



Planning & Sustainability Department

Current Planning Zoning Division

178 Sams Street
Decatur, GA 30030

Lorraine Cochran-Johnson
Chief Executive Officer

Juliana A. Njoku
Director

Application for Certificate of Appropriateness

Date submitted: _____

Date Received: _____

Address of Subject Property: 924 Clifton Road

Property Parcel ID Number: 18 003 01 015

Date of construction of all structures on the property: 1950 for demo
This information can be found in the DeKalb County property accessory and tax records database.

Applicant Name: David W Price

E-Mail: [REDACTED] Phone: [REDACTED]

Applicant Mailing Address: [REDACTED]

Applicant's relationship to the owner: Owner ☐ Architect ☐ Contractor/Builder ☐ Other ☒

Owner(s): Doug and Mandy Rollins Email: _____

Owner(s) Mailing Address: [REDACTED]

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:

Demolish non-historic residence and build new two-story brick home with new driveway, rear swimming pool with pool deck, new rear porch and pool cabana.

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 ON PAGE 4. FAILURE TO FOLLOW GUIDELINES MAY RESULT IN SCHEDULING DELAYS OR A DEFERRAL OF APPLICATION ***

Signature of Applicant: David W. Price

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: Doug Rollins

being owner(s) of the property at: 924 Clifton Road

hereby delegate authority to: David Price

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

Signature of Owner(s):

Date:

10/18/2026



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.

THIS BOX RESERVED FOR
THE CLERK OF THE SUPERIOR COURT

GENERAL NOTES:
1: This Plat has been prepared without the benefit of a current title report. Easements or encumbrances may exist that are not shown on this plat.
2: This plat is subject to any restrictions, easements, covenants or restrictions that may exist either written or unwritten.
3: Underground utilities not shown hereon may exist. The Surveyor does not take responsibility for absence or presence of any such utilities.
4: No Geodetic monuments were found within 500 feet of this site.
5: This Plat has been prepared for the exclusive use of the person(s) or entities named hereon.

FIELD DATA:
DATE OF FIELD SURVEY 2-24-26.

THE CALCULATED POSITIONAL TOLERANCE BASED ON REDUNDANT LINEAR MEASUREMENTS OF OBSERVED POSITIONS WAS FOUND TO BE 0.01 FEET.

EQUIPMENT:
ELECTRONIC TOTAL STATION AND RTK GPS
GPS RECEIVER: TRIMBLE R12i,
SN: 6340F00404 ROVER
6340F00685 BASE
NETWORK: TRIMBLE VRS NOW RTK GNSS

TOTAL AREA: 16,557.91 SQ FT, 0.380 ACRES
CALCULATED PLAT CLOSURE: 1 FOOT IN 188,204.81 FEET

SURVEY DATA:
TYPE OF SURVEY: RETRACEMENT
SOURCE OF TITLE DESCRIPTION FOR SUBJECT PROPERTY: DB 31278 PG 622
PROPERTY OWNER AT TIME OF SURVEY: ARTHUR KRETCHMAN TRUST
PARCEL NUMBER: 18 003 01 015

FLOOD HAZARD NOTE: THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF DEKALB COUNTY, GEORGIA 13089C0064K EFFECTIVE DATE AUGUST 15, 2019.

HORIZONTAL & VERTICLE DATUM:
HORIZONTAL: NORTH AMERICAN DATUM OF 1983 (2011) GEORGIA STATE PLANE, WEST ZONE.
VERTICAL: NORTH AMERICAN VERTICAL DATUM OF 1988. ORTHOMETRIC HEIGHTS WERE COMPUTED USING GEOID 18.
UNIT OF MEASURMENT IS U.S. SURVEY FOOT.
DISTANCES SHOWN ARE HORIZONTAL AT GROUND LEVEL.
THE DATUM FOR THIS SURVEY IS FROM TRIMBLE VRSNOW NETWORK

DEKALB COUNTY

ZONING: R-75
FRONT SETBACK: 35'
SIDE SETBACK: 7.5'
REAR SETBACK: 40'

NOTE: ZONING & SETBACK INFORMATION SHOWN HEREON WAS REFERENCED FROM DEKALB COUNTY'S GIS/ZONING MAP PORTAL AT THE TIME OF THIS SURVEY BEING CONDUCTED.

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plat, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set for in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A Section 15-6-67

N/F
DRUID HILLS GOLF CLUB
740 R CLIFTON ROAD
PARCEL #18 003 01 013

IPF 1" OTP

N/F
LOUIS HENGEN
932 CLIFTON ROAD
PARCEL #18 003 01 016
DB: 26169 PG: 478

N/F
ARTHUR KRETCHMAN TRUST
924 CLIFTON ROAD
PARCEL #18 003 01 015
DB: 31278 PG: 622

N/F
JOHN GRAFTON
914 CLIFTON ROAD
PARCEL #18 003 01 014
DB: 25487 PG: 29

SSMH
TOP: 942.39'
INV IN: 932.50'

CLIFTON ROAD
(50' R/W)

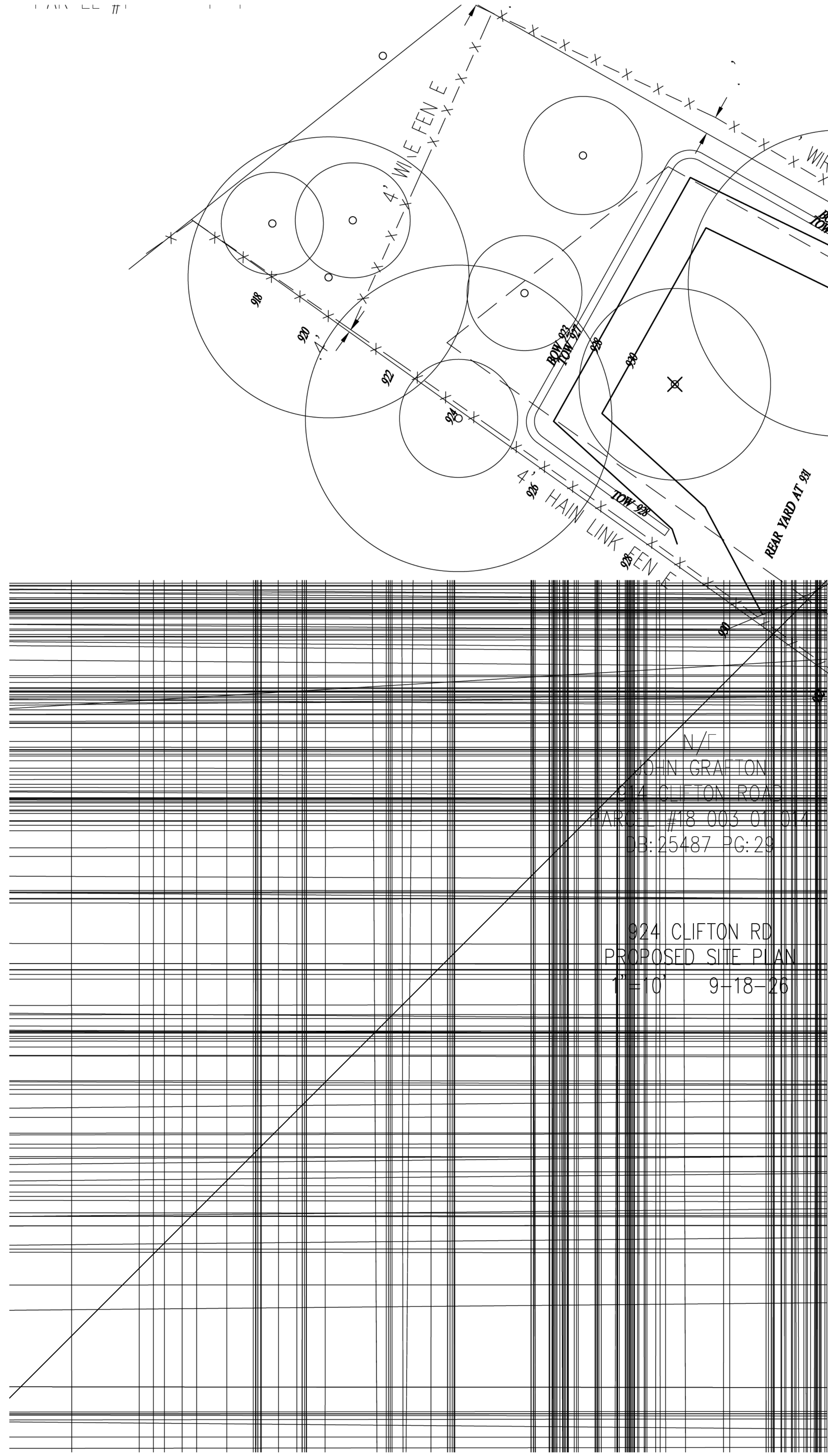


TREE LEGEND	
X = DIAMETER IN INCHES	
	EXISTING TREE TO BE REMOVED
	HATCHING OVER TREE = LANDMARK TREE
	CREPE MYRTLE
	DOGWOOD
	HARDWOOD
	HICKORY
	MAGNOLIA
	MAPLE
	OAK
	PECAN
	PINE
	POPLAR
	SWEETGUM

LEGEND	
BSL	BUILDING SETBACK LINE
DE	DRAINAGE EASEMENT (STORM)
SSE	SANITARY SEWER EASEMENT
EOP	EDGE OF PAVEMENT (CURB)
R/W	RIGHT OF WAY
S/W	SIDEWALK
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
FFE	FINISHED FLOOR ELEVATION
PAD	PAD ELEVATION
GFE	GARAGE FLOOR ELEVATION
WL	GARAGE WEATHER LIP ELEV.
MFTE	MIN. FINISHED FLOOR ELEVATION
	POWER POLE
	1/2" IRON REBAR SET
	IRON PIN FOUND
	BOLLARD
	OVERHEAD POWER
	FIRE HYDRANT
	WATER METER
	WATER VALVE
	GAS VALVE
	GAS METER
	LIGHT POLE
	CONCRETE PAD
	TELEPHONE MARKER
	AIR CONDITIONER UNIT
	MAIL BOX
	CLEAN OUT
	SANITARY SEWER MANHOLE
	LEFT WING CATCH BASIN
	RIGHT WING CATCH BASIN
	DOUBLE WING CATCH BASIN
	DROP INLET
	HEADWALL

SCALE: 1"=30'		GRAPHIC SCALE - IN FEET		CLIENT: HANNAH ORLIN	
DESIGNED BY: S.BROCK		SHEET NUMBER: 1 of 1		FILE NAME: 924 CLIFTON ROAD	
Copyright-2023 These drawings and their reproductions are the property of the surveyor and may not be reproduced, published, or used in any way without the written permission of this surveyor.		BOUNDARY SURVEY FOR			
		924 CLIFTON ROAD PARCEL ID# 18 003 01 015			
KEYSTONE LAND SURVEYING, INC. 262 WEST CROGAN STREET LAWRENCEVILLE, GEORGIA 30046 770.545.8700 www.keystonelandsurveying.com		LAND LOT 3 - 18TH DISTRICT UNINCORPORATED DEKALB COUNTY, GEORGIA.			
		REVISIONS			
		1			
		2			
		3			
		4			
		5			

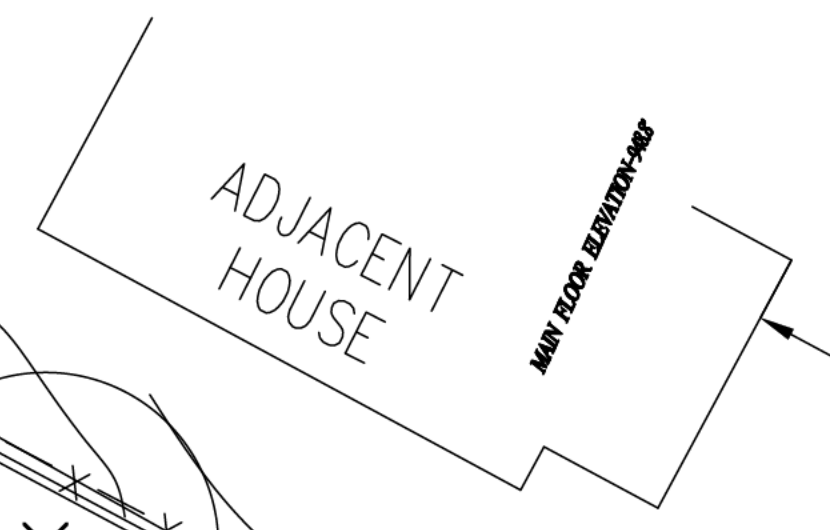
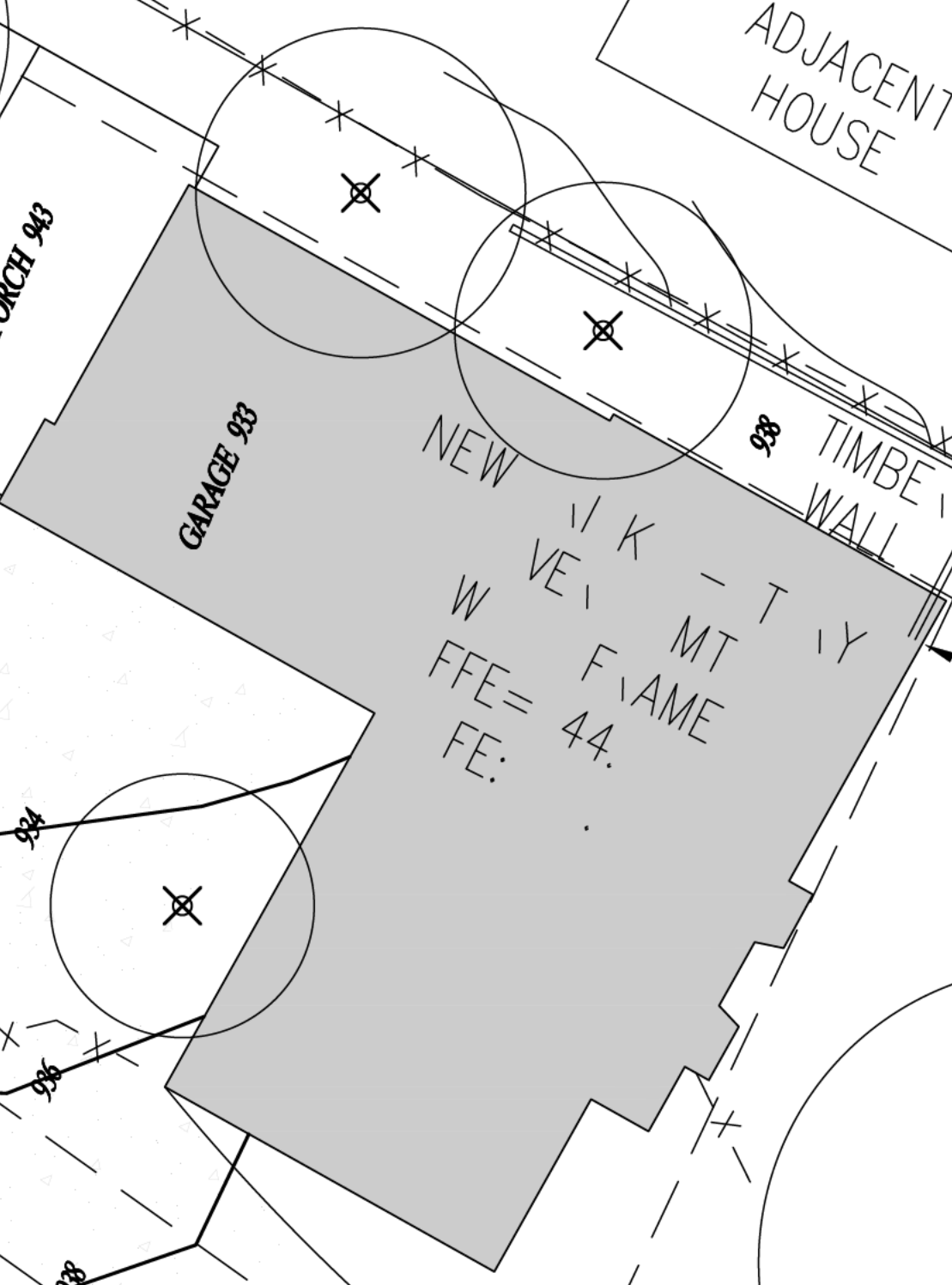
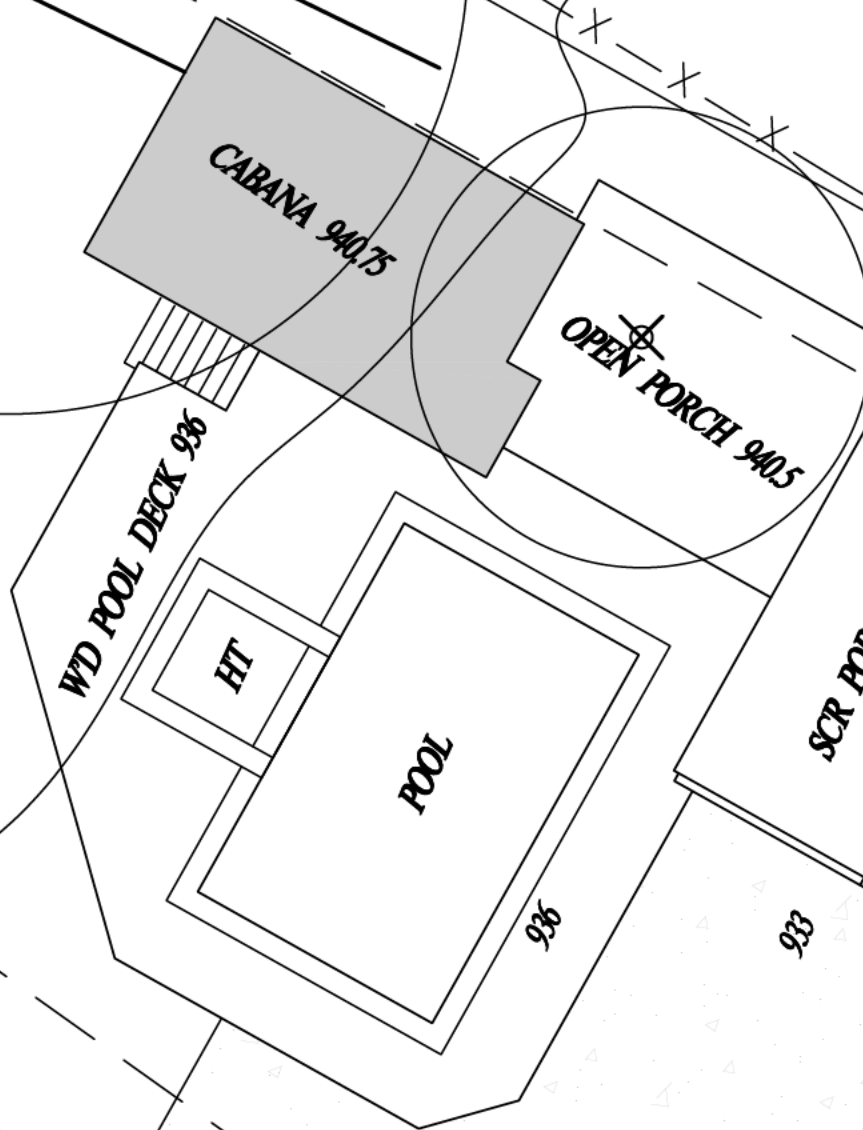




N/F
LOUIS HENGEN
932 CLIFTON ROAD
PARCEL #18 003 01 016
DB: 26169 PG: 478

N/F
JOHN GRANTON
924 CLIFTON ROAD
PARCEL #18 003 01 014
DB: 25487 PG: 29

924 CLIFTON RD
PROPOSED SITE PLAN
1"=10' 9-18-26



CLIFTON ROAD
(50' R/W)

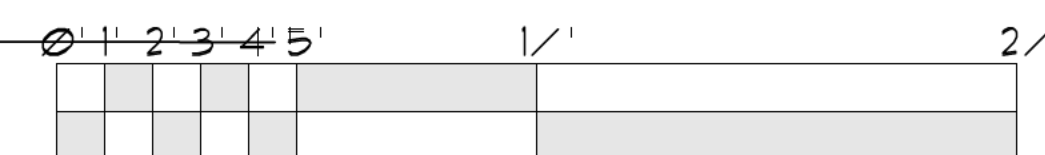
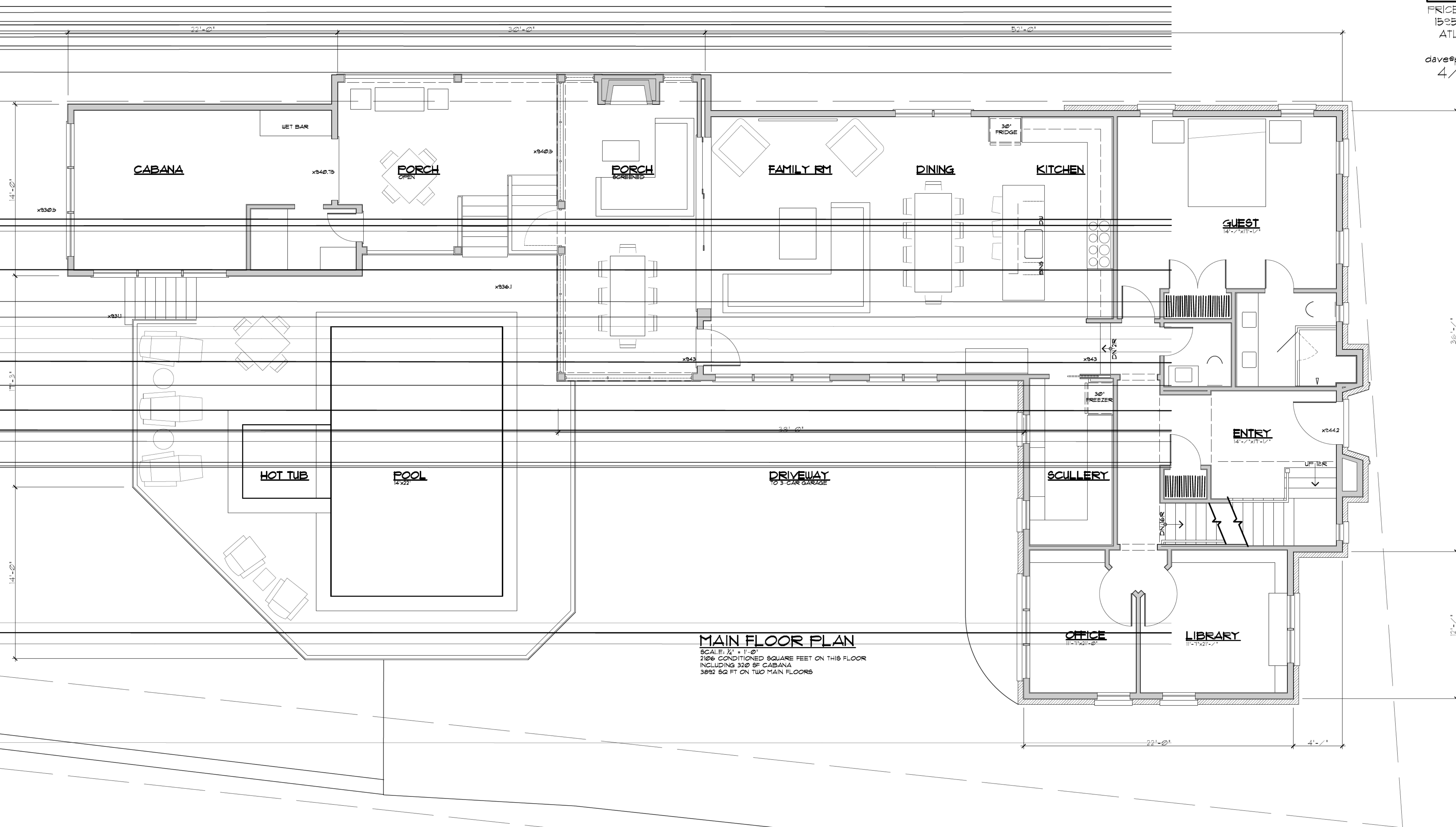
MH
T : 4.7'
INV IN: 37.40'



PRICE RESIDENTIAL DESIGN
1525 N TTINGHAM WAY
ATLANTA, GE RGIA
3/3/2
dave@priceresidentialdesign.com
4/4-245-4244

PRICE RESIDENTIAL DESIGN
R LLINS RESIDENCE
924 CLIFT N R AD

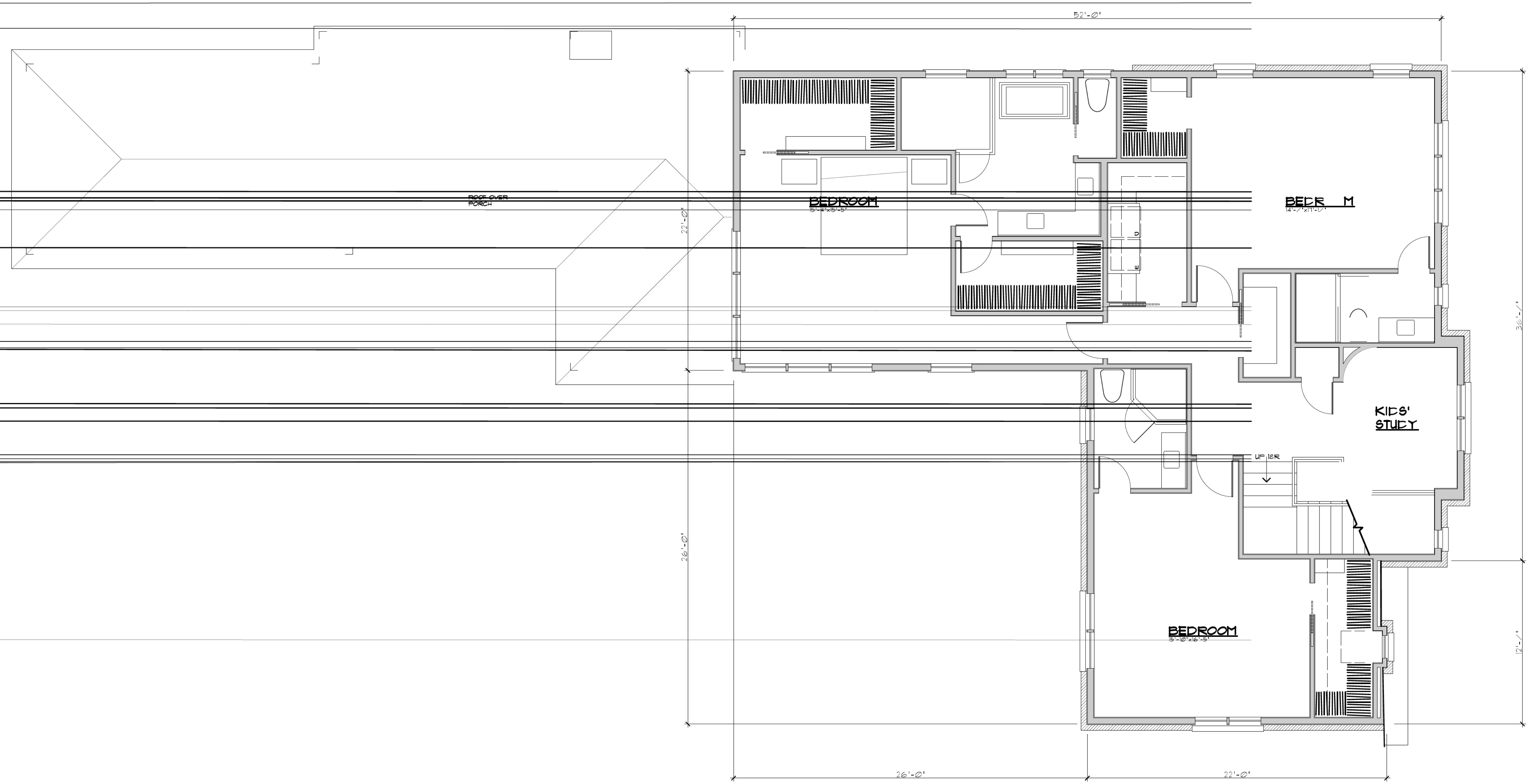
R LLINS RESIDENCE
924 CLIFT N R AD
ATLANTA, GE RGIA
MAIN FL R
PLAN
SHEET A-1
SEPTEMBER 12, 2/26



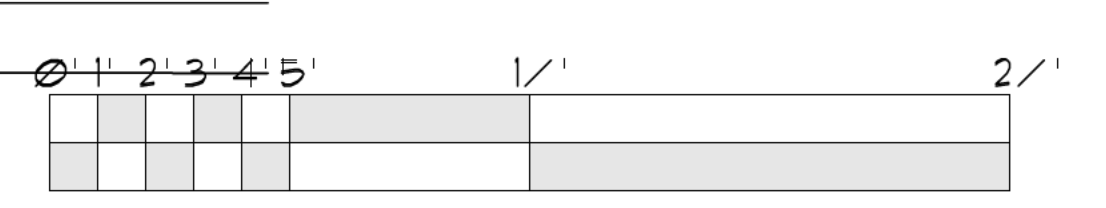


PRICE RESIDENTIAL DESIGN
1525 N TTINGHAM WAY
ATLANTA, GEORGIA
3/3/20
dave@priceresidentialdesign.com
4/4-245-4244

PRICE RESIDENTIAL DESIGN
ROLLINS RESIDENCE
324 CLIFT N R AD



UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"
1786 CONDITIONED SQUARE FEET ON THIS FLOOR
3892 SQ FT ON TWO MAIN FLOORS



ROLLINS RESIDENCE
324 CLIFT N R AD
ATLANTA, GEORGIA
UPPER FLOOR PLAN
SHEET A-2
SEPTEMBER 12, 2/26

GENERAL NOTE: EXCEPT AS NOTED, ALL WINDOWS SHALL BE PRIMED WOOD, 80% W/ 20% MUNTINS (AFFIXED TO GLASS) LITE PATTERN AS SHOWN. FINISH: C-1R SHALL BE WOOD. UPDATE: WIND. WBS AND THERE C-1RS MAY BE FIBERGLASS, PAINTABLE OR HP SITE. R ALUMINUM CLAD IF HP SITE IS NOTIFIED.



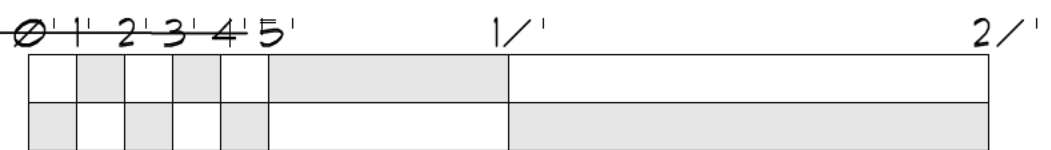
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ATLANTA, GEORGIA
3/3/20
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4/4-245-4244



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



LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



PRICE RESIDENTIAL DESIGN
R L LINS RESIDENCE
924 CLIFT N R AD

R L LINS RESIDENCE
924 CLIFT N R AD
ATLANTA, GEORGIA
EXTERIOR ELEVATIONS
SHEET A-3
SEPTEMBER 12, 2/26