

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer
Lorraine Cochran-Johnson

Director
Juliana A. Njoku

Application for Certificate of Appropriateness

Date Submitted: 9/14/26

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:

Replacing in kind rotted siding and windows on the left side, rear side, and right side. Rear door and 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.

***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

9/14/26
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 ☒

1225 Cameron Ct NE Atlanta GA 30306

Photos of existing conditions:



FRONT



LEFT

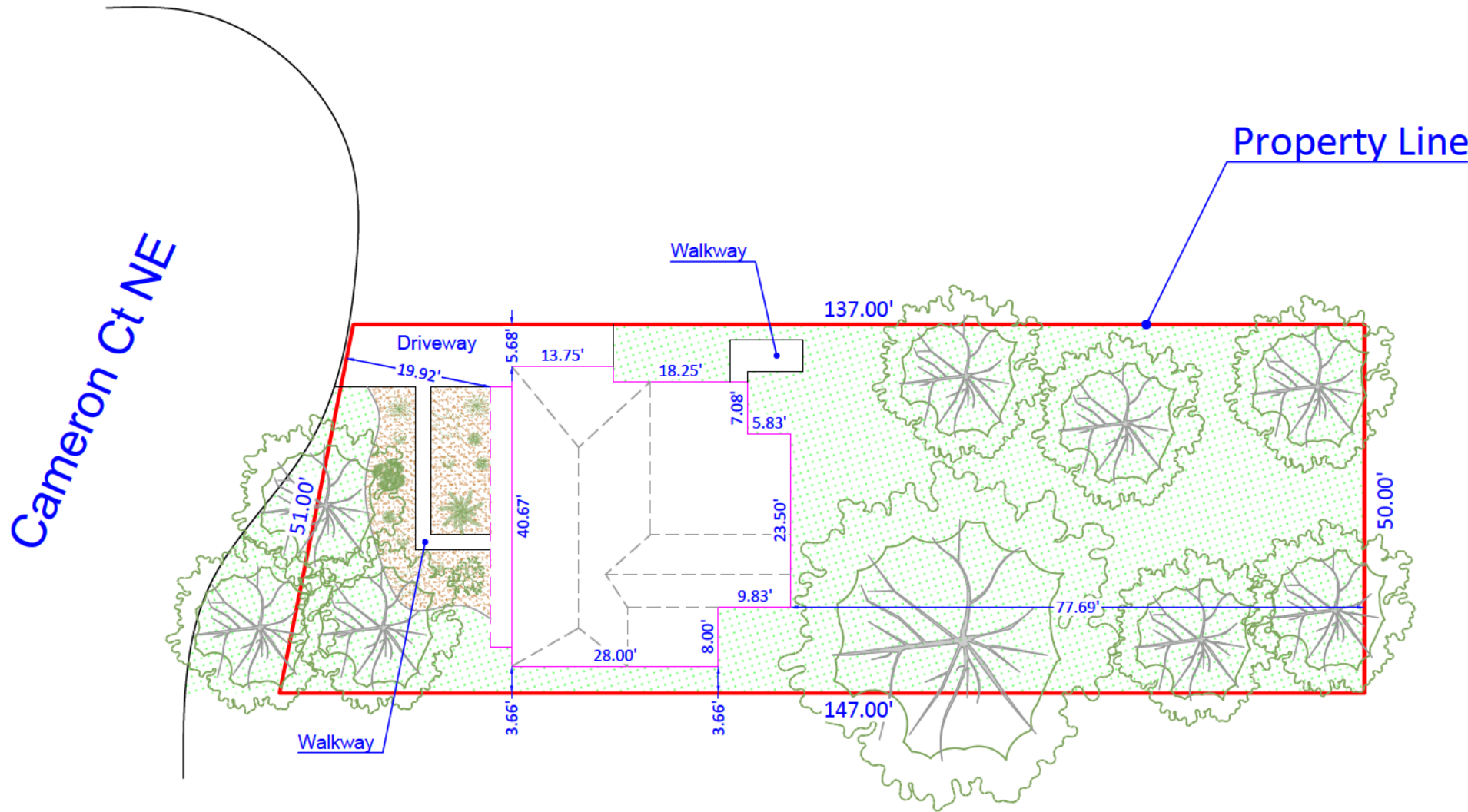
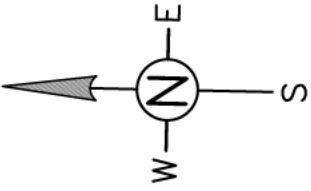
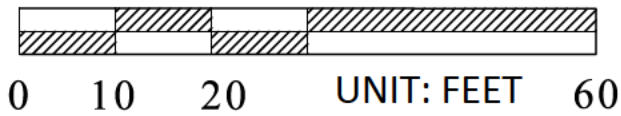


RIGHT



REAR

SITE PLAN



Parcel No. (APN) 18 001 08 035
Land Use RESIDENTIAL
SINGLE FAMILY RESIDENCE
Lot Area 7,100 SF (0.17 ACRES)

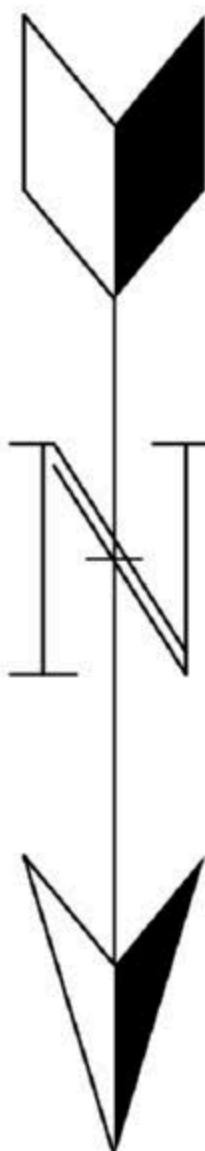
ADDRESS: 1225 Cameron Ct NE
Atlanta, GA 30306
Scale: 1"=20'

THIS IS NOT A LEGAL SURVEY, NOR IS IT INTENDED TO BE OR REPLACE ONE
This work product represents only generalized locations of features, objects or boundaries and should not be relied upon as being legally authoritative for the precise location of any feature, object or boundary.

Impervious Surface Table			
House -	1,469	SF	+/-
Driveway -	268	SF	+/-
Walkway -	108	SF	+/-
TOTAL -	1,845	SF	@ 25.99%

FLOOR PLAN

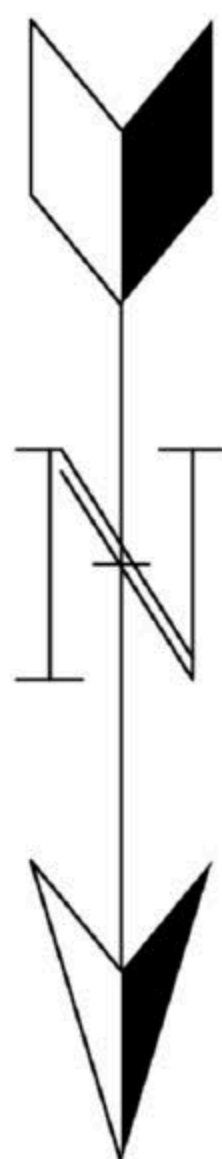
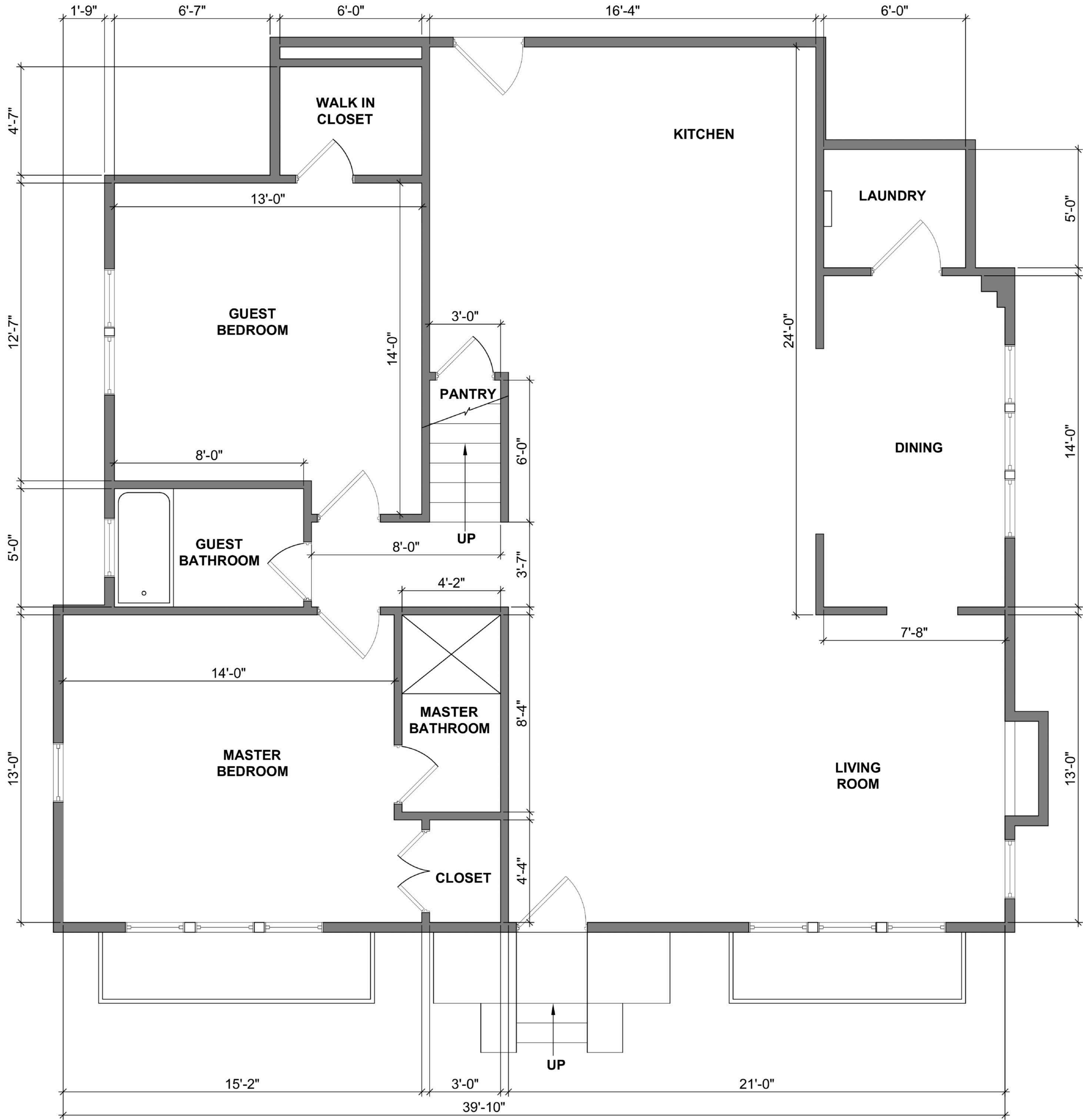
Address: 1225 Cameron Court Northeast,
Atlanta, GA 30306
Parcel ID: 18 001 08 035
Lot area: 0.16 Acres / 7,405 Sq. Ft.
Plot Size: 24"x36"



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

FLOOR PLAN

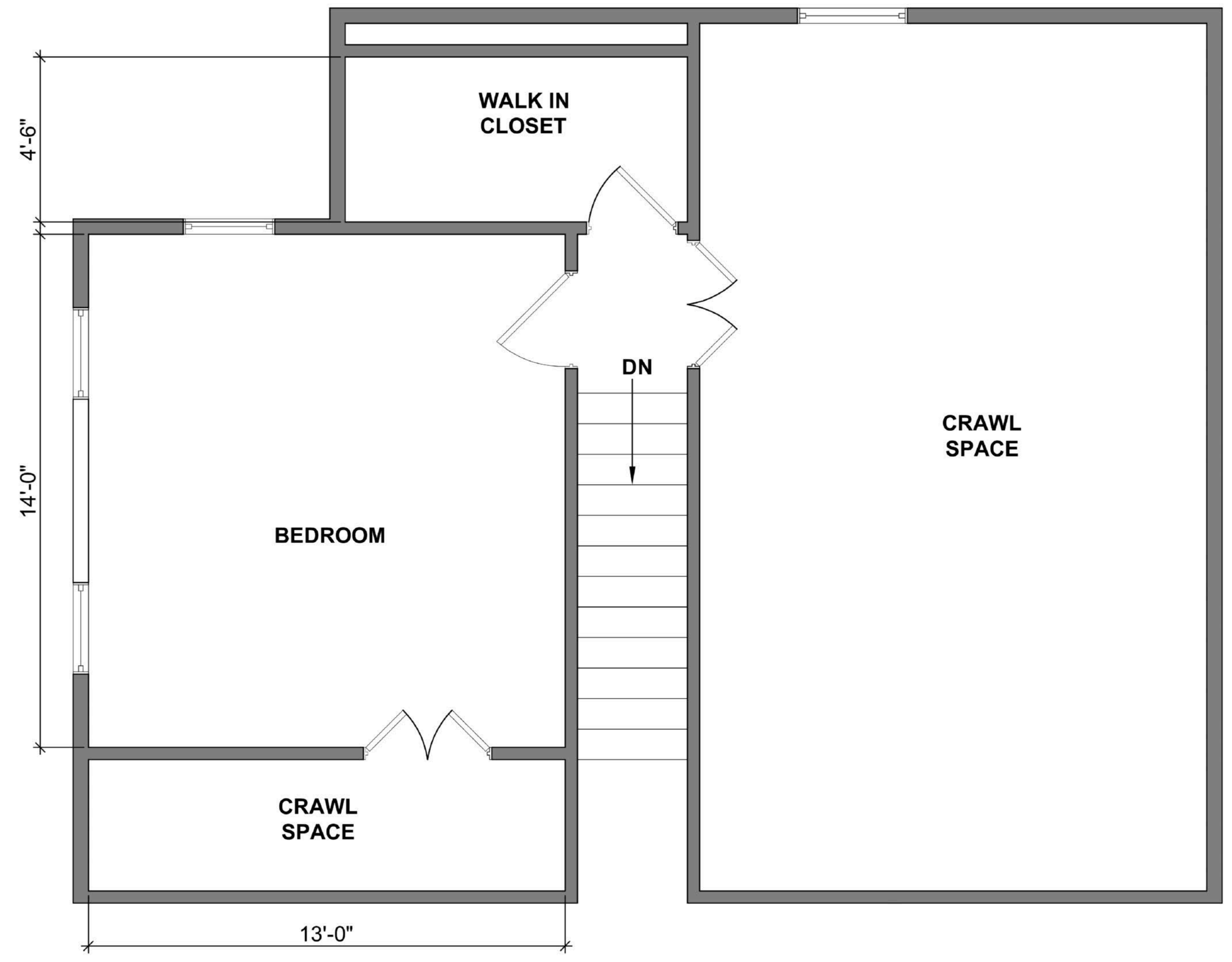
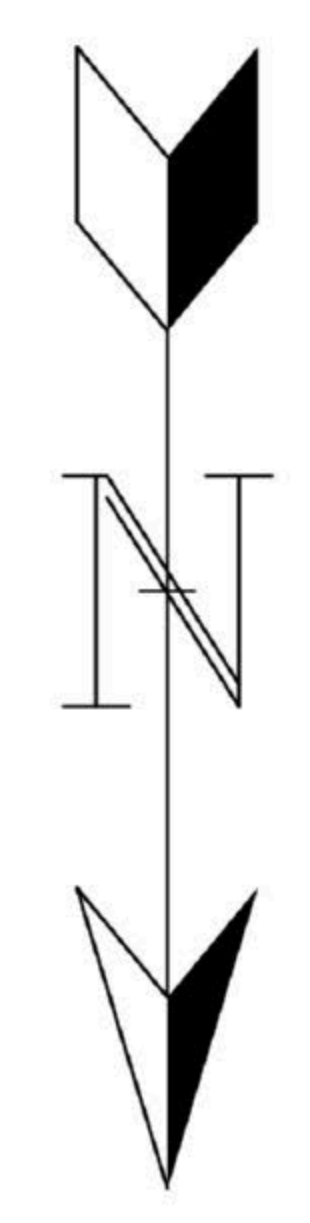
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EXISTING FIRST FLOOR PLAN
1/2" = 1'-0"

FLOOR PLAN

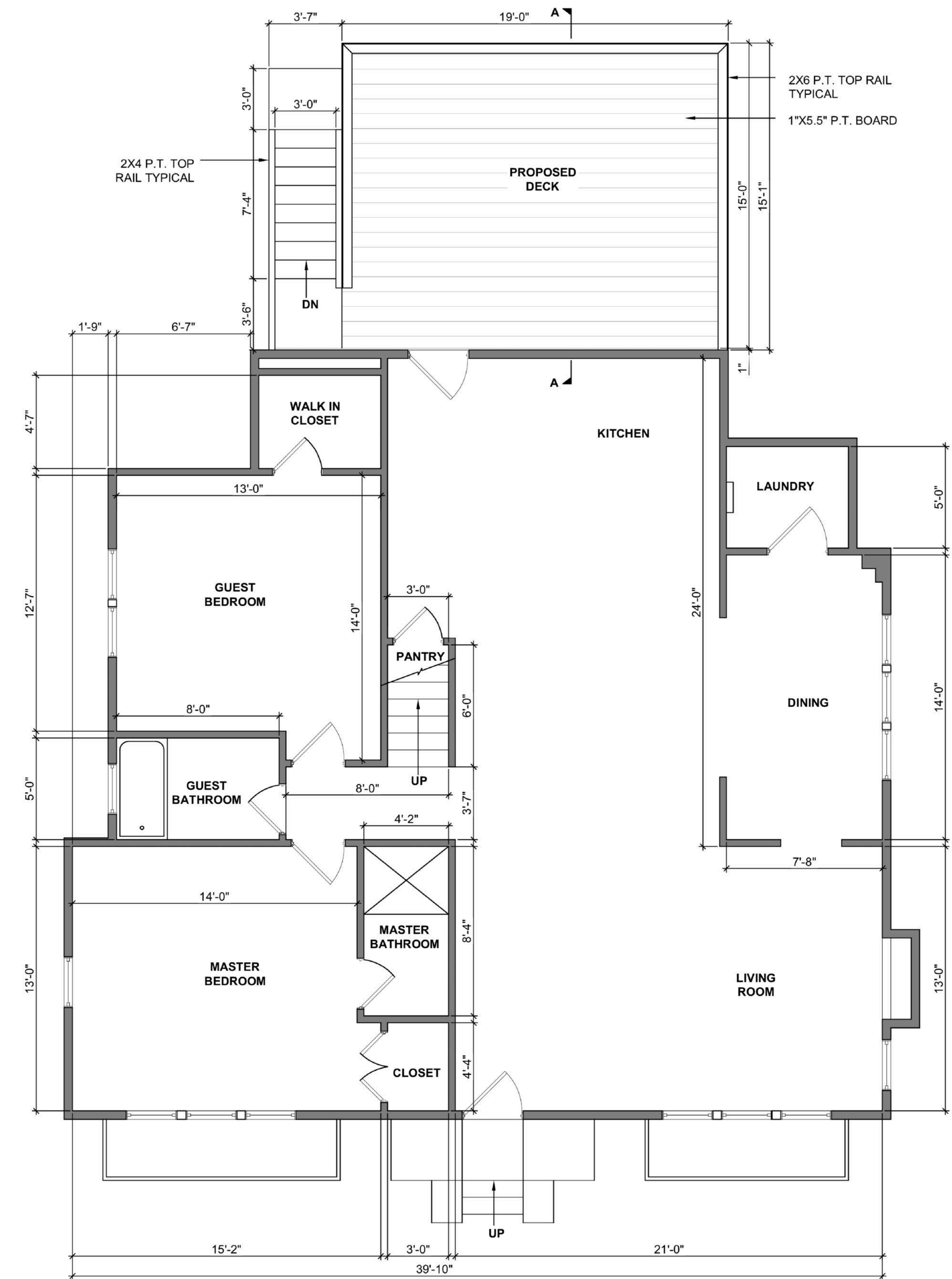
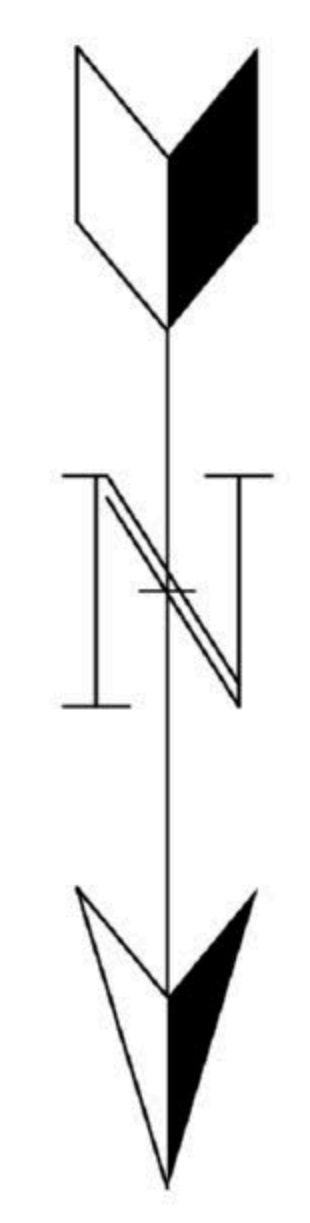
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EXISTING SECOND FLOOR PLAN
3/8" = 1'-0"

FLOOR PLAN

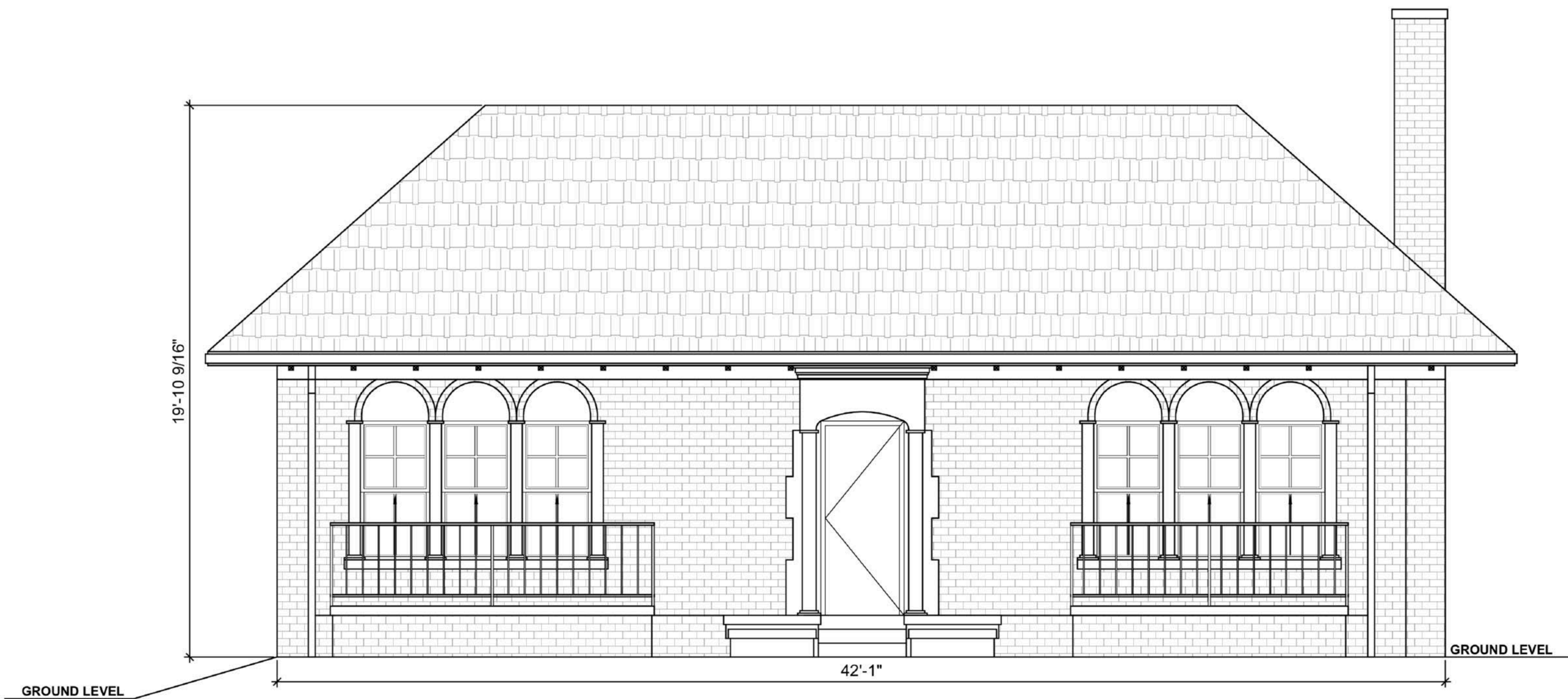
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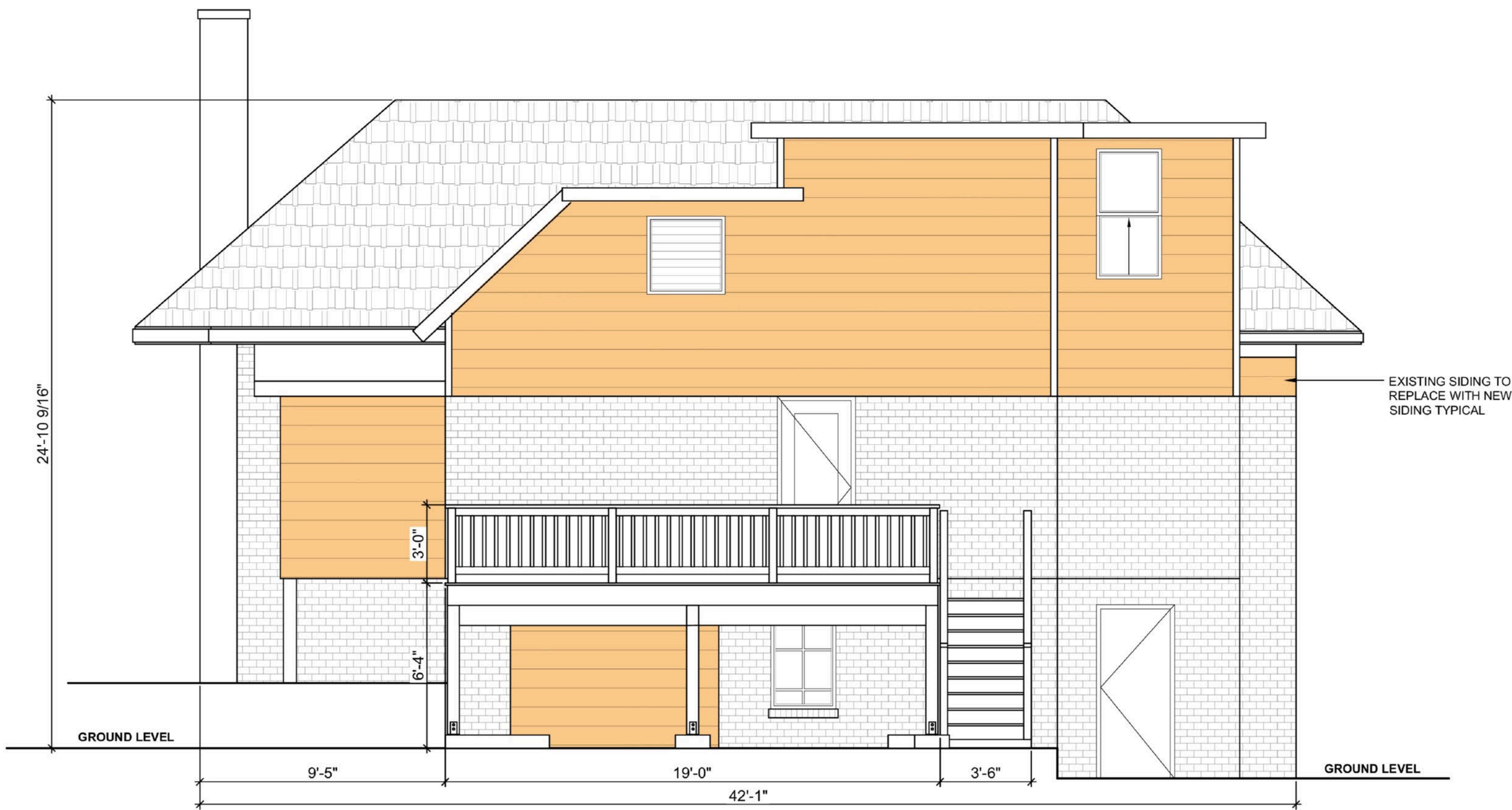
PRPOSED FIRST FLOOR PLAN
1/4" = 1'-0"

ELEVATION

Address: 1225 Cameron Court Northeast,
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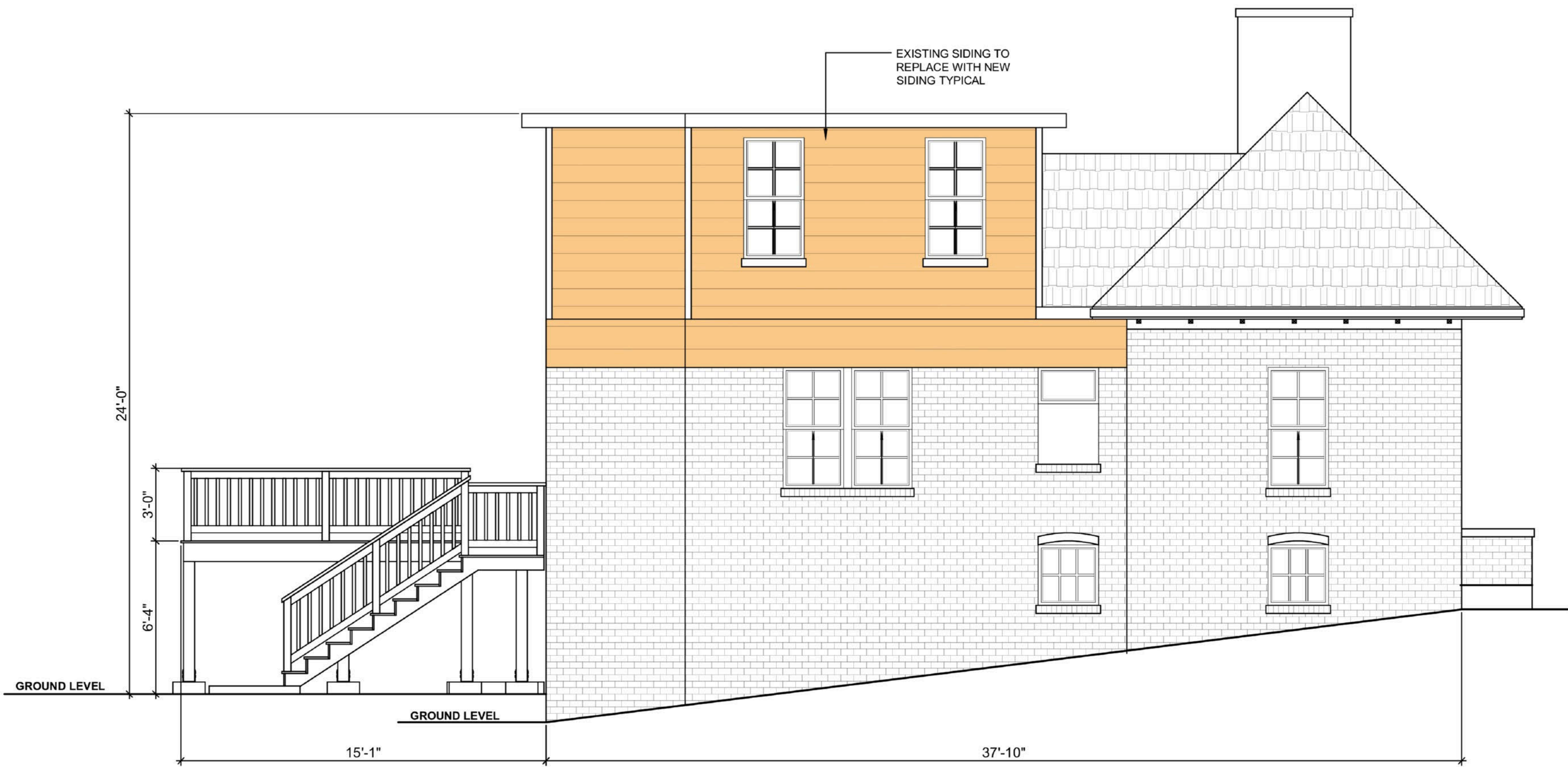
PRPOSED SOUTH ELEVATION
1/4" = 1'-0"



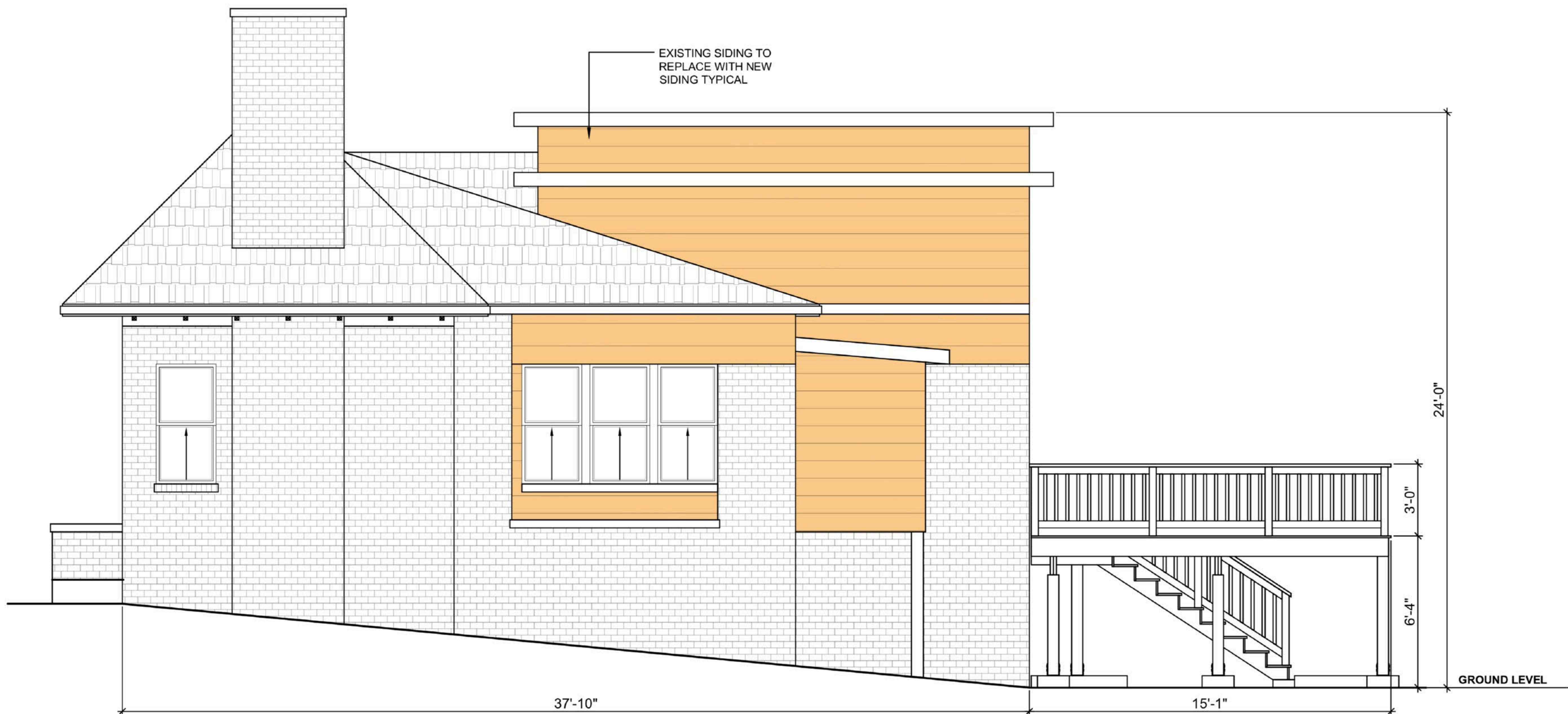
PRPOSED NORTH ELEVATION
1/4" = 1'-0"

ELEVATION

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



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

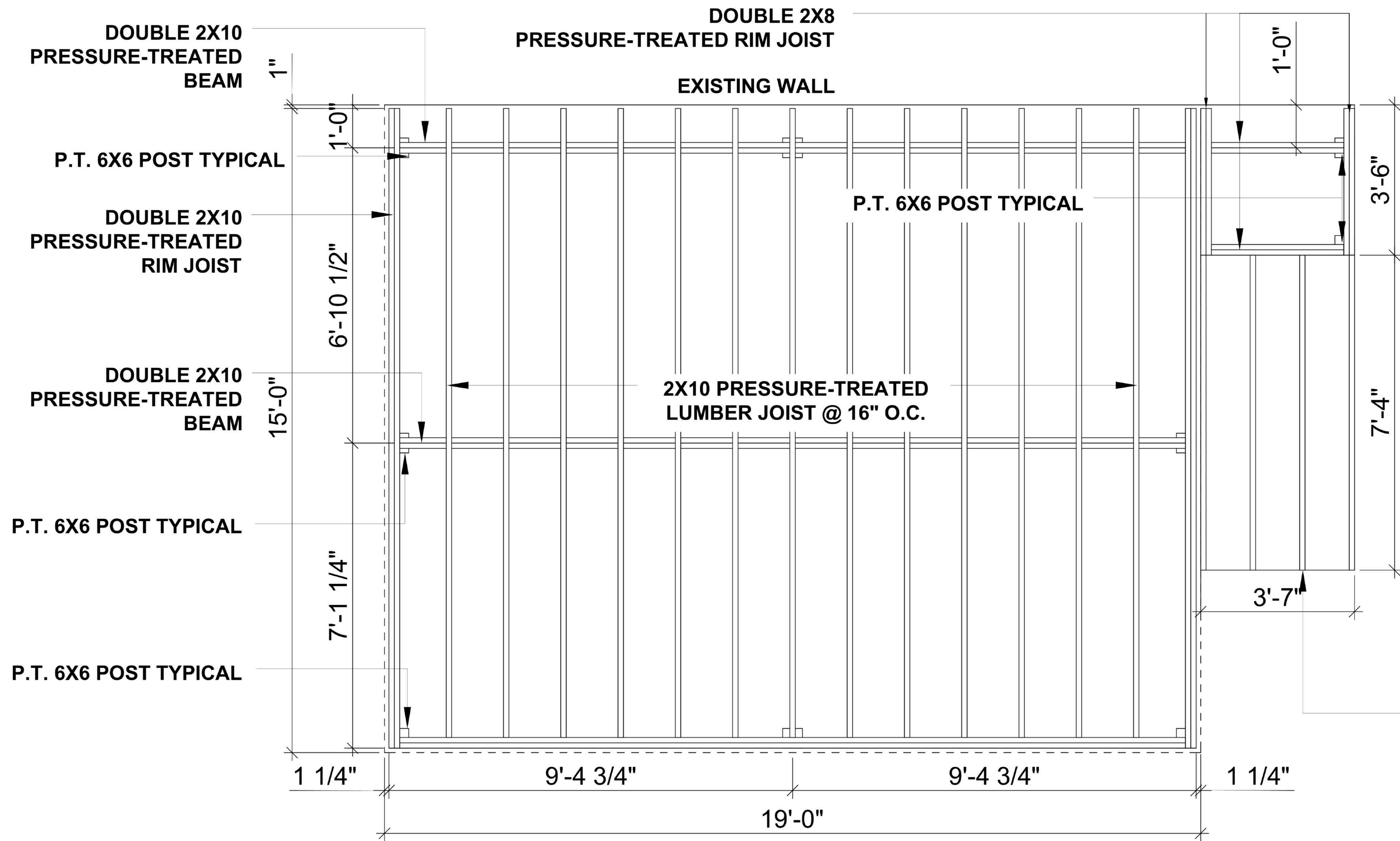
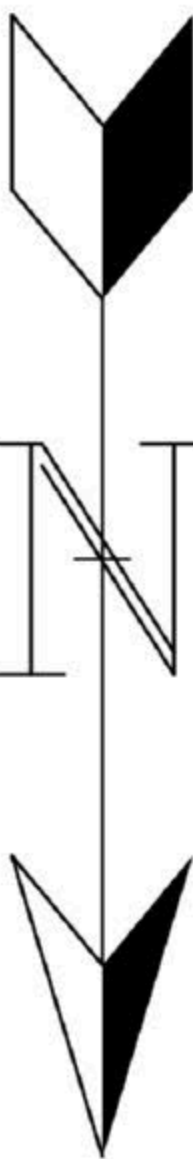
FLOOR PLAN

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Parcel ID: 18 001 08 035

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NOTES

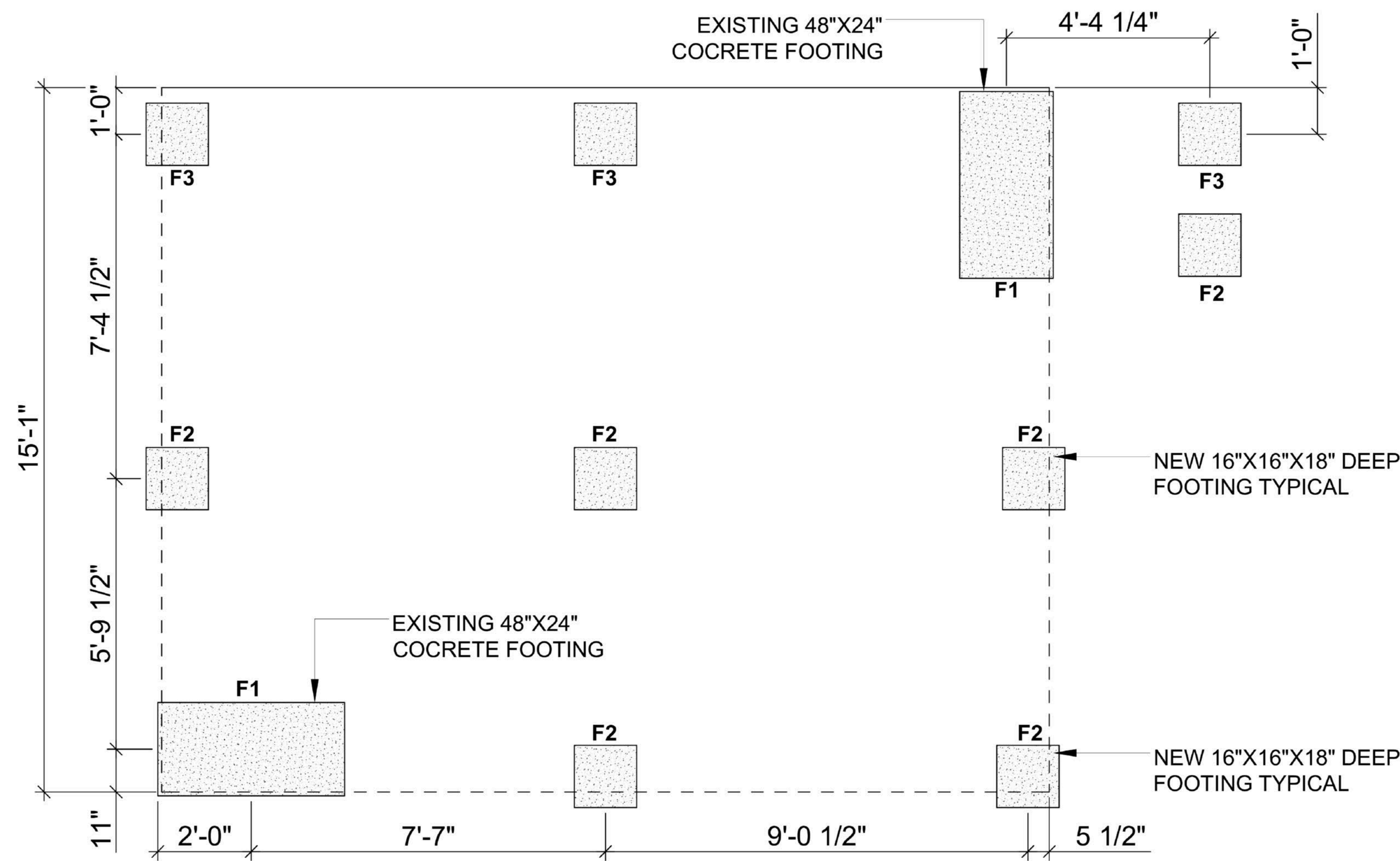
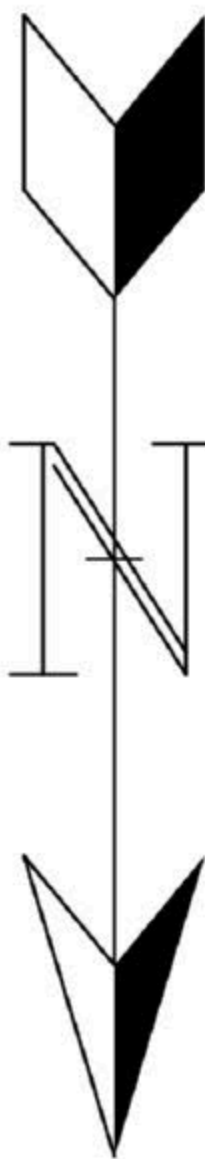
1. FASTEN EVERY 2X10 JOIST TO EVERY DOUBLE 2X10 BEAM WITH (1) SIMPSON H2.5A HURRICANE TIE. TOENAILING IS NOT ALLOWED
 2. PLACE THE DOUBLE 2X10 BEAM INSIDE A 3-INCH CUT NOTCH AT THE TOP OF EACH 6X6 POST. SECURE HORIZONTALLY WITH TWO (2) 1/2-INCH GALVANIZED THROUGH-BOLTS WITH WASHERS
 3. FASTEN THE OUTER 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"

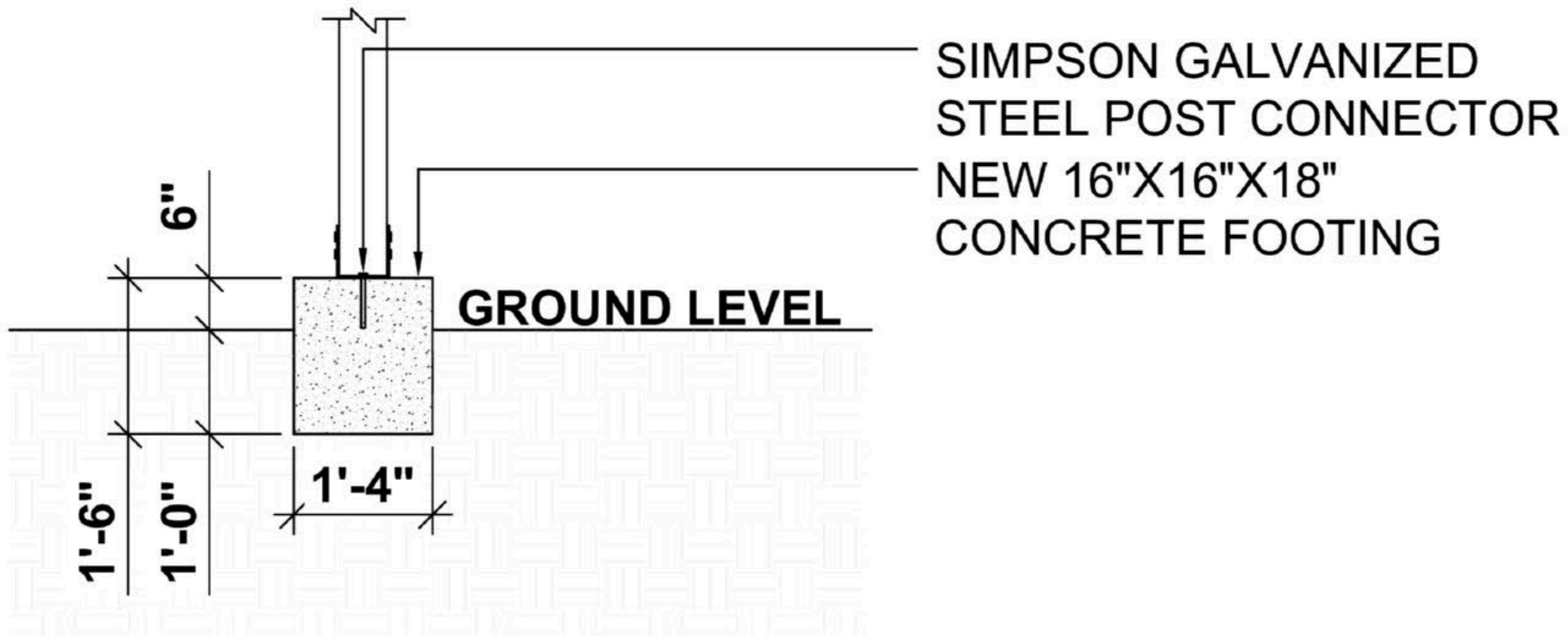
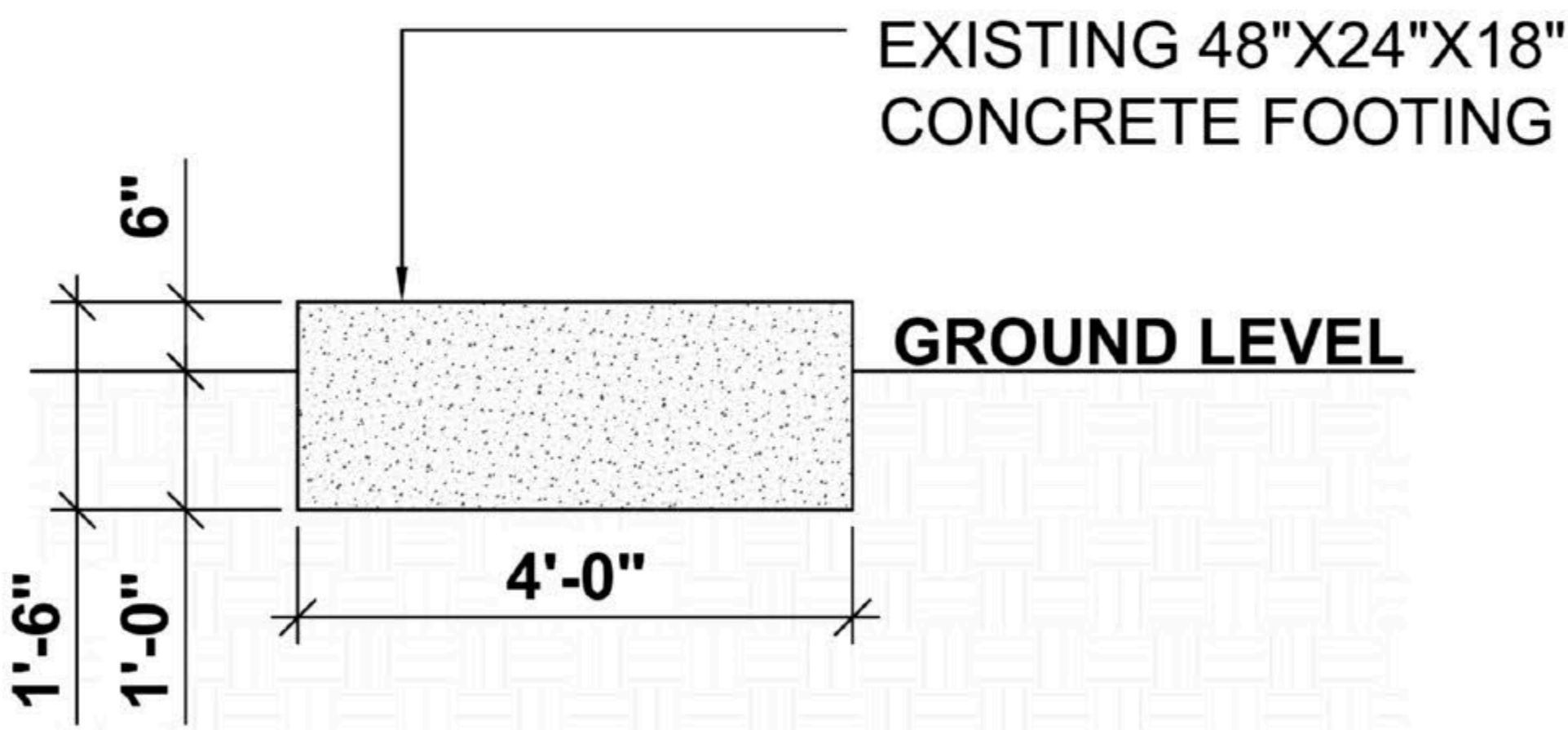
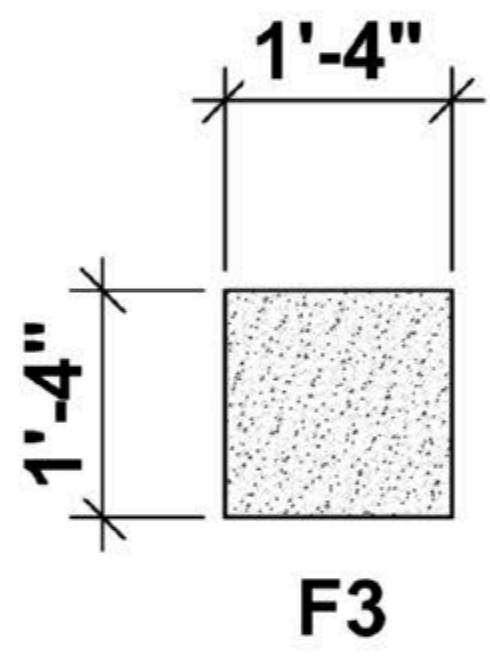
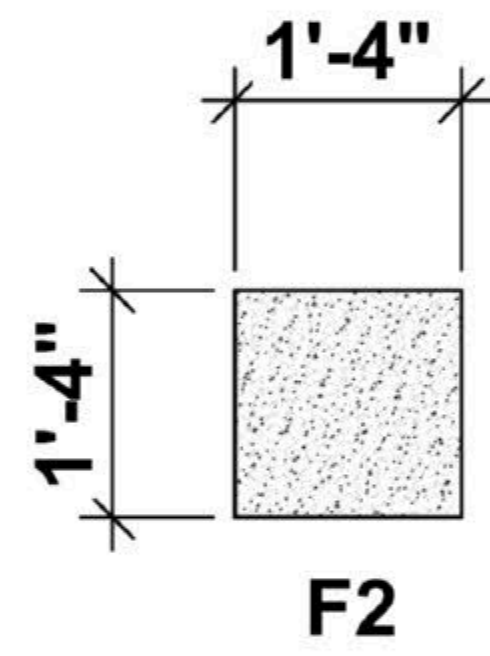
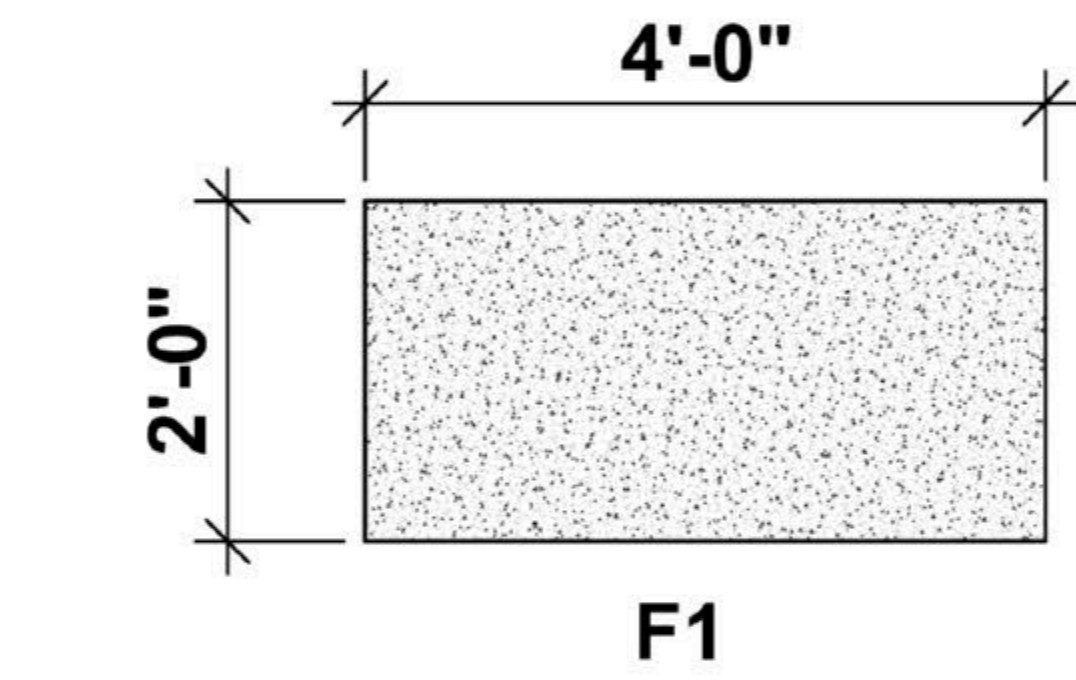
FLOOR PLAN

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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"

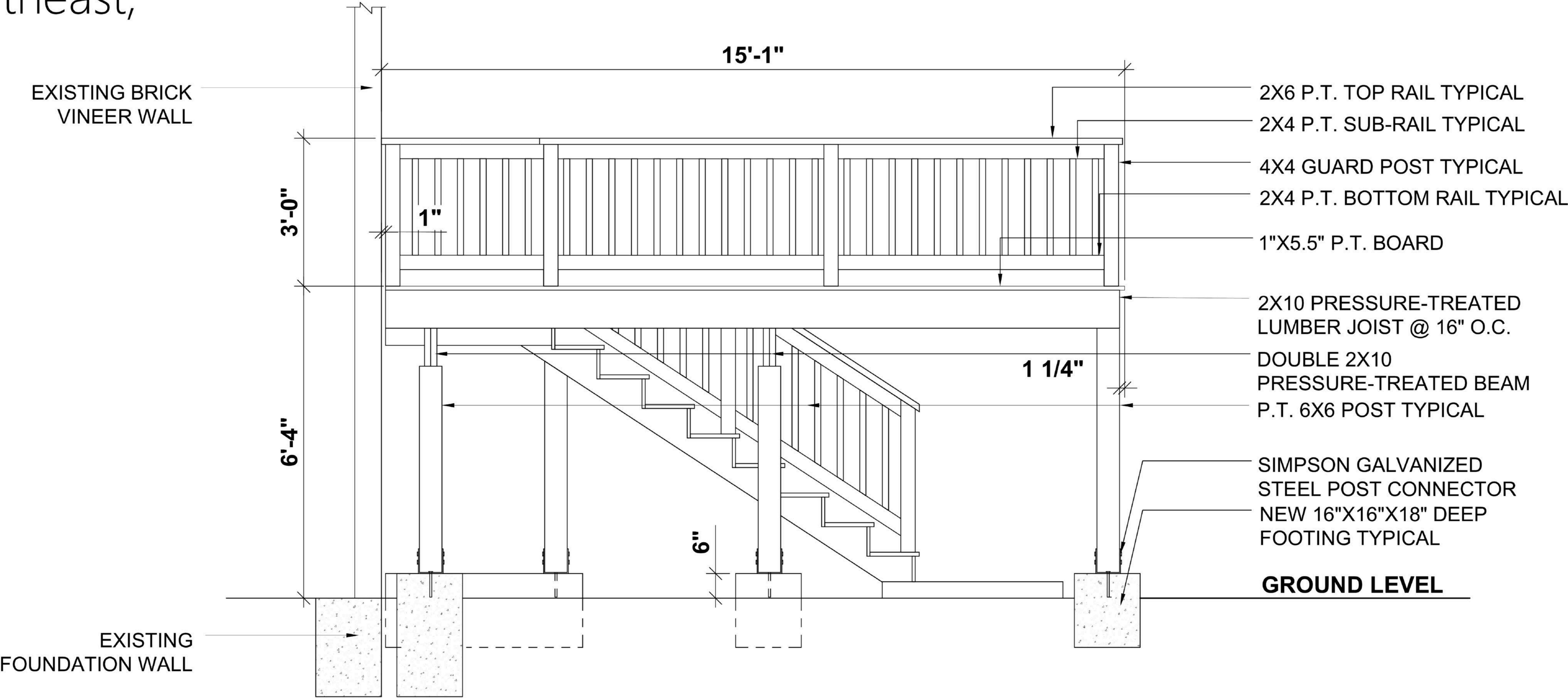
SECTION & DETAIL

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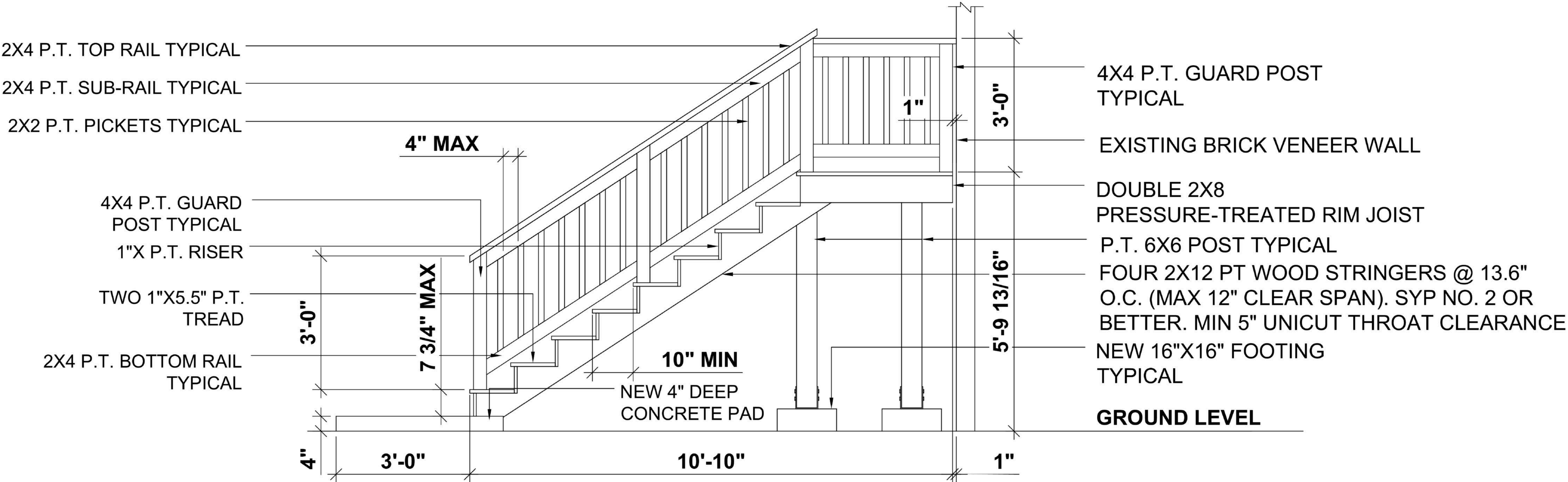
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SECTION AA

3/4" = 1'-0"

- NOTE :
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
 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"



STATE OF GEORGIA

Brad Raffensperger, Secretary of State

State Licensing Board for Residential & General Contractors

Residential Basic Qualifying Agent

LICENSE NO. RBQA006838

Qualifying Agent:

[REDACTED]

[REDACTED]

Qualifying Agent License No: RBQA006838

EXP DATE - 06/30/2026

Status: Active

Issue Date - 01/16/2020

A pocket-sized license card is below. Above is an enlarged copy of your pocket card.

Please make note of the expiration date on your license. It is your responsibility to renew your license before it expires. Please notify the Board if you have a change of address.

Wall certificates suitable for framing are available at cost, see board fee schedule. To order a wall certificate, please order from the web site – www.sos.state.ga.us/plb.

Please refer to Board Rules for any continuing education requirements your profession may require.

Georgia Professional Licensing Boards Division

237 Coliseum Drive

Macon GA 31217

Phone: (404) 424-9966

www.sos.ga.gov/plb



STATE OF GEORGIA

Brad Raffensperger, Secretary of State

State Licensing Board for Residential & General Contractors

Residential Basic Qualifying Agent

LICENSE NO. RBQA006838

Qualifying Agent:

9 [REDACTED]

Qualifying Agent License No: RBQA006838

EXP DATE - 06/30/2026

Status: Active

Issue Date - 01/16/2020

COBB COUNTY OCCUPATION TAX CERTIFICATE

P.O. BOX 649 MARIETTA, GEORGIA 30061-0649
(770) 528-8410

BUSINESS LOCATION

DATE ISSUED
01-01-2026

D/B/A RICHARD FEIS CONSTRUCTION LLC
ATTN: RICHARD FEIS
RICHARD FEIS CONSTRUCTION LLC

NOT TRANSFERABLE

CERTIFICATE NUMBER

CON001072

FOR YEAR

2026

CERTIFICATE EXPIRES

12-31-2026

TYPE BUILDING



CERTIFICATE MUST BE DISPLAYED
THIS CERTIFICATE IS NOT VALID IF OWNERSHIP OR BUSINESS LOCATION CHANGES
PROFESSIONALS & ATTORNEYS AT LAW ARE NOT REQUIRED TO DISPLAY

BUSINESS DESCRIPTION

CLASSIFICATION CODE	CLASSIFICATION NAME	AMOUNT
152102	BUILDING CONTRACTOR - STATE LICENSE REQUIRED	370.00

THIS PROPERTY IS ZONED RESIDENTIAL. NO CLIENTS, EMPLOYEES, SALES, DELIVERIES, OR STORAGE OF INVENTORY OR EQUIPMENT ARE ALLOWED ON THE PREMISES. ONLY ONE COMMERCIAL VEHICLE NOT TO EXCEED 12,500 POUNDS USED AS TRANSPORTATION BY THE OCCUPANT MAY BE PARKED AT THE RESIDENCE.

						PAYMENT DATE	01-14-2026					
4332	370.00	4312	0.00	4314	0.00	4316	0.00	4318	0.00	SUB TOTAL	\$	370.00
										PENALTY	\$	0.00
										INTEREST	\$	0.00
										TOTAL	\$	370.00

CD - Bus License Certificate, CON001072, 2026, RICHARD FEIS CONSTRUCTION LLC

E. Lisa Wells

BUSINESS LICENSE DIVISION MANAGER

mm

AUTHORIZED INITIALS

IMPORTANT NOTICE

1. Interest as provided by law will be imposed for failure to renew certificate prior to expiration date.
2. Please document to Cobb County Business License Office when business goes out of business.
3. Please provide written notification of any change in address or ownership change. A fee of \$10 will be charged to reprint certificate.
4. Please contact the business license office if you have not received a renewal notice two weeks prior to expiration of certificate.
5. Interest can not be waived despite failure to receive renewal notice. Contact the business license office for fee information.

86484

PLACE ON DISPLAY

433576