DeKalb County Historic Preservation Commission

Monday, November 16, 2026- 6:00 P.M.

Staff Report

Regular Agenda

D. 1194 Clifton Road, Bryan Fuller. Retroactive application to enclose a deck on the rear of a historic house. **1248207.**

Built in 1930 (18 003 06 019)

This property is in the Druid Hills Character Area #2 and the Druid Hills National Register Historic District.

03-98 1194 Clifton Road, Sheila McIntosh. Changes to rear dormer. **Approved.**
11-10 1194 Clifton Road (DH), Gregory Cobb. Repair concrete at front steps and replace windows. 16753. **Denied.**
12-10 1194 Clifton Road (DH), Gregory Cobb. Repair concrete at front steps and replace windows. 16753. **Denied.**
02-11 1194 Clifton Road (DH), The Home Depot. Replace windows on front, side and rear. 16895. **Part approved, part denied.**

Summary

November 2026

The Zoning Board of Appeals (ZBA) meeting scheduled for November of 2026, of which the applications for 1194 Clifton Road was on the agenda to be heard, was canceled and rescheduled for a later date. At this time, the application for the retroactive application of the construction of the rear accessory structure at 1194 Clifton Road has not been heard by the ZBA.

October 2026

The applicant consented to defer the application to the next scheduled meeting in order to submit an application to the Zoning Board of Appeals (ZBA) to address the concerns regarding the setback requirements for the structure. The application will not be heard by the ZBA until November of this year; therefore, the applicant has requested that the application be deferred by the Historic Preservation Commission at this time.

September 2026

The applicant consented to defer the application to the next scheduled meeting in order to submit an application to the Zoning Board of Appeals (ZBA) to address the concerns regarding the setback requirements for the structure. The application will not be heard by the ZBA until November of this year; therefore, the applicant has requested that the application be deferred by the Historic Preservation Commission at this time.

August 2026

The applicant consented to defer the application to the next scheduled meeting in order to provide a plan for plantings and other vegetation to create a visual buffer between the accessory structure and the Western property line. The applicant provided a plan to install a privacy fence along the Western property line in order to create a visible buffer between the accessory structure and the neighboring property.

July 2026

The applicant is submitting a retroactive application for a completed accessory structure on the rear of a historic property. The structure is a covered deck, located in the rear yard of the property along the Western property line. The nonhistoric 22'x40' wood deck was constructed approximately 20 years ago and is nonhistoric; it does not appear that a COA was obtained for the construction of the wood deck as well according to available records. In 2020, a multi-side gable roof was constructed over the nonhistoric deck and was converted into a covered accessory structure. The standing-seam metal roof was constructed with 8"x8" cedar and cypress support posts on concrete footings, and measures approximately 15' from grade to ridge; this supersedes height of the neighboring property due to the location of the structure on the higher graded property. The structure is not visible from the Right of Way.

Recommendation

Defer. Staff recommends deferring the application as requested by the applicant[1], as the application has not yet been heard by the Zoning Board of Appeals (ZBA) as requested by the Commission at the previous meeting.

Relevant Guidelines

5.0 *Design Review Objective* (p45) - When making a material change to a structure that is in view from a public right-of-way, a higher standard is required to ensure that design changes are compatible with the architectural style of the structure and retain character-defining features. When a proposed material change to a structure is not in view from the public-right-way, the Preservation Commission may review the project with a less strict standard so as to allow the owner more flexibility. Such changes, however, shall not have a substantial adverse effect on the overall architectural character of the structure.

9.3 *Vegetation* (p83) Recommendation – The plant list is intended to assist in the selection of appropriate plant materials. Olmsted's list and the list from the Georgia Landscapes Project provide guidance in selecting materials appropriate for historic landscape projects. There are other sources that can be consulted to identify additional plants used by Olmsted in Druid Hills, such as historic planting plans and particularly the archival record at the Olmsted National Historic Site in Brookline, Massachusetts. The Olmsted list presented in this document should be considered a beginning. Residents of Druid Hills are encouraged to add to this list with historic plants that can be documented as having been used by Olmsted. The native list should be used for natural areas within the district, such as creek corridors and drainage ways. Places within the district where the retention of healthy ecological environments is critical are best landscaped with native varieties. Since native plants have been available since the colony of Georgia was established in 1733, native plants are also appropriate for historic landscapes.

9.4 *Enclosures and Walls* (p90) Guideline - Fences and walls should not be built in front yard spaces and are strongly discouraged from corner lot side yard spaces. Retaining walls should only be used in situations where topography requires their use. In the review of the installation of fencing, the front yard shall be defined as the portion of land between the front entrance of the main structure on the property and the Right of Way of which the property is addressed.

[1] **Section 13.5-8(7) of DeKalb County Code of Ordinances** – "The preservation commission shall approve, approve with modifications or deny an application for a certificate of appropriateness within forty-five (45) days after the filing thereof by the applicant unless an extension is requested by the applicant and granted by the preservation commission."

9.4 *Enclosures and Walls* (p90) Guideline – The plantings of shrubbery to create a hedge is considered fencing and will require review by the preservation commission.

9.4 *Enclosures and Walls* (p90) Recommendation - Fences are appropriate in rear yard spaces. Rear yard fences should be coordinated with existing county codes. Suggested materials include wood and chain link. Vinyl- covered chain link fencing, typically in bronze, brown, or black, assist in making fences less obtrusive. Vines are suggested to "soften" the appearance of metal chain link fencing. If wood fencing is used, the paint color and design should be compatible with the architecture of the adjacent residence. Fence heights can range from 4' to 6' depending on the reason for the enclosure.

9.6 *Accessory Buildings* (p91) Guideline - New accessory buildings, such as garages and storage houses, are to be located in rear yard spaces and visually buffered from adjacent property owners and the public right-of-way. Accessory buildings that complement the architecture of the adjacent residence do not require the same level of buffering and may remain more visible within the local district. If the new building will be visible from the street, it should respect the established setbacks and orientations of the historic buildings in the area.

9.6 *Accessory Buildings* (p91) Recommendation - Recreational structures, such as tree houses and play houses, should be added only to rear yard spaces in a manner that is compatible with the architecture and siting patterns of the adjacent area.

DeKalb County
GEORGIA

Chief Executive Officer
Lorraine Cochran-Johnson

Department of Planning & Sustainability
Current Planning Zoning Division
178 Sams Street
Decatur, GA 30030

Director
Juliana Njoku

DEPARTMENT OF PLANNING & SUSTAINABILITY

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: [redacted]

Applicant Mailing Address: [redacted]

Applicant Phone: [redacted]

Applicant's relationship to the owner: Owner [X] Architect [ ] Contractor/Builder [ ] Other [ ]

****

Owner(s): Paige Cannon Email: [redacted]

Owner(s): Bryan Fuller Email:

Owner(s) Mailing Address: [redacted]

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	[X]
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: [signature]

DeKalb County
GEORGIA

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

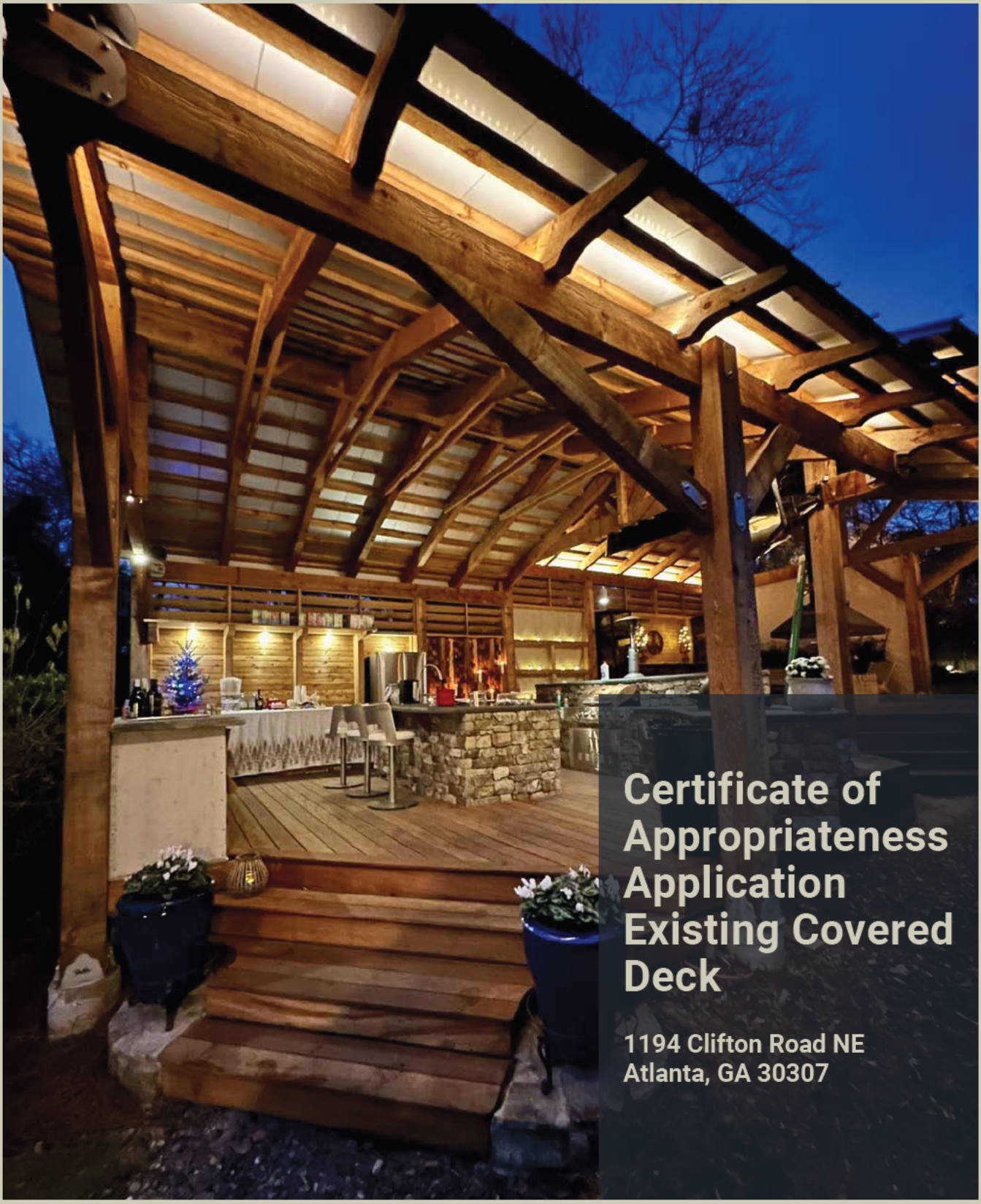
Please review the following information

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

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.

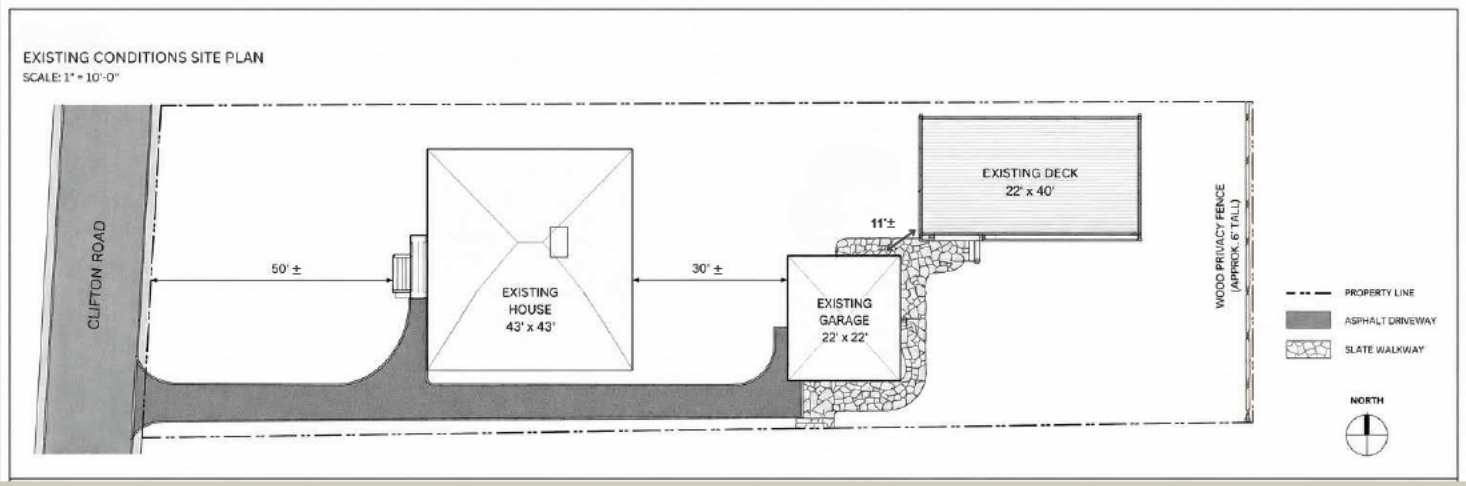
The covered deck is located at the rear of the property, has existed for approximately six years, and has no visibility from Clifton Road. The owners respectfully request that the Commission consider its compatibility with the residential character of the neighborhood and its continued use as a family-oriented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

CONSTRUCTION AND MATERIALS:

- 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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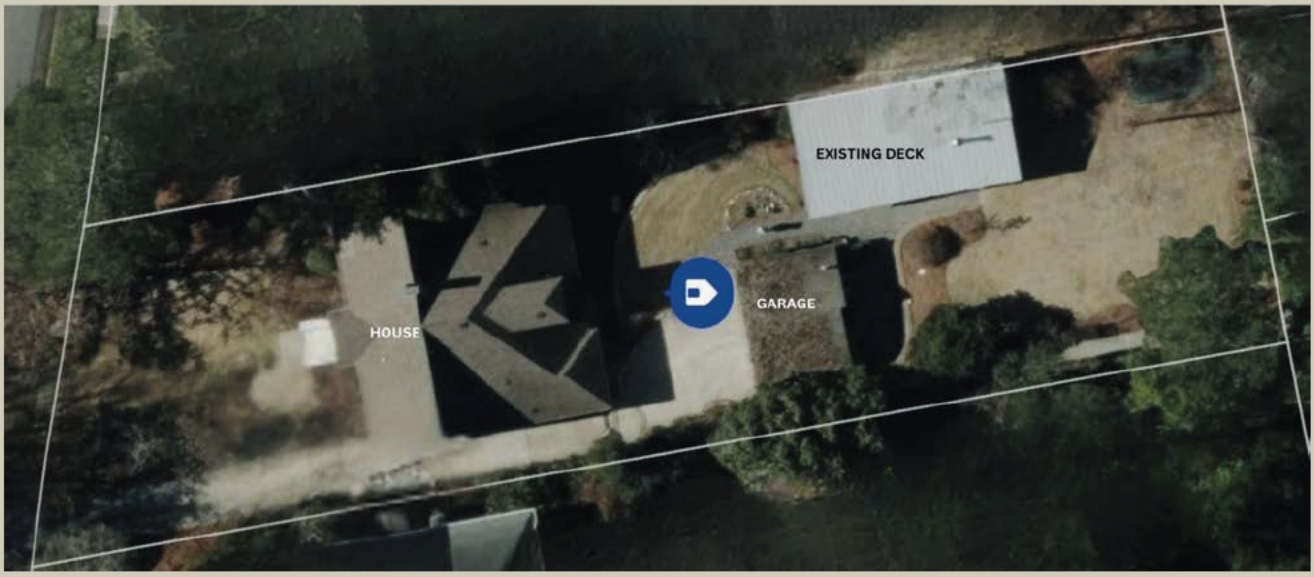
EXISTING CONDITIONS SITE PLAN
DRAWING 1



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

Existing Rear Elevation



Existing Garage and Deck



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.

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.



Prepared for: Department of Planning and Sustainability
Prepared by: Bryan Fuller
July 20, 2026 | Historic Preservation Committee Hearing
Parcel # 18 003 06 019
Case # F. HPC-26-1248207

Request for approval of an existing covered rear deck located behind the principal residence.

After-the-Fact Certificate of Appropriatness Existing Covered Deck

1194 Clifton Road NE
Atlanta, GA 30307

Request for After-the-Fact Certificate of Appropriateness

1194 CLIFTON ROAD

Key Facts

Existing deck predates our purchase of the property.
Roof added in 2020 over an existing deck.
Located entirely in the rear yard.
Not visible from Clifton Road.
The covered deck is substantially screened by the house, garage, fencing, and existing landscaping.
Constructed using durable natural materials that complement the residence.

Compatibility with the Historic District

The covered deck is subordinate to the principal residence.
It maintains the property's use as a single-family residence.
The structure is substantially screened from public view by the house, garage, fencing, and existing landscaping.
Rear-yard improvements are common within the surrounding residential neighborhood.

Commitment

We are committed to maintaining the property in a manner consistent with the character of the Druid Hills Historic District.
We obtained a professional boundary survey to support the application and ensure accurate documentation.
We are willing to enhance landscaping and screening if requested by the Commission.
We will continue working through any remaining permitting and zoning requirements.
We respectfully request approval of the Certificate of Appropriateness.



View from Clifton Road



Compatibility with Garage Structure



Rear View of Deck

EXISTING DECK AT PURCHASE

JUNE 2012









The Fuller Family

IMPROVEMENTS PRIOR TO COVERED ROOF

2019





The Fuller Family

COVERED ROOF ADDED (2020)

2020 - 2022









EXISTING GARAGE AND DECK



Located behind the detached garage and screened from Clifton Road.

LANDSCAPE SCREENING

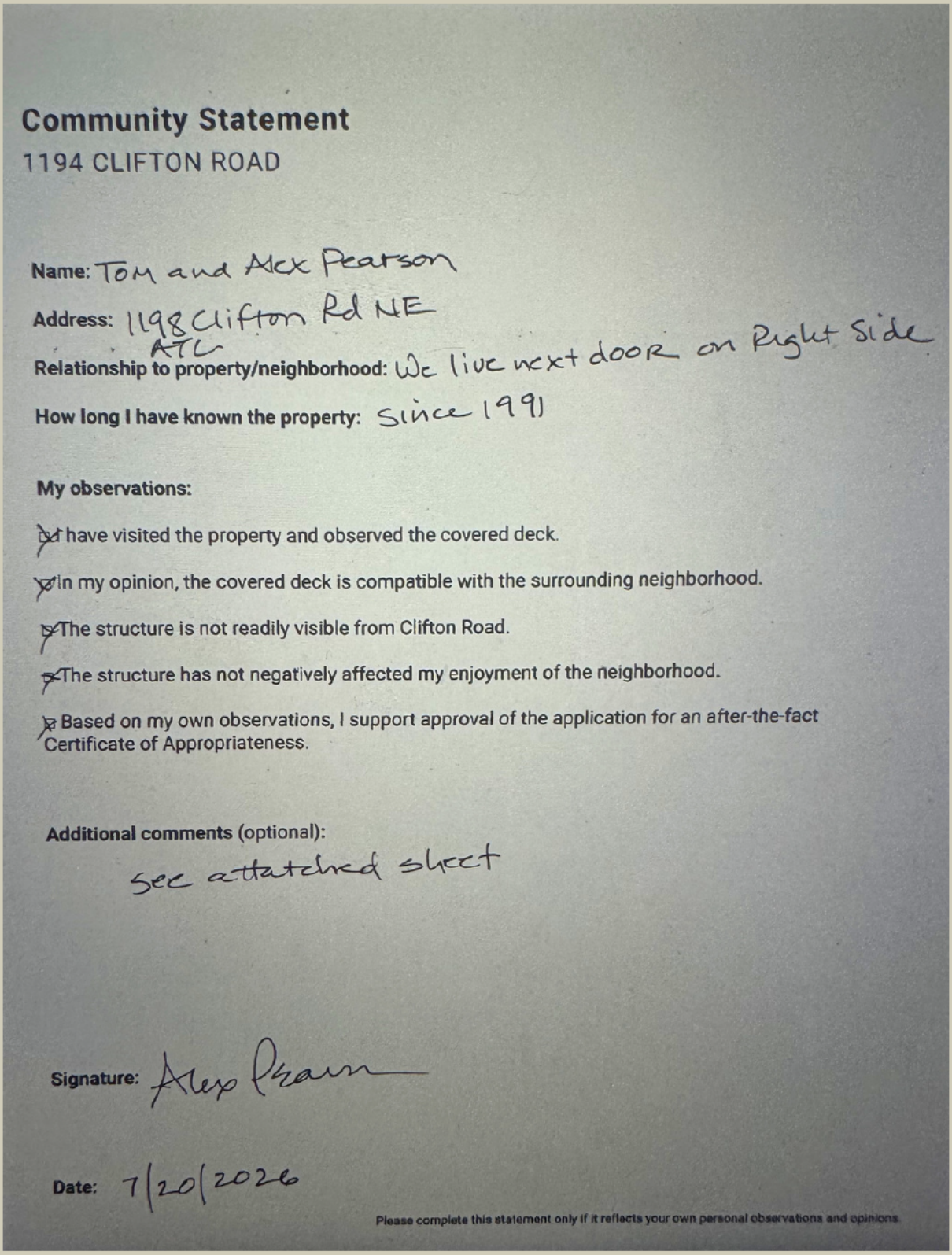
- Structure is located in the rear yard.
- Structure is not visible from the public right-of-way.
- We are willing to work with staff on an appropriate landscape screening plan.



Conceptual rendering

LETTERS

- **Next Door Neighbor on Right Side**



Community Statement

1194 CLIFTON ROAD

Name: Tom and Alex Pearson

Address: 1198 Clifton Rd NE ATL

Relationship to property/neighborhood: We live next door on Right Side

How long I have known the property: Since 1991

My observations:

X I have visited the property and observed the covered deck.

X In my opinion, the covered deck is compatible with the surrounding neighborhood.

X The structure is not readily visible from Clifton Road.

X The structure has not negatively affected my enjoyment of the neighborhood.

X Based on my own observations, I support approval of the application for an after-the-fact Certificate of Appropriateness.

Additional comments (optional):

see attached sheet

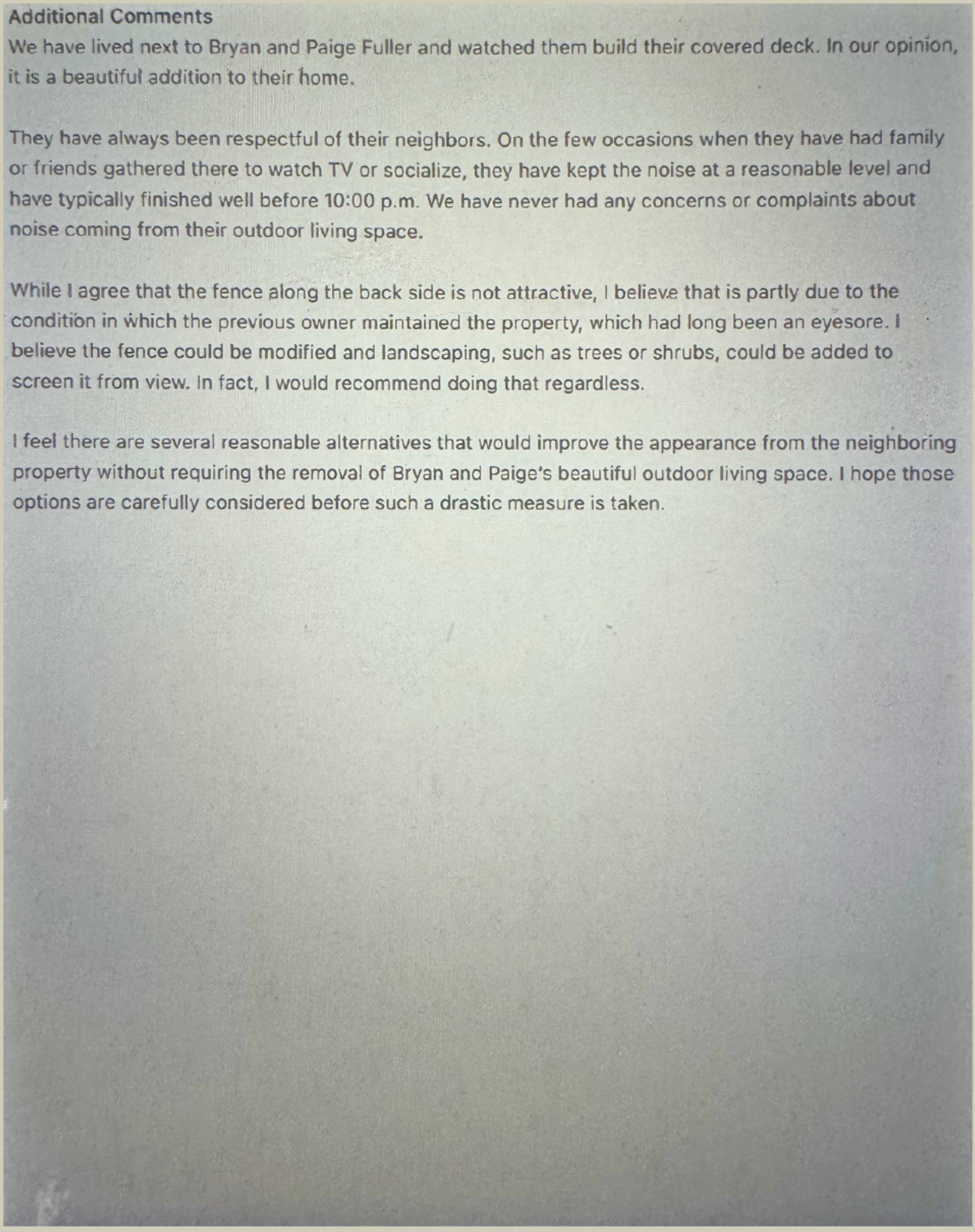
Signature: Alex Pearson

Date: 7/20/2026

Please complete this statement only if it reflects your own personal observations and opinions.

LETTERS

- **Additional Comments from Next Door Neighbor on Right Side**



Additional Comments

We have lived next to Bryan and Paige Fuller and watched them build their covered deck. In our opinion, it is a beautiful addition to their home.

They have always been respectful of their neighbors. On the few occasions when they have had family or friends gathered there to watch TV or socialize, they have kept the noise at a reasonable level and have typically finished well before 10:00 p.m. We have never had any concerns or complaints about noise coming from their outdoor living space.

While I agree that the fence along the back side is not attractive, I believe that is partly due to the condition in which the previous owner maintained the property, which had long been an eyesore. I believe the fence could be modified and landscaping, such as trees or shrubs, could be added to screen it from view. In fact, I would recommend doing that regardless.

I feel there are several reasonable alternatives that would improve the appearance from the neighboring property without requiring the removal of Bryan and Paige's beautiful outdoor living space. I hope those options are carefully considered before such a drastic measure is taken.

LETTERS

- **Neighbor and long time frequent visitor**

Community Statement

1194 CLIFTON ROAD

Name: Jason - Michelle Zyglis

Address: 1917 Ridgewood Dr NE Atlanta 30307

Relationship to property/neighborhood: Neighbor + Friends

How long I have known the property: 10 years

My observations:

X I have visited the property and observed the covered deck.

X In my opinion, the covered deck is compatible with the surrounding neighborhood.

X The structure is not readily visible from Clifton Road.

X The structure has not negatively affected my enjoyment of the neighborhood.

X Based on my own observations, I support approval of the application for an after-the-fact Certificate of Appropriateness.

Additional comments (optional):

Signature: Michelle Zyglis

Date: 7/20/26

Please complete this statement only if it reflects your own personal observations and opinions.

LETTERS

- **Directly Across the Street Neighbor for 10 Years**



Community Statement

1194 CLIFTON ROAD

Name: Linda Jo Ealum

Address: 1193 Clifton Road NE

Relationship to property/neighborhood:

How long I have known the property:

My observations:

☑ I have visited the property and observed the covered deck.

☑ In my opinion, the covered deck is compatible with the surrounding neighborhoo

☑ The structure is not readily visible from Clifton Road.

☑ The structure has not negatively affected my enjoyment of the neighborhood.

☑ Based on my own observations, I support approval of the application for an after Certificate of Appropriateness.

Additional comments (optional):

Signature: Linda Ealum

Date: 20 July 2020

Please complete this statement only if it reflects your own perso

1194 CLIFTON STATEMENT

Since the previous hearing, we have continued evaluating ways to reduce the visual impact of the existing covered deck while responding to the physical constraints of the site.

We respectfully submit the proposed screening solution for the Commission's consideration and remain willing to work with the Commission on reasonable refinements that improve compatibility with the Druid Hills Historic District.

✓ Improved historically compatible screening
✓ Additional planting where physically feasible
✓ All proposed improvements entirely on our property


Existing Condition


Proposed Screening Concept

PROPOSED PRIVACY FENCE

Present Concept Submitted

- Rear-yard privacy fence designed to screen the adjacent structure and reduce its visual impact.
- Stained wood construction and simple vertical-board detailing are intended to complement the character of the Druid Hills Historic District.
- Fence height steps with the existing grade to provide effective screening while maintaining a clean, consistent top line.
- Existing stone retaining wall remains untouched and is not part of the proposed work.
- Structure remains behind the fence; no additional enclosure of the structure is proposed.



Conceptual rendering

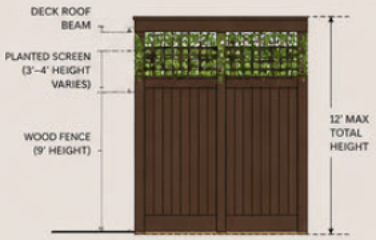
PROPOSED FENCE — ADDITIONAL SCREENING

Planting shown conceptually and would be limited to locations that can realistically support vegetation entirely within the applicant's property.



REFINED PLAN B: PLANTED SCREEN OPTION

- 12' max total height where needed for screening (fence + planted screen)
- Clean, continuous wood cap with no posts extended above the fence
- Discreet cable support system installed entirely on our side of the fence
- Evergreen climbing plants provide year-round screening and soften the appearance
- Existing stone retaining wall remains untouched



Note: Heights vary with grade and conditions on site.

PLANTING SELECTION (SHADE-TOLERANT EVERGREEN CLIMBERS)



CROSSVINE (BIGNONIA CAPREOLATA)

Fast-growing evergreen with excellent shade tolerance and dense coverage.



CAROLINA JESSAMINE (GELSEMIUM SEMPERVIRENS)

Evergreen with glossy foliage and fragrant yellow blooms in early spring.



CLEMATIS ARMANDII (EVERGREEN CLEMATIS)

Evergreen climber with fragrant white blooms in late winter to early spring.

MATERIALS & DETAILS

- Stained vertical wood privacy fence
- Horizontal cap board with clean finish
- Stainless steel cable trellis system (black) mounted to deck structure and secured on our side
- Cable system is fully concealed by mature planting over time

Vegetation shown illustrates the intended long-term screening effect; actual species, quantity and placement would respond to available planting conditions.

Conceptual rendering

EXISTING SITE CONDITIONS & SCALE

1194 CLIFTON ROAD

The existing deck, changing grade and limited space along the property line create significant screening constraints. These conditions informed our proposed privacy fence and supplemental landscape concepts.

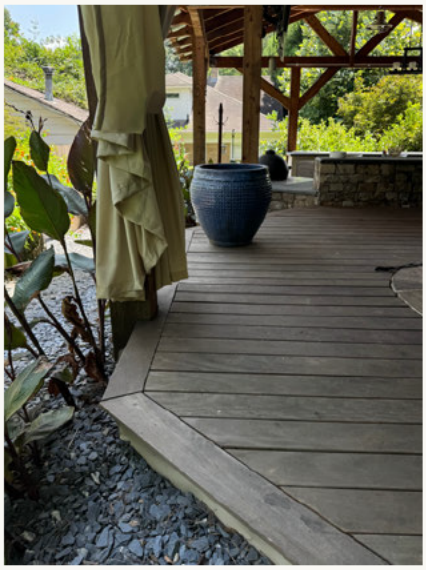
ELEVATED EXISTING DECK
Existing grade creates significant elevation

EXISTING PRIVACY SCREENING
Existing fence reaches approximately 9' at highest point

LIMITED AREA FOR ADDITIONAL SCREENING
Property configuration limits conventional planting





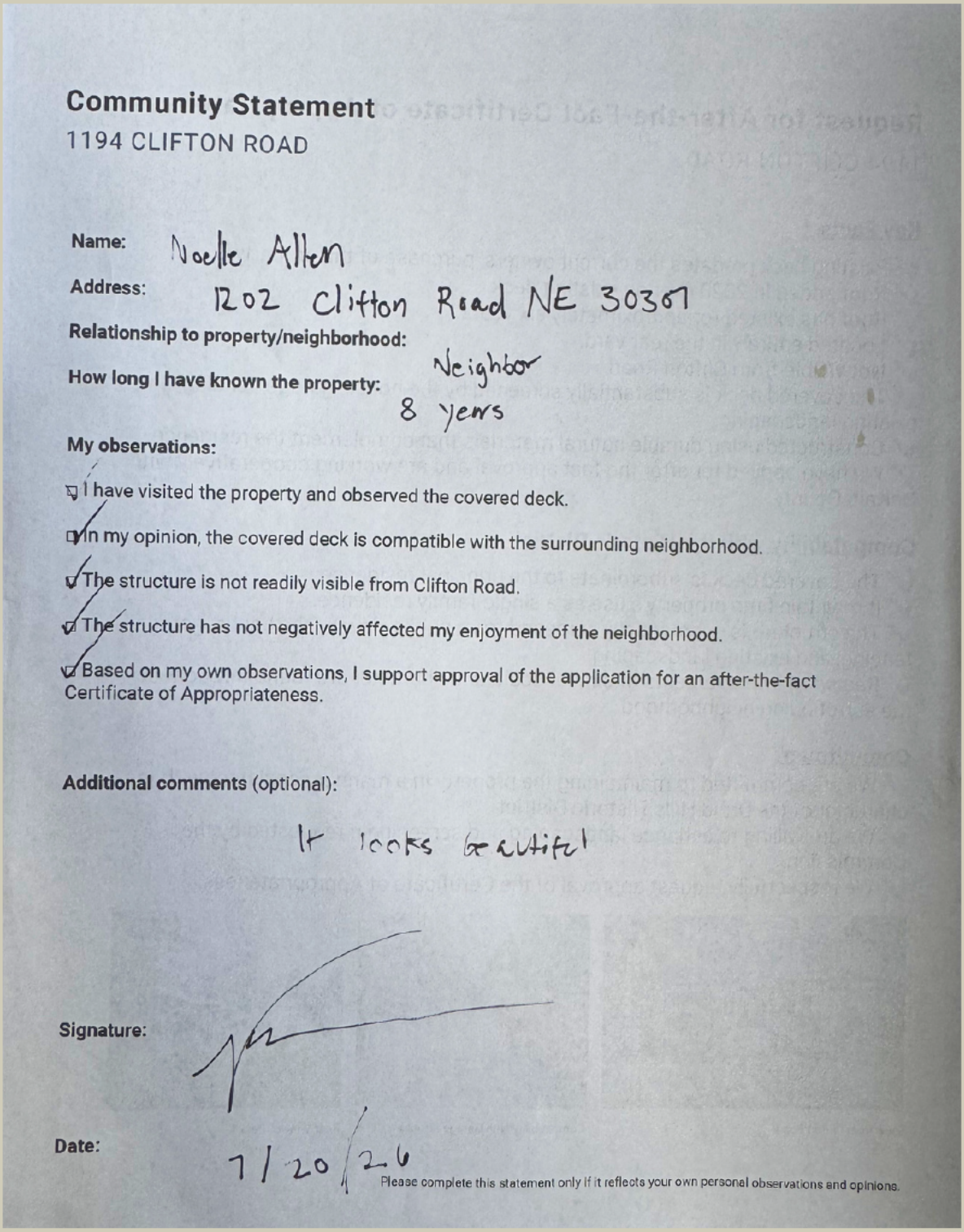




The elevation of the existing deck places normal standing eye level above portions of the existing fence.

LETTERS

- **Two Doors Down From Us 8 Years**



Community Statement
1194 CLIFTON ROAD

Name: Noelle Allen

Address: 1202 Clifton Road NE 30307

Relationship to property/neighborhood: Neighbor

How long I have known the property: 8 years

My observations:

☑ I have visited the property and observed the covered deck.

☑ In my opinion, the covered deck is compatible with the surrounding neighborhood.

☑ The structure is not readily visible from Clifton Road.

☑ The structure has not negatively affected my enjoyment of the neighborhood.

☑ Based on my own observations, I support approval of the application for an after-the-fact Certificate of Appropriateness.

Additional comments (optional):

It looks beautiful

Signature:

Date: 7/20/26

Please complete this statement only if it reflects your own personal observations and opinions.



Thank You

The Fuller Family



Prepared for: Department of Planning and Sustainability
Prepared by: Bryan Fuller
August 17, 2026 | Historic Preservation Committee Hearing
Parcel # 18 003 06 019
Case # F. HPC-26-1248207

Request for approval of an existing covered rear deck located behind the principal residence.

After-the-Fact Certificate of Appropriateness Existing Covered Deck

1194 Clifton Road NE
Atlanta, GA 30307

Request for After-the-Fact Certificate of Appropriateness

1194 CLIFTON ROAD

Key Facts

Existing deck predates our purchase of the property.
Roof added in 2020 over an existing deck.
Located entirely in the rear yard.
Not visible from Clifton Road.
The covered deck is substantially screened by the house, garage, fencing, and existing landscaping.
Constructed using durable natural materials that complement the residence.

Compatibility with the Historic District

The covered deck is subordinate to the principal residence.
It maintains the property's use as a single-family residence.
The structure is substantially screened from public view by the house, garage, fencing, and existing landscaping.
Rear-yard improvements are common within the surrounding residential neighborhood.

Commitment

We are committed to maintaining the property in a manner consistent with the character of the Druid Hills Historic District.
We obtained a professional boundary survey to support the application and ensure accurate documentation.
We are willing to enhance landscaping and screening if requested by the Commission.
We will continue working through any remaining permitting and zoning requirements.
We respectfully request approval of the Certificate of Appropriateness.



View from Clifton Road



Compatibility with Garage Structure



Rear View of Deck

EXISTING DECK AT PURCHASE

JUNE 2012









The Fuller Family

IMPROVEMENTS PRIOR TO COVERED ROOF

2019





The Fuller Family

COVERED ROOF ADDED (2020)

2020 - 2022









EXISTING GARAGE AND DECK



Located behind the detached garage and screened from Clifton Road.

PROPOSED PRIVACY FENCE

- Rear-yard privacy fence designed to screen the adjacent structure and reduce its visual impact.
- Stained wood construction and simple vertical-board detailing are intended to complement the character of the Druid Hills Historic District.
- Fence height steps with the existing grade to provide effective screening while maintaining a clean, consistent top line.
- Existing stone retaining wall remains untouched and is not part of the proposed work.
- Structure remains behind the fence; no additional enclosure of the structure is proposed.



Conceptual rendering



Thank You

The Fuller Family

1194 CLIFTON STATEMENT

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We respectfully submit the proposed screening solution for the Commission's consideration and remain willing to work with the Commission on reasonable refinements that improve compatibility with the Druid Hills Historic District.

✓ Improved historically compatible screening
✓ Additional planting where physically feasible
✓ All proposed improvements entirely on our property


Existing Condition


Proposed Screening Concept

PROPOSED PRIVACY FENCE

Present Concept Submitted

- Rear-yard privacy fence designed to screen the adjacent structure and reduce its visual impact.
- Stained wood construction and simple vertical-board detailing are intended to complement the character of the Druid Hills Historic District.
- Fence height steps with the existing grade to provide effective screening while maintaining a clean, consistent top line.
- Existing stone retaining wall remains untouched and is not part of the proposed work.
- Structure remains behind the fence; no additional enclosure of the structure is proposed.



Conceptual rendering

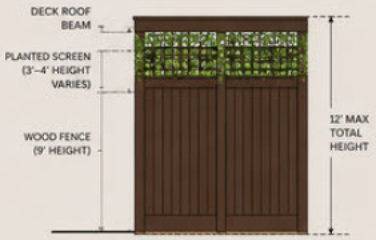
PROPOSED FENCE — ADDITIONAL SCREENING

Planting shown conceptually and would be limited to locations that can realistically support vegetation entirely within the applicant's property.



REFINED PLAN B: PLANTED SCREEN OPTION

- 12' max total height where needed for screening (fence + planted screen)
- Clean, continuous wood cap with no posts extended above the fence
- Discreet cable support system installed entirely on our side of the fence
- Evergreen climbing plants provide year-round screening and soften the appearance
- Existing stone retaining wall remains untouched



Note: Heights vary with grade and conditions on site.

PLANTING SELECTION (SHADE-TOLERANT EVERGREEN CLIMBERS)



CROSSVINE (BIGNONIA CAPREOLATA)

Fast-growing evergreen with excellent shade tolerance and dense coverage.



CAROLINA JESSAMINE (GELSEMIUM SEMPERVIRENS)

Evergreen with glossy foliage and fragrant yellow blooms in early spring.



CLEMATIS ARMANDII (EVERGREEN CLEMATIS)

Evergreen climber with fragrant white blooms in late winter to early spring.

MATERIALS & DETAILS

- Stained vertical wood privacy fence
- Horizontal cap board with clean finish
- Stainless steel cable trellis system (black) mounted to deck structure and secured on our side
- Cable system is fully concealed by mature planting over time

Vegetation shown illustrates the intended long-term screening effect; actual species, quantity and placement would respond to available planting conditions.

Conceptual rendering

EXISTING SITE CONDITIONS & SCALE

1194 CLIFTON ROAD

The existing deck, changing grade and limited space along the property line create significant screening constraints. These conditions informed our proposed privacy fence and supplemental landscape concepts.

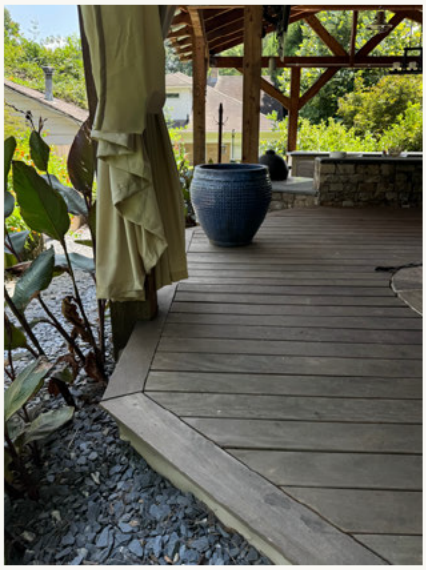
ELEVATED EXISTING DECK
Existing grade creates significant elevation

EXISTING PRIVACY SCREENING
Existing fence reaches approximately 9' at highest point

LIMITED AREA FOR ADDITIONAL SCREENING
Property configuration limits conventional planting









The elevation of the existing deck places normal standing eye level above portions of the existing fence.

From: Bryan Fuller
To: Paige V. Jennings
Cc: Carter, Lucas J; Paige Cannon Fuller; Whitney T. Fuller
Subject: Re: Confirmation of Next Steps Following HPC Deferral | 1194 Clifton Road
Date: Thursday, September 10, 2026 7:57:41 AM

Thanks Paige,

Yes, we would like to be deferred until after our November ZBA meeting.

Please make a note.

Have a great rest of your week.

BF



August 4, 2026

Paige Jennings
Rachel Bragg
Whitney Fuller
Valerie Ross
Lucas Carter

Subject: 1194 Clifton's Illegal Accessory Structure

Dear Paige, Rachel, Whitney, Valerie, and Lucas,

This letter pertains to 1194 Clifton Road's 880-square-foot accessory structure that was illegally built along my property line at 1190 Clifton. A case regarding this was heard and deferred by the Historic Preservation Commission (HPC) during the July meeting, and it will be in front of the HPC again later this month. In all likelihood it will then be heard by the Zoning Board of Appeals (ZBA, which Is why I am sending this to those who work with ZBA as well as HPC).

At the July HPC meeting, my wife Marlene and I along with several Druid Hills Civic Association leaders were surprised and disappointed in the following:

- Planning and Sustainability (P&S) recommended giving 1194 Clifton a COA, even though its owners, Paige Cannon and Bryan Fuller, failed to get a building permit, violated building codes, built a structure that may present a fire hazard, and, what's especially relevant to the HPC, did not adhere to three or more Historic Preservation ordinances.

  These stipulate that a building's site placement in a historic district follow dominant patterns (7.2.1), that it follows established design patterns of its historic neighbors, including setbacks (7.3.2), that accessory structures be buffered from adjacent properties (9.6), and that structures in rear yards be compatible with the architecture and siting patterns of the adjacent area (also 9.6). **1194's structure fails to meet all of these requirements.**

- With their recommended approval of a COA, the only condition that P&S staff recommended to HP Commissioners was a penalty on us, the next-door neighbors, rather than those who ignored all of DeKalb County procedures and requirements. That condition was to plant shrubs on our property, not theirs. There is no room to plant anything between their structure as it stands now and their fence.

Staff could have instead recommended that the 880-square-foot structure be reduced in size following DeKalb County setback codes, enabling tall shrubs to be planted on the west side of the structure within 1194's property, not 1190's. By removing 7.5' from its western side, the structure would be 14.5' x 40', still big enough for large gatherings.

I had never before seen a recommendation from P&S that involved the neighbors (in this case, my wife and I) giving up something, rather than the people who had violated DeKalb County's rules, procedures and codes.

- Photos of what the structure looks like from our property were excluded from the staff's report and from their presentation. Commissioners only saw the attractive photos from 1194's yard. If Commissioners had seen photos from our yard, they may have been more likely to deny the COA.



View of 1194's 880-square-foot structure from 1190 Clifton.

Our realtor told us that if this structure stays as is, it will substantially decrease the value of our house.

At the July HPC meeting, P&S staff and HP Commissioners suggested that a "compromise" be reached. I believe a fair compromise that P&S staff, HPC and ZBA consider would be the following. The owners of 1194 would:

- Reduce the structure from 40' by 22' to 40' by 17' or 40' by 16' by removing five or six feet or more of its west side. The roof, walls and decking would not protrude closer than 5' from the property line. This renovation to be completed by the end of September.

- Plant and maintain dense evergreen shrubs at least eight feet high on the entire 40' west side of the structure. Planting to occur by the end of October. If 1194 owners prefer not to do this, then they must reduce the size of the structure further, providing a 7.5' setback, consistent with codes.
- Repair their fence by mid-September.

I will be happy to discuss this with you prior to, during, or after the August HPC meeting.

Sincerely,



Mark H. Goldman, M.S., M.Arch.
1179 and 1190 Clifton Road, Atlanta, GA 30307

August 13, 2026
To: Historic Preservation Commission Members

Re: As Requested by Historic Preservation Commissioners during the 7/26 meeting, a proposed compromise for 1194 Clifton Road's non-compliant accessory structure

Dear Paige and Commission Members Hallquist, Rothwell, Rankin, Daspit, Harben, Thibodeaux, and McConnell,

My wife, Marlene, have lived at 1179 Clifton, the same block as 1194, for 30 years. Earlier this year we purchased the badly neglected 1190 Clifton, next to 1194, and we are currently renovating it.

In addition to the accessory structure being built without first obtaining a COA, it is on our shared property line rather than the code's requirement of a minimum of 7 ½ feet away, and the owners also failed to get a building permit. Moreover and worrisome, it may be a fire hazard.



View of 1194's 880-square-foot structure from our property, 1190 Clifton.

Our realtor informed us that if this structure stays as is and where it is, it will substantially decrease the value of our house.

I am writing in opposition to DeKalb County allowing 1194's accessory structure to remain as is and where it is. However, as several commissioners during the July meeting said they would like to see a compromise, I am proposing one.

Historic Preservation Guidelines that the Structure Violates

(1.) 7.2.1 Building Orientation and Setback

"Guideline: The orientation of a new building and its site placement should appear to be consistent with dominant patterns within the area of influence, if such patterns are present."

Comment: Permitted homes and accessory units in Druid Hills or elsewhere in DeKalb County are not allowed to be built on a property line.

(2.) 7.3.2 New Construction and Subdivision Development

"Guideline: To be compatible with its environment, new construction should follow established design patterns of its historic neighbors, including building orientation, setback, height, scale, and massing."

Comment: The DeKalb County Code of Ordinances dictates that setbacks in portions of the county that are designated R-75 (such as this neighborhood) must be a least 7.5 feet.

(3.)9.6 Accessory Buildings

"Guideline: New accessory buildings, such as garages and storage houses, are to be located in rear yard spaces and visually buffered from adjacent property owners and the public right-of-way. Accessory buildings that complement the architecture of the adjacent residence do not require the same level of buffering and may remain more visible within the local district. If the new building will be visible from the street, it should respect the established setbacks and orientations of the historic buildings in the area."

"Recommendation – Recreational structures, such as tree houses and playhouses, should be added only to rear yard spaces in a manner that is compatible with the architecture and siting patterns of the adjacent area."

Comment: 1194's accessory structure violates this ordinance in three ways. 1.) As the photo on the first page shows. The accessory building is far from "visually buffered" from the adjacent property. 2.) Its architecture is quite different from adjoining properties. 3.) As stated previously, it fails to follow established setbacks.

Proposed Compromise

Here is my suggestion for a compromise, as previously requested, that would be a win-win. It would allow 1194's owners to still have a large outdoor entertainment structure big enough for 30 people, but without it being unsightly and overbearing from the adjacent yard. The owners of 1194 would:

- Reduce the structure from 40' by 22' to 40' by 17' or 40' by 16' by removing five or six feet or more from its west side. The roof, walls and decking would not protrude closer than 5' to the property line. This renovation to be completed by mid-October.
- Plant and maintain dense evergreen shrubs at least eight feet high on the entire 40' west side of the structure. Planting to occur by the end of October.
- Repair their fence by mid-September.

I hope you agree that this proposed compromise would be fair to all.

Sincerely,



Mark Goldman, M.S., M.Arch.
1179 and 1190 Clifton Road, Atlanta, GA 30307

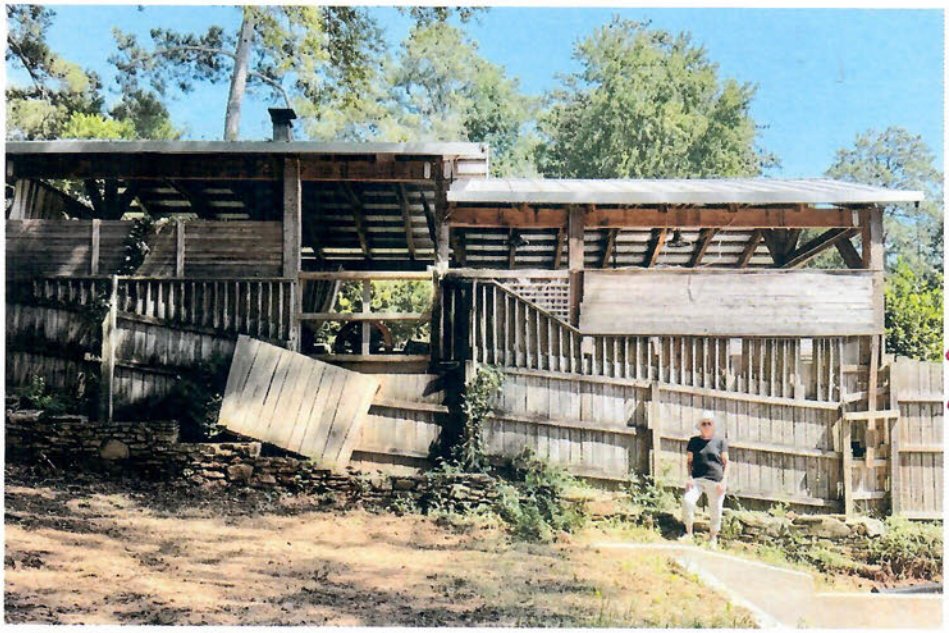
To: Planning & Sustainability Administrators & Staff, Historic Preservation Commissioners

From: Marlene & Mark Goldman, owners of adjacent 1190 Clifton Road

Date: September 17, 2026

Subject: **1194 Clifton Road's Massive, Illegal Party House**

NOT APPROPRIATE for the Druid Hills Historic District



Approximately **14' high**, excluding the roof

If an **8' fence** was allowed, it would be this high

6' high fence, maximum per code

Less than 1' between Party House and property line (no room to plant)

1194 Clifton's Illegal Party House, with a person in front illustrates its massive size (40' x 22' x approximately 14' high), and its placement next to the property line rather than the 7.5' required by code, leaving zero space for tall shrubs….built without a COA, built without a building permit, and posing a fire hazard.

Historic Preservation Guideline 9.6. Accessory Buildings:

> "Guideline: New **accessory buildings**……. are to be located in rear yard spaces and **visually buffered from adjacent property owners** …….Accessory buildings that complement the architecture of the adjacent residence do not require the same level of buffering and may remain more visible within the local district. ……. it should **respect the established setbacks…..**
>
> Recreational structures…… should be added only to rear yard spaces in a manner that is **compatible with the architecture and siting patterns of the adjacent area**."

P&S's recommendation for approval and HPC's approval of a COA for 1194 Clifton would signal that it is OK in historic districts and elsewhere in DeKalb County to ignore COA's, building permits, and codes. **Approval would set a dangerous precedent and signal to many to build what you want, where you want, and ask for forgiveness later, as approval is likely**.

Thank you in advance for reconsidering this.

From: Peggy Hibbert
To: Mark Goldman; Whitney T. Fuller
Cc: Paige V. Jennings; Bragg, Rachel L.; Christopher R. Wheeler; Carter, Lucas J; Valerie Ross; Juliana A. Njoku; Spears, Michelle L; Ted Terry; Holly M. Smith; Rich Brasher; Steven Misner; Marlene Goldman; John W. Robitscher; Linda Hammack Robitscher; Cynthia Waterbury
Subject: RE: 1194 Clifton Road's Massive Non-Compliant Party House
Date: Monday, September 21, 2026 6:24:24 PM

Good afternoon Whitney,

I hope I'm not too late to add my thoughts to the respectful opposition for the application for 1194 Clifton.

As a resident of historic Druid Hills for 35 years and a professional Realtor who has sold over 400 homes in the neighborhood, I was shocked when I first encountered the monolithic structure in the back yard at 1194 Clifton for the following reasons:

1. The mass of the structure is overwhelming; it looms ominously over the back yards and homes of both 1194 and 1190 Clifton.
2. It is constructed without any consideration for historic architecture, design, materials or appropriateness; it's made from unpainted raw wood and obviously poorly constructed.
3. It is so poorly conceived that there isn't any way to "fix" or "improve" the structure.

I have never encountered anything like this in the neighborhood that has been allowed to continue to exist, especially subsequent to it being brought to the attention of those who are tasked with overseeing the historic nature of our neighborhood. Over the years I've witnessed just about everything you could imagine, but this is an extraordinary abomination, built without any respect for the historic and zoning guidelines for the neighborhood. COA's, building permits, and building and zoning codes are in place for good reasons and 1194's owners blatantly ignored all of these.

To agree to allow this structure to stand is an insult to the countless number of people who have worked diligently over the years to honor the historic integrity of our neighborhood. Please don't let this be an example in the future that others who have ignored the rules will use to defend thoughtless and disrespectful choices.

Peggy Hibbert
Top Agent Dekalb Board of REALTORS
[redacted]

[redacted] atl@gmail.com>
Sent: Friday, September 18, 2026 10:59 AM
To: Whitney T. Fuller <wfuller@dekalbcountyga.gov>
Cc: Paige V. Jennings <pvjennings@dekalbcountyga.gov>; Bragg, Rachel L. <RLBragg@dekalbcountyga.gov>; Christopher R. Wheeler <crwheeler@dekalbcountyga.gov>; Carter, Lucas J <ljcarter@dekalbcountyga.gov>; Valerie Ross <vross@lawtrg.com>; Juliana A. Njoku <janjoku@dekalbcountyga.gov>; Spears, Michelle L <mlspears@dekalbcountyga.gov>; Ted Terry <ecterry@dekalbcountyga.gov>; Holly M. Smith <hmsmith@dekalbcountyga.gov>; Rich Brasher <brasherrich@gmail.com>; Steven Misner <stevenjmisner@gmail.com>; Marlene Goldman <mgoldman01@gmail.com>; John W. Robitscher <jrobitscher@gmail.com>; Linda Hammack Robitscher <linda.robitscher@gmail.com>; Cynthia Waterbury <waterbud60@gmail.com>; Peggy Hibbert <peggy@Atlantafinehomes.com>
Subject: Re: 1194 Clifton Road's Massive Non-Compliant Party House

Thank you, Whitney! We appreciate the confirmation.

Mark

Mark Goldman, M.S., M.Arch.
1179 and 1190 Clifton Road, Atlanta, GA 30307
markgoldman.atl@gmail.com
404.803.8440

On Sep 18, 2026, at 9:04 AM, Whitney T. Fuller <wfuller@dekalbcountyga.gov> wrote:

Thank you, Mark!

This confirms receipt of your letter of opposition for inclusion in the record for application HP-26-1248207 located at 1194 Clifton Road.

This letter will be transmitted as part of the official record to the Historic Preservation Commission ahead of the hearing scheduled on September 23, 2026.

All my best,

Whitney Fuller
Current Planning/Zoning Administrator
DeKalb County Government | Department of Planning & Sustainability
Current Planning | Zoning Division
Government Services Center| 178 Sams Street | Decatur, GA 30030
Email: wfuller@dekalbcountyga.gov
<image001.png>

Click here for **Permit Status and Tracker**

<image002.png>
Click here for **Permit Guide**
Click here for **Zoning Map**

DeKalb County does not require payment by wire transfer.
Be aware of scammers and fraudulent emails.

From: Mark Goldman <markgoldman.atl@gmail.com>
Sent: Thursday, September 17, 2026 4:16 PM
To: Paige V. Jennings <pvjennings@dekalbcountyga.gov>; Bragg, Rachel L. <RLBragg@dekalbcountyga.gov>; Whitney T. Fuller <wfuller@dekalbcountyga.gov>; Christopher R. Wheeler <crwheeler@dekalbcountyga.gov>; Carter, Lucas J <ljcarter@dekalbcountyga.gov>; Valerie Ross <vross@lawtrg.com>; Juliana A. Njoku <janjoku@dekalbcountyga.gov>
Cc: Spears, Michelle L <mlspears@dekalbcountyga.gov>; Ted Terry <ecterry@dekalbcountyga.gov>; Holly M. Smith <hmsmith@dekalbcountyga.gov>; Rich Brasher <brasherrich@gmail.com>; Steven Misner <stevenjmisner@gmail.com>; Marlene Goldman <mgoldman01@gmail.com>; John W. Robitscher <jrobitscher@gmail.com>; Linda Hammack Robitscher <linda.robitscher@gmail.com>; Cynthia Waterbury <waterbud60@gmail.com>; Peggy Hibbert <peggy@atlantafinehomes.com>
Subject: 1194 Clifton Road's Massive Non-Compliant Party House

Good Afternoon Planning and Sustainability Administrators and Staff,

Thank you again for rescheduling next week's HPC meeting from Monday to Wednesday.

As you know, this will be the third time that 1194 Clifton's massive party structure will be heard by the HPC. Since last December, it has also been in front of Magistrate Court four times for code violations, during which time the only thing that the owners have done is seek a COA. Most recently, the court fined the owners. As you may recall, the structure was built on our property line without a COA, without a building permit, and without following DeKalb County building and zoning codes. And it is likely to be a fire hazard.

Attached is my third letter of opposition. Please share it with the HPC prior to the meeting. To better illustrate the structure's enormous presence, this letter includes a photo I took this week of a person standing in front of it. P&S's prior recommendation to replace the existing fence with another six-foot fence and planting in the one-foot space between the structure and the fence (far too little space for tall shrubs) would do virtually nothing to screen its presence. Facing our property, it is as tall as 14 feet and 40 feet long.

A number of neighbors have urged us to invite all of you and the HPC to our property, 1190 Clifton, to see 1194's structure and have a better understanding of this case. Please come yourselves and encourage the HPC to do the same.

Sincerely,
Mark

Mark Goldman, M.S., M.Arch.
1179 and 1190 Clifton Road, Atlanta, GA 30307
markgoldman.atl@gmail.com
404.803.8440

On Sep 2, 2026, at 4:05 PM, Mark Goldman <markgoldman.atl@gmail.com> wrote:

Good afternoon Rachel,

Thank you Rachel for stepping up and doing the right thing once again — for rescheduling the September HPC meeting and instituting a system so that all future P&S meetings are not scheduled on major religious holidays of all faiths. I hope the same will happen with all DeKalb County public meetings.

Marlene and I are extremely grateful to you and everyone else who was involved in rescheduling the upcoming meeting. We know that rescheduling a previously calendared meeting can be complicated and time-consuming.

Sincerely,
Mark

[redacted]

On Sep 2, 2026, at 1:53 PM, Bragg, Rachel L. <RLBragg@dekalbcountyga.gov> wrote:

Good afternoon Mark,

Thanks for your patience with my reply. I can now confirm the HPC meeting has been rescheduled to September 23, and Zoning Administrator Whitney Fuller will share the agenda once it is finalized.

I was very disappointed to learn that P&S had scheduled the HPC meeting on Yom Kippur. Staff has now undertaken a comprehensive review of our public meeting calendars for this year and have drafted 2027 calendars based on the same requirements, to ensure that all major religious holidays are accounted for. This error was unacceptable and I personally apologize for this oversight. I appreciate you bringing to my attention.

Here's what Chapter 13.5 says about the standard for COA review:

> *Review of applications.* When reviewing applications for certificates of appropriateness, the preservation commission shall consider, in addition to any other pertinent factors, historical and architectural value and significance; architectural style; scale; height; setback; landscaping; general design; arrangement; texture and materials of the architectural features involved and the relationship thereof to the exterior architectural style; and pertinent features of other properties in the immediate neighborhood. When considering applications for existing buildings, the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guideline for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings, shall be used as a guideline. All local guidelines must be adopted in accordance with federal guidelines. When considering an application for the subdivision or aggregation of lot(s) or altering the boundaries of existing lots in a historic district, any such new subdivision or aggregation of lot(s) or lot boundary alteration must conform to historic development patterns which may include lot layout, size and design in the neighborhood, taking into account adjacent and nearby properties which comprise the neighborhood, and including, without limitation, lot orientation to adjacent lot(s) and to the public street(s).

I do not know if there will be any changes to our staff recommendation, as that is based on the professional determination of the assigned staff, but we will send that to you when it is finalized.

Although we may not always agree on staff recommendations, I will continue to require that our processes be clear and professional.

I appreciate your support as we strive to do better.

Thank you for your follow up and again for your patience,

Rachel L. Bragg
Deputy Director, Department of Planning
Email: rlbragg@dekalbcountyga.gov
Office: 470-371-1494

From: Mark Goldman <markgoldman.atl@gmail.com>
Sent: Wednesday, September 2, 2026 1:02 PM
To: Bragg, Rachel L. <RLBragg@dekalbcountyga.gov>
Cc: Whitney T. Fuller <wfuller@dekalbcountyga.gov>; Paige V. Jennings <pvjennings@dekalbcountyga.gov>; Christopher R. Wheeler <crwheeler@dekalbcountyga.gov>; Carter, Lucas J <ljcarter@dekalbcountyga.gov>; Valerie Ross <vross@lawtrg.com>; Rich Brasher <brasherrich@gmail.com>; Steven Misner <stevenjmisner@gmail.com>; Marlene Goldman <mgoldman01@gmail.com>; John W. Robitscher <jrobitscher@gmail.com>; Linda Hammack Robitscher <linda.robitscher@gmail.com>; Cynthia Waterbury <waterbud60@gmail.com>; Peggy Hibbert <peggy@atlantafinehomes.com>; Helen Rice <helen@caregiversplus.com>; Spears, Michelle L <mlspears@dekalbcountyga.gov>; Ted Terry <ecterry@dekalbcountyga.gov>; Juliana A. Njoku <janjoku@dekalbcountyga.gov>; Holly M. Smith <hmsmith@dekalbcountyga.gov>
Subject: Re: Next Steps for 1194 Clifton Road's Massive Non-Compliant Party House

Dear Rachel,

We look forward to a response to our 8/24 email so we can plan accordingly.

Thank you,
Mark

Mark Goldman, M.S., M.Arch.
1179 and 1190 Clifton Road, Atlanta, GA 30307
markgoldman.atl@gmail.com
404.803.8440

On Aug 24, 2026, at 11:36 AM, Mark Goldman <markgoldman.atl@gmail.com> wrote:

Dear Rachel,

Thank you for your email dated August 21.

You noted that P&S has scheduled the next HPC meeting for September 21. That happens to be the day of the most sacred Jewish holiday, Yom Kippur. Since you joined P&S you have been careful not to schedule ZBA meetings on major religious holidays, which I appreciate, unlike some of your predecessors who insisted on having a ZBA meeting on Yom Kippur even after objections. I had assumed, evidently incorrectly, that not only P&S but DeKalb County government as a whole now avoided scheduling meetings on major religious holidays of all faiths.

In your email you cited several applicable county codes but nothing from the "Design Manual for Druid Hills Local Historic District." I had thought that P&S and HPC were to follow this Manual's Guidelines when deciding whether or not to issue COA's. Am I mistaken?

It appears that P&S has not taken into consideration the following Guidelines which 1194's party house clearly violates. These are:

7.2.1 Building Orientation and Setback. "Guideline: The orientation of a new building and its site placement should appear to be consistent with dominant patterns within the area of influence, if such patterns are present."

7.3.2 New Construction and Subdivision Development. "Guideline: To be compatible with its environment, new construction should follow established design patterns of its historic neighbors, including building orientation, setback, height, scale, and massing."

9.6 Accessory Buildings. "Guideline: New accessory buildings, such as garages and storage houses, are to be located in rear yard spaces and visually buffered from adjacent property owners and the public right-of-way. Accessory buildings that complement the architecture of the adjacent residence do not require the same level of buffering and may remain more visible within the local district. If the new building will be visible from the

street, it should respect the established setbacks and orientations of the historic buildings in the area."

"Recommendation – Recreational structures, such as tree houses and playhouses, should be added only to rear yard spaces in a manner that is compatible with the architecture and siting patterns of the adjacent area."

Sincerely,

[redacted]

On Aug 21, 2026, at 3:16 PM, Bragg, Rachel L. <RLBragg@dekalbcountyga.gov> wrote:

Good afternoon Mark,

I understand that you remain very concerned about the structure at 1194 Clifton and its impact on your property. I also understand that you disagree with staff's recommendation regarding the appropriate resolution of the historic preservation issues. Your comments and objections have been included in the record, and you have had the opportunity to speak regarding those concerns during the HPC proceedings.

I do, however, want to clarify the respective roles and limitations of Planning & Sustainability, the Historic Preservation Commission, and the courts in this matter.

Planning & Sustainability has limited jurisdiction over activity occurring on private property. When staff identifies violations within our enforcement authority, citations may be issued. Once a citation has been issued and a court date established, the matter is before DeKalb County Court. At that point, the Solicitor and the Judge determine how the enforcement case proceeds, including any additional time provided for compliance. Planning & Sustainability does not control the court's schedule or disposition of the citation.

The Historic Preservation Commission's role is not to determine whether a structure is attractive or whether a neighboring property owner finds it visually objectionable. The HPC is charged with evaluating the effect of proposed work on the historic property and historic district under the applicable preservation ordinance and design guidelines. The question before the HPC is whether the applicable standards can be met and, where appropriate, whether modifications can mitigate the structure's impact on the historic district. The standard for this review is "substantial adverse effect". There is a also a very different standard of review for structures that are not visible from the right of way:

Sec. 13.5-8(7) *Approval.* The preservation commission shall approve the application and issue a certificate of appropriateness if it finds that the proposed material change(s) in appearance **would not have a substantial adverse effect** on the aesthetic, historic or architectural significance and value of the historic property or the historic district.

5.0 Design Review Objective (p45) - When making a material change to a structure that is in view from a public right-of-way, a higher standard is required to ensure that design changes are compatible with the architectural style of the structure and retain character-defining features. When a proposed material change to a structure is not in view from the public-right-way, the Preservation Commission may review the project with a less strict standard so as to allow the owner more flexibility. Such changes, however, shall not have a substantial adverse effect on the overall architectural character of the structure.

Planning & Sustainability does not adjudicate disputes between private property owners or determine whether one property has financially or otherwise injured another. If you believe the structure has caused a private injury to you or your property, as we have previously discussed, I recommend consulting an attorney regarding what legal remedies may be available to you.

With respect to next steps, the applicant remains responsible for obtaining all approvals necessary to bring the property into compliance. Historic preservation approval does not eliminate applicable zoning or building requirements, and approval by one board does not guarantee approval by another. If a zoning variance is required, that request would need to be considered through the ZBA process.

I recognize that you disagree with staff's professional recommendation and have proposed an alternative solution. Staff has not rendered an opinion on that alternative solution as it is not before us or part of an application. Staff has to base our recommendation on the application. Disagreement is entirely appropriate; however, I ask that communications with staff remain professional and that Commission meeting procedures be respected. Staff must be able to present its analysis and the Commission must be able to conduct its proceedings without interruption, even when a participant strongly disagrees with the recommendation.

If the HPC ultimately renders a decision with which you disagree, there is an established appeal process to the Board of Commissioners. Because the BOC could be called upon to hear an appeal in this matter, I would strongly recommend that you not contact individual Commissioners to advocate regarding the merits of this case while it remains pending. Doing so could create concerns regarding their ability to later participate in an appeal. Similarly, as you noted, you would need to recuse yourself from consideration of any related application that comes before the ZBA.

We will continue to process the applications associated with 1194 Clifton in accordance with the County's ordinances and established procedures. At this time, the application for a COA has been deferred to the next HPC meeting which is scheduled for September 21st. Staff's responsibility is to apply those standards consistently; it is not to favor either property owner or determine which party should prevail in a private dispute.

Thank you for your understanding and I look forward to continuing to work together,

Rachel Bragg
Deputy Director of Planning and Sustainability
Rlbragg@dekalbcountyga.gov
470-371-1494

From: Mark Goldman <markgoldman.atl@gmail.com>
Sent: Wednesday, August 19, 2026 12:17 PM
To: Whitney T. Fuller <wfuller@dekalbcountyga.gov>; Paige V. Jennings <pvjennings@dekalbcountyga.gov>; Bragg, Rachel L. <RLBragg@dekalbcountyga.gov>; Christopher R. Wheeler <crwheeler@dekalbcountyga.gov>; Carter, Lucas J <licarter@dekalbcountyga.gov>
Cc: Valerie Ross <vross@lawtrg.com>; Rich Brasher <brasherrich@gmail.com>; Steven Misner <stevenjmisner@gmail.com>; Marlene Goldman <mgoldman01@gmail.com>; John W. Robitscher <jrobitscher@gmail.com>; Linda Hammack Robitscher <linda.robitscher@gmail.com>; Cynthia Waterbury <waterbud60@gmail.com>; Peggy Hibbert <peggy@atlantafinehomes.com>; Helen Rice <helen@caregiversplus.com>; Spears, Michelle L <mlspears@dekalbcountyga.gov>; Ted Terry <ecterry@dekalbcountyga.gov>
Subject: Next Steps for 1194 Clifton Road's Massive Non-Compliant Party House

Hello Whitney, Paige, Rachel, Christopher, and Lucas,

My wife and I need to know P&S plans for addressing 1194 Clifton's violations as we are renovating the house next door to it (1190 Clifton) as an investment as well as to improve the block we have lived on for three decades.

Our property (1190) is severely harmed by this looming illegal structure — built without a COA, built without a building permit, built without a zoning variance, non-compliant with historic preservation guidelines, non-compliant and with zoning codes; also a possible fire hazard. Because the presence of this structure as it exists is a huge (literally, financially and figuratively) drawback to our property, we need to know P&S's plans.

With 1194 Clifton deferred by the Historic Preservation Commission in July and again earlier this week, what is Planning & Sustainability next step? Will it go before ZBA prior to it returning o HPC, as several HP Commissioners suggested? If so, when will it be in front of ZBA? Or will it return to the HPC first — in September?

In addition to being heard by HPC twice thus far, this case has been on the County's Magistrate Court docket three times for failing to get a COA, failing to get a building permit, and failing to comply with setback requirements. Each time the court gave 1194's owners more time to resolve the issues. The first court hearing was last November and the fourth one is scheduled for September 8. 1194's owners did nothing for seven months; the only thing they have done since then was to seek a COA.

If and when this case comes in front of ZBA, I realize that as I am a Zoning Board of Appeals board member (Vice Chair), I will need to recuse myself.

Yesterday while thinking about your department's recommendation that 1194's existing 6' fence be replaced by another 6' fence, or possibly an 8' fence (if approved by ZBA), with greenery somehow planted in the tiny (10 to 12 inch) space between the fence and the party house, I looked at the view from the new (HPC-approved wood) windows in 1190's new primary bedroom. Clearly, following P&S's recommendations, the structure would remain as is — an overwhelming, imposing eyesore on our property line. One can see this from the photo below taken from one of the windows in 1190's primary bedroom.

Staff's recommendation that 1194's owners plant between the fence and the structure — which is no more than 12 inches wide and 40 feet long — to reduce the intrusiveness of the structure is absurd and unrealistic as not much more than weeds could survive in such a space.

Also I don't understand why suggestions that the structure be reduced in size and height or de-roofed have been flatly rejected by P&S and HPC. As Paige, Lucas, and Rachel have

said, costs are not supposed to be considered by P&S and its boards. By demolishing the side closest to the fence and reducing the structure from 880 SF to, let's say 600 SF, it would still be large enough for 30 people. Removing one of the roofs and lowering the other one would also be a big improvement, and one of 1194's owners told another neighbor that they or she have considered doing such.

<image.tiff>

It seems that P&S has recommended that the perpetrators be rewarded and the victims be punished. I am surprised and extremely disappointed with a department I thought was on an upswing and I had grown to respect.

Sincerely,
Mark

[redacted]

<9-17-26 Opposition to 1194 Clifton?s Non- Compliant, Illegal Accessory Structure.pdf>

Please Exercise Caution: Wire fraud, email hacking and phishing attacks are on the rise! Email is neither secure nor confidential. If you receive an email from anyone concerning any transaction involving Atlanta Fine Homes Sotheby's International Realty requesting you to wire funds anywhere or asking you to provide nonpublic personal information (such as credit or debit card numbers, or bank account or bank routing numbers) by unsecured return email, NEVER respond to the message even if it appears to be sent by our company. Instead, immediately call your real estate agent and report the suspicious activity by emailing fraud@atlantafinehomes.com or calling 404-237-5000. ALWAYS confirm wire transfer instructions by phone to a known number before sending any funds.

From: John W.Robitscher
To: Paige V. Jennings
Subject: 1194 Clifton Road COA Request- Please distribute to the members of the HPC
Date: Wednesday, July 8, 2026 6:27:57 PM

July 8, 2026
To: Paige Jennings and Historic Preservation Commission Members
Re: 1194 Clifton Road, Application for Certificate of Appropriateness

Dear Paige and Commission Members Hallquist, Rothwell, Rankin, Daspit, Harben, Thibodeaux, and McConnell

****

Dear Chair and Members of the DeKalb Historic Preservation Commission:

I am writing as a longtime resident of the Druid Hills Historic District and as an neighboring property owner who is deeply committed to preserving the historic integrity, beauty, and character of our neighborhood.

The Druid Hills Historic District exists because DeKalb County has recognized that preservation requires both thoughtful design and consistent enforcement. The County's Historic Preservation Ordinance, together with the **Design Manual for the Druid Hills Local Historic District (Updated December 15, 2025)**, establishes clear standards intended to protect the character of our community and ensure that all property owners are treated fairly.

I respectfully ask the Board to support the consistent enforcement of these standards.

I am particularly concerned about the accessory structure located at **1194 Clifton Road**, owned by **Bryan Fuller**, which is currently under review by the DeKalb County Historic Preservation Commission. As a neighbor, I have observed a substantial accessory building constructed on a property line. Attached photographs illustrate the close proximity of the structure and its visual impact on the adjoining property.

The Design Manual provides clear guidance regarding the placement of new buildings and accessory structures.

Section 7.2.1 – Building Orientation and Setback states:

"The orientation of a new building and its site placement should appear to be consistent with dominant patterns within the area of influence, if such patterns are present."

Similarly, **Section 7.3.2 – New Construction and Subdivision Development** provides:

"To be compatible with its environment, new construction should follow established design patterns of its historic neighbors, including building orientation, setback (7.5'), height, scale, and massing."

Most directly applicable is **Section 9.6 – Accessory Buildings**, which states:

"New accessory buildings, such as garages and storage houses, are to be located in rear yard spaces and visually buffered from adjacent property owners and the public right-of-way."

The Design Manual further provides:

"If the new building will be visible from the street, it should respect the established setbacks and orientations of the historic buildings in the area."

The Manual also recommends:

"Recreational structures, such as tree houses and playhouses, should be added only to rear yard spaces in a manner that is compatible with the architecture and siting patterns of the adjacent area."

These guidelines reflect the fundamental principles that have preserved Druid Hills for generations: respecting setbacks, maintaining appropriate separation between neighboring properties, minimizing visual impacts, and ensuring that new construction is compatible with the historic landscape.

I understand that the Historic Preservation Commission and Code Compliance are currently reviewing matters relating to 1194 Clifton Road, and I respect that process. My purpose is not to prejudge the outcome of those proceedings, but to emphasize that these standards should be applied consistently and impartially. Homeowners throughout the Historic District invest significant time and expense to obtain Certificates of Appropriateness, building permits, and zoning approvals <u>before construction</u>. Equal enforcement is essential to maintaining public confidence in the County's preservation program.

I respectfully ask the Members of the HPC to continue supporting the consistent enforcement of DeKalb County's Historic Preservation Ordinance, zoning regulations, and building code requirements. The integrity of the Druid

Hills Historic District depends upon the fair and equal application of these standards to every property owner.

Thank you for your continued service to DeKalb County and for your commitment to protecting one of Georgia's most treasured historic communities.

Respectfully,

John W. Robitscher

1183 Clifton Road NE

Druid Hills Resident

John W. Robitscher
[redacted]

Prevention isn't a cost - It's a return.





From:	Mark Goldman
To:	Paige V. Jennings
Cc:	Bragg, Rachel L.; Whitney T. Fuller; Marlene Goldman
Subject:	July 20 HPC Meeting -- Case F, 1194 Clifton Road
Date:	Monday, July 13, 2026 9:37:21 AM
Attachments:	7.13.26 to HPC - Opposition to 1194 Clifton"s Illegal Accessory Structure.pdf

Hi Paige,

You may recall from when I was seeking a COA for 1190 Clifton Road and we met on site, the next door neighbors at 1194 (Paige Cannon and Bryan Fuller) had built a large structure on our shared property line. They built it without first obtaining a COA or a building permit, and the structure violates one or more building codes (setbacks). It also may be a fire hazard.

As you know, their long delayed request for a COA will be heard at this month's HPC meeting.

I am strongly opposed to a COA or building permit being granted for this structure. My letter of opposition to you and all HPC members is attached to this email. Please distribute it to each HPC member. I will also seek to speak in opposition at the meeting.

Thank you,
Mark

Mark Goldman
[redacted]

July 13, 2026
To: Paige Jennings and Historic Preservation Commission Members
Re: 1194 Clifton Road, Application for Certificate of Appropriateness

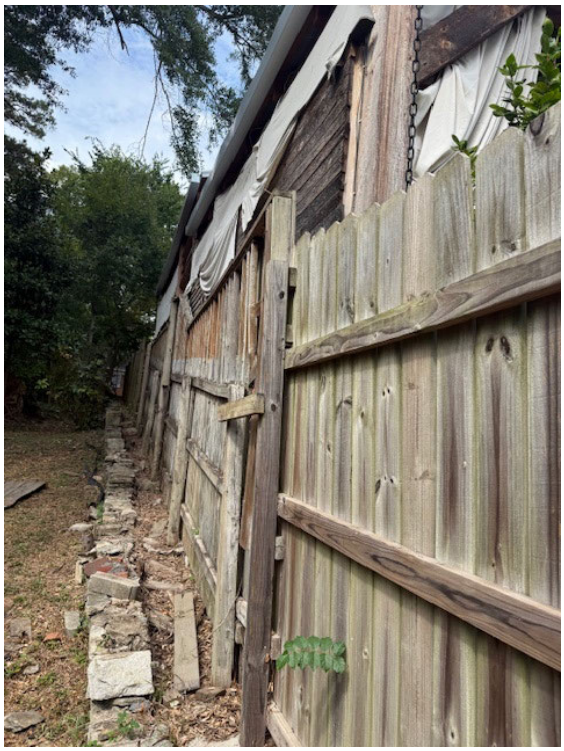
Dear Paige and Commission Members Hallquist, Rothwell, Rankin, Daspit, Harben, Thibodeaux, and McConnell,

As the owner of the immediately adjacent property, I am writing in opposition to Bryan Fuller and Paige Cannon's illegal backyard accessory structure at 1194 Clifton Road. In addition to it being built without first obtaining a COA, it is on our shared property line rather than the minimum of 7 ½ feet away, and the owners also failed to get a building permit. Moreover and worrisome, it appears to be a fire hazard.

Here are photos of how it looks from the house my wife and I own and are currently renovating, 1190 Clifton Road.







3 views of 1194's Clifton's illegal structure from the backyard of 1190 Clifton

My wife and I have lived at 1179 Clifton Road for 30 years. It is on the same block as 1190 and 1194 Clifton. Last fall, knowing that I like renovating houses and that my wife and I are active in improving our neighborhood and county, the woman who owned 1190 since the 1980's asked us if we might be interested in buying and renovating her long-neglected home. When we toured the house and rear yard, we were surprised to see Fuller and Cannon's large structure on the shared property line. Being Vice Chair of the Zoning Board of Appeals, it was obvious that it severely violates the DeKalb County code that governs setback requirements. Being built largely of wood and attached to a long wood fence on our property line, we also became concerned that it could be a fire hazard. I wondered how Fuller and Cannon could get a COA or a building permit for such a structure.

According to the woman who we bought 1190 Clifton from, when she asked Bryan Fuller about his structure, he told her that rules did not apply to him because he was "famous." Not only did he ignore all of DeKalb County's requirements for building his accessory structure, but she said that while he was constructing it, he discarded building materials on her property and did not retrieve them.

Regardless of the relationship between Fuller and Cannon and the woman we bought 1190 from, the accessory structure clearly violates at least three HPC ordinances.

(1.) 7.2.1 Building Orientation and Setback

"Guideline: The orientation of a new building and its site placement should appear to be consistent with dominant patterns within the area of influence, if such patterns are present."

Mark's comment: Permitted homes and accessory units in Druid Hills or elsewhere in DeKalb County are not allowed to be built on a property line. Structures built on a property line, such as Fuller and Cannon's, are the opposite of dominant in Druid Hills and the County.

(2.) 7.3.2 New Construction and Subdivision Development

"Guideline: To be compatible with its environment, new construction should follow established design patterns of its historic neighbors, including building orientation, setback, height, scale, and massing."

Mark's comment: The DeKalb County Code of Ordinances dictates that setbacks in portions of the county that are designated R-75 (such as this neighborhood) must be a least 7.5 feet.

(3.)9.6 Accessory Buildings

"Guideline: New accessory buildings, such as garages and storage houses, are to be located in rear yard spaces and visually buffered from adjacent property owners and the public right-of-way. Accessory buildings that complement the architecture of the adjacent residence do not require the same level of buffering and may remain more visible within the local district. If

the new building will be visible from the street, it should respect the established setbacks and orientations of the historic buildings in the area."

"Recommendation – Recreational structures, such as tree houses and playhouses, should be added only to rear yard spaces in a manner that is compatible with the architecture and siting patterns of the adjacent area."

Mark's comment: Fuller and Cannon's structure violates this ordinance in three ways. 1.) As the photos on the first page show, Fuller and Cannon's accessory building is far from "visually buffered" from the adjacent property. 2.) Its architecture is quite different from adjoining properties. 3.) As stated previously, established setbacks were not followed.

In summary, to adhere to HPC ordinances I respectfully request that:

1. The Department of Planning and Sustainability recommend to the HPC that they deny a COA for 1194's illegal structure.
2. The Historic Preservation Commission vote to deny Fuller and Cannon's request for a COA.
3. The Department of Planning and Sustainability refuse to retroactively issue a building permit for 1194's structure, if such is requested.
4. The DeKalb County Fire Marshals Office inspect 1194's structure to determine if it is a fire hazard.
5. The Department of Planning and Sustainability take action to have the accessory structure removed – at least the portion of it that is within 7.5 feet of the property line.

Sincerely,



Mark Goldman, M.S., M.Arch.
1179 and 1190 Clifton Road, Atlanta, GA 30307

August 4, 2026

Paige Jennings
Rachel Bragg
Whitney Fuller
Valerie Ross
Lucas Carter

Subject: 1194 Clifton's Illegal Accessory Structure

Dear Paige, Rachel, Whitney, Valerie, and Lucas,

This letter pertains to 1194 Clifton Road's 880-square-foot accessory structure that was illegally built along my property line at 1190 Clifton. A case regarding this was heard and deferred by the Historic Preservation Commission (HPC) during the July meeting, and it will be in front of the HPC again later this month. In all likelihood it will then be heard by the Zoning Board of Appeals (ZBA, which Is why I am sending this to those who work with ZBA as well as HPC).

At the July HPC meeting, my wife Marlene and I along with several Druid Hills Civic Association leaders were surprised and disappointed in the following:

- Planning and Sustainability (P&S) recommended giving 1194 Clifton a COA, even though its owners, Paige Cannon and Bryan Fuller, failed to get a building permit, violated building codes, built a structure that may present a fire hazard, and, what's especially relevant to the HPC, did not adhere to three or more Historic Preservation ordinances.

  These stipulate that a building's site placement in a historic district follow dominant patterns (7.2.1), that it follows established design patterns of its historic neighbors, including setbacks (7.3.2), that accessory structures be buffered from adjacent properties (9.6), and that structures in rear yards be compatible with the architecture and siting patterns of the adjacent area (also 9.6). **1194's structure fails to meet all of these requirements.**

- With their recommended approval of a COA, the only condition that P&S staff recommended to HP Commissioners was a penalty on us, the next-door neighbors, rather than those who ignored all of DeKalb County procedures and requirements. That condition was to plant shrubs on our property, not theirs. There is no room to plant anything between their structure as it stands now and their fence.

Staff could have instead recommended that the 880-square-foot structure be reduced in size following DeKalb County setback codes, enabling tall shrubs to be planted on the west side of the structure within 1194's property, not 1190's. By removing 7.5' from its western side, the structure would be 14.5' x 40', still big enough for large gatherings.

I had never before seen a recommendation from P&S that involved the neighbors (in this case, my wife and I) giving up something, rather than the people who had violated DeKalb County's rules, procedures and codes.

- Photos of what the structure looks like from our property were excluded from the staff's report and from their presentation. Commissioners only saw the attractive photos from 1194's yard. If Commissioners had seen photos from our yard, they may have been more likely to deny the COA.



View of 1194's 880-square-foot structure from 1190 Clifton.

Our realtor told us that if this structure stays as is, it will substantially decrease the value of our house.

At the July HPC meeting, P&S staff and HP Commissioners suggested that a "compromise" be reached. I believe a fair compromise that P&S staff, HPC and ZBA consider would be the following. The owners of 1194 would:

- Reduce the structure from 40' by 22' to 40' by 17' or 40' by 16' by removing five or six feet or more of its west side. The roof, walls and decking would not protrude closer than 5' from the property line. This renovation to be completed by the end of September.

- Plant and maintain dense evergreen shrubs at least eight feet high on the entire 40' west side of the structure. Planting to occur by the end of October. If 1194 owners prefer not to do this, then they must reduce the size of the structure further, providing a 7.5' setback, consistent with codes.
- Repair their fence by mid-September.

I will be happy to discuss this with you prior to, during, or after the August HPC meeting.

Sincerely,



Mark H. Goldman, M.S., M.Arch.
1179 and 1190 Clifton Road, Atlanta, GA 30307

August 13, 2026
To: Historic Preservation Commission Members

Re: As Requested by Historic Preservation Commissioners during the 7/26 meeting, a proposed compromise for 1194 Clifton Road's non-compliant accessory structure

Dear Paige and Commission Members Hallquist, Rothwell, Rankin, Daspit, Harben, Thibodeaux, and McConnell,

My wife, Marlene, have lived at 1179 Clifton, the same block as 1194, for 30 years. Earlier this year we purchased the badly neglected 1190 Clifton, next to 1194, and we are currently renovating it.

In addition to the accessory structure being built without first obtaining a COA, it is on our shared property line rather than the code's requirement of a minimum of 7 ½ feet away, and the owners also failed to get a building permit. Moreover and worrisome, it may be a fire hazard.



View of 1194's 880-square-foot structure from our property, 1190 Clifton.

Our realtor informed us that if this structure stays as is and where it is, it will substantially decrease the value of our house.

I am writing in opposition to DeKalb County allowing 1194's accessory structure to remain as is and where it is. However, as several commissioners during the July meeting said they would like to see a compromise, I am proposing one.

Historic Preservation Guidelines that the Structure Violates

(1.) 7.2.1 Building Orientation and Setback

"Guideline: The orientation of a new building and its site placement should appear to be consistent with dominant patterns within the area of influence, if such patterns are present."

Comment: Permitted homes and accessory units in Druid Hills or elsewhere in DeKalb County are not allowed to be built on a property line.

(2.) 7.3.2 New Construction and Subdivision Development

"Guideline: To be compatible with its environment, new construction should follow established design patterns of its historic neighbors, including building orientation, setback, height, scale, and massing."

Comment: The DeKalb County Code of Ordinances dictates that setbacks in portions of the county that are designated R-75 (such as this neighborhood) must be a least 7.5 feet.

(3.)9.6 Accessory Buildings

"Guideline: New accessory buildings, such as garages and storage houses, are to be located in rear yard spaces and visually buffered from adjacent property owners and the public right-of-way. Accessory buildings that complement the architecture of the adjacent residence do not require the same level of buffering and may remain more visible within the local district. If the new building will be visible from the street, it should respect the established setbacks and orientations of the historic buildings in the area."

"Recommendation – Recreational structures, such as tree houses and playhouses, should be added only to rear yard spaces in a manner that is compatible with the architecture and siting patterns of the adjacent area."

Comment: 1194's accessory structure violates this ordinance in three ways. 1.) As the photo on the first page shows. The accessory building is far from "visually buffered" from the adjacent property. 2.) Its architecture is quite different from adjoining properties. 3.) As stated previously, it fails to follow established setbacks.

Proposed Compromise

Here is my suggestion for a compromise, as previously requested, that would be a win-win. It would allow 1194's owners to still have a large outdoor entertainment structure big enough for 30 people, but without it being unsightly and overbearing from the adjacent yard. The owners of 1194 would:

- Reduce the structure from 40' by 22' to 40' by 17' or 40' by 16' by removing five or six feet or more from its west side. The roof, walls and decking would not protrude closer than 5' to the property line. This renovation to be completed by mid-October.
- Plant and maintain dense evergreen shrubs at least eight feet high on the entire 40' west side of the structure. Planting to occur by the end of October.
- Repair their fence by mid-September.

I hope you agree that this proposed compromise would be fair to all.

Sincerely,



Mark Goldman, M.S., M.Arch.
1179 and 1190 Clifton Road, Atlanta, GA 30307

From: John W.Robitscher
To: Paige V. Jennings
Subject: 1194 Clifton Road COA Request- Please distribute to the members of the HPC
Date: Wednesday, July 8, 2026 6:27:57 PM

July 8, 2026
To: Paige Jennings and Historic Preservation Commission Members
Re: 1194 Clifton Road, Application for Certificate of Appropriateness

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The Design Manual provides clear guidance regarding the placement of new buildings and accessory structures.

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I respectfully ask the Members of the HPC to continue supporting the consistent enforcement of DeKalb County's Historic Preservation Ordinance, zoning regulations, and building code requirements. The integrity of the Druid

Hills Historic District depends upon the fair and equal application of these standards to every property owner.

Thank you for your continued service to DeKalb County and for your commitment to protecting one of Georgia's most treasured historic communities.

Respectfully,

John W. Robitscher

1183 Clifton Road NE

Druid Hills Resident

John W. Robitscher
[redacted]

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From:	Mark Goldman
To:	Paige V. Jennings
Cc:	Bragg, Rachel L.; Whitney T. Fuller; Marlene Goldman
Subject:	July 20 HPC Meeting -- Case F, 1194 Clifton Road
Date:	Monday, July 13, 2026 9:37:21 AM
Attachments:	7.13.26 to HPC - Opposition to 1194 Clifton"s Illegal Accessory Structure.pdf

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As you know, their long delayed request for a COA will be heard at this month's HPC meeting.

I am strongly opposed to a COA or building permit being granted for this structure. My letter of opposition to you and all HPC members is attached to this email. Please distribute it to each HPC member. I will also seek to speak in opposition at the meeting.

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[redacted]

July 13, 2026
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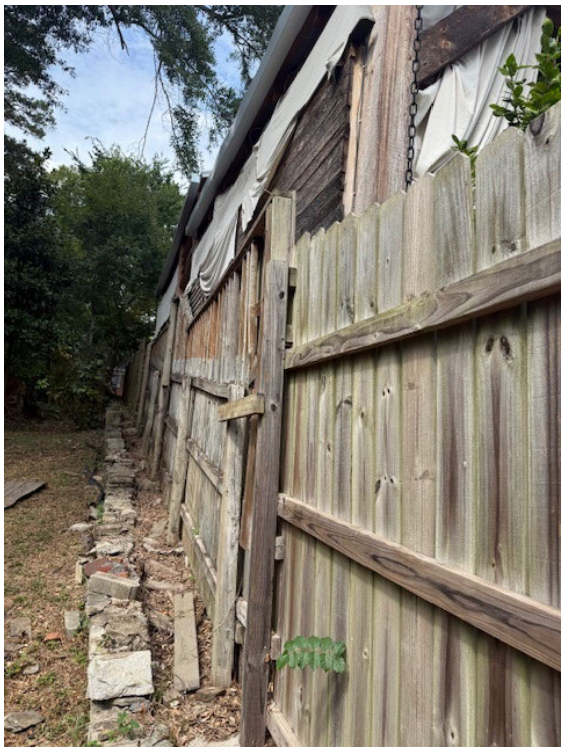
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3 views of 1194's Clifton's illegal structure from the backyard of 1190 Clifton

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Regardless of the relationship between Fuller and Cannon and the woman we bought 1190 from, the accessory structure clearly violates at least three HPC ordinances.

(1.) 7.2.1 Building Orientation and Setback

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In summary, to adhere to HPC ordinances I respectfully request that:

1. The Department of Planning and Sustainability recommend to the HPC that they deny a COA for 1194's illegal structure.
2. The Historic Preservation Commission vote to deny Fuller and Cannon's request for a COA.
3. The Department of Planning and Sustainability refuse to retroactively issue a building permit for 1194's structure, if such is requested.
4. The DeKalb County Fire Marshals Office inspect 1194's structure to determine if it is a fire hazard.
5. The Department of Planning and Sustainability take action to have the accessory structure removed – at least the portion of it that is within 7.5 feet of the property line.

Sincerely,



Mark Goldman, M.S., M.Arch.
1179 and 1190 Clifton Road, Atlanta, GA 30307

To: Planning & Sustainability Administrators & Staff, Historic Preservation Commissioners

From: Marlene & Mark Goldman, owners of adjacent 1190 Clifton Road

Date: October 15, 2026

Subject: **1194 Clifton Road's Massive, Illegal Party House on our Property Line**

NOT APPROPRIATE for the Druid Hills Historic District



Approximately **14' high**, excluding the roof

If an **8' fence** was allowed, it would be this high

6' high fence, maximum per code

Less than 1' between Party House and property line (no room to plant)

1194 Clifton's Illegal Party House, with a person in front illustrates its massive size: 40' x 22', 880 SF, larger than a 4 car garage, approximately 14' high. It's on the property line, rather than the 7.5' required by code. It was built without a COA and without a building permit, and it poses a fire hazard.

Historic Preservation Guideline 9.6. Accessory Buildings:

> "Guideline: New **accessory buildings**……. are to be located in rear yard spaces and **visually buffered from adjacent property owners** …….Accessory buildings that complement the architecture of the adjacent residence do not require the same level of buffering and may remain more visible within the local district. ……. it should **respect the established setbacks…..**
>
> Recreational structures…… should be added only to rear yard spaces in a manner that **is compatible with the architecture and siting patterns of the adjacent area**."

Approval of a COA for 1194 Clifton would signal that it is OK in historic districts and elsewhere in DeKalb County to ignore COA's, building permits, and codes. **Approval would set a dangerous precedent and signal to many to build what you want, where you want, and ask for forgiveness later, as approval is likely**.

We kindly request that P&S, HPC, and next month, ZBA, follow applicable guidelines and codes and call for either a total or partial demolition of this illegal, potentially dangerous, massive structure. If it's width was reduced to 15', it would comply with 7.5' setback requirements and still be huge – 600 SF – ample space for 30 or more people.

To: Planning & Sustainability Administrators & Staff, Historic Preservation Commissioners

From: Marlene & Mark Goldman, owners of adjacent 1190 Clifton Road

Date: November 10, 2026

Subject: **1194 Clifton Road's Massive, Illegal Party House on our Property Line**

NOT "APPROPRIATE" for the Druid Hills Historic District



1194 Clifton's illegal party house, with a person in front illustrates its massive size: 40' x 22', 880 SF, larger than a 4 car garage, approximately 14' high. It's on the property line, rather than 7.5' as required by code. It was built without a COA and without a building permit, and it poses a significant fire hazard.

Historic Preservation Guidelines that the massive party house violates

7.2.1 Building Orientation and Setback

"Guideline: The orientation of a new building and its **site placement should appear to be consistent with dominant patterns within the area of influence,** if such patterns are present."

7.3.2 New Construction and Subdivision Development

"Guideline: To be compatible with its environment, **new construction should follow established design patterns of its historic neighbors, including building orientation, setback, height, scale, and massing.**"

9.6. Accessory Buildings

"Guideline: New **accessory buildings**……. are to be located in rear yard spaces and **visually buffered from adjacent property owners** …….Accessory buildings that complement the architecture of the adjacent residence do not require the same level of buffering and may remain more visible within the local district. ……. it should **respect the established setbacks…..**

Recreational structures…… should be added only to rear yard spaces in a manner that is **compatible with the architecture and siting patterns of the adjacent area**."

Approval of a COA for 1194 Clifton would signal that it is OK in historic districts and elsewhere in DeKalb County to ignore COA's, building permits, and codes. **Approval would set a dangerous precedent, signaling to many to build what you want, where you want, and ask for forgiveness later, as approval is likely**.

We kindly request that P&S, HPC, and next month, ZBA, follow applicable guidelines and codes and call for either a total or partial demolition of this illegal, potentially dangerous, inappropriate, massive structure.