

RECEIVED

By Rachel Bragg at 9:55 am, Feb 18, 2021

404.371.2155 (o)
404.371.4556 (f)
CountyGa.gov

Clark Harrison Building
330 W. Ponce de Leon Ave
Decatur, GA 30030

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: 1095 Lullwater Rd NE

Applicant: Karen Soorikian E-Mail: karen@soorikianarchitecture.com

Applicant Mailing Address: 219 Fairfield St
Decatur, GA 30030

Applicant Phone(s): 404-723-0927 Fax: —

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

Owner(s): Lynne Segall E-Mail: Lynnesegall@gmail.com
Eric Segall E-Mail: esegall@gsu.edu

Owner(s) Mailing Address: 1095 Lullwater Rd, NE
Atlanta, GA 30307

Owner(s) Telephone Number: (770)331-0295

Approximate age or date of construction of the primary structure on the property and any secondary structures affected by this project: 1925

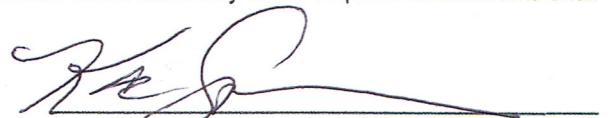
Nature of work (check all that apply):

- 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:

Project involves renovation/addition to existing residence.
The addition is located on the rear of the home. Additionally
We are proposing the removal of an existing accessory
building and the construction of a new garage/carriage
house that will be connected to the main house with a connector.

This form must be completed in its entirety before the Planning Department accepts it. The form must be accompanied by supporting documents (plans, material, color samples, photos, etc.). Provide eight (8) collated sets of the application form and all supporting documentation. If plans/drawings are included, provide eight (8) collated sets on paper no larger than 11" x 17" and three (3) additional sets at scale. All documents submitted in hard copy must also be submitted in digital form (.pdf format). All relevant items from the application checklist must be addressed. An application which lacks any of the required attachments shall be determined incomplete and will not be accepted.


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),

ERIC J. and LYNNE G. SEGALL

being (owner) (owners) of the property 1095 LULLWATER ROAD NE, ATLANTA, GA

hereby delegate authority to KAREN SOORIKIAN 30307

to file an application in (my) (our) behalf.

Lynne Segall 2/16/21

Signature of Owner/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, the Preservation Commission will issue a cease and desist order and you may be subject to other penalties including monetary fines and/or required demolition of the non-conforming work.

If your project requires that the county issue a Certificate of Occupancy at the end of construction, the preservation planner will need to inspect the completed project to ensure that the work has been completed in accord with the Certificate of Appropriateness. The review may be conducted either before or after your building inspection. If you will be requiring a Certificate of Occupancy, please notify the preservation planner when your project nears completion. 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 monetary 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. You will need to apply for a new certificate if you still intend to do the work.

Please contact the preservation planner, David Cullison (404/371-2155), if you have any questions.

1095 Lullwater Existing Conditions



This photo shows the driveway side elevation of the house. All additions take place beyond the scope of this photo



Front Elevation of house facing Lullwater Rd. This photo shows the heavy vegetation and existing wood fence on the right side of the house. The covered front entry portico shades the entry door beyond. This facade will retain its existing presence to the street with the proposed design.



This photo shows the south elevation of the house at the existing enclosed porch. All additions take place beyond the scope of this photo.



This photo shows the existing rear elevation of the house. The proposed addition goes across this entire rear elevation. This elevation will experience the biggest change in appearance from the proposed work.



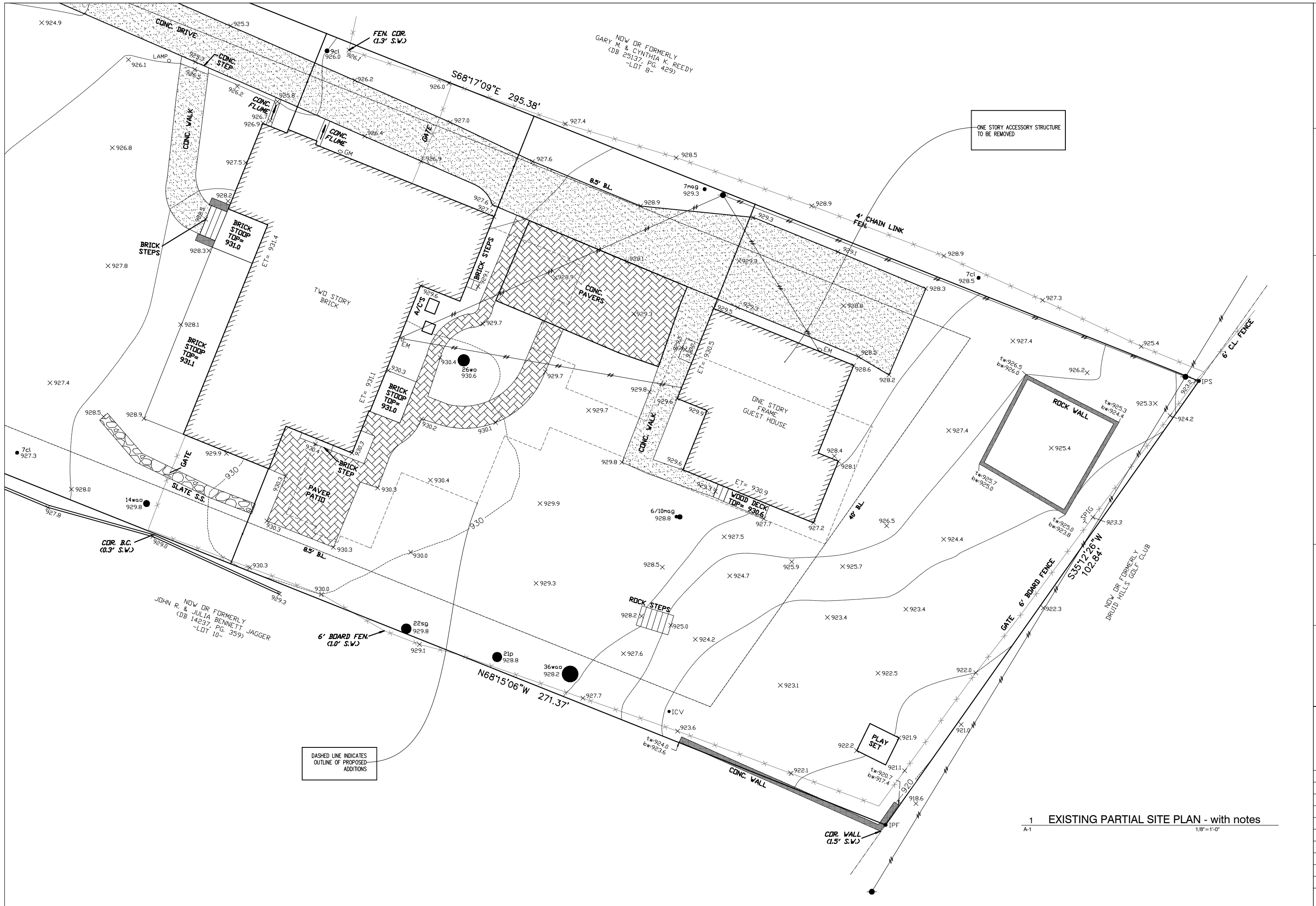
This series of photos show the existing accessory building that we propose to remove for the construction of a new garage/carriage house behind the addition.



SEGALL RESIDENCE



SEGALL RESIDENCE



DASHED LINE INDICATES
OUTLINE OF PROPOSED
ADDITIONS

ONE STORY ACCESSORY STRUCTURE
TO BE REMOVED

1 EXISTING PARTIAL SITE PLAN - with notes
A-1 1/8"=1'-0"

659 Auburn Avenue
Suite # G-8
Atlanta, GA 30312
Phone: 404-723-0927
karen@soorikianarchitecture.com

SOORIKIAN
ARCHITECTURE

SEGALL RESIDENCE
1095 LULLWATER RD. NE ATLANTA, GA 30307

The drawing, as an instrument of service, is and shall remain the property of the architect and shall not be reproduced, published or used in any way without the permission of the architect.
The Contractor shall verify all dimensions and existing conditions of the site before proceeding with each phase of the work.

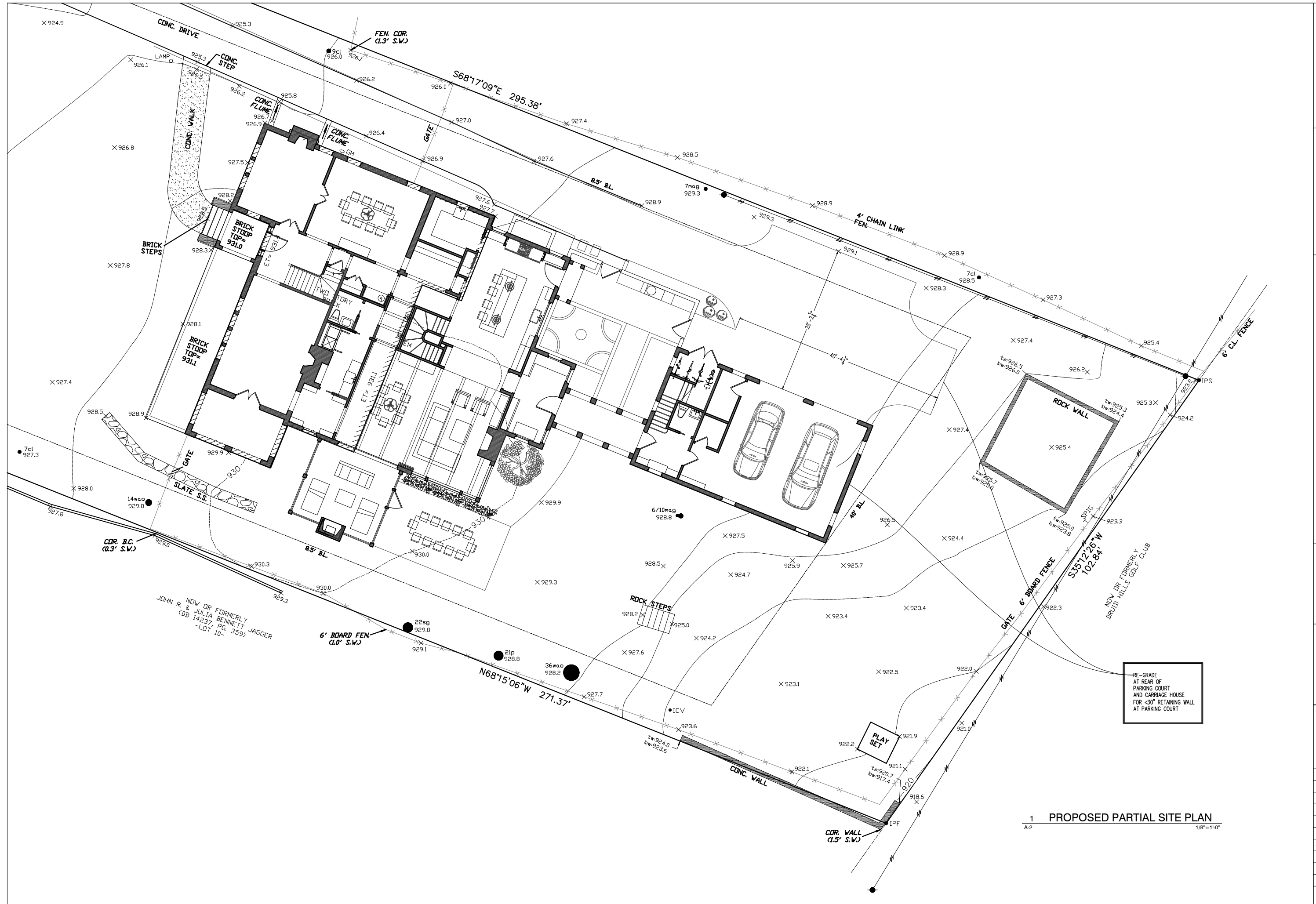


PARTIAL SITE PLAN - EXISTING

Date: 02-18-2021
Revisions: REV

Job Number: 18-12
Scale: 1/8"=1'-0"
Drawn: KBS
Checked: KBS

A-1



659 Auburn Avenue
 Suite # G-8
 Atlanta, GA 30312
 Phone: 404-723-0927
 karen@soorikianarchitecture.com

**SOORIKIAN
 ARCHITECTURE**

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PARTIAL SITE PLAN - PROPOSED

Date: 02-18-2021
 Revisions: REV

Job Number: 18-12
 Scale: 1/8" = 1'-0"
 Drawn: KBS
 Checked: KBS

1 PROPOSED PARTIAL SITE PLAN
 A-2 1/8"=1'-0"

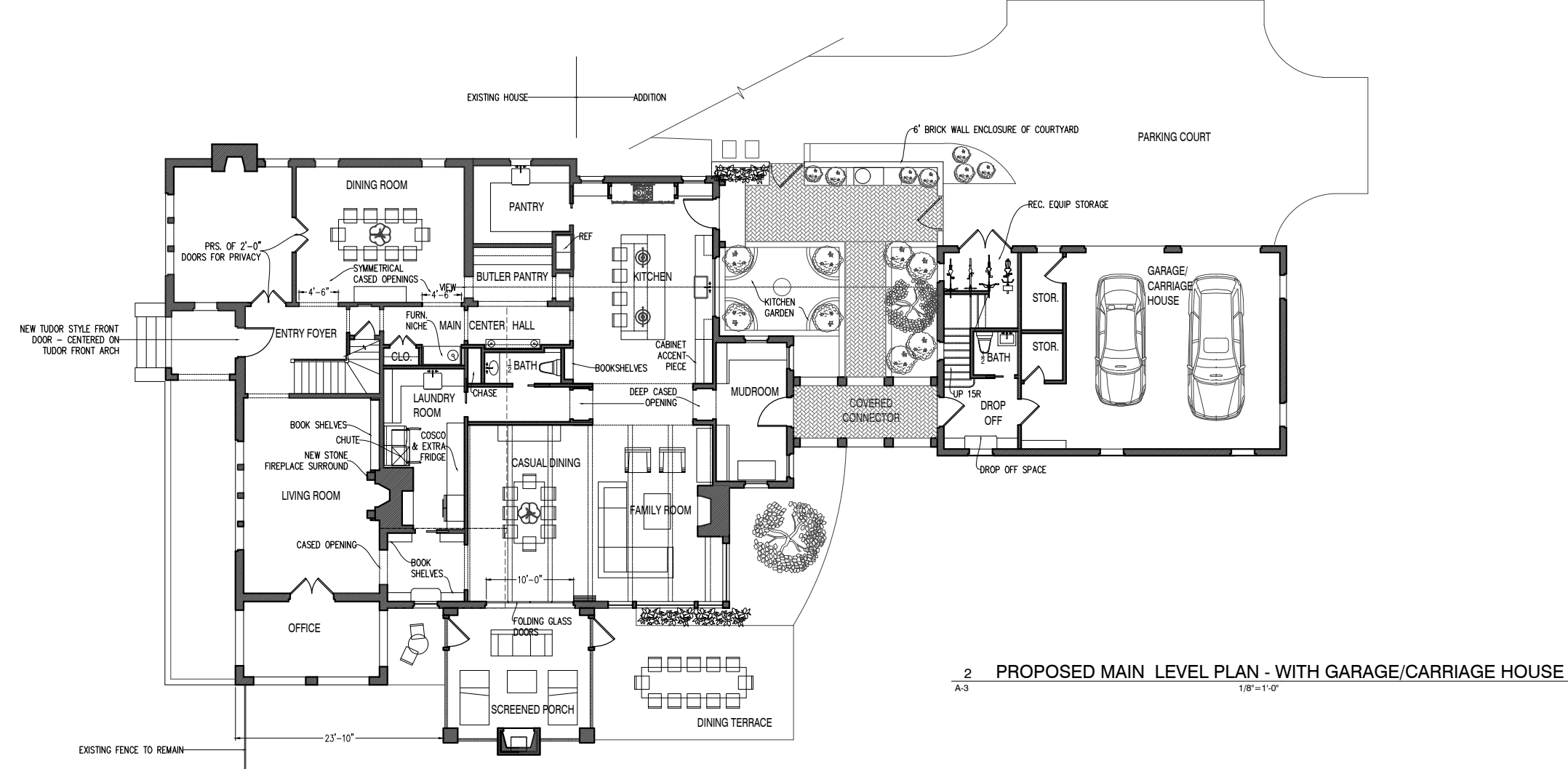
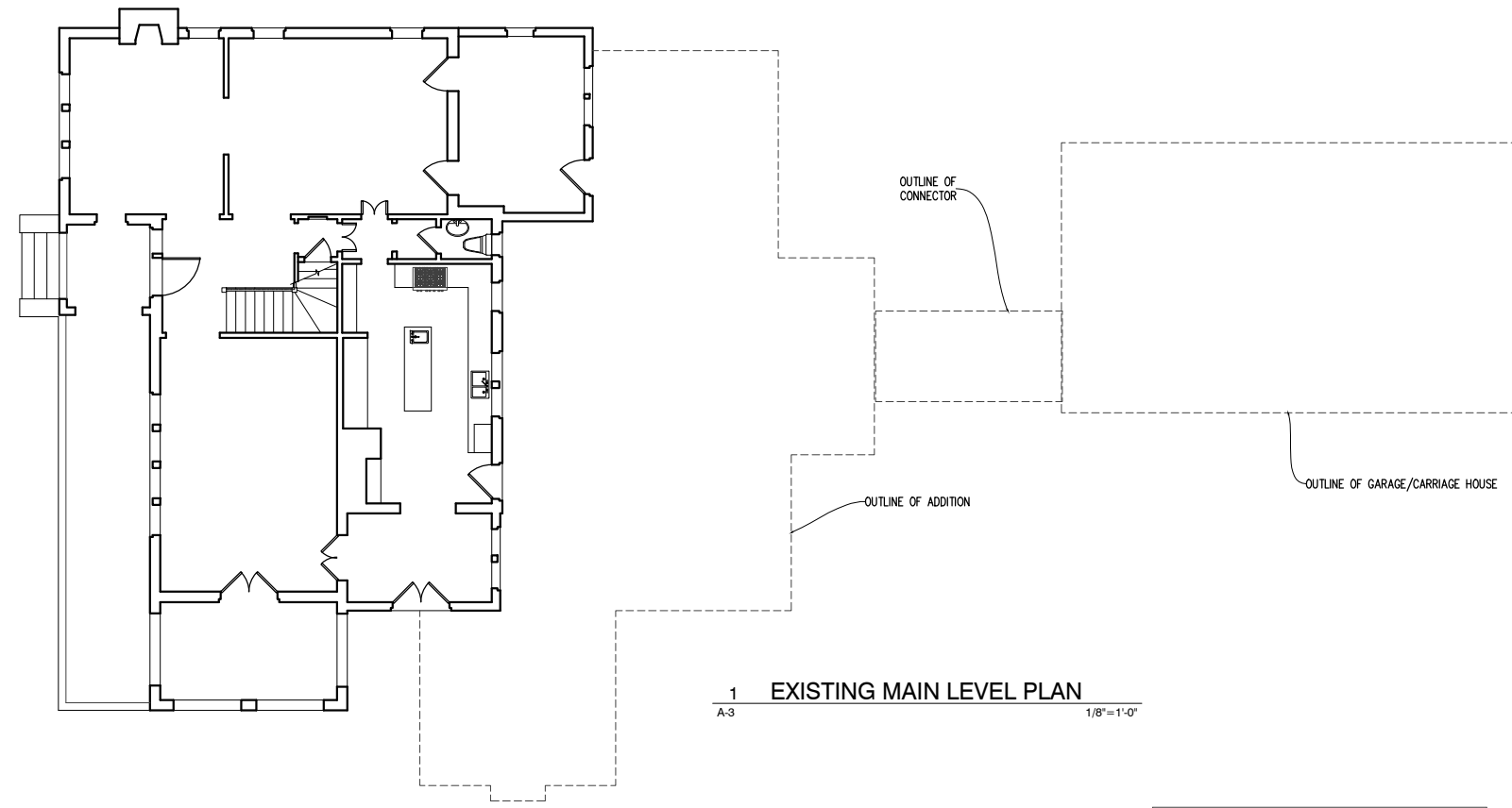
RE-GRADE AT REAR OF PARKING COURT AND CARRIAGE HOUSE FOR 30" RETAINING WALL AT PARKING COURT

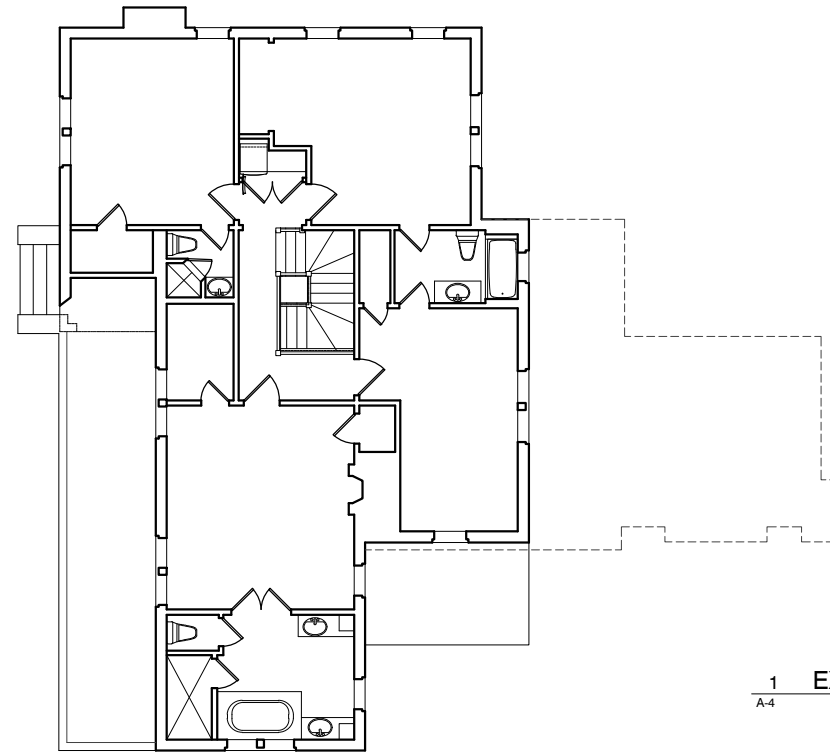
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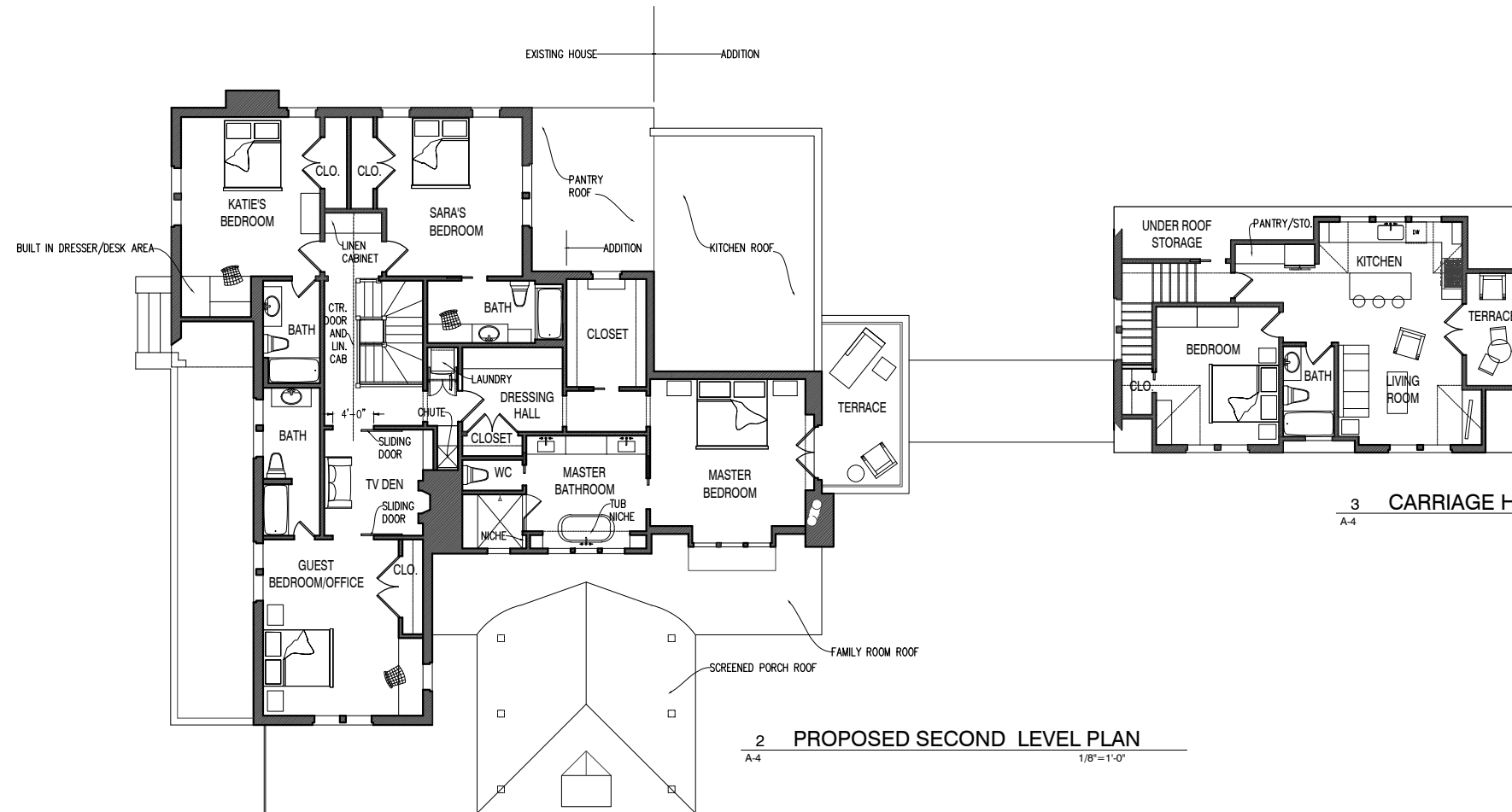
EXISTING AND PROPOSED MAIN LEVEL PLAN

Date: 02-18-2021
 Revisions: REV
 Job Number: 18-12
 Scale: 1/8"=1'-0"
 Drawn: KBS
 Checked: KBS





1 EXISTING SECOND LEVEL PLAN
A-4 1/8"=1'-0"



2 PROPOSED SECOND LEVEL PLAN
A-4 1/8"=1'-0"

3 CARRIAGE HOUSE APARTMENT
A-4 1/8"=1'-0"

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EXISTING AND PROPOSED SECOND LEVEL PLAN

Date: 02-18-2021

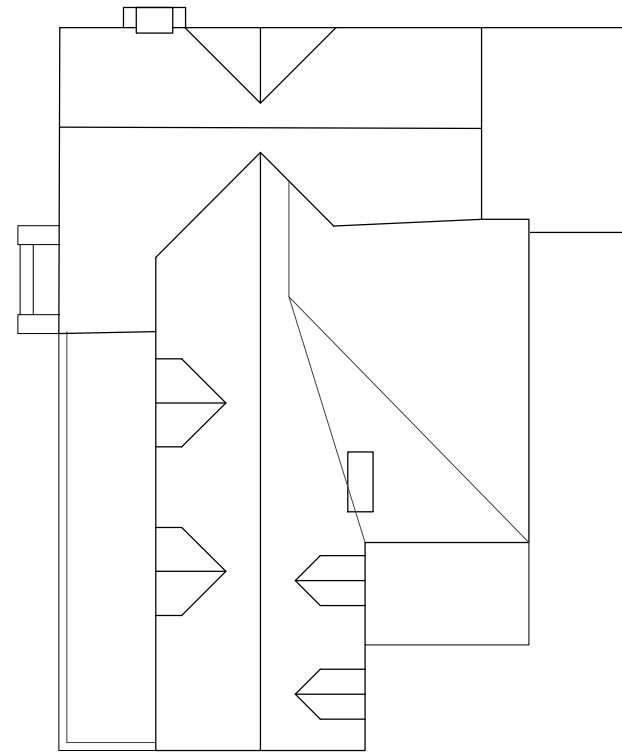
Revisions: REV

Job Number: 18-12

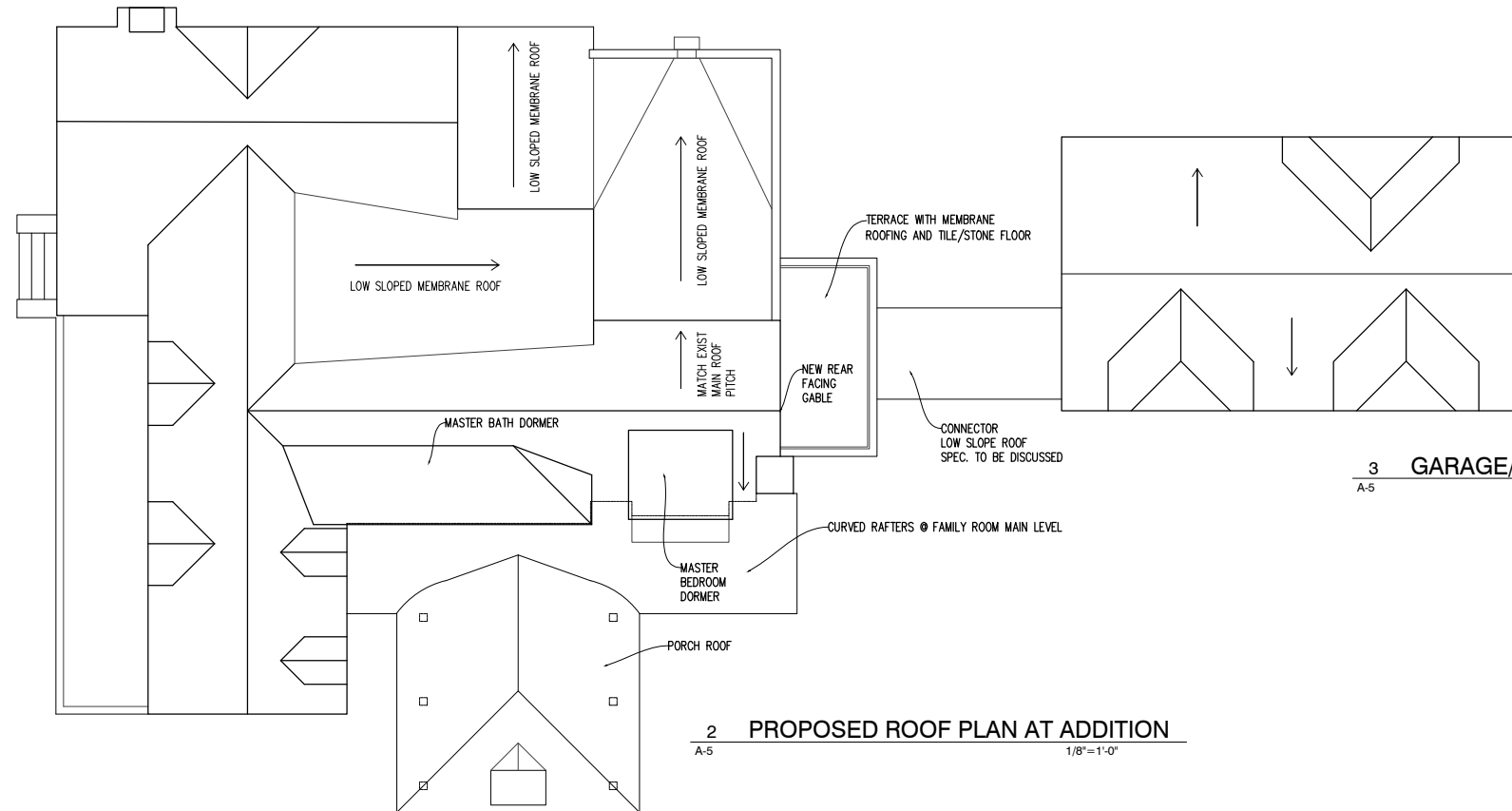
Scale: 1/8"=1'-0"

Drawn: KBS

Checked: KBS



1 EXISTING ROOF PLAN
A-5 1/8"=1'-0"



2 PROPOSED ROOF PLAN AT ADDITION
A-5 1/8"=1'-0"

3 GARAGE/CARRIAGE HOUSE ROOF PLAN
A-5 1/8"=1'-0"

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EXISTING AND PROPOSED ROOF PLANS

Date: 02-18-2021

Revisions: REV

Job Number: 18-12

Scale: 1/8"=1'-0"

Drawn: KBS

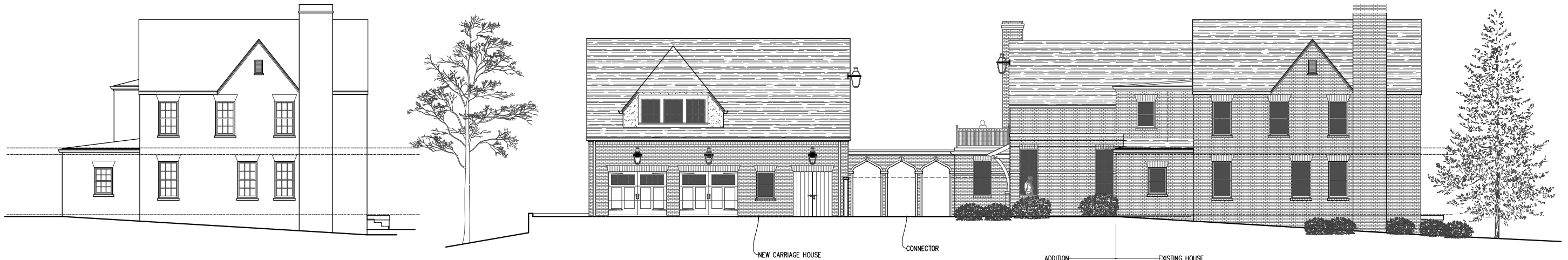
Checked: KBS



1 EXISTING FRONT ELEVATION
A-6 1/8"=1'-0"



2 PROPOSED FRONT ELEVATION
A-6 1/8"=1'-0"



3 EXISTING DRIVEWAY SIDE ELEVATION
A-6 1/8"=1'-0"

4 PROPOSED DRIVEWAY SIDE ELEVATION
A-6 1/8"=1'-0"

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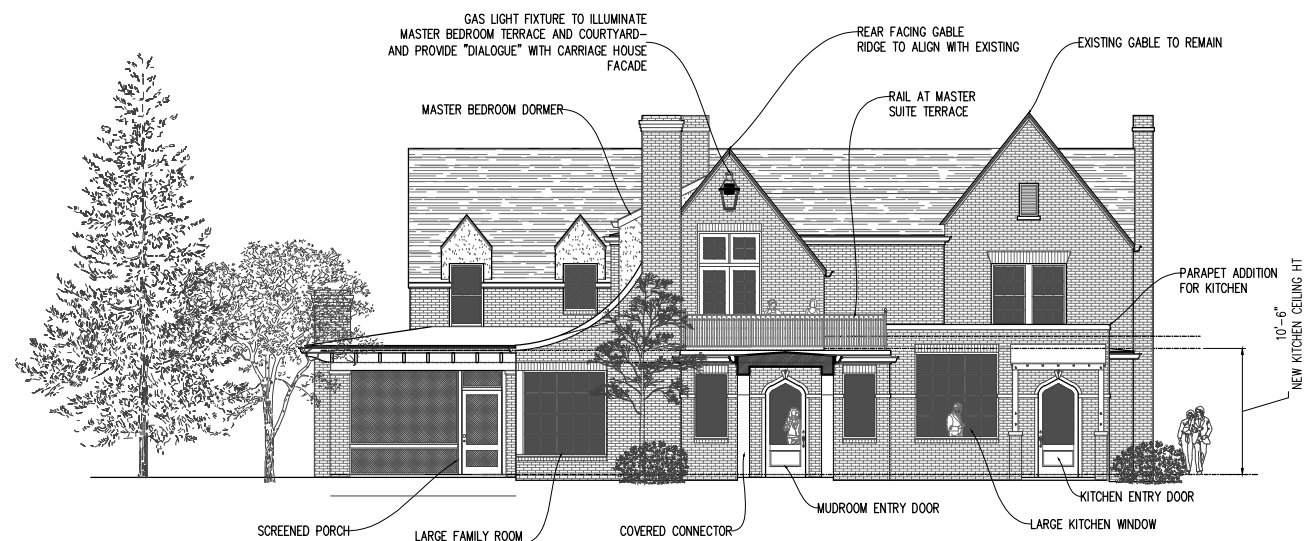
EXISTING AND
PROPOSED
EXTERIOR
ELEVATIONS

Date: 02-18-2021
Revisions: REV

Job Number: 18-12
Scale: 1/8"=1'-0"
Drawn: KBS
Checked: KBS



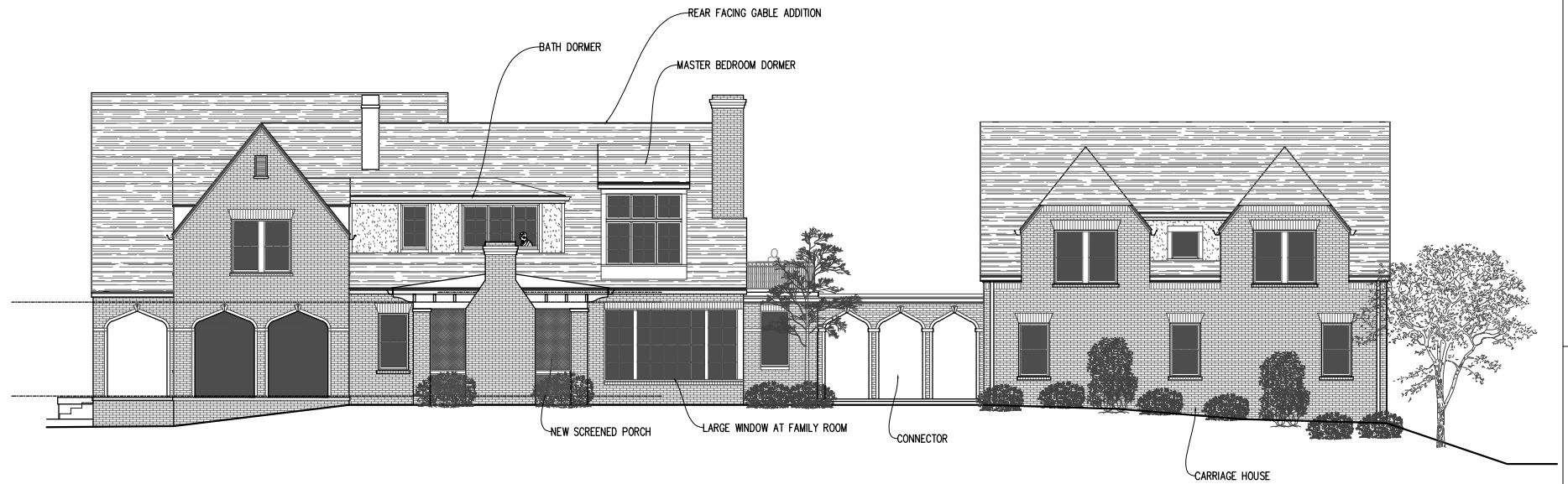
1 EXISTING REAR ELEVATION
A-7 1/8"=1'-0"



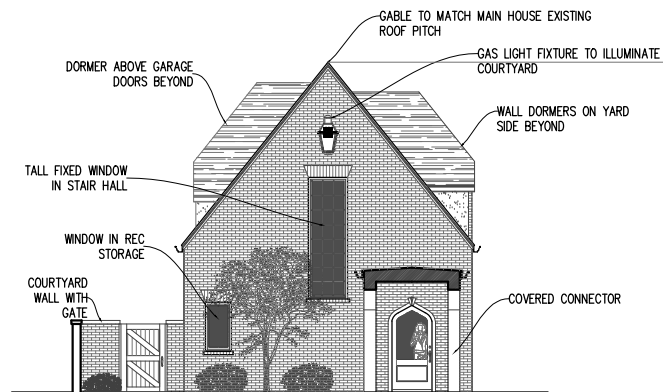
2 PROPOSED REAR ELEVATION
A-7 1/8"=1'-0"



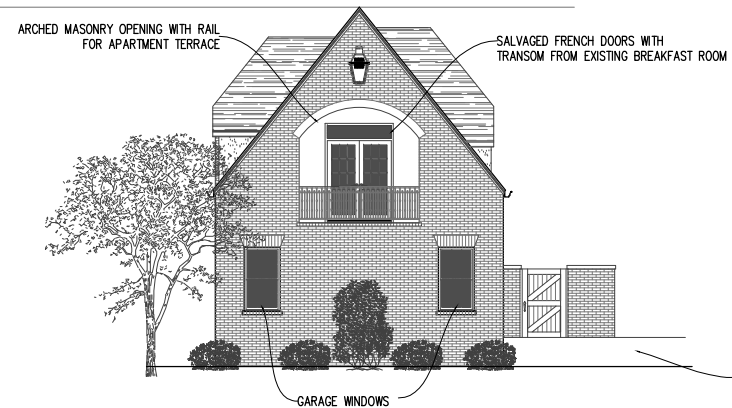
3 EXISTING SOUTH ELEVATION
A-7 1/8"=1'-0"



4 PROPOSED SOUTH ELEVATION
A-7 1/8"=1'-0"



5 COURTYARD ELEVATION OF CARRIAGE HOUSE
A-7 1/8"=1'-0"



6 REAR ELEVATION OF CARRIAGE HOUSE
A-7 1/8"=1'-0"

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EXISTING AND PROPOSED EXTERIOR ELEVATIONS

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