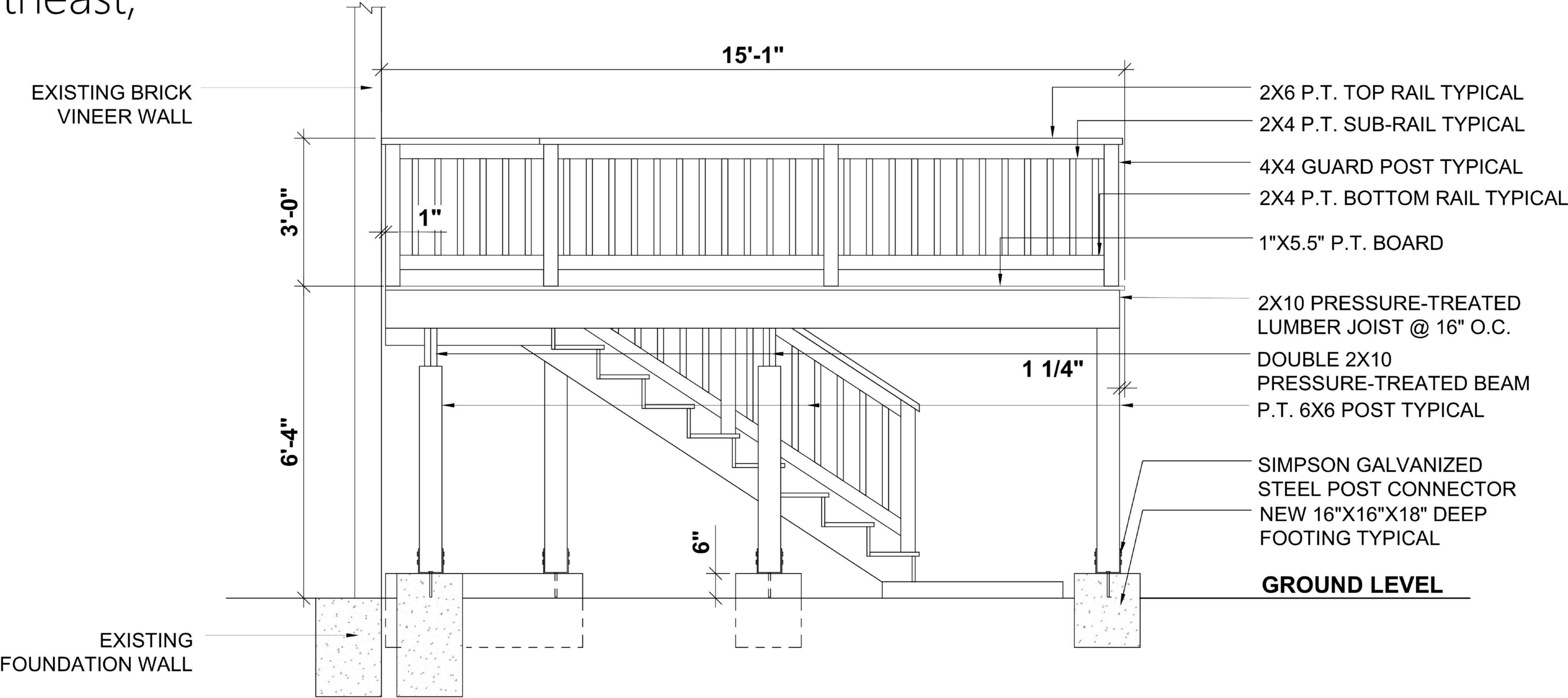
SECTION & DETAIL

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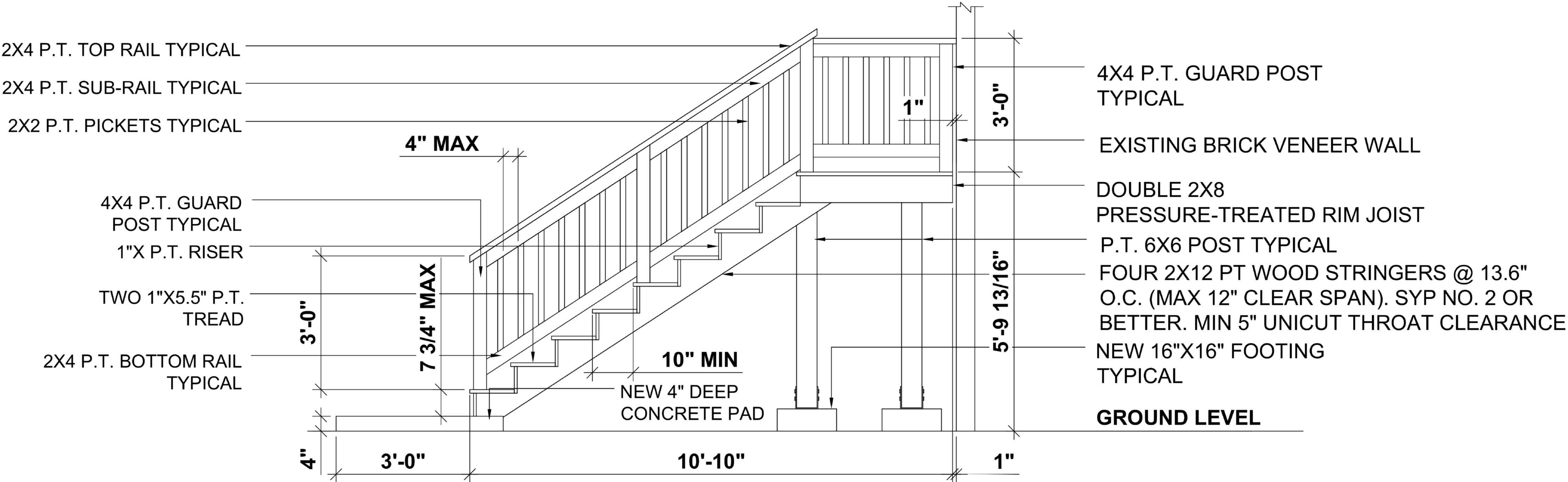
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SECTION AA

3/4" = 1'-0"

- NOTE :
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 2. ANCHOR 4 STRINGER TOPS TO THE DOUBLE 2X8 BEAM USING SIMPSON LSC HANGERS, AND NOTCH THE BASES OVER A PT 2X4 KICKER PLATE BOLTED TO THE CONCRETE PAD WITH 1/2" GALVANIZED ANCHORS AS PER IRC
 3. STAIR RAILING AND GRASPABLE HANDRAIL MUST RUN PARALLEL TO SLOPE AT 34"-38" HEIGHT, WITH MAX 4" BALUSTER GAPS, A MAX 6" BOTTOM TREAD VOID, AND WITHSTAND A 200 LB LATERAL FORCE



STAIR DETAIL

3/4" = 1'-0"