

404.371.2155 (o) 404.371.4556 (f) DeKalbCountyGa.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 N	No.:		
Address of Subject Property: 960 ARTWOOD ROAD NE, ATLAN	ITA, GA 30307		
Applicant: ERIN GERSTENZANG E-Mail: erin@ehglawfirm.com			
Applicant Mailing Address: 960 ARTWOOD ROAD NE, ATLANT	A, GA 30307		
Applicant Phone(s): 404.771.6675	Fax:		
Applicant's relationship to the owner: Owner ■ Architect: □ Con	ntractor/Builder □ Other □		
Owner(s): ERIN GERSTENZANG	F.Mail: arin@ahalawfirm.com		
ZACH POUSMAN			
Owner(s) Mailing Address: 960 ARTWOOD ROAD NE, ATLANT	A, GA 30307		
Owner(s) Telephone Number: <u>ERIN - 404.771.6675 / ZACH - 404</u>	4.452.5222		
Approximate age or date of construction of the primary structure on project: 1957			
Nature of work (check all that apply):			
	building □ Other building changes □ Other environmental changes □		
Description of Work: REAR ADDITION TO AN EXISTING SINGLE STORY STRUCTUR	E INLCUDES: THE ADDITION OF A NEW MASTER		
BEDROOM, MASTER CLOSET, AND MASTER BATHROOM. M BATHROOMS, AND BASEMENT. TAKE DOWN AND REBUILD FR			
FRONT DOOR, AND EXPAND REAR PARKING PAD. NEW SI	EPTIC TANK AND DRAIN FIELD IN REAR 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.

/Signature of Applicant/Date

Revised 10/5/2020

ARTWOOD RESIDENTIAL ADDITION

Vicinity Map

OWNER

404-452-5222

ZACH POUSMAN

ATLANTA, GA 30307

zach@helpfully.com

960 ARTWOOD ROAD NE

960 ARTWOOD ROAD NE, ATLANTA, GA 30307

Project Description

Rear addition to an existing single story structure includes: the addition of a new master bedroom, master closet, and master bathroom. Minor interior renovations to existing kitchen, bathrooms, and basement. Demolishing and rebuilding of front porch roof and columns, replacing the front door, and expanding the rear parking pad. New septic tank and drain field in rear yard.

Zoning Notes

Project Address:	960 Artwood Road NI
	Atlanta, GA 30307
Proposed Building Use:	Single Family Residen
Site zoning:	R-85
Overlay:	n/a
Inclusionary zoning:	n/a
Neighborhood:	Druid Hills
	<u>Primary</u>
Front yard setback:	40'- 0"
Side yard setback:	8'- 6"
Rear yard Setback:	35'- 0"
Building height:	29'- 9"

Applicable Codes

Finished floor average height above grade: Sewer system is existing and will not change. 24 hour Erosion & Sediment Control Contact:

Building/Dwelling Code:	IRC 2018 w/Georgia amendments (2020)
Life Safety Code	NFPA 101 (2018)
Plumbing Code	IPC 2018 w/Georgia Amendments (2020)
Mechanical Code	IMC 2018 w/Georgia amendments (2020)
Electrical Code	NEC 2017
Fire Code	IFC 2018
Fuel Gas Code	IFGC 2018 w/ Georgia amendments (2020
Energy Code	IECC 2015 w/Georgia amendments (2020
Accessibility Code	Georgia Accessibility Code(1997),

Georgia Access Law Chapter 120-3-20 ADAAG 2010

OWNER ERIN GERSTENZANG 960 ARTWOOD ROAD NE

ATLANTA, GA 30307

erin@ehglawfirm.com

404-771-6675

www.mts-architecture.com 404-274-5900 CONTACT: TARVER SIEBERT tarver@mts-architecture.com

MT STUDIO ARCHITECTURE 182 ELIZABETH STREET NE

ATLANTA, GA 30307

ARCHITECT

Square Footage Calculations

	Existing	Proposed
Heated area:		
Primary Structure		
First Floor:	2159 SF	2653 SF
Basement:	1197 SF	1197 SF (no change)
Total Heated Area:	3356 SF	3850 SF
Unheated, covered square footage		
Porch (Front + Side):	164 SF	164 SF (no change)
Garage (Attached):	590 SF	590 SF (no change)
Pond:	144 SF	144 SF (no change)
Deck:	n/a	520 SF
Total Unheated Area:	898 SF	1418 SF
Driveway and Walkways:	3144 SF	3874 SF
Pervious Surfaces:		180 SF
Total Lot Coverage (acres):	5611 SF (0.13)	6213 SF (0.14)
(Footprint+Porches+Drive/Walkways)		
Lot Coverage Percentage	12.4%	13.7%
Lot area (acres):	45,274 SF (1.04)	45,274 SF (1.04)
FAR:	0.07	0.09
Disturbed Area (acres):	n/a	625 SF

Existing Condition





REAR

Sheet Index

PROJECT SHEET INDEX			
Sheet		Sheet Issue	
Number	Sheet Name	Date	Current Revision
	•		
G0.0	COVER SHEET	02/19/2021	
G0.1	SITE PLANS	02/19/2021	
G0.2	SURVEY	02/19/2021	
G0.3	SITE PHOTOS	02/19/2021	
A1.0	PROPOSED FLOOR PLAN	02/19/2021	
A1.1	PROPOSED FLOOR PLAN	02/19/2021	
A1.2	PROPOSED ROOF PLAN	02/19/2021	
A2.0	PROPOSED ELEVATIONS	02/19/2021	
A2.1	PROPOSED ELEVATIONS	02/19/2021	

Proposed Perspectives



FRONT	REA	R

MT Studio Architecture

182 Elizabeth Street NE Atlanta GA 30307 404-274-5900 tarver@mts-architecture.com

Ū	Description	Date
Ī	HISTORIC PRSERVATION	
	COMMISSION	02/19/2021
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Erin Gerstenzang & Zach Pousman RESIDENTIAL ADDITION

960 Artwood Road NE Atlanta, GA 30307

sitactural Stamp

COVER SHEET

Project number	2069
Date	02/19/2021
Drawn by	AMN
Checked by	MTS

G0.0

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Streetscape Comparison



940 ARTWOOD ROAD NE



960 ARTWOOD ROAD NE [SUBJECT PROPERTY]



963 ARTWOOD ROAD NE

Existing Facades



FRONT FACADE



SOUTH FACADE



NORTH FACADE



REAR FACADE

Existing Site Conditions



EXISTING DRIVEWAY



EXISTING POND + LANDSCAPING



REAR YARD

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No.	Description	Date
	HISTORIC PRSERVATION	
	COMMISSION	02/19/2021
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Erin Gerstenzang & Zach Pousman RESIDENTIAL ADDITION 960 Artwood Road NE Atlanta, GA 30307

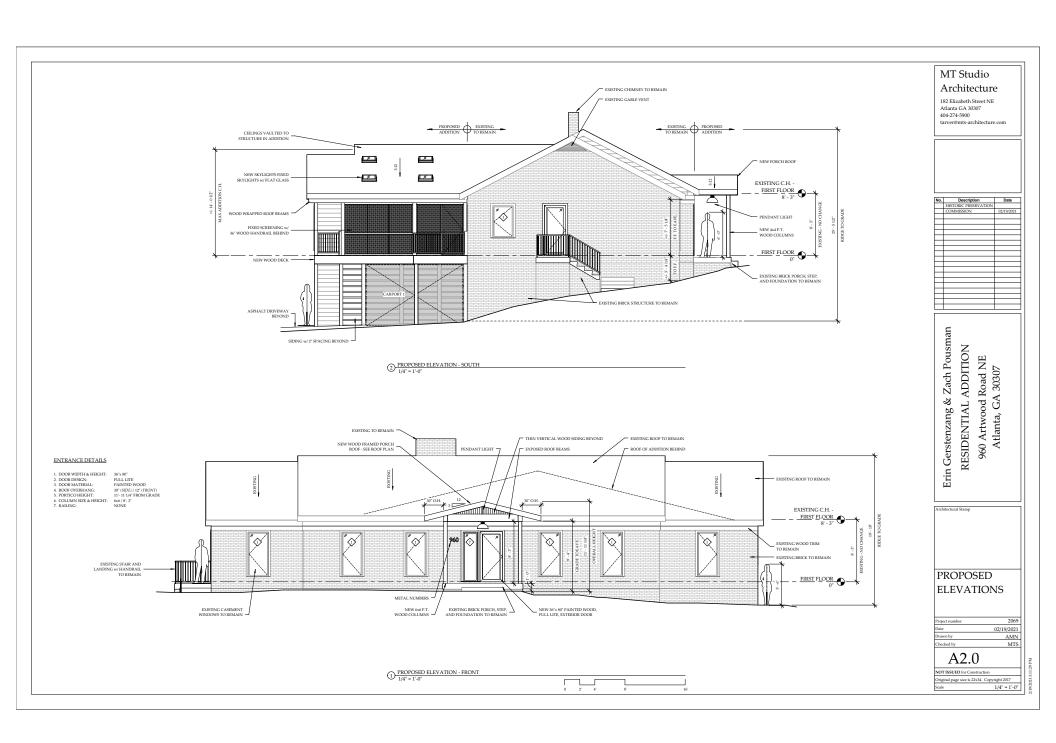
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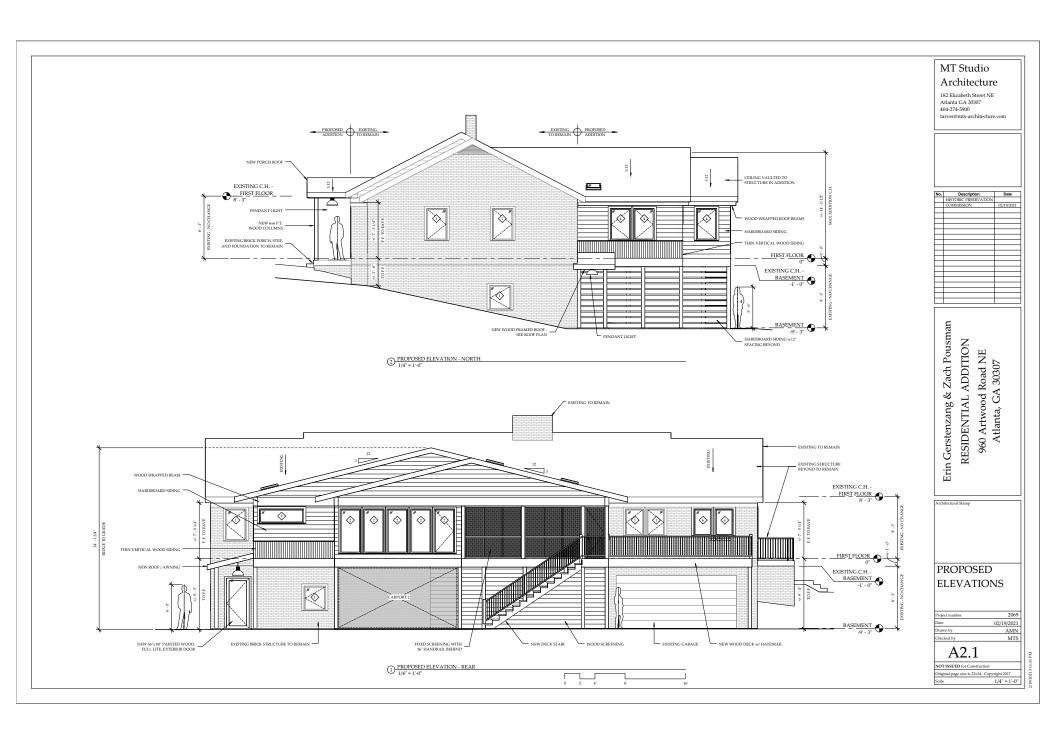
SITE PHOTOS

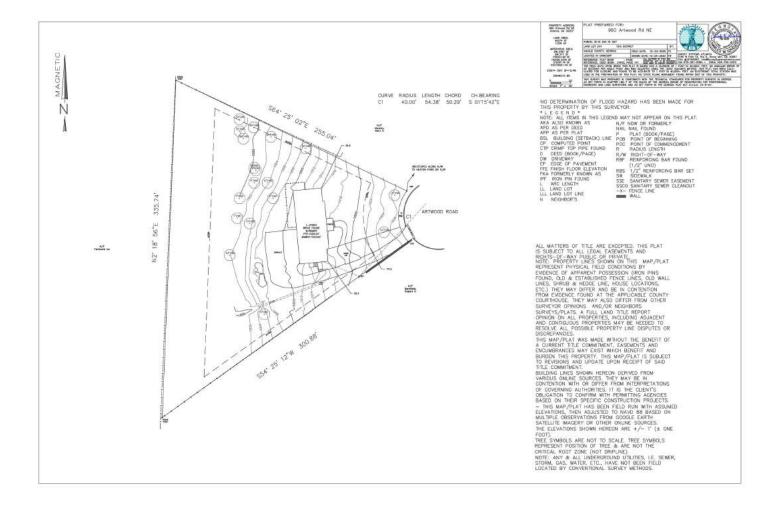
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No.	Description	Date
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	COMMISSION	02/19/2021
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Erin Gerstenzang & Zach Pousman RESIDENTIAL ADDITION 960 Artwood Road NE Atlanta, GA 30307

Architectural Stamp

SURVEY

Project number	206
Date	02/19/202
Drawn by	OTHER
Checked by	MT

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