

RECEIVED

By Rachel Bragg at 12:59 pm, Jun 23, 2021

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: 1235 SPRINGDALE ROAD NE ATLANTA GA 30306

Applicant: PAMELA BULLOCK E-Mail: psb-studio@psb-studio.com

Applicant Mailing Address: 777 VIRGINIA CIRCLE ATLANTA GA 30306

Applicant Phone(s): 404.816.3468 / 404.374.3978 Fax: _____

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

Owner(s): AMY CHEN E-Mail: psb amychenmd@gmail.com

GEORGE BRADFORD E-Mail: _____

Owner(s) Mailing Address: 1235 SPRINGDALE ROAD NE
ATLANTA GA 30306

Owner(s) Telephone Number: 404.290.2849

Approximate age or date of construction of the primary structure on the property and any secondary structures affected by this project: 1990

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:

OWNERS WOULD LIKE TO DEMOLISH AND EXIST. DECK TO CREATE AN ADDITION W/
479 SF FOOTPRINT. THE ADDITION WOULD BE TWO STORIES PLUS A 183 SF MUD
ROOM ON THE BASEMENT LEVEL. A NEW 303 SF DECK WOULD BE ADDED TO THE
EAST OF THE ADDITION. NEW ADDITION TO BE BRICK W/ GRANITE VENEER FOUNDATION.
BRICK TO BE DEEPER & MORE MONOCHROMATIC THAN EXISTING. DECK TO BE
COMPOSITE. DECK TO BE ASPHALT SHINGLES. WINDOWS TO HAVE NO DIVIDED LITES

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.

 6/22/2021
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, Amy Y. Chen
being owner(s) of the property at 1235 Springdale Rd NE Atlanta GA
hereby delegate authority to Pam Bullock 30306
to file an application for a certificate of appropriateness in my/our behalf.

Amy Chen
Signature of Owner(s)

6/10/2021
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.

- LEGEND
- CMP CORRUGATED METAL PIPE
 - DE DRAINAGE EASEMENT
 - SSE SANITARY SEWER EASEMENT
 - BSL BUILDING SETBACK LINE
 - RBF REBAR FOUND
 - IPF IRON PIN FOUND
 - CB CATCH BASIN
 - JB JUNCTION BOX
 - HW HEAD WALL
 - POB POINT OF BEGINNING
 - MH MAN HOLE
 - R/W RIGHT-OF-WAY
 - PP POWER POLE
 - OTF OPEN TOP FOUND
 - CTF CRIMP TOP FOUND
 - RB REBAR
 - LL LAND LOT
 - IPP IRON PIN PLACED
 - M MEASURED
 - D DEED
 - P PLAT

SPRINGDALE ROAD
50' R/W

P.O.B. 397.9' (D) TO
NORTH DECATUR ROAD
(NO MONUMENT FOUND)

FENCE CORNER
0.3' S.W. OF P/L

OTF 0.4' S.E.
ON LOT LINE

BRICK PAD

CONC DRIVEWAY

PORCH

TWO STORY
BRICK
W/BASEMENT
1235

STONE
PATIO

WOOD
DECK

TWO STORY
GARAGE

WOOD
DECK OVER

CONC

OTF

PP

RBF

100.0' (D)

44.5'

19.4'

236.49' (M)
(236.5' D)

N75°43'12"W

FENCE

NAIL 1.6' N.W.

RBF (DIST)
0.7' WEST

GRAPHIC SCALE



(IN FEET)

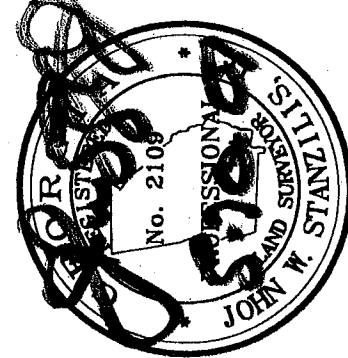
1 inch = 30 ft.

NOTE:
ALL EASEMENTS DEPICTED ARE PER PUBLIC
RECORD, UNLESS OTHERWISE NOTED.

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION
OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY
WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW
OF THE STATE OF GEORGIA.

PLAT CERTIFICATION NOTICE

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON,
PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND
TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS
RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS,
OR ENTITY.



JOB NUMBER: 07-02916

ABOVE THE GROUND AS BUILT SURVEY PREPARED FOR:
McCURDY & CANDLER, L.L.C.
OWNER / PURCHASER
AMY Y. CHEN & GEORGE E. BRADFORD, JR.
LAND LOT 54 18th DISTRICT SECTION
DEKALB COUNTY, GEORGIA
LOT 36 BLOCK 12-A UNIT
AREA OF LOT: 25,252 S.F.
SUBDIVISION DRUID HILLS
ALL MATTERS PERTAINING
TO TITLE ARE EXCEPTED

SOLAR LAND SURVEYING COMPANY
P.O. BOX 723993 ATLANTA, GEORGIA 31139-0993
TELEPHONE (770) 794-9055 FAX (770) 794-9052

DATE 05/30/07
SCALE 1" = 30'

FIELD DATE 05/25/07

PLAT BOOK PAGE
DEED BOOK 9108, PAGE 781

PLOTTED BY:

LEGEND

- CMP CORRUGATED METAL PIPE
- DE DRAINAGE EASEMENT
- SSE SANITARY SEWER EASEMENT
- BSL BUILDING SETBACK LINE
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- D DEED
- P PLAT

SPRINGDALE ROAD 50' R/W

P.O.B. 397.9' (D) TO
NORTH DECATUR ROAD
(NO MONUMENT FOUND)

FENCE CORNER
0.3' S.W. OF P/L

EXISTING
RESIDENCE

NEW ADDITION

NEW DECK

CONC DRIVEWAY

BRICK PAD

WOOD
DECK
OVER
GARAGE

TWO STORY
GARAGE

STONE
PATIO

NO GRADING TO BE DONE AS PART OF THIS PROJECT.
NO TREES TO BE IMPACTED OR REMOVED

GRAPHIC SCALE



(IN FEET)

1 inch = 30 ft.

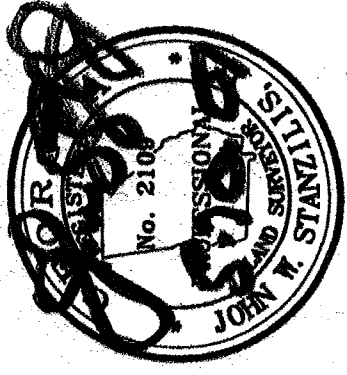
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 10,000+ FEET, AN ANGULAR ERROR OF 0.3 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

NOTE:
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RECORD, UNLESS OTHERWISE NOTED.

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JOB NUMBER: 07-02916

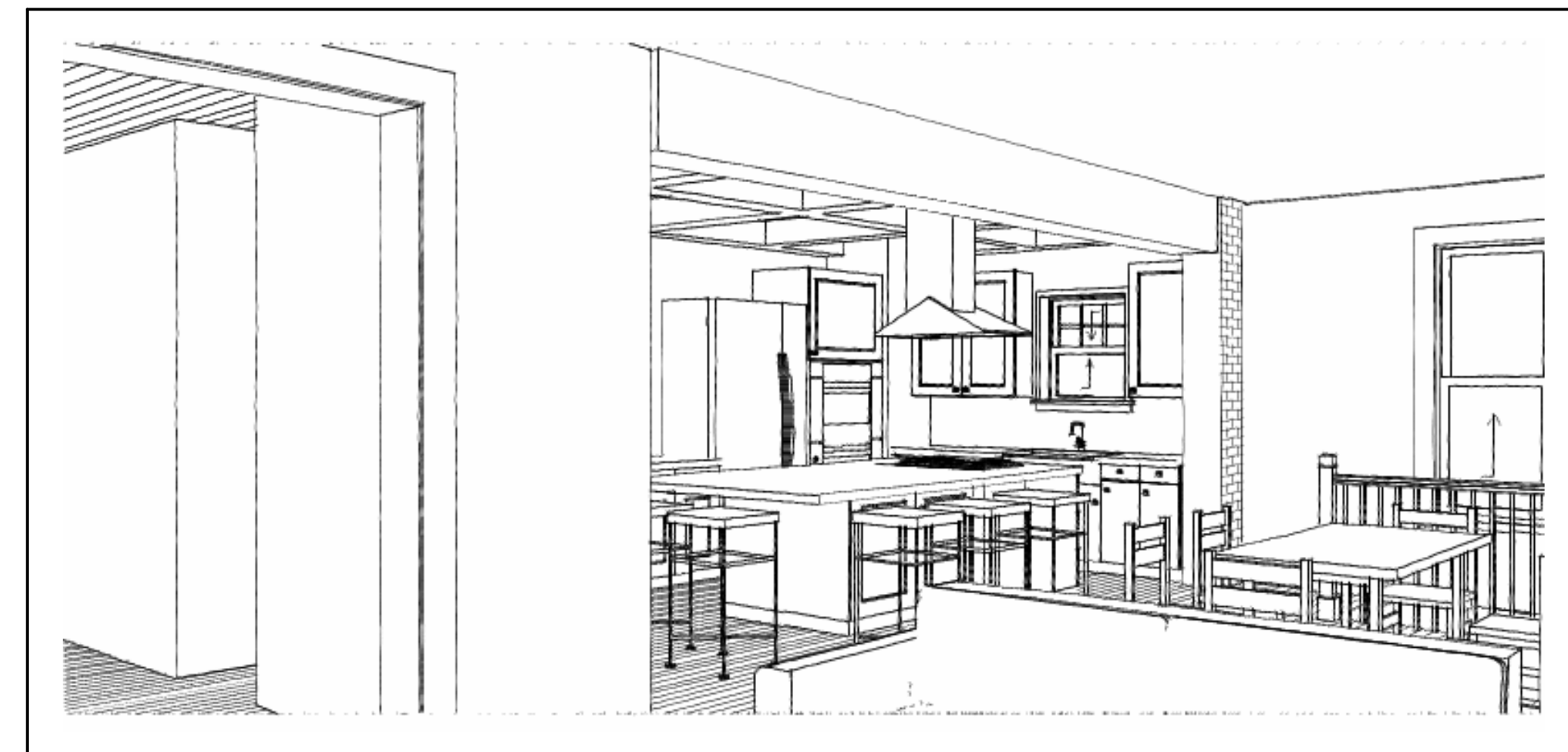
OWNER / PURCHASER AMY Y. CHEN & GEORGE E. BRADFORD, JR.		LAND LOT 54	18th DISTRICT	SECTION	DEKALB COUNTY, GEORGIA
DATE 05/30/07		SCALE 1" = 30'			
FIELD DATE 05/25/07		ABOVE THE GROUND AS BUILT SURVEY PREPARED FOR: MCCURDY & CANDLER, L.L.C.			
SUBDIVISION DRUID HILLS		LOT 36 BLOCK 12-A AREA OF LOT: 25,252 S.F.			
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED		SOLAR LAND SURVEYING COMPANY P.O. BOX 723993 ATLANTA, GEORGIA 31139-0993 TELEPHONE (770) 794-9055 FAX (770) 794-9052			
PLATTED BY:		PLAT BOOK _____, PAGE _____ DEED BOOK 9108, PAGE 781			

1235 Springdale Rd NE,
Atlanta GA 30306
Mr. George Bradford & Dr. Amy Chen
404.290.2849

PROJECT NO:	21019
MODEL FILE:	
DRAWN BY:	
CHK'D BY:	
COPYRIGHT	

ISSUE DATE: 00/00/2016
PRINT DATE: 6/22/2021

SHEET 7 OF 16



PRELIMINARY- NOT RELEASED FOR CONSTRUCTION

C:\Users\Pam Bullock\Documents\Drawings\BRADFORD CHEN\DD5 BRCK 062221.pln

1
A-2

PROPOSED SECOND FLOOR PLAN

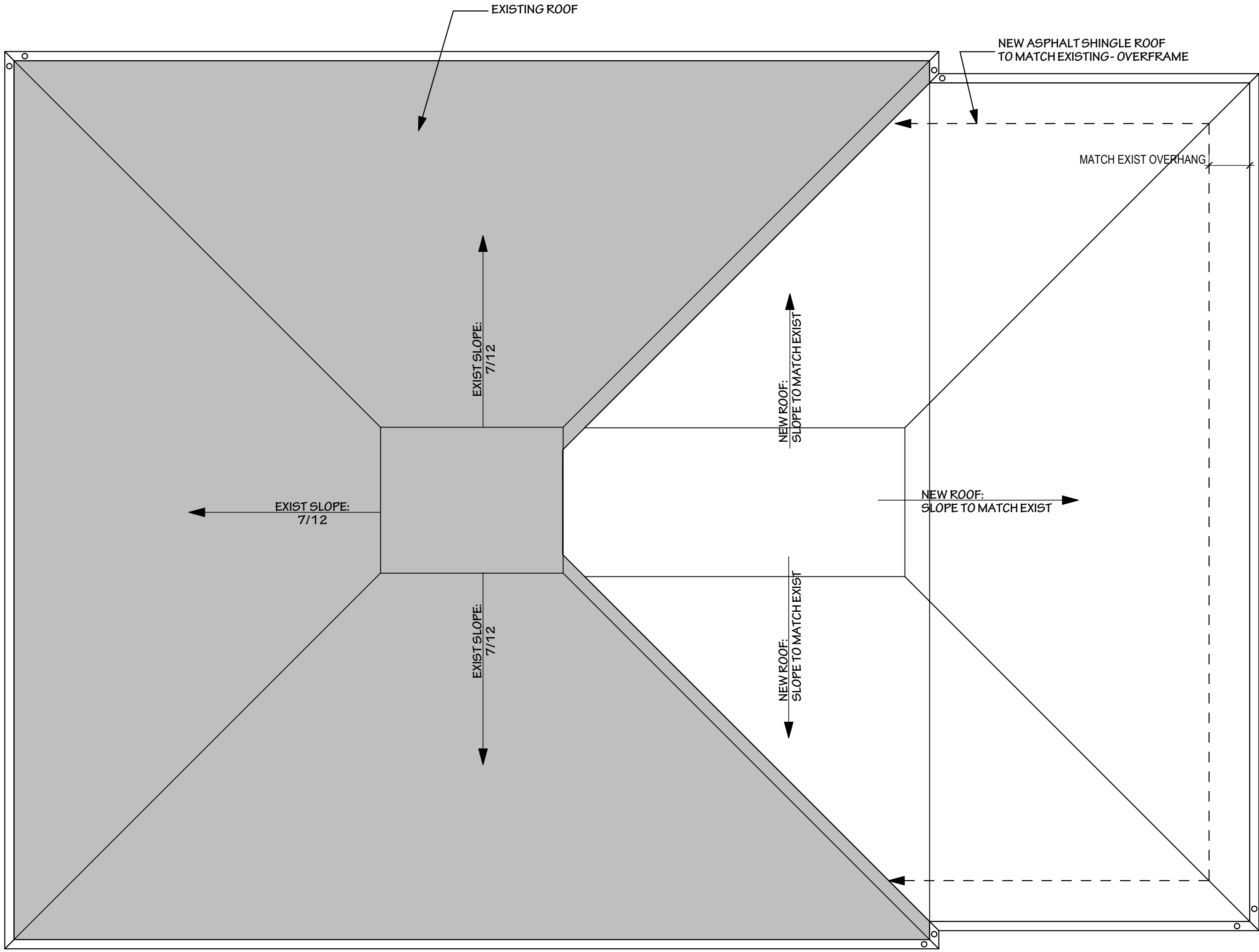
SCALE: 1/4" = 1'-0"



3
A-2

PROPOSED ROOF PLAN

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



BRADFORD CHEN HOUSE

1235 Springdale Rd NE,
Atlanta GA 30306
Mr. George Bradford & Dr. Amy Chen
404.290.2849

MARK	DATE	DESCRIPTION

PROJECT NO:	21019
MODEL FILE:	
DRAWN BY:	
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SHEET TITLE
SECOND FLOOR PLAN/ ELEVATIONS

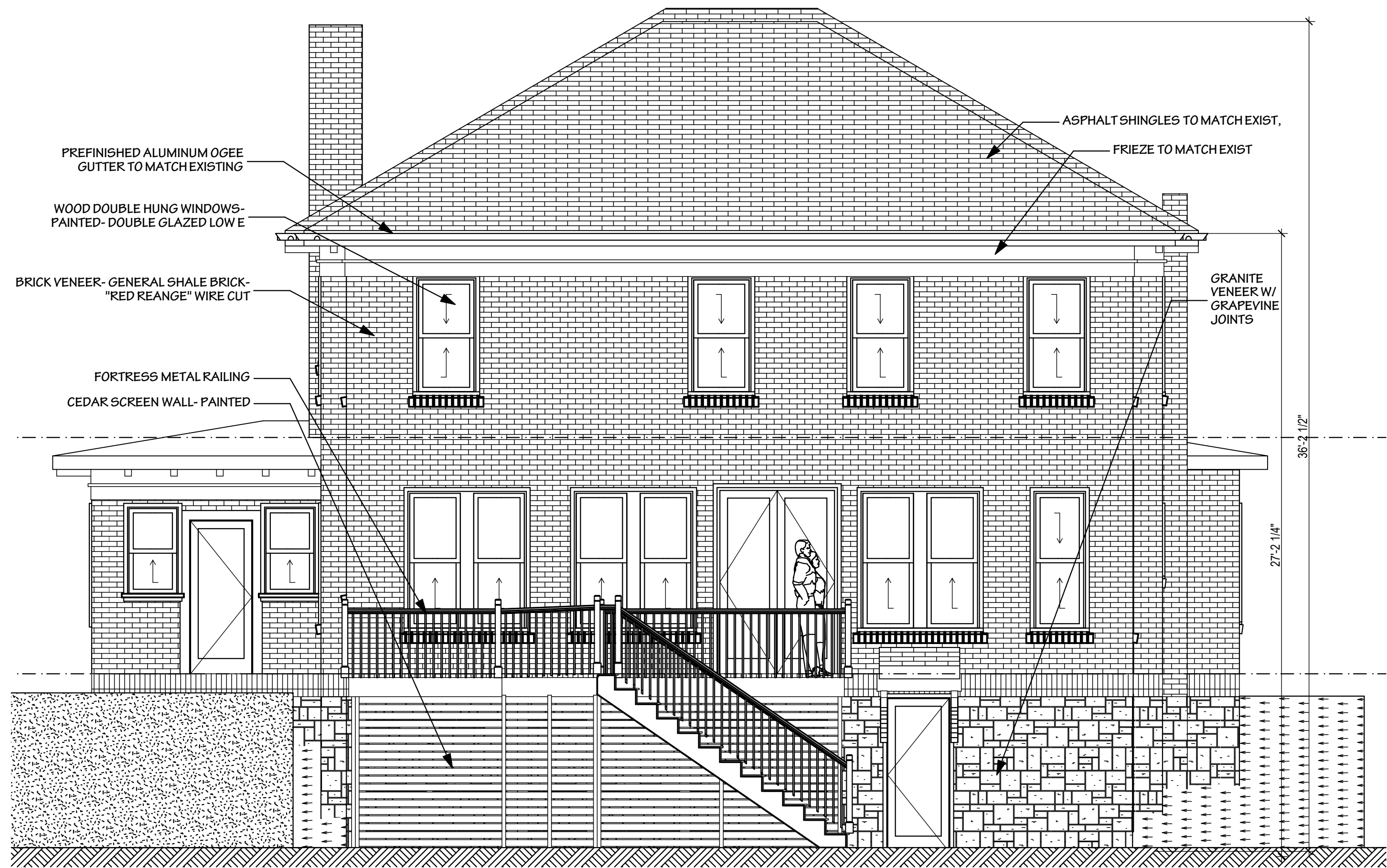
ISSUE DATE: 00/00/2016
PRINT DATE: 6/22/2021

A-2
SHEET 8 OF 16

C:\Users\Pam Bullock\Documents\Drawings\BRADFORD CHEN\DDDS BRICK 062221.pln



2
A-3 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"



1
A-3 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"

MARK	DATE	DESCRIPTION

PROJECT NO:	21019
MODEL FILE:	
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SHEET TITLE
PROPOSED ELEVATIONS

ISSUE DATE: 00/00/2016
PRINT DATE: 6/22/2021



1
A-4
PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2
A-4
EXISTING WEST ELEVATION- NO CHANGES TO THIS ELEVATION
SCALE: 1/4" = 1'-0"

MARK	DATE	DESCRIPTION

PROJECT NO:	21019
MODEL FILE:	
DRAWN BY:	
CHKD BY:	
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SHEET TITLE
ELEVATIONS

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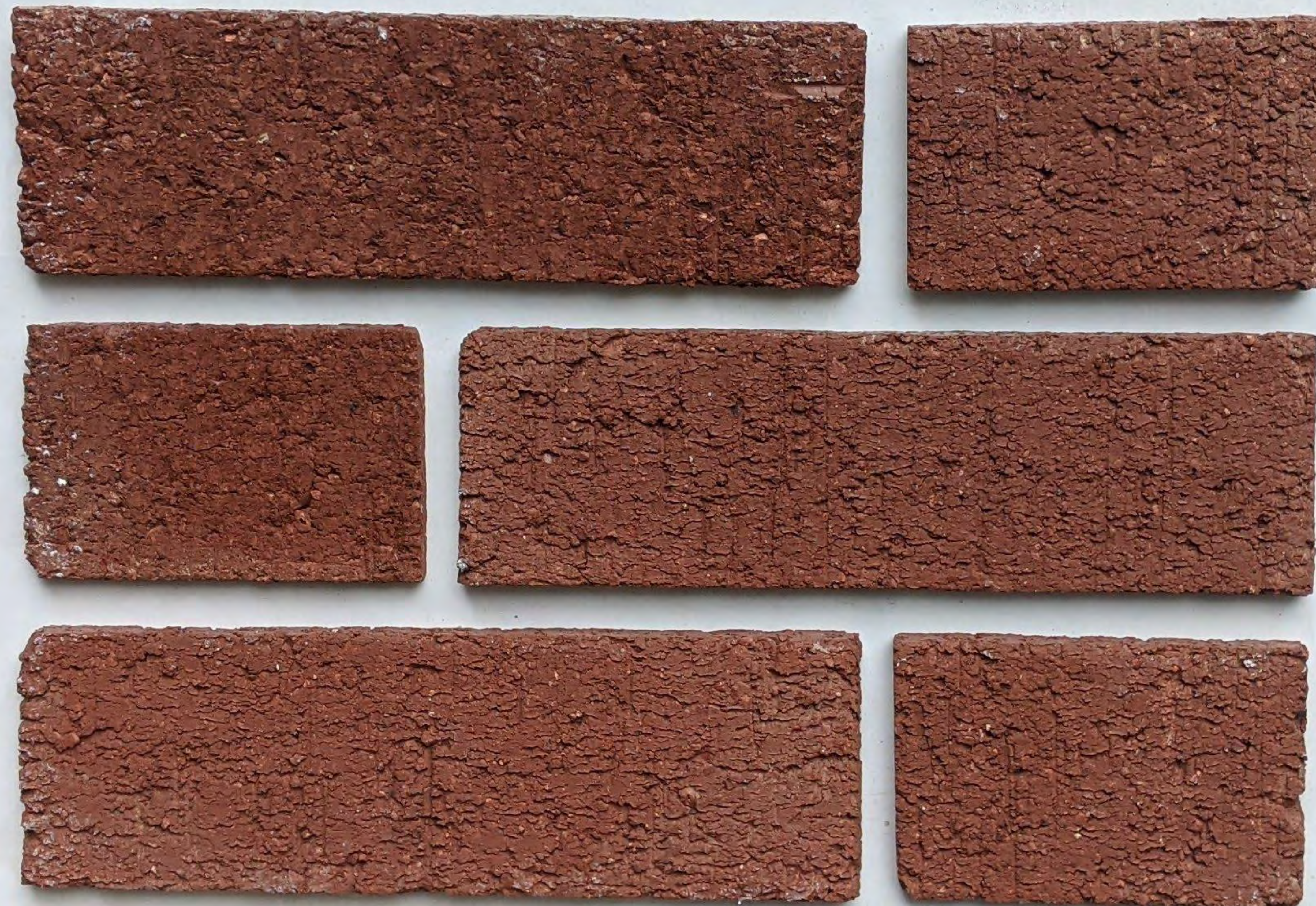






**General Shale
Brick**
Building The American Dream®

Red Range Wire Cut
Modular 6035005788
Roanoke, Virginia



It is impossible with only a few brick to illustrate all colors, color percentages, and harmless imperfections that may occur in a full brick shipment. Therefore this sample is intended to represent general color range and texture only. For information on specific masonry construction details, preferred cleaning methods, or specific compliance, please write General Shale Brick, P.O. Box 3547, Johnson City, TN 37601.