



**RECEIVED**  
By Rachel Bragg at 4:05 pm, Apr 28, 2021

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 No.: \_\_\_\_\_

Address of Subject Property: 415 Emory Drive

Applicant: Rosalie Ezekiel, Ezekiel Poelker Architects E-Mail: rosalie@eparchitects.com

Applicant Mailing Address: 627 E. College Ave, Suite E Decatur, GA 30030

Applicant Phone(s): 404-788-2135 Fax: \_\_\_\_\_

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

Owner(s): Eric Boelhouwer E-Mail: boelhoe@yahoo.com

Sarah Boelhouwer E-Mail: syboelhouwer@gmail.com

Owner(s) Mailing Address: 415 Emory Drive, Atlanta, GA 30307

Owner(s) Telephone Number: 504-606-9460

Approximate age or date of construction of the primary structure on the property and any secondary structures affected by this project: 1926

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:

See Attached document

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.

Rosalie Ezekiel 04/28/21  
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 and Sarah Boelhouwer

being owner(s) of the property at 415 Emory Dr NE, Atlanta, GA 30307,

hereby delegate authority to Rosalie Ezekiel, Ezekiel Poelker Architects

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



\_\_\_\_\_  
Signature of Owner(s)

4/27/2021

\_\_\_\_\_  
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.

**Application for Certificate of Appropriateness for  
415 Emory Drive**

DeKalb County Historic Preservation Commission

April 27, 2021

Below please find additional information per page 1 of the COA.

415 Emory Drive is a historic house built in 1926 located in the Druid Hills Historic District. The existing house has a partial second story and an unfinished partial basement that were added by the owners during a renovation in 2016. This application is to propose a two-story rear addition as well as demolish the existing detached garage and relocate the same square footage of the auxiliary structure on the opposite side of the property. None of the proposed work will be seen from the street.

The property has a variance in place from 2016 that remains valid allowing for a reduced south side yard set back to 1.9' as well as an increase in lot coverage to the existing 40.2%.

The proposed two-story rear addition will sit in from the existing side wall of the house on the south side by 5', maintaining the 7.5' side yard building line. The addition will align with the existing side of the house on the north side. The addition will not be seen from the street so there are no changes to the existing front elevation. There are no proposed changes to overall height.

The materials for the proposed addition will match the existing house materials: asphalt roof shingles, Hardi board siding, wood clad windows and matching soffit heights. The north side wall of the mud room will be brick to match the existing kitchen side wall.

The existing garage which sits about 2' off the north side yard property line and is in poor condition, can be seen from the street.

The proposal includes removing the existing garage and concrete pad and re-build it on the south side of the property. The proposed structure will be a covered patio plus a shed and will not be seen from the street. In order to maintain the rhythm of the houses and auxiliary structures typical of the street, we have pushed the proposed structure to sit 3' from the side yard property line.

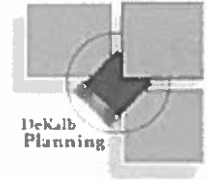
In order to maintain the existing 40.2% lot coverage, and since the existing garage will be removed, the proposal includes removing the portion of the driveway in the side and rear yards from the current fence back to the existing garage.



Lee May  
Interim Chief Executive  
Officer

**DeKalb County**  
**Department of Planning & Sustainability**  
330 Ponce De Leon Avenue, Suite 500  
Decatur, GA 30030

Phone: (404)371-2155 Fax: (404)371-2813  
Website: [www.co.dekalb.ga.us/planning](http://www.co.dekalb.ga.us/planning)



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N 5

Commission District: 2 Super District: 6

PARCEL ID: 18-004-18-003

APPLICATION NC A-16-20945

APPLICANT Rosalie Ezekiel

OWNER: Sarah Boelhouwer; Eric Boelhouwer

LOCATION: The property is located on the east side of Emory Drive, about 372 feet north of Ridgewood Drive (at 415 Emory Drive)

PROJECT NAME 415 Emory Drive

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**THIS IS TO ADVISE YOU THAT THE ZONING BOARD OF APPEALS AT ITS REGULARLY SCHEDULED PUBLIC HEARING ON WEDNESDAY, SEPTEMBER 14, 2016 REACHED THE FOLLOWING DECISION ON THE ABOVE REFERENCED APPLICATION:**

**BOA ACTION: Approval, of variances to:**

- (1) Reduce the south side yard building setback from 7.5 feet to 1.9 feet; and**
- (2) Increase lot coverage from 35% to 40.2% to build a partial second story and bring the lot coverage into compliance with the zoning code, based on the submitted site plan received on August 4, 2016. D. Wright made a motion to approve the application. L. Smith seconded the motion. Vote was unanimous to approve the application.**

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Note: Section 27-921 of the DeKalb County Zoning Ordinance states that any person aggrieved by a final decision of the Board of Appeals may seek review of such decision by petitioning the Superior Court of DeKalb County for a Writ of Certiorari setting forth plainly the alleged errors. Such petition shall be filed within 30 days after final decision to the Board of Appeals is rendered.

This is the deadline for filing such an appeal.

If the project applicant(s) decides to proceed with building/construction (plans) of the proposed project prior to the deadline shown they do so at their own risks.

**EP ARCH**

EZEKIEL POELKER  
ARCHITECTS, P.C.  
136 Glenn Circle  
Decatur, GA 30030

T: 404.788.2135

rosalie@eparchitects.com

Date Revision



**Boelhouwer Residence**  
415 Emory Drive  
Atlanta, GA 30307

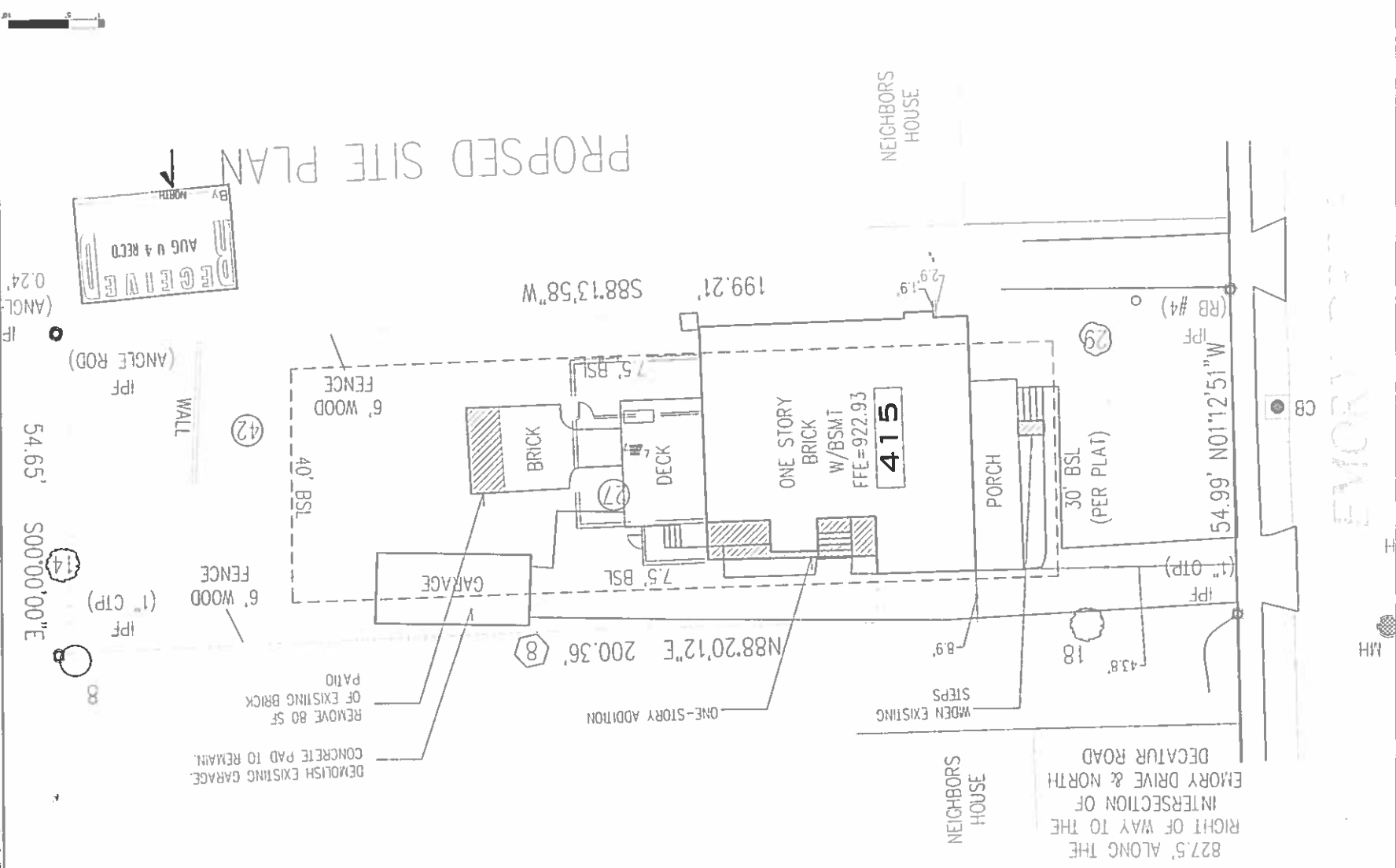
ISSUE FOR VARIANCE APPLICATION

Date 07/29/16

Scale 1/16" = 1'-0"

PROPOSED SITE PLAN

**A-S**



PROPOSED SITE PLAN

RECEIVED  
AUG 14 REC'D  
By NORTH

IPF (ANCL: 0.24'

54.65'

500'00"00"E

IPF (1" CTP)

6' WOOD FENCE

WALL

IPF (ANGLE ROD)

(42)

6' WOOD FENCE

827.5' ALONG THE RIGHT OF WAY TO THE INTERSECTION OF EMORY DRIVE & NORTH DECATUR ROAD

IPF (RB #4)

54.99' N01°12'51"W

IPF (1" OTP)

43.8' 18'

8.9' WOODEN EXISTING STEPS

NEIGHBORS HOUSE

NEIGHBORS HOUSE

CB

MH

EMORY DRIVE

# BOELHOUWER RESIDENCE

415 Emory Drive ATLANTA, GEORGIA 30307

## EP ARCH

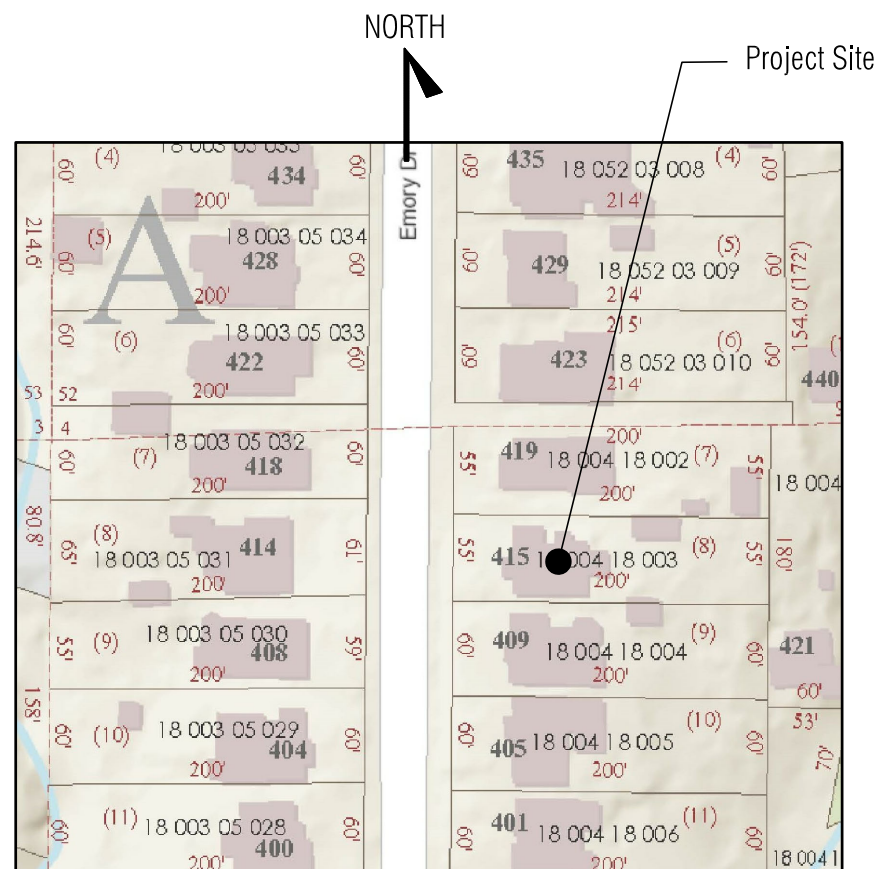
EZEKIEL POELKER  
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## ISSUE FOR CERTIFICATE OF APPROPRIATENESS 04-27-21

Date	Revision

### VICINITY PLAN



### PROJECT DESCRIPTION

THIS APPLICATION REQUESTS APPROVAL FOR A TWO-STORY REAR ADDITION AS WELL AS DEMOLISHING AN EXISTING GARAGE AND REPLACING IT WITH A COVERED PATIO AND SHED ON THE OTHER SIDE OF THE PROPERTY. NONE OF THE WORK WILL BE SEEN FROM THE STREET.

### ZONING INFORMATION

DISTRICT: 18 LANDLOT: 4  
COUNTY: DEKALB BLOCK: B, LOT 8  
LOT SIZE: .25Acres / 10,949sf PARCEL: 18-004-18-003  
R75  
FRONT YARD SETBACK: 40'  
SIDE YARD SETBACK: 7.5'  
REAR YARD SETBACK: 40' LOT COVERAGE 35% ALLOWABLE

### DRAWING LIST

- SURVEY  
A-00 COVER SHEET  
A-0.1 SITE PLAN EXISTING  
A-0.2 SITE PLAN PROPOSED  
A-01 FIRST FLOOR PLANS  
A-02 SECOND FLOOR PLANS  
A-03 ROOF PLANS  
A-04 PLANS & ELEVATIONS  
A-05 ELEVATIONS  
A-06 ELEVATIONS  
A-07 ELEVATIONS

### LOT COVERAGE

EXISTING	PROPOSED
HOUSE : 1,698sf	HOUSE : 2329sf
DRIVE/FRONT WALK: 1,394sf	DRIVE/FRONT WALK: 883sf
PORCH 423sf	PORCH 423sf
DECK 326sf	DECK 447sf
BRICK PATIO 224sf	COVERED PATIO/SHED 316sf
GARAGE 316sf	CONC PAD 8sf
WALL 17sf	
CONC PAD 8sf	
TOTAL: 4,406 sf	TOTAL: 4,406 sf
LOT COVERAGE PROPOSED: 40.2%	LOT COVERAGE PROPOSED: 40.2%

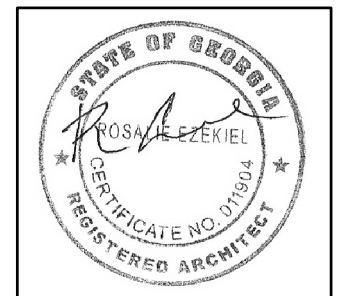
### APPROVED VARIANCE

ZONING BOARD OF APPEALS APPLICATION NC:  
A-16-20945  
AUGUST 4, 2016  
APPROVAL OF VARIANCE TO:  
REDUCE THE SOUTH SIDE YARD BUILDING SETBACK FROM 7.5'  
TO 1.9'  
INCREASE LOT COVERAGE FROM 35% TO 40.2%

### FLOOR AREA RATIO (FAR)

EXISTING:	PROPOSED:
FIRST FLOOR HOUSE: 1,469SF	FIRST FLOOR HOUSE: 2,050SF
SECOND FLR HOUSE: 965SF	SECOND FLR HOUSE: 1,482SF
TOTAL EXISTING FAR: 2,434SF	TOTAL EXISTING FAR: 3,531SF
FAR EXISTING: 22%	FAR EXISTING: 32%

NOT FOR CONSTRUCTION



## Boelhouver Residence

415 Emory Drive  
Atlanta, GA 30307

ISSUE FOR CERTIFICATE OF APPROPRIATENESS

Date 04/27/21

Scale N/A

COVER SHEET

# A-00

**GENERAL NOTES:**

- 1: This Plat has been prepared without the benefit of a current title report. Easements or encumbrances may exist that are not shown on this plat.
- 2: This plat is subject to any restrictions, easements, covenants or restrictions that may exist either written or unwritten.
- 3: Underground utilities not shown hereon may exist. The Surveyor does not take responsibility for absence or presence of any such utilities.
- 4: No Geodetic monuments were found within 500 feet of this site
- 5: This Plat has been prepared for the exclusive use of the person(s) or entities named hereon.

REFERENCE: PB 7 PG 39  
DB 22585 PG 261  
DB 24469 PG 32

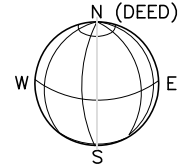
FLOOD HAZARD NOTE: THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF DEKALB COUNTY, GEORGIA 13089C0062J EFFECTIVE DATE MAY 16, 2013

ZONING: R-75

IMPERVIOUS SURFACES:  
DRIVE & FRONT WALK = 1,394 SQ. FT.  
HOUSE = 1,713 SQ. FT.  
PORCH = 283 SQ. FT.  
DECK = 371 SQ. FT.  
BRICK = 304 SQ. FT.  
GARAGE = 316 SQ. FT.  
WALL = 17 SQ. FT.  
CONC. PAD = 8 SQ. FT.  
TOTAL IMPERVIOUS = 4,406 SQ. FT. (40.2%)  
TOTAL LOT = 10,949 SQ. FT.



1" = 30'



- TREE SYMBOLS  
X = DIAMETER IN INCHES
- (X) SYCAMORE
  - (X) HARDWOOD
  - (X) DOGWOOD
  - (X) MAPLE

**LEGEND**

- EOP EDGE OF PAVEMENT (CURB)
- PP POWER POLE
- R/W RIGHT OF WAY
- IPF IRON PIN FOUND
- IPS 1/2" REBAR SET
- SW SIDE WALK
- CO CLEAN OUT
- OHP OVERHEAD POWER
- FH FIRE HYDRANT
- CB CATCH BASIN
- MH MANHOLE
- WM WATER METER
- WV WATER VALVE
- GV GAS VALVE
- GM GAS METER
- LP LIGHT POLE
- CONC. PAD CONCRETE PAD

**SURVEY DATA:**

TYPE OF SURVEY: TOPOGRAPHIC  
SOURCE OF TITLE DESCRIPTION FOR SUBJECT PROPERTY: DB 22585 PG 261  
PROPERTY OWNER AT TIME OF SURVEY: ERIC & SARAH BOELHOUWER  
PARCEL NUMBER: 18-004-18-003

EAST PROPERTY LINE IS BEARING BASIS FROM DB 24469 PG 32

TOTAL AREA: 10,949 SQ FT, 0.25 AC  
CALCULATED PLAT CLOSURE: 1:104,137

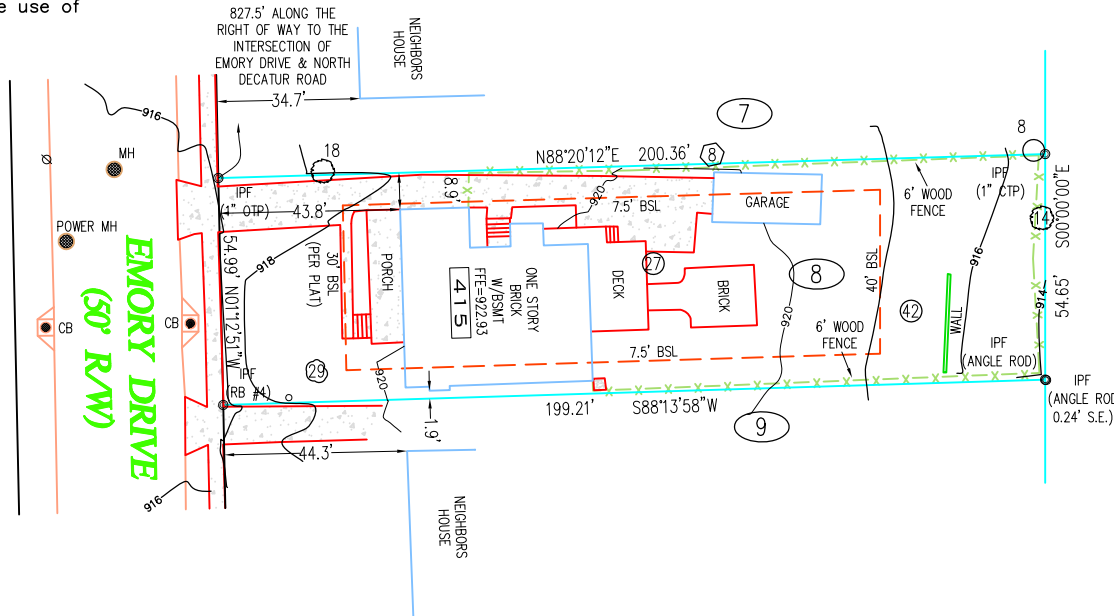
**FIELD DATA:**

DATE OF FIELD SURVEY 8-10-2015

THE CALCULATED POSITIONAL TOLERANCE BASED ON REDUNDANT LINEAR MEASUREMENTS OF OBSERVED POSITIONS WAS FOUND TO BE 0.007 FEET.

**EQUIPMENT:**

ELECTRONIC TOTAL STATION



SURVEY FOR  
ERIC BOELHOUWER  
LOT 8, BLOCK B, UNIVERSITY PARK SUBDIVISION

415 EMORY DRIVE

DEKALB COUNTY, GEORGIA  
LAND LOT 4, DIST 18  
DATE: AUGUST 12, 2015

FOR  
DEKALB SURVEYS, INC.  
407 W. PONCE DE LEON  
SUITE B  
DECATUR, GEORGIA 30030  
404.373.9003



www.dekalbsurveys.com

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67. AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

COPY RIGHT 2015—THIS 11 X 17 DRAWING AND REPRODUCTIONS ARE THE PROPERTY OF THE SURVEYOR AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THIS SURVEYOR

MH  
 CB  
**EMORY DRIVE**

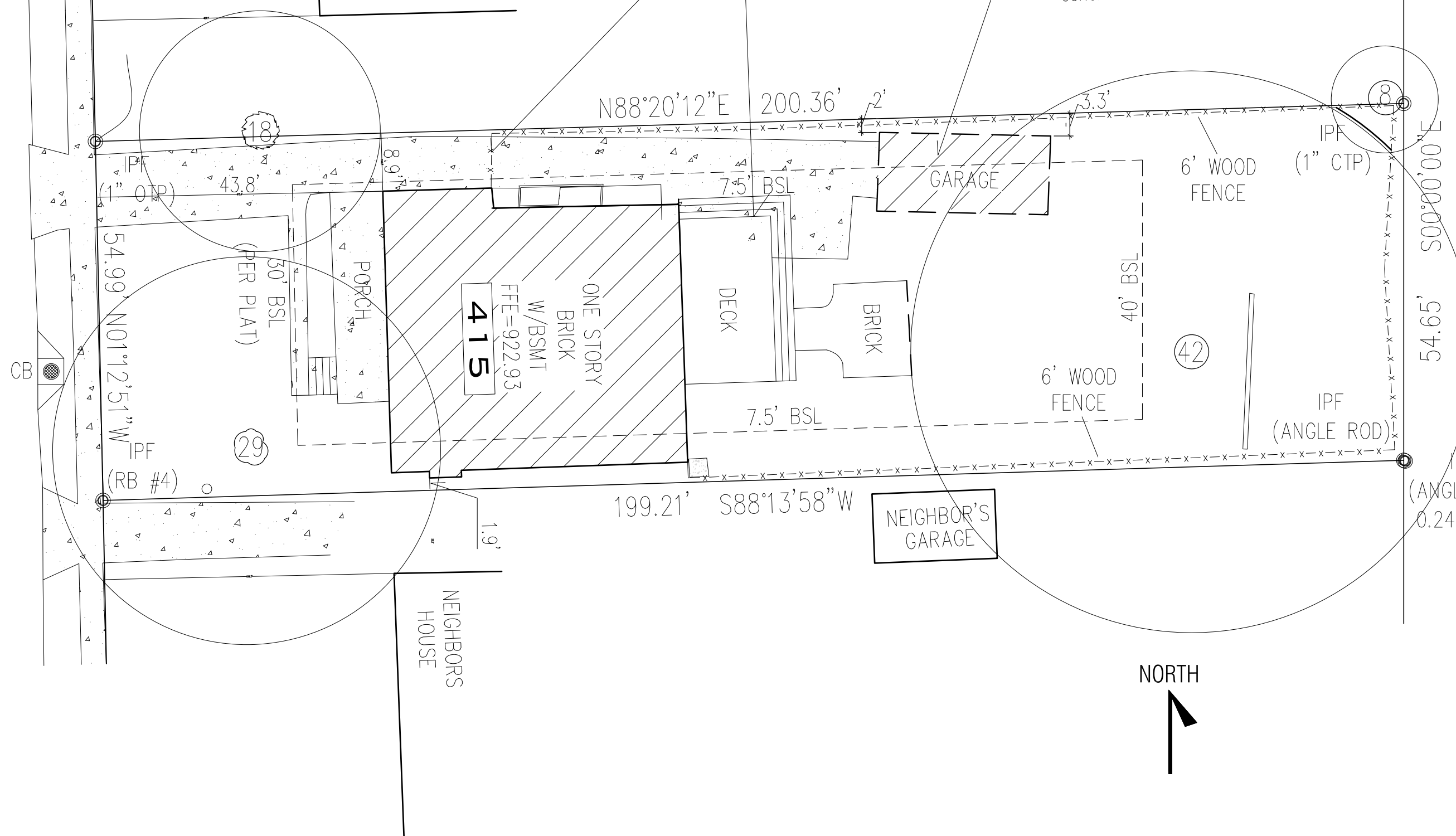
827.5' ALONG THE  
 RIGHT OF WAY TO THE  
 INTERSECTION OF  
 EMORY DRIVE & NORTH  
 DECATUR ROAD

NEIGHBORS  
 HOUSE

REMOVE PORTION OF DRIVEWAY  
 FROM LINE OF EXISTING GATE TO  
 EXISTING GARAGE

REMOVE EXISTING DECK &  
 BRICK PATIO

REMOVE EXISTING GARAGE &  
 CONCRETE PAD



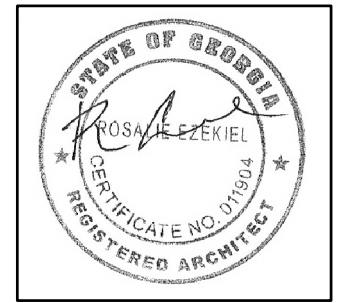
**EP ARCH**

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T: 404.788.2135  
 rosalie@eparchitects.com

Date Revision

NOT FOR CONSTRUCTION



**Boelhouwer Residence**

415 Emory Drive  
 Atlanta, GA 30307

ISSUE FOR CERTIFICATE OF  
 APPROPRIATENESS

Date 04/27/21

Scale 1/16"=1'-0"

SITE PLAN EXISTING

**A-0.1**

NORTH





**EMORY DRIVE**

827.5' ALONG THE  
RIGHT OF WAY TO THE  
INTERSECTION OF  
EMORY DRIVE & NORTH  
DECATUR ROAD

NEIGHBORS  
HOUSE

NEIGHBORS  
HOUSE

N88°20'12"E 200.36'

PROPOSED REAR ADDITION

PROPOSED WOOD DECK

PROPOSED COVERED PATIO STRUCTURE  
WITH SHED

6' WOOD  
FENCE

IPF  
(1" CTP)

500'00" L  
54.65'

50' BSL  
(PER PLAT)

PORCH

415

FFE=922.93  
W/BSMT

ONE STORY  
BRICK

TWO-STORY  
ADDITION

DECK

COVERED  
PATIO

SHED

6' WOOD  
FENCE

IPF  
(ANGLE ROD)

54.99' N01°12'51" W

IPF  
(RB #4)

199.21' S88°13'58" W

NEIGHBOR'S  
GARAGE

NORTH

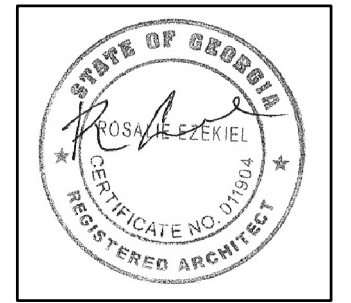
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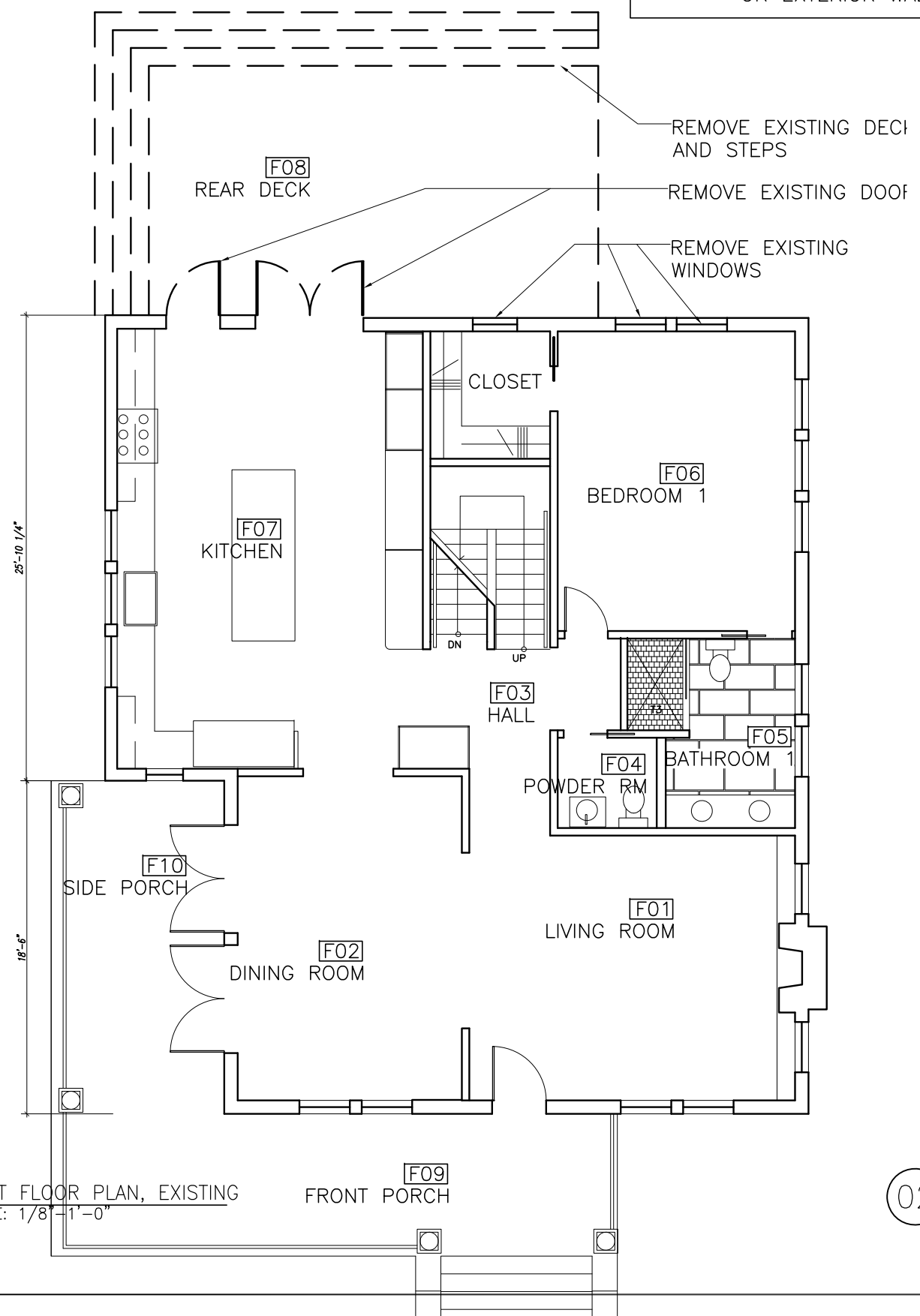
Date 04/27/21

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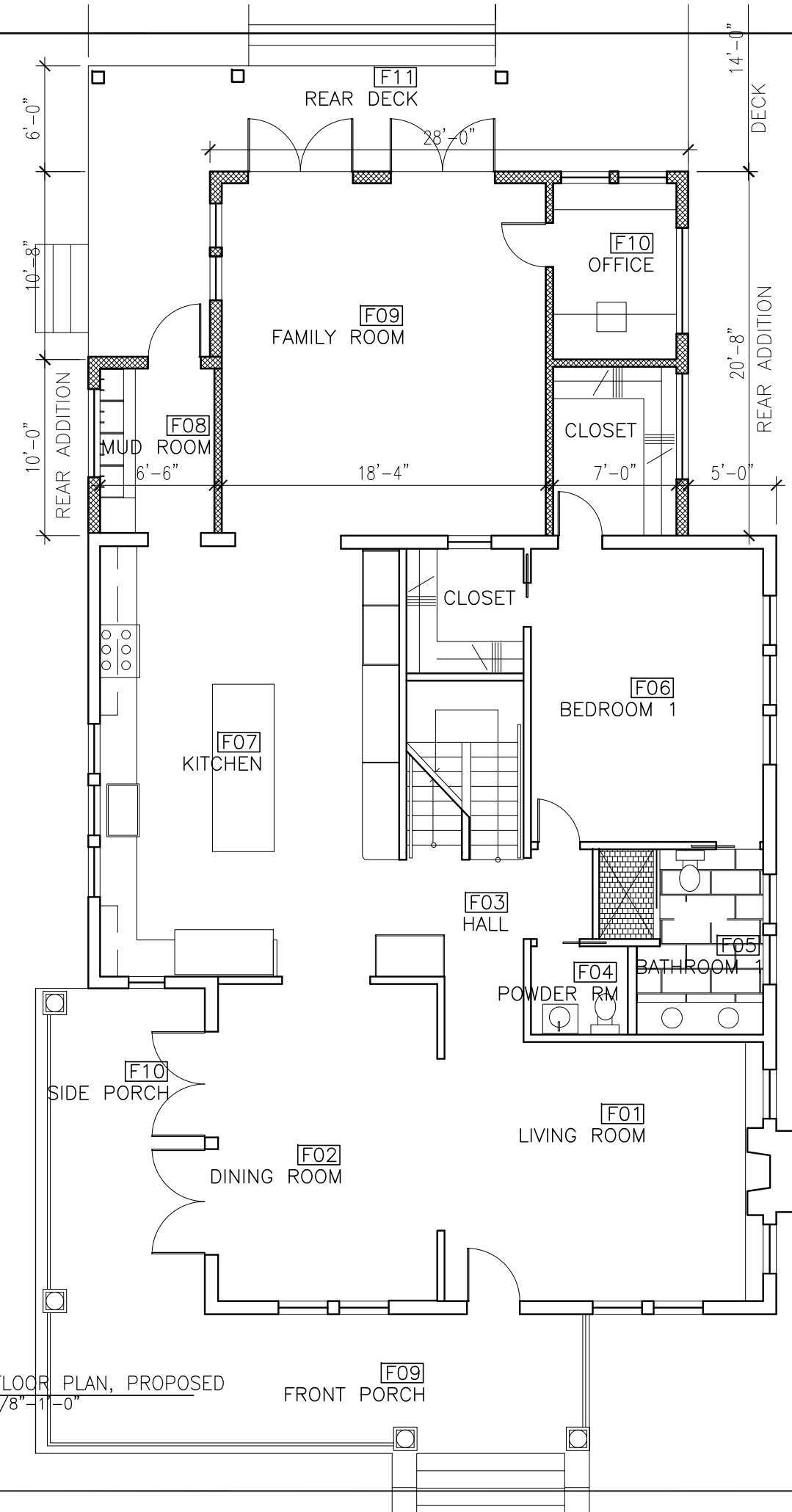
SITE PLAN PROPOSED

**A-0.2**

FLOOR PLAN KEY:  
 [Solid Line] EXISTING INTERIOR PARTITION OR EXTERIOR WALL  
 [Hatched Line] NEW INTERIOR PARTITION OR EXTERIOR WALL



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



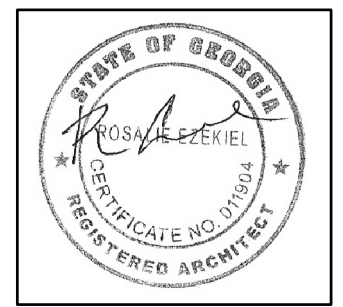
02 FIRST FLOOR PLAN, PROPOSED  
 SCALE: 1/8" = 1'-0"

**EP ARCH**  
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Date	Revision

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 Atlanta, GA 30307

ISSUE FOR CERTIFICATE OF APPROPRIATENESS

Date	04/27/21
Scale	1/8" = 1'-0"

First Floor Plans

**A-01**

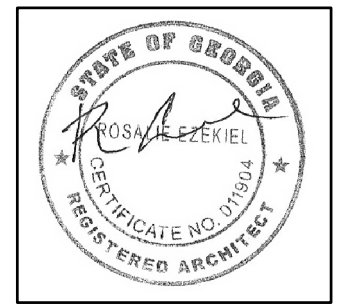
# EP ARCH

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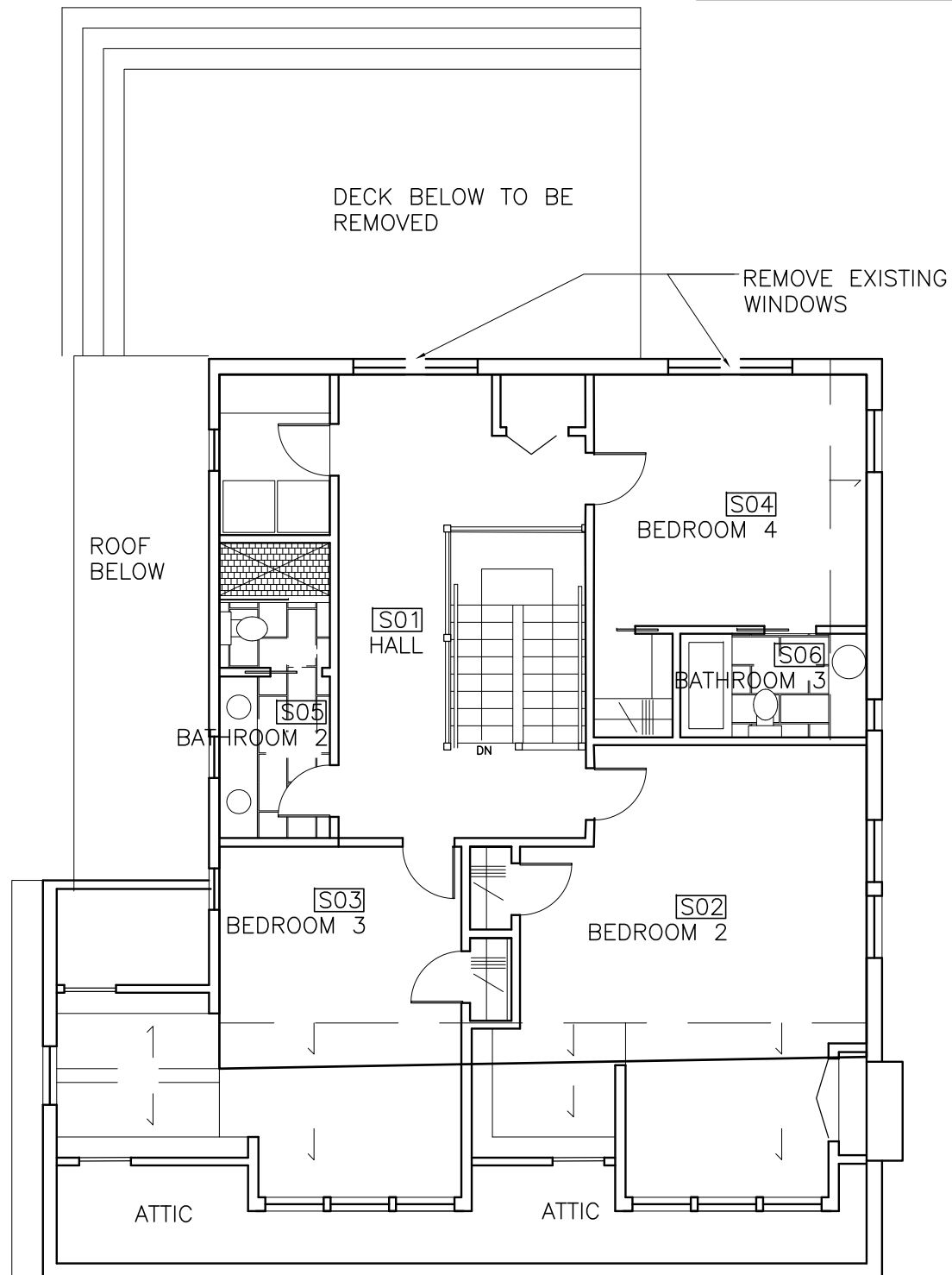
Date	04/27/21
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Second Floor Plans

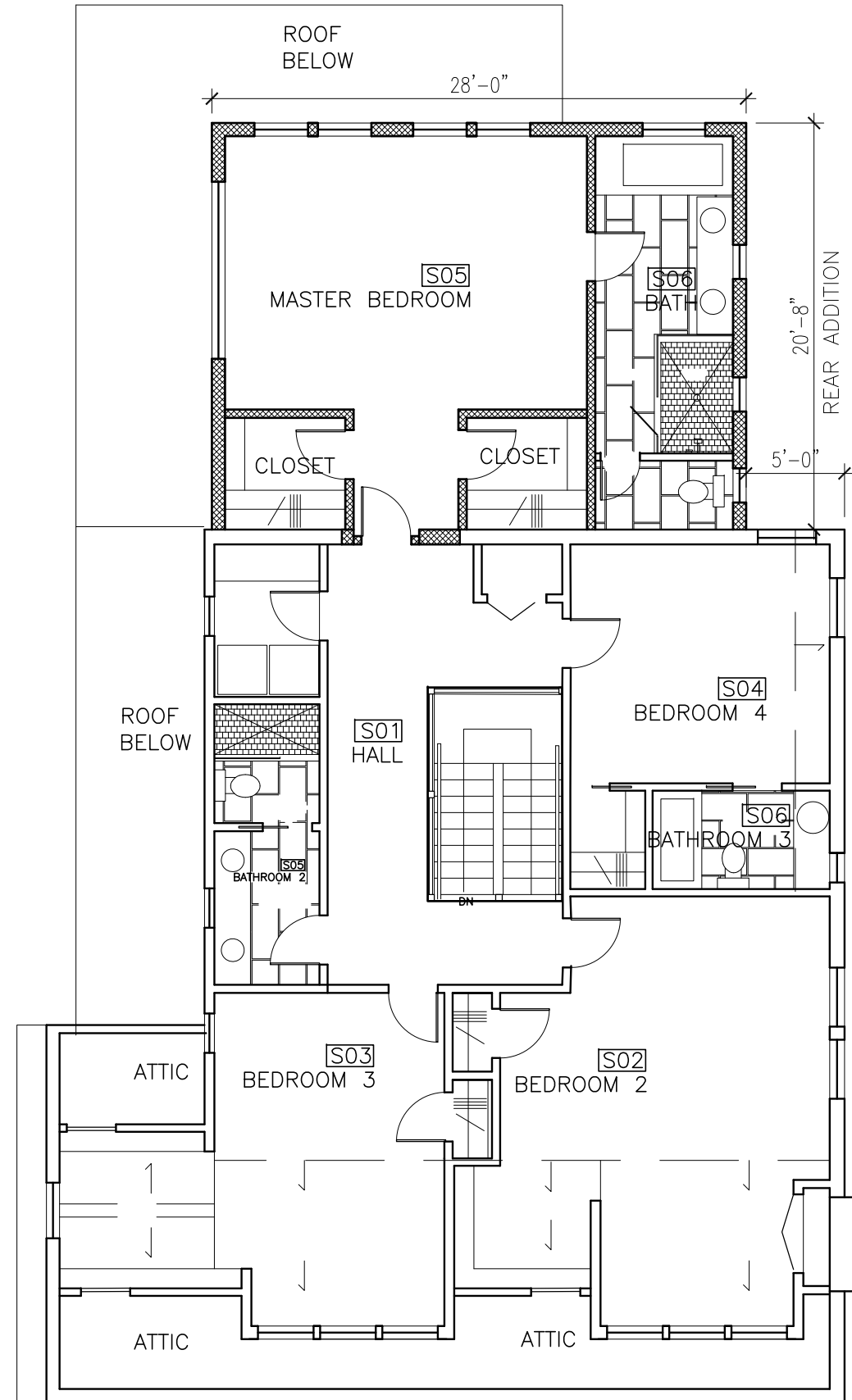
# A-02

### FLOOR PLAN KEY:

-  EXISTING INTERIOR PARTITION OR EXTERIOR WALL
-  NEW INTERIOR PARTITION OR EXTERIOR WALL



01 SECOND FLOOR PLAN, EXISTING  
SCALE: 1/8"=1'-0" ROOF BELOW



02 FIRST SECOND PLAN, PROPOSED  
SCALE: 1/8"=1'-0" ROOF BELOW

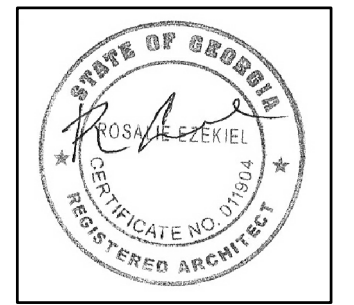
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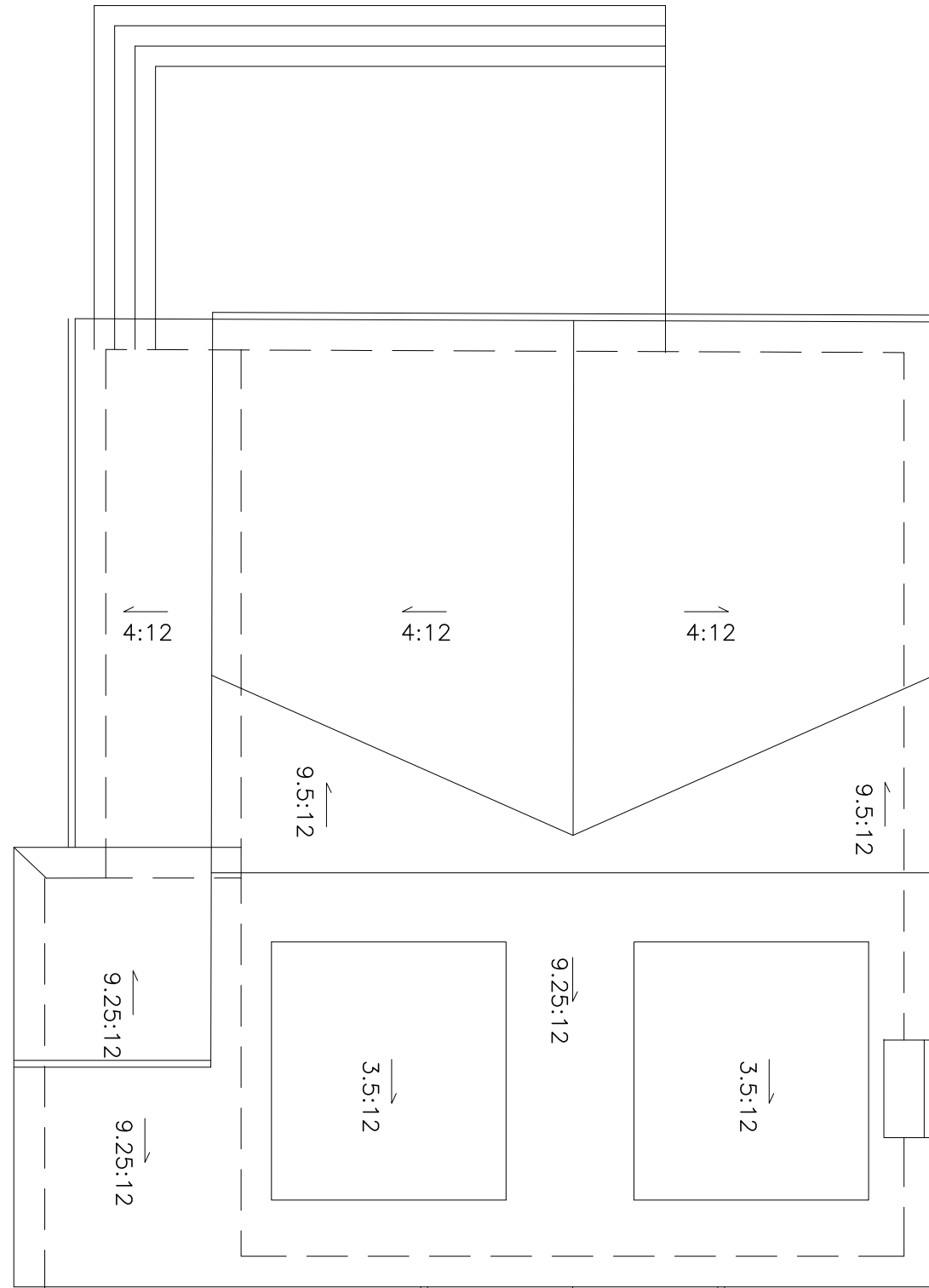
ISSUE FOR CERTIFICATE OF  
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Date	04/27/21
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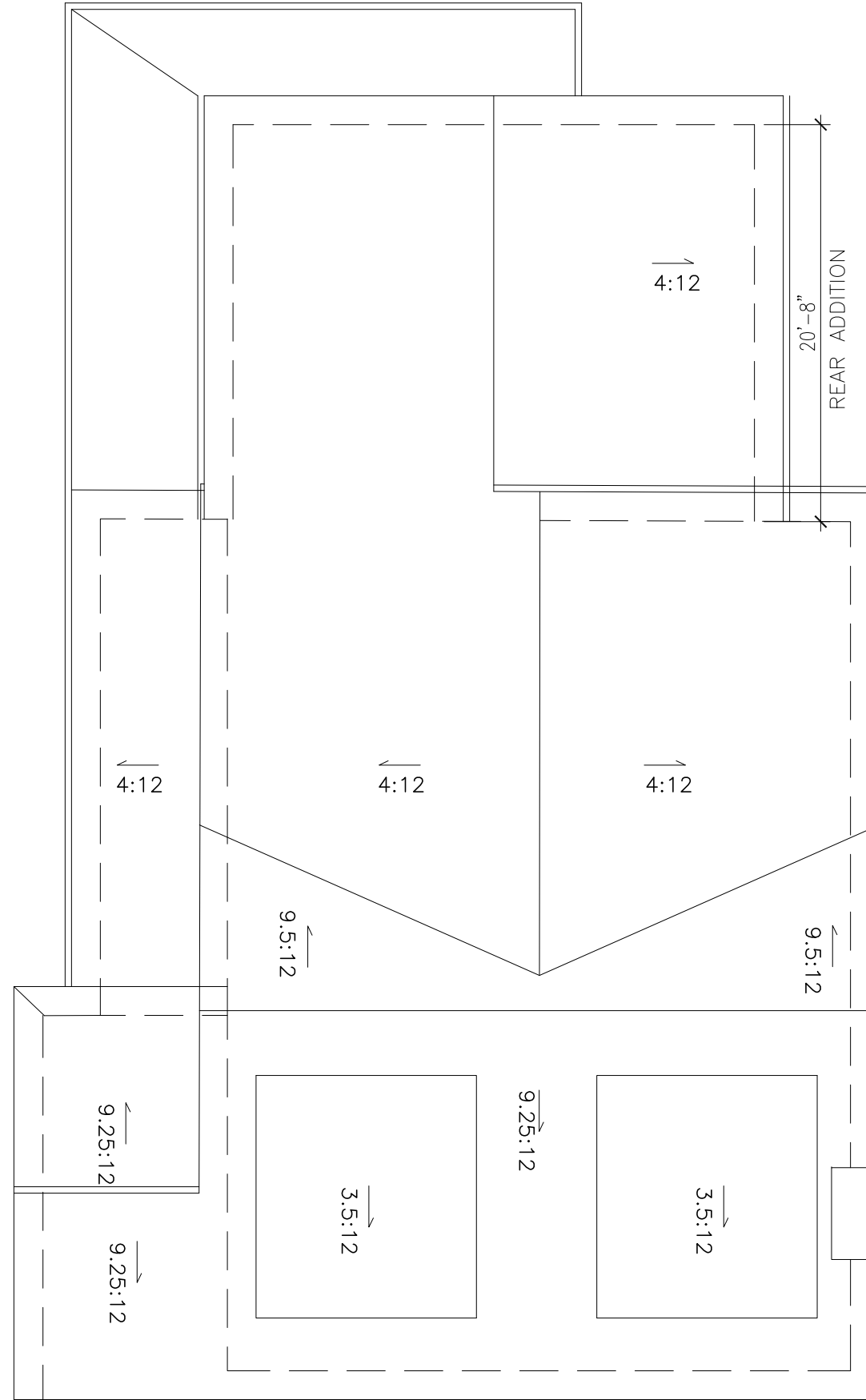
Scale	1/8"=1'-0"
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Roof Plans

# A-03



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



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

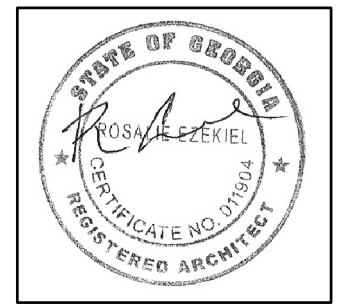
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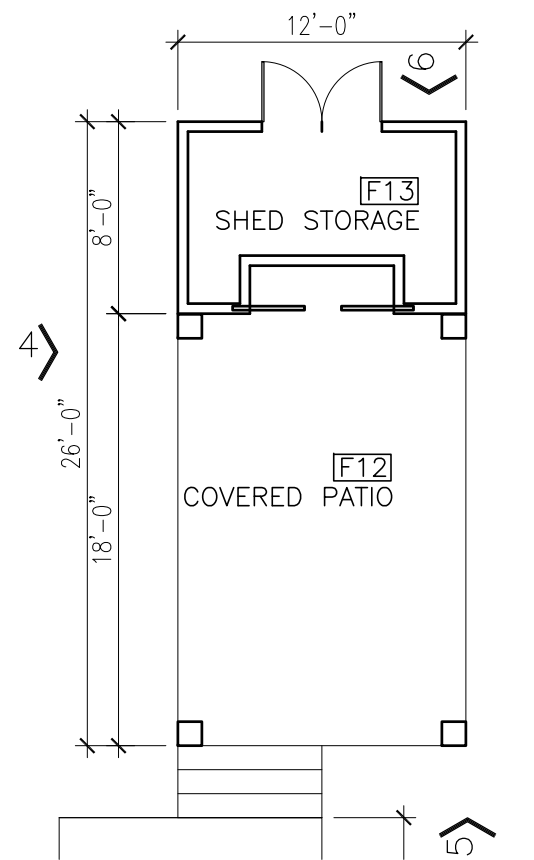
Date 04/27/21

Scale 1/8"=1'-0"

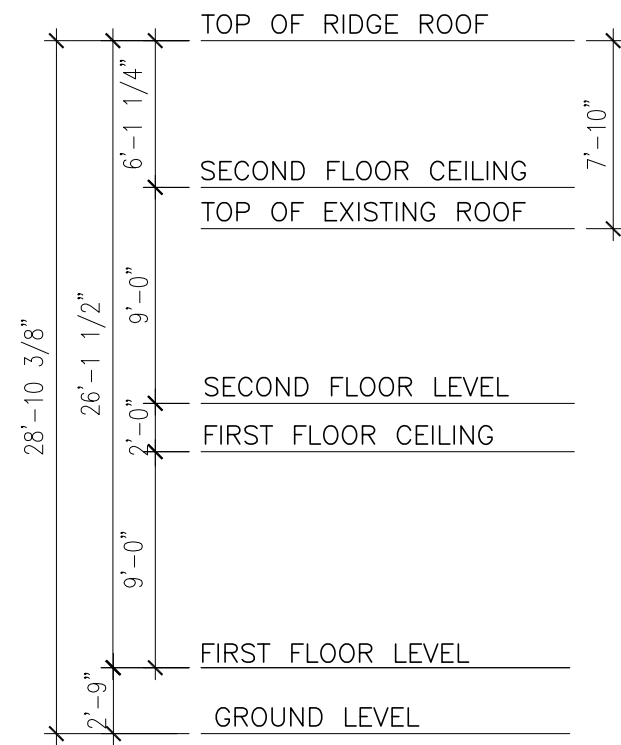
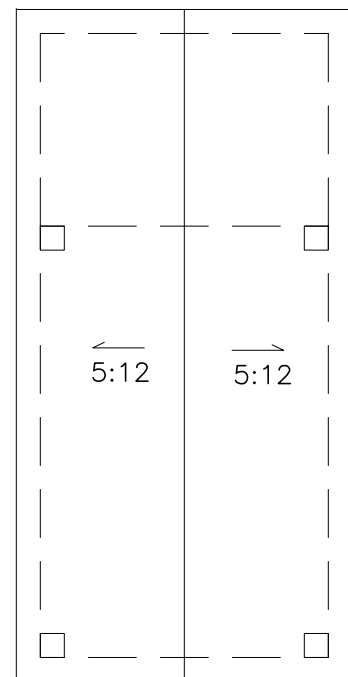
PLANS & ELEVATIONS

# A-04

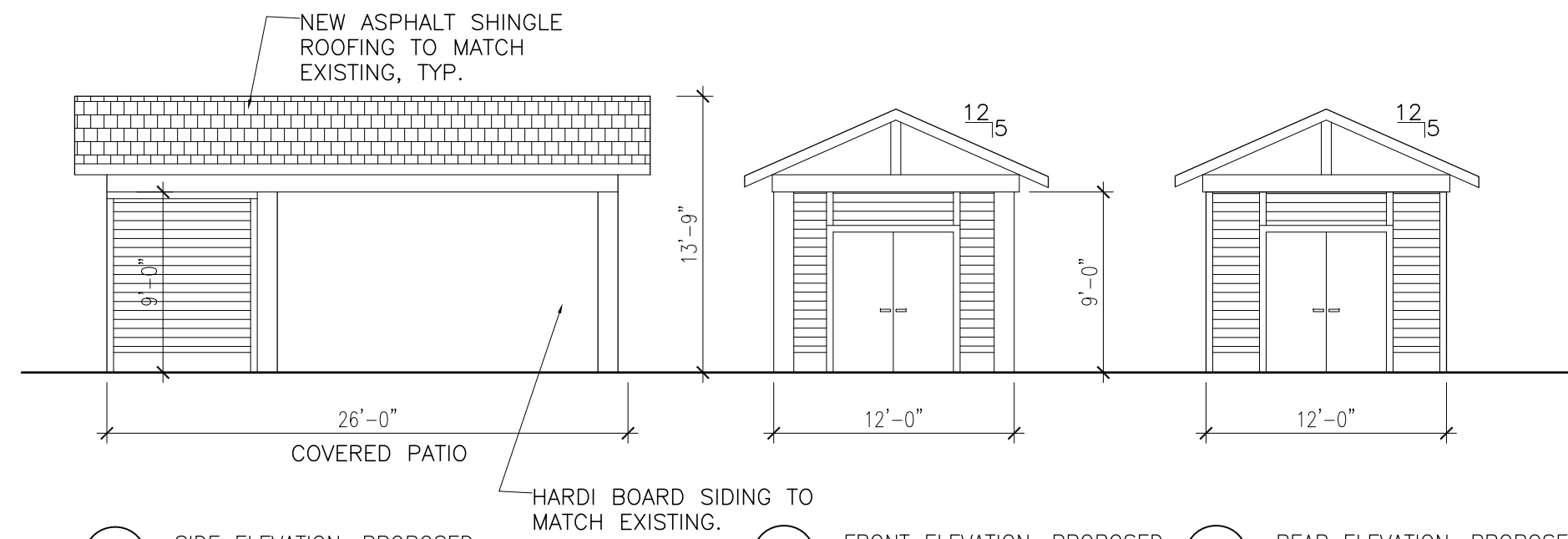
02 PATIO FLOOR PLAN, PROPOSED  
SCALE: 1/8"=1'-0"



03 PATIO ROOF PLAN, PROPOSED  
SCALE: 1/8"=1'-0"



01 FRONT ELEVATION, EXISTING  
SCALE: 1/8"=1'-0"  
NO CHANGE TO FRONT ELEVATION.



04 SIDE ELEVATION, PROPOSED  
SCALE: 1/8"=1'-0"

05 FRONT ELEVATION, PROPOSED  
SCALE: 1/8"=1'-0"

06 REAR ELEVATION, PROPOSED  
SCALE: 1/8"=1'-0"

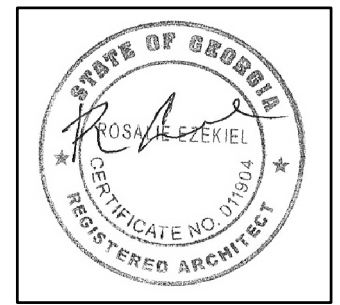
# EP ARCH

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Date \_\_\_\_\_ Revision \_\_\_\_\_

NOT FOR CONSTRUCTION



## Boelhouwer Residence

415 Emory Drive  
Atlanta, GA 30307

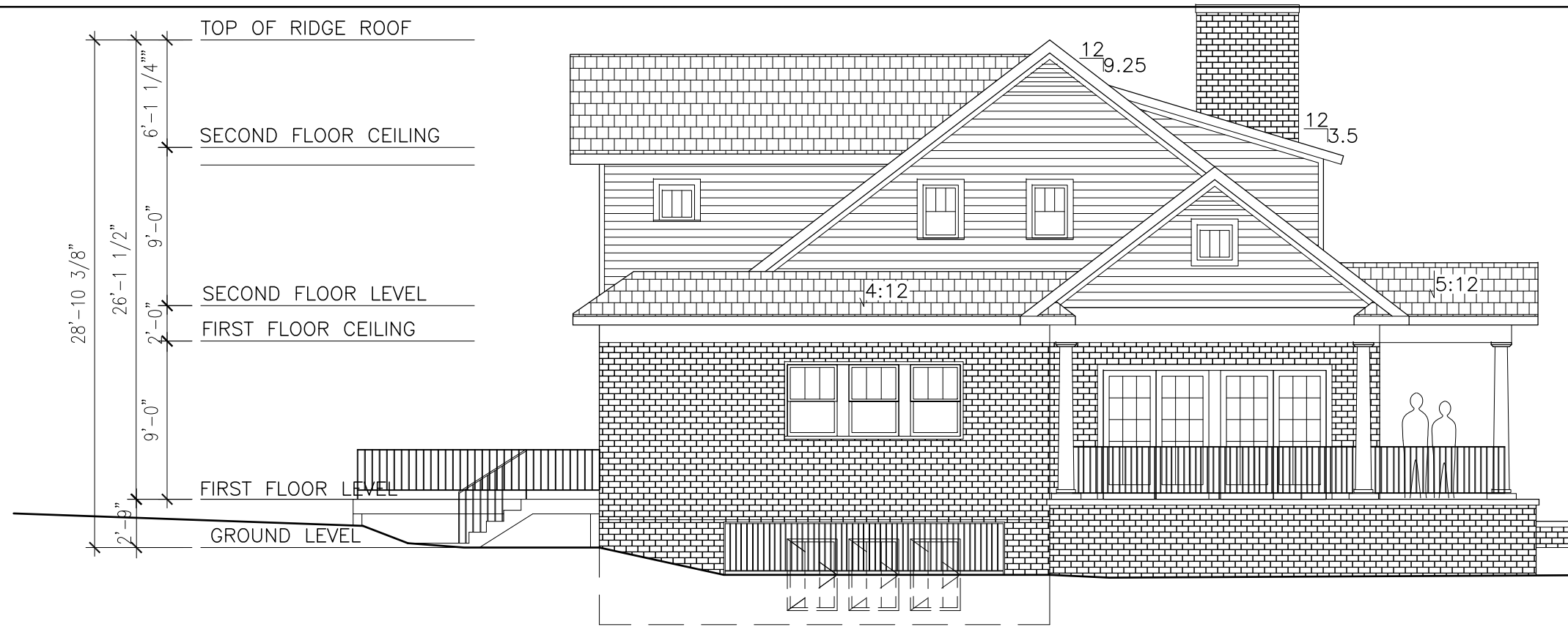
ISSUE FOR CERTIFICATE OF  
APPROPRIATENESS

Date 04/27/21

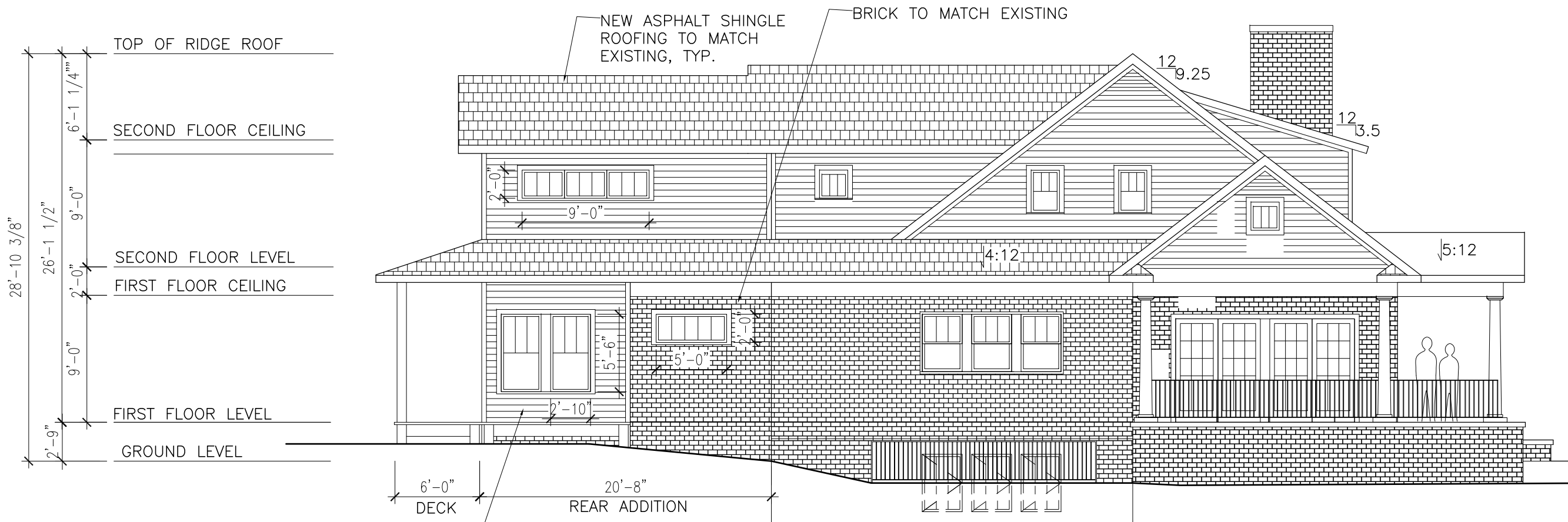
Scale 1/8"=1'-0"

ELEVATIONS

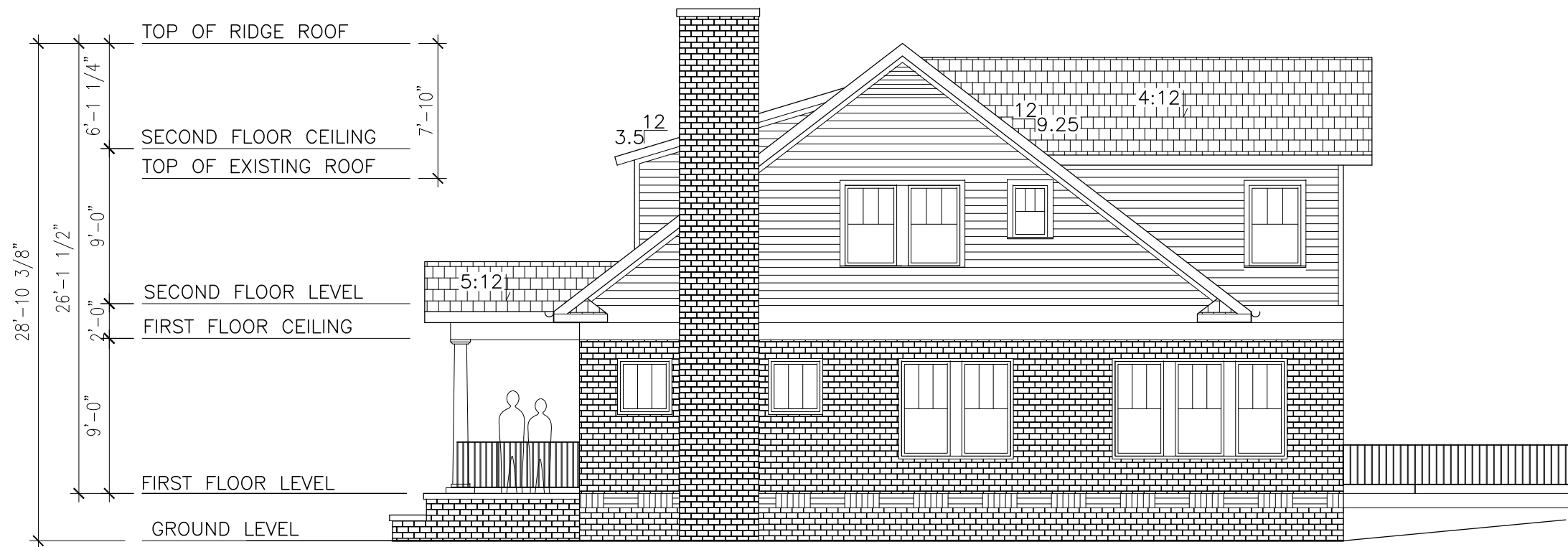
# A-05



01 SOUTH ELEVATION, EXISTING  
SCALE: 1/8"=1'-0"



02 SOUTH ELEVATION, PROPOSED  
SCALE: 1/8"=1'-0"



01 NORTH ELEVATION, EXISTING  
SCALE: 1/8"=1'-0"



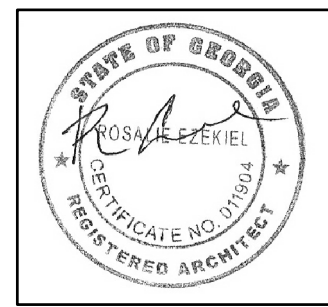
02 NORTH ELEVATION, PROPOSED  
SCALE: 1/8"=1'-0"

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Date	Revision

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**Boelhouwer Residence**  
415 Emory Drive  
Atlanta, GA 30307

ISSUE FOR CERTIFICATE OF APPROPRIATENESS

Date	04/27/21
Scale	1/8"=1'-0"

ELEVATIONS

**A-06**

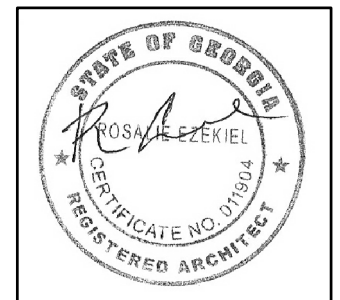
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## Boelhouwer Residence

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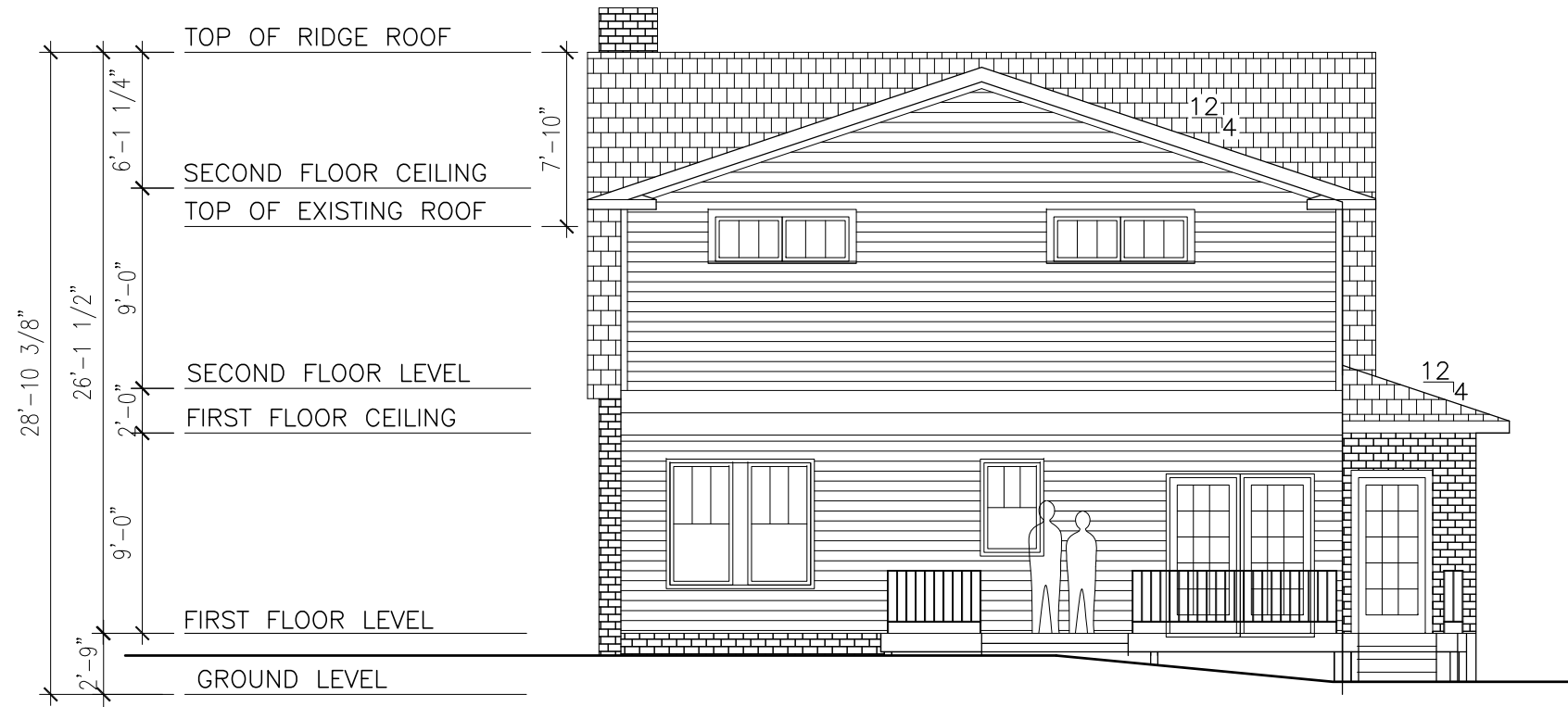
ISSUE FOR CERTIFICATE OF  
APPROPRIATENESS

Date 04/27/21

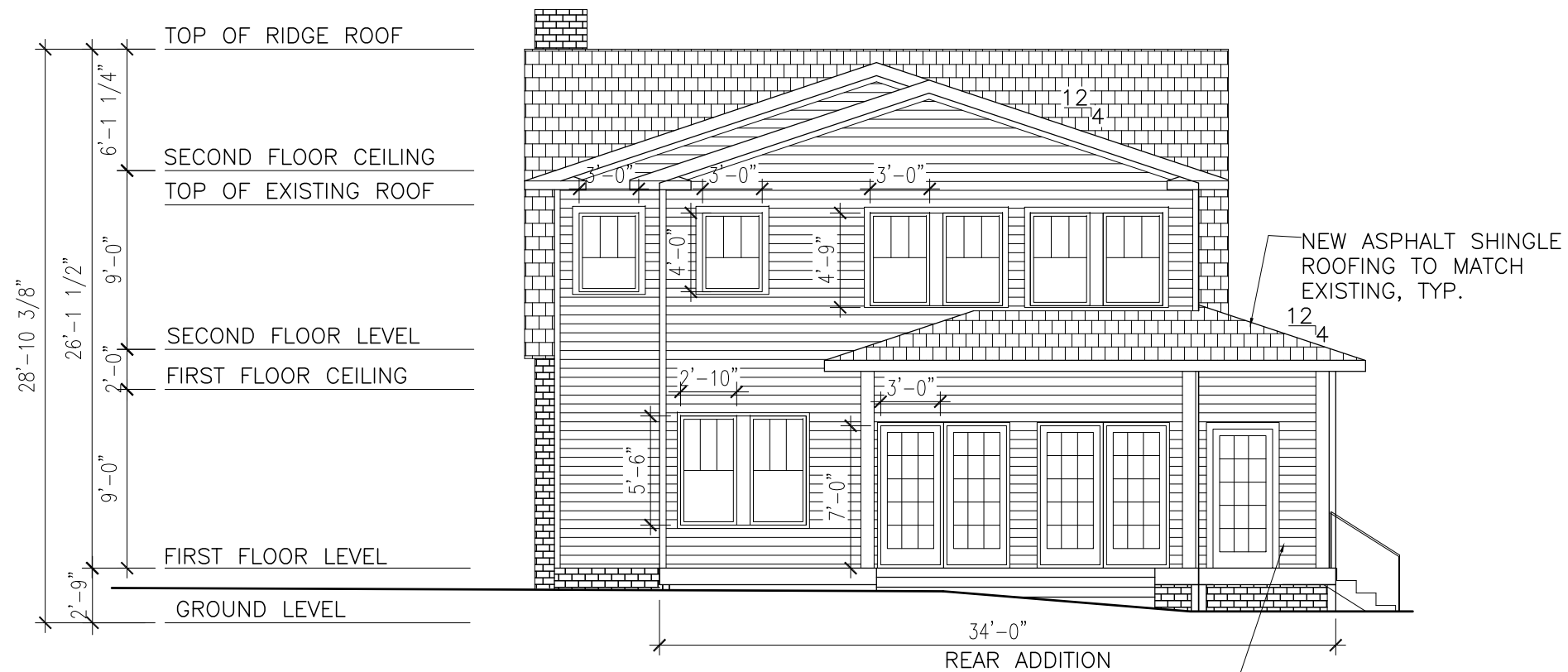
Scale 1/8"=1'-0"

ELEVATIONS

# A-07



01 REAR ELEVATION, EXISTING  
SCALE: 1/8"=1'-0"



02 REAR ELEVATION, PROPOSED  
SCALE: 1/8"=1'-0"



**Application for Certificate of Appropriateness for**

**415 Emory Drive**

DeKalb County Historic Preservation Commission

April 27, 2021



Front Elevation





North Elevation



South Elevation





Rear Elevation



Driveway To Be Removed, North Side Property Line





Existing Garage, Front



Existing Garage, Side





South Side Property Line



Rear Yard