

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: 405 Emory Drive, Atlanta, GA

Applicant: Bonnie Henry E-Mail: designbhebellsouth.net

Applicant Mailing Address: 1200 Cumberland Rd NE
Atlanta, GA 30306

Applicant Phone(s): 404.422-5048 (cell) Fax: NA

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

Owner(s): Daniel Greene E-Mail: dgreene258@gmail.com

Katie Greene E-Mail: Kflevitte@gmail.com

Owner(s) Mailing Address: 405 Emory Drive, Atlanta, GA. 30307

Owner(s) Telephone Number: 770-940-2087

Approximate age or date of construction of the primary structure on the property and any secondary structures affected by this project: Original house = 1920's Back Addition: 2016-2017

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 is a second floor addition (526 SF) at the back of the structure. This addition will be built on an existing screen porch and exist. sitting room. No lot changes will be affected. No trees, landscaping and grades will be affected. The addition will not be visible from the front of the house.

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.

Bonnie Henry
Signature of Applicant/Date

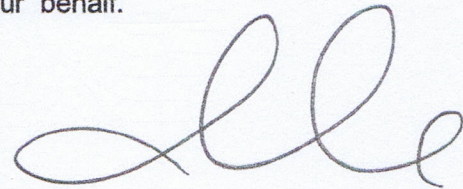
Revised 10/5/2020

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, Daniel Greene
being owner(s) of the property at 405 Emory Drive, Atlanta, GA 30307
hereby delegate authority to Bonnie Henry
to file an application for a certificate of appropriateness in my/our behalf.



Signature of Owner(s)

2/10/12

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

Design Checklist for a Certificate of Appropriateness

This checklist was created to help applicants prepare a complete application. Omissions and inaccurate information can lead to deferrals and/or denials of applications. Please review the checklist with the project's architect, designer, or builder. All items will not be applicable to all projects. New construction will involve all categories. One copy of drawings at scale (plus nine reduced sets) should be submitted. Please address questions regarding applicability to your project to the DeKalb County Preservation Planner at 404-371-2155, e-mail dccullis@dekalbcountyga.gov. Applicants are also referred to the DeKalb County website, <http://www.dekalbcountyga.gov/planning-and-sustainability/planning-sustainability>.

| | | |
|--|------------------------------------|-------------------------|
| I have reviewed the "Design Manual for the Druid Hills Local Historic District" | <input checked="" type="radio"/> Y | <input type="radio"/> N |
| I have reviewed the DeKalb County Tree Ordinance | <input checked="" type="radio"/> Y | <input type="radio"/> N |
| I have reviewed applicable zoning codes regarding lot coverage, garage sizes, stream buffers | <input checked="" type="radio"/> Y | <input type="radio"/> N |

1. General

- a. Label all drawings with the address of the site, owners' name, and contact phone number.
- b. Number all drawings.
- c. Include a graphic scale on reductions.
- d. Date all revisions.
- e. Indicate all unverified numbers with +/- signs
- e. Include photos of the existing condition of the property.

2. Site Plan (existing and proposed) to include

- a. Topographical plan with significant trees sized and located;
- b. Setback compared to adjacent houses (ask surveyor to show corners of adjacent houses);
- c. Distance between houses;
- d. Façade width to finished face of material;
- e. Grading and elevations across site;
- f. Dirt removal or regrading if more than 18";
- g. Tree protection plan;
- h. Tree removal and replacement plan

3. Driveways and Walkways *N.A*

- a. Location and relationship to house;
- b. Width;
- c. Material;
- d. Curb cut and apron width

February 12, 2021

To:
DeKalb County Historic Preservation Commission
1300 Commerce Drive, Suite 400
Decatur, GA 30030-3221

From: Bonnie Henry
1200 Cumberland Road N.E.
Atlanta, GA 30306
404-422-5048
designbh@bellsouth.net

Re: Addition to 405 Emory Drive

General Information:

The family is in need for additional office and work space for the family and children. We are proposing a small second floor (loft) addition at the back of the home over the existing sitting room and existing screen porch. The second floor addition is way at the back of the home. The addition is 63' back from the front of the house on one side and 56' back on the driveway side. (The addition will not be visible from the street.- See A-3). The addition is more than 14' from the neighbors houses on both sides. The adjacent houses are taller than our proposed additions.

General: There was an addition at the back approved in 2016-2017. The new addition at the back will match this approved addition with the windows, siding and details.

Site Plan: Enclosed: existing and proposed. No site changes, landscaping or lot coverage will change since the second floor addition is over existing structures. The second floor addition will not be visible from the street or sidewalk because the house sits high on the site and the addition is so far back from the street. (see A-3 for a site section). There will be no change to the landscaping. There will be no change to the front of the house.

Driveways and Walkways: NA

Fences and Retaining walls: NA

Elevations and floor plans

The bearing heights at the second floor addition will be 8' high to keep the scale down as much as possible. The ceilings will be vaulted. The overall height of ridge will be 4' higher than the existing ridge, but you will not be able to see the addition from the front of the house.

Additions:

See enclosed drawings.

Roof plan: see enclosed drawings.

405 Emory Drive

4 of 5

Dormers: NA

Skylights: NA

Facade: The addition will be consistent to the original house and existing approved addition from 2016. The materials will match the 2016 addition. The ceiling height bearing point for the second floor will be 8' high to keep the scale down. The loft areas will have vaulted ceilings. (Note: the existing house has 9' ceilings) The height from the back grade to roof ridge at the back will be 25'. The height from the front grade to the roof ridge will be 23'-6" . (See A-4 for heights of neighbor's houses)

Entrance: NA. No change to the front of the house

Windows:

The new windows will be wood with insulated glass - (SDL) The wood muntins will be glued on both sides of the glass with a spacer in the insulated glass. They will have divided muntins to match the scale of the existing house. The space between each gang of windows (at the jamb) will be 4" of trim. The windows will match the existing back windows. The muntin design will be 9 over 1 to match house standard. Windows will be double hung wood windows or transom wood windows. See elevations.

Materials:

All the wood trim and soffits at the addition will match the back addition (that was approved in 2016-2017). The details, dimensions, materials and color will all match the back addition. The soffits will be vented soffits to match the existing house and existing addition.

The roof on the addition will be asphalt shingles to match the existing house.

The siding will be hardiplank with 8" visible to match the last addition at the back of the house. The window trim will match the last addition at the back.

The landscaping at the back will remain as is since the site is not affected.

Thank you for your consideration of the addition.

Bonnie Henry, AIA

404-422-5048

405 Emory Drive

5 of 5



**Bonnie Henry
Designs**

1200 CUMBERLAND RD. NE
ATLANTA, GA 30306
PHONE/FAX (404) 872-8451

ADDITION FOR:
KATIE LEVITT & DANIEL GREENE
405 EMORY DRIVE
ATLANTA, GA
OWNER PHONE: 770-940-2087

PROJECT
2018

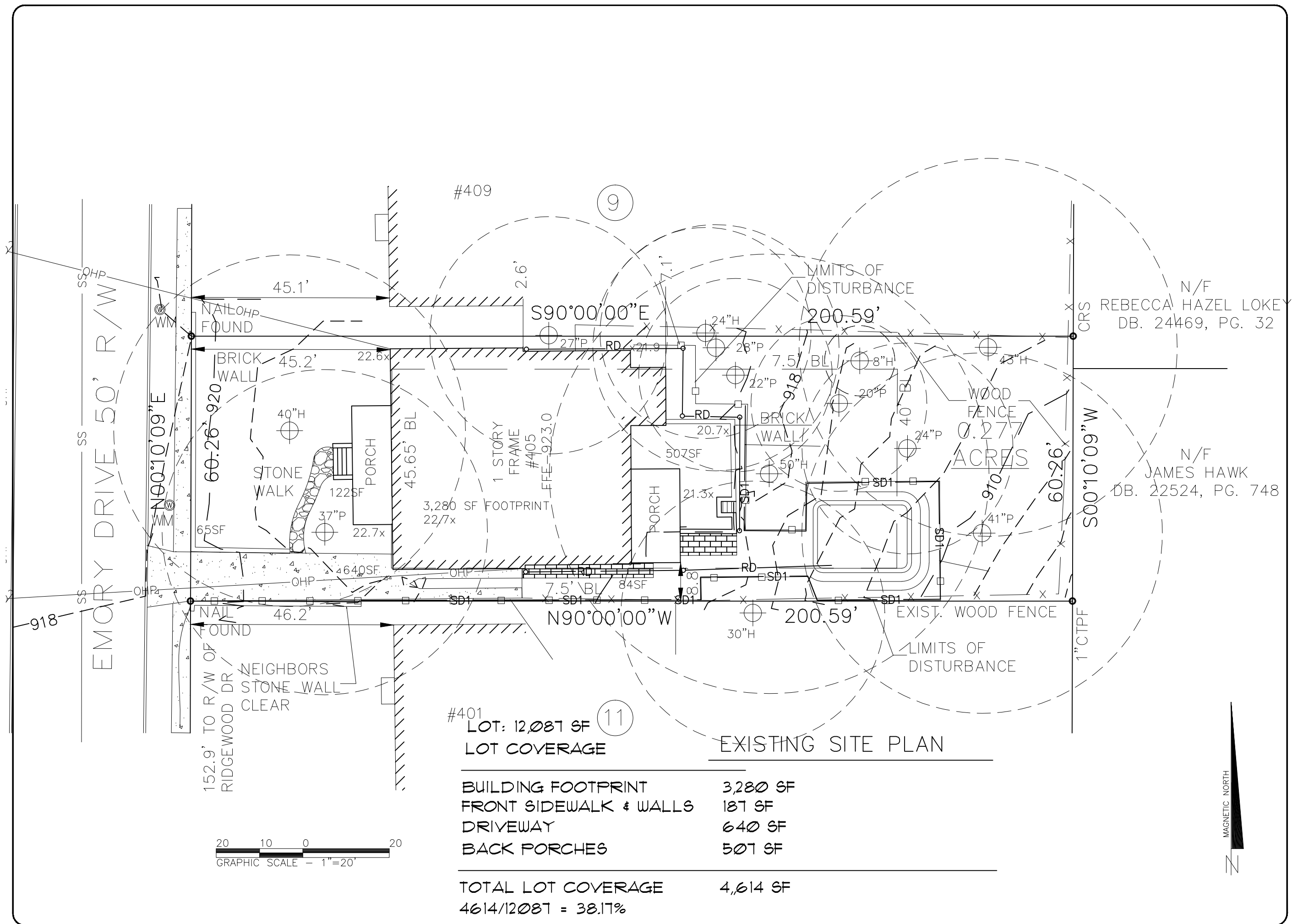
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DRAWING TITLE

EXISTING
SITE PLAN

DRAWING REFERENCE

SITE-1

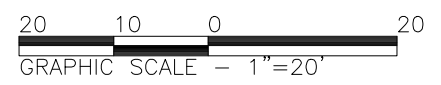


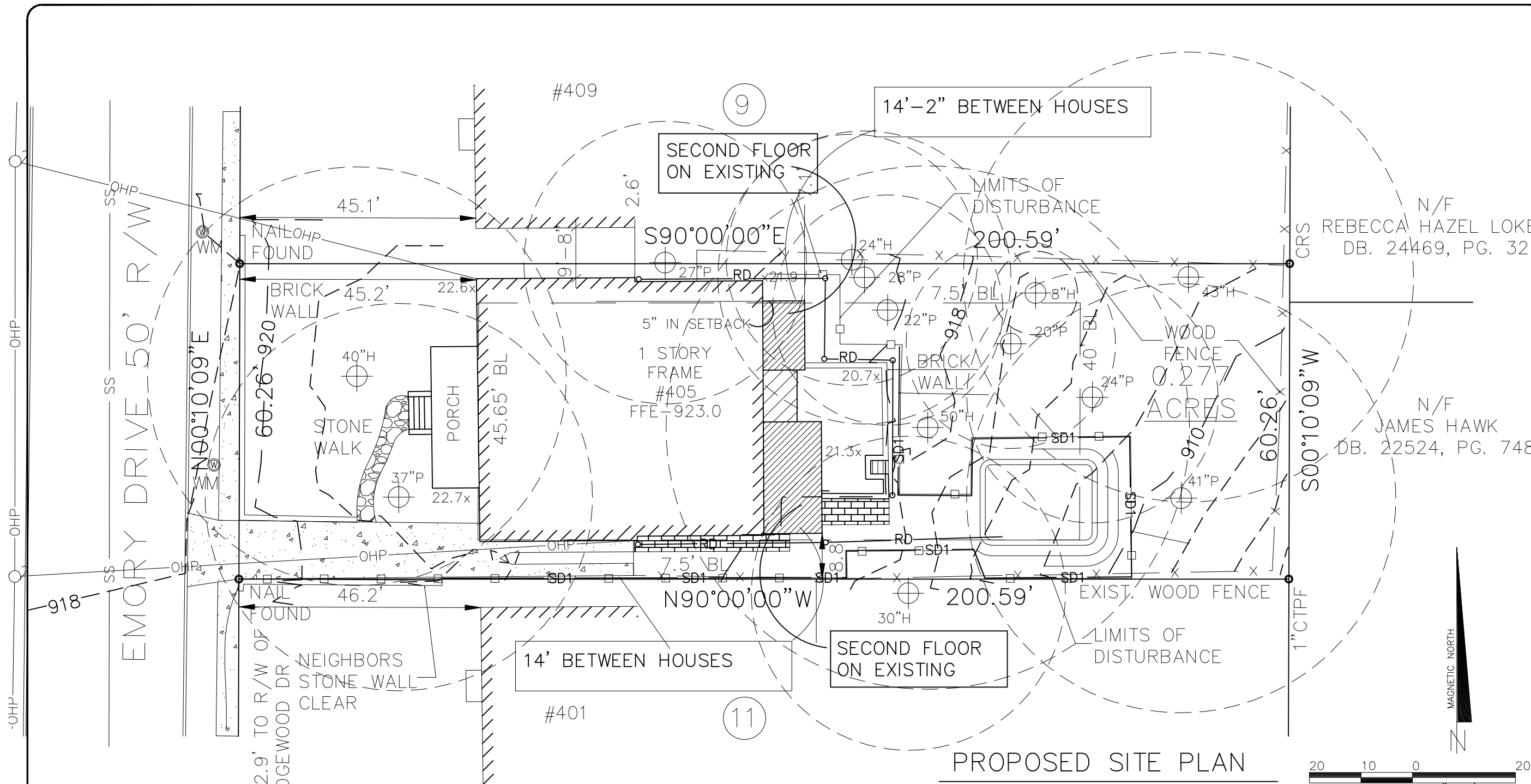
#401
LOT: 12,087 SF (11)
LOT COVERAGE

EXISTING SITE PLAN

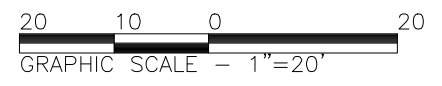
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|------------------------|----------|
| BUILDING FOOTPRINT | 3,280 SF |
| FRONT SIDEWALK & WALLS | 187 SF |
| DRIVEWAY | 640 SF |
| BACK PORCHES | 507 SF |

TOTAL LOT COVERAGE 4,614 SF
4614/12087 = 38.17%





PROPOSED SITE PLAN



LOT: 12,081 SF
LOT COVERAGE

752 SF TOTAL NEW
FINISHED AREA

| | |
|------------------------|----------|
| BUILDING FOOTPRINT | 3,280 SF |
| FRONT SIDEWALK & WALLS | 187 SF |
| DRIVEWAY | 640 SF |
| BACK PORCHES | 501 SF |

TOTAL LOT COVERAGE 4,614 SF
4614/12081 = 38.17%

NO CHANGES TO THE SITE.
LOT COVERAGE UNCHANGED.



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PROJECT
2018

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PROPOSED
SITE PLAN

DRAWING REFERENCE

SITE-2



FRONT ELEVATION



FRONT ELEVATION



PROPERTY SIDE ELEVATION



PROPERTY SIDE ELEVATION



DRIVEWAY SIDE ELEVATION



DRIVEWAY SIDE ELEVATION

MATERIAL LIST FOR ADDITION

SEE ENCLOSED LETTER FOR SPECIFICS.

NEW WINDOWS AT BACK ADDITION: SDL WOOD JELDWIN OR SIMILAR
 W/PERMANENTLY AFFIXED MUNTINS.
 WINDOWS TO BE WOOD. (9 OVER 1 DESIGN)
 MUNTINS BOTH INSIDE AND OUTSIDE - GLUED. .
 MUNTINS TO MATCH EXISTING MUNTINS.

EXTERIOR MATERIALS:

HARDIPLANK SIDING WITH 8" EXPOSED TO MATCH EXISTING
 HARDIPLANK AT BACK.
 WOOD TRIM TO MATCH EXISTING TRIM AT BACK OF HOUSE.

NEW ROOF AREAS:

ARCHITECTURAL 30 YEAR ASPHALT SHINGLES TO MATCH EXISTING ROOF.

SOFFIT:

2'-0" OVERHANG TO MATCH EXISTING WITH VENTED SOFFIT TO MATCH
 EXISTING BACK OF HOUSE DETAILS

TRIM: WOOD TRIM TO MATCH BACK OF HOUSE EXISTING TRIM.



EXIST. APPROVED 2016 BACK ADDITION: SECOND
 FLOOR ADDITION TO MATCH THESE DETAILS



BACK ELEVATION



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PROJECT
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EXISTING
 PHOTOS

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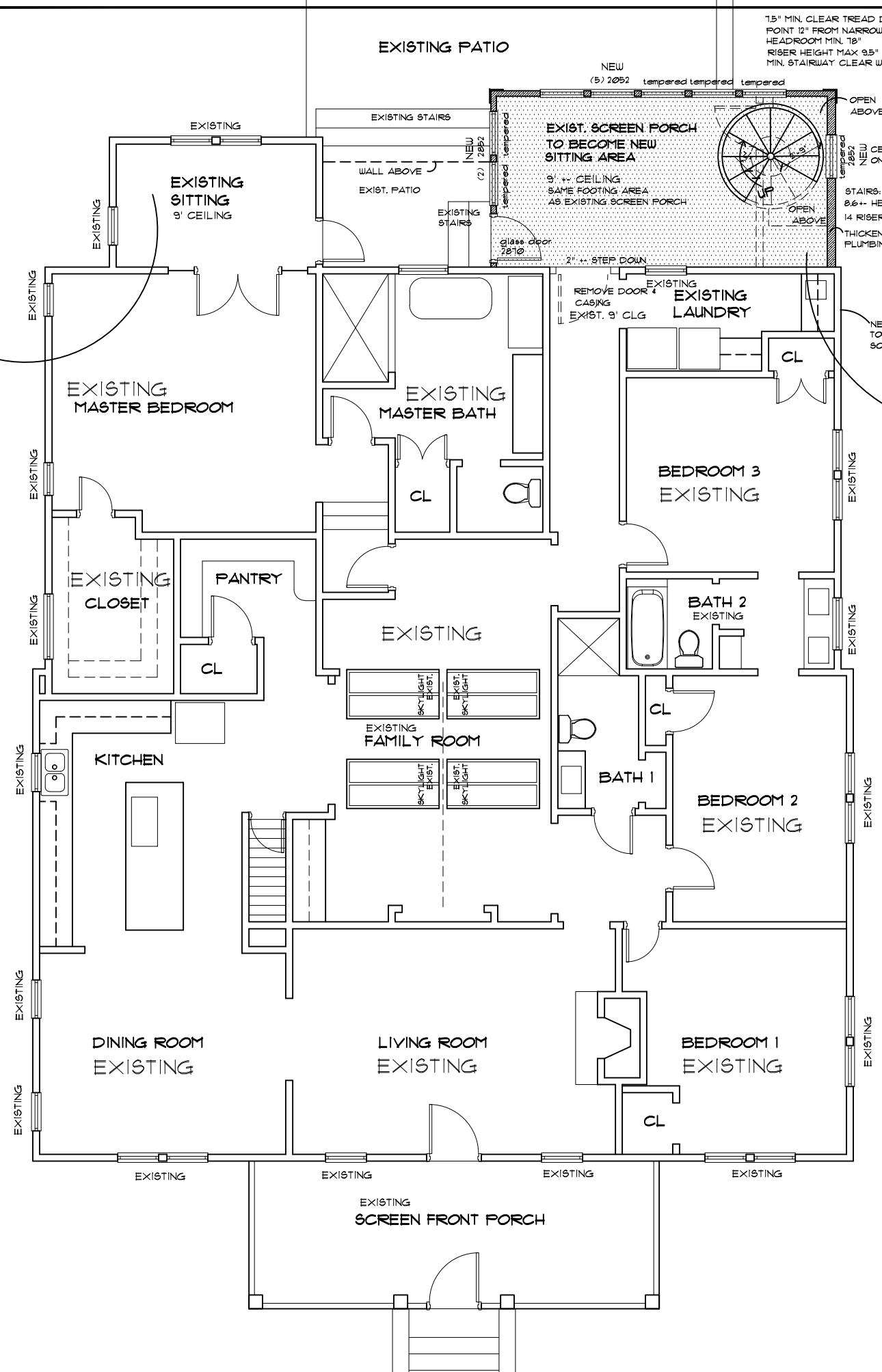
COVER

SECOND FLOOR ADDITION IS
14' TO NEIGHBOR HOUSE LINE

SECOND FLOOR
ADDITION OVER
EXIST. SITTING ROOM

SECOND FLOOR ADDITION IS
14' TO NEIGHBOR HOUSE LINE

EXISTING SCREEN PORCH
TO BE ENCLOSED & SECOND
FLOOR ADDITION ABOVE

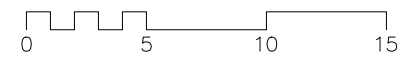


DRAWING INDEX

| | |
|--------|------------------------------------|
| SITE-1 | EXISTING SITE PLAN |
| SITE-2 | PROPOSED SITE PLAN |
| COVER | EXISTING PHOTOS |
| A-1 | FIRST FLOOR PLAN |
| A-2 | SECOND FLOOR /ROOF PLAN |
| A-3 | SITE BUILDING SECTION |
| A-4 | EXIST/PROPOSED FRONT ELEV. |
| A-5 | EXIST/PROPOSED DRIVEWAY ELEV. |
| A-6 | EXIST/PROPOSED BACK ELEV. |
| A-7 | EXIST/PROPOSED PROPERTY SIDE ELEV. |

FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

| | |
|--------------------------|-----------------|
| EXIST. FIRST FLOOR | 2,793 SF |
| BACK ADDITION | 226 SF |
| TOTAL FIRST FLOOR | 3,019 SF |



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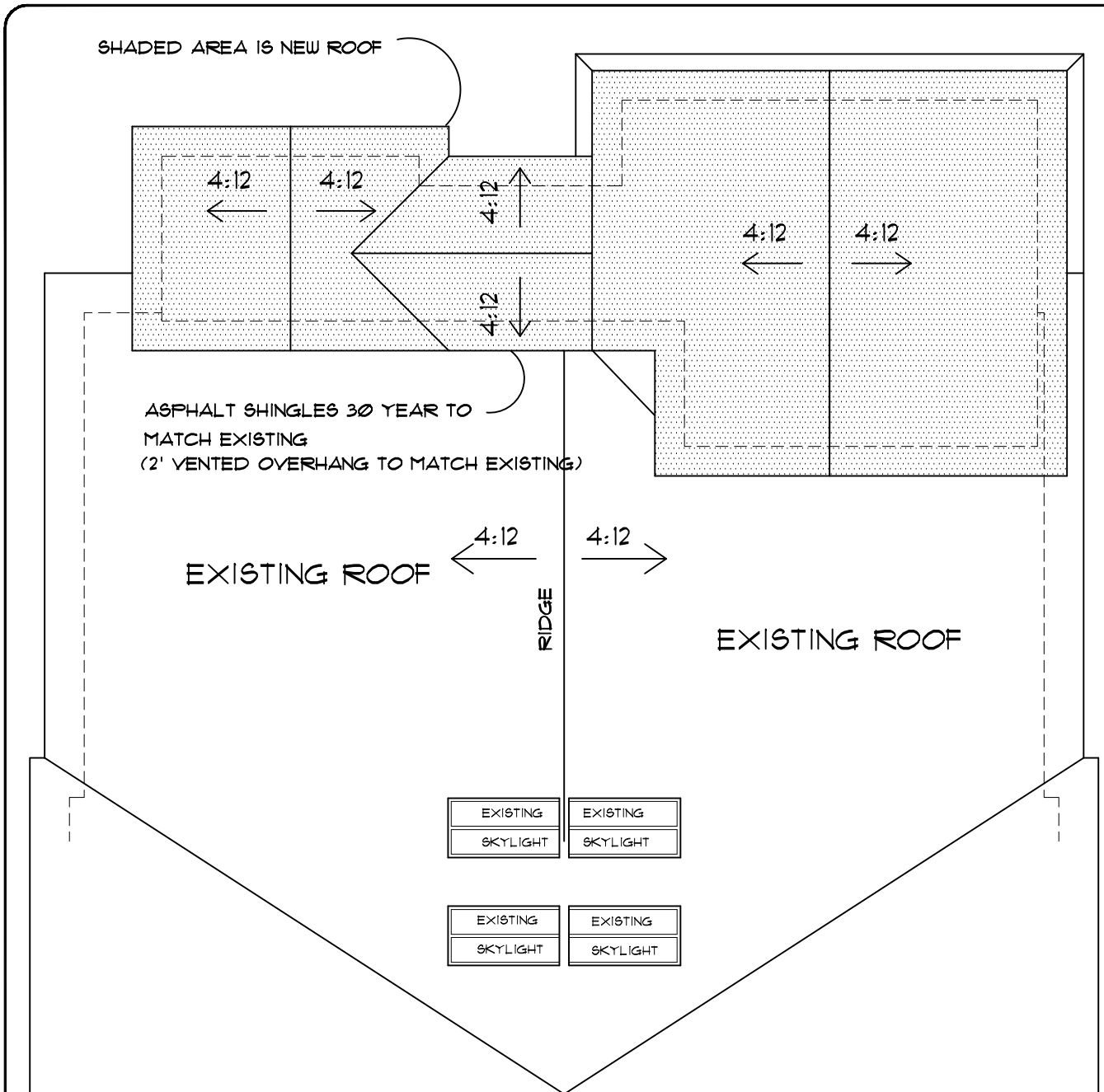
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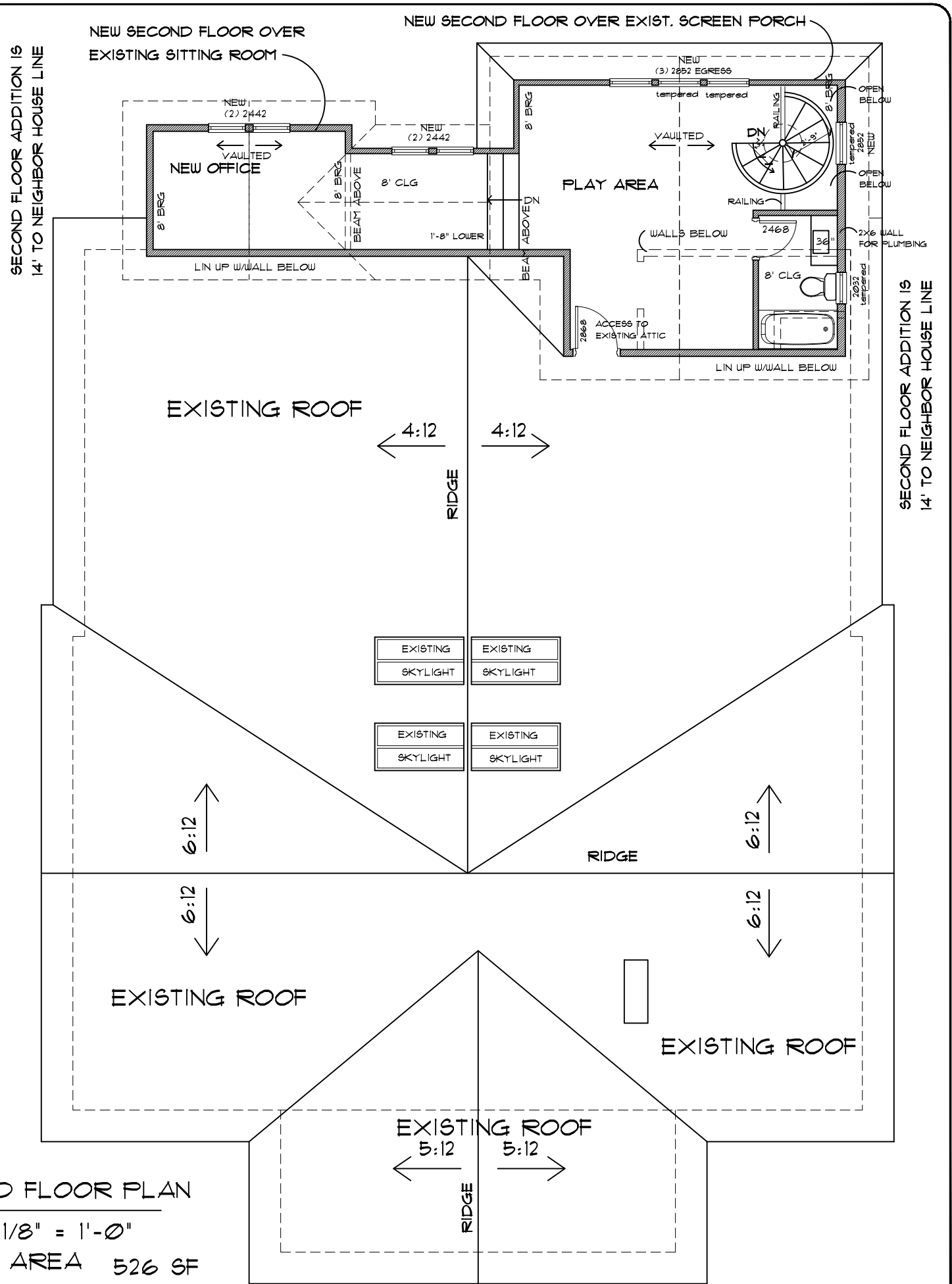
DRAWING TITLE
FIRST FLOOR
PLAN

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A-1



ROOF PLAN AT SECOND FLOOR/LOFT AREA



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"
NEW LOFT AREA 526 SF



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SECOND FLOOR &
ROOF PLAN

DRAWING REFERENCE



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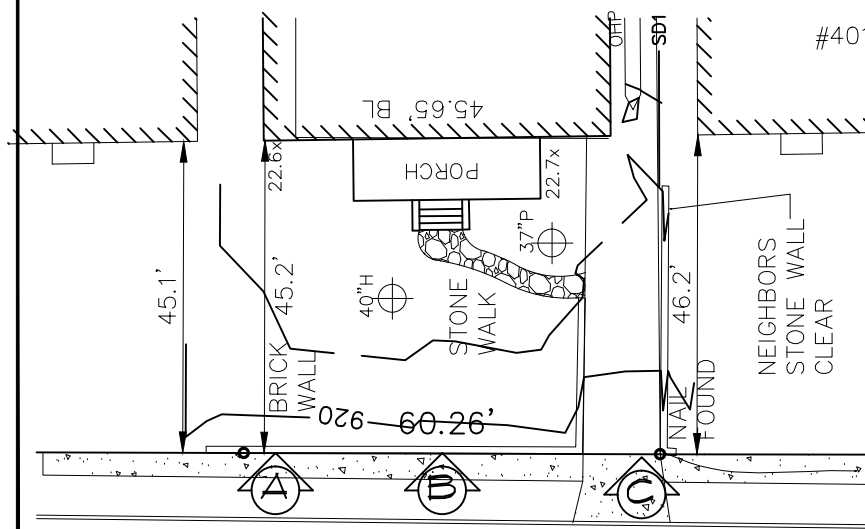
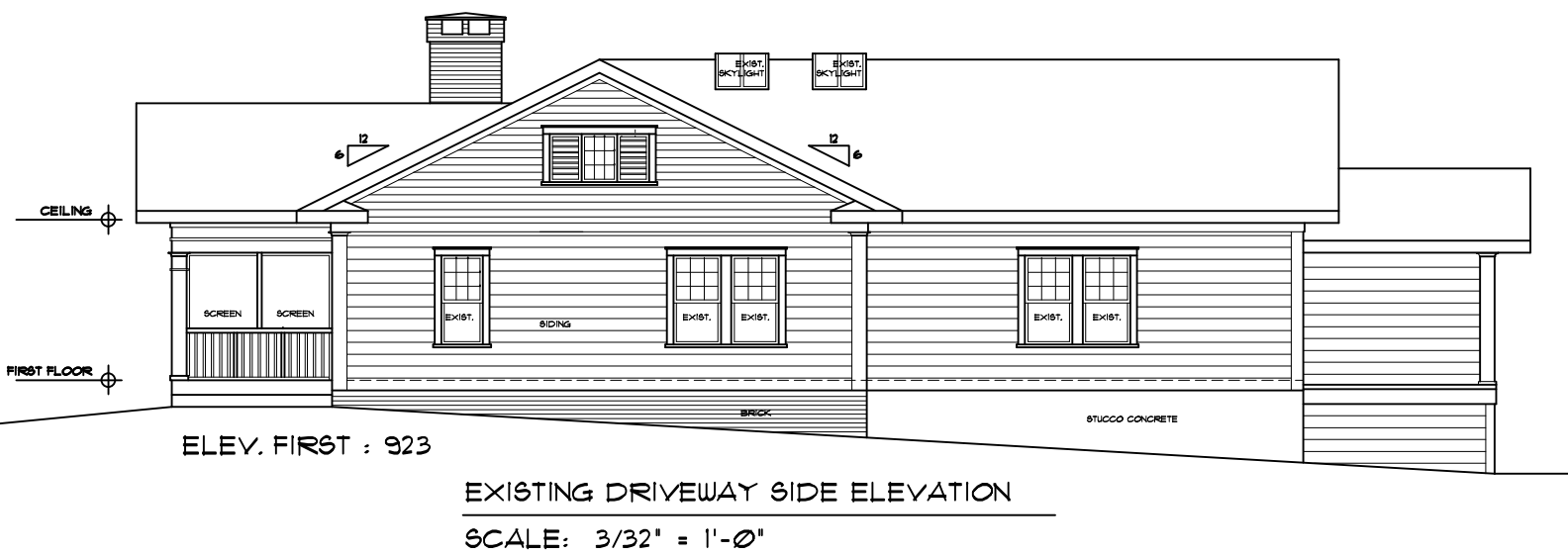
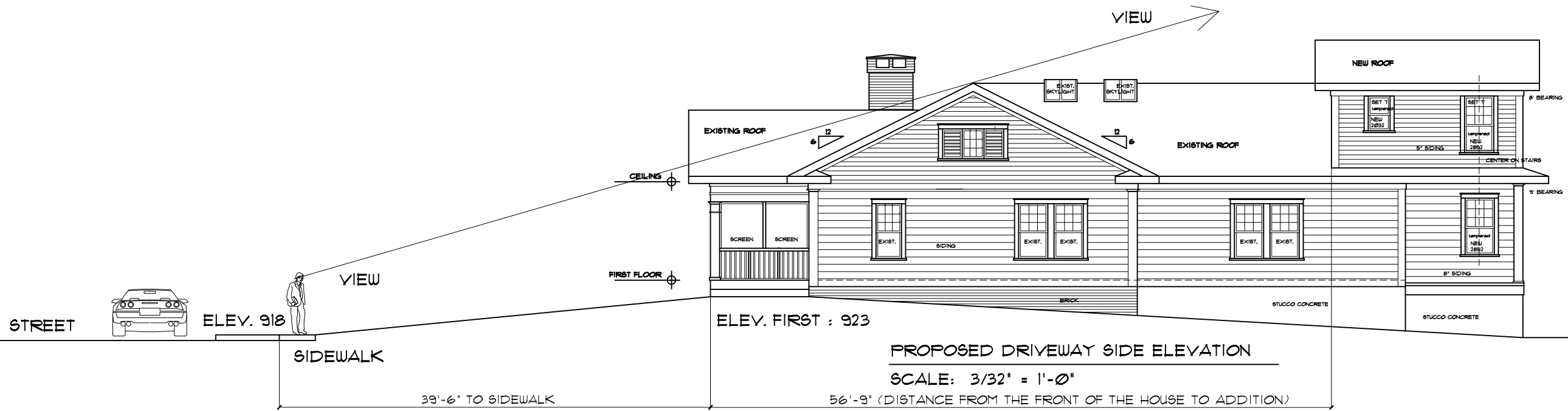
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SITE SECTION
SHOWING VIEW
LINES

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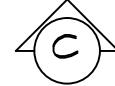
A-3



VIEW FROM SIDEWALK

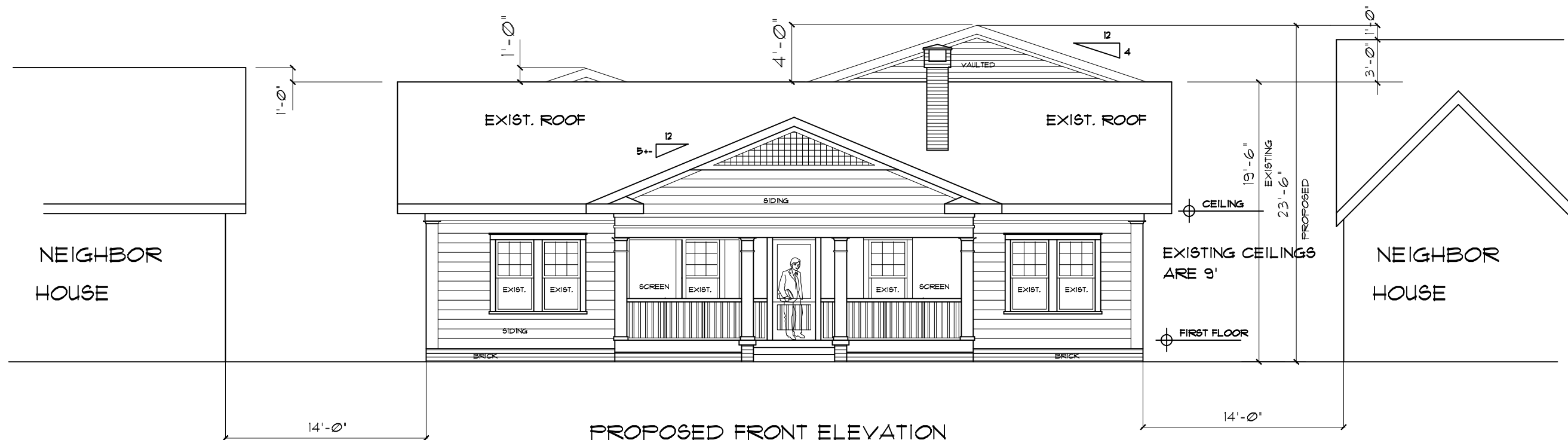


VIEW FROM SIDEWALK



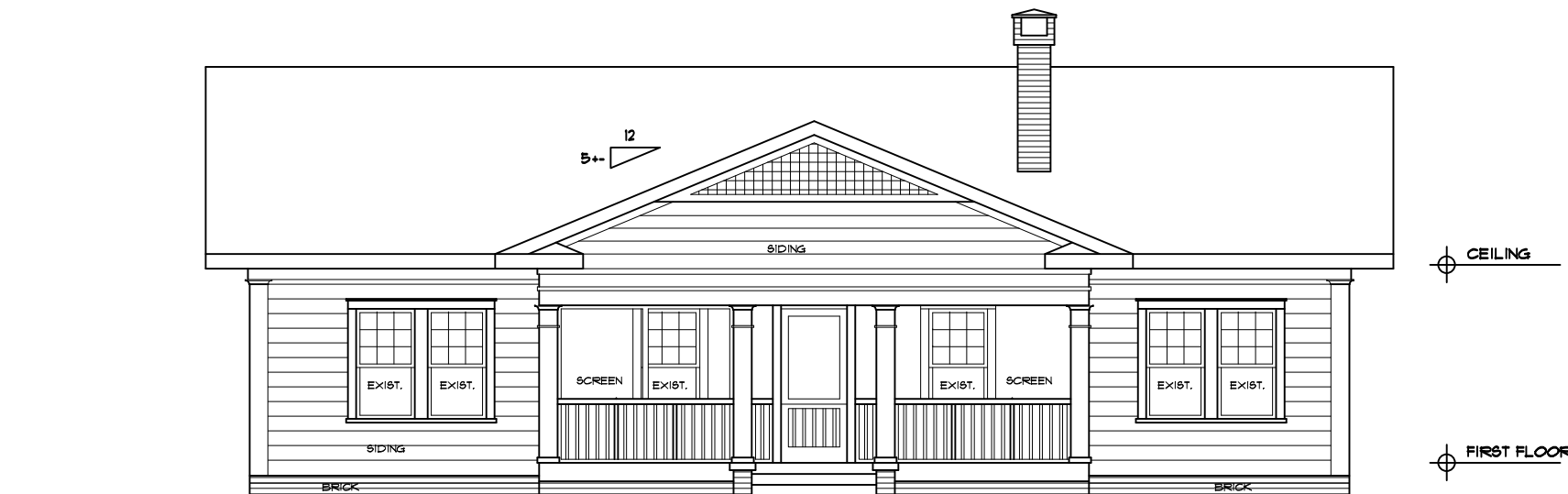
STREET SITE PLAN

ADDITION NOT
VISIBLE FROM
STREET: SEE A-3.



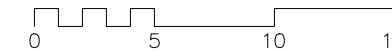
PROPOSED FRONT ELEVATION

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



EXISTING FRONT ELEVATION

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



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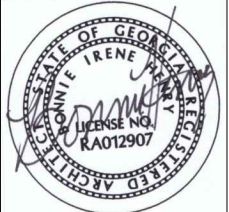
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DRAWING TITLE

EXIST. & NEW
FRONT
ELEVATIONS

DRAWING REFERENCE



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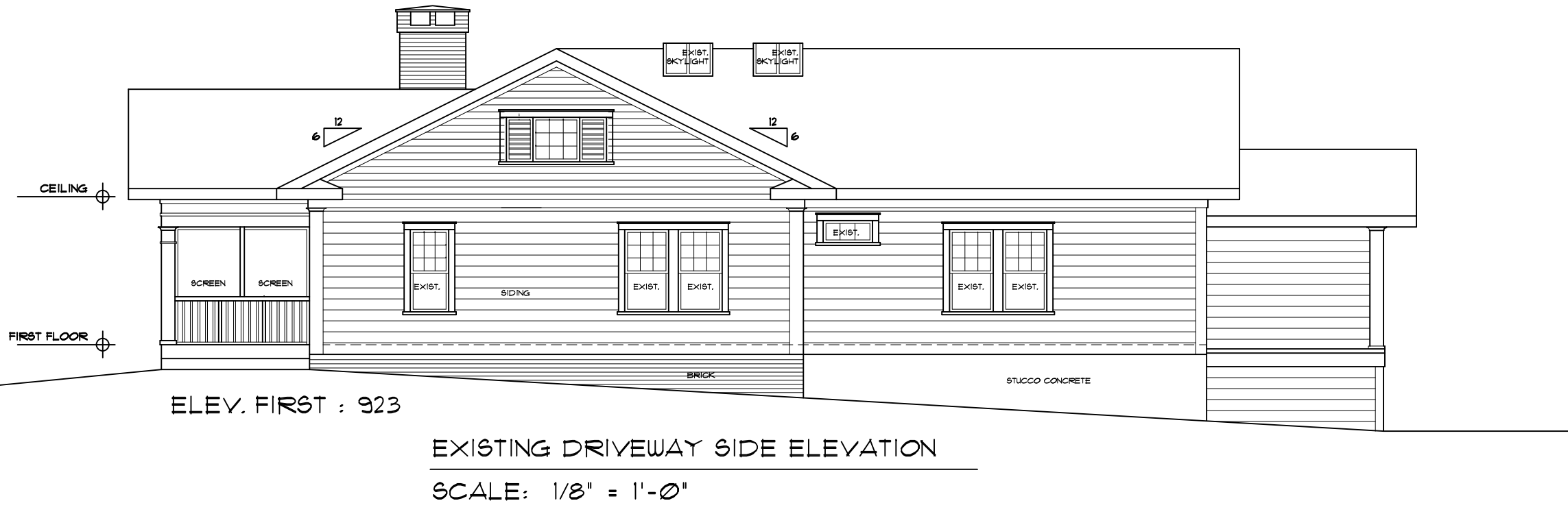
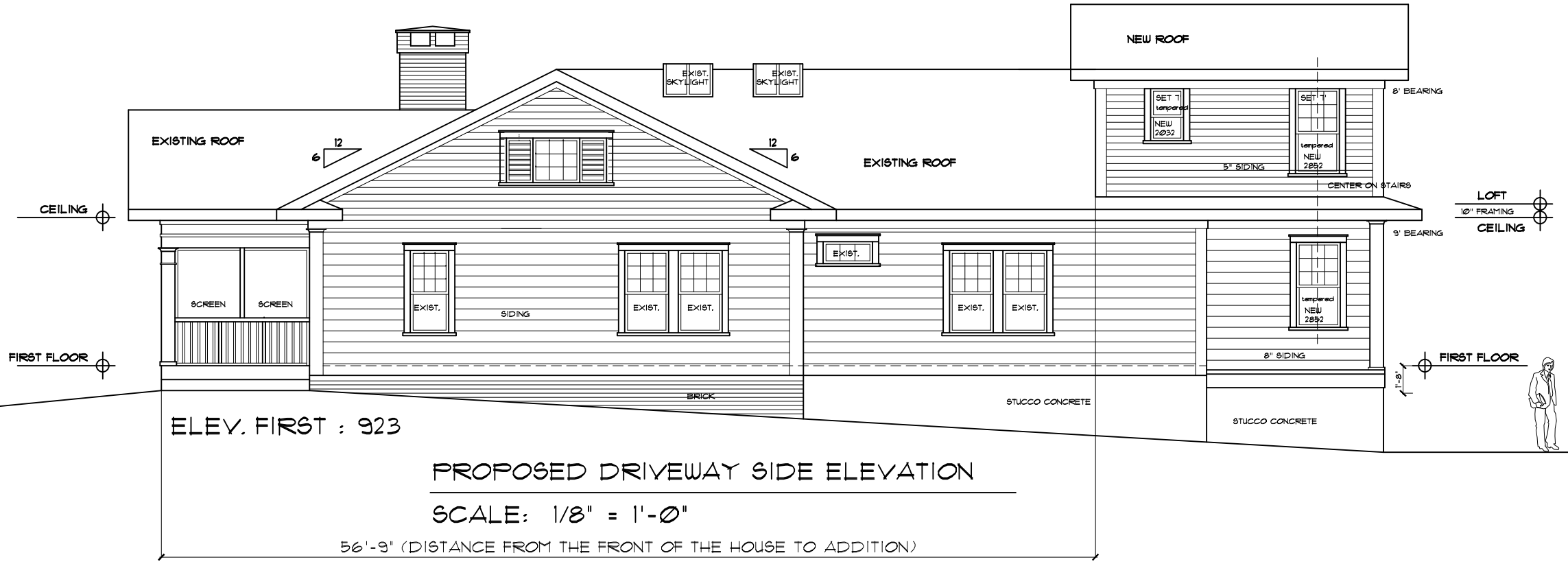
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DRAWING TITLE
EXIST. & NEW
DRIVEWAY SIDE
ELEVATIONS

DRAWING REFERENCE





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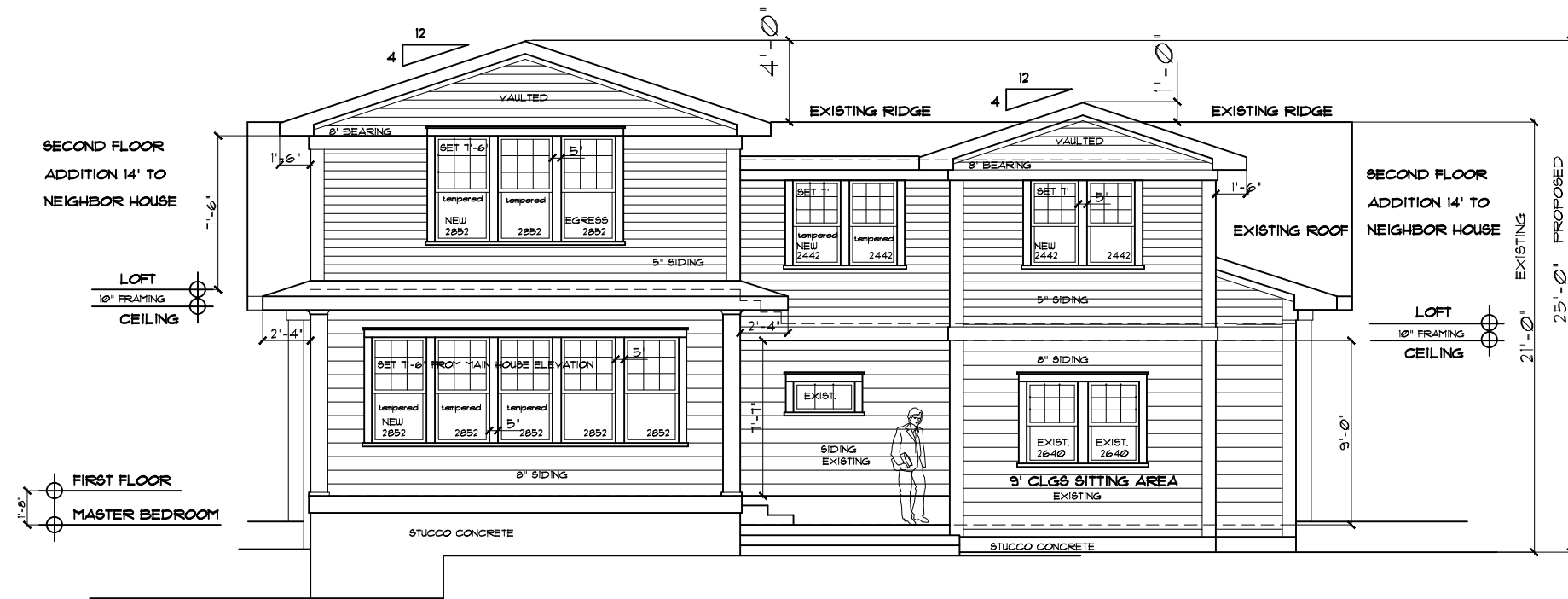
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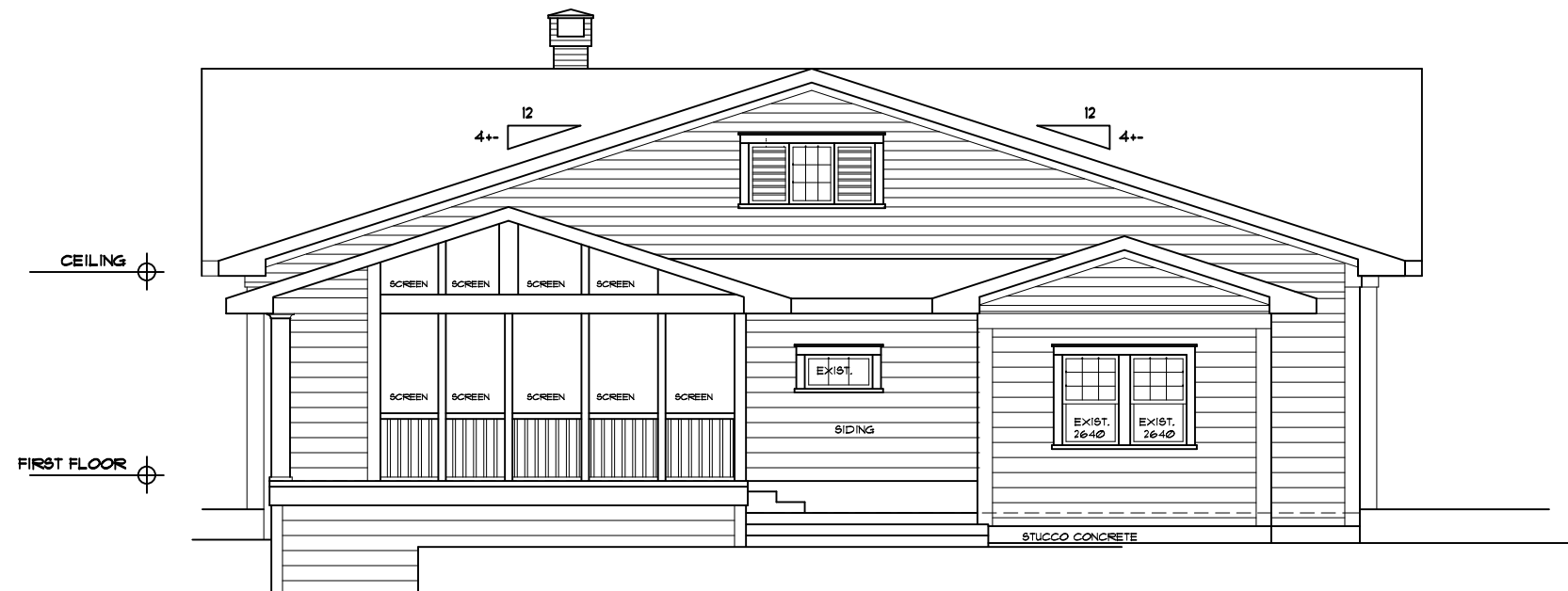
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EXIST. & NEW
BACK
ELEVATIONS

DRAWING REFERENCE



PROPOSED BACK ELEVATION
SCALE: 1/8" = 1'-0"



EXISTING BACK ELEVATION
SCALE: 1/8" = 1'-0"





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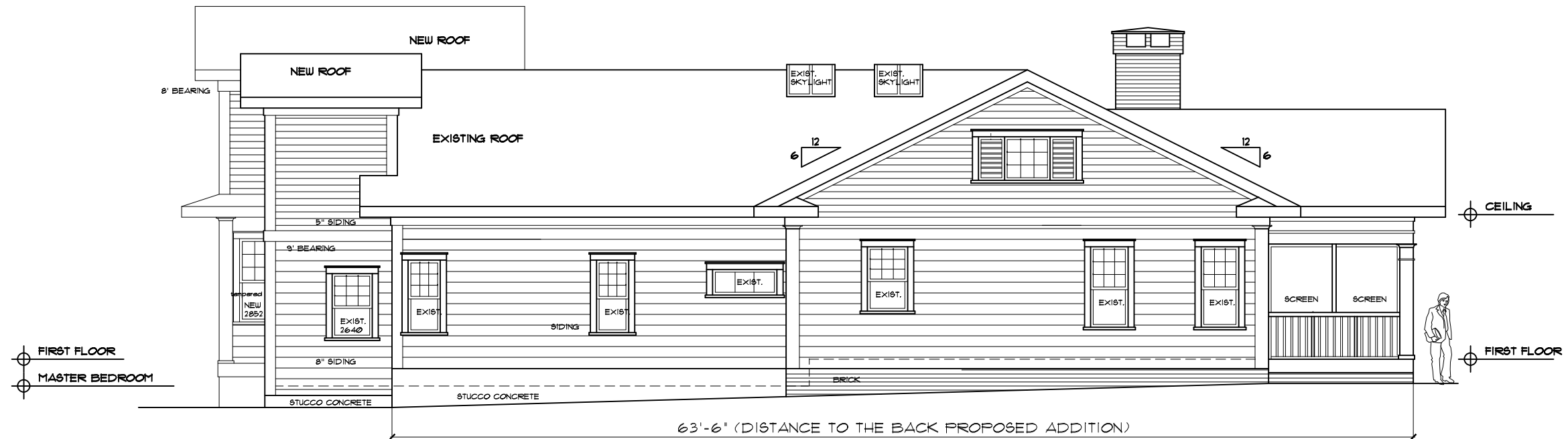
**PROJECT
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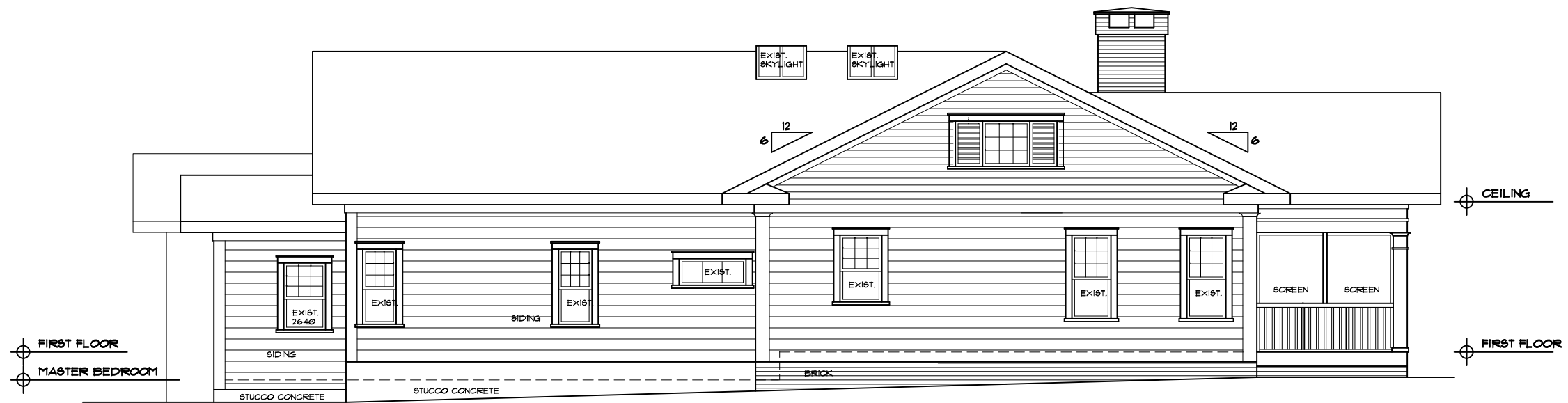
EXIST. & NEW
SIDE
ELEVATIONS

DRAWING REFERENCE



PROPOSED SIDE ELEVATION

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



EXISTING SIDE ELEVATION

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

