

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

Application for Certificate of Appropriateness

Date Received: _____ Application No.: _____

Address of Subject Property: 1137 Dan Johnson Road Atlanta, GA 30307

Applicant: Dave Price - Price Residential Design E-Mail: dave@priceresidentialdesign.com

Applicant Mailing Address: 1595 Nottingham Way Atlanta, Georgia 30309

Applicant Phone(s): 404-245-4244 Fax: 404-245-4244

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

Owner(s): current: Brookhaven DeKalb Homes LLC E-Mail: _____

soon: Vilenah Johnson LLC E-Mail: donwalter1011@gmail.com

Owner(s) Mailing Address: 1169 Oxford Road Atlanta, Georgia 30306

Owner(s) Telephone Number: 404-520-9384

Approximate age or date of construction of the primary structure on the property and any secondary structures affected by this project: New house replacing 1955 structure

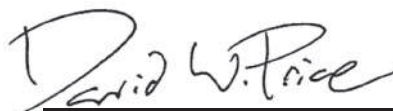
Nature of work (check all that apply):

New construction ☒ Demolition ☒ Addition ☐ Moving a building ☐ Other building changes ☐
New accessory building ☒ Landscaping ☐ Fence/Wall ☐ Other environmental changes ☐
Sign installation or replacement ☐ Other ☐

Description of Work:

New 3214 sq ft two-story residence w/ unfinished basement to replace non-historic 1955 Ranch house in non-historic "intrusion" area of Dan Johnson Road. New driveway and new 1.5-story 22x24' garage w/ unfinished space upstairs. Six trees including one specimen oak must be removed from rear yard to construct accessory garage - two new oak trees will be added to front yard.

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 An incomplete application will not be accepted.



1-26-2021

Signature of Applicant/Date

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, Brookhaven DeKalb Homes LLC

being owner(s) of the property at 1137 Dan Johnson Road Atlanta, GA 30307

hereby delegate authority to Dave Price - Price Residential Design

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

Brookhaven DeKalb Homes, LLC by
Betsy Einge Signature of Owner(s)

1-22-21

Date

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 (404/371- 2155). 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.

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, VIVIANAH JOHNSON, LLC

being owner(s) of the property at 1137 Dan Johnson Road Atlanta, GA 30307

hereby delegate authority to Dave Price - Price Residential Design

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

 MANAGER
Signature of Owner(s)

1/22/21
Date

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 (404/371- 2155). 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.

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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.

2 NEW 3" OAK TREES
TO BE PLANTED

SITE SKETCH

$$\overline{1''} = 2\emptyset'$$

6 TREES TO
BE REMOVED

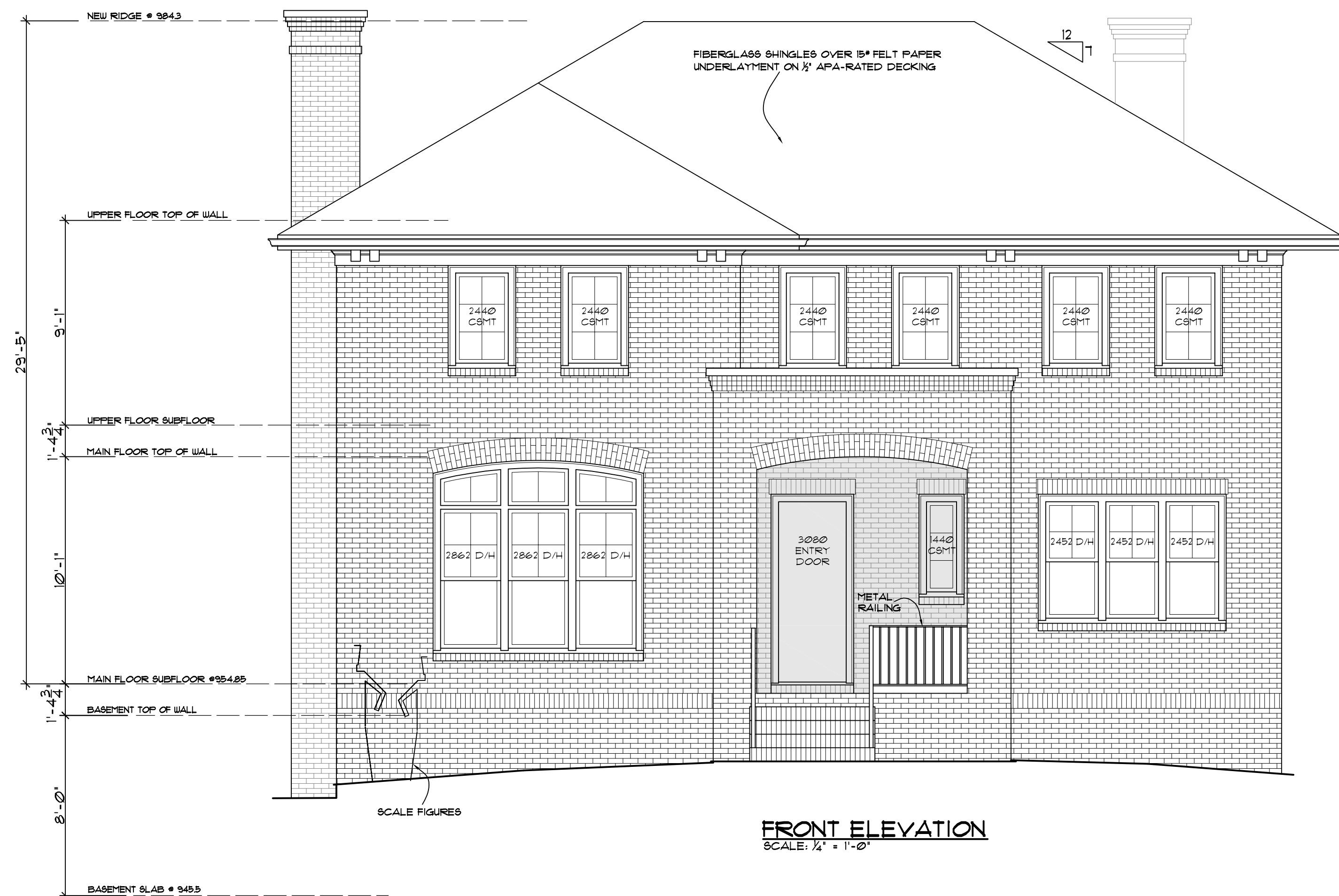


PRICE RESIDENTIAL DESIGN
1535 NOTTINGHAM WAY
ATLANTA, GEORGIA
30309
dave@priceresidentialdesign.com
404-245-4244

D JOHNSON RESIDENCE
1137 DAN JOHNSON ROAD
PRICE RESIDENTIAL DESIGN

D JOHNSON RESIDENCE
1137 DAN JOHNSON RD
ATLANTA, GEORGIA
EXTERIOR
ELEVATIONS
SHEET A-1
JANUARY 26, 2021

GENERAL NOTE: EXCEPT AS NOTED,
ALL WINDOWS SHALL BE
PRIMED WOOD, SGL W/ 3/4"
HUNTING (APPLIED TO GLASS), LITE PATTERN AS SHOWN
ALL DRS SHALL BE WOOD.



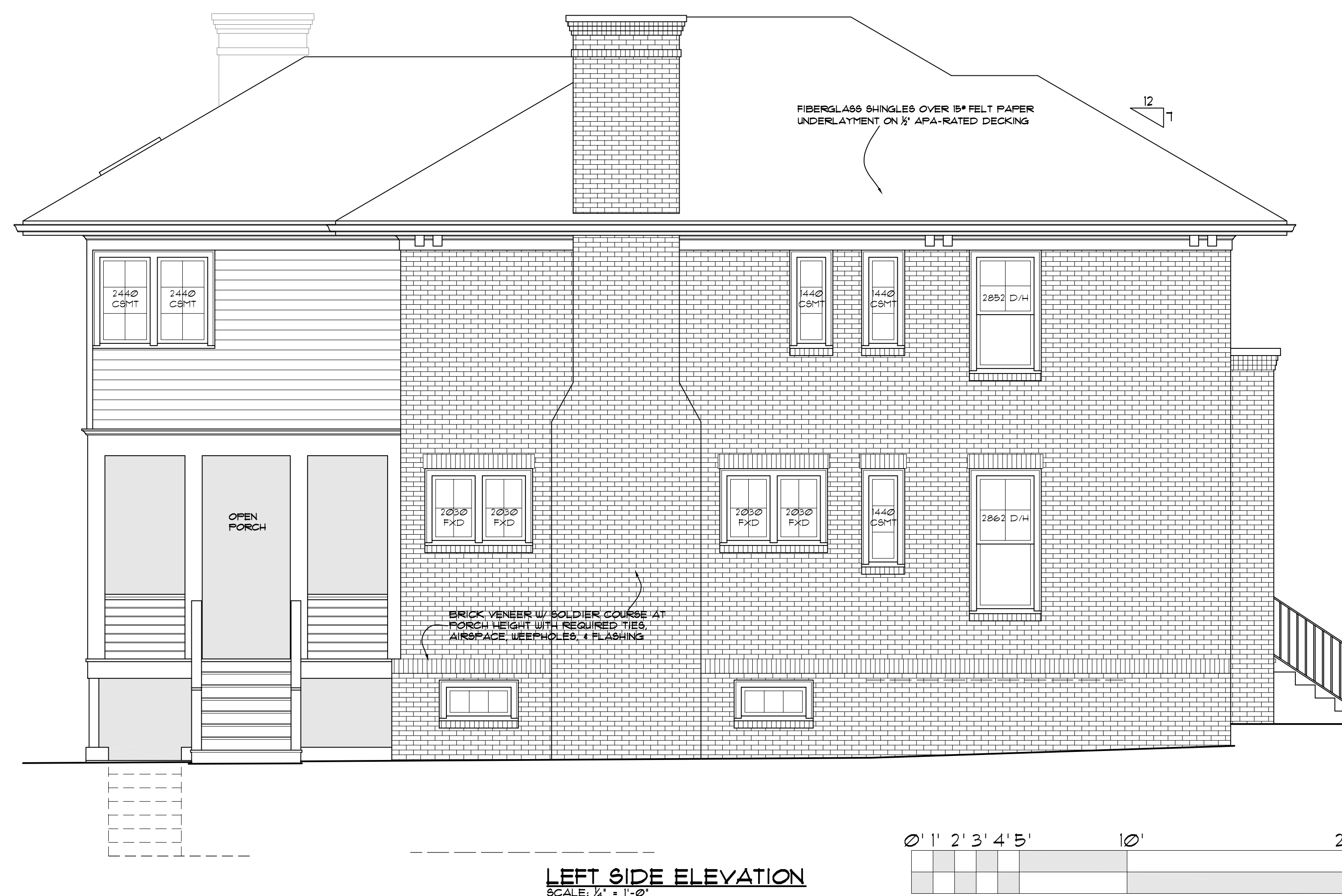
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



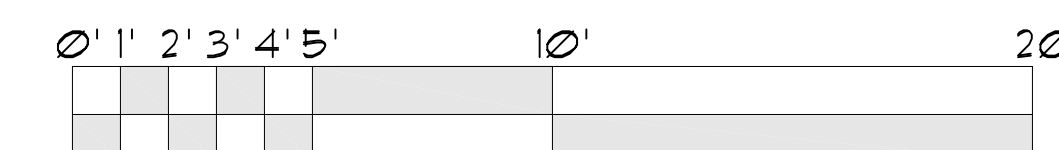
RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



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



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

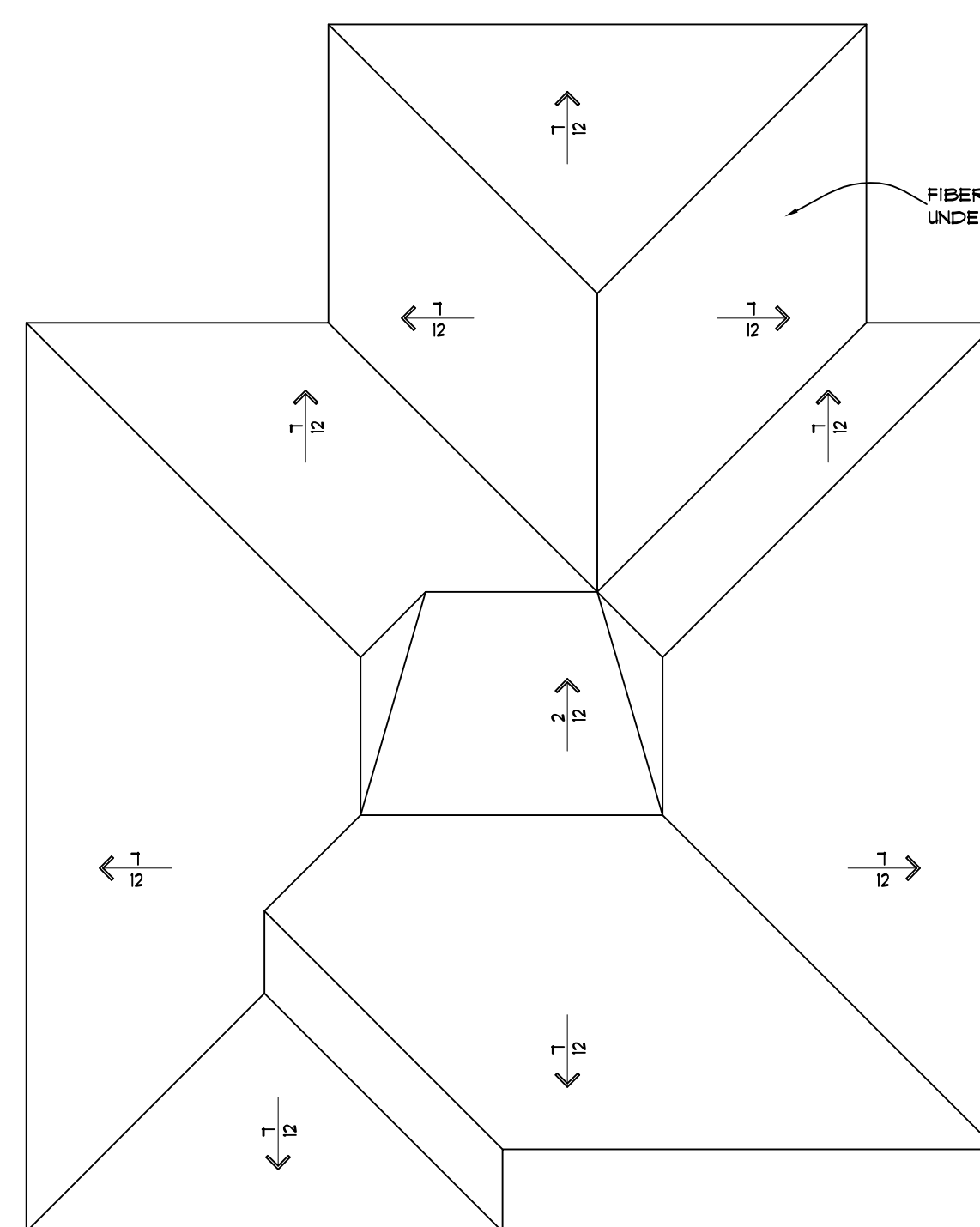




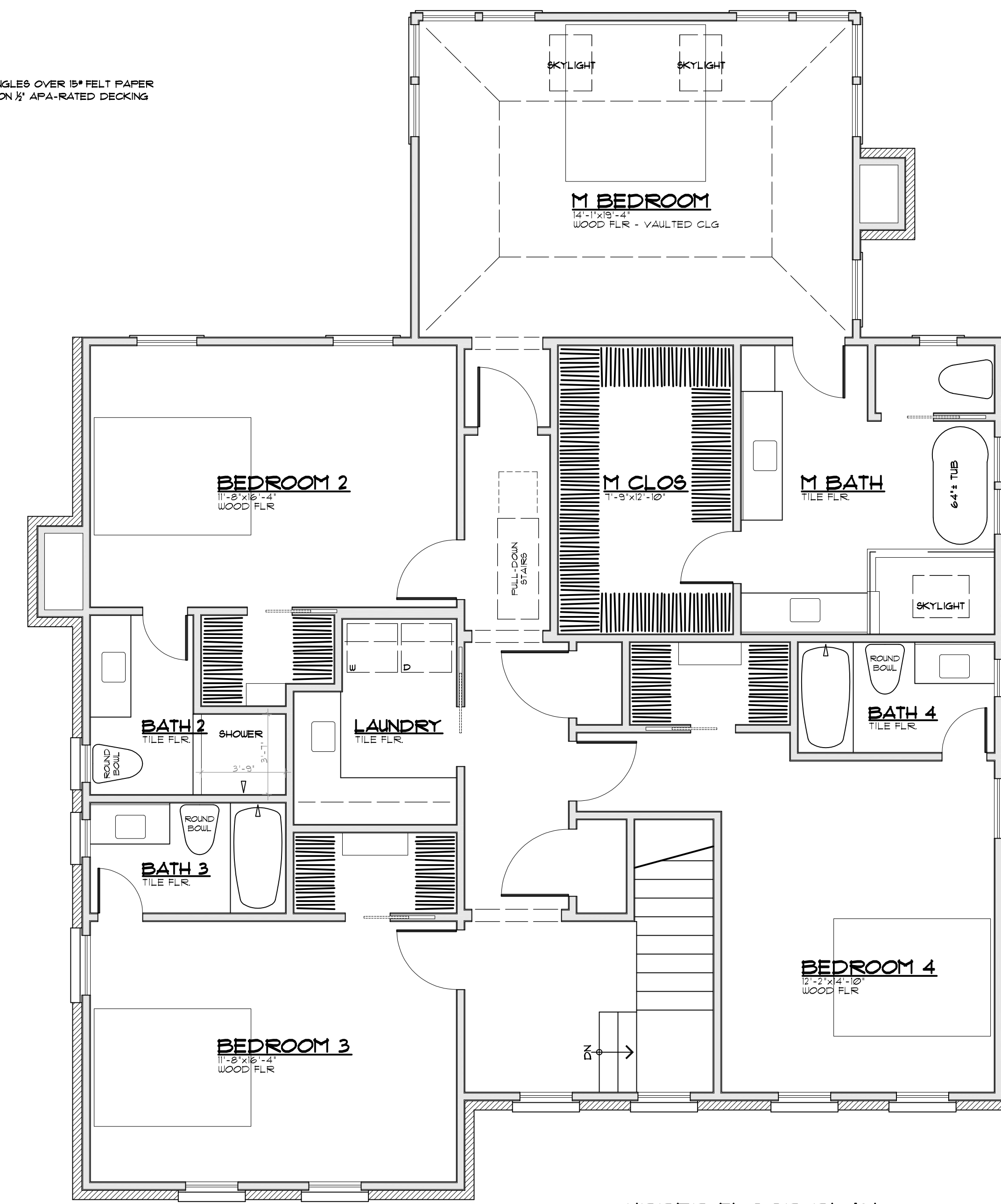
PRICE RESIDENTIAL DESIGN
1535 NOTTINGHAM WAY
ATLANTA, GEORGIA
30309
dave@priceresidentialdesign.com
404-245-4244

D JOHNSON RESIDENCE
137 DAN JOHNSON ROAD
PRICE RESIDENTIAL DESIGN

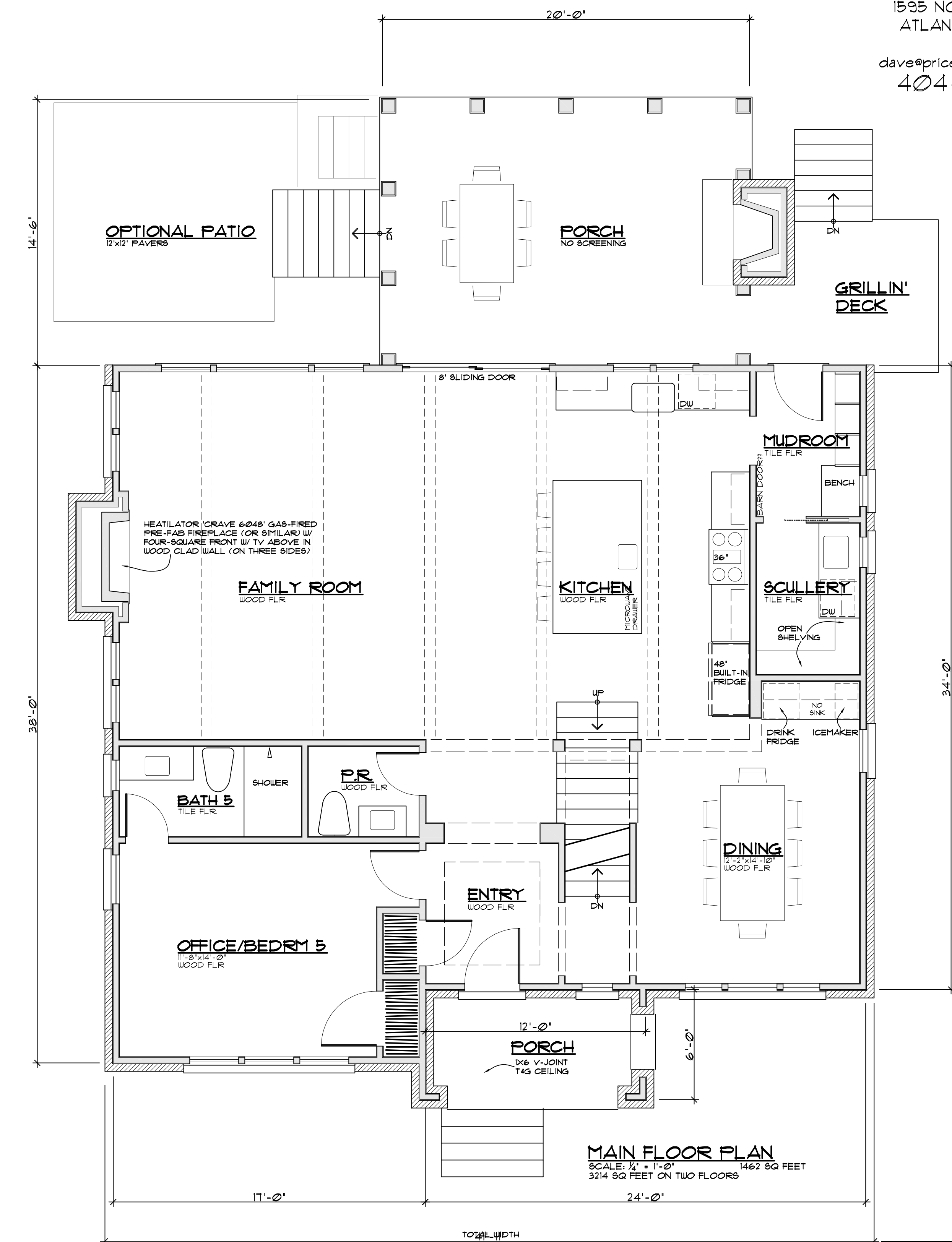
D JOHNSON RESIDENCE
1137 DAN JOHNSON RD
ATLANTA, GEORGIA
MAIN AND UPPER
FLOOR PLANS
SHEET A-2
JANUARY 26, 2021



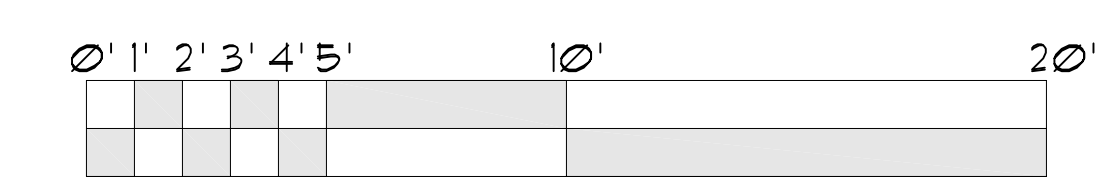
ROOF PLAN
SCALE: 1/8" = 1'-0"



UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"
1152 SQ FEET
3214 SQ FEET ON TWO FLOORS



MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"
1462 SQ FEET
3214 SQ FEET ON TWO FLOORS



The field data upon which this plat is based has a closure precision of one foot in 15,000 feet and an angular error of 03" seconds per angle point and was adjusted using the Compass Rule. This plat has been calculated for closure and is found to be accurate within one foot in 100,000 feet.

Equipment used: Topcon GTS-213 Total Station.

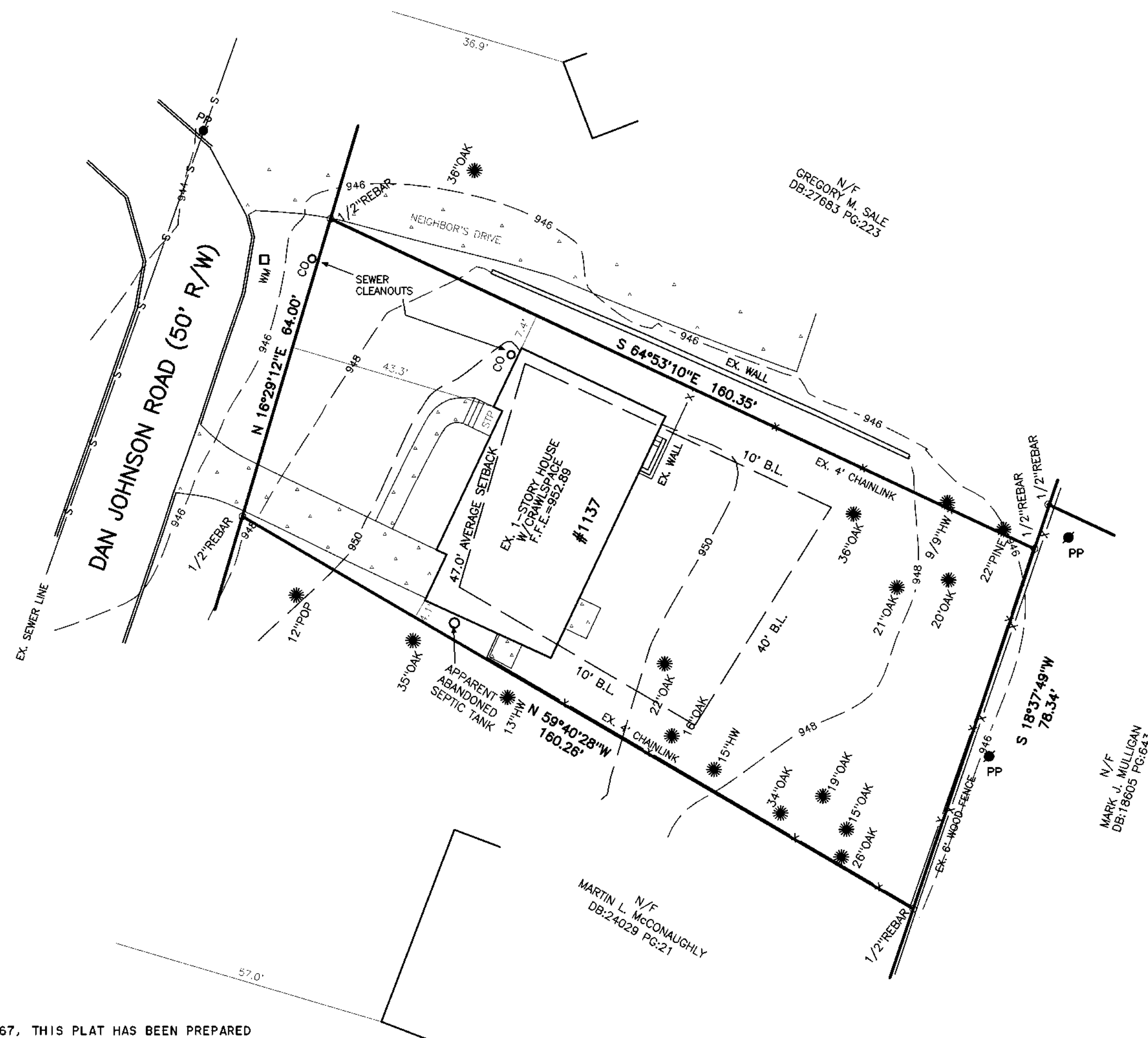
FLOOD HAZARD STATEMENT

THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA AS PER THE FIRM FLOOD HAZARD MAP OF DEKALB COUNTY, GEORGIA, COMMUNITY PANEL NUMBER 13089C 0062K, DATED 08/15/19

ZONING INFORMATION

CLASSIFICATION: R-85
MINIMUM LOT WIDTH - 85 FEET
MINIMUM LOT AREA - 12,000 sf.
SETBACKS: FRONT - 35 FEET
SIDE - 8.5 FEET
REAR - 40 FEET
MAXIMUM LOT COVERAGE - 35%
MINIMUM FLOOR AREA - 2000 sf.
MAXIMUM BUILDING HEIGHT - 35 FEET

LOT AREA:
11,220 sf.
0.258 ACRES



LEGEND

IPF = 1/2" REBAR FOUND
IPS = 1/2" REBAR PIN SET
L.L. = LAND LOT
L.L.L. = LAND LOT LINE
P.L. = PROPERTY LINE
CL = CENTERLINE
B.L. = BUILDING LINE
R/W = RIGHT-OF-WAY
S.S.E. = SANITARY SEWER EASEMENT
D.E. = DRAINAGE EASEMENT
MH = MANHOLE
C.B. = CATCH BASIN
J.B. = JUNCTION BOX
HW = HEADWALL
D.I. = DROP INLET
PP = POWER/UTILITY POLE
F.H. = FIRE HYDRANT
I.E. = INVERT ELEVATION
F.F.E. = FINISHED FLOOR ELEVATION
F.F.B. = FINISHED FLOOR BASEMENT
F.F.G. = FINISHED FLOOR GARAGE
BOC = BACK OF CURB
EP = EDGE OF PAVEMENT
N/F = NOW OR FORMERLY
P.O.B. = POINT OF BEGINNING
SS = SANITARY SEWER LINE/PIPE
X-X-X = FENCE LINE
O = FLOOD HAZARD ZONE LINE
S = STORM SEWER LINE/PIPE
W = WATER LINE
G = GAS LINE
CM = CONCRETE MONUMENT
C.E. = CONSTRUCTION EASEMENT
C&G = CURB AND GUTTER
LS = LIGHT STANDARD
OTP = OPEN TOP PIPE FOUND
CTP = CRIMP TOP PIPE FOUND

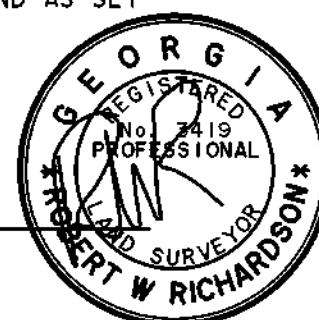
AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

Robert W. Richardson

ROBERT W. RICHARDSON, GA RLS #3419

10/21/20

DATE



20 10 0 20
GRAPHIC SCALE - 1" = 20'

ALPHA LAND SERVICES
P.O. BOX 1851
LOGANVILLE, GA. 30052
ENGINEERING • LAND SURVEYING

OFF: 770.696.4054 EMAIL: ROBERT@ALPHASURVEYOR.COM

REVISION: _____

DISTRICT: _____

DEKALB COUNTY

FIELD DATE: 10/20/20

PLAT DATE: 10/21/20

SURVEY FOR:

1137 DAN JOHNSON ROAD

TAX PARCEL: 18-002-06-075

LAND LOT: 2

DISTRICT: 18TH

DEKALB COUNTY

FIELD DATE: 10/20/20

PLAT DATE: 10/21/20

LOT: _____ BLOCK: _____

SUB: _____

AREA = 0.258 ACRES

JOB No. 20-10-538

Google Maps 1141 Dan Johnson Rd NE



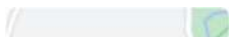
Google

Image capture: Feb 2020 © 2021 Google

Atlanta, Georgia

Google

Street View



Google Maps 1141 Dan Johnson Rd NE

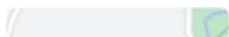


Image capture: Feb 2020 © 2021 Google

Atlanta, Georgia

Google

Street View



Google Maps



Image capture: Feb 2020 © 2021 Google

Atlanta, Georgia

Google

Street View