

**RECEIVED**

By Rachel Bragg at 5:40 pm, Apr 27, 2021

404.371.2155 (o)  
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countyGa.govClark Harrison Building  
330 W. Ponce de Leon Ave  
Decatur, GA 30030Chief Executive Officer  
Michael Thurmond

## DEPARTMENT OF PLANNING &amp; SUSTAINABILITY

Director  
Andrew A. Baker, AICP

## Application for Certificate of Appropriateness

Date Received: \_\_\_\_\_ Application No.: \_\_\_\_\_

Address of Subject Property: 1696 DYSON DRIVE, ATLANTA, GA 30307Applicant: JEFFREY S. WREN (ARCHITECT) E-Mail: jeff@earthstationarchitecture.comApplicant Mailing Address: 105 SYCAMORE PLACE, STUDIO A-419  
DECATUR, GA 30030Applicant Phone(s): 404-966-5963Fax: N/AApplicant's relationship to the owner: Owner ☐ Architect: ☒ Contractor/Builder ☐ Other ☐Owner(s): JOSEPH & MARY LYNN CULLENE-Mail: cullen.joseph@paideiaschool.orgE-Mail: cullen.marylynn@paideiaschool.orgOwner(s) Mailing Address: 1696 DYSON DRIVE, ATLANTA, GA 30307Owner(s) Telephone Number: 404-290-0799Approximate age or date of construction of the primary structure on the property and any secondary structures affected by this project: ORIGINAL HOUSE BUILT IN 1952, RENOVATION/ADDITION IN 2016.

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:

THE SCOPE INCLUDES ADDING A 100 SF LAUNDRY/CLOSET ADDITION  
AND REPLACING A PORTION OF THE EXISTING ROOF. BOTH PORTIONS  
OF WORK ARE PROPOSED AT THE REAR OF THE HOUSE AND ARE  
NOT VISIBLE FROM THE STREET.

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](mailto:plansustain@dekalbcountyga.gov). An incomplete application will not be accepted.

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, JOSEPH CULLEN  
being owner(s) of the property at 1696 DYSON DR. NE, ATLANTA 30307  
hereby delegate authority to JEFFREY S. WREN  
to file an application for a certificate of appropriateness in my/our behalf.

Joseph A. Cullen  
Signature of Owner(s)

April 27 2021  
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.



## Project Information

Addition = 100 SF

G O O 1



# 1 PROJECT SITE PLAN

1" = 10'-0"

## DRAWING LEGEND

- TREE TO BE SAVED (SOLID LINE)
  - ROOT SAVE AREA
  - DESIGNATION NUMBER
  - TREE SIZE AND SPECIES
  - STRUCTURAL ROOT PLATE (UNDISTURBED)
- TREE TO BE REMOVED
  - DESIGNATION NUMBER
  - TREE SIZE AND SPECIES
- NEW TREE (SEE LEGEND FOR INFORMATION)
- CONSTRUCTION AREA
- TREE SAVE FENCING (ORANGE POLY-VINYL)
- TREE SAVE FENCING (48" TALL ORANGE MESH FOR WALKWAY CONSTRUCTION ONLY)

## 1696 Dyson Drive NE

ZONING DESIGNATION : R-75  
MINIMUM LOT WIDTH (FRONTAGE) : 75 FEET (COMPLIES)  
MINIMUM LOT AREA : 10,000 SF (COMPLIES)  
BUILDING SETBACKS :  
FRONT YARD : 30 FEET (COMPLIES)  
SIDE YARD (INTERIOR) : 7.5 FEET (COMPLIES)  
REAR YARD : 40 FEET (COMPLIES)  
MAXIMUM LOT COVERAGE : 35% (NON-COMPLIANT - SEE CALCULATIONS BELOW)  
NOTE : EXISTING LOT COVERAGE IS 54.6% (SEE SURVEY FOR DETAILS)

## Lot Coverage Calculations

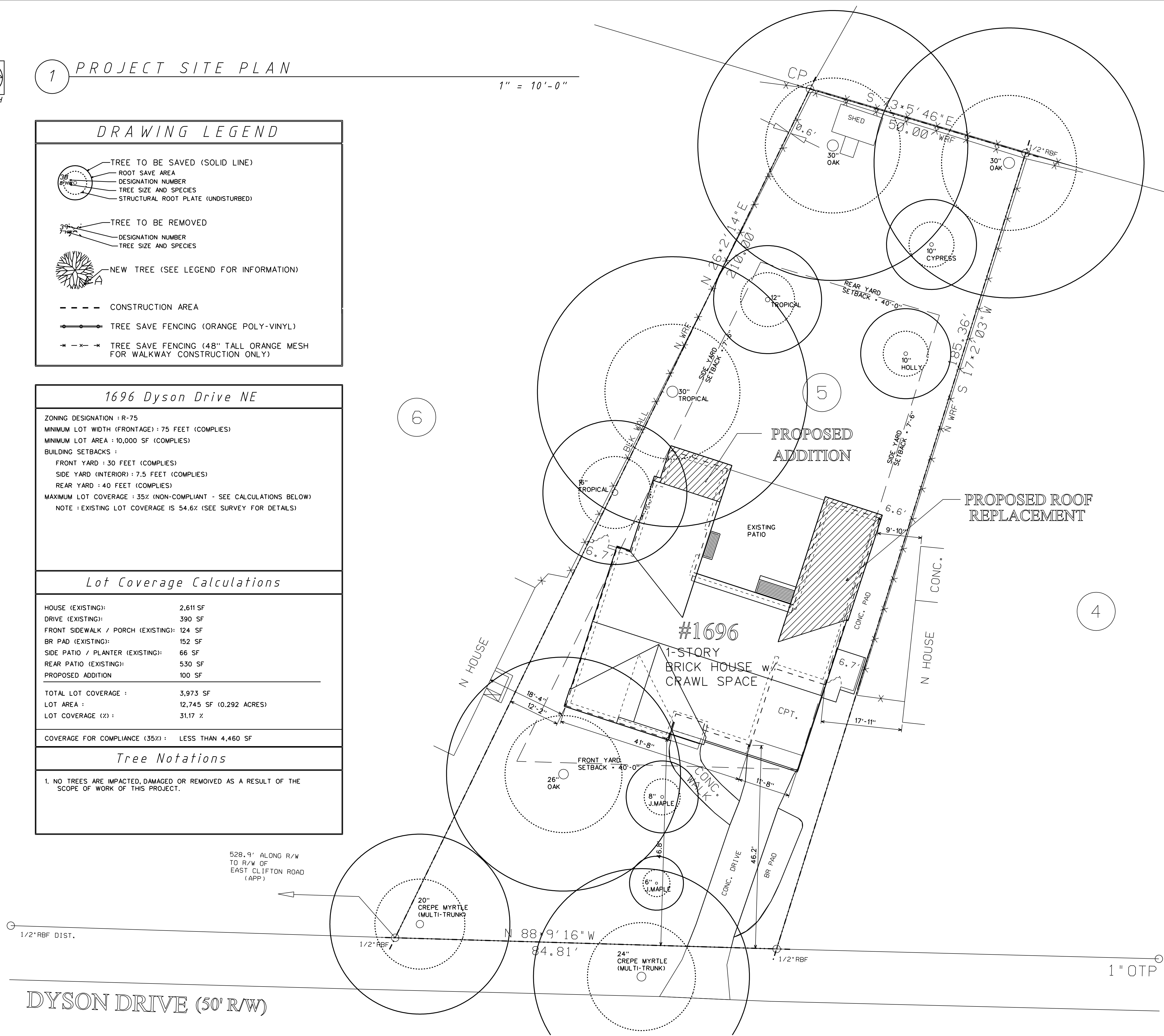
|                                    |          |
|------------------------------------|----------|
| HOUSE (EXISTING):                  | 2,611 SF |
| DRIVE (EXISTING):                  | 390 SF   |
| FRONT SIDEWALK / PORCH (EXISTING): | 124 SF   |
| BR PAD (EXISTING):                 | 152 SF   |
| SIDE PATIO / PLANTER (EXISTING):   | 66 SF    |
| REAR PATIO (EXISTING):             | 530 SF   |
| PROPOSED ADDITION                  | 100 SF   |

|                      |                         |
|----------------------|-------------------------|
| TOTAL LOT COVERAGE : | 3,973 SF                |
| LOT AREA :           | 12,745 SF (0.292 ACRES) |
| LOT COVERAGE (%) :   | 31.17 %                 |

COVERAGE FOR COMPLIANCE (35%) : LESS THAN 4,460 SF

## Tree Notations

1. NO TREES ARE IMPACTED, DAMAGED OR REMOVED AS A RESULT OF THE SCOPE OF WORK OF THIS PROJECT.



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## RELEASES / DATES

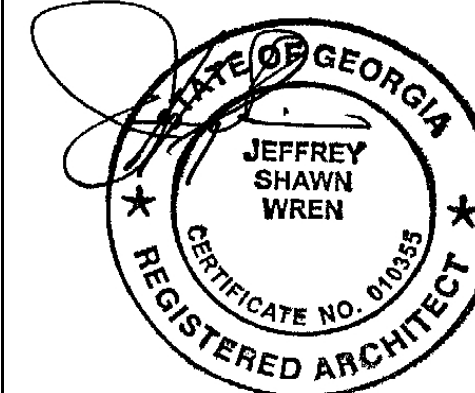
|                             |               |
|-----------------------------|---------------|
| Historic Preservation Comm. | DATE 7/2/2021 |
| Construction Documents      | DATE          |
|                             | DATE          |
|                             | DATE          |
|                             | DATE          |

Cullen Residence  
Sunroom Addition  
1696 Dyson Drive NE  
Atlanta, GA 30307  
(DEKALB COUNTY)

PROJECT CONTACT:  
JOSEPH CULLEN 404-290-0789  
MARY LYNN CULLEN 404-290-0508

ISSUED  
FOR  
CONSTRUCTION

DRAWN BY: J. WREN  
REVIEWED BY: J. WREN



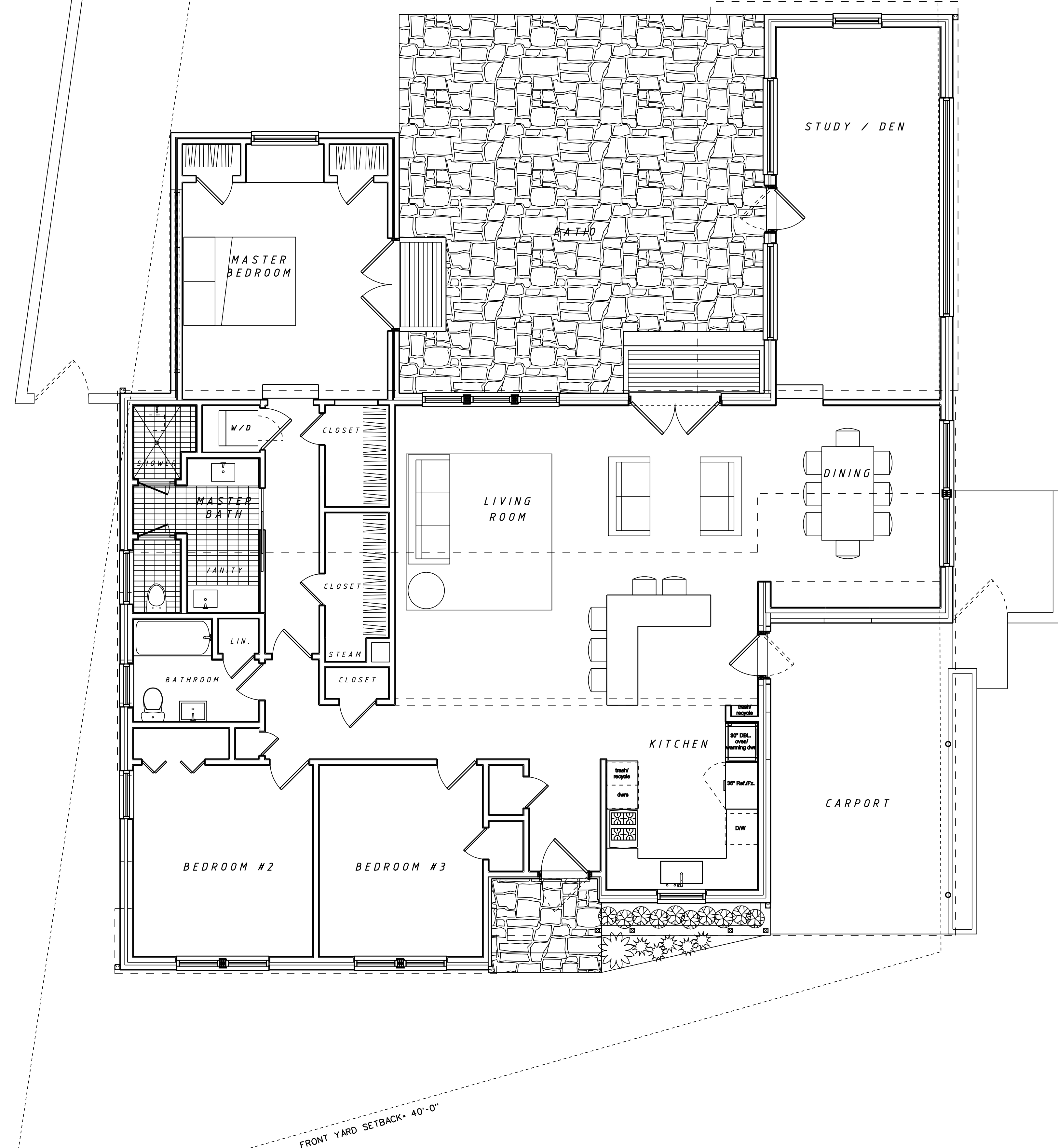
PROPOSED  
SITE PLAN

EarthStation  
Architecture & Design, Inc.  
EarthStation Architecture & Design  
106 Sycamore Place, Studio A-419  
Decatur, GA 30030  
Tel: 404.988.5593  
email: jeff@earthstationarchitecture.com

DATE: 12/9/20 PROJECT NUMBER: ES/A2018  
DRAWING NUMBER

A001





1 EXISTING FLOOR PLAN  
SCALE: 1/4" = 1'-0"

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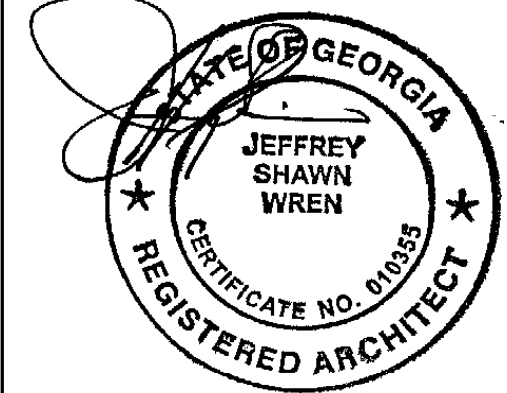
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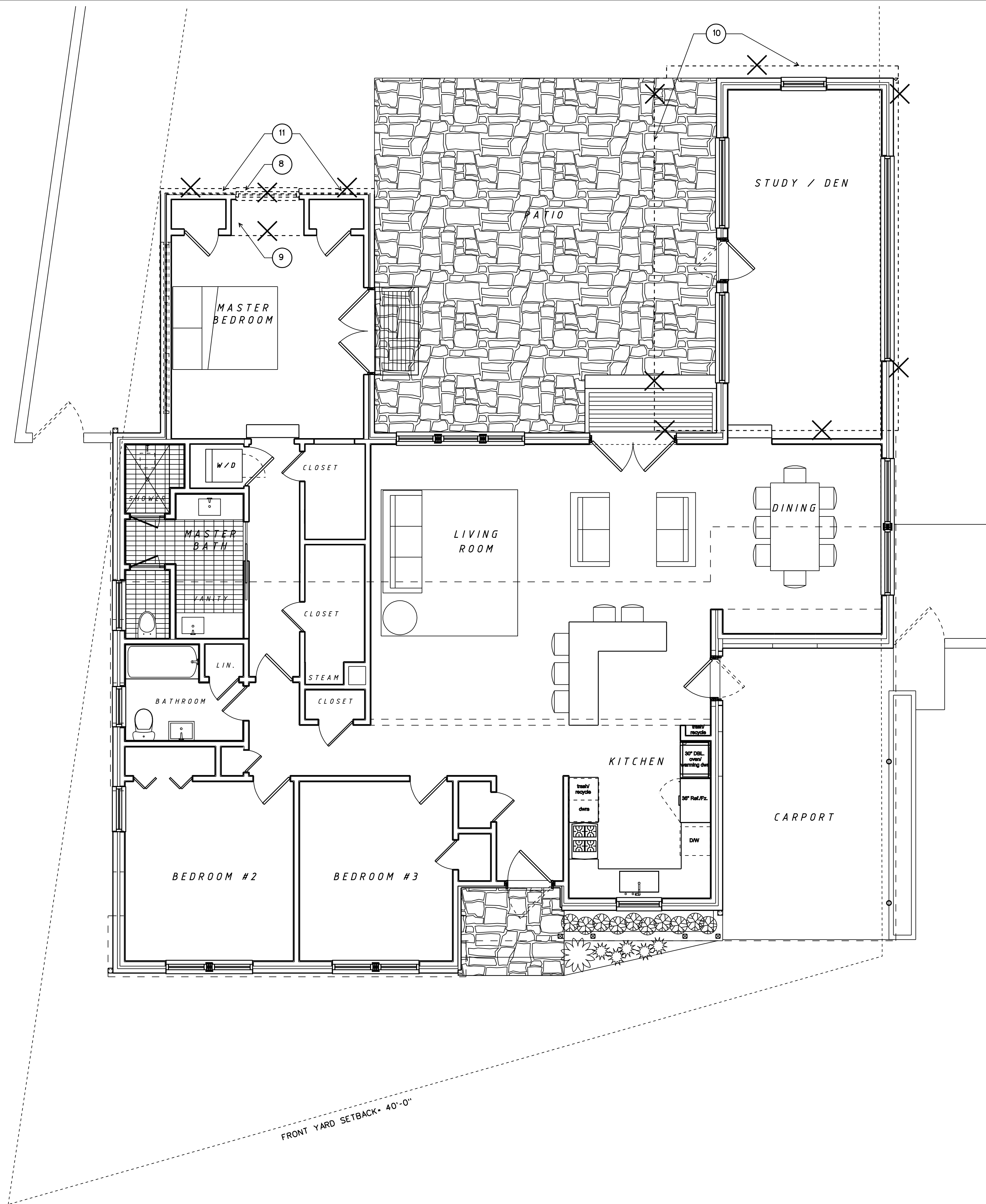


EXISTING  
FLOOR PLAN

EarthStation  
Architecture & Design, Inc.  
EarthStation Architecture & Design  
105 Sycamore Place, Studio A-419  
Decatur, GA 30030  
Tel: 404.988.5585  
email:  
jeff@earthstationarchitecture.com

DATE: 12/9/20 PROJECT NUMBER: EB/A2018  
DRAWING NUMBER

A100



1 DEMOLITION FLOOR PLAN  
SCALE: 1/4"=1'-0"

### Demolition Notes

- 1 THE NATURE OF STRUCTURAL DEMOLITION IS INHERENTLY UNCERTAIN. THE EXACT CONDITION AND CAPACITY OF EACH STRUCTURAL COMPONENT CANNOT BE VERIFIED PRIOR TO COMMENCEMENT OF THE WORK. THEREFORE, IT IS IMPERATIVE THAT ANY DISCREPANCIES BETWEEN THE DRAWINGS AND ACTUAL FIELD CONDITIONS, AS WELL AS ANY ELEMENTS OF QUESTIONABLE STRUCTURAL INTEGRITY, BE REPORTED IMMEDIATELY TO THE ATTENTION OF THE ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW.
- 2 THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR THE DESIGN, ADEQUACY, AND SAFETY OF ALL ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, AND ANY OTHER MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES OF CONSTRUCTION.
- 3 GENERAL CONTRACTOR SHALL CONSULT THE OWNER OR ARCHITECT REGARDING ITEMS OF QUESTION PRIOR TO DEMOLITION OR REMOVAL.
- 4 GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF EXISTING STRUCTURE AND SYSTEMS THAT ARE INTENDED TO BE SALVAGED OR REMAIN FOR USE IN THE PROPOSED RENOVATION OR ADDITION.
- 5 GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF DEMOLITION EFFORT WITH REPLACEMENT FRAMING AS REQUIRED TO MAINTAIN STABLE STRUCTURE DURING CONSTRUCTION. SEE FRAMING PLANS FOR INFORMATION REGARDING REPLACEMENT STRUCTURE.
- 6 WHERE REQUIRED TO COMPLETE THE SCOPE OF WORK, REMOVE ALL EXISTING LIGHT FIXTURES, ELECTRICAL DEVICES, WIRING AND CONDUIT UNLESS NOTED OTHERWISE. SALVAGE FOR OWNER'S EVALUATION PRIOR TO DISPOSAL.
- 7 WHERE REQUIRED TO COMPLETE THE SCOPE OF WORK, REMOVE OR CAP-OFF ALL ABANDONED OR INOPERABLE AIR, WATER, GAS, ELECTRICAL OR SPRINKLER LINES UNLESS NOTED OTHERWISE.
- 8 REMOVE EXISTING WINDOW.
- 9 REMOVE EXISTING WINDOW SEAT.
- 10 REMOVE EXISTING ROOF AND STRUCTURE FOR REPLACEMENT.
- 11 REMOVE EXISTING BRICK VENEER AND SHEATHING DOWN TO STUDS.

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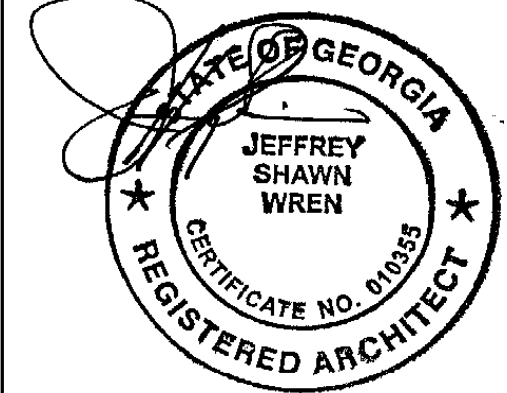
Historic Preservation Comm. DATE 1/2/2021  
Construction Documents DATE  
DATE  
DATE  
DATE

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ISSUED  
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CONSTRUCTION

DRAWN BY: J. WREN  
REVIEWED BY: J. WREN



DEMOLITION  
FLOOR PLAN

EarthStation  
Architecture & Design, Inc.  
EarthStation Architecture & Design  
105 Sycamore Place, Studio A-419  
Decatur, GA 30030  
Tel: 404.988.5585  
email: jeff@earthstationarchitecture.com

DATE: 12/9/20 PROJECT NUMBER: EB/A2018  
DRAWING NUMBER

### Demolition Legend

- EXISTING CONSTRUCTION TO REMAIN  
DEMOLITION CONSTRUCTION (NON-BEARING)  
DEMOLITION CONSTRUCTION (STRUCTURAL)  
DEMOLITION ITEM

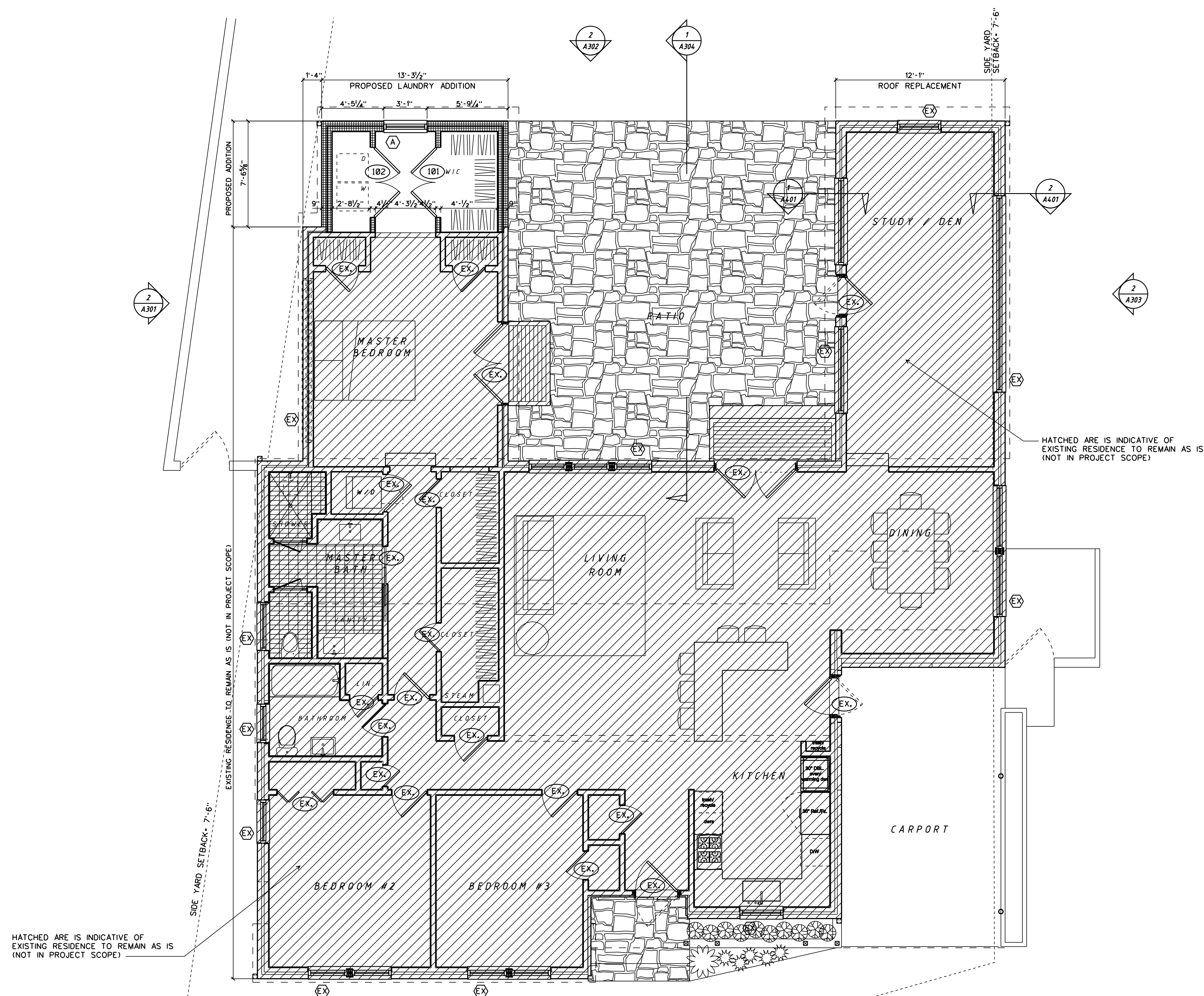
A101

|                                |          |
|--------------------------------|----------|
| <u>AREA TABULATIONS:</u>       |          |
| EXISTING HOUSE                 | 2,160 SF |
| PROPOSED LAUNDRY /WIC ADDITION | 100 SF   |
| <hr/>                          |          |
| TOTAL AREA (GROSS)             | 2,260 SF |

|                                |          |
|--------------------------------|----------|
| EXISTING HOUSE                 | 2,160 SF |
| PROPOSED LAUNDRY /WIC ADDITION | 100 SF   |
| <hr/>                          |          |
| TOTAL AREA (GROSS)             | 2,260 SF |

PROPOSED LAUNDRY /WIC ADDITION 100 SF

|                    |          |
|--------------------|----------|
| TOTAL AREA (GROSS) | 2,260 SF |
|--------------------|----------|

[illegible]

| ABBREVIATIONS: |                |      |              |    |         |      |           |
|----------------|----------------|------|--------------|----|---------|------|-----------|
| H.M.           | HOLLOW METAL   | WD.  | WOOD         | L. | LOCKSET | K.P. | KICKPLATE |
| P.H.           | PANIC HARDWARE | V.P. | VISION PANEL | C. | CLOSER  |      |           |

[illegible]

WINDOW NOTE: MOST WINDOWS ARE TO BE INSTALLED IN EXISTING WINDOW OPENINGS. WINDOW SUPPLIER TO VISIT SITE, AND FIELD VERIFY ALL ROUGH-OPENINGS PRIOR TO WINDOW FABRICATION AND INSTALLATION.

MTL. = METAL                      ALUM. = ALUMINUM

| <i>Finish Schedule</i> |  |
|------------------------|--|
| FLOORING:              | LAUNDRY / CLOSET: HARDWOOD (MATCH EXISTING)<br>BASE: PAINTED WOOD (MATCH EXISTING) |
| WALLS:                 | LAUNDRY / CLOSET: PAINTED GYPSUM BOARD   |
| CEILINGS:              | LAUNDRY / CLOSET: PAINTED GYPSUM BOARD   |

General Notes

1. GENERAL CONTRACTOR AND SUB-CONTRACTORS SHALL FIELD VERIFY ALL MEASUREMENTS PRIOR TO INSTALLATION OR FABRICATION OF COMPONENTS OF THE CONSTRUCTION. COORDINATE CONSTRUCTION OF ROUGH OPENINGS AT DOGS AND WINDOWS WITH MANUFACTURERS RECOMMENDED INSTALLATION AND TOLERANCES.
2. DIMENSIONS NOTED ON FLOOR PLAN ARE FROM FACE OF FINISH TO FACE OF FINISH. GC TO CORROBORATE LAYOUT DIMENSIONS WITH PARTITION TYPES AS REQUIRED FOR PROPER LAYOUT.
3. GENERAL CONTRACTOR TO PROVIDE SUBMITTAL INFORMATION TO OWNER, ARCHITECT, AND/OR ENGINEERS FOR REVIEW PRIOR TO PURCHASE, FABRICATION OR INSTALLATION OF SPECIFIED PRODUCT OR SYSTEM.

*Partition Notes*

1. ALL INTERIOR , NON-BEARING WOOD STUD FRAMING TO BE WOOD 2x4 SYP.

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RELEASES / DATES  
Historic Preservation Comm. - DATE 1/1/2021

Construction Documents \_\_\_\_\_ DATE: \_\_\_\_\_

\_\_\_\_\_ DATE: \_\_\_\_\_

DATE: \_\_\_\_\_

DATE: \_\_\_\_\_

DATE: \_\_\_\_\_

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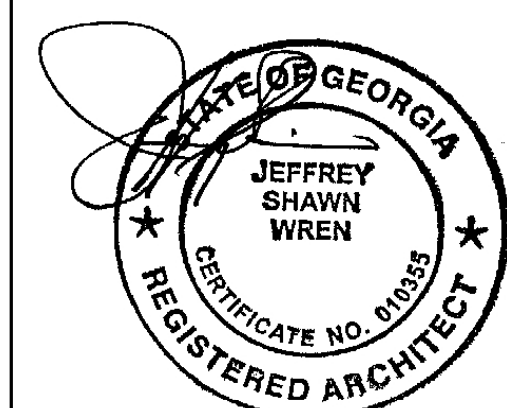
*Cullen Residence  
Sunroom Addition  
1696 Dyson Drive NE  
Atlanta, GA 30307  
(DEKALB COUNTY)*

PROJECT CONTACT:  
JOSEPH CULLEN 404-290-0799  
MARY LYNN CULLEN 404-290-0308

ISSUED  
FOR  
CONSTRUCTION

DRAWN BY: J. WREN

REVIEWED BY: J. WREN



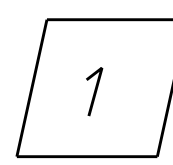
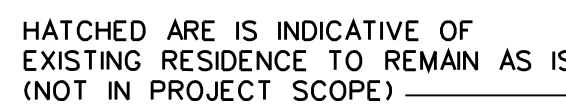
PROPOSED  
FLOOR PLAN

**EarthStation**  
Architecture & Design, Inc.  
EarthStation Architecture & Design  
105 Sycamore Place, Studio A-419  
Decatur, GA 30030  
Tel: 404.986.5963  
email:  
jeff@earthstationarchitecture.com

DATE: 12/04/20 PROJECT NUMBER: ES:A2015  
DRAWING NUMBER:

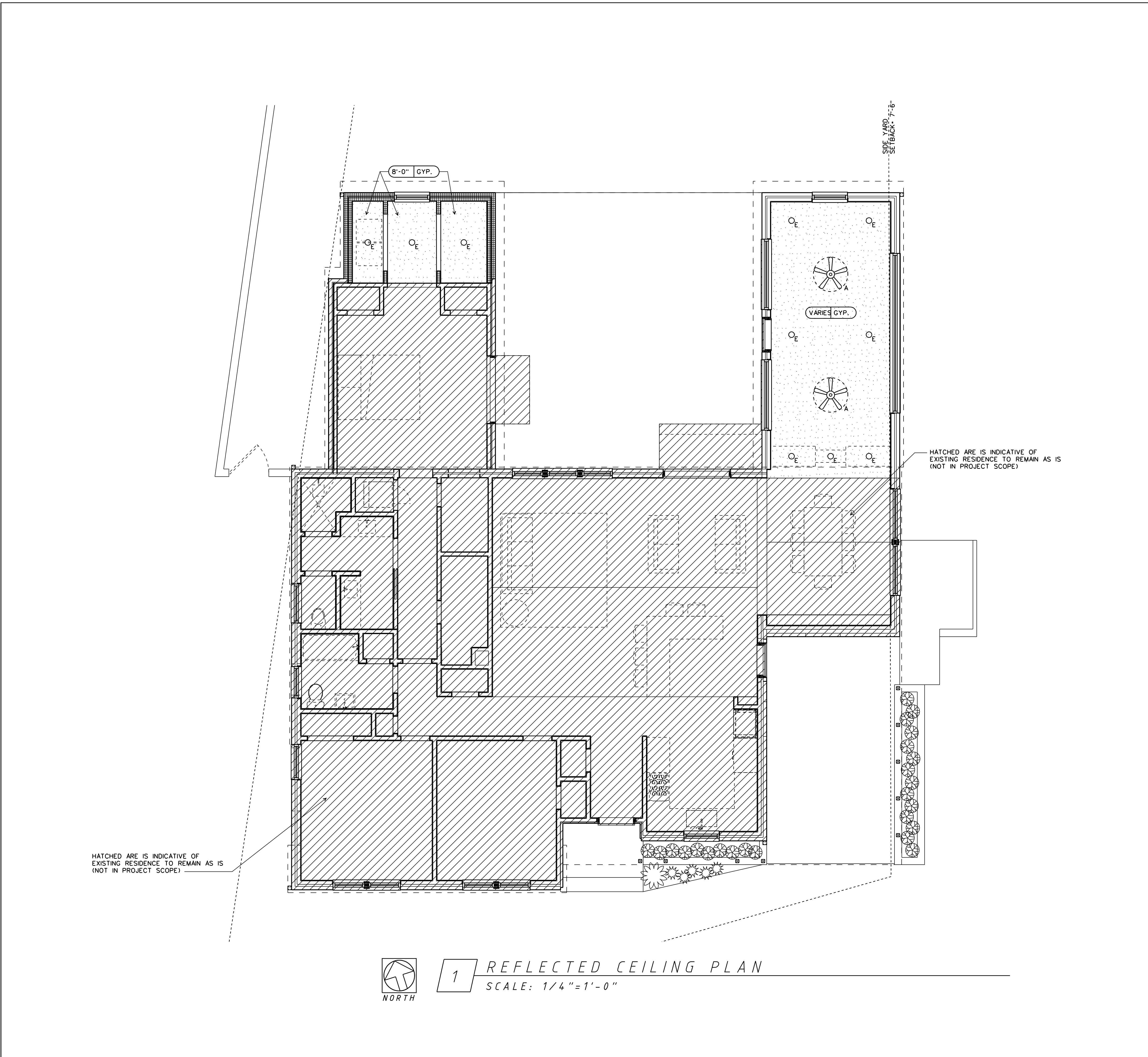
A 201





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

A 202



| Ceiling & Lighting Legend |   |
|---------------------------|---|
|                           | FIXTURE "A" - CEILING FAN (40" DIAMETER)                                  |
|                           | FIXTURE "B" - DECORATIVE VANITY FIXTURE (HORIZ.)                          |
|                           | FIXTURE "C" - EXTERIOR CEILING FIXTURE (SURF. MTD)                        |
|                           | FIXTURE "D" - DECORATIVE PENDANT W/ EDISON BULB                           |
|                           | FIXTURE "E" - LED RECESSED CAN FIXTURE                                    |
|                           | FIXTURE "F" - RECESSED CAN FIXTURE (EXTERIOR-RATED)                       |
|                           | FIXTURE "G" - LARGE DECORATIVE PENDANT                                    |
|                           | FIXTURE "G2" - 2 x 4 FLUORESCENT (SURF. MOUNTED)                          |
|                           | FIXTURE "H" - WALL MOUNTED PENDANT (EXTERIOR)                             |
|                           | FIXTURE "J" - SUSPENDED TRACK LIGHTING (W/ LENGTH) MOUNT AT 10'-0" A.F.F. |
|                           | FIXTURE "K" - CUSTOM DECORATIVE PENDANT FIXTURE                           |
|                           | HI-BAY LIGHT FIXTURE (COMP. FLUOR. LAMP) MOUNT AT 14'-0" A.F.F.           |
|                           | FIXTURE "M" - DECORATIVE EXHAUST FAN / LIGHT FIXTURE                      |
|                           | FIXTURE "N" - GARAGE DOOR OPENER / LIGHT COMBO                            |
|                           | CEILING-MTD. EXHAUST FAN  |
|                           | EMERGENCY LIGHTING (BATTERY PACK)   |
|                           | EXIT LIGHTING (DIRECTIONAL)   |
|                           | JUNCTION BOX  |
|                           | HVAC - SUPPLY GRILLE  |
|                           | HVAC - SUPPLY GRILLE  |
| Ceiling Finish Legend     |   |
|                           | CEILING HEIGHT / FINISH MARKER  |
| ACT                       | ACOUSTIC CEILING TILE IN 2 X 2 OR 2 X 4 GRID                              |
| GYP.                      | GYP. BOARD PAINTED  |
| WD.                       | WOOD  |
| MTL.                      | METAL PANEL (BRUSHED FINISH)  |

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RELEASES / DATES

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ISSUED FOR CONSTRUCTION

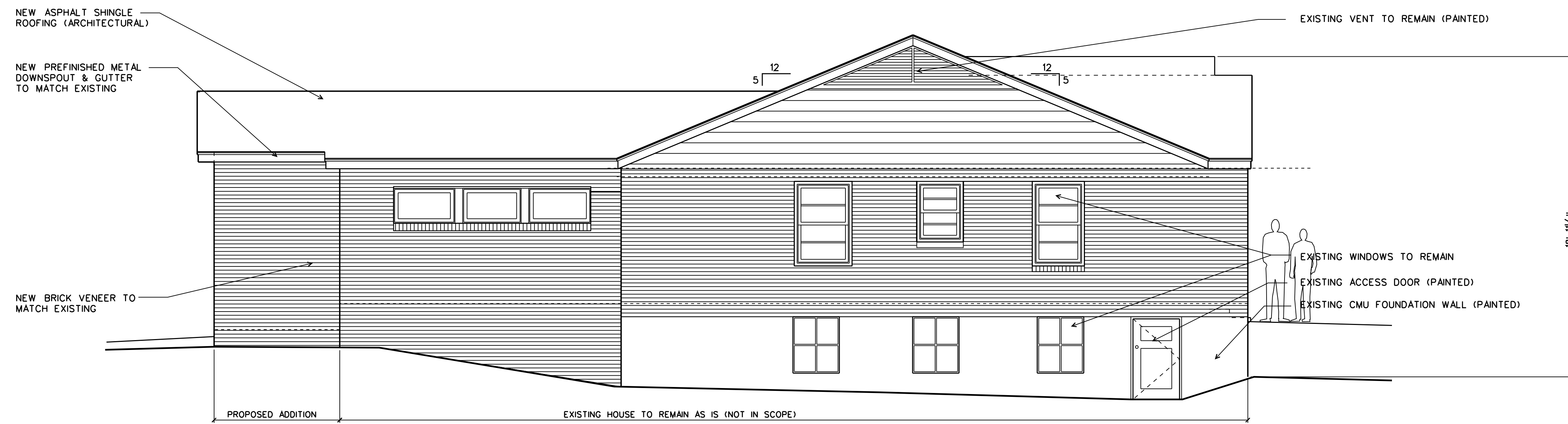
DRAWN BY: J. WREN  
REVIEWED BY: J. WREN

REFLECTED CEILING PLAN

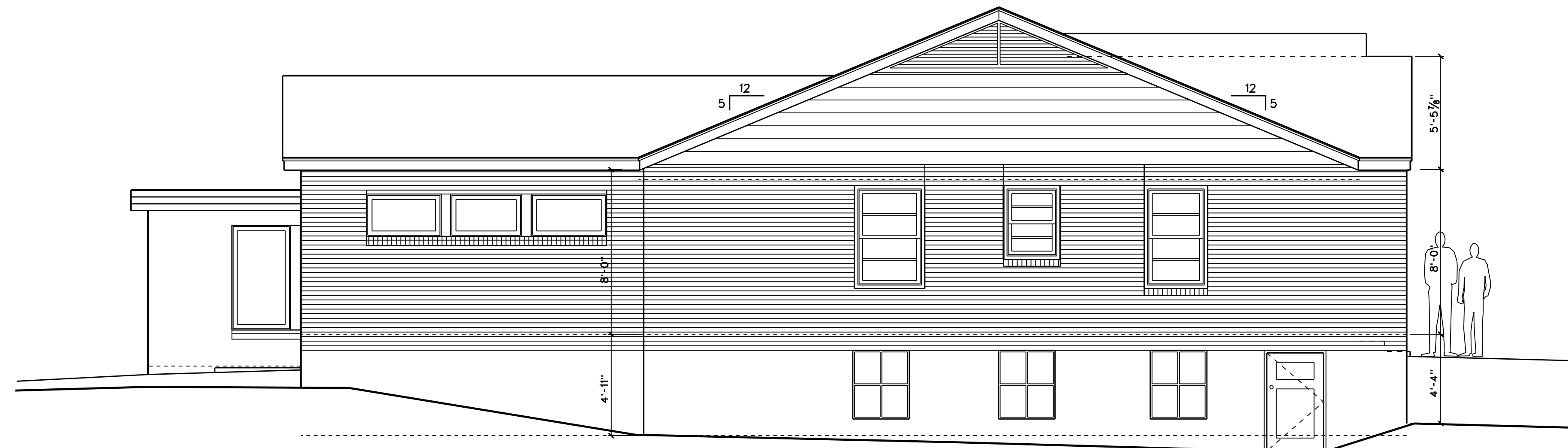
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Decatur, GA 30030  
Tel: 404.988.5585  
email: jeff@earthstationarchitecture.com

DATE: 12/9/20 PROJECT NUMBER: ES/A203  
DRAWING NUMBER

A 2 0 3



2 PROPOSED SIDE ELEVATION (WEST)  
SCALE: 1/4"=1'-0"



1 EXISTING SIDE ELEVATION (WEST)  
SCALE: 1/4"=1'-0"

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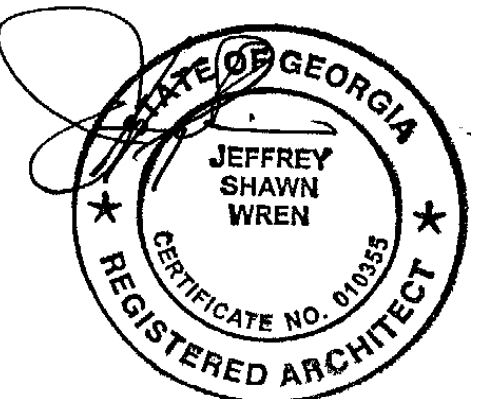
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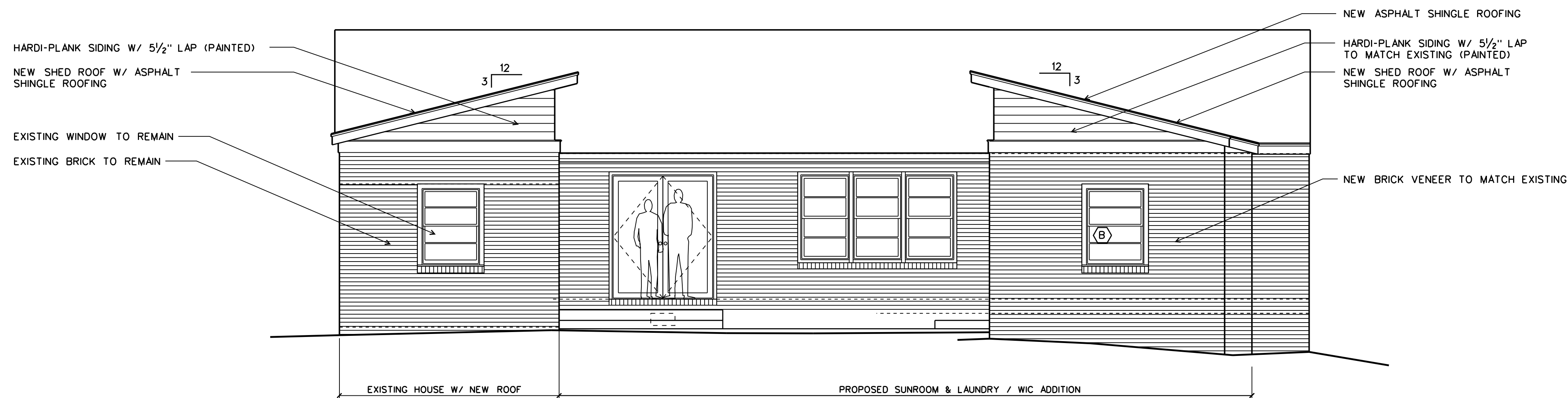
EXTERIOR ELEVATION  
WEST

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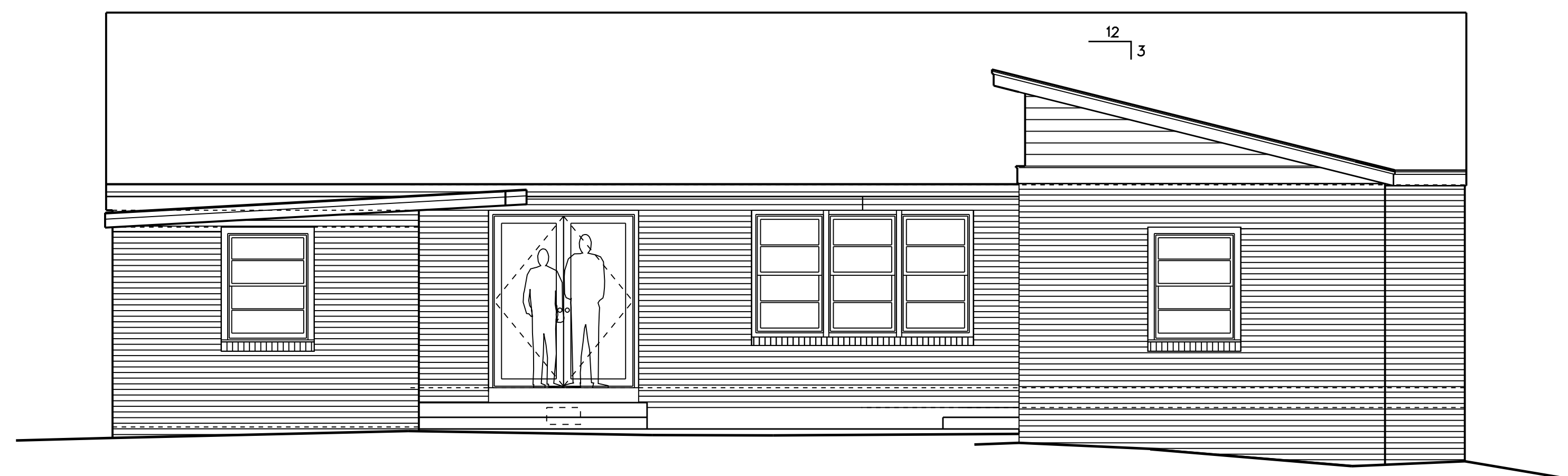
DATE: 12/9/20 PROJECT NUMBER: EB/A2018  
DRAWING NUMBER

A301





2 PROPOSED REAR ELEVATION (NORTH)  
SCALE: 1/4"=1'-0"



1 EXISTING REAR ELEVATION (NORTH)  
SCALE: 1/4"=1'-0"

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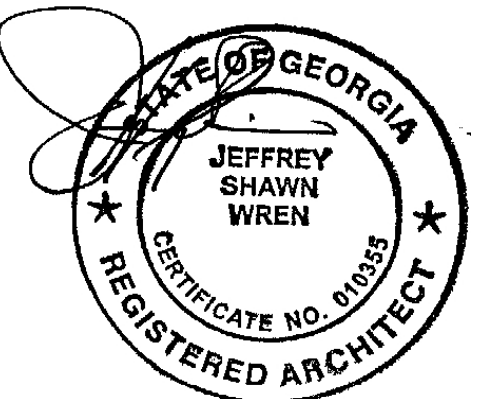
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|                             | DATE          |
|                             | DATE          |
|                             | DATE          |
|                             | DATE          |

Cullen Residence  
Sunroom Addition  
1696 Dyson Drive NE  
Atlanta, GA 30307  
(DEKALB COUNTY)

PROJECT CONTACT:  
JOSEPH CULLEN 404-290-0789  
MARY LYNN CULLEN 404-290-0508

ISSUED  
FOR  
CONSTRUCTION

DRAWN BY: J. WREN  
REVIEWED BY: J. WREN

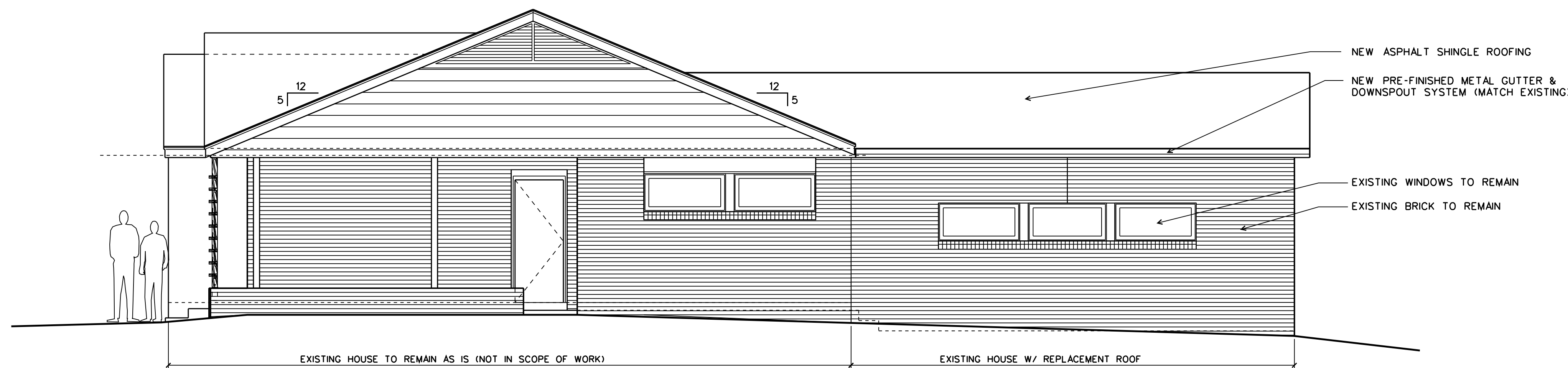


EXTERIOR ELEVATION  
NORTH

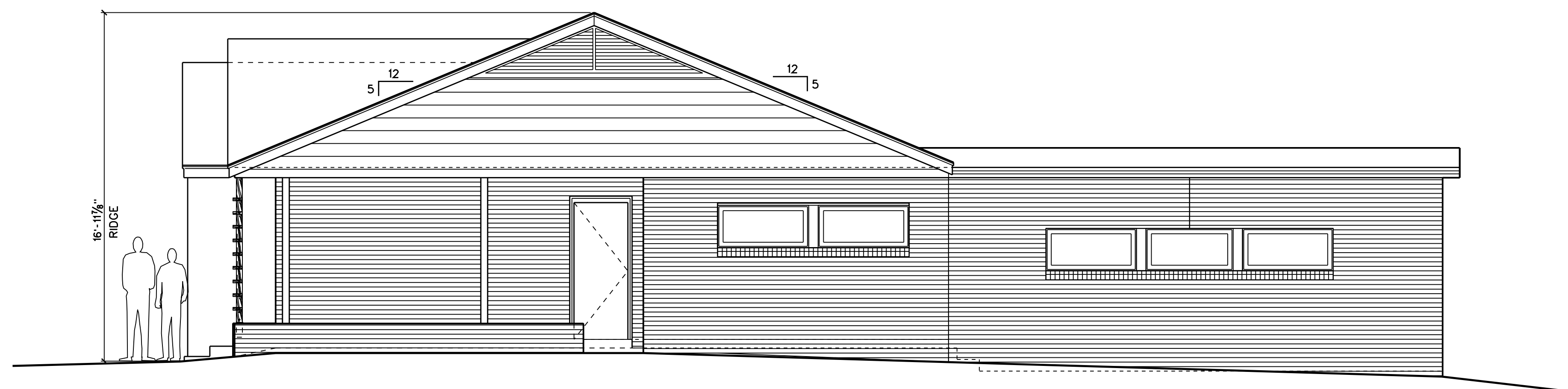
EarthStation  
Architecture & Design, Inc.  
EarthStation Architecture & Design  
106 Sycamore Place, Studio A-419  
Decatur, GA 30030  
Tel: 404.988.5585  
email: jeff@earthstationarchitecture.com

DATE: 12/9/20 PROJECT NUMBER: EB/A2018  
DRAWING NUMBER

A302



2 PROPOSED SIDE ELEVATION (EAST)  
SCALE: 1/4"=1'-0"



1 EXISTING SIDE ELEVATION (EAST)  
SCALE: 1/4"=1'-0"

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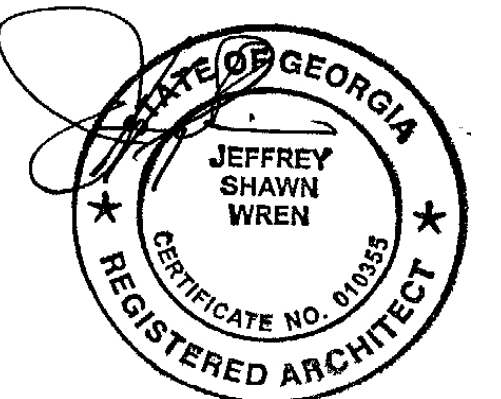
| RELEASES / DATES            |               |
|-----------------------------|---------------|
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EXTERIOR ELEVATION  
EAST

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RELEASES / DATES

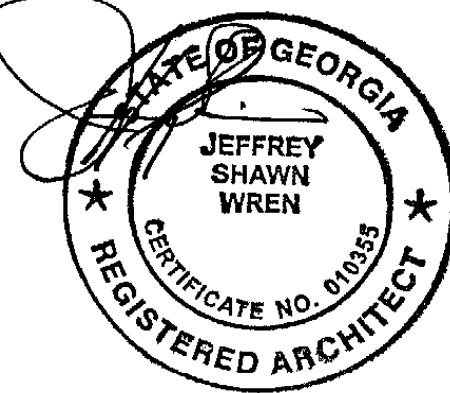
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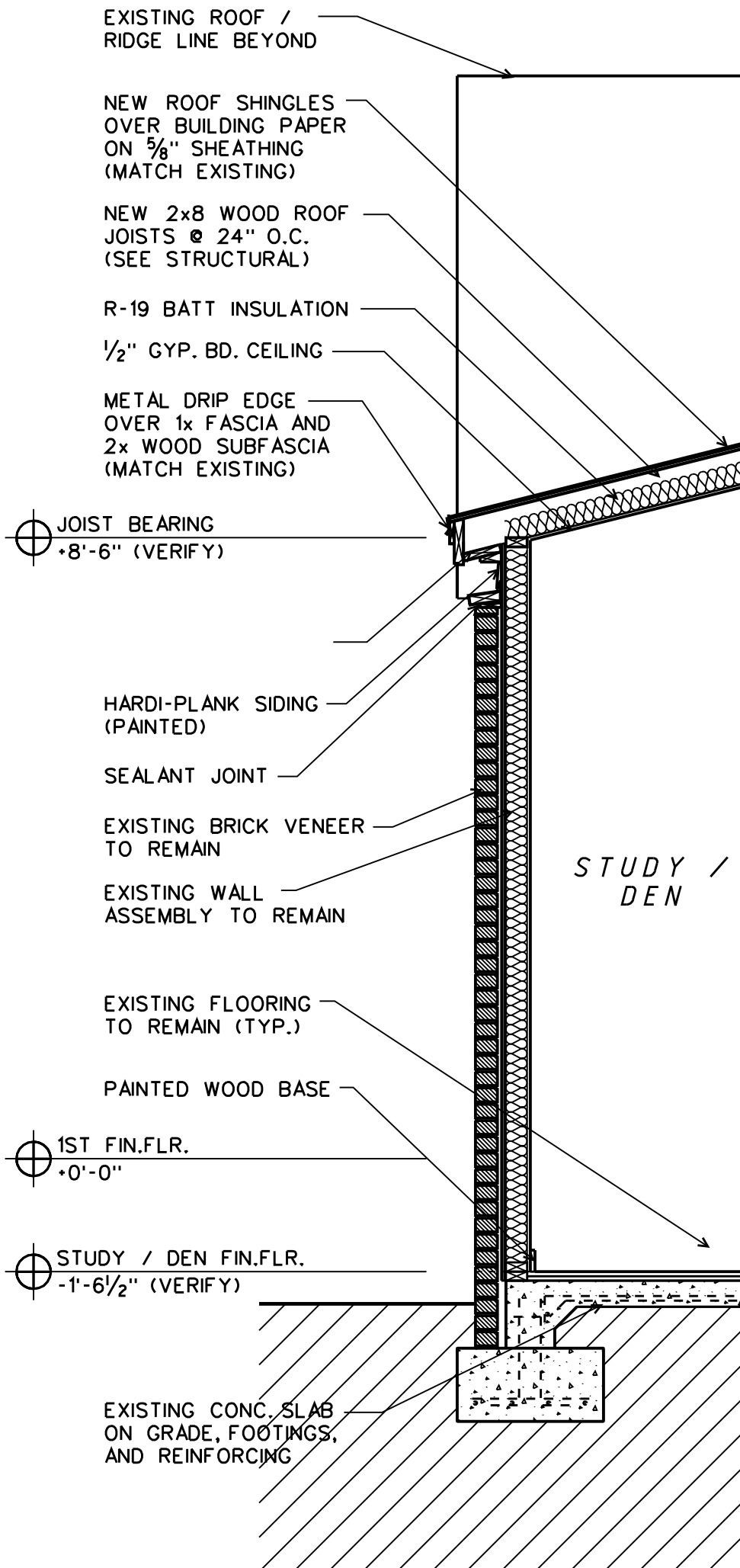


WALL SECTIONS  
& DETAILS

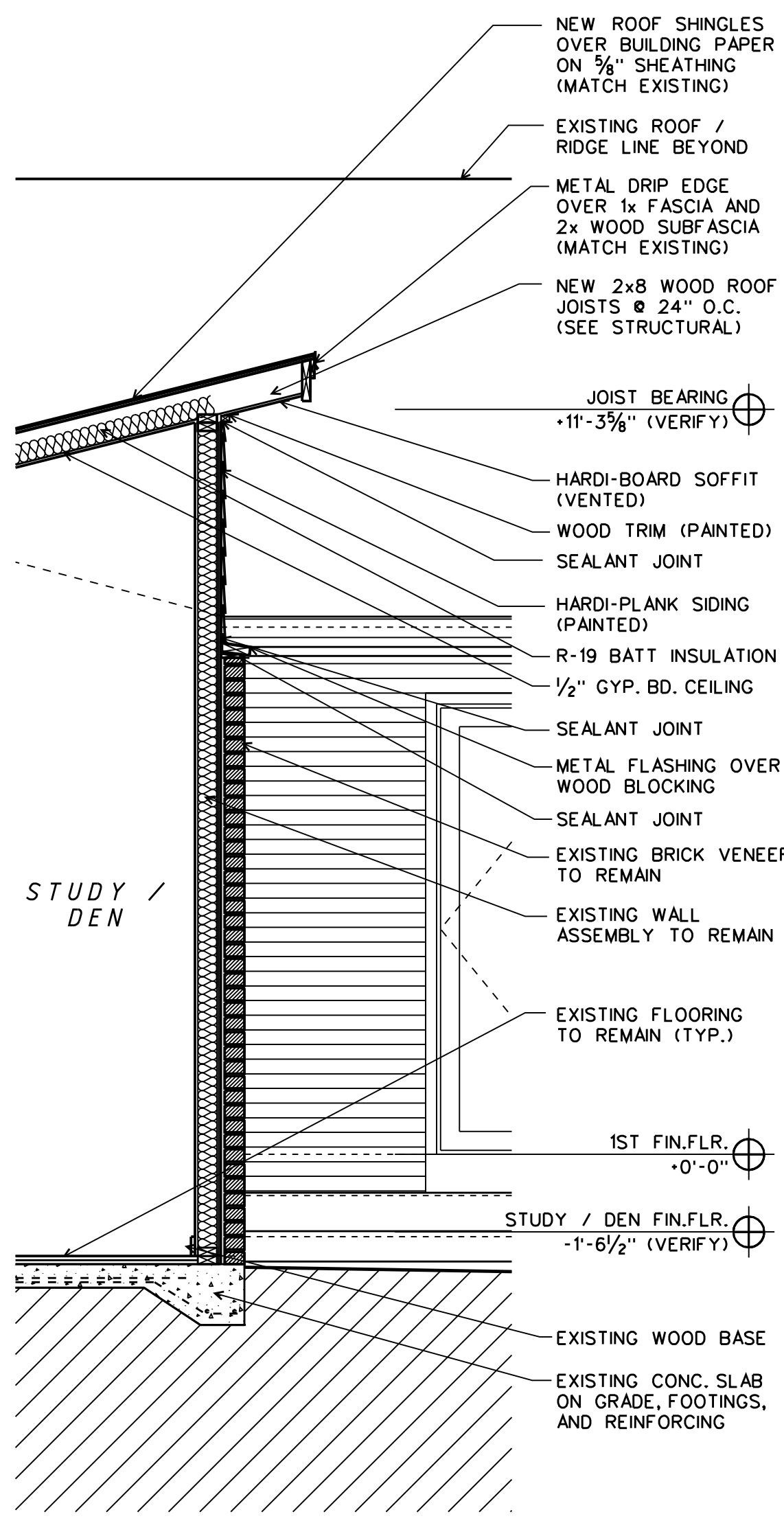
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A 4 0 1



2 WALL SECTION  
1/2" = 1'-0"



1 WALL SECTION  
1/2" = 1'-0"















